

# S4.55(1A) APPLICATION

## MODIFICATION TO AS-BUILT DUAL OCCUPANCY

17 HILLVIEW AVENUE, BANKSTOWN NSW 2200  
LOT 9, DP 30757

### DESCRIPTION

Section 4.55(1A) modification to as-built dual occupancy approved under development consent number DA-209/2018/1/A on 19 November 2020

### SCHEDULE OF CHANGES

- ITEM 1** Side setback of external wall along western boundary reduced from approved 900mm to 850-860mm setback as per as-built survey provided by Sydney Registered Surveyors.
- ITEM 2** Building levels amended as per as-built survey provided by Sydney Registered Surveyors.

*NOTE: S4.55 MODIFICATIONS SHOWN CLOUDED AND TAGGED IN RED*

*REFER TO FIRE ENGINEER'S PERFORMANCE SOLUTION REPORT PREPARED BY INCODE SOLUTIONS PTY LTD DATED 20 APRIL 2022 FOR FURTHER DETAILS*

### DRAWING LIST

DRAWING NO.	DRAWING NAME	DATE	REVISION
AR 100	Cover Page	06/05/2022	2
AR 101	Site Plan	06/05/2022	2
AR 102	Basement Plan	06/05/2022	2
AR 103	Ground Floor Plan	06/05/2022	2
AR 104	First Floor Plan	06/05/2022	2
AR 105	Roof Plan	06/05/2022	2
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AR 901	Notification - Site Plan	06/05/2022	1
AR 902	Notification - North & South Elevations	06/05/2022	1
AR 903	Notification - East & West Elevations	06/05/2022	1

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REVISIONS

ISSUE	DATE	DESCRIPTION	BY
1	20/04/2022	ISSUED FOR APPROVAL	JH
2	06/05/2022	ISSUED FOR APPROVAL	JH

PROJECT TITLE

DUAL OCCUPANCY - S4.55(1A) MODIFICATION

PROJECT ADDRESS

17 HILLVIEW AVENUE, BANKSTOWN  
NSW 2200, LOT 9, DP 30757

NOTES

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DRAWING TITLE

Cover Page

DRAWING NO.

AR 100

DATE OF ISSUE  
06/05/2022

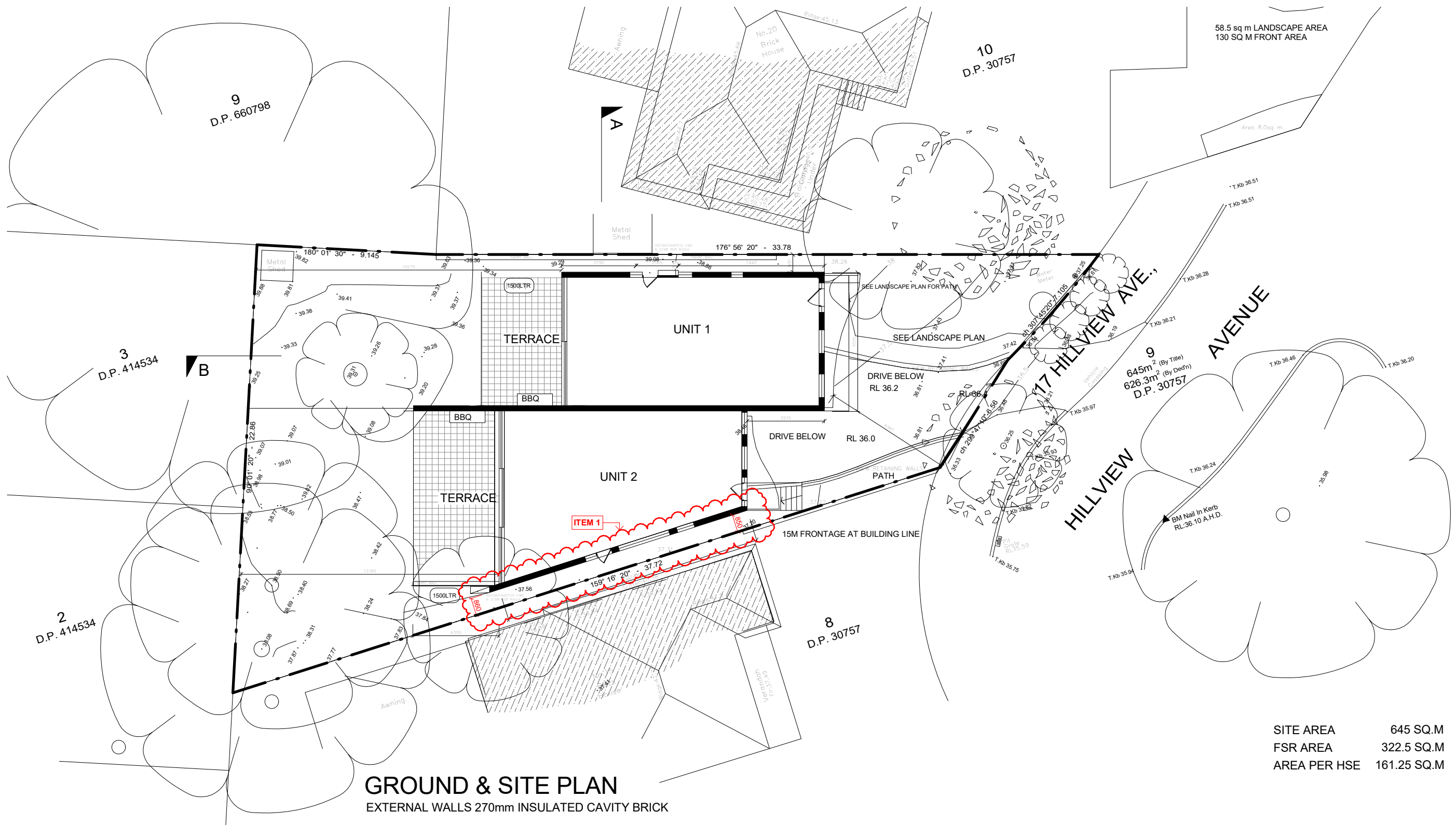
REVISION NO.

