



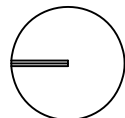
**DEVELOPMENT APPLICATION for  
LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**

*Alterations & Additions*  
23.04.2026

- SK.00 Cover Page
- SK.01 Demolition Plan
- SK.02 Site Plan
- SK.03 Ground Floorplan - Overall
- SK.04 Ground Floor section + Lower Cellar
- SK.05 North Elevation + Fence Plans
- SK.06 East Elevation
- SK.07 South Elevation
- SK.08 West Elevation
- SK.09 3d Renderings

SCALE

NTS



PROJECT TITLE

**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**

DEVELOPMENT APPLICATION - 23.04.2026

COVER PAGE

**KATE HAMLYN  
ARCHITECTURE**

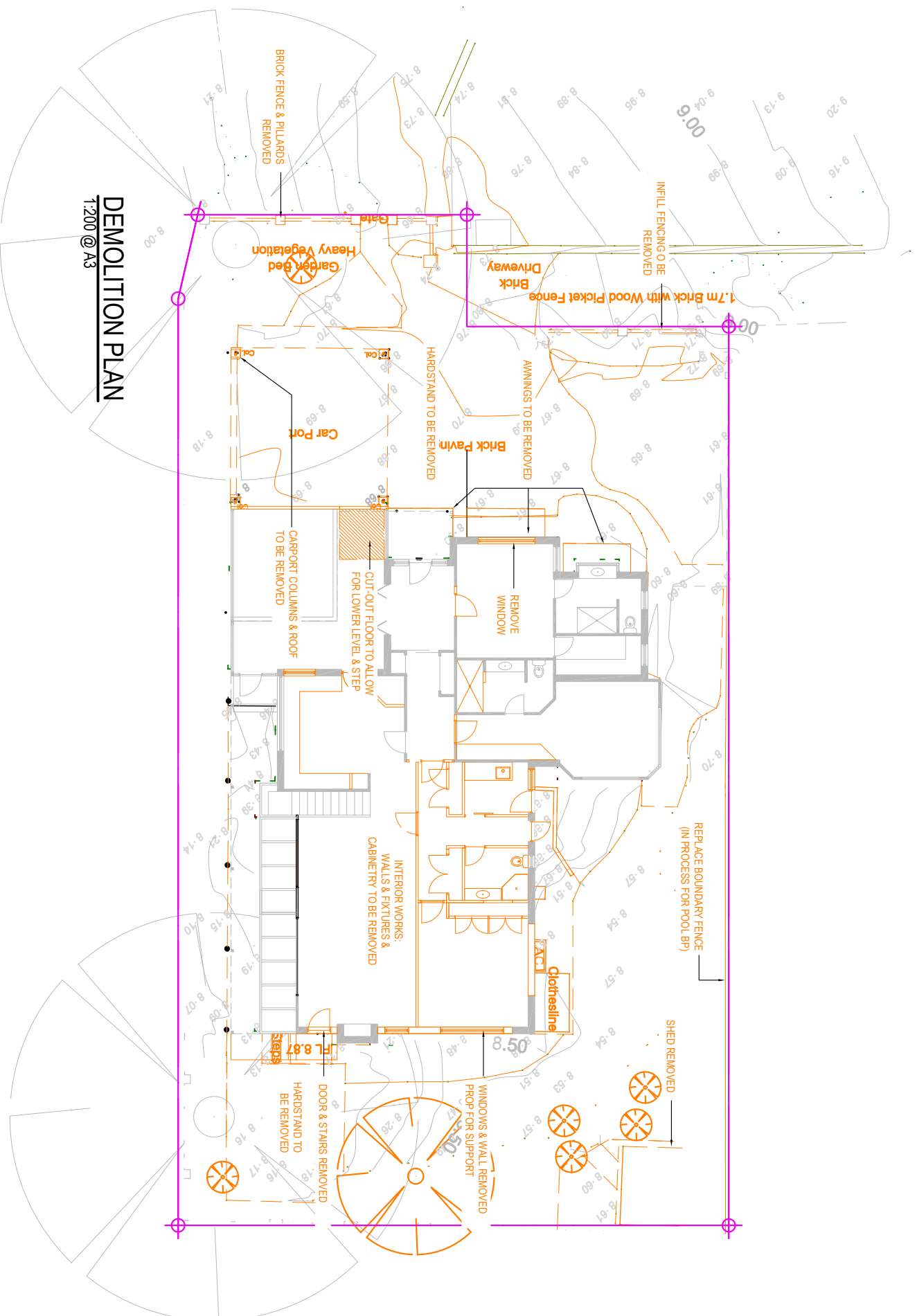
0459 939 735 HAMLYNKATE@GMAIL.COM

PROJECT #

9HCPG

DRAWING #

**SK.00**

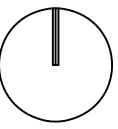


**DEMOLITION PLAN**  
1:200 @ A3

SCALE 1:200 @ A3

PROJECT TITLE

**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**  
DEVELOPMENT APPLICATION - 23.04.2026  
DEMOLITION PLAN



**FRONT ELEVATION DEMOLITION WORKS**  
NTS

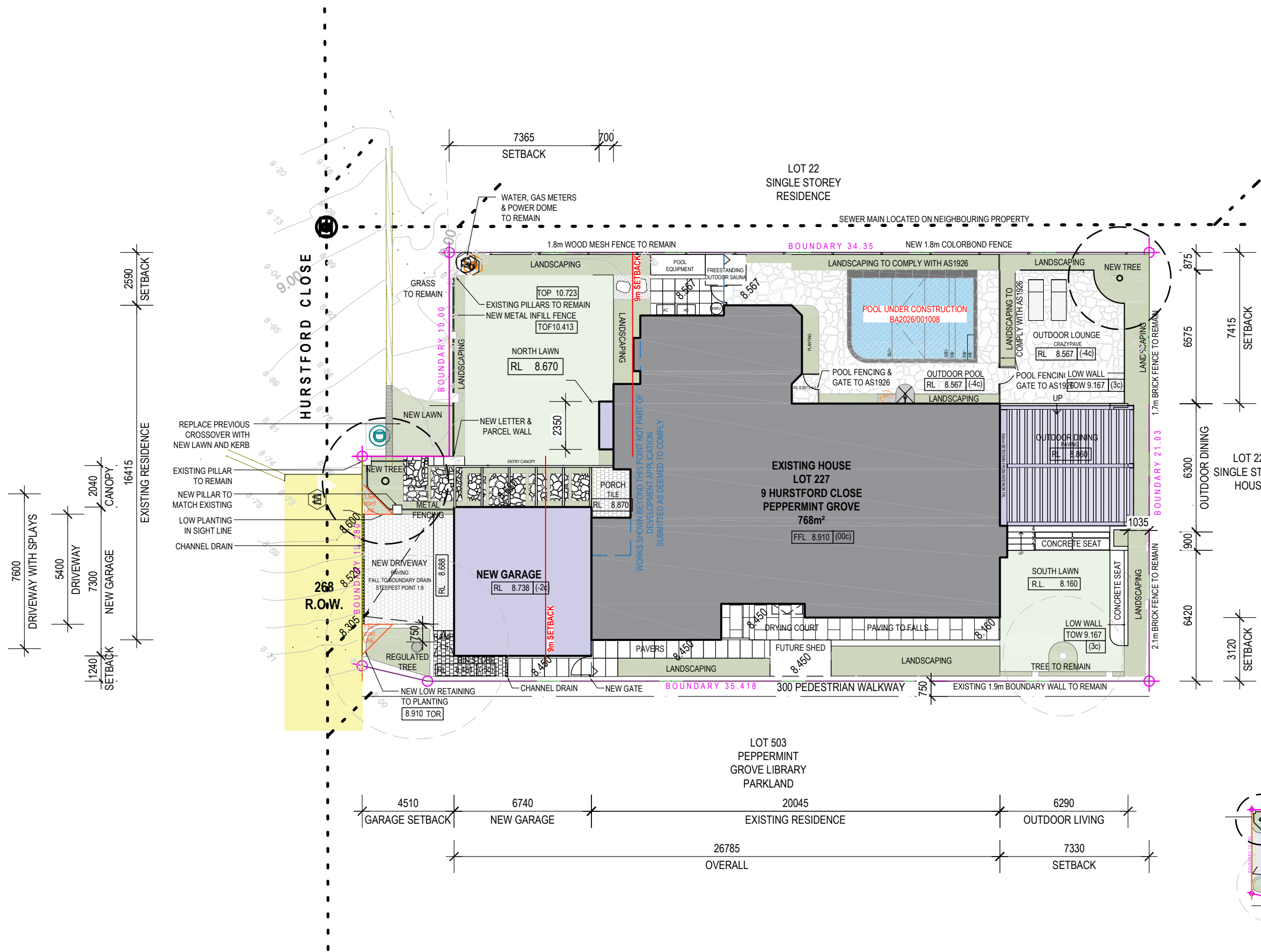
**KATE HAMLIN ARCHITECTURE**  
0459 939 735 HAMLIN.KATE@GMAIL.COM

