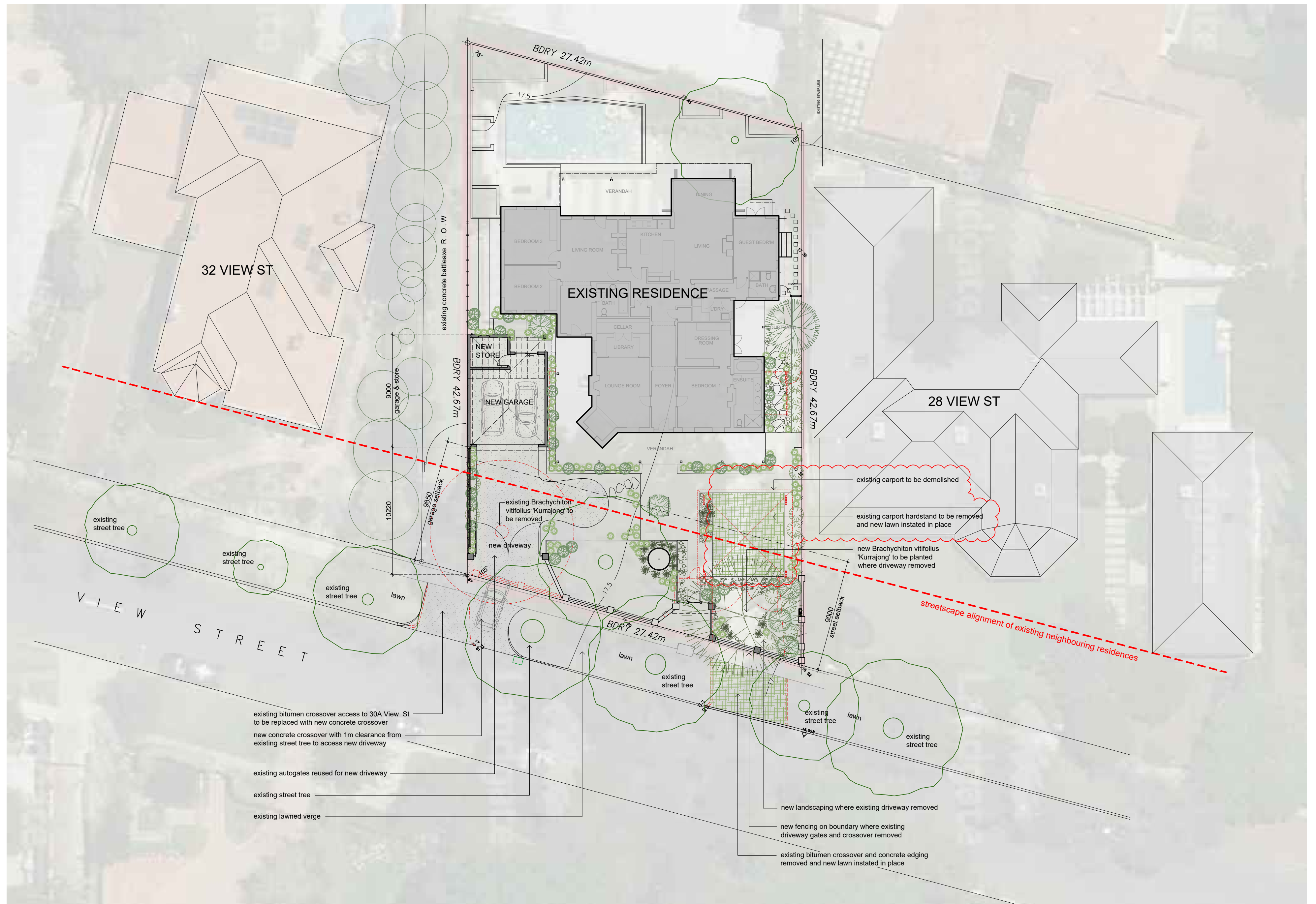
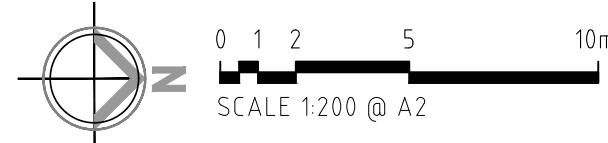




