

## DRAWING LIST

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04 - 01	SECTIONS		DEVELOPMENT APPLICATION	28.09.2020
05 - 01	AREA PLANS		DEVELOPMENT APPLICATION	28.09.2020

## PROPOSED HOME BEAUTY SALON

FOR

**MR & MRS BOWTELL**

At

**69 BINALONG AVENUE ALLAMBIE HEIGHTS NSW 2100**

**APPLICATION FOR DEVELOPMENT**

28.09.2020

**20\_24**

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## JMH Living Design

ABN 41 280 852 869

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Website: [www.jmhlivingdesign.com.au](http://www.jmhlivingdesign.com.au)

**Office**

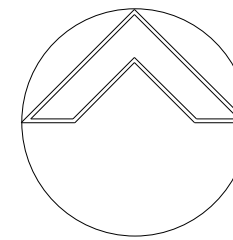
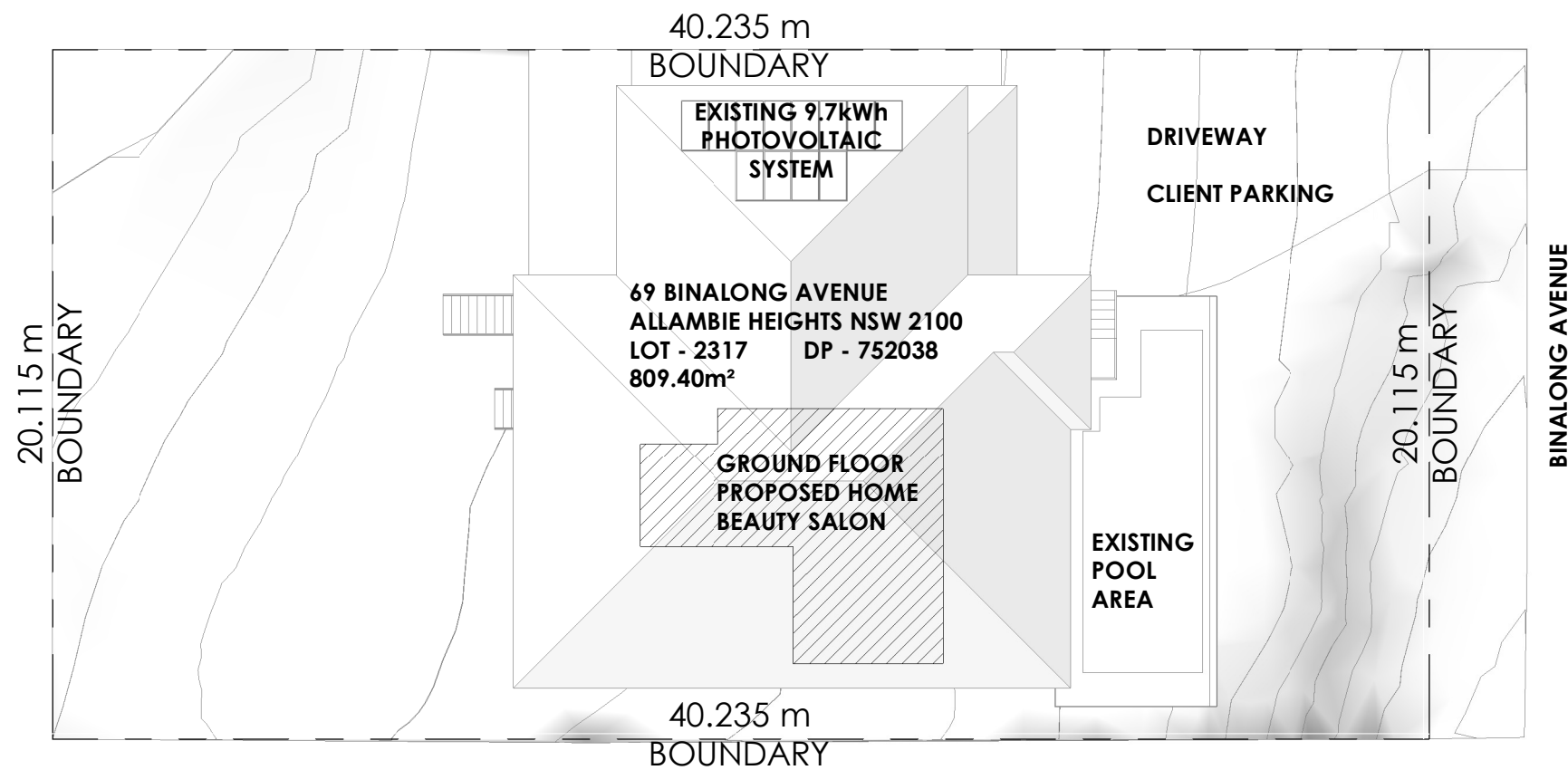
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# 1 00 SITE PLAN