2

DRAWING SCALE

SHEET SIZE  
A3

**ISSUED FOR APPROVAL**



**GROUND & SITE PLAN**  
EXTERNAL WALLS 270mm INSULATED CAVITY BRICK

SITE AREA 645 SQ.M  
FSR AREA 322.5 SQ.M  
AREA PER HSE 161.25 SQ.M

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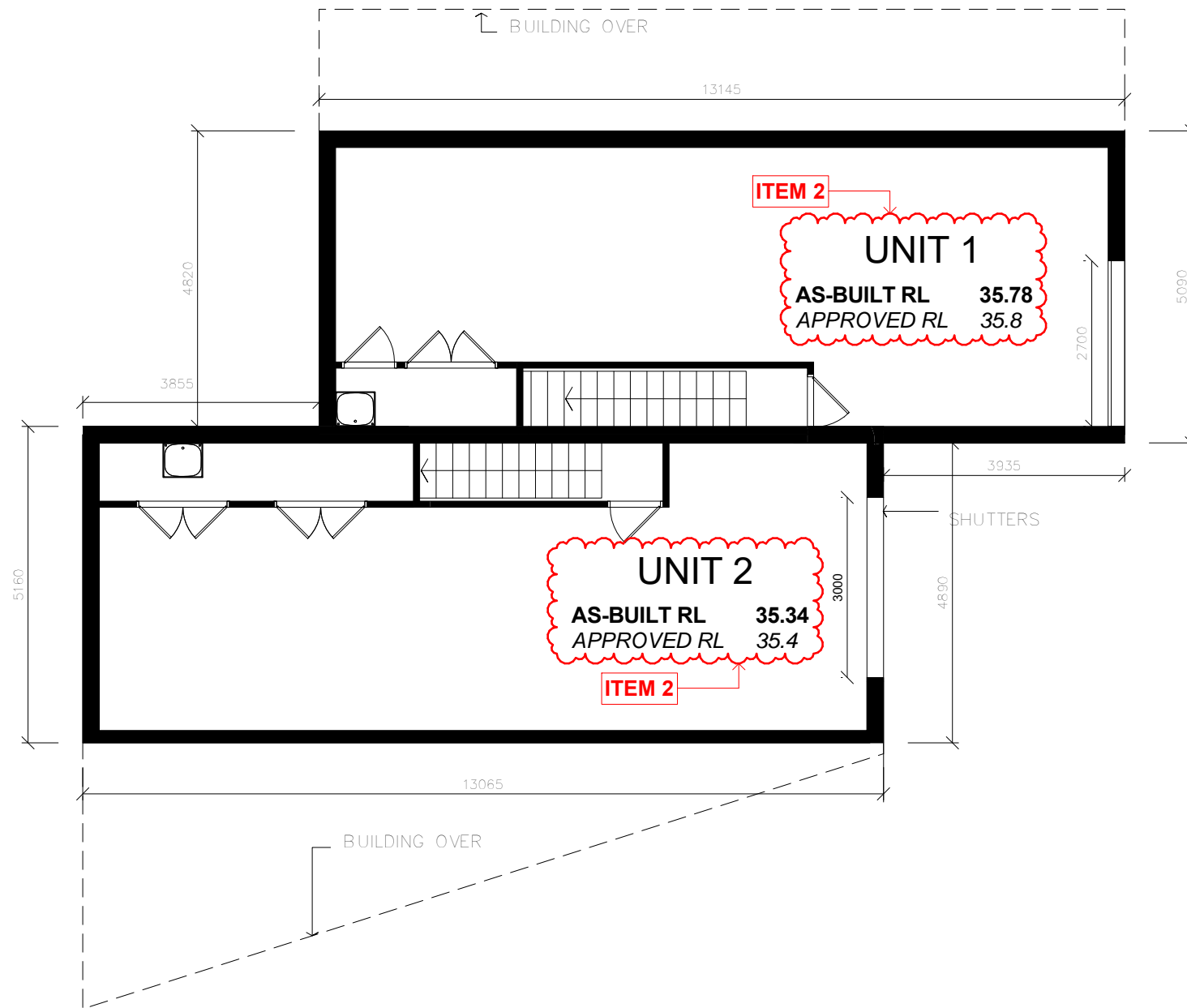
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DUAL OCCUPANCY - S4.55(1A) MODIFICATION  
**PROJECT ADDRESS**  
17 HILLVIEW AVENUE, BANKSTOWN  
NSW 2200, LOT 9, DP 30757

**DRAWING TITLE**  
Site Plan  
**DRAWING NO.**  
AR 101  
**DATE OF ISSUE**  
06/05/2022  
**REVISION NO.**  
2  
**DRAWING SCALE**  
1 : 200

