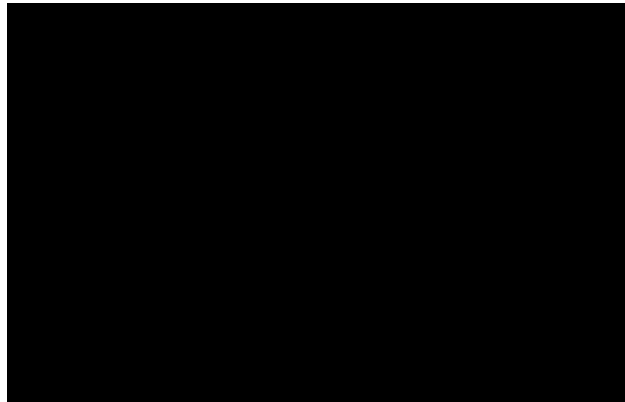




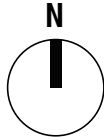
LOCALITY PLAN
SCALE 1:1000

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
		13.12.22	A	Re-design Café, Dwelling 1
		16.01.23	-	Issued for Town Planning
		09.05.23	B	Amendments - Town Planning RFI (17.4.23)



project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[REDACTED]

drawing title
LOCALITY PLAN, DRAWING LIST
sheet size
A2
drawing no.
01
revision no.
B
date of issue
09/05/2023



DRAWING LIST

NO.	TITLE	REV.	NO.	TITLE	REV.
1	LOCALITY PLAN	-	9	ELEVATIONS	A
2	EX.CONDITIONS	-	10	INDICATIVE 3D VIEWS	-
3	DEMOLITION PLAN	-	11	MATERIAL FINISHES	-
4	SITE PLAN	A	12	SITE AREA ANALYSIS	-
5	GROUND FLOOR PLAN	A			
6	FIRST FLOOR PLAN	A			
7	ROOF PLAN	A			
8	ELEVATIONS	A			



1. 51 Sackville St. Elevation - Circa 2020



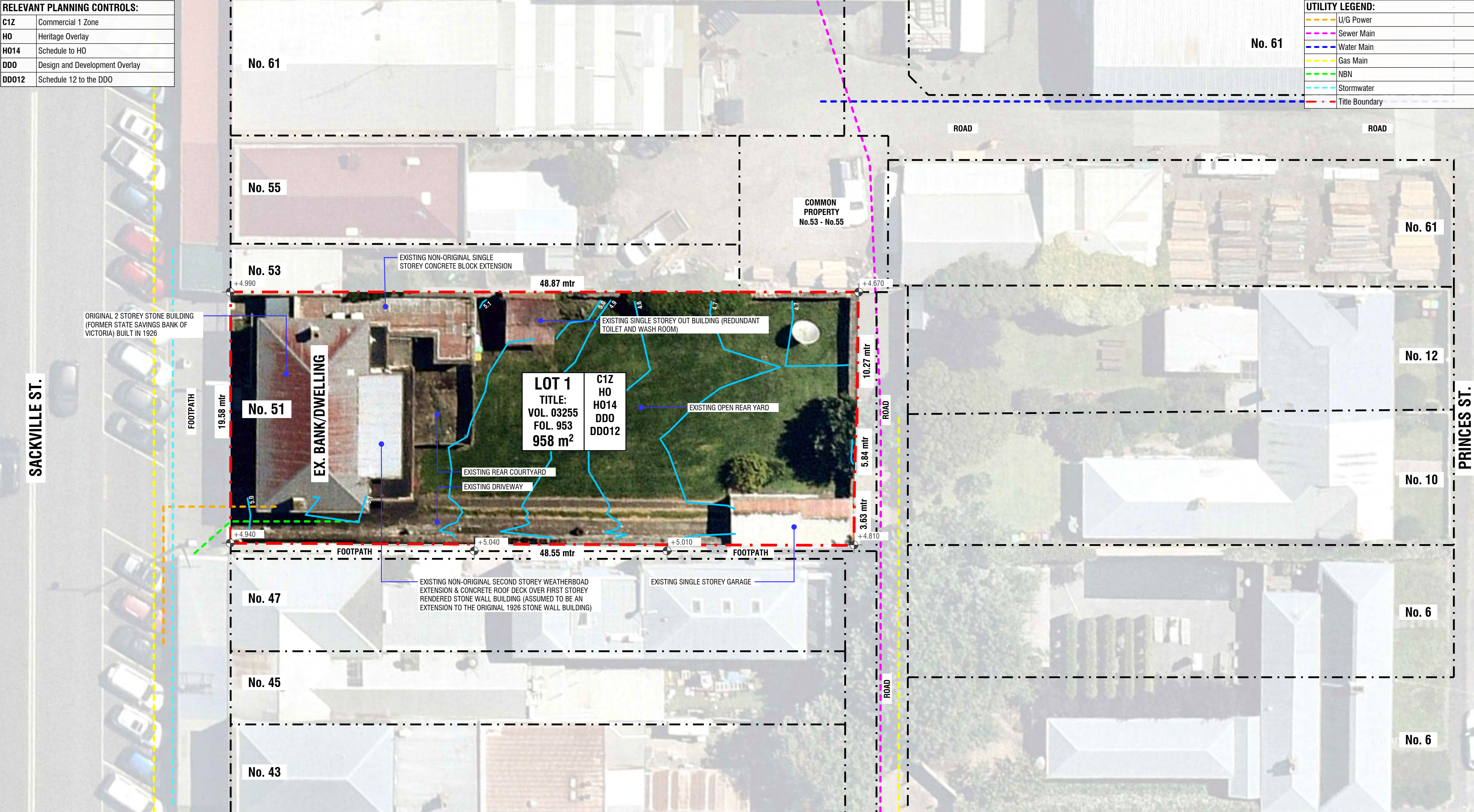
2. 51 Sackville St. Elevation - Date Unknown



3. 51 Sackville St. Elevation - Circa 1926

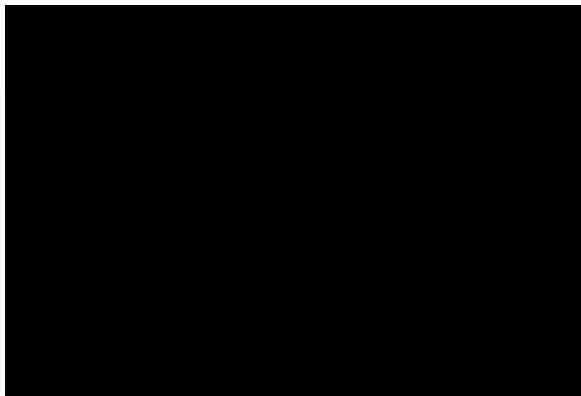
RELEVANT PLANNING CONTROLS:	
C1Z	Commercial 1 Zone
H0	Heritage Overlay
H014	Schedule to H0
DD0	Design and Development Overlay
DD012	Schedule 12 to the DDO

UTILITY LEGEND:	
---	U/G Power
---	Sewer Main
---	Water Main
---	Gas Main
---	NBN
---	Stormwater
---	Title Boundary



EXISTING CONDITIONS PLAN
SCALE 1:200

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
		13.12.22	A	Re-design Café, Dwelling 1
		16.01.23	-	Issued for Town Planning
		09.05.23	B	Amendments - Town Planning RFI (17.4.23)



project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[Redacted]

drawing title
EX. CONDITIONS PLAN
sheet size
A2
date of issue
09/05/2023
drawing no.
02
revision no.
B
N
↑

