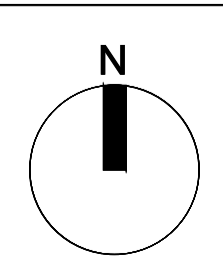


PHILIPPA MOWBRAY ARCHITECTS

3 VERA STREET COTTESLOE WA 6011 P (08) 9385 2311  
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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATIONS	12.07.2023
DA-02	DA CLARIFICATIONS	04.08.2023
DA-03	DA DESIGN UPDATE - SITTING RM JOINERY / BASEMENT	29.08.2023
DA-04	INCREASE OPENING WIDTH OF REAR GATE FOR SWEEPED PATH	27.09.2023



SITE PLAN

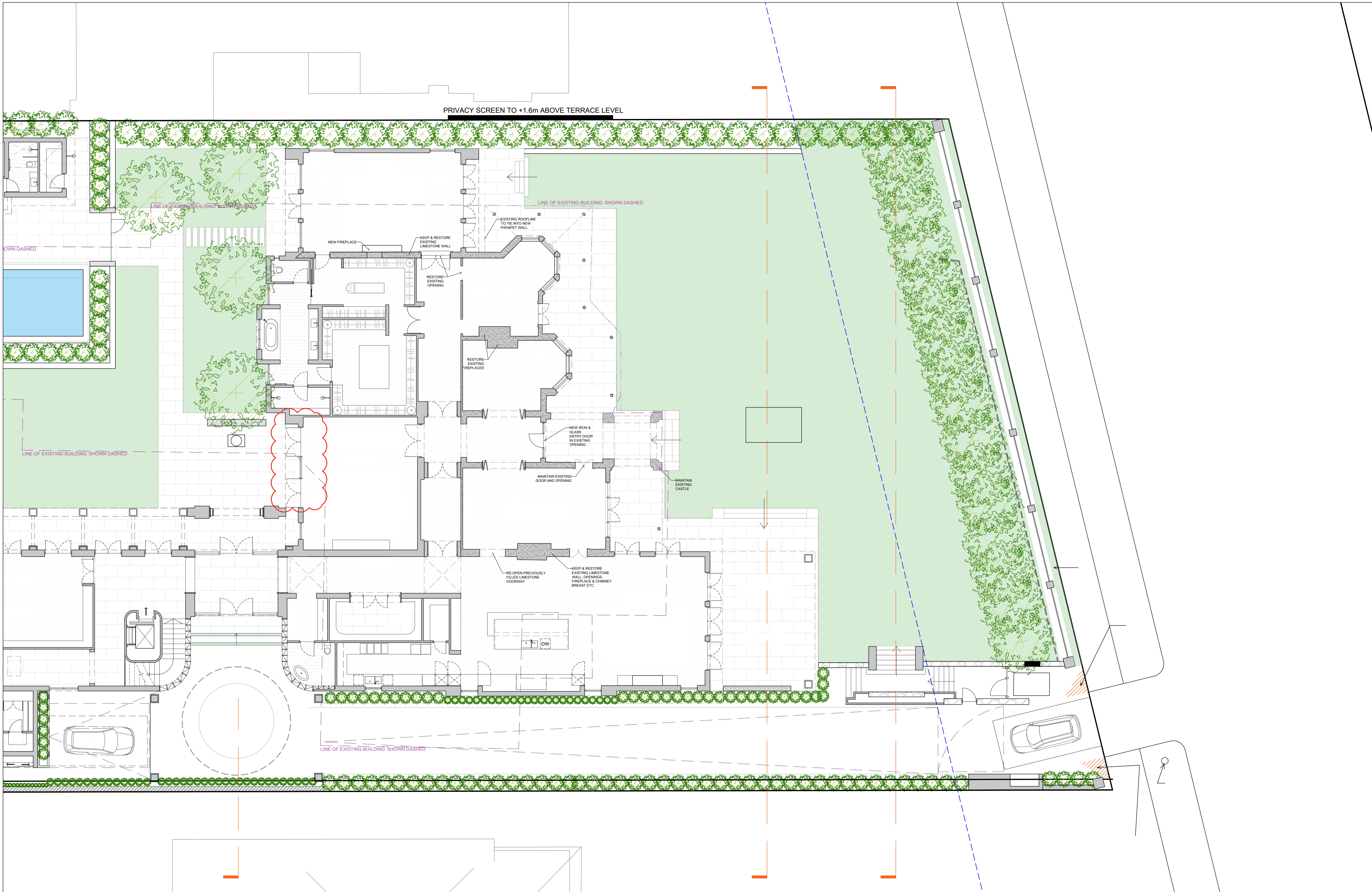
SCALE: 1:200 @ A1

DEVELOPMENT APPLICATION

A.0.0R

NEW RESIDENCE  
 52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-04



PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

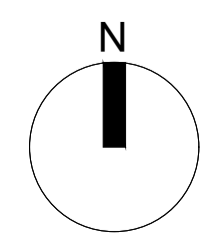
LINE OF EXISTING BUILDING SHOWN DASHED

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	06.07.2023
DA-02	DA CLARIFICATION	02.08.2023
DA-03	DA DESIGN UPDATE - SITTING ROOM / WEST FACING	29.08.2023



GROUND FLOOR PLAN (EAST)

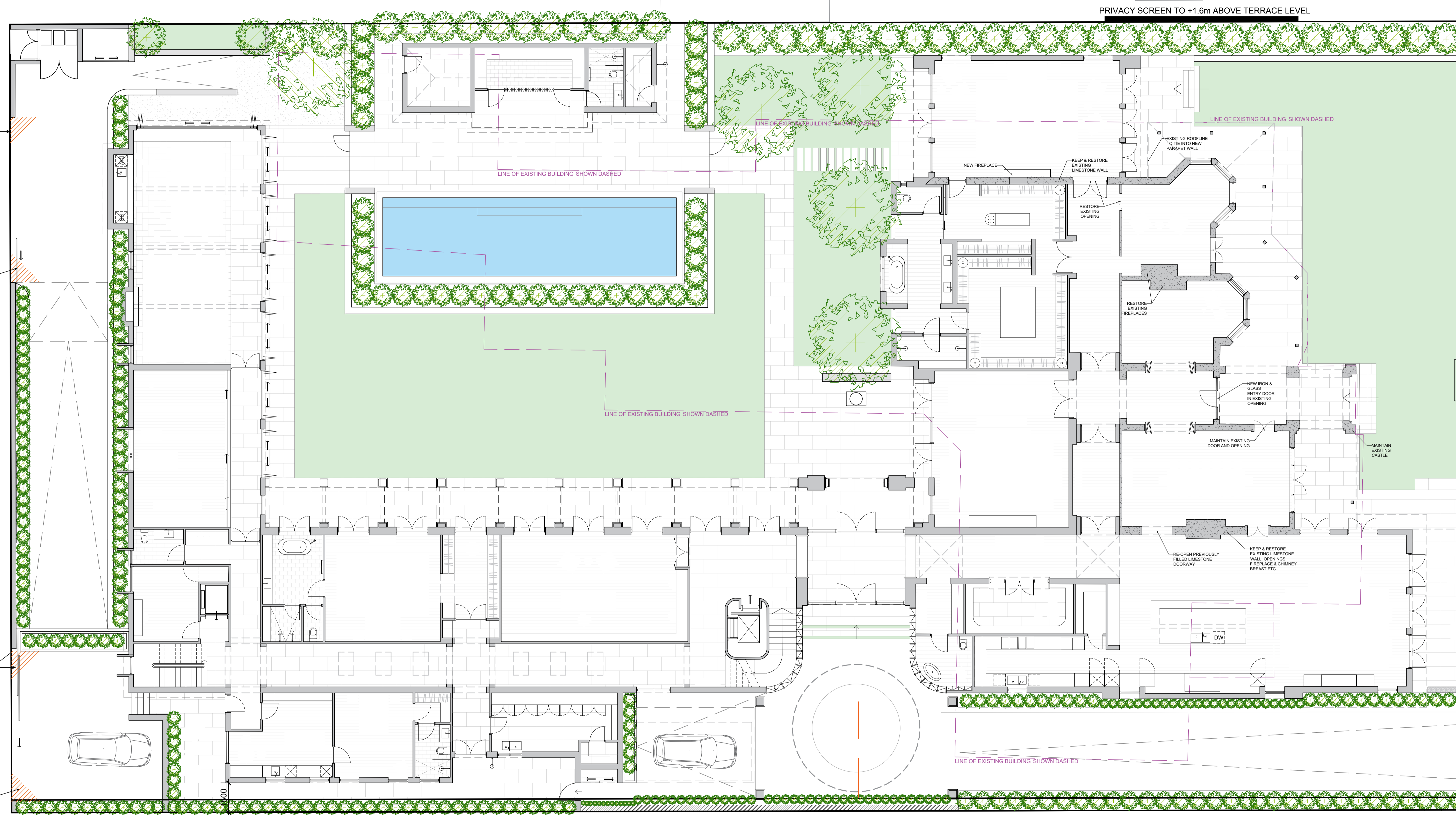
SCALE: 1:100 @ A1

DEVELOPMENT APPLICATION

NEW RESIDENCE  
52 THE ESPLANADE, PEPPERMINT GROVE, WA

A1.1R

REV: DA-03



PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

LINE OF EXISTING BUILDING SHOWN DASHED

LINE OF EXISTING BUILDING SHOWN DASHED

NEW FIREPLACE

KEEP & RESTORE EXISTING LIMESTONE WALL

RESTORE EXISTING OPENING

RESTORE EXISTING REPLACES

NEW IRON & GLASS ENTRY DOOR IN EXISTING OPENING

MAINTAIN EXISTING DOOR AND OPENING

MAINTAIN EXISTING CASTLE

RE-OPEN PREVIOUSLY FILLED LIMESTONE DOORWAY

KEEP & RESTORE EXISTING LIMESTONE WALL OPENINGS FIREPLACE & CHIMNEY BREAST ETC.