1 : 200

A.....6.10.2020  
MODIFIED FLOOR PLAN LAYOUT FOR  
HOME BUSINESS AND DIMENSIONS

AMENDMENTS

DRAWING TITLE

SITE PLAN

PROJECT STATUS

APPLICATION FOR  
DEVELOPMENT

PROJECT

PROPOSED HOME BEAUTY  
SALON

ADDRESS

69 BINALONG AVENUE  
ALLAMBIE HEIGHTS NSW  
2100

CLIENT

MR & MRS BOWTELL

Date: 28.09.2020

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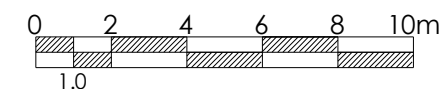
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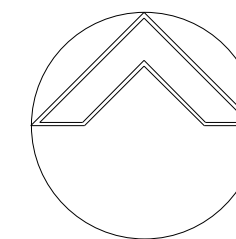
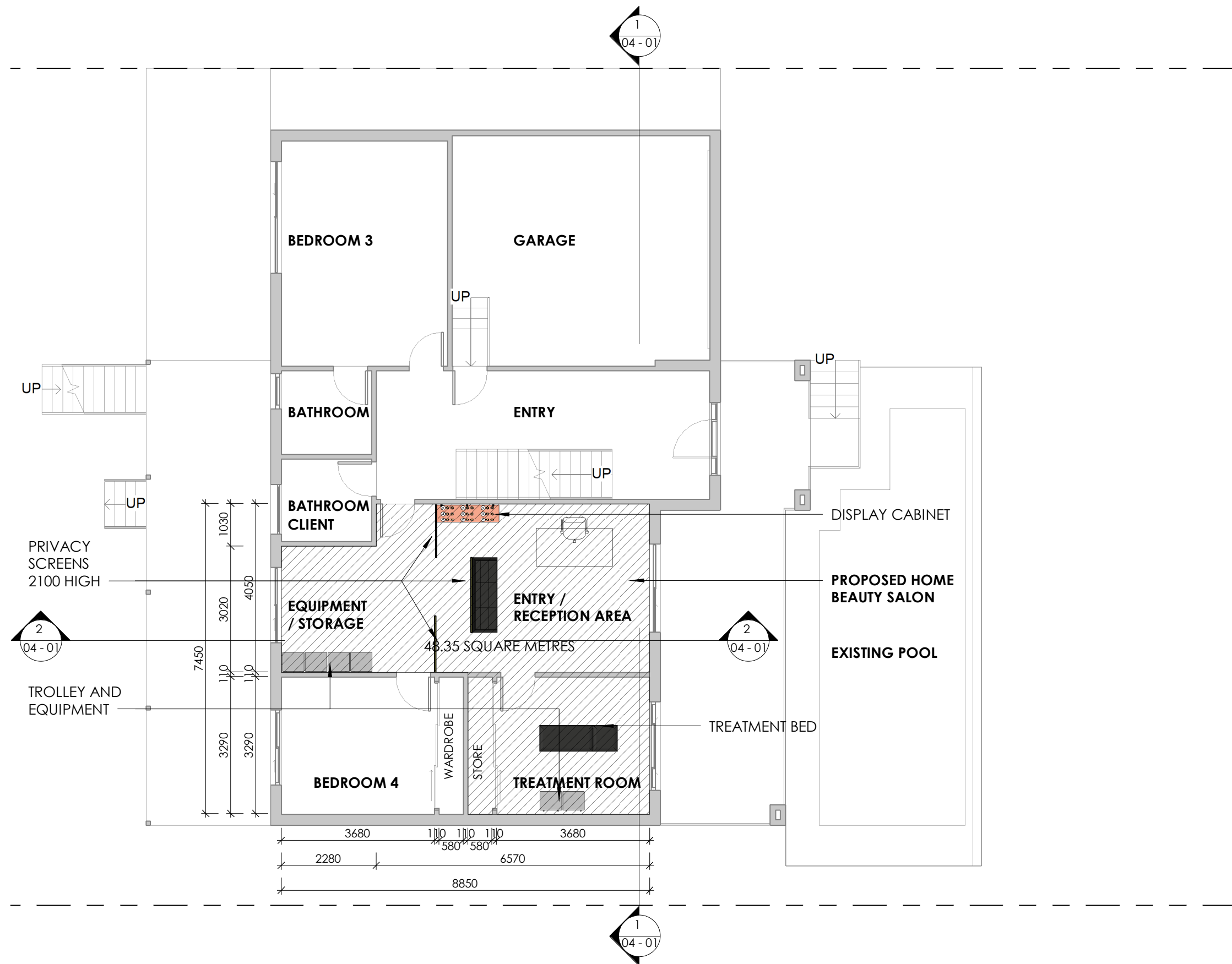
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MODIFIED FLOOR PLAN LAYOUT FOR  
HOME BUSINESS AND DIMENSIONS