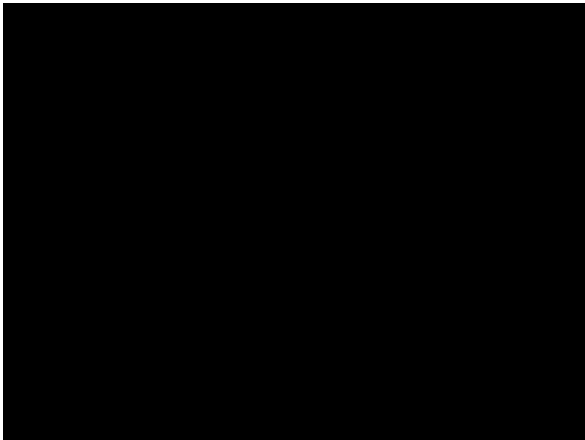


DEMOLITION PLAN
SCALE 1:200

LEGEND

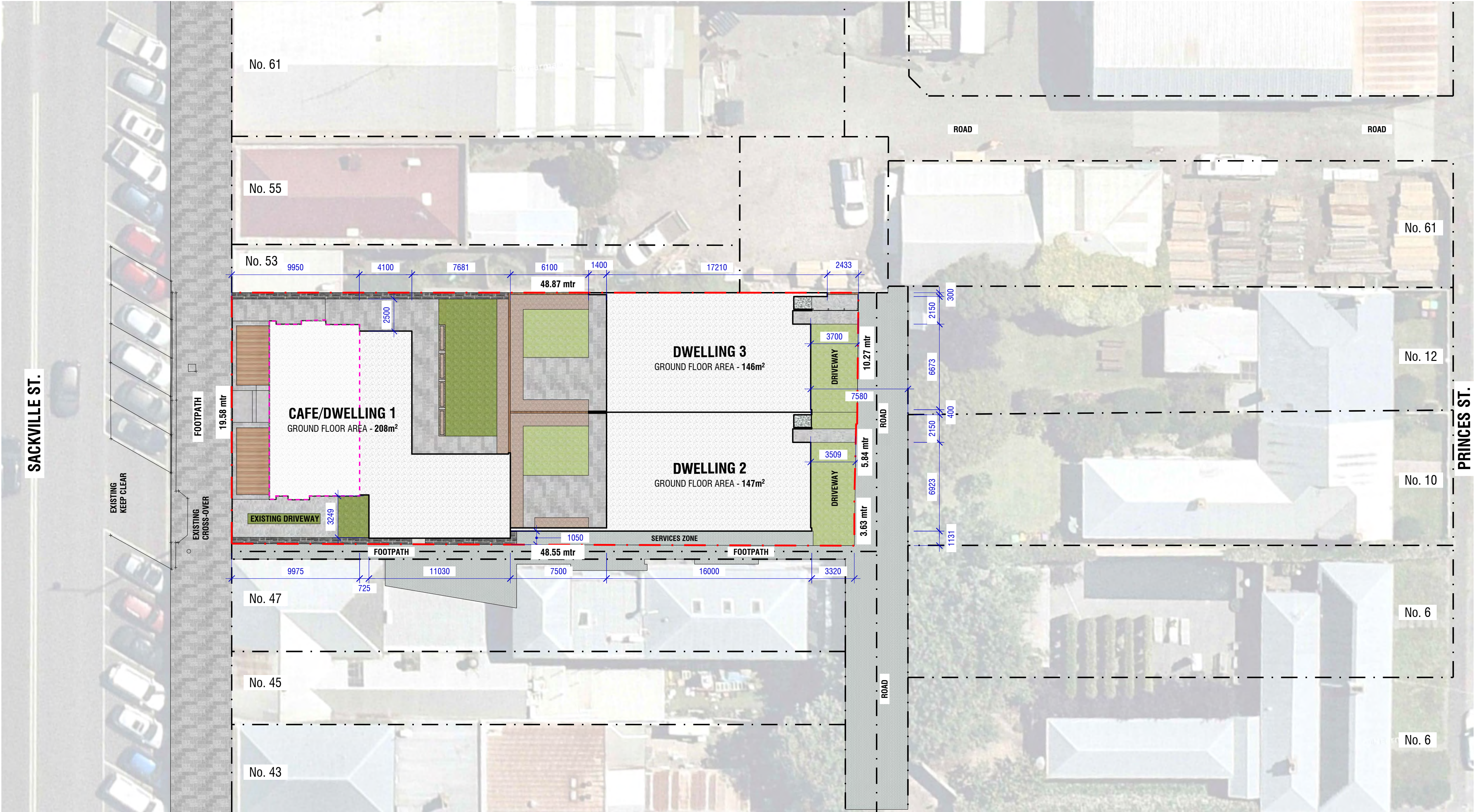
- FOR DEMOLITION
- TITLE BOUNDARY

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
		13.12.22	A	Re-design Café, Dwelling 1
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[REDACTED]

drawing title
DEMOLITION PLAN
sheet size
A2
date of issue
09/05/2023
drawing no.
03
revision no.
B
N
↑



SITE PLAN
SCALE 1:200

LEGEND

- EXISTING BUILDING
- TITLE BOUNDARY

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client

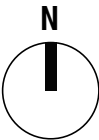
drawing title
SITE PLAN
sheet size
A2
date of issue
09/05/2023

drawing no.

04

revision no.