PROJECT #

9HCPG

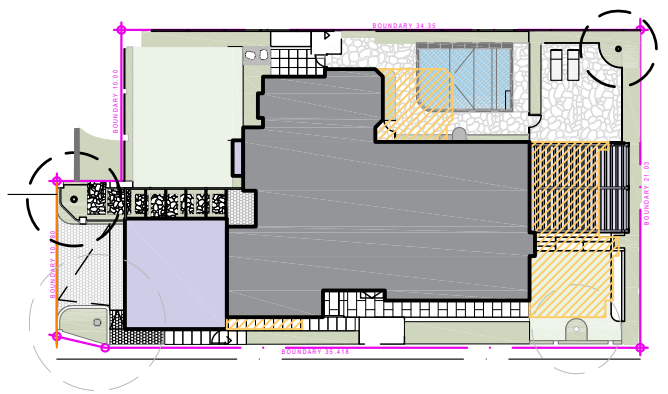
DRAWING #

**SK.01**



SITE CALCULATIONS	
9 HURSTFORD CLOSE, PEPPERMINT GROVE	
<b>OPEN SPACE</b>	
TOTAL AREA:	768m <sup>2</sup>
EXISTING HOUSE:	244m <sup>2</sup>
PROPOSED GARAGE + BAY WINDOW ADDITION:	51m <sup>2</sup>
OUTDOOR LIVING:	36m <sup>2</sup>
<b>OPEN SPACE:</b>	<b>473m<sup>2</sup>   62%</b>
<b>PLOT RATIO</b>	
TOTAL SITE AREA	768m <sup>2</sup>
GROSS FLOOR AREA - GF	246m <sup>2</sup>
GROSS AREA - CELLAR	62m <sup>2</sup>
<b>PLOT RATIO:</b>	<b>0.4</b>
EXCLUDED: OUTDOOR LIVING, PROPOSED GARAGE	