AMENDMENTS  
DRAWING TITLE  
**GROUND FLOOR PLAN**

PROJECT STATUS  
**APPLICATION FOR  
DEVELOPMENT**

PROJECT  
**PROPOSED HOME BEAUTY  
SALON**

ADDRESS  
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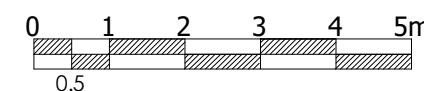
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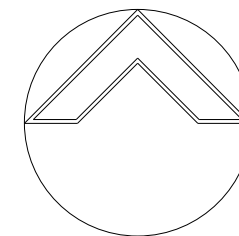
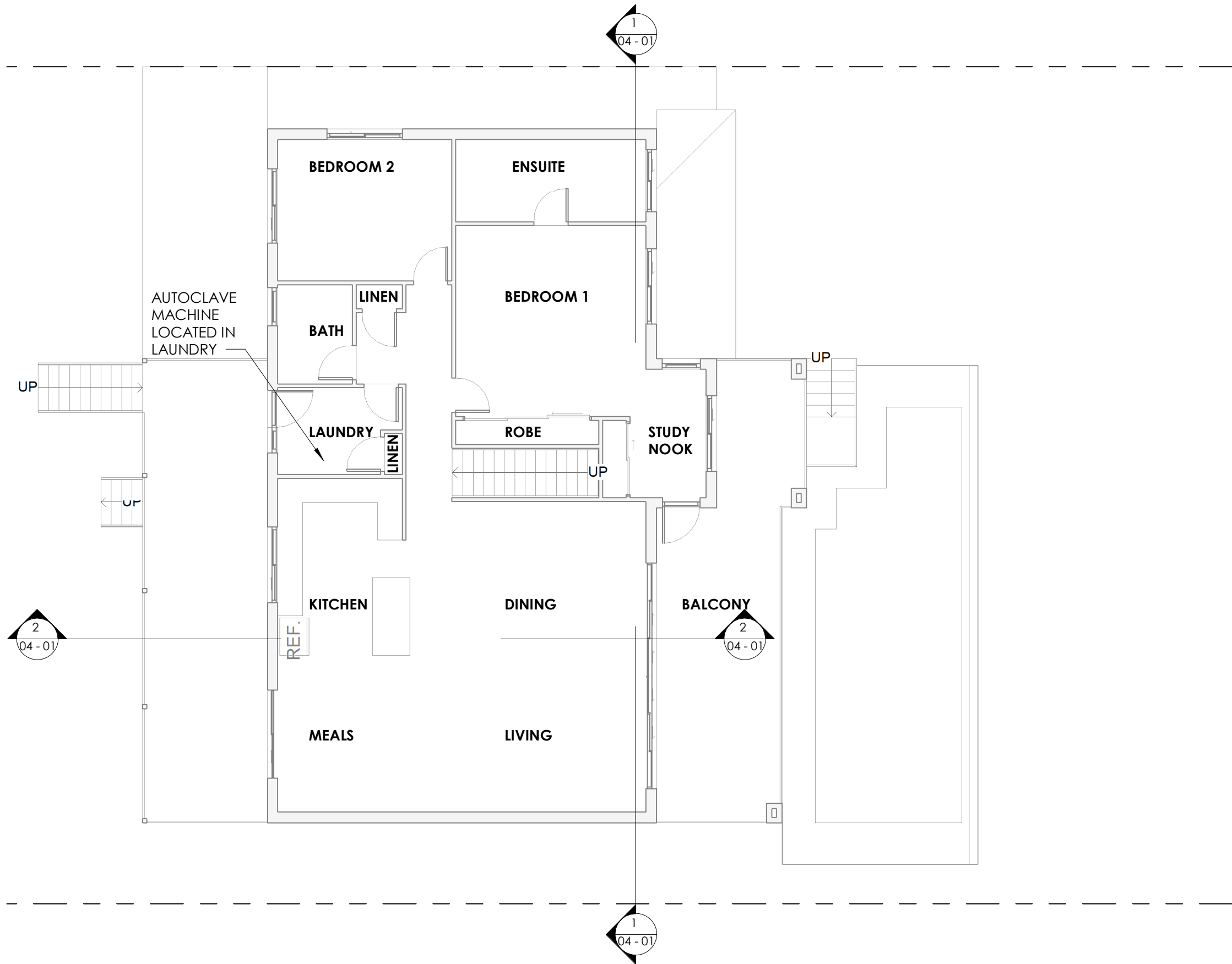
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**02 GROUND FLOOR LEVEL**  
1 : 100