**TRUE NORTH**  
  
**SHEET SIZE**  
A3

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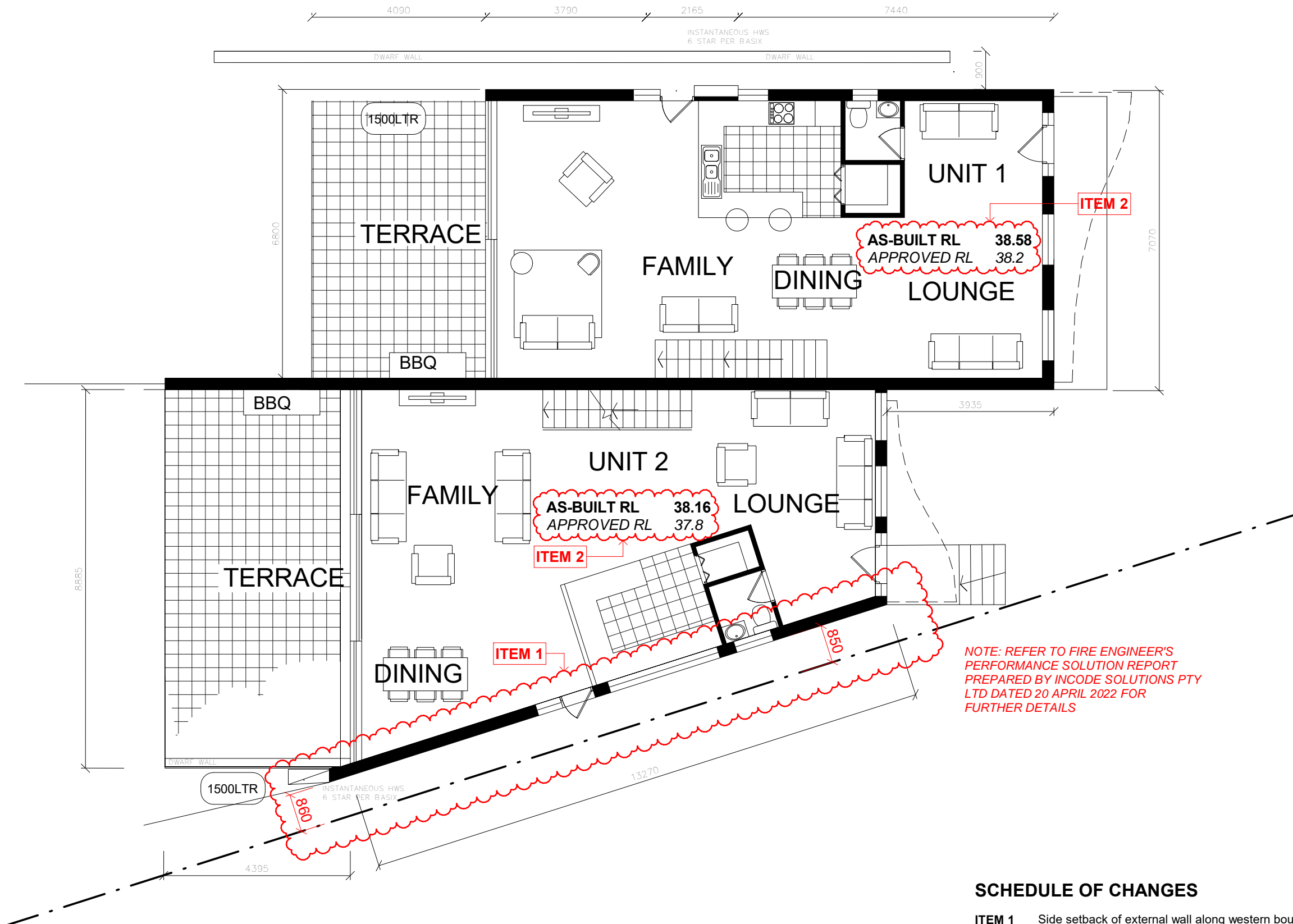
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**DRAWING TITLE**  
 Basement Plan  
**DRAWING NO.**  
 AR 102  
**DATE OF ISSUE**  
 06/05/2022  
**REVISION NO.**  
 2  
**DRAWING SCALE**  
 1 : 100



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NOTE: REFER TO FIRE ENGINEER'S PERFORMANCE SOLUTION REPORT PREPARED BY INCODE SOLUTIONS PTY LTD DATED 20 APRIL 2022 FOR FURTHER DETAILS