B



LEGEND

EXISTING WALL

NEW WALL

TITLE BOUNDARY

ABBREVIATIONS_MATERIAL

blkBLOCK

bstBLUESTONE

bckBRICK

csCEMENT SHEET

cgCLEAR GLAZING

cbCOLORBOND STEEL

concCONCRETE

csCORRUGATED STEEL

ogOPAQUE GLAZING

ssSTAINLESS STEEL

syn grasSYNTHETIC GRASS

tTIMBER

tbTIMBER BATTENS

tcTIMBER CLADDING

ABBREVIATIONS_GENERAL

ctCOOK TOP

cpdCUPBOARD

dskDESK

drDRAWERS

dryDRYER

hbHAND BASIN

hHEATER

islISLAND BENCH

rfREFRIGERATOR

rbeROBE

shlSHELVES

shrSHOWER

snkSINK

skySKY LIGHT

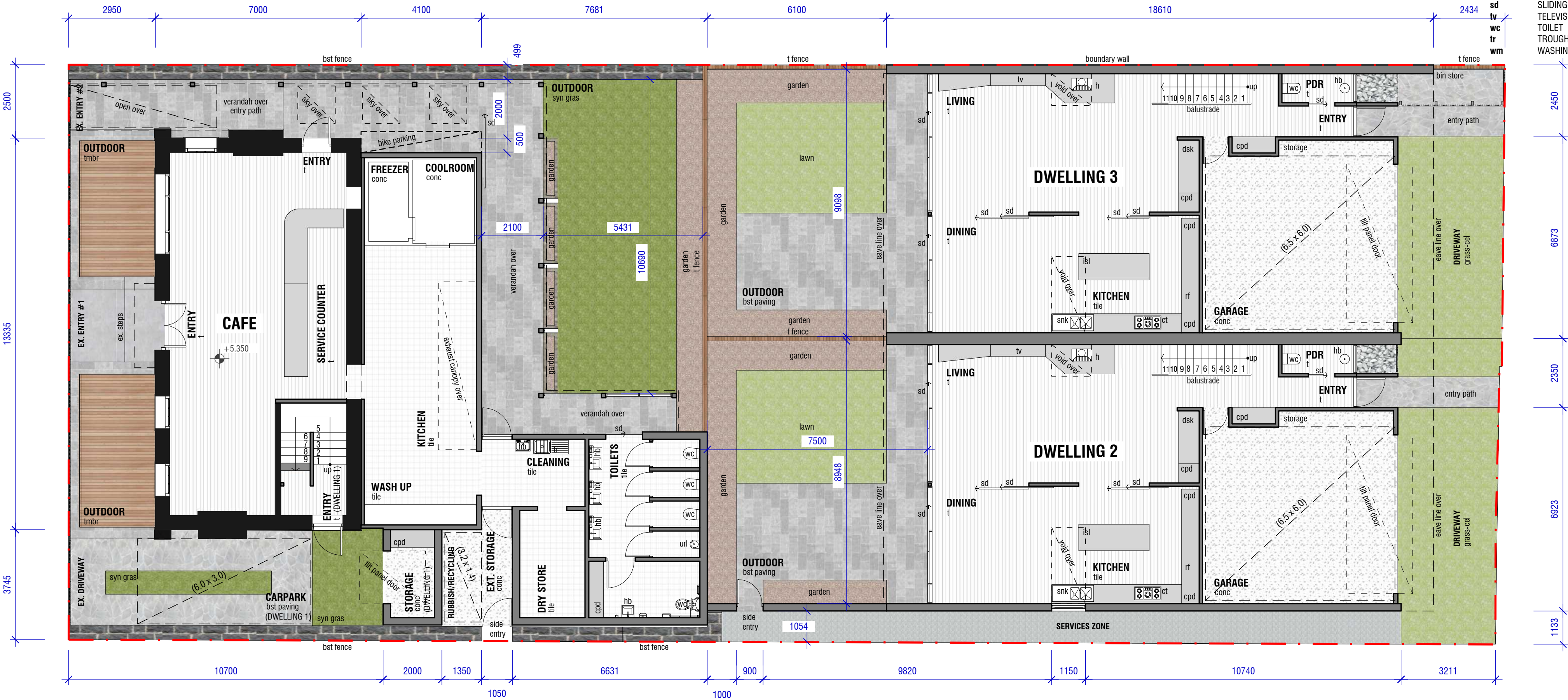
sdSLIDING DOOR

tvTELEVISION

wcTOILET

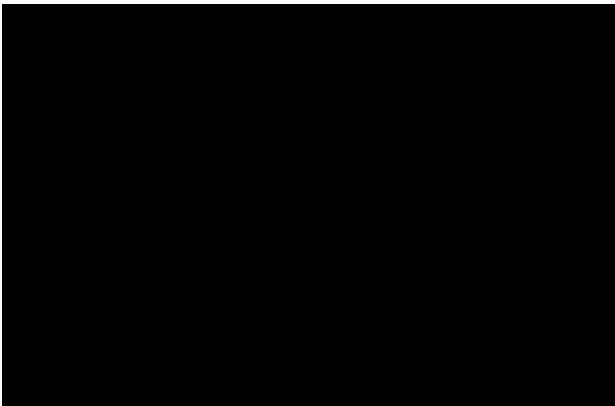
trTROUGH

wmWASHING MACHINE



GROUND FLOOR PLAN
SCALE 1:100

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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		16.01.23	-	Issued for Town Planning
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[Redacted]

drawing title
GROUND FLOOR PLAN

sheet size
A2

drawing no.
05

revision no.
B

date of issue
09/05/2023

N

I

LEGEND

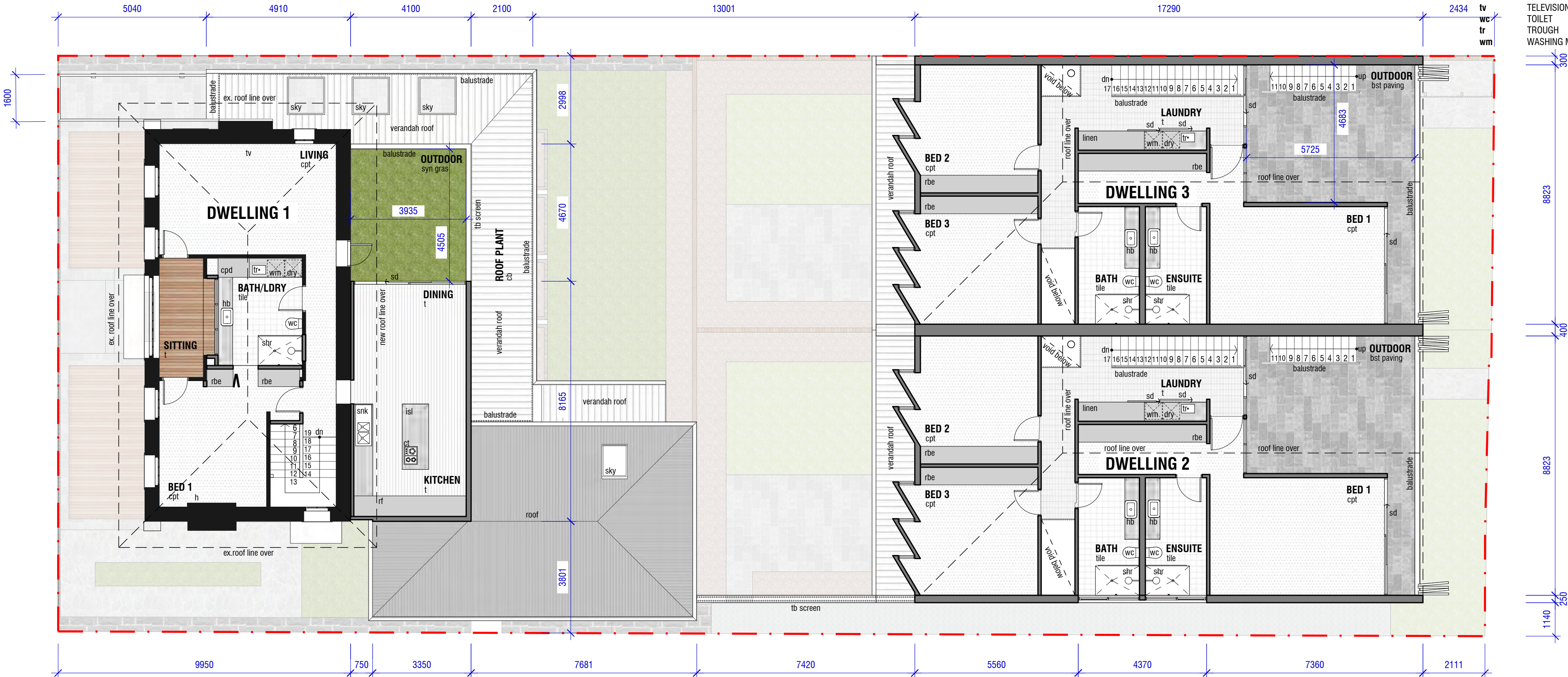
- EXISTING WALL
NEW WALL
TITLE BOUNDARY

ABBREVIATIONS_MATERIAL

- blk BLOCK
bst BLUESTONE
bck BRICK
cs CEMENT SHEET
cg CLEAR GLAZING
cb COLORBOND STEEL
conc CONCRETE
cs CORRUGATED STEEL
og OPAQUE GLAZING
ss STAINLESS STEEL
syn gras SYNTHETIC GRASS
t TIMBER
tb TIMBER BATTENS
tc TIMBER CLADDING

ABBREVIATIONS_GENERAL

- ct COOK TOP
cpd CUPBOARD
dsk DESK
dr DRAWERS
dry DRYER
hb HAND BASIN
h HEATER
isl ISLAND BENCH
rf REFRIGERATOR
rbe ROBE
shi SHELVES
shr SHOWER
snk SINK
sky SKY LIGHT
sd SLIDING DOOR
tv TELEVISION
wc TOILET
tr TROUGH
wm WASHING MACHINE



FIRST FLOOR PLAN
SCALE 1:100

notes

notes

date

revision

amendment

25.08.22

-

Issued to Client

13.12.22

A

Re-design Café, Dwelling 1

16.01.23

-

Issued for Town Planning

09.05.23

B

Amendments - Town Planning RFI (17.4.23)

project

THE BANK

address

51 SACKVILLE ST, PORT FAIRY, VIC 3284

client

drawing title

FIRST FLOOR PLAN

sheet size

A2

date of issue

09/05/2023

drawing no.