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MODIFIED FLOOR PLAN LAYOUT FOR  
HOME BUSINESS AND DIMENSIONS

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**FIRST FLOOR PLAN**

PROJECT STATUS  
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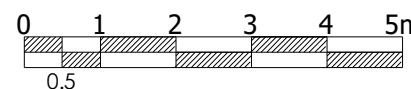
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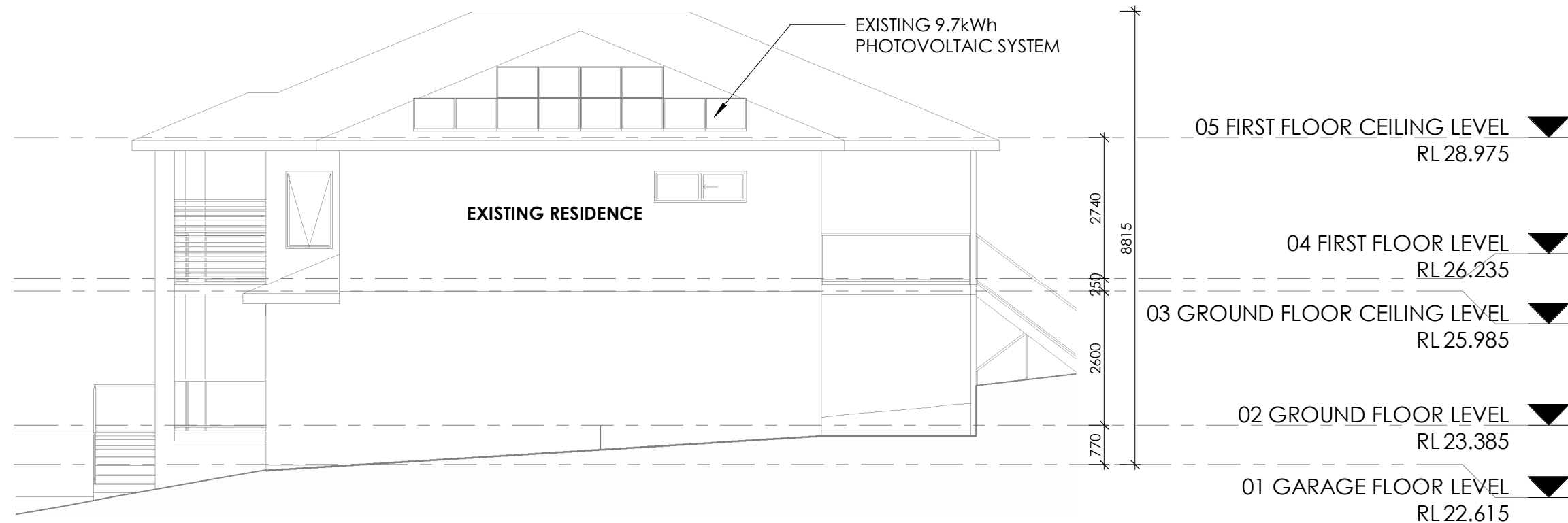
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**04 FIRST FLOOR LEVEL**  
1 : 100



## NORTHERN ELEVATION

1

1 : 100



## EASTERN ELEVATION

2

1 : 100

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MODIFIED FLOOR PLAN LAYOUT FOR  
HOME BUSINESS AND DIMENSIONS

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DRAWING TITLE  
ELEVATIONS

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DEVELOPMENT

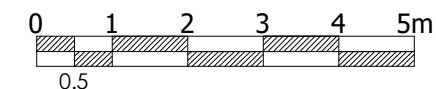
PROJECT  
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SALON