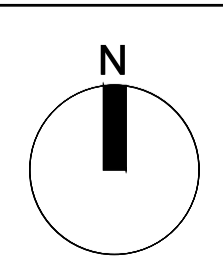
LINE OF EXISTING BUILDING SHOWN DASHED

**PHILIPPA MOWBRAY ARCHITECTS**

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	12.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA COMPLIANT DESIGN ALTERATION - SITTING ROOM / WEST FACING	29.08.2023
DA-04	INCREASE GATE OPENING WIDTH FOR SWEEP PATH	27.09.2023



**GROUND FLOOR PLAN (WEST)**

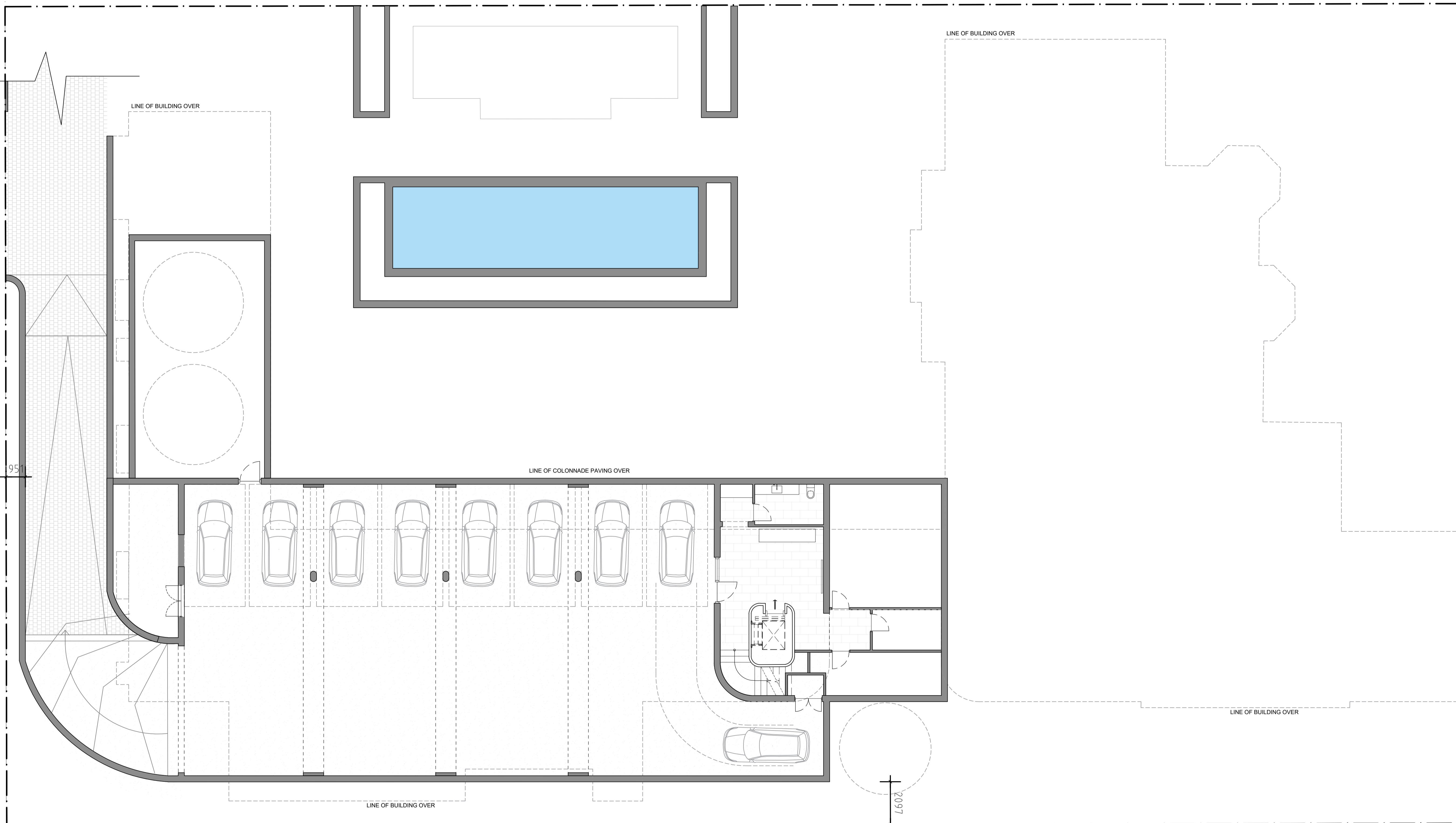
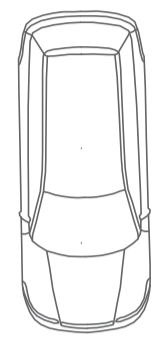
SCALE: 1:100 @ A1

**DEVELOPMENT APPLICATION**

**NEW RESIDENCE**  
52 THE ESPLANADE, PEPPERMINT GROVE, WA

A1.0R

REV:DA-04



951

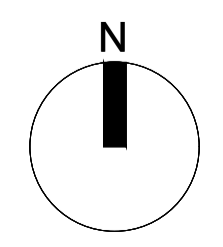
2097

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA DESIGN UPDATE - MOVE BASEMENT AWAY FROM SOUTH BOUNDARY	30.08.2023



### BASEMENT FLOOR PLAN

SCALE: 1:100 @ A1

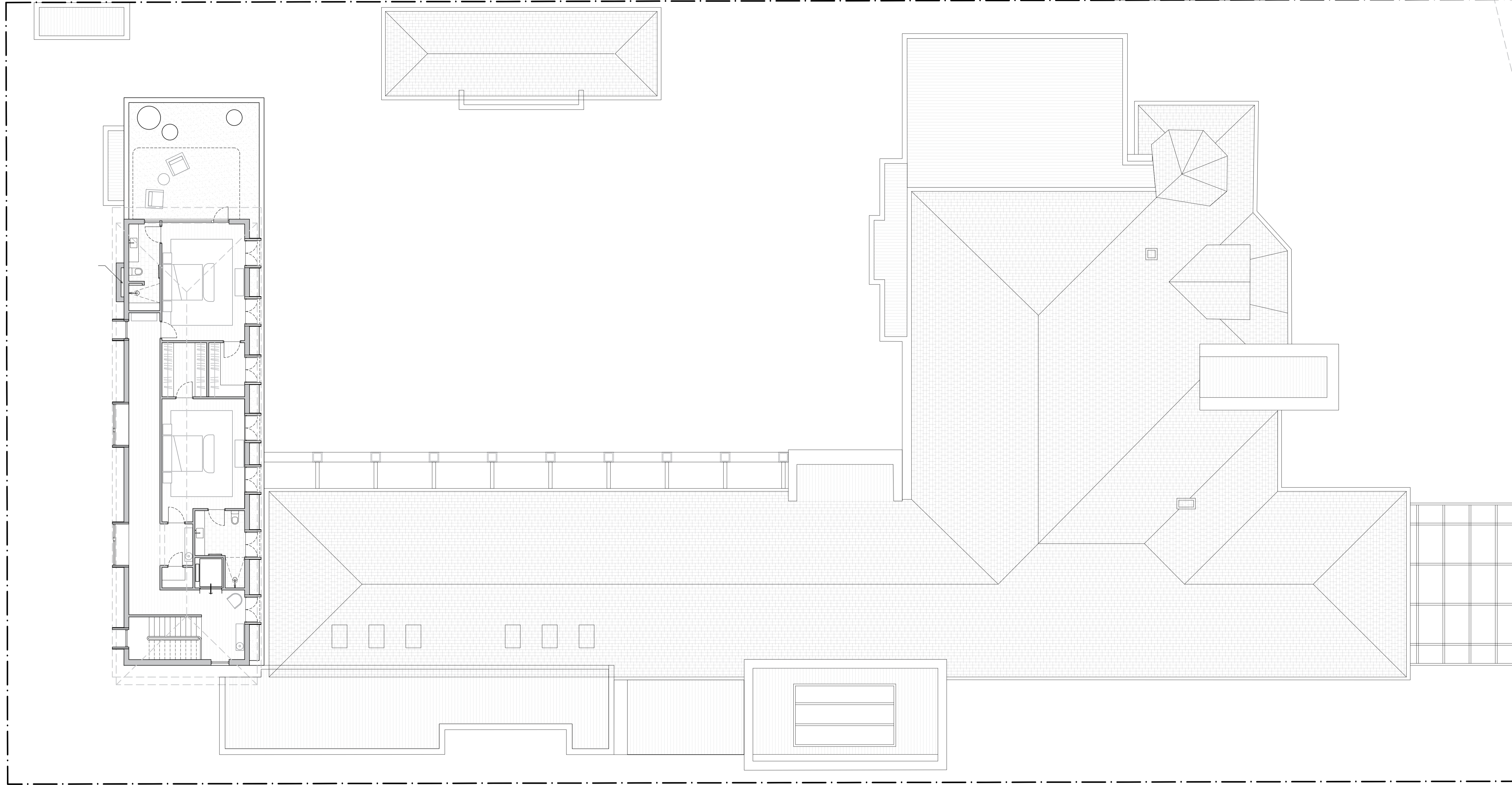
DEVELOPMENT APPLICATION

A.2.0R

NEW RESIDENCE  
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-03

PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

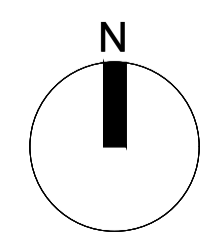


PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	02.08.2023
DA-02	DA CLARIFICATION - SHOW NEW AND EXISTING CHIMNEYS	01.09.2023
DA-04	DA CLARIFICATION - ROOF & EAVE EXTENT	14.09.2023