**OVERSHADOWING**  
 SHOWN HATCHED  
 CALCULATED AT 12PM, 21st JUNE  
 NO IMPACT ON NEIGHBOURING PROPERTIES



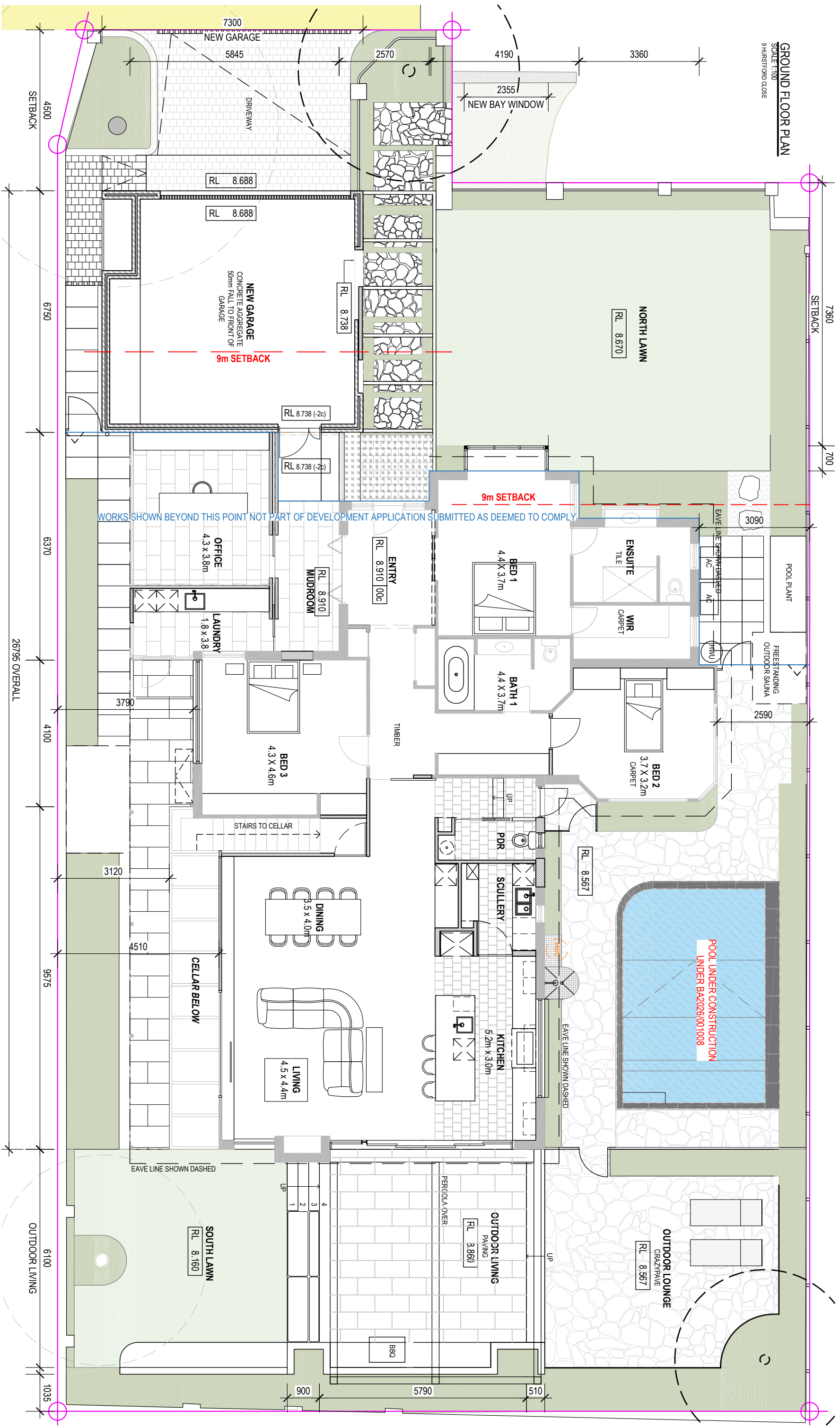
SCALE  
 1:200 @ A3

PROJECT TITLE  
**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**  
 DEVELOPMENT APPLICATION - 23.04.2026  
 SITE PLAN

**KATE HAMLYN ARCHITECTURE**  
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PROJECT #  
 9HCPG  
 DRAWING #  
**SK.02**