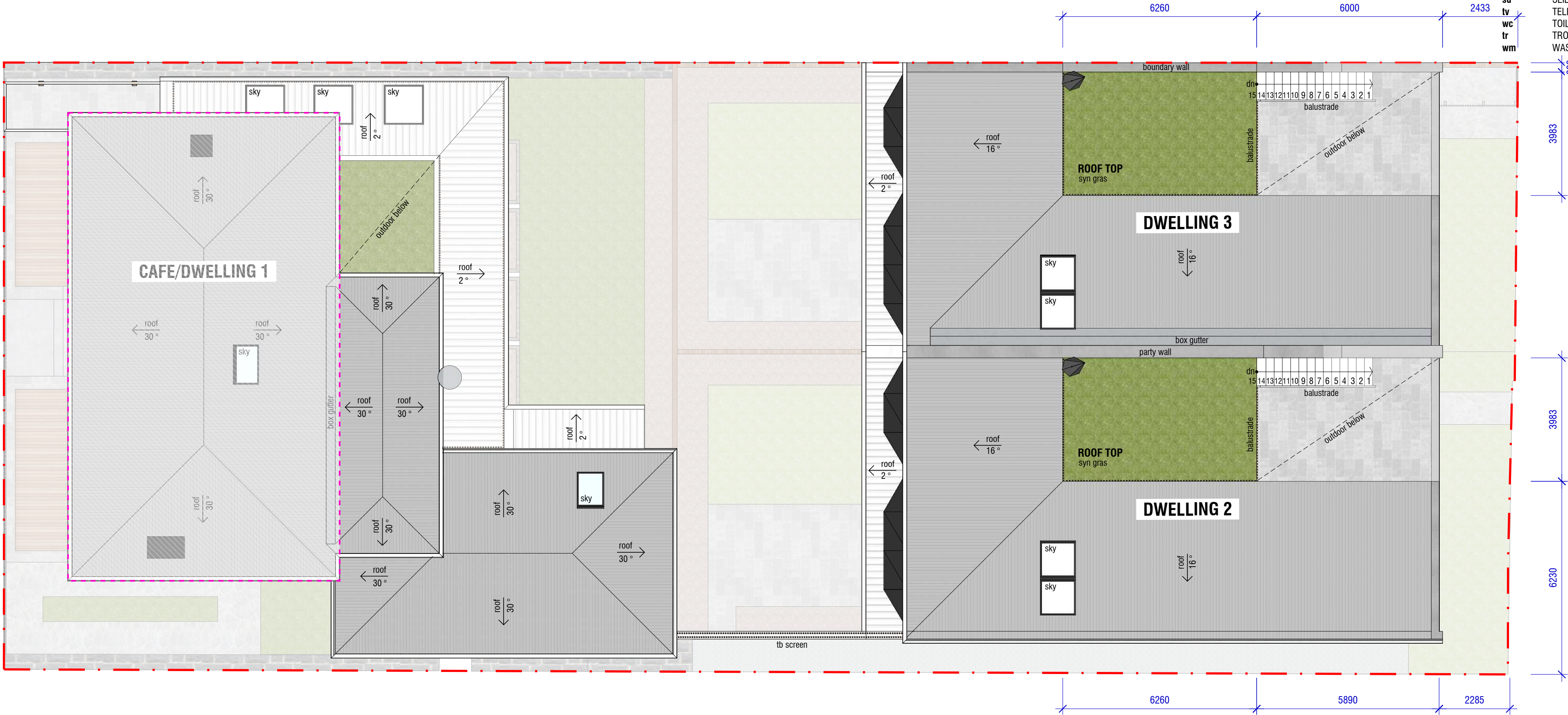
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revision no.

B

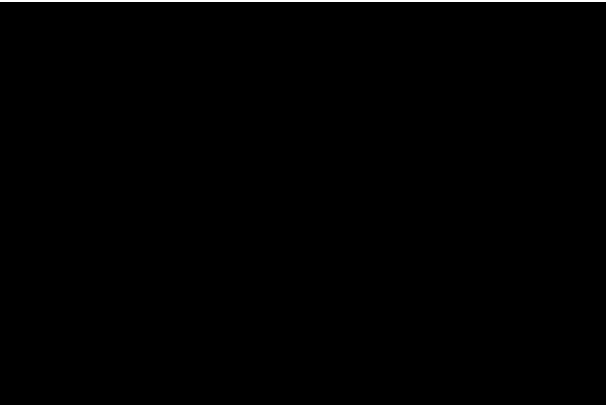


	EXISTING WALL	blk	BLOCK	ct	COOK TOP
	NEW WALL	bst	BLUESTONE	cpd	CUPBOARD
	EXISTING BUILDING	bck	BRICK	dsk	DESK
	TITLE BOUNDARY	cs	CEMENT SHEET	dr	DRAWERS
		cg	CLEAR GLAZING	dry	DRYER
		cb	COLORBOND STEEL	hb	HAND BASIN
		conc	CONCRETE	h	HEATER
		cs	CORRUGATED STEEL	isl	ISLAND BENCH
		og	OPAQUE GLAZING	rf	REFRIGERATOR
		ss	STAINLESS STEEL	rbe	ROBE
		syn gras	SYNTHETIC GRASS	shi	SHELVES
		t	TIMBER	shr	SHOWER
		tb	TIMBER BATTENS	snk	SINK
		tc	TIMBER CLADDING	sky	SKY LIGHT
				sd	SLIDING DOOR
				tv	TELEVISION
				wc	TOILET
				tr	TROUGH
				wm	WASHING MACHINE



ROOF PLAN
SCALE 1:100

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[Redacted]