FIRST FLOOR PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3

DEVELOPMENT APPLICATION

A.3.0R

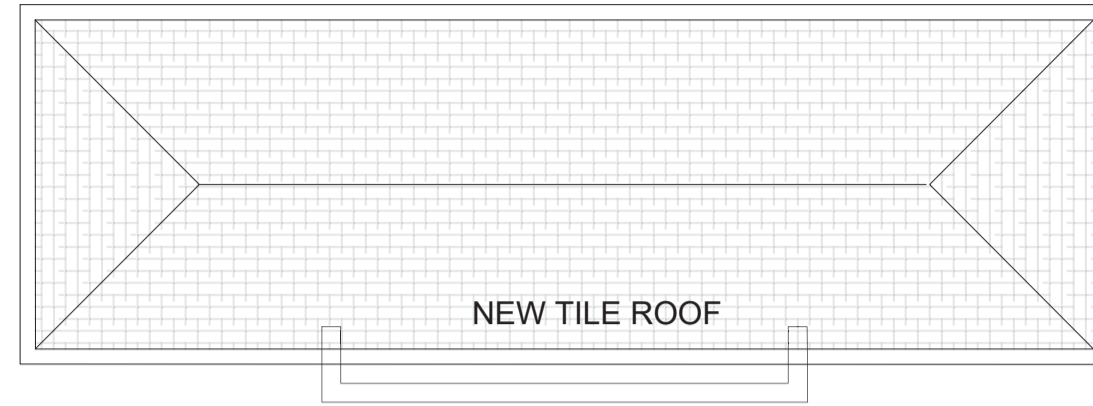
NEW RESIDENCE  
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-04

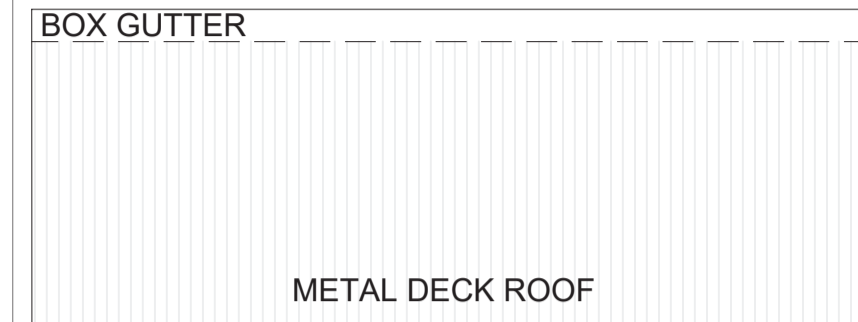
NORTH BOUNDARY

PRIVACY SCREEN TO +1.6m ABOVE TERRACE LEVEL

BIN / GARDEN STORE  
FLAT ROOF



PARAPET WALL TOW +4.61 / AHD



NEW TILE ROOF TO  
REINSTATE ORIGINAL  
VERANDAH

MAINTAIN EXISTING  
CHIMNEY

FLAT ROOF  
ROOF TERRACE BELOW

NEW  
CHIMNEY

NEW TILE ROOF  
MAINTAINS EXISTING PITCH

NEW TILE ROOF  
MAINTAINS EXISTING PITCH

MAKE GOOD OR  
REPLACE EXISTING  
FLAT ROOF

4M REAR SETBACK

PARAPET WALL TOW +4.61 / AHD

METAL DECK ROOF  
& BOX GUTTER

NEW TILE ROOF  
MAINTAINS EXISTING PITCH

MAINTAIN EXISTING  
CHIMNEY

OPEN COLONNADE

PARAPET WALL TOW +4.61 / AHD

OPEN COLONNADE

PARAPET WALL TOW +4.61 / AHD

METAL DECK  
ROOF

NEW TILE ROOF  
MAINTAINS EXISTING PITCH

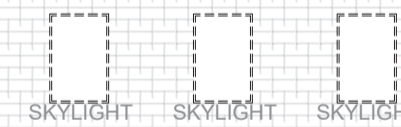
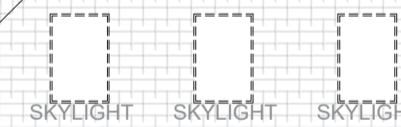
NEW TILE ROOF  
MAINTAINS EXISTING PITCH

NEW TILE ROOF  
MAINTAINS EXISTING PITCH

NEW TILE ROOF  
MAINTAINS EXISTING PITCH

NEW STEEL &  
GLASS  
PERGOLA

9M FRONT SETBACK

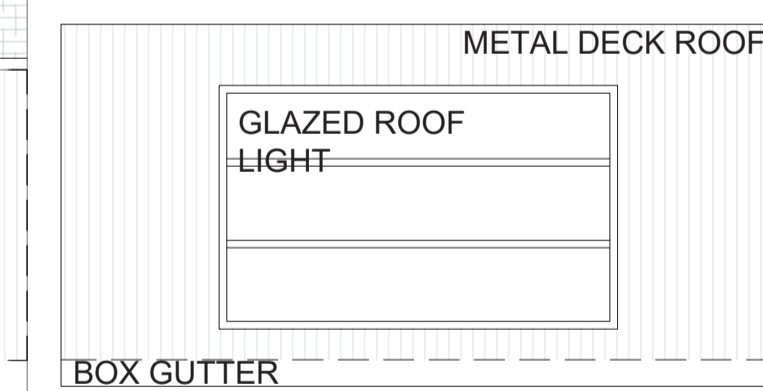


METAL DECK ROOF

BOX GUTTER

PARAPET WALL TOW +4.61 / AHD

METAL DECK ROOF



5245

845

PARAPET WALL TOW +4.61 / AHD

SOUTH BOUNDARY

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	30.06.23
DA-02	DA CLARIFICATION	04.08.23
DA-03	DA CLARIFICATION - SHOW NEW AND EXISTING CHIMNEYS	01.09.23
DA-04	DA CLARIFICATION - CONFIRM ROOF / EAVE EXTENT	14.09.23