GROUND FLOOR PLAN  
SCALE 1:100  
9 HURSTFORD CLOSE



SCALE

1:100 @ A3

PROJECT TITLE

**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**

DEVELOPMENT APPLICATION - 23.04.2026

GROUND FLOOR PLAN - OVERALL

PROJECT #

9HCPG

DRAWING #






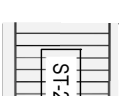
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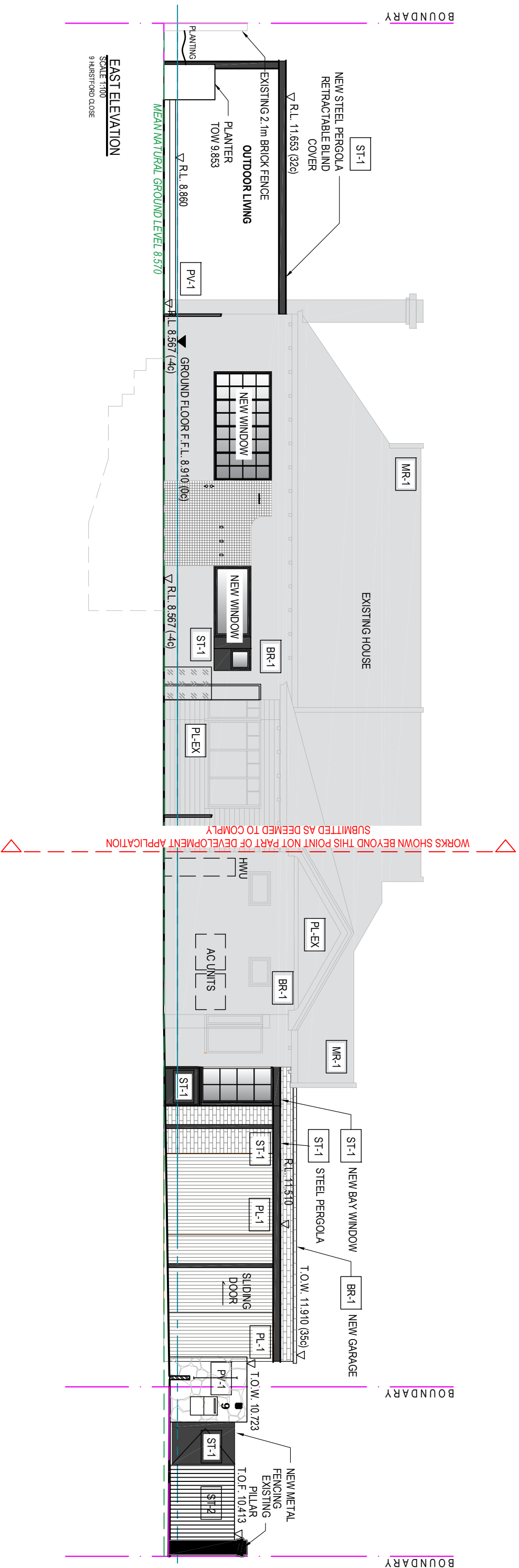
**KATE HAMLYN  
ARCHITECTURE**  
0459 939 735 HAMLYNKATE@GMAIL.COM





**FINISHES LEGEND**

-  **BR-1** BAGGED BRICK  
PAINT FINISH  
WHITE / LIGHT COLOUR
-  **PV-1** STONE PAVING  
AND CLADDING
-  **PL-1** TIMBER PANELLING  
PAINT FINISH,  
WHITE / LIGHT COLOUR
-  **ST-1** BLACK STEEL FRAMING  
TO BAY WINDOW,  
PERGOLAS
-  **MR-1** EXISTING  
CORRUGATED ROOF  
RE-PAINTED  
WHITE / LIGHT COLOUR
-  **PL-EX** EXISTING TIMBER  
WEATHERBOARD  
PANELLING  
RE-PAINTED  
WHITE / LIGHT COLOUR
-  **ST-2** BLACK STEEL FENCING  
INFILL PANELS  
IMAGE INDICATIVE  
ONLY