drawing title
ROOF PLAN

sheet size
A2

date of issue
09/05/2023

drawing no.
07

revision no.
B

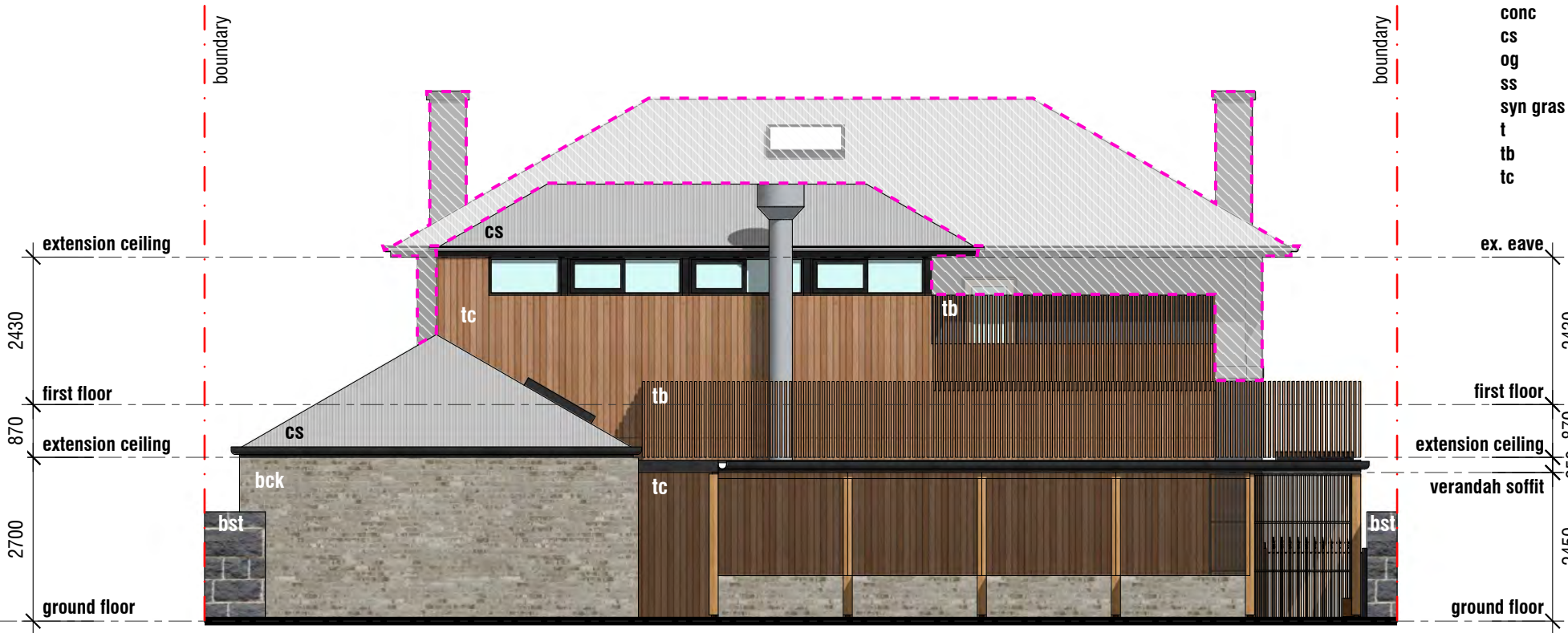
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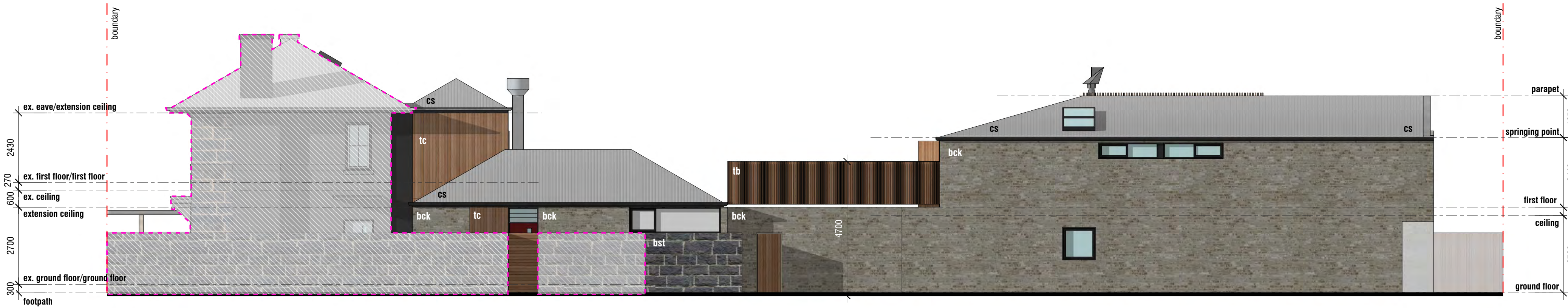
LEGEND		ABBREVIATIONS_MATERIAL	
- - -	TITLE BOUNDARY	blk	BLOCK
- - -	EX. BUILDING	bst	BLUESTONE
		bck	BRICK
		cs	CEMENT SHEET
		cg	CLEAR GLAZING
		cb	COLORBOND STEEL
		conc	CONCRETE
		cs	CORRUGATED STEEL
		og	OPAQUE GLAZING
		ss	STAINLESS STEEL
		syn gras	SYNTHETIC GRASS
		t	TIMBER
		tb	TIMBER BATTENS
		tc	TIMBER CLADDING



WEST ELEVATION
SCALE 1:100

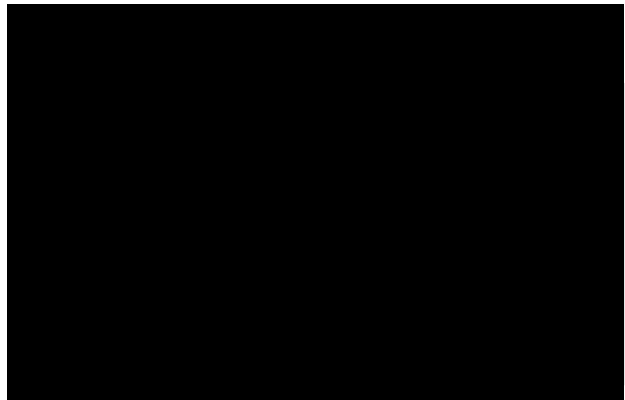


EAST ELEVATION (CAFE/GUESTHOUSE)
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

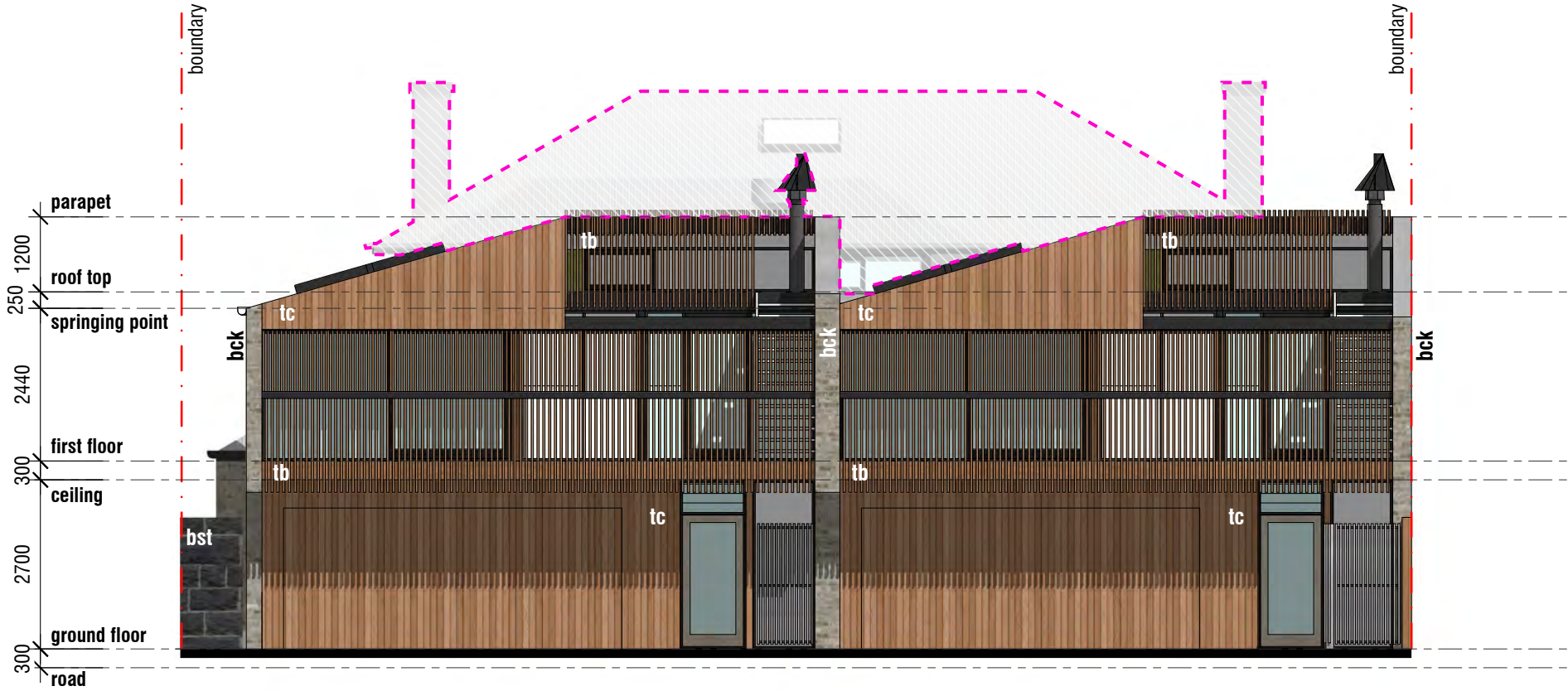
notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[REDACTED]

drawing title
ELEVATIONS
sheet size
A2
date of issue
09/05/2023
drawing no.
08
revision no.
B