ROOF PLAN

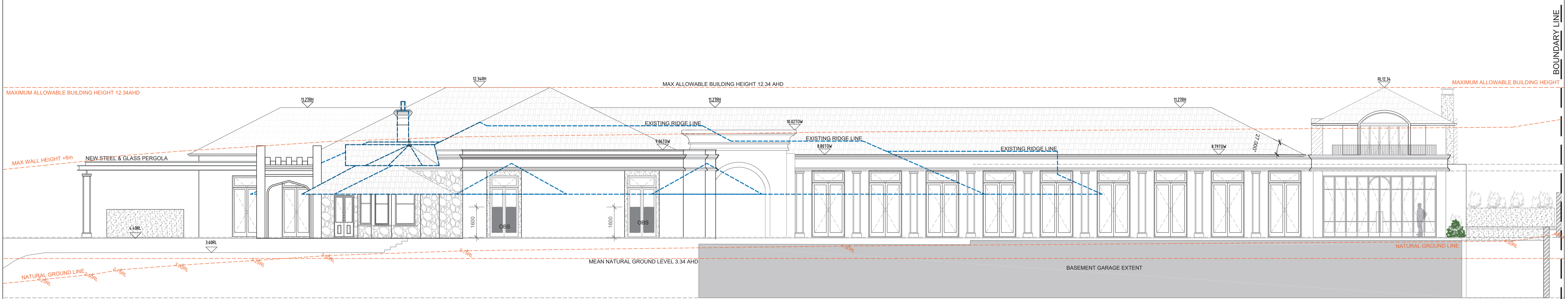
SCALE: 1:100 @A1

DEVELOPMENT APPROVAL

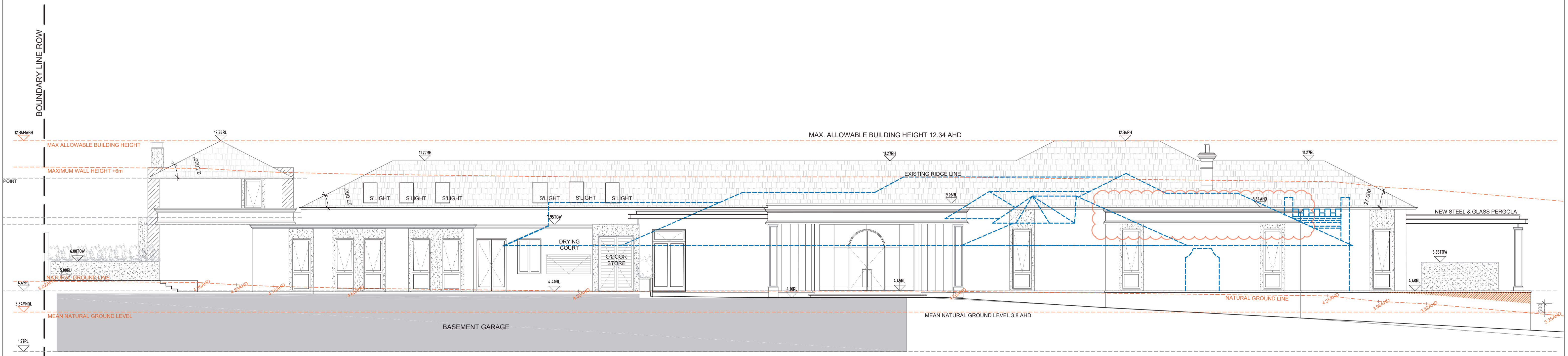
A.4.0

GOYDER RESIDENCE  
52 THE ESPLANADE, PEPPERMINT, WA

REV:DA-04



NORTH ELEVATION



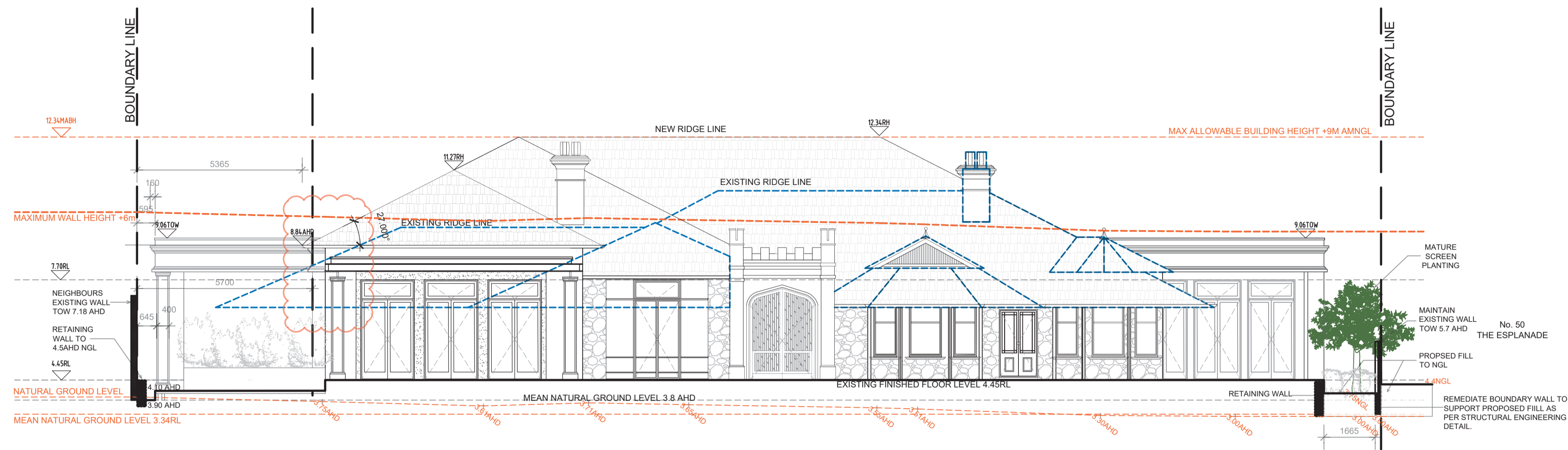
SOUTH ELEVATION

**PHILIPPA MOWBRAY ARCHITECTS**  
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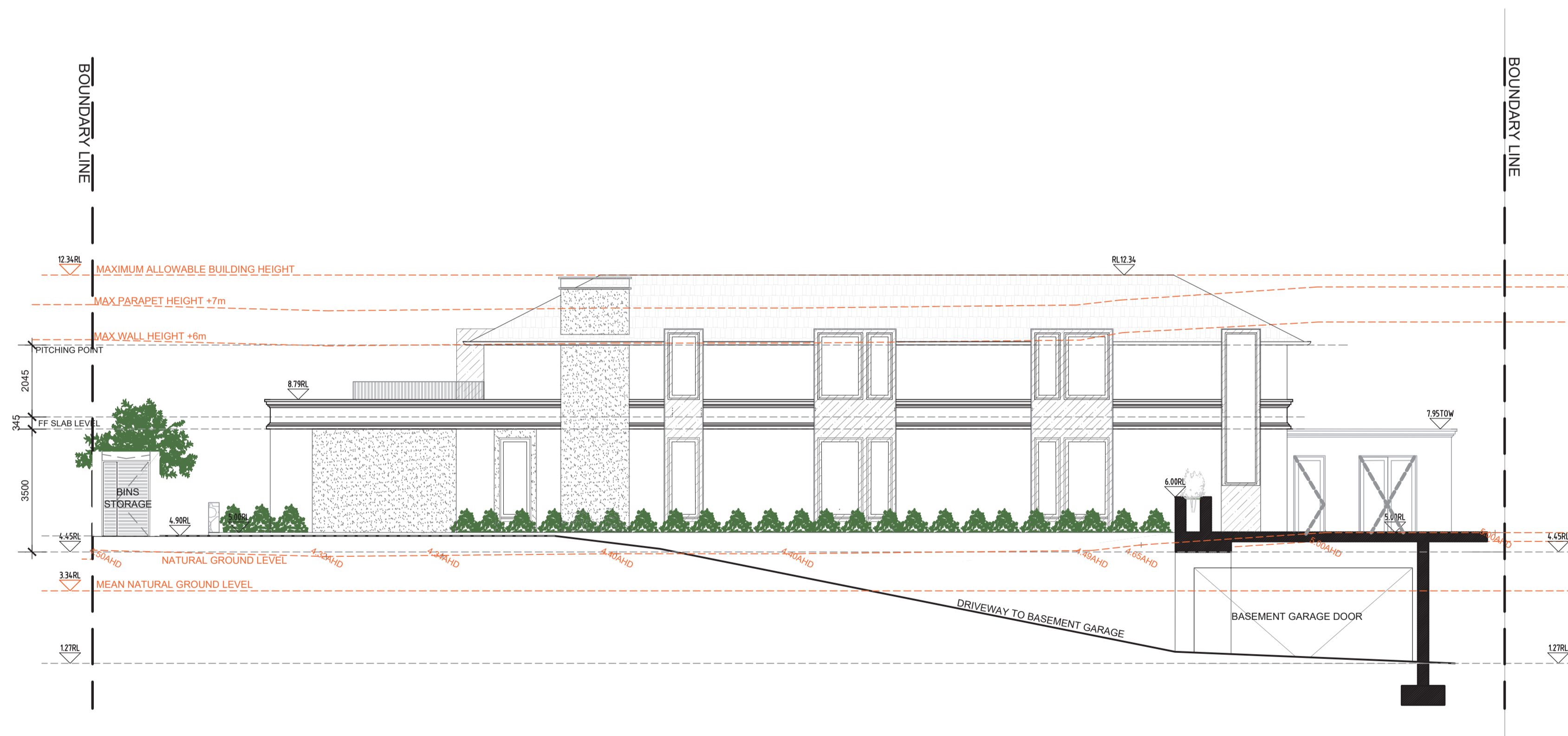
REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA CLARIFICATION - CONFIRM ROOF / EAVE	14.08.2023

**ELEVATIONS**  
 SCALE: 1:100 @A1

**DESIGN DEVELOPMENT** A.5.0  
 GOYDER RESIDENCE  
 52 THE ESPLANADE, PEPPERMINT, WA  
 REV: DA-03



EAST ELEVATION - THE ESPLANADE



WEST ELEVATION - RIGHT OF WAY

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	05.07.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA DESIGN ALTERATION BASEMENT & SITTING RM	04.08.2023
DA-04	DA DESIGN - ROOF & EAVE EXTENT	04.08.2023

ELEVATIONS

SCALE: 1:100 @A1

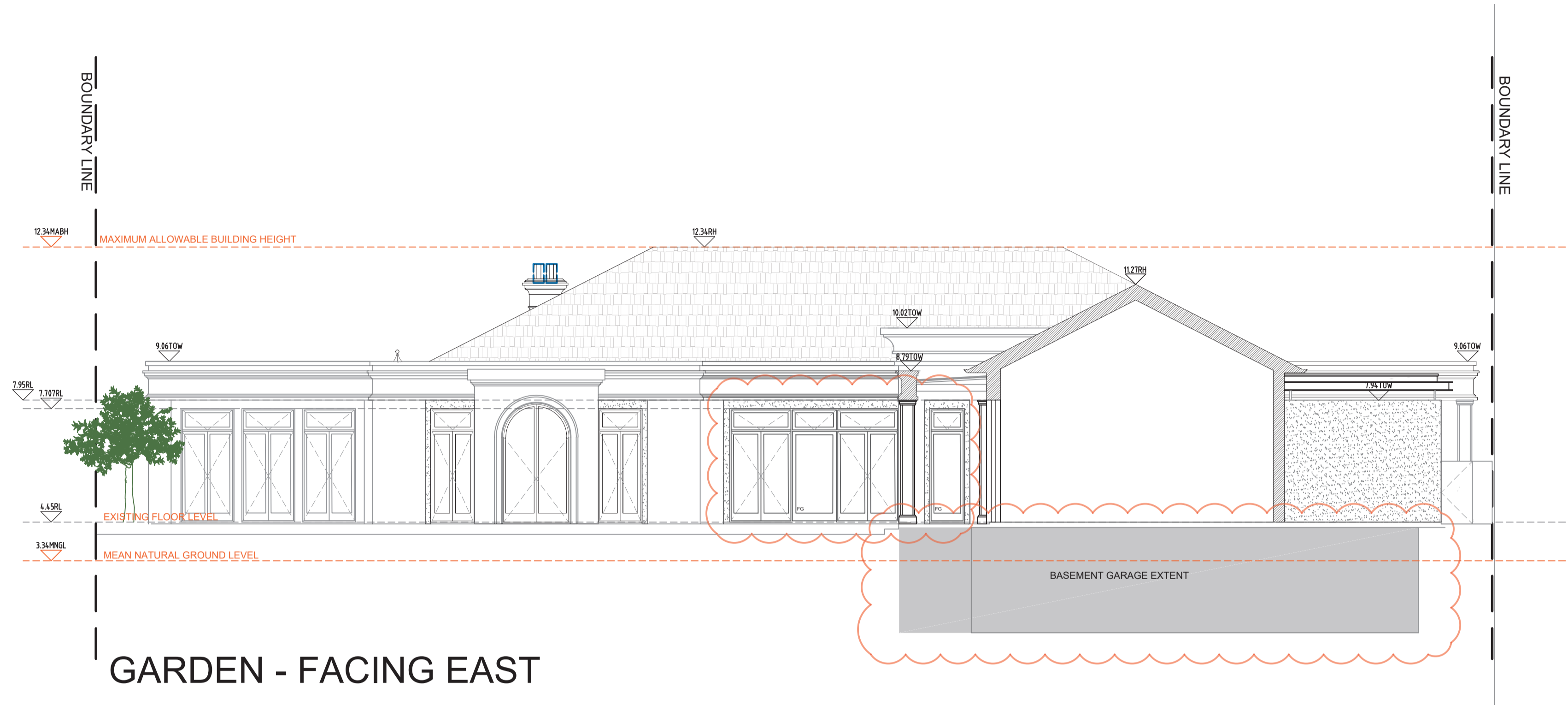
DESIGN DEVELOPMENT

A.5.1

GOYDER RESIDENCE  
52 THE ESPLANADE, PEPPERMINT, WA

REV: DA-04





GARDEN - FACING EAST



GUEST WING - ELEVATION

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	30.06.2023
DA-02	DA CLARIFICATION	04.08.2023
DA-03	DA CLARIFICATION	30.08.2023