24/10/2025 REV 1 : Existing carport removed

HOME ALTERATIONS
30 VIEW STREET, PEPPERMINT GROVE

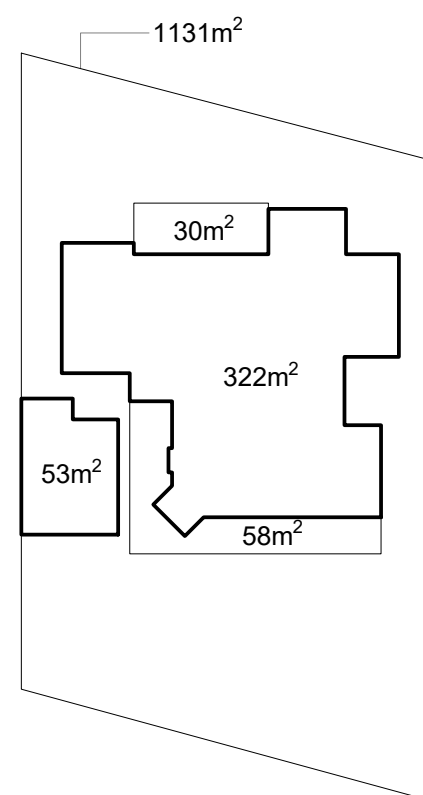


PROPOSED SITE PLAN

October 2025
Job 241094
Scale 1:200@A2

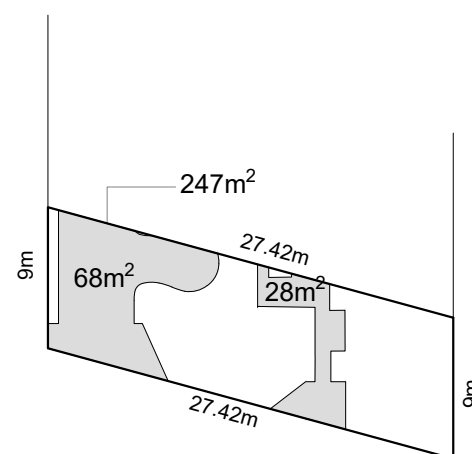
LYONS
ARCHITECTS
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Sheet
DA01