LEGEND		ABBREVIATIONS_MATERIAL	
---	TITLE BOUNDARY	blk	BLOCK
---	EX. BUILDING	bst	BLUESTONE
		bck	BRICK
		cs	CEMENT SHEET
		cg	CLEAR GLAZING
		cb	COLORBOND STEEL
		conc	CONCRETE
		cs	CORRUGATED STEEL
		og	OPAQUE GLAZING
		ss	STAINLESS STEEL
		syn gras	SYNTHETIC GRASS
		t	TIMBER
		tb	TIMBER BATTENS
		tc	TIMBER CLADDING



EAST ELEVATION
SCALE 1:100

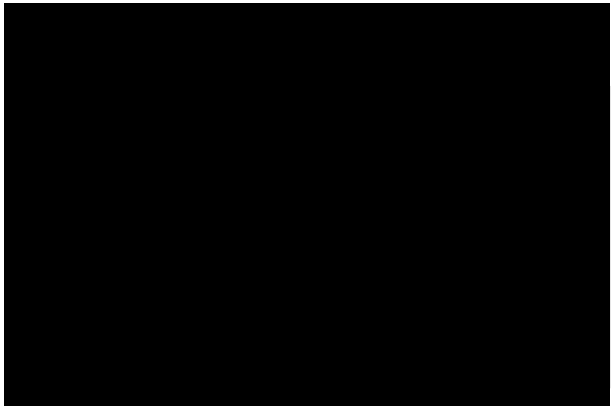


WEST ELEVATION (TOWNHOUSES)
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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		09.05.23	B	Amendments - Town Planning RFI (17.4.23)



project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[Redacted]

drawing title
ELEVATIONS
sheet size
A2
date of issue
09/05/2023
drawing no.
09
revision no.
B



PERSPECTIVE VIEW 1
NTS



PERSPECTIVE VIEW 2
NTS



PERSPECTIVE VIEW 3
NTS



PERSPECTIVE VIEW 4
NTS

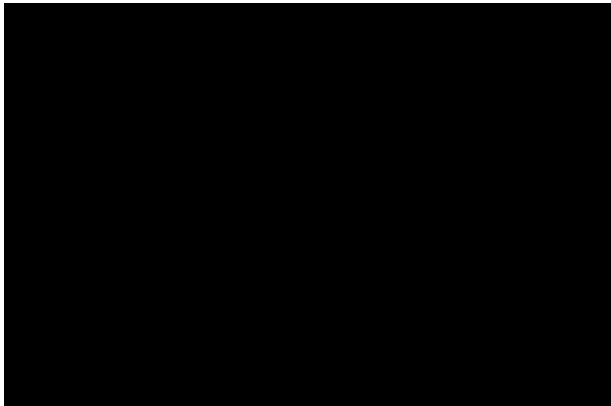


PERSPECTIVE VIEW 5
NTS



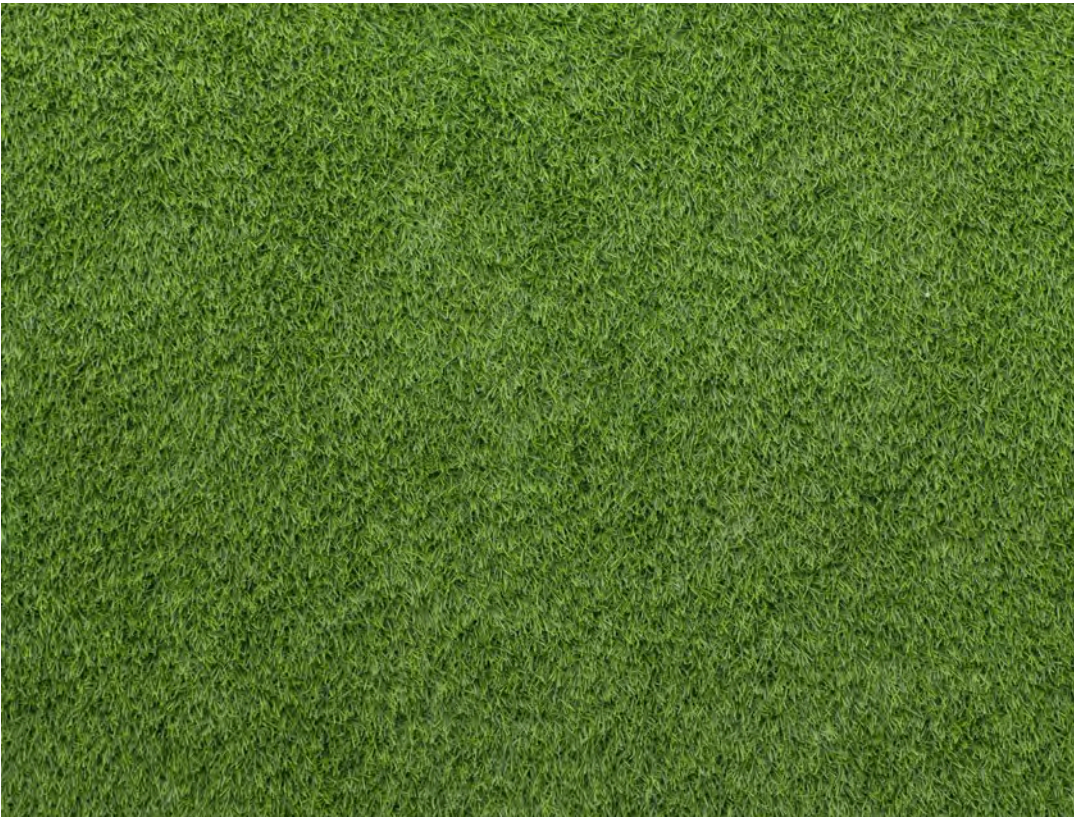
PERSPECTIVE VIEW 6
NTS

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[Redacted]

drawing title
PERSPECTIVE VIEWS
sheet size
A2
drawing no.
10
revision no.
B
date of issue
09/05/2023



SYNTHETIC GRASS - NATURAL FINISH



BLUESTONE PITCHERS (REUSED ONSITE) - NATURAL FINISH



BLUESTONE PAVERS - SAWN FINISH



ALUMINIUM WINDOW FRAMES - BLACK FINISH



COLORBOND - MONUMENT FINISH



COLORBOND - BASALT FINISH



PAINT FINISH - REVIVAL RED (HAYMES)