**EAST ELEVATION**  
SCALE 1:100  
9 HURSTFORD CLOSE

SCALE 1:100 @ A3  
PROJECT TITLE

**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**  
DEVELOPMENT APPLICATION - 23.04.2026  
EAST ELEVATION

PROJECT #

9HCPG  
DRAWING #

**SK.06**

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**FINISHES LEGEND**

- BR-1

BAGGED BRICK  
PAINT FINISH  
WHITE / LIGHT COLOUR
- PV-1

STONE PAVING  
AND CLADDING
- PL-1

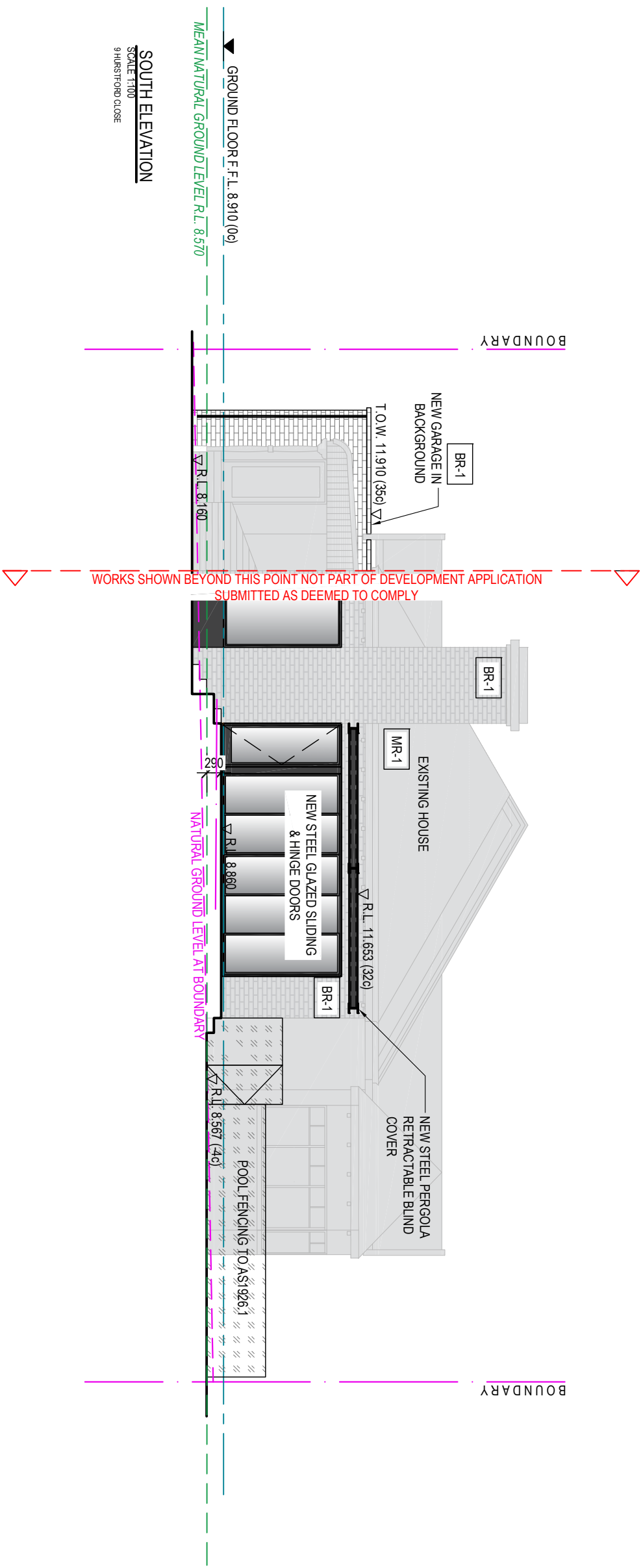
TIMBER PANELLING  
PAINT FINISH,  
WHITE / LIGHT COLOUR
- ST-1

BLACK STEEL FRAMING  
TO BAY WINDOW,  
PERGOLAS
- MR-1

EXISTING  
CORRUGATED ROOF  
RE-PAINTED  
WHITE / LIGHT COLOUR
- PL-EX

EXISTING TIMBER  
WEATHERBOARD  
PANELLING  
RE-PAINTED  
WHITE / LIGHT COLOUR
- ST-2

BLACK STEEL FENCING  
INFILL PANELS  
IMAGE INDICATIVE  
ONLY



**SOUTH ELEVATION**  
SCALE 1:100  
9 HURSTFORD CLOSE

SCALE 1:100 @ A3  
PROJECT TITLE

**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**  
DEVELOPMENT APPLICATION - 23.04.2026  
SOUTH ELEVATION





**KATE HAMLIN ARCHITECTURE**  
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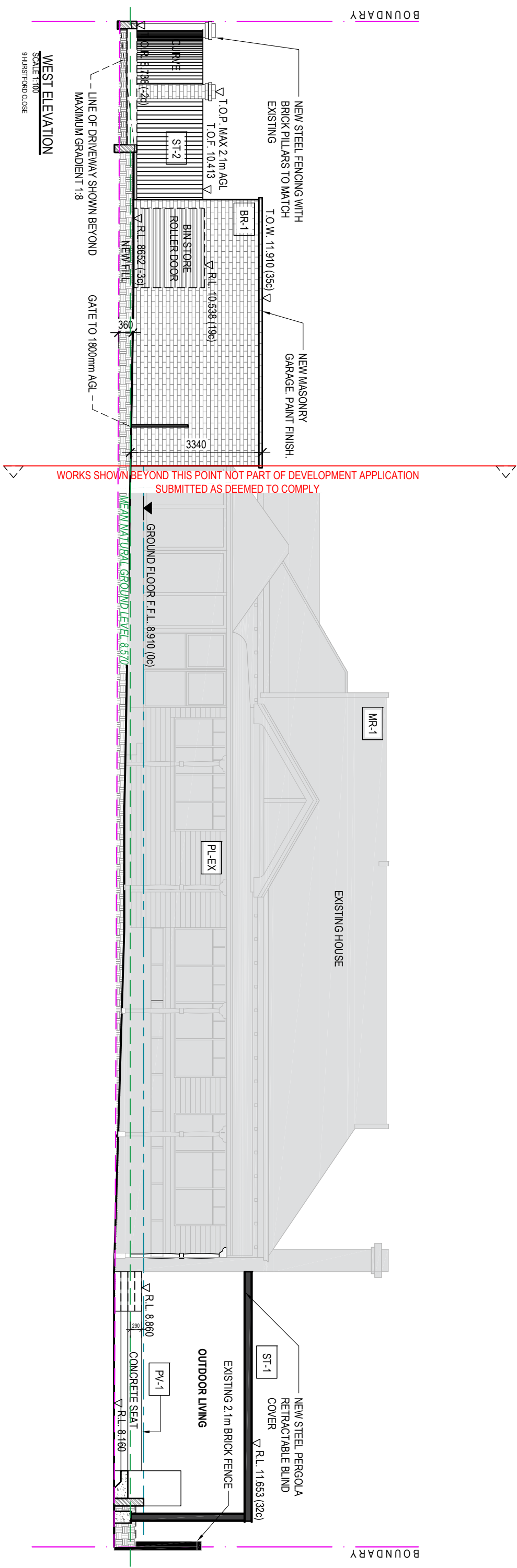
PROJECT #

9HCPG  
DRAWING #

**SK.07**

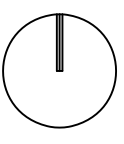