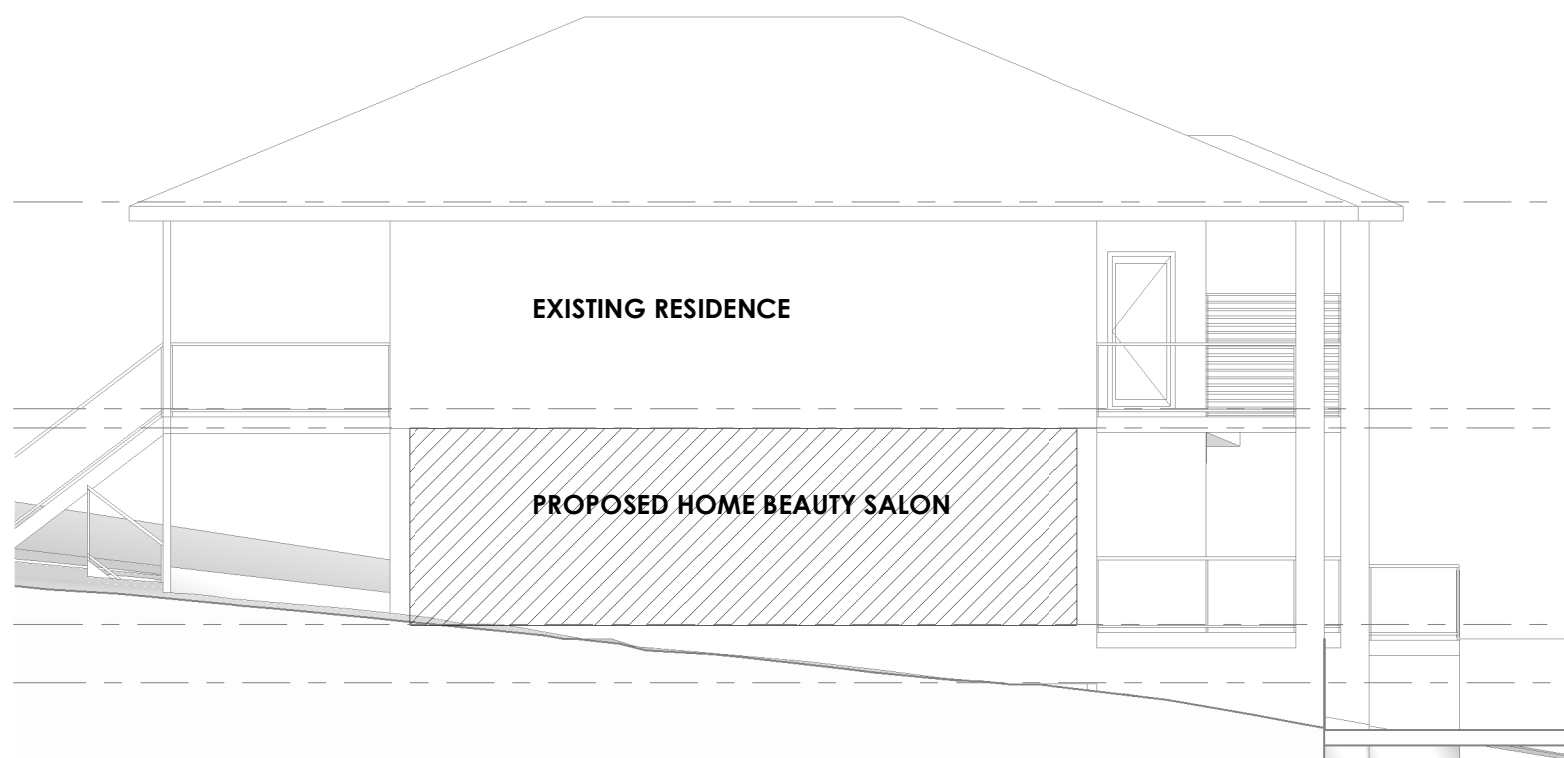
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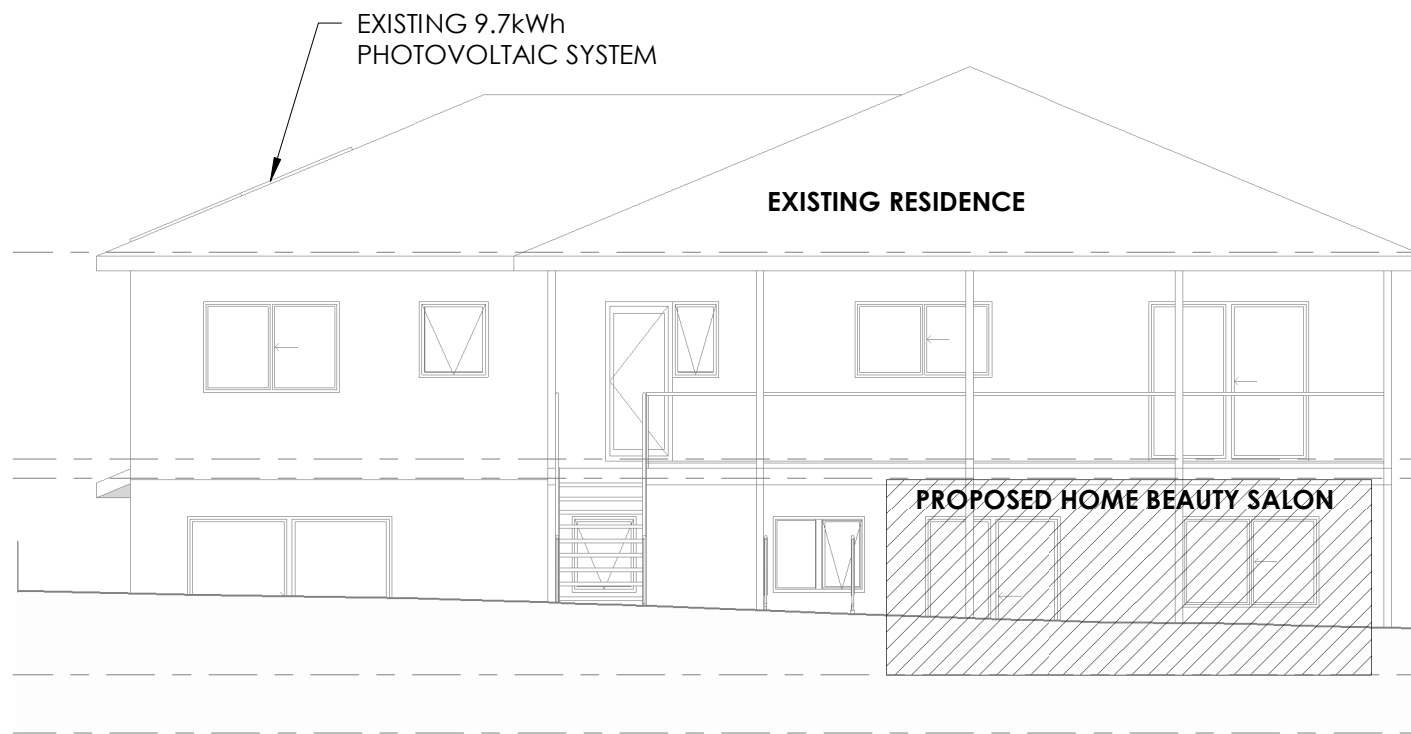


05 FIRST FLOOR CEILING LEVEL	▼
RL 28.975	
04 FIRST FLOOR LEVEL	▼
RL 26.235	
03 GROUND FLOOR CEILING LEVEL	▼
RL 25.985	
02 GROUND FLOOR LEVEL	▼
RL 23.385	
01 GARAGE FLOOR LEVEL	▼
RL 22.615	

1

## SOUTHERN ELEVATION

1 : 100



05 FIRST FLOOR CEILING LEVEL	▼
RL 28.975	
04 FIRST FLOOR LEVEL	▼
RL 26.235	
03 GROUND FLOOR CEILING LEVEL	▼
RL 25.985	
02 GROUND FLOOR LEVEL	▼
RL 23.385	
01 GARAGE FLOOR LEVEL	▼
RL 22.615	