GRASSCEL POROUS PAVING - LAWN FINISH



CORRUGATED STEEL ROOFING - GALVANISED FINISH



BRICK - GHOST GREY FINISH



TIMBER CLADDING - NATURAL FINISH



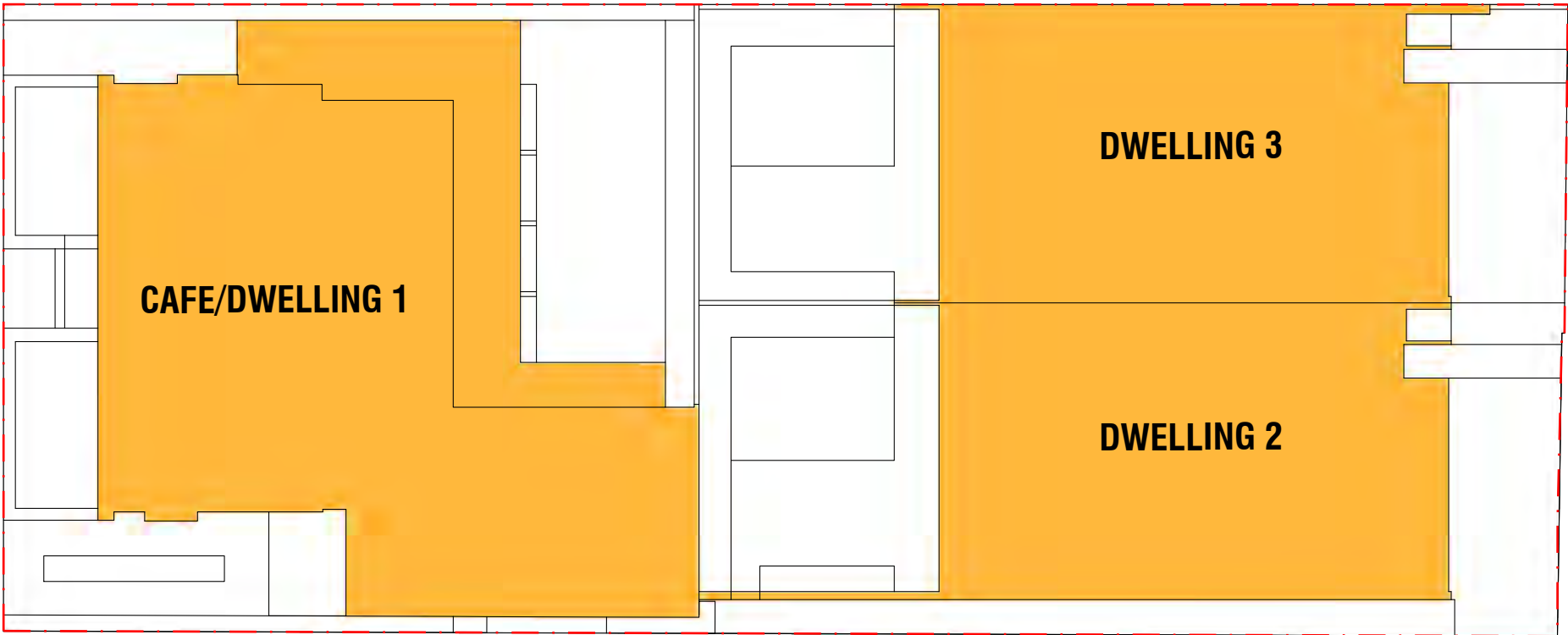
TIMBER BATTENS - NATURAL FINISH

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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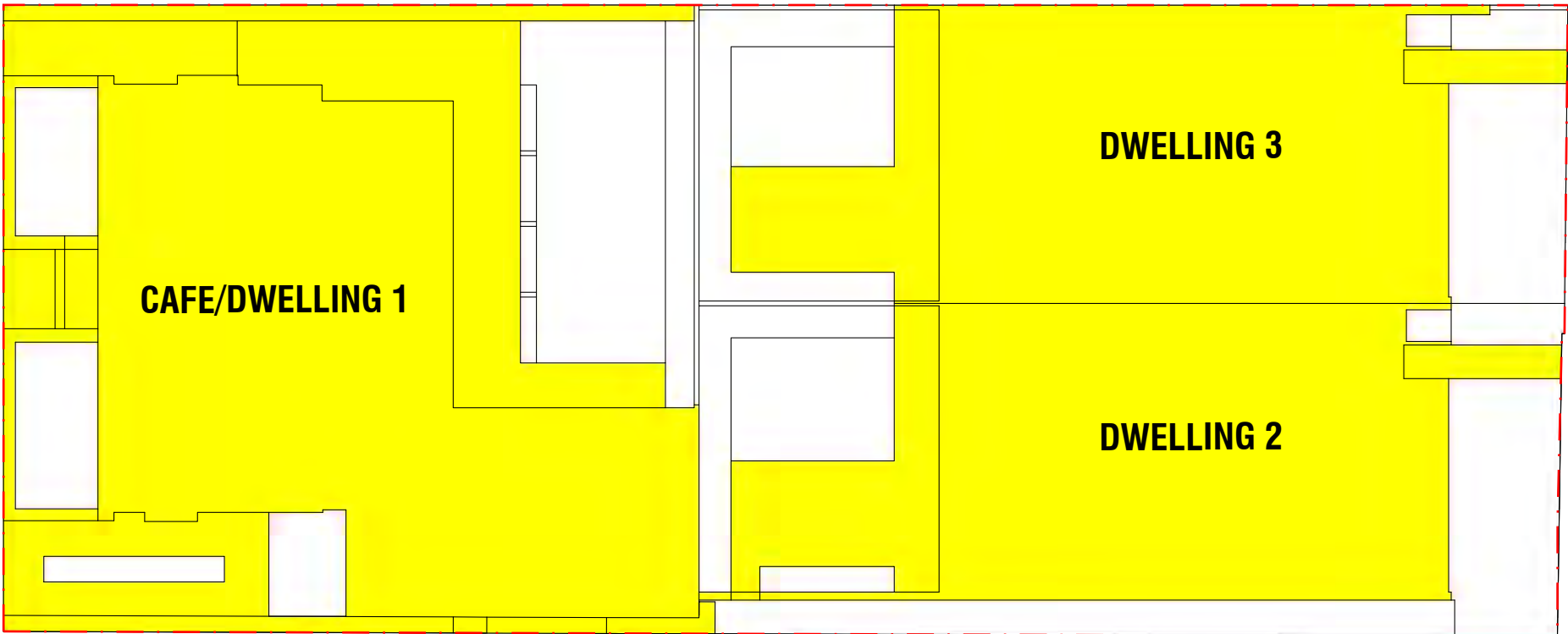
project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
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drawing title
MATERIAL FINISHES
sheet size
A2
drawing no.
11
revision no.
B
date of issue
09/05/2023



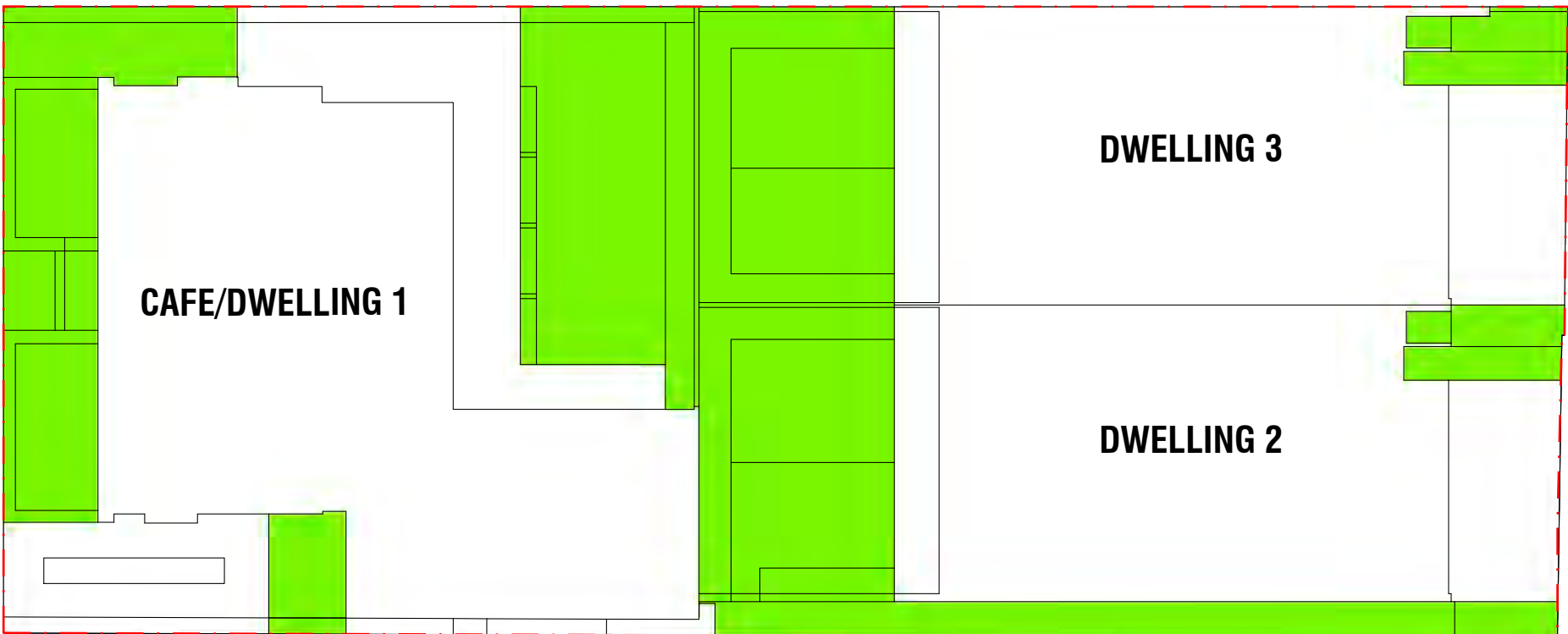
SITE AREA ANALYSIS 1
SCALE 1:200

BUILDINGS	
SITE TOTAL	548 m ² of 958 m ² = 57%
CAFE/DWELLING 1	256 m ² of 427 m ² = 60%
DWELLING 2	147 m ² of 278 m ² = 53%
DWELLING 3	146 m ² of 253 m ² = 58%