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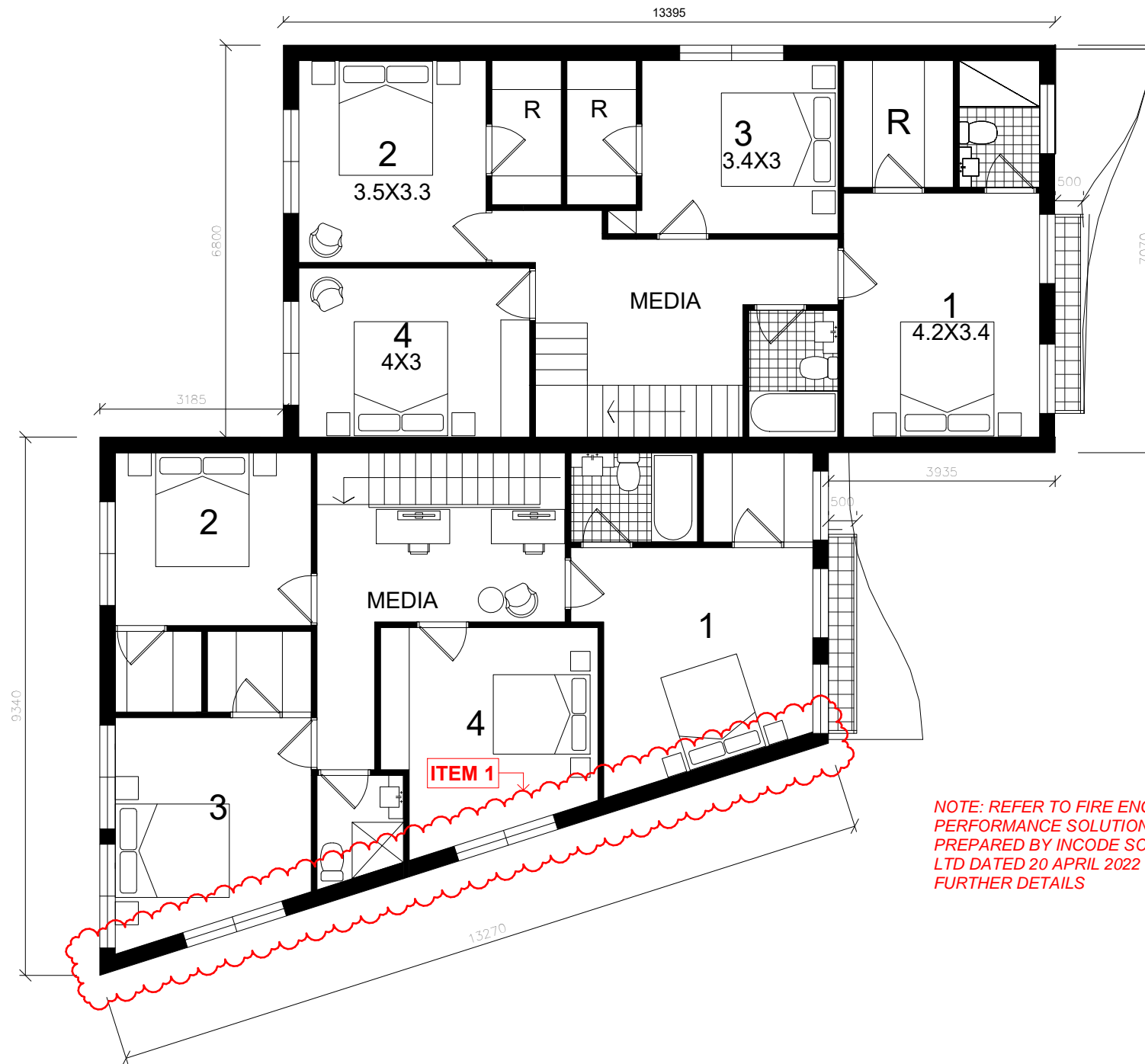
PROJECT TITLE  
**DUAL OCCUPANCY - S4.55(1A) MODIFICATION**  
 PROJECT ADDRESS  
 17 HILLVIEW AVENUE, BANKSTOWN  
 NSW 2200, LOT 9, DP 30757

DRAWING TITLE  
**Ground Floor Plan**  
 DRAWING NO.  
**AR 103**  
 DATE OF ISSUE  
**06/05/2022**

REVISION NO.  
**2**  
 DRAWING SCALE  
**1:100**



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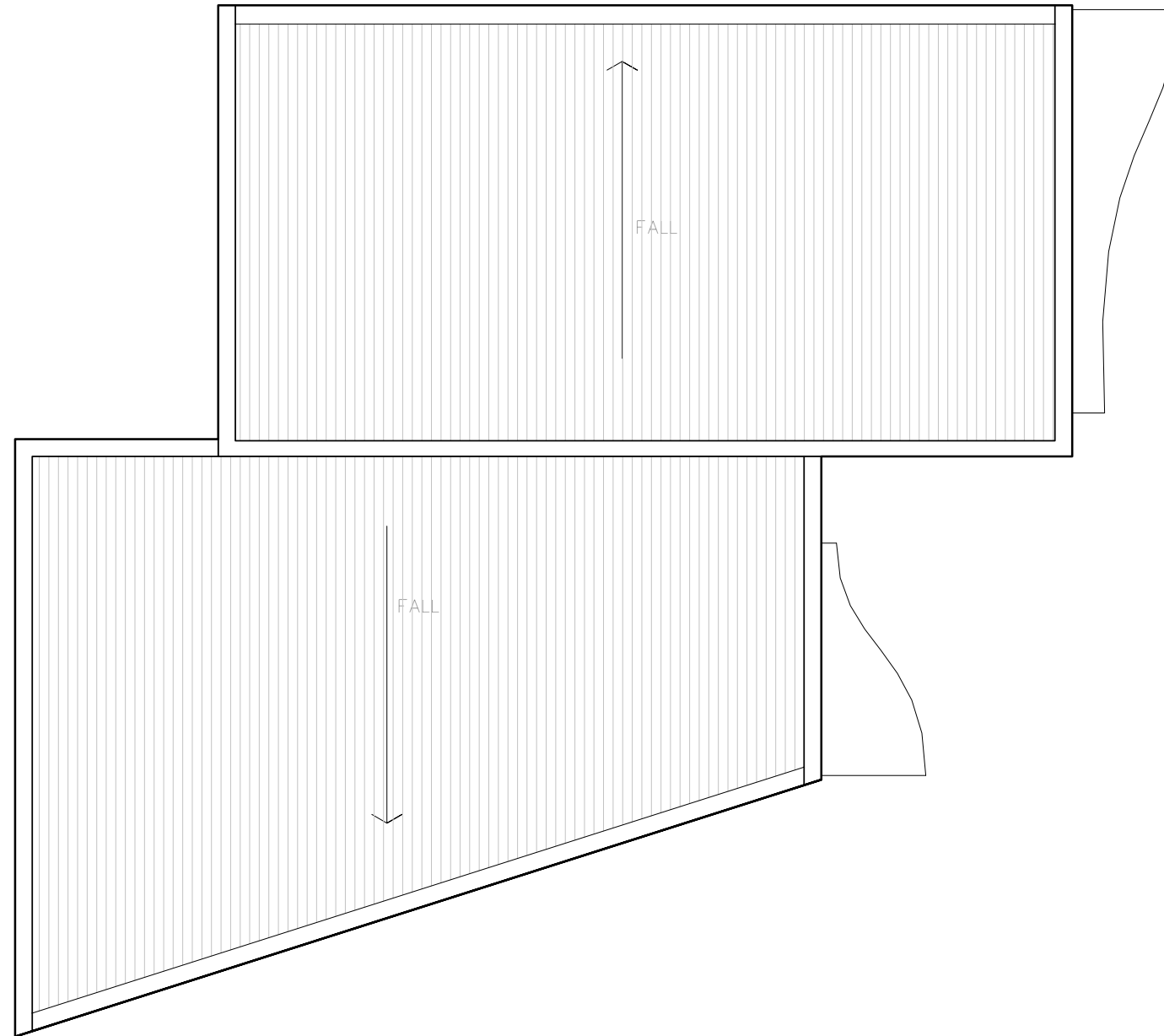
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**First Floor Plan**  
 DRAWING NO.  
**AR 104**  
 DATE OF ISSUE  
 06/05/2022

