



LOT 50 (#54) JOHNSTON STREET, PEPPERMINT GROVE, WA 6011  
1,116m<sup>2</sup>

SHIRE OF PEPPERMINT GROVE LPS 4  
ZONE: RESIDENTIAL  
R-CODE: R10  
WALL HEIGHT: 7m  
BUILDING HEIGHT: 8m (CONCEALED ROOF)  
10m (PITCHED ROOF)  
PLOT RATIO: 0.5  
OPEN SPACE: 60%  
SETBACKS  
PRIMARY: 9m  
SECONDARY: 4.5m  
REAR: 6m

PROJECT SUMMARY

| FLOOR AREA    |                   |
|---------------|-------------------|
| GROUND FLOOR: | 430m <sup>2</sup> |
| FIRST FLOOR:  | 183m <sup>2</sup> |
|               | 613m <sup>2</sup> |

| PLOT RATIO AREA |                   |
|-----------------|-------------------|
| GROUND FLOOR:   | 338m <sup>2</sup> |
| FIRST FLOOR:    | 169m <sup>2</sup> |
|                 | 507m <sup>2</sup> |
| PLOT RATIO      |                   |
|                 | 0.45              |

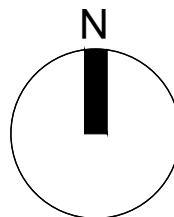
| OPEN SPACE |                   |
|------------|-------------------|
|            | 686m <sup>2</sup> |
|            | 61%               |

MOWBRAY ARCHITECTURE

3 VERA STREET COTTESLOE WA 6011 P (08) 9385 2311

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| REVISION | COMMENT                 | DATE       |
|----------|-------------------------|------------|
| A        | DEVELOPMENT APPLICATION | 30.07.2025 |
|          |                         |            |
|          |                         |            |
|          |                         |            |
|          |                         |            |



SITE PLAN

SCALE: 1:100 @ A1

SCHEMATIC DESIGN

A1.02

MCNAMARA RESIDENCE  
54 JOHNSTON STREET, PEPPERMINT GROVE

REV: A

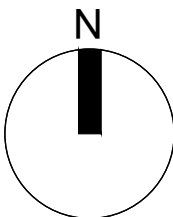


MOWBRAY ARCHITECTURE

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| REVISION | COMMENT                     | DATE       |
|----------|-----------------------------|------------|
| A        | CLIENT REVIEW               | 23.05.2025 |
| B        | DEVELOPED LANDSCAPE CONCEPT | 09.07.2025 |
| C        | DEVELOPMENT APPLICATION     | 15.07.2025 |
|          |                             |            |
|          |                             |            |