ELEVATIONS

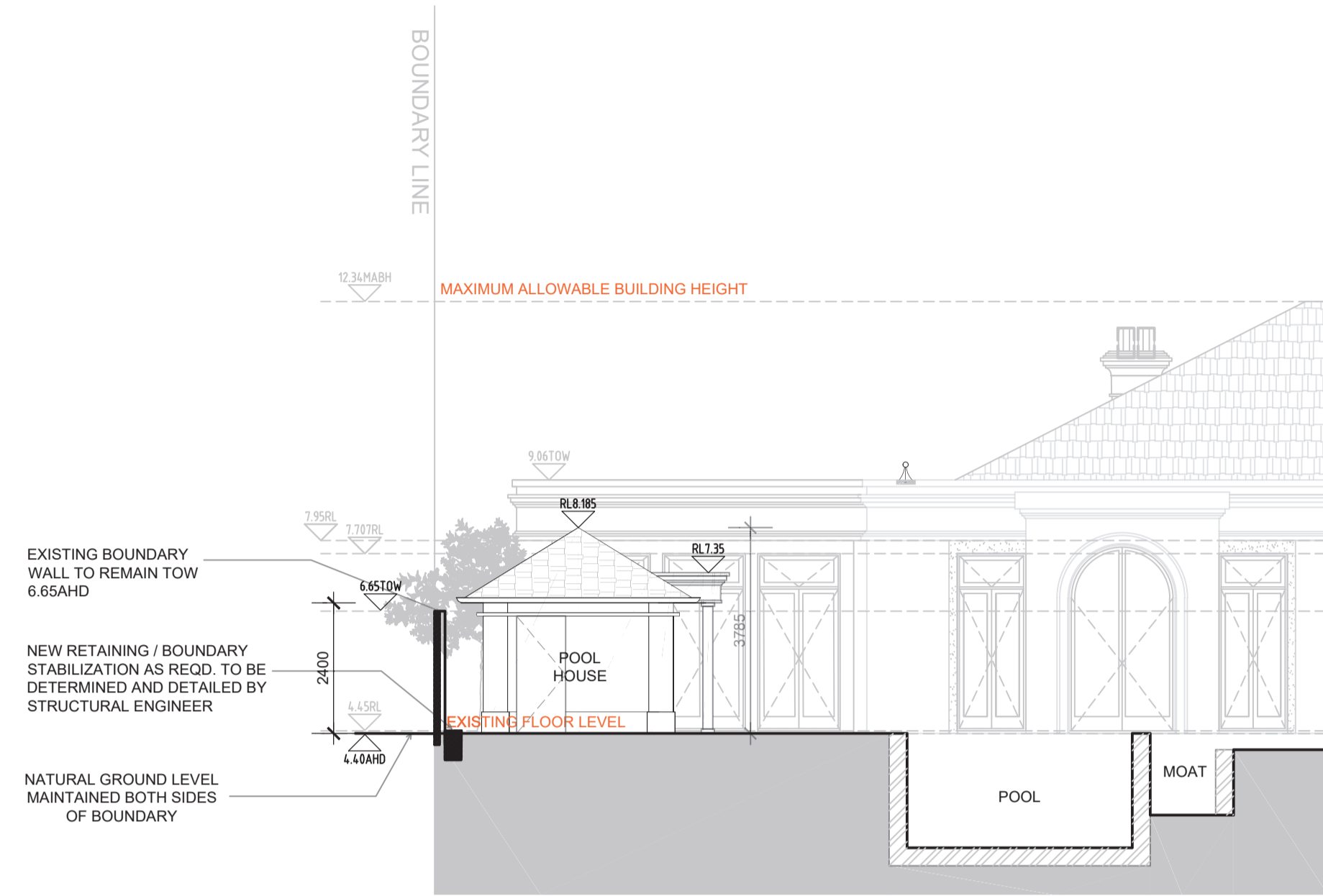
SCALE: 1:100 @A1

DESIGN DEVELOPMENT

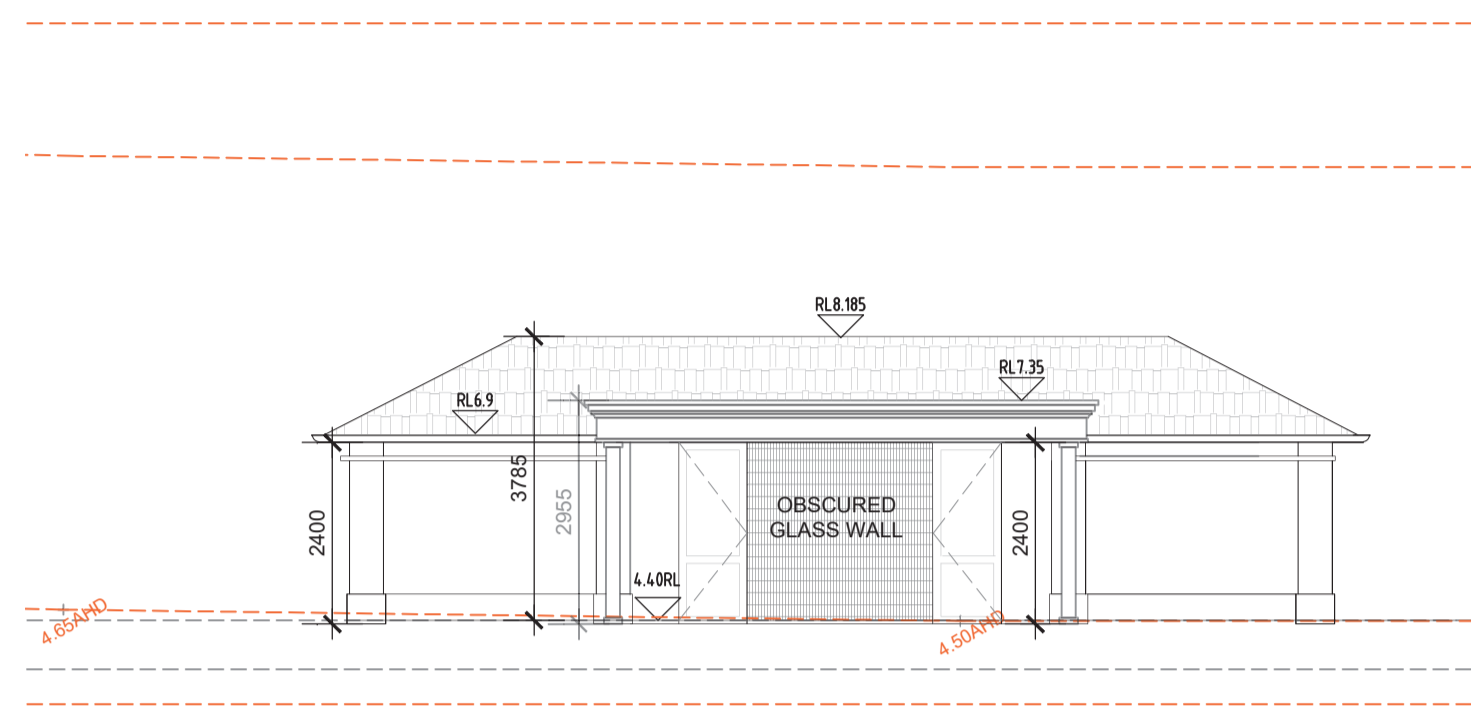
A.5.2

GOYDER RESIDENCE  
52 THE ESPLANADE, PEPPERMINT, WA

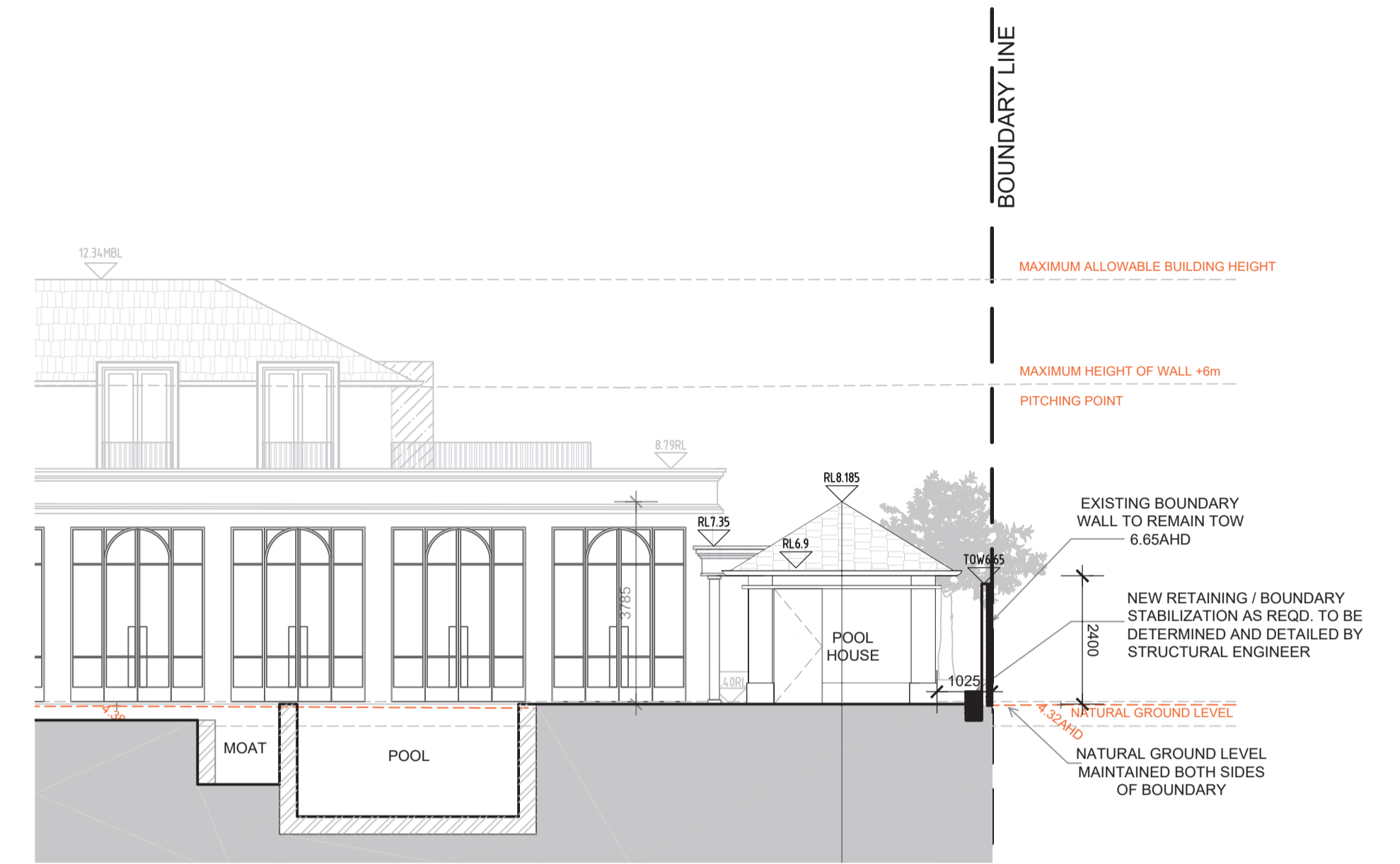
REV:DA-03



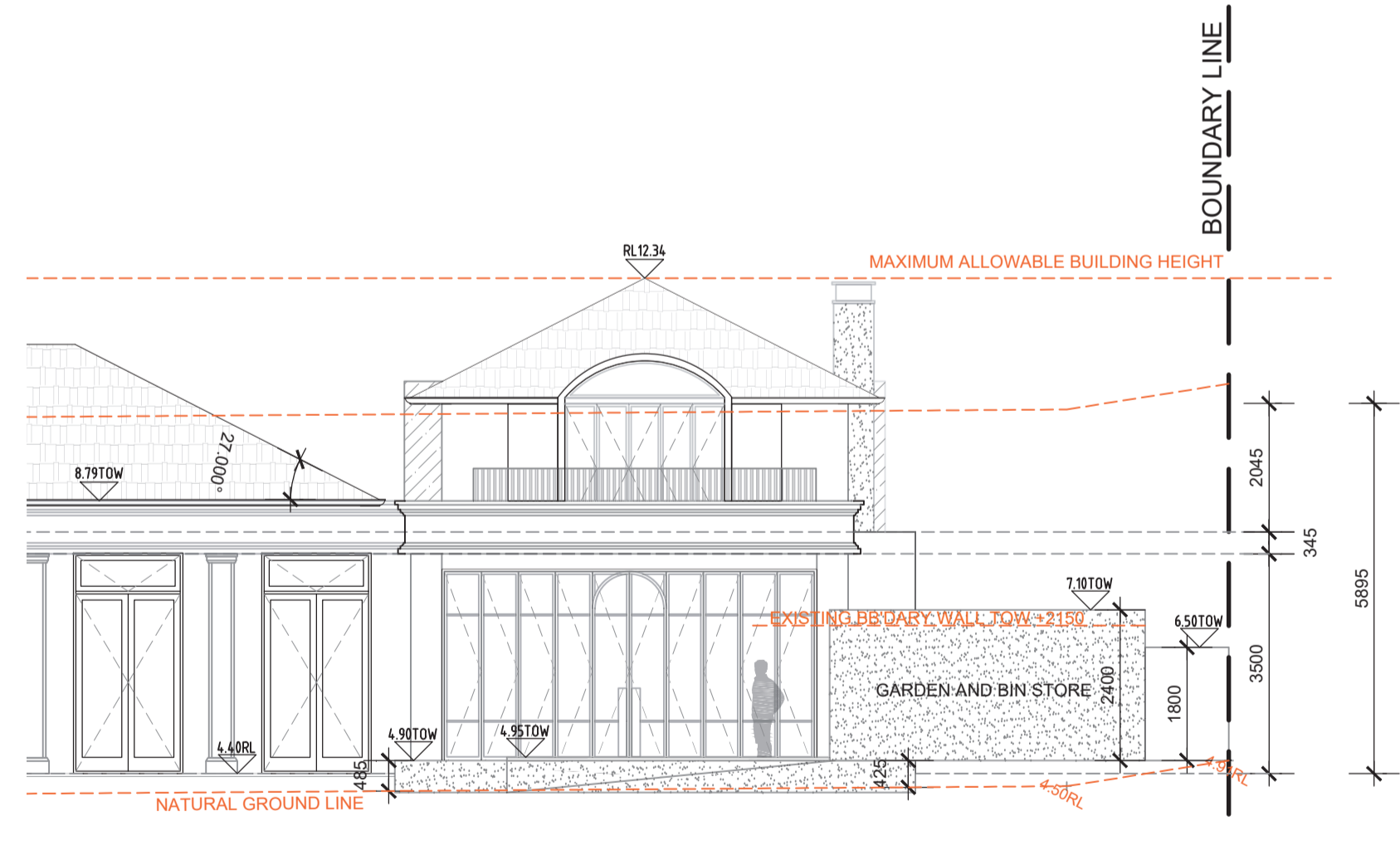
POOL HOUSE  
EAST ELEVATION



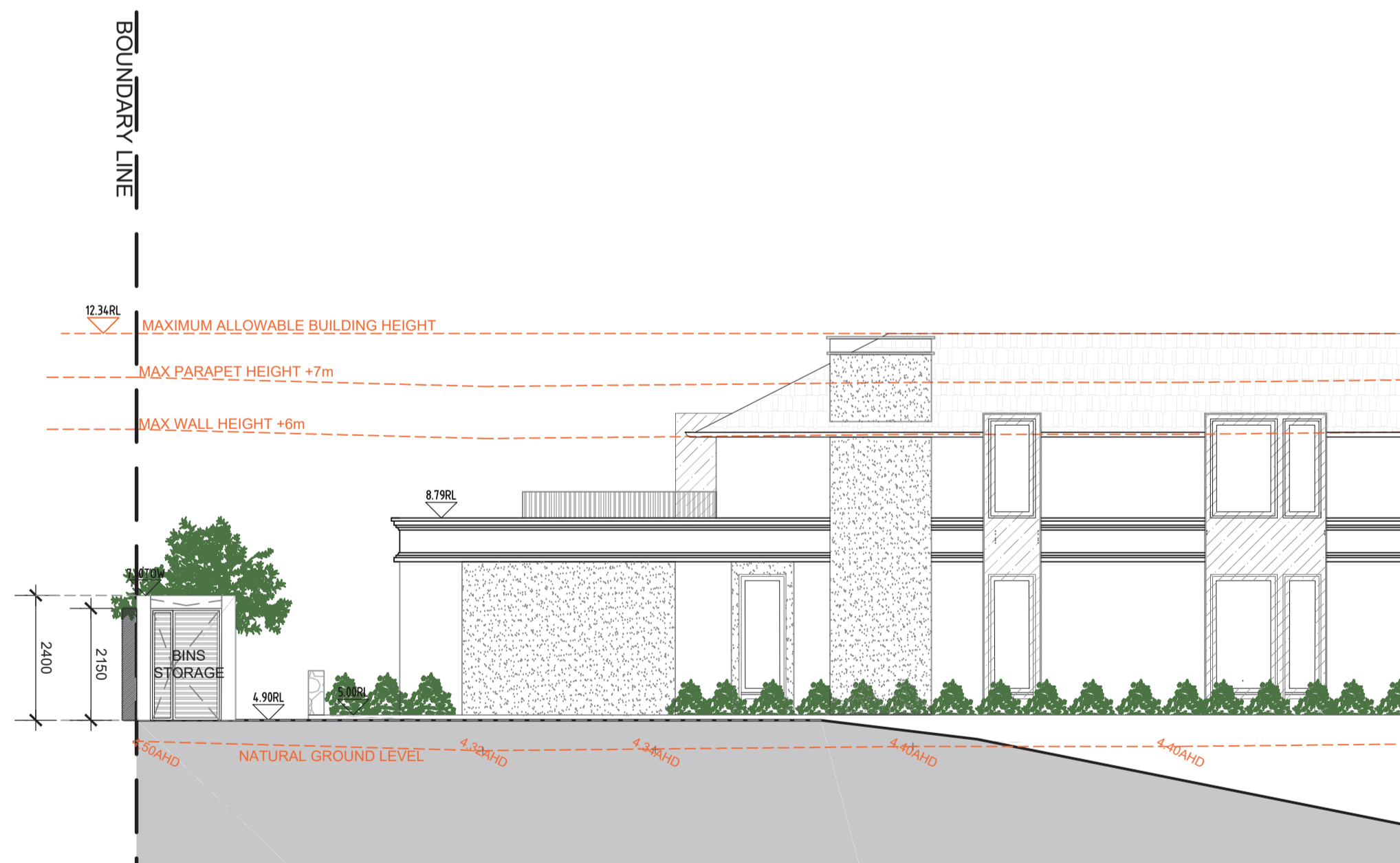
POOL HOUSE  
SOUTH ELEVATION