REVISION NO.  
**2**  
 DRAWING SCALE  
 1 : 100



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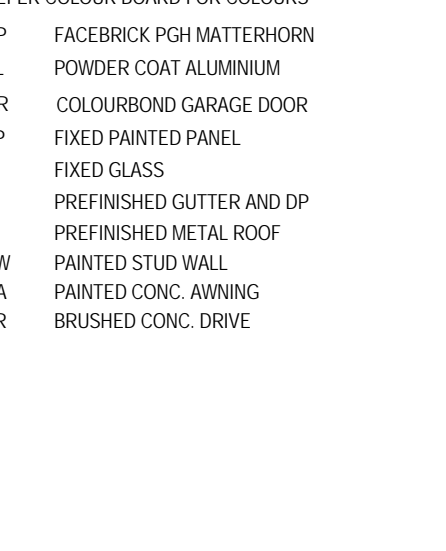
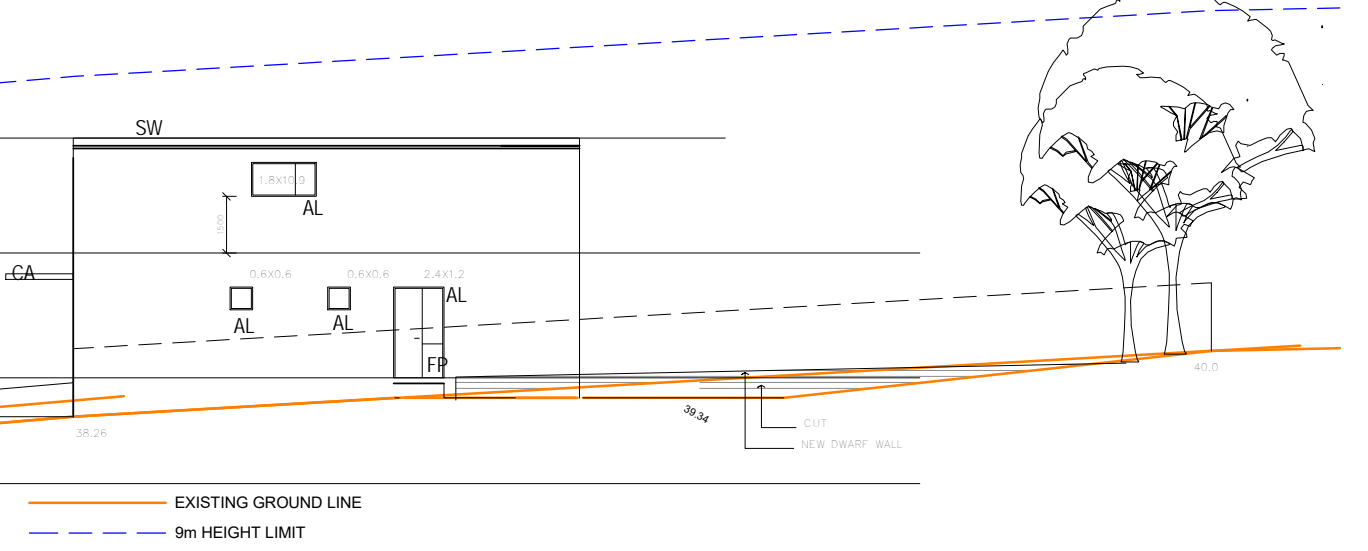
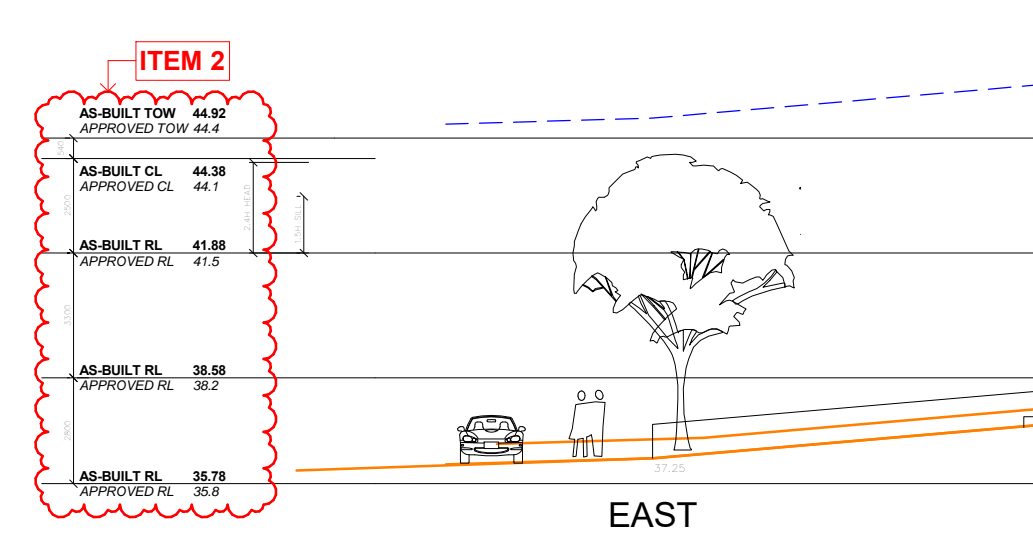
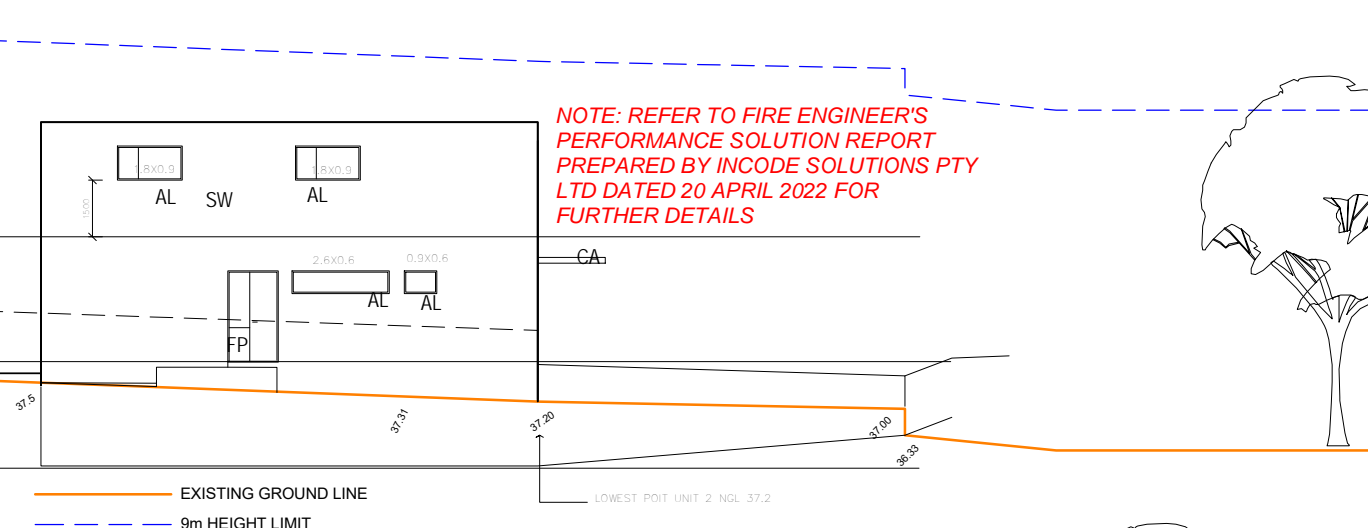