## GROUND FLOOR PLAN

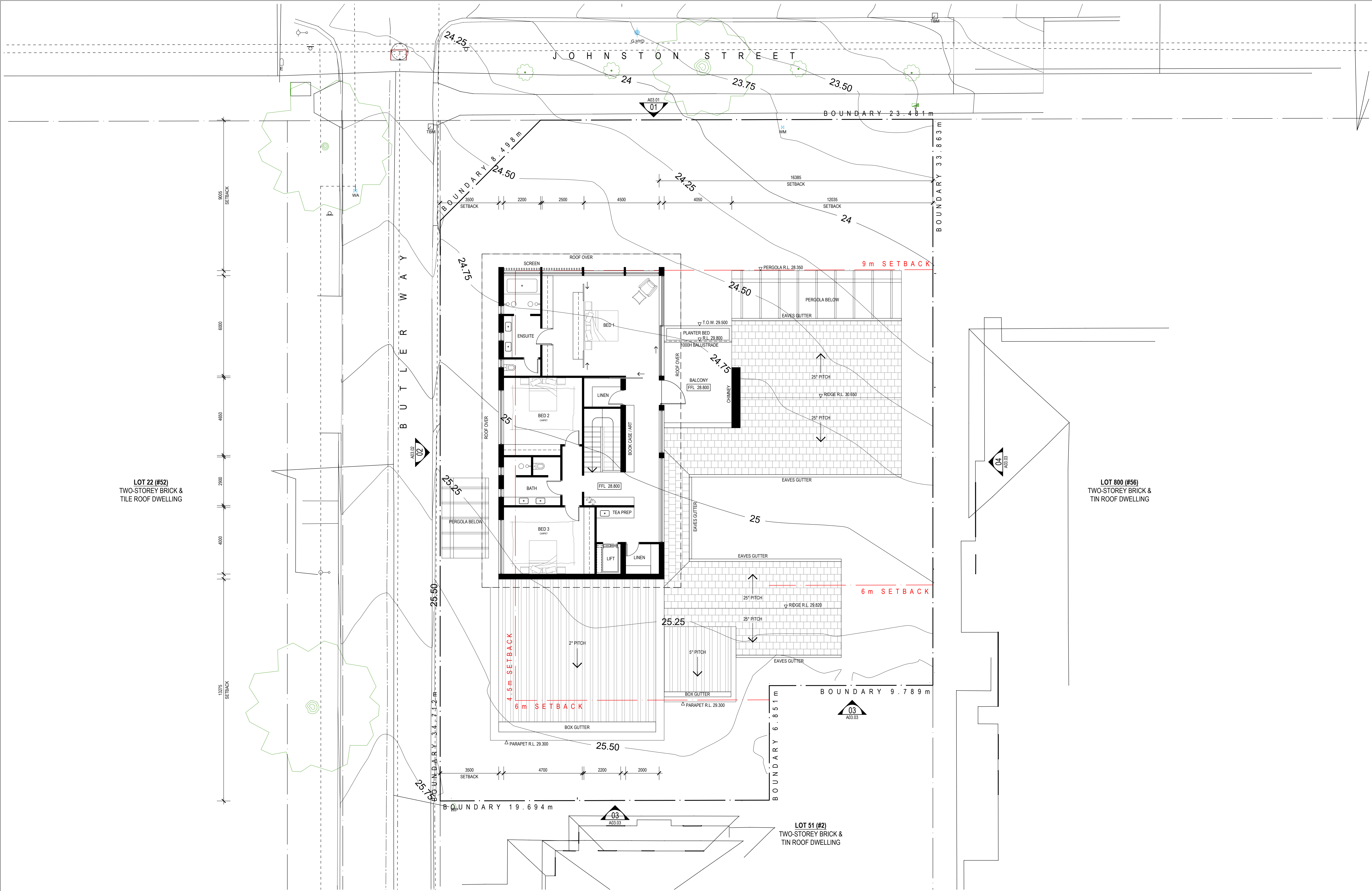
SCALE: 1:100 @ A1

## SCHEMATIC DESIGN

## A2.01

**MCNAMARA RESIDENCE**  
54 JOHNSTON STREET, PEPPERMINT GROVE

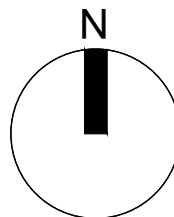
REV: C



MOWBRAY ARCHITECTURE

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|          |                             |            |
|          |                             |            |