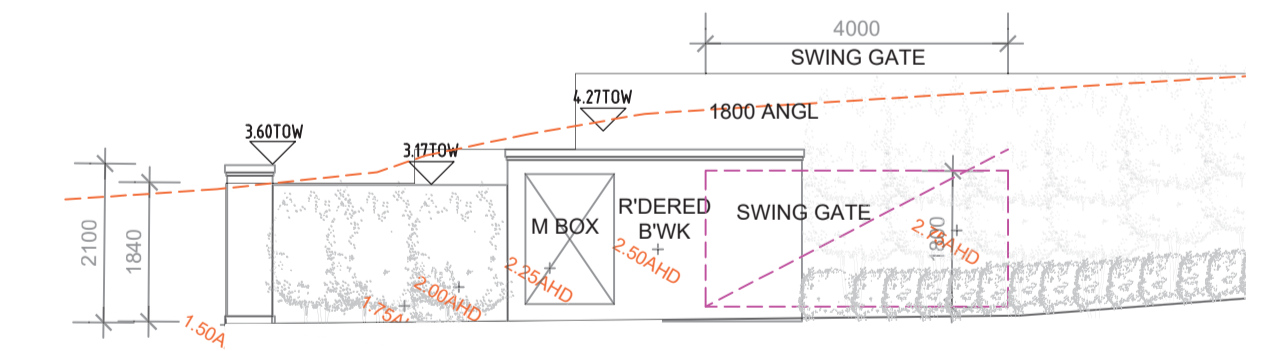
POOL HOUSE  
WEST ELEVATION



GARDEN AND BIN STORE  
NORTH ELEVATION



GARDEN AND BIN STORE  
WEST ELEVATION



METERBOX DRIVEWAY GATE  
EAST ELEVATION

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION / NEW DRAWINGS SHEET	30.06.2023
DA-02	DA CLARIFICATION	30.06.2023
DA-03	DA CLARIFICATION RFI 02	04.08.2023
DA-04	DESIGN ALTERATION BASEMENT & SITTING ROOM	30.08.2023