2

## WESTERN ELEVATION

1 : 100

A.....6.10.2020  
MODIFIED FLOOR PLAN LAYOUT FOR  
HOME BUSINESS AND DIMENSIONS

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APPLICATION FOR  
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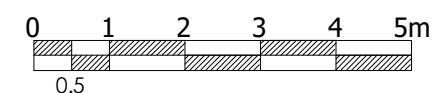
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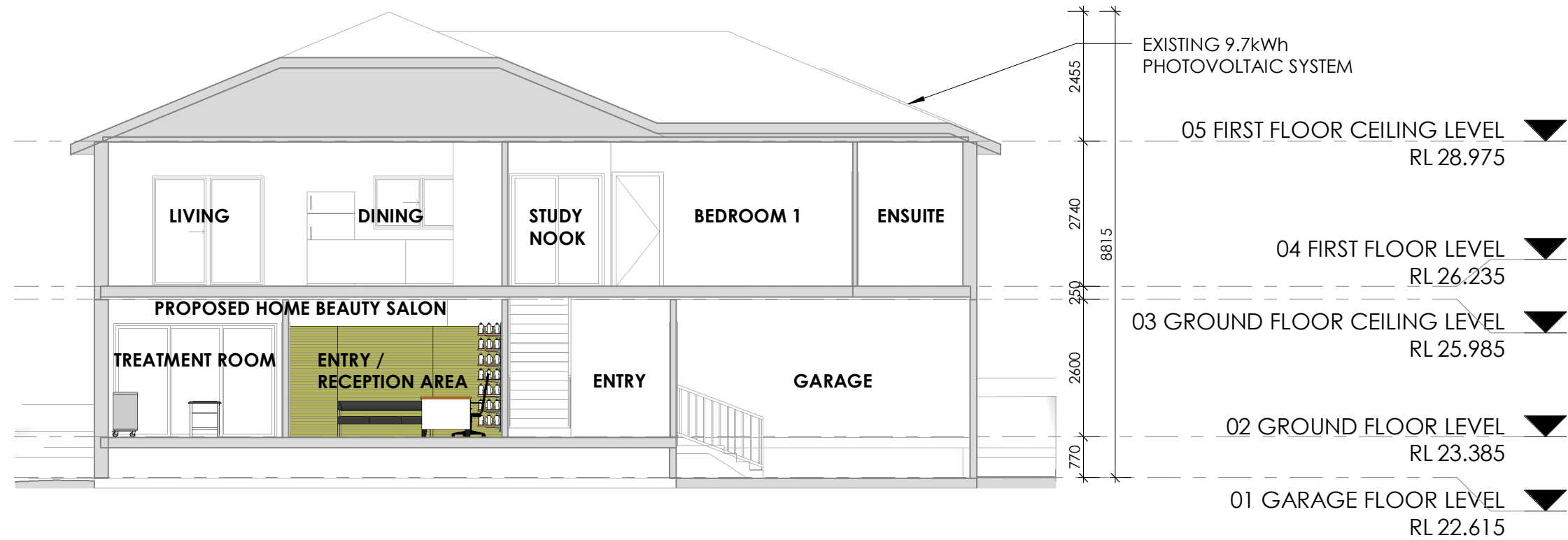
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All dimensions to be in millimetres unless otherwise stated.  
Use written dimensions in preference to scaled dimensions.  
The builder to check all dimensions on site prior to the commencement of work.  
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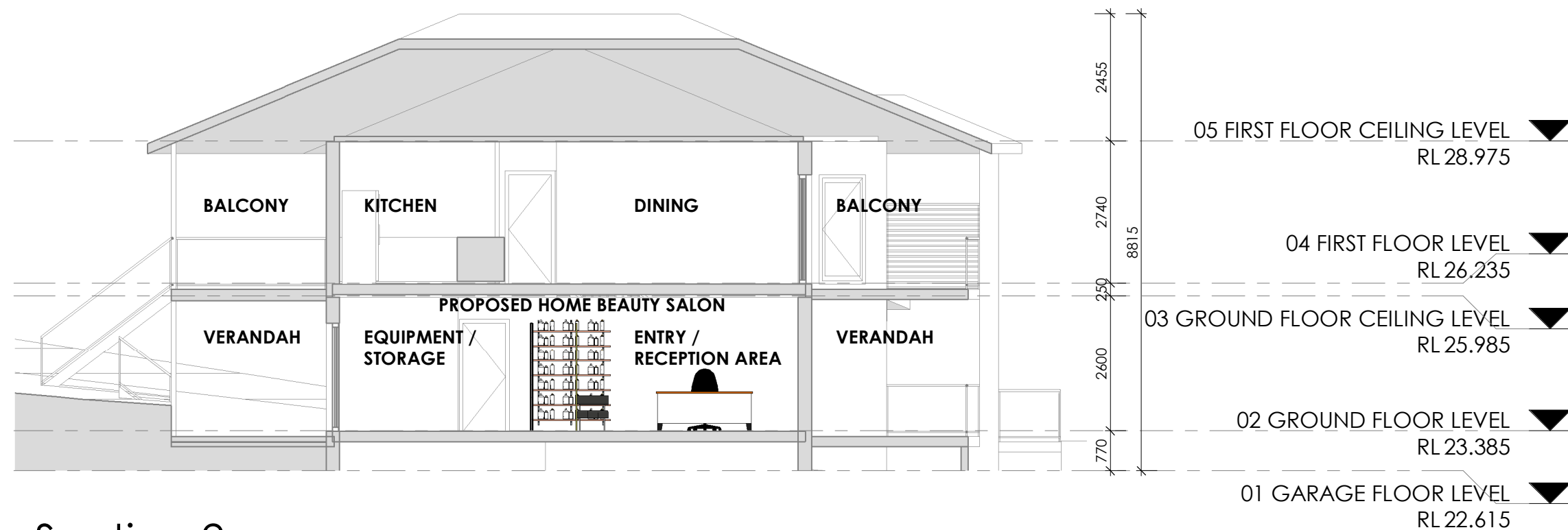