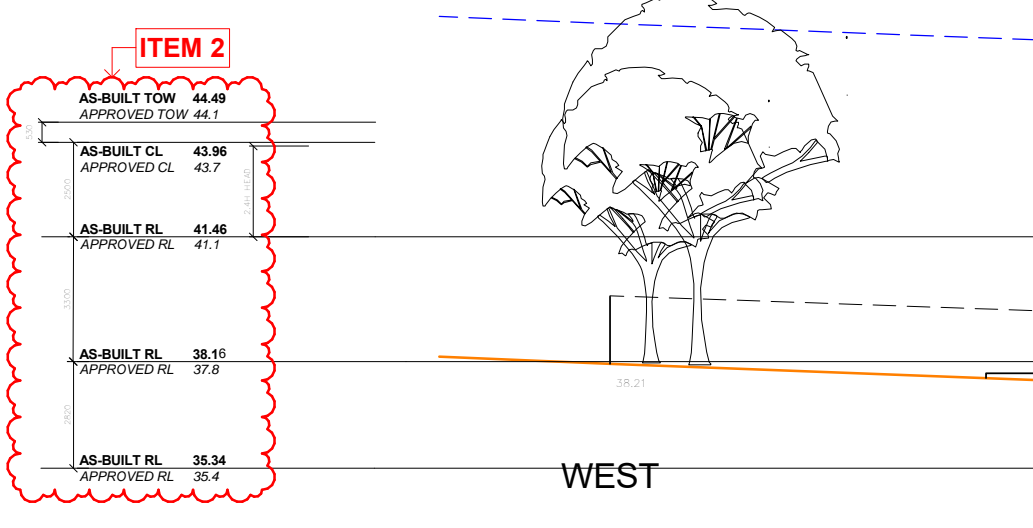
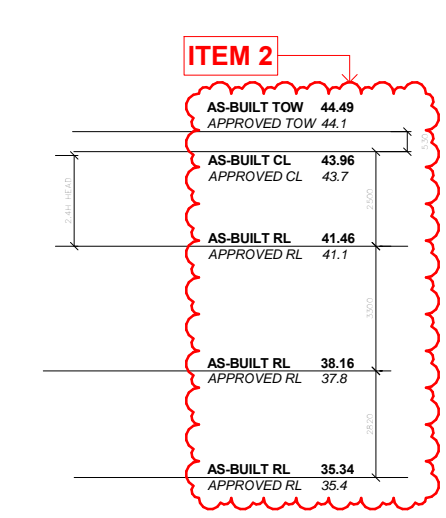
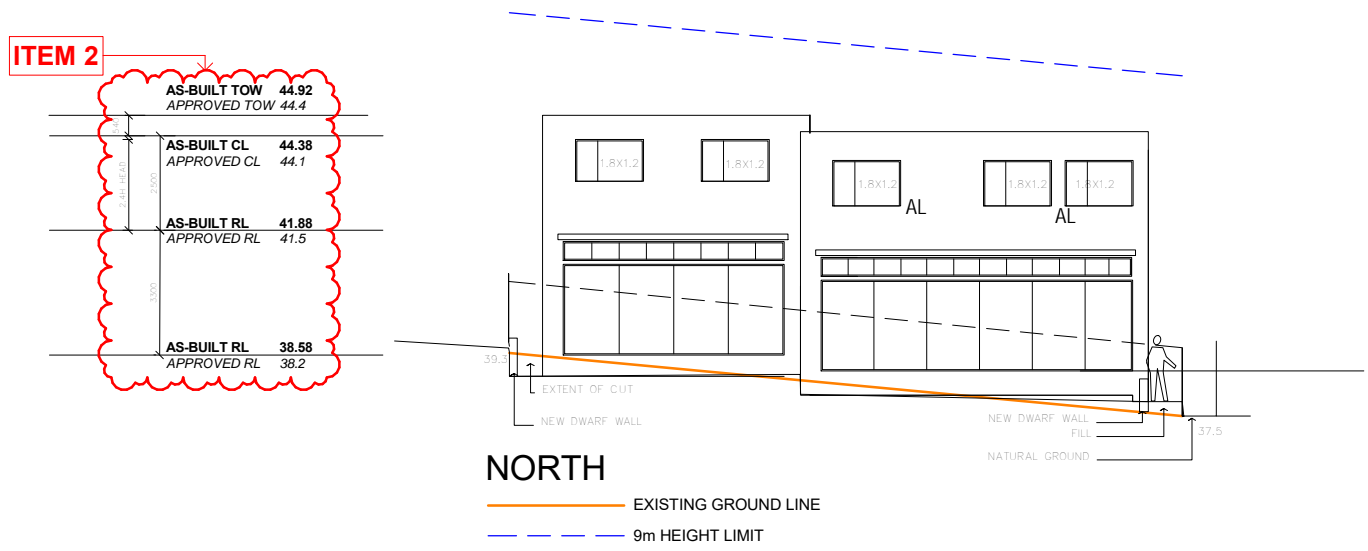
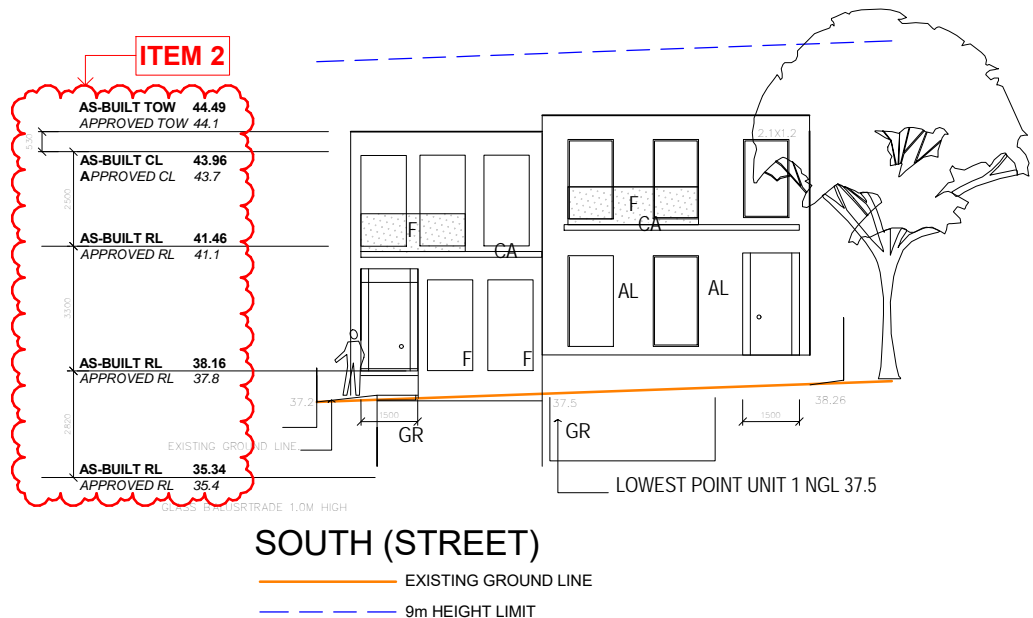
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**DUAL OCCUPANCY - S4.55(1A) MODIFICATION**  
 PROJECT ADDRESS  
**17 HILLVIEW AVENUE, BANKSTOWN  
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DRAWING TITLE  
**Roof Plan**  
 DRAWING NO.  
**AR 105**  
 DATE OF ISSUE  
**06/05/2022**  
 REVISION NO.  
**2**  
 DRAWING SCALE  
**1 : 100**