ELEVATIONS

SCALE: 1:100 @A1

DESIGN DEVELOPMENT

A.5.3

GOYDER RESIDENCE  
52 THE ESPLANADE, PEPPERMINT, WA

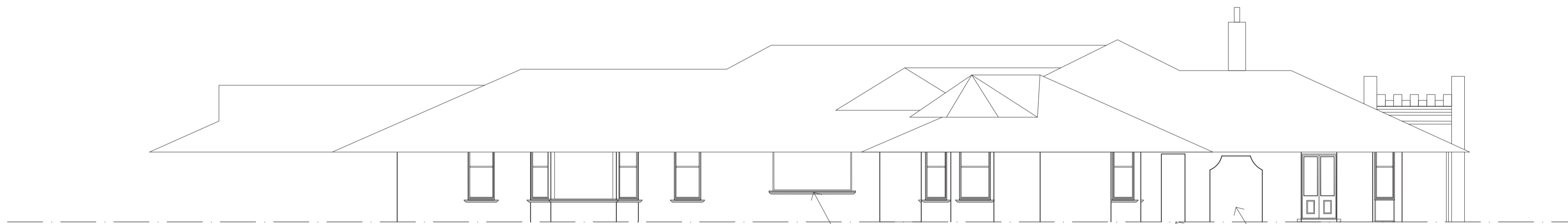
REVDA-04



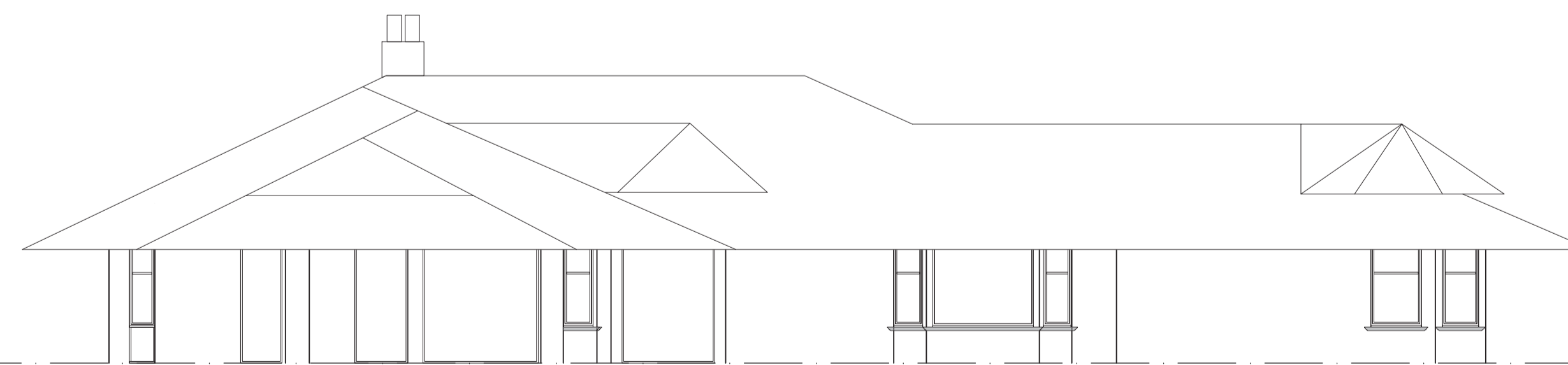
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



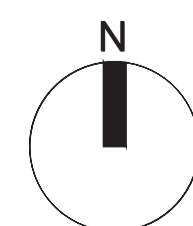
WEST ELEVATION

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
01	ISSUED TO HERITAGE CONSULTANT	24.03.2023



ELEVATIONS - EXISTING

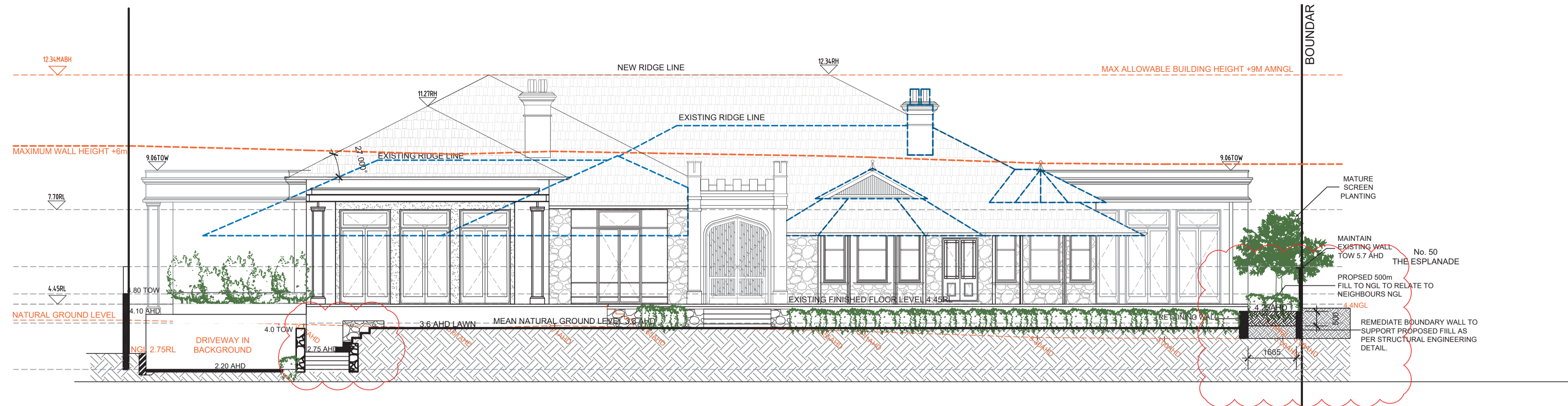
SCALE:

DEVELOPMENT APPLICATION

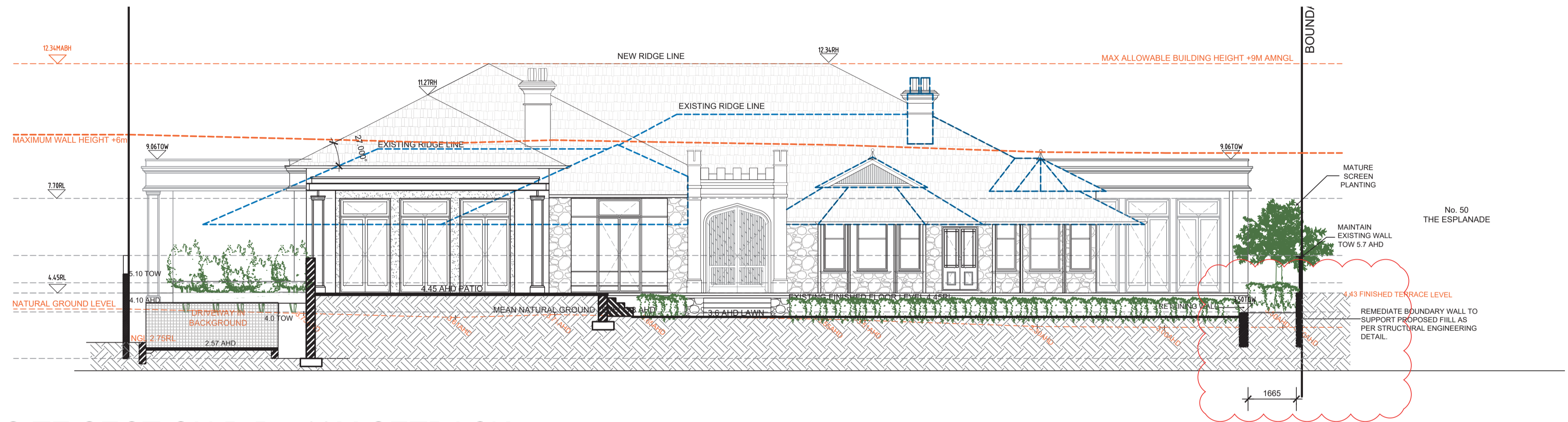
A.5.40

NEW RESIDENCE  
52 THE ESPLANADE, PEPPERMINT GROVE, WA

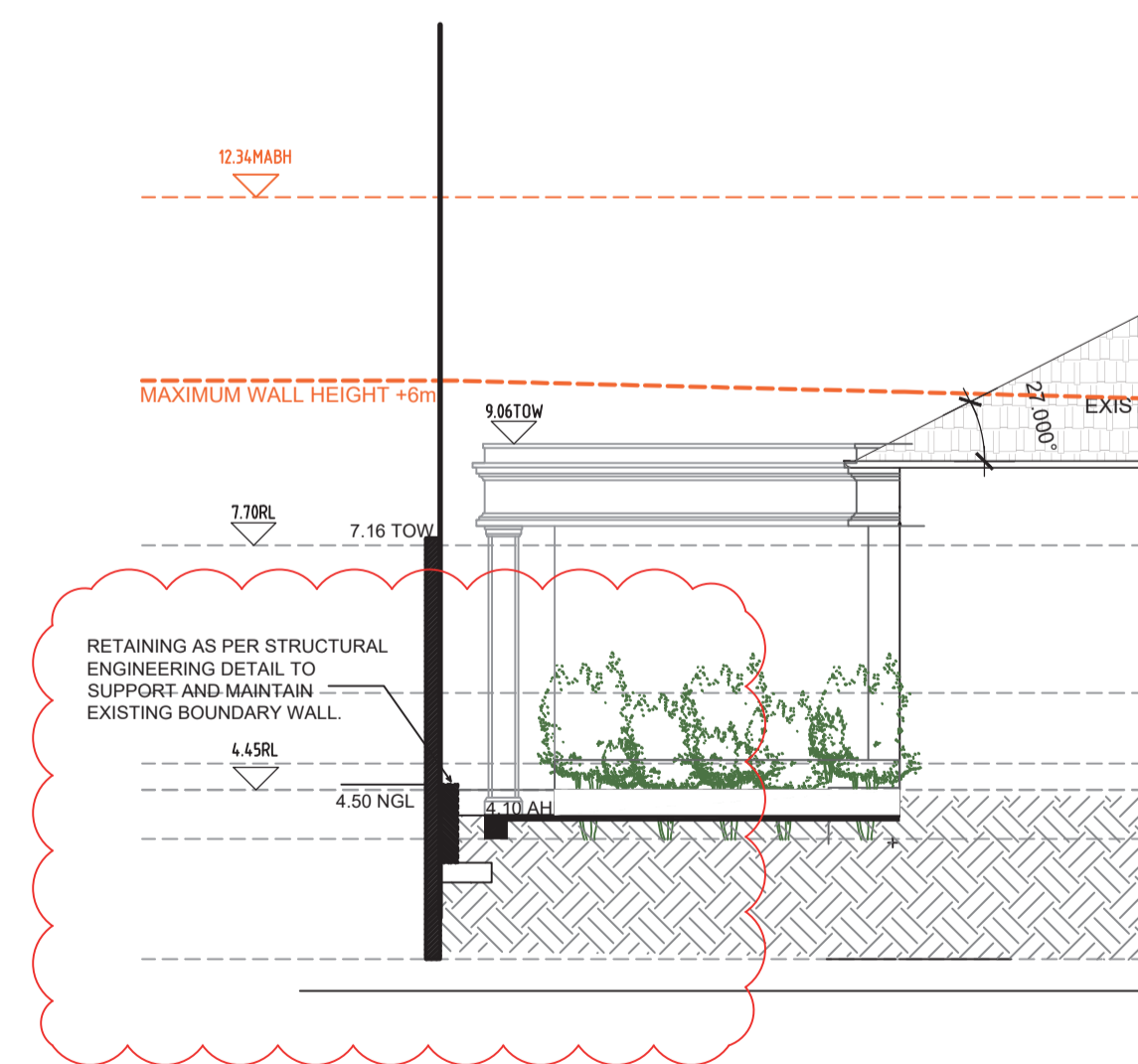
REV: DA



SITE SECTION A-A



SITE SECTION B-B - 18M SETBACK



SITE SECTION C-C - AT BOUNDARY

PHILIPPA MOWBRAY ARCHITECTS

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REVISION	COMMENT	DATE
00	DA CLARIFICATION (NEW SHEET)	05.07.2023
DA02	DA CLARIFICATION	04.08.2023

SITE SECTIONS - NORTH / SOUTH

SCALE: 1:100 @A1

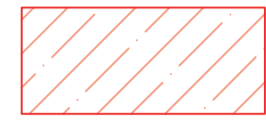
DESIGN DEVELOPMENT

A.5.5

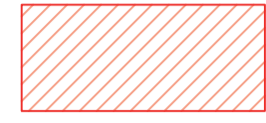
GOYDER RESIDENCE  
52 THE ESPLANADE, PEPPERMINT, WA

REV:DA-02

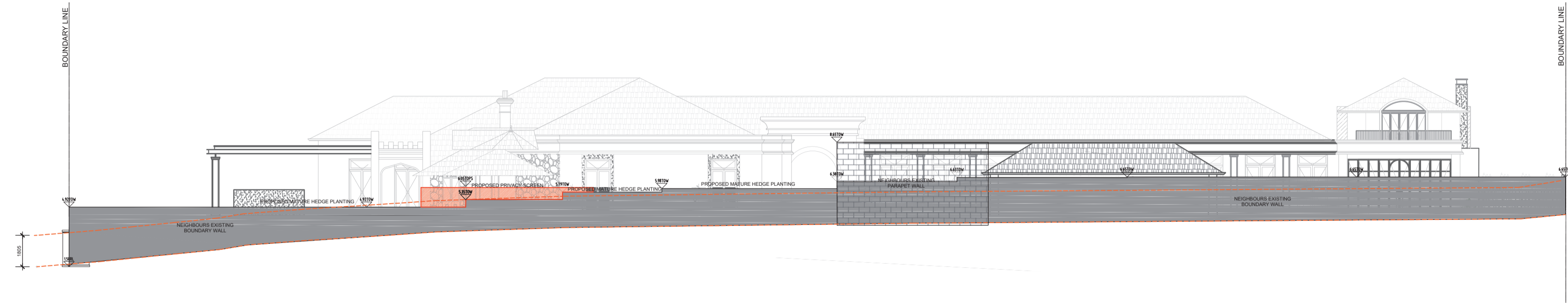
**LEGEND**



PRIVACY SCREENING  
VISUAL PRIVACY



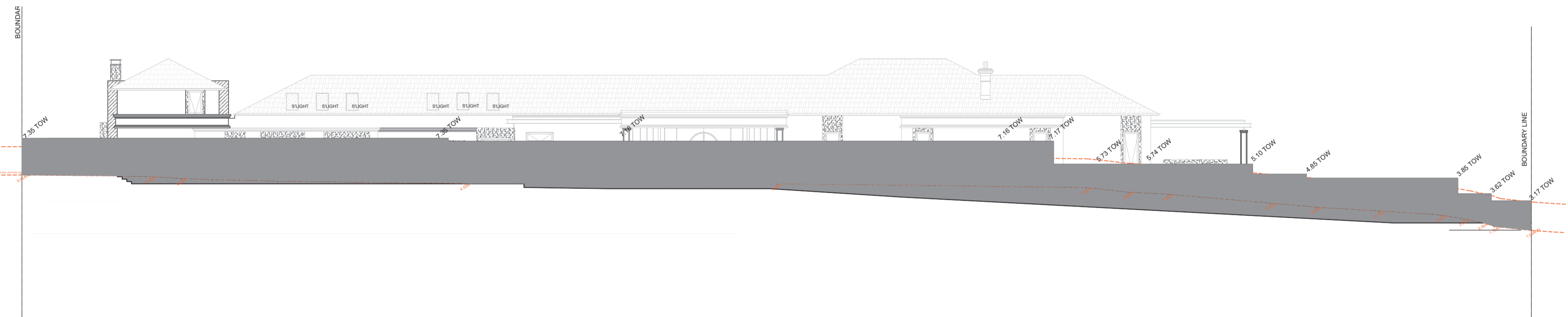
PORTION OF BOUNDARY  
WALL OVER +1.8m



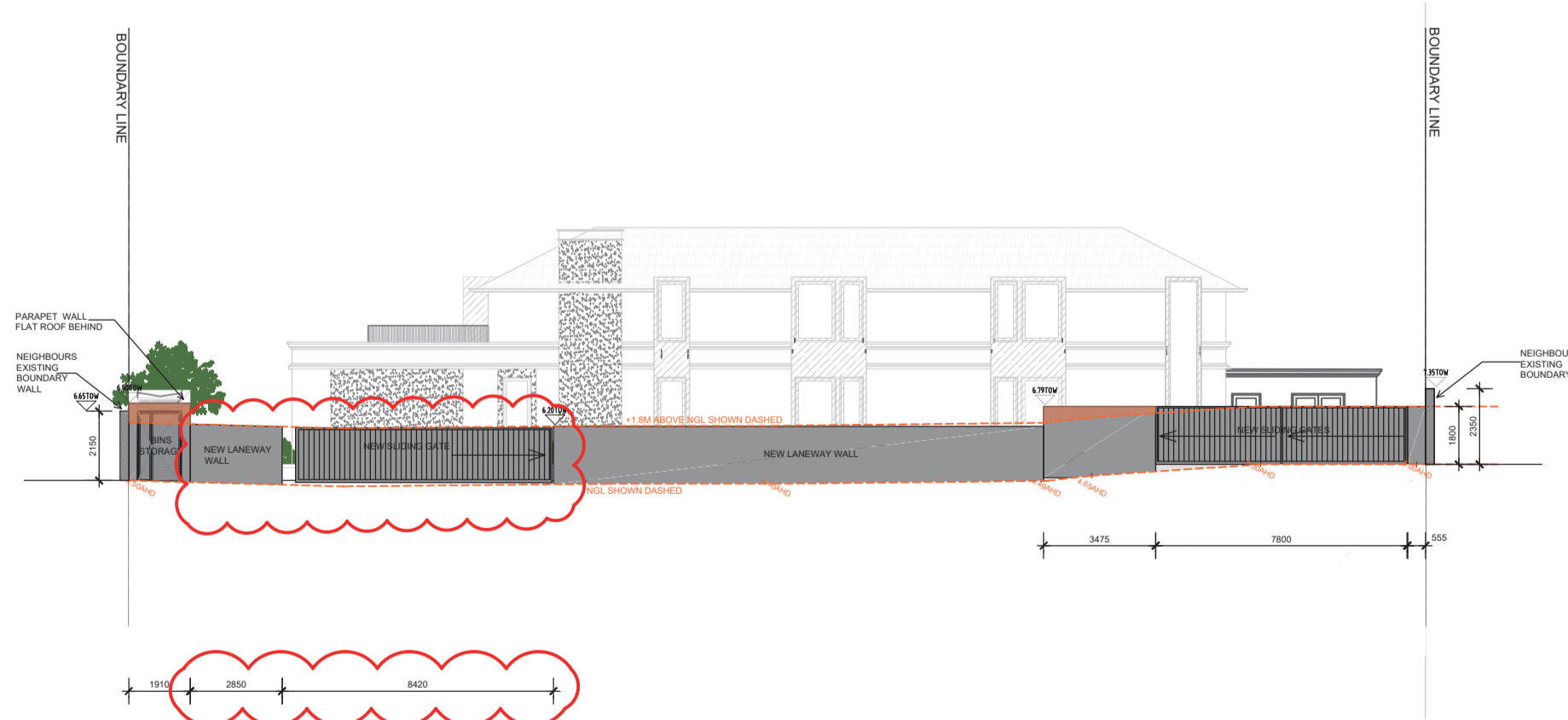
**NORTH ELEVATION**



**EAST ELEVATION - THE ESPLANADE**



**SOUTH ELEVATION**



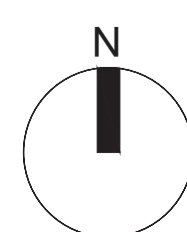
**WEST ELEVATION**

**PHILIPPA MOWBRAY ARCHITECTS**

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

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REVISION	COMMENT	DATE
DA-01	DA CLARIFICATION	30.06.23
DA-02	DA CLARIFICATION	04.08.23
DA-03	INCREASE OPENING WIDTH OF REAR GATE	27.09.23



**ELEVATIONS -  
BOUNDARY WALL CONDITIONS**

SCALE: 1:200 @ A3

**DEVELOPMENT APPLICATION**

A.6.0

**NEW RESIDENCE**  
52 THE ESPLANADE, PEPPERMINT GROVE, WA

REV: DA-03