FIRST FLOOR PLAN

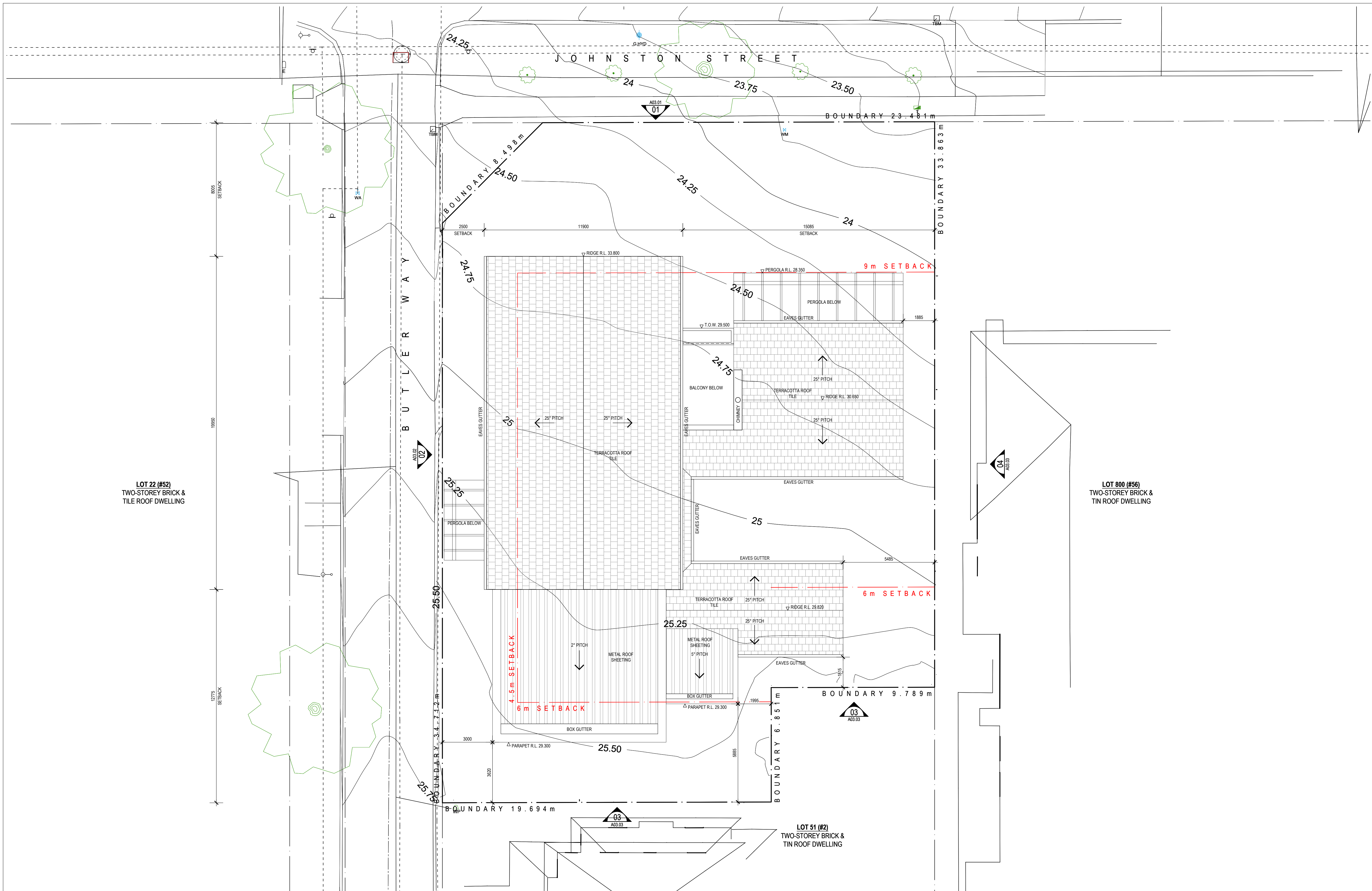
SCALE: 1:100 @ A1

SCHEMATIC DESIGN

A2.02

MCNAMARA RESIDENCE  
54 JOHNSTON STREET, PEPPERMINT GROVE

REV: C

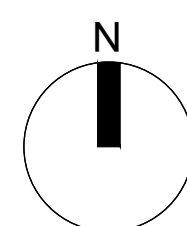


MOWBRAY ARCHITECTURE

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|          |                         |            |
|          |                         |            |



## ROOF PLAN

SCALE: 1:100 @ A1

## SCHEMATIC DESIGN

A2.03

**MCNAMARA RESIDENCE**  
54 JOHNSTON STREET, PEPPERMINT GROVE

REV: A



01 NORTH ELEVATION  
SCALE 1:100



01 NORTH ELEVATION - BOUNDARY WALL  
SCALE 1:100



02 WEST ELEVATION  
SCALE 1:100



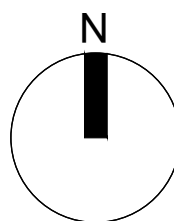
02 WEST ELEVATION - BOUNDARY WALL  
SCALE 1:100