**FINISHES LEGEND**

-  BAGGED BRICK  
PAINT FINISH  
WHITE / LIGHT COLOUR
-  STONE PAVING  
AND CLADDING
-  TIMBER PANELLING  
PAINT FINISH,  
WHITE / LIGHT COLOUR
-  BLACK STEEL FRAMING  
TO BAY WINDOW,  
PERGOLAS
-  EXISTING  
CORRUGATED ROOF  
RE-PAINTED  
WHITE / LIGHT COLOUR
-  EXISTING TIMBER  
WEATHERBOARD  
PANELLING  
RE-PAINTED  
WHITE / LIGHT COLOUR
-  BLACK STEEL FENCING  
INFILL PANELS  
IMAGE INDICATIVE  
ONLY



SCALE \_\_\_\_\_ PROJECT TITLE

1:100 @ A3



**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**  
DEVELOPMENT APPLICATION - 23.04.2026  
WEST ELEVATION

PROJECT #

9HCPG

DRAWING #

**SK.08**

**KATE HAMLYN ARCHITECTURE**  
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**FRONT (NORTH) ELEVATION**  
NTS  
9 HURSTFORD CLOSE



**FRONT (NORTH) ELEVATION**  
NTS  
9 HURSTFORD CLOSE

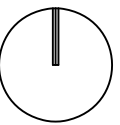


**VIEW FROM R.O.V. TO HURSTFORD CLOSE**  
NTS  
9 HURSTFORD CLOSE



**VIEW TO ENTRY - LANDSCAPE PERGOLA**  
NTS  
9 HURSTFORD CLOSE

SCALE



NTS

PROJECT TITLE

**LOT 227, 9 HURSTFORD CLOSE, PEPPERMINT GROVE**  
DEVELOPMENT APPLICATION - 23.04.2026  
RENDERINGS

PROJECT #

9HCPG

DRAWING #

**SK.09**

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