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## Section 1

1 : 100



2

## Section 2

1 : 100

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MODIFIED FLOOR PLAN LAYOUT FOR  
HOME BUSINESS AND DIMENSIONS

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### SECTIONS

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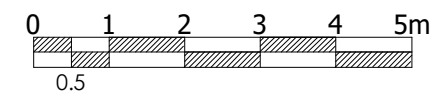
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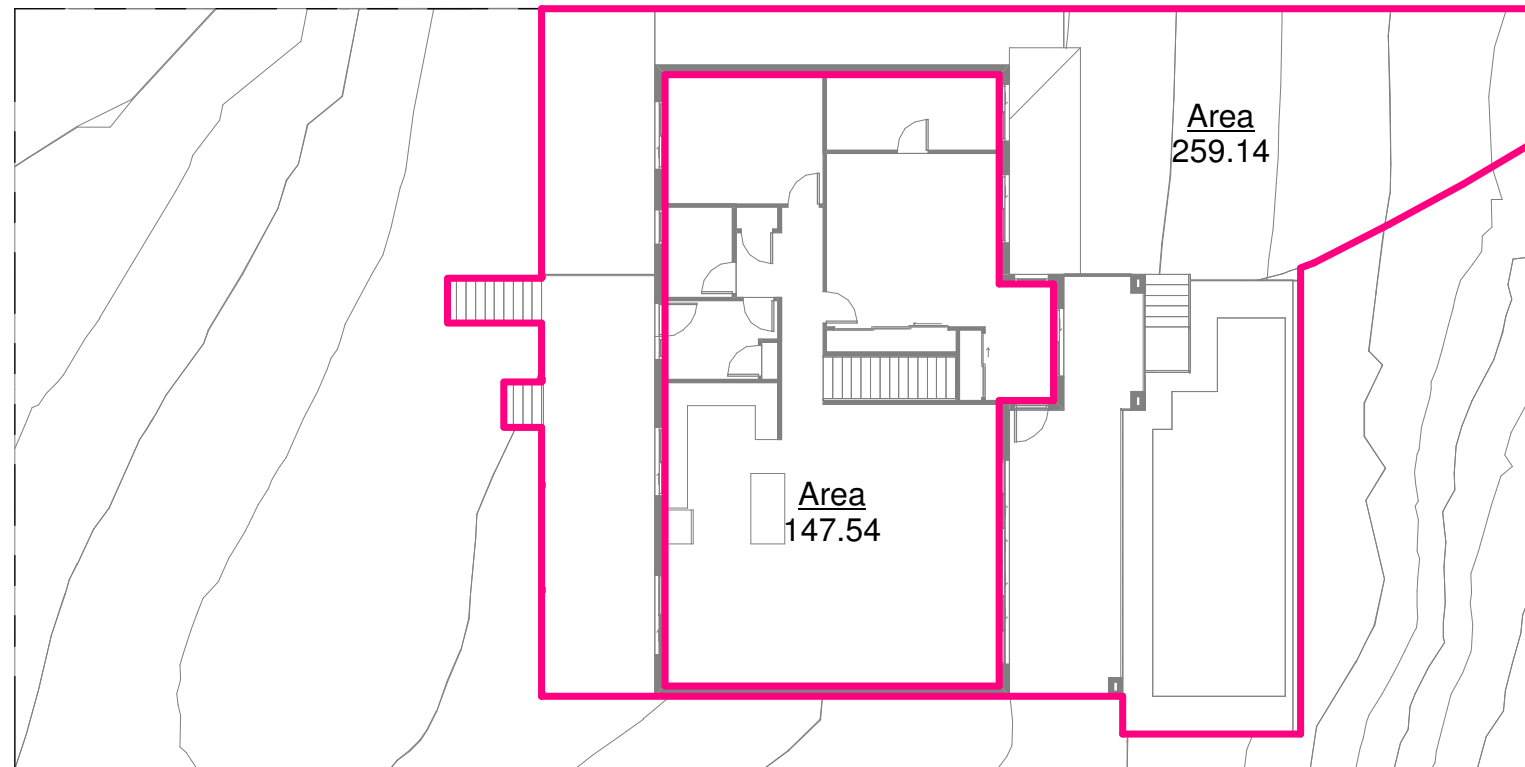
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SITE CALCULATIONS		m <sup>2</sup>	COMPLIES
ZONE		R2	
SITE AREA		809.40m <sup>2</sup>	
MAXIMUM GROSS FLOOR AREA (SA x 0.0) =		000.00m <sup>2</sup>	
MINIMUM LANDSCAPED AREA (SA x 0.40) =		323.76m <sup>2</sup>	
MAXIMUM FOOTPRINT AREA (809.40 - 323.76) =		485.64m <sup>2</sup>	
<b>GROSS FLOOR AREA</b>			
EXISTING RESIDENCE		206.10m <sup>2</sup>	
EXISTING GARAGE		34.21m <sup>2</sup>	
PROPOSED HOME BUSINESS		63.58m <sup>2</sup>	
<b>TOTAL GROSS FLOOR AREA (FLOOR SPACE RATIO)</b>	<b>303.89m<sup>2</sup> (0.37X:1)</b>	<b>YES (NO CHANGES)</b>	
<b>TOTAL BUILDING FOOTPRINT</b>	<b>406.68m<sup>2</sup></b>	<b>YES</b>	A.....6.10.2020 MODIFIED FLOOR PLAN LAYOUT FOR HOME BUSINESS AND DIMENSIONS
<b>ACTUAL LANDSCAPED AREA (PERCENTAGE)</b>	<b>402.72m<sup>2</sup> (50%)</b>	<b>YES</b>	