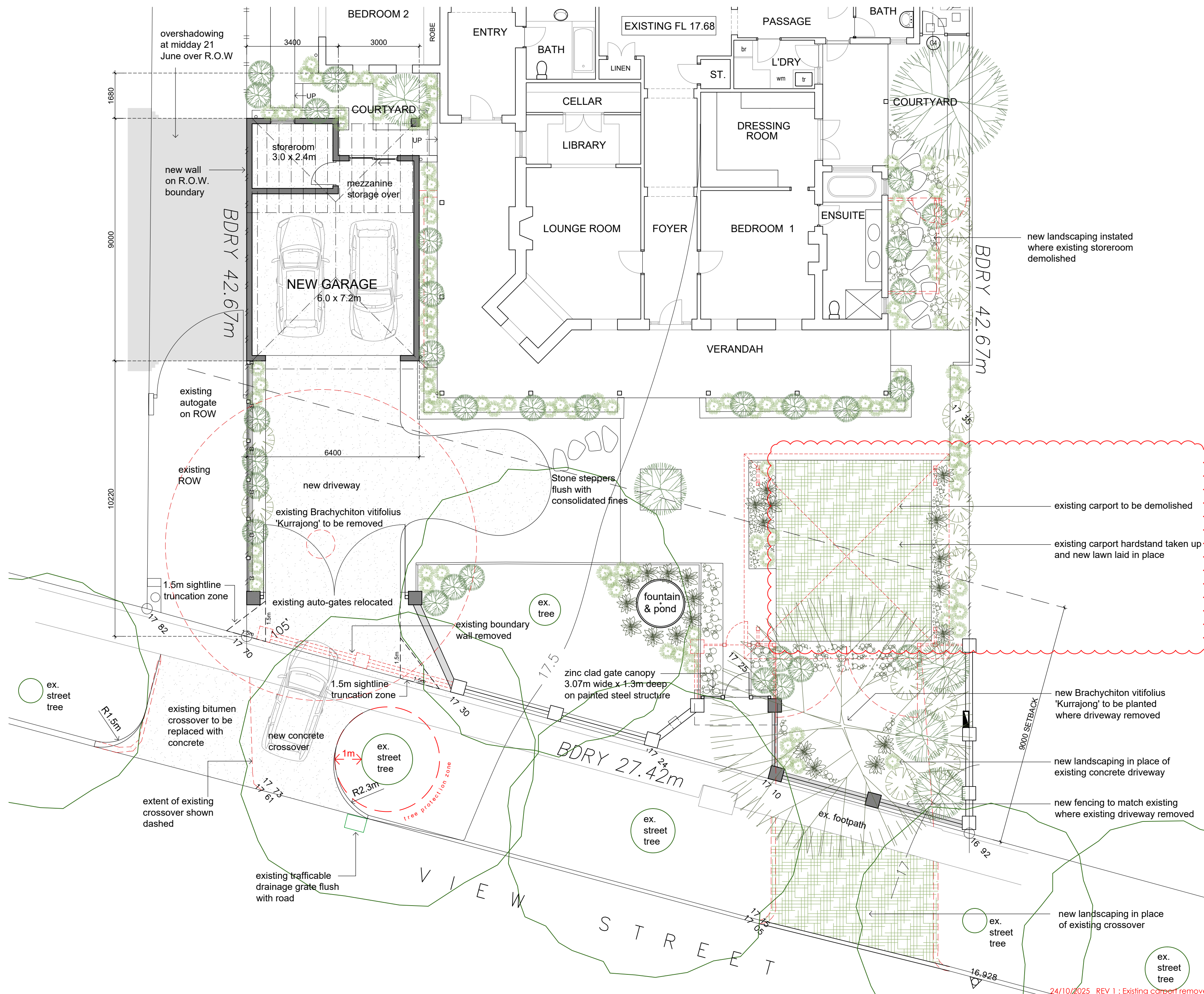
LPP 5 - Plot ratio & coverage of site
 Site Area = 1131m²
 House GFA = 322m²
 Verandahs, patios etc GFA = 30+58-50 = 38m²
 Garage GFA = 53-50 = 3m²
 Total GFA = 322+38+3 = 363m²
 Plot Ratio = 363/1131 = 0.32

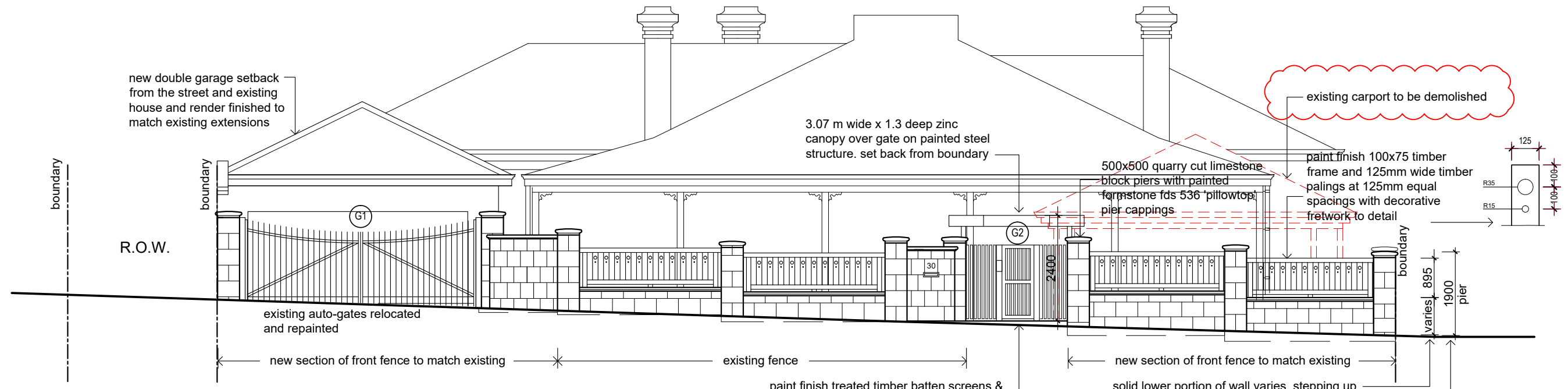
DIAGRAM 1



LPP 1 - Front Setback Area and Landscaping
 Front Setback Area = 247m²
 Soft Landscaped Area = 247-68-28 = 151m²
 Soft Landscaped % = 151/247 x 100 = 61%