MOWBRAY ARCHITECTURE

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ELEVATIONS

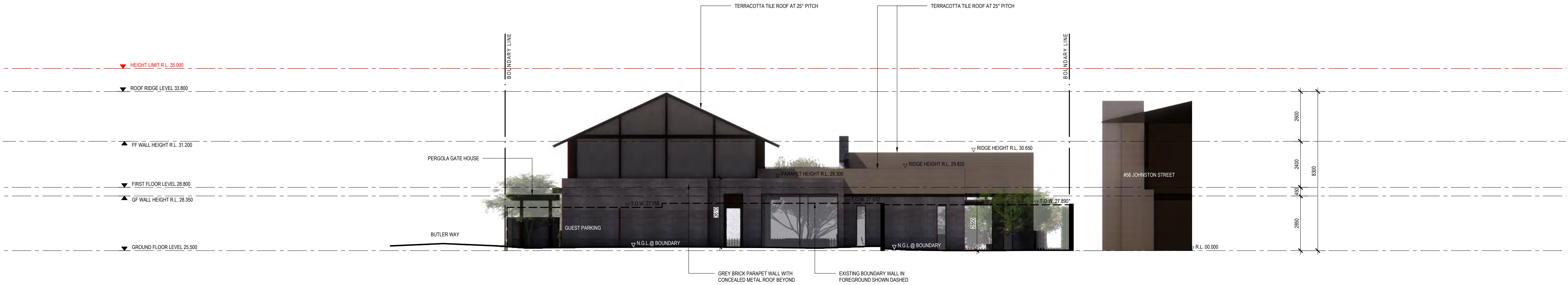
SCALE: 1:100 @ A1

SCHEMATIC DESIGN

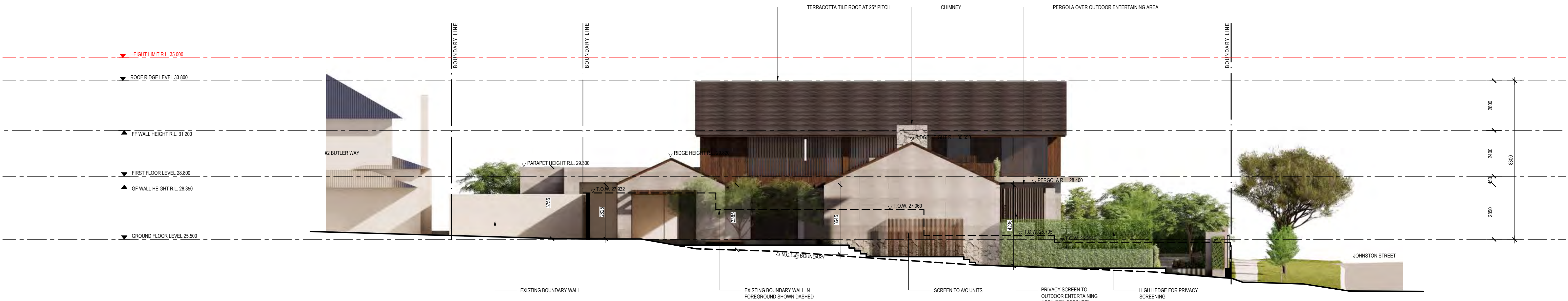
A3.02

MCNAMARA RESIDENCE  
54 JOHNSTON STREET, PEPPERMINT GROVE

REV: A



03 SOUTH ELEVATION  
SCALE 1:100



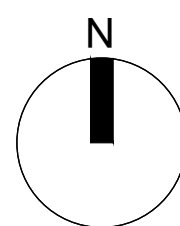
04 EAST ELEVATION  
SCALE 1:100

MOWBRAY ARCHITECTURE

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ELEVATIONS

SCALE: 1:100 @ A1

SCHEMATIC DESIGN

A3.03

MCNAMARA RESIDENCE  
54 JOHNSTON STREET, PEPPERMINT GROVE

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