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**MATERIALS & FINISHES**

- REFER COLOUR BOARD FOR COLOURS
- RP FACEBRICK PGH MATTERHORN
  - AL POWDER COAT ALUMINIUM
  - GR COLOURBOND GARAGE DOOR
  - FP FIXED PAINTED PANEL
  - F FIXED GLASS
  - G PREFINISHED GUTTER AND DP
  - R PREFINISHED METAL ROOF
  - SW PAINTED STUD WALL
  - CA PAINTED CONC. AWNING
  - BR BRUSHED CONC. DRIVE

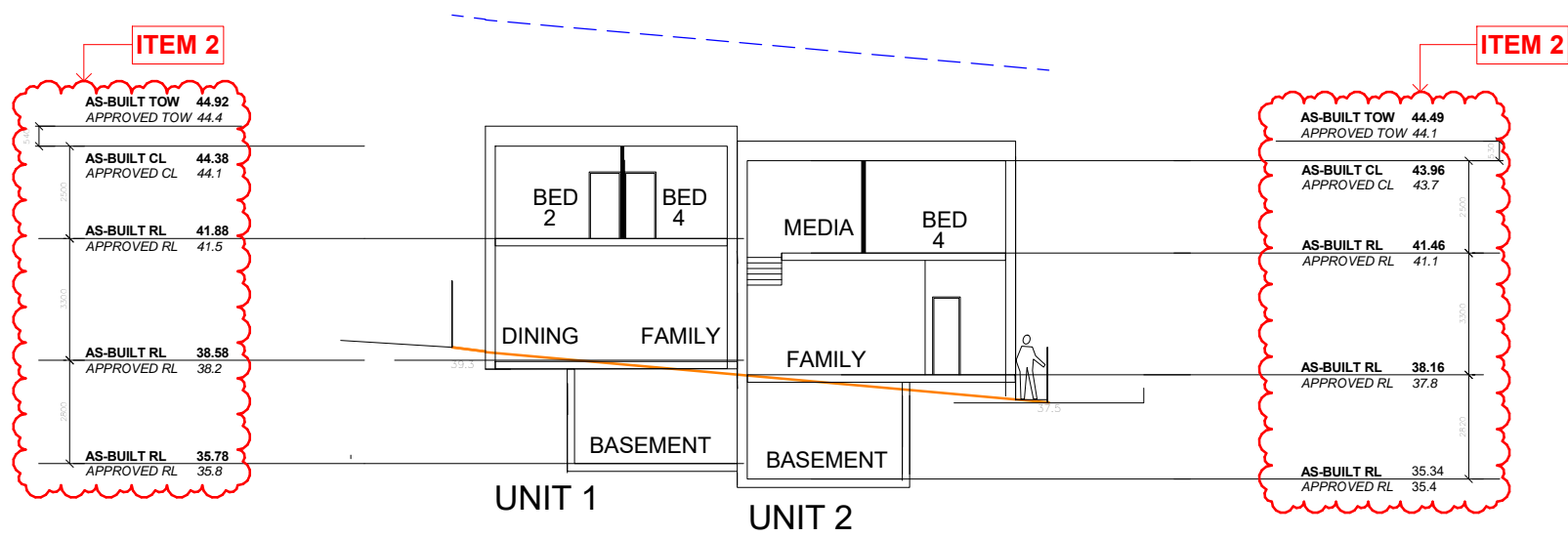
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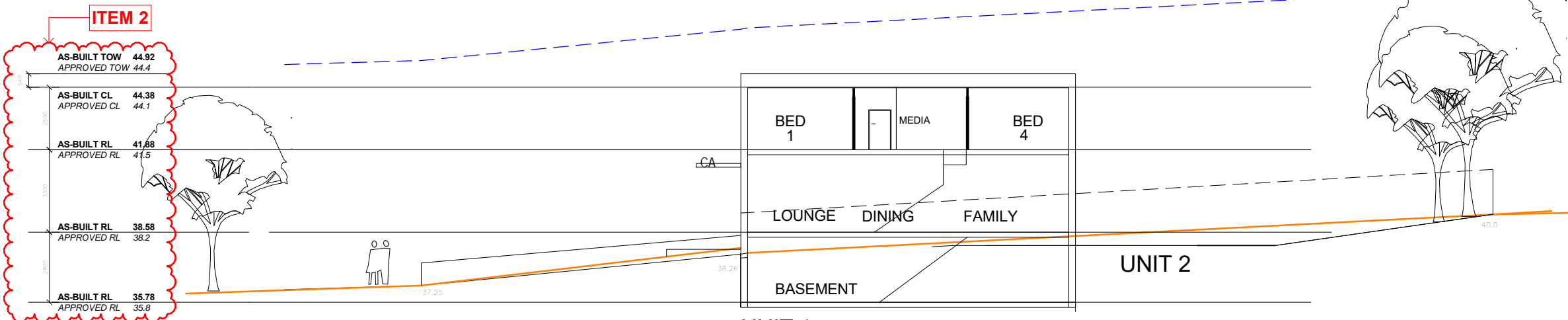
ARCHITECT <b>MX DESIGNS</b> M 0424 535 607 E maxine@mxdesigns.com.au A 1 Mary Street, Melrose Park NSW 2114 Nominated Architect   Maxine Mouawad NSW Registration No. 10850	CLIENT <b>NORMBUILD</b> Norm Ayoub M 0402 072 717 E norm@normbuild.com.au W www.normbuild.com.au	REVISIONS <table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20/04/2022</td> <td>ISSUED FOR APPROVAL</td> <td>JH</td> </tr> <tr> <td>2</td> <td>08/05/2022</td> <td>ISSUED FOR APPROVAL</td> <td>JH</td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION	BY	1	20/04/2022	ISSUED FOR APPROVAL	JH	2	08/05/2022	ISSUED FOR APPROVAL	JH
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PROJECT TITLE DUAL OCCUPANCY - S4.55(1A) MODIFICATION	DRAWING TITLE Elevations
PROJECT ADDRESS 17 HILLVIEW AVENUE, BANKSTOWN NSW 2200, LOT 9, DP 30757	DRAWING NO. AR 106
DATE OF ISSUE 06/05/2022	REVISION NO. 2
	DRAWING SCALE 1 : 200
	SHEET SIZE A3
<b>ISSUED FOR APPROVAL</b>	



**SECTION A**

— EXISTING GROUND LINE  
 - - - 9m HEIGHT LIMIT



**UNIT 1  
SECTION B**

— EXISTING GROUND LINE  
 - - - 9m HEIGHT LIMIT

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