DIAGRAM 2





MATERIALS SCHEDULE



Zincalume roof sheeting, gutters and downpipes to match original residence



Iberico Elzinc 'Slate' cladding to new gatehouse shelter



Paint finish rendered masonry to match existing additions to original residence



Natural limestone blocks to match existing front boundary fencing



Paint finish timber fascia boards and rafters to match original residence.

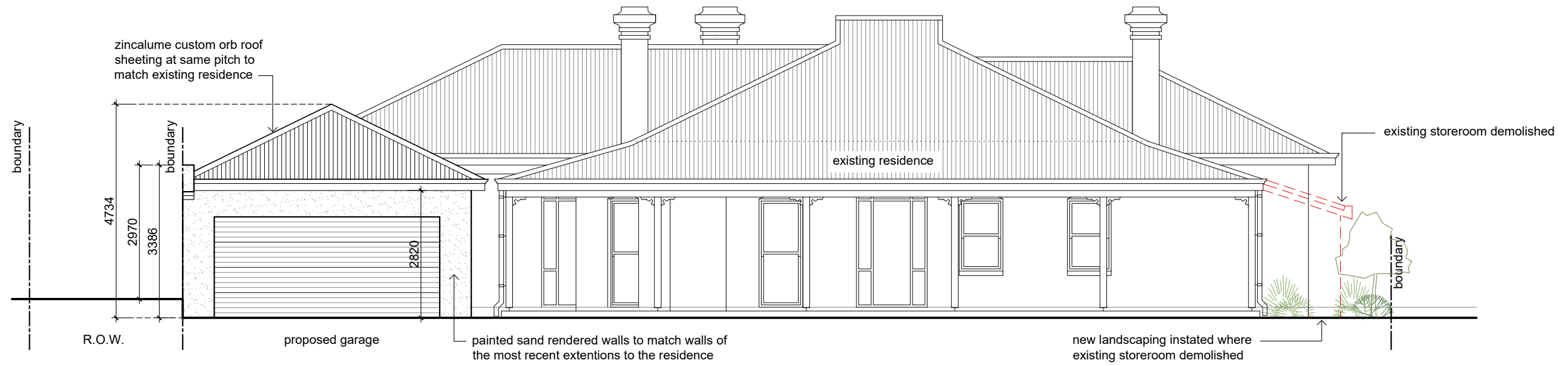


Paint finish timber fence pickets to match existing.

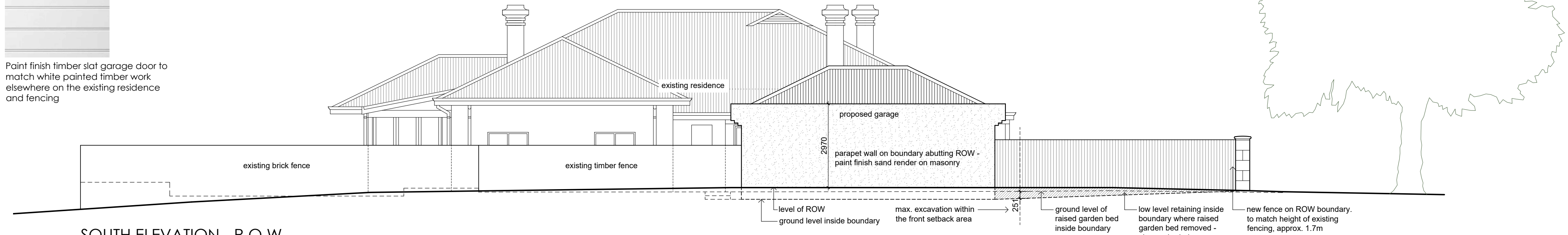


Paint finish timber slat garage door to match white painted timber work elsewhere on the existing residence and fencing

EAST ELEVATION - View St boundary



EAST ELEVATION - house



SOUTH ELEVATION - R.O.W.

24/10/2025 REV 1 : Existing carport removed