AMENDMENTS  
DRAWING TITLE

AREA PLANS

PROJECT STATUS

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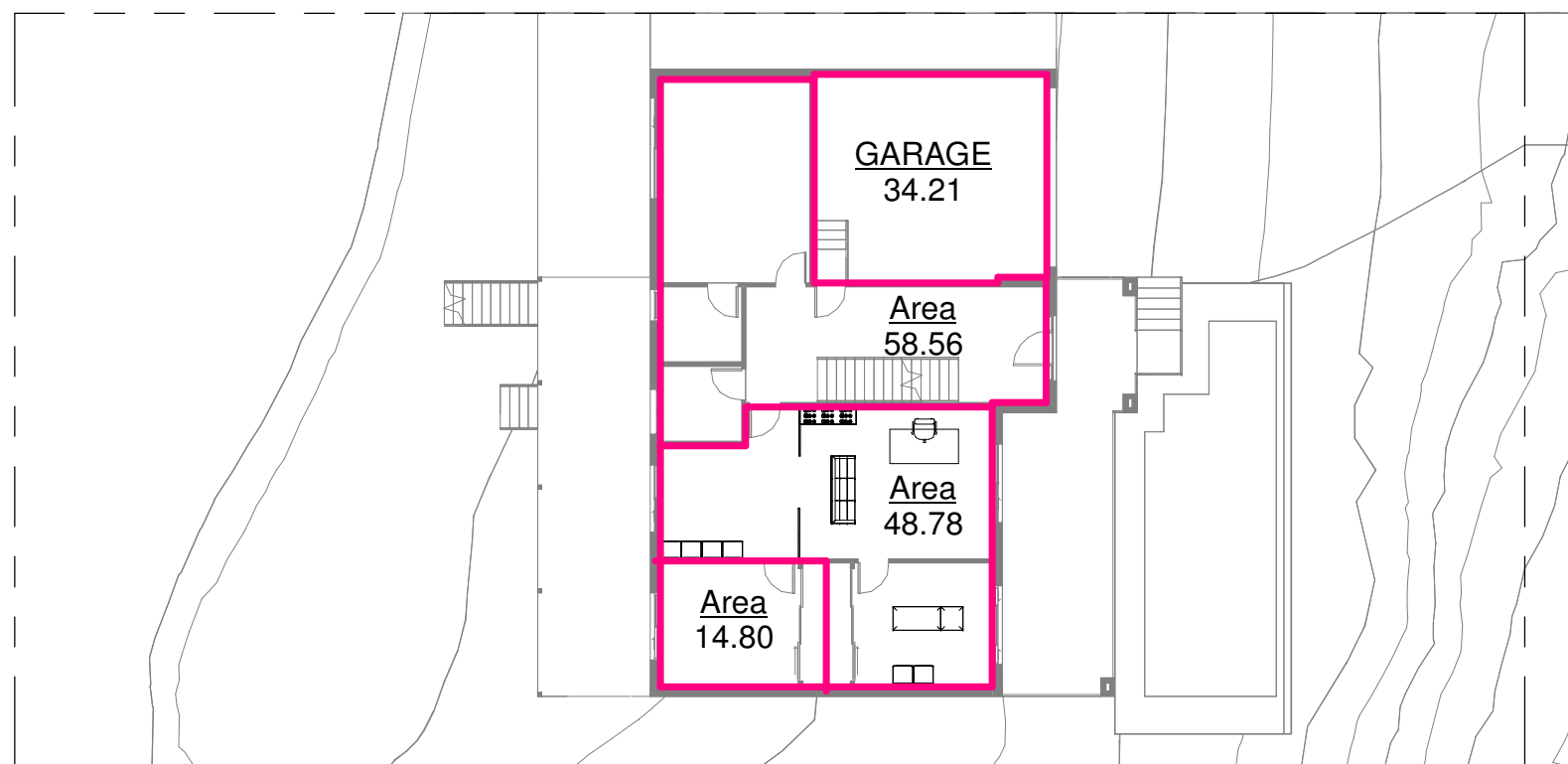
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## 04 FIRST FLOOR LEVEL

1 : 200



1

## 02 GROUND FLOOR LEVEL

1 : 200