SITE AREA ANALYSIS 2
SCALE 1:200

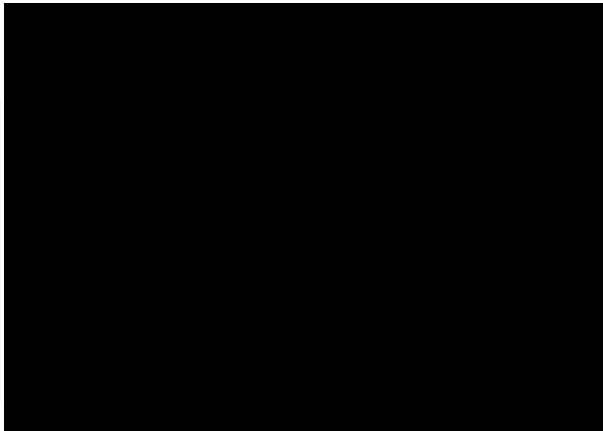
IMPERMEABLE SURFACES	
SITE TOTAL	691 m ² of 958 m ² = 72%
CAFE/DWELLING 1	328 m ² of 427 m ² = 77%
DWELLING 2	182 m ² of 278 m ² = 66%
DWELLING 3	181 m ² of 253 m ² = 72%



SITE AREA ANALYSIS 3
SCALE 1:200

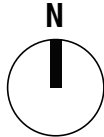
GARDEN AREA (CLAUSE 32.08-4)	
SITE TOTAL	296 m ² of 958 m ² = 31%
CAFE/DWELLING 1	131 m ² of 427 m ² = 31%
DWELLING 2	97 m ² of 278 m ² = 35%
DWELLING 3	69 m ² of 253 m ² = 27%

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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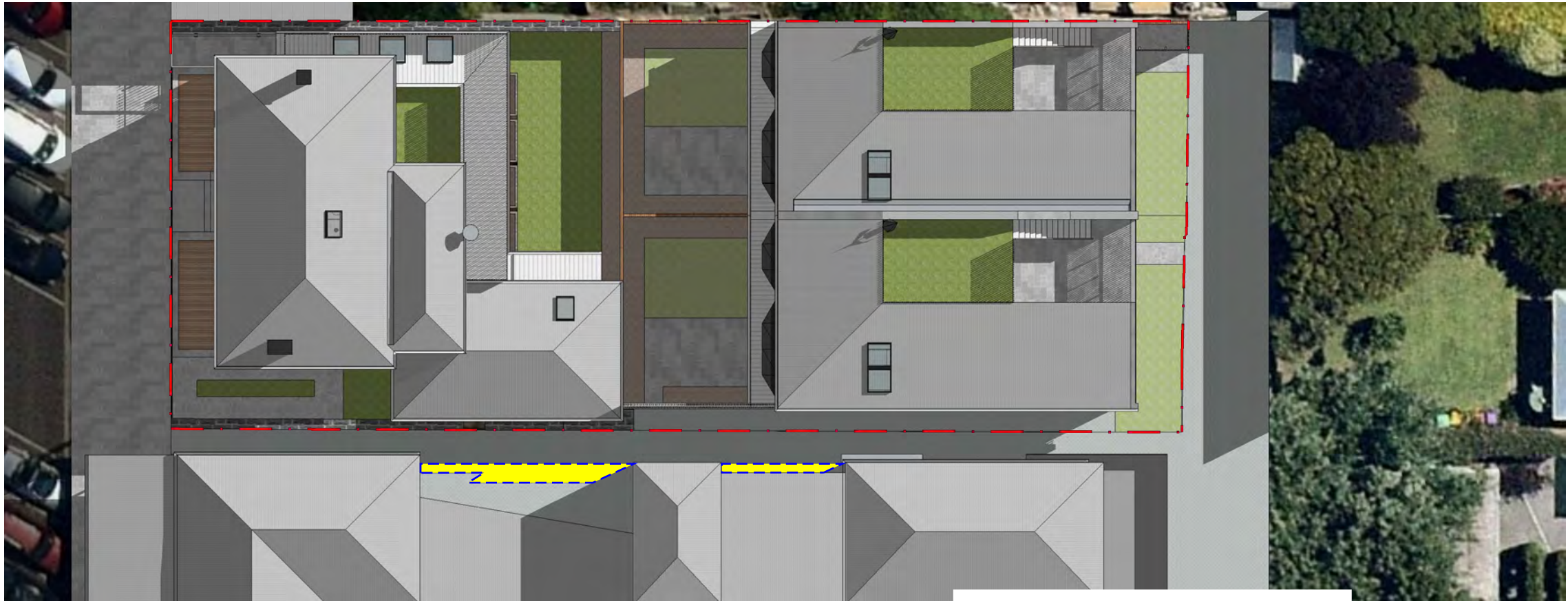


project	THE BANK
address	51 SACKVILLE ST, PORT FAIRY, VIC 3284
client	

drawing title	SITE AREA ANALYSIS	
sheet size	drawing no.	revision no.
A2	12	B
date of issue	09/05/2023	



SHADOW PLAN - 9am
SCALE 1:250



EXTENT OF ADDITIONAL SHADOWING
(ON PRIVATE PROPERTY)

NOTE: THERE ARE NO OVERSHADOWING IMPACTS ON EXISTING SECLUDED PRIVATE OPEN SPACE BASED ON THE SHADOW DIAGRAMS CALCULATED FOR SEPTEMBER 22nd ASSESSED IN ACCORDANCE WITH STANDARD B21, CLAUSE 55.04-5 OVERSHADOWING OPEN SPACE OBJECTIVE IN THE MOYNE PLANNING SCHEME

SHADOW PLAN - 12pm
SCALE 1:250



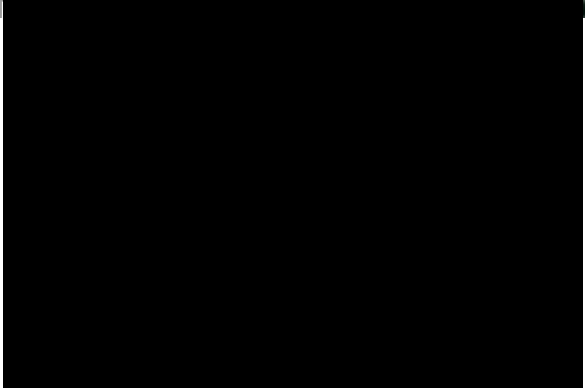
SHADOW PLAN - 3pm
SCALE 1:250



notes

notes

date	revision	amendment
25.08.22	-	Issued to Client
13.12.22	A	Re-design Café, Dwelling 1
16.01.23	-	Issued for Town Planning
09.05.23	B	Amendments - Town Planning RFI (17.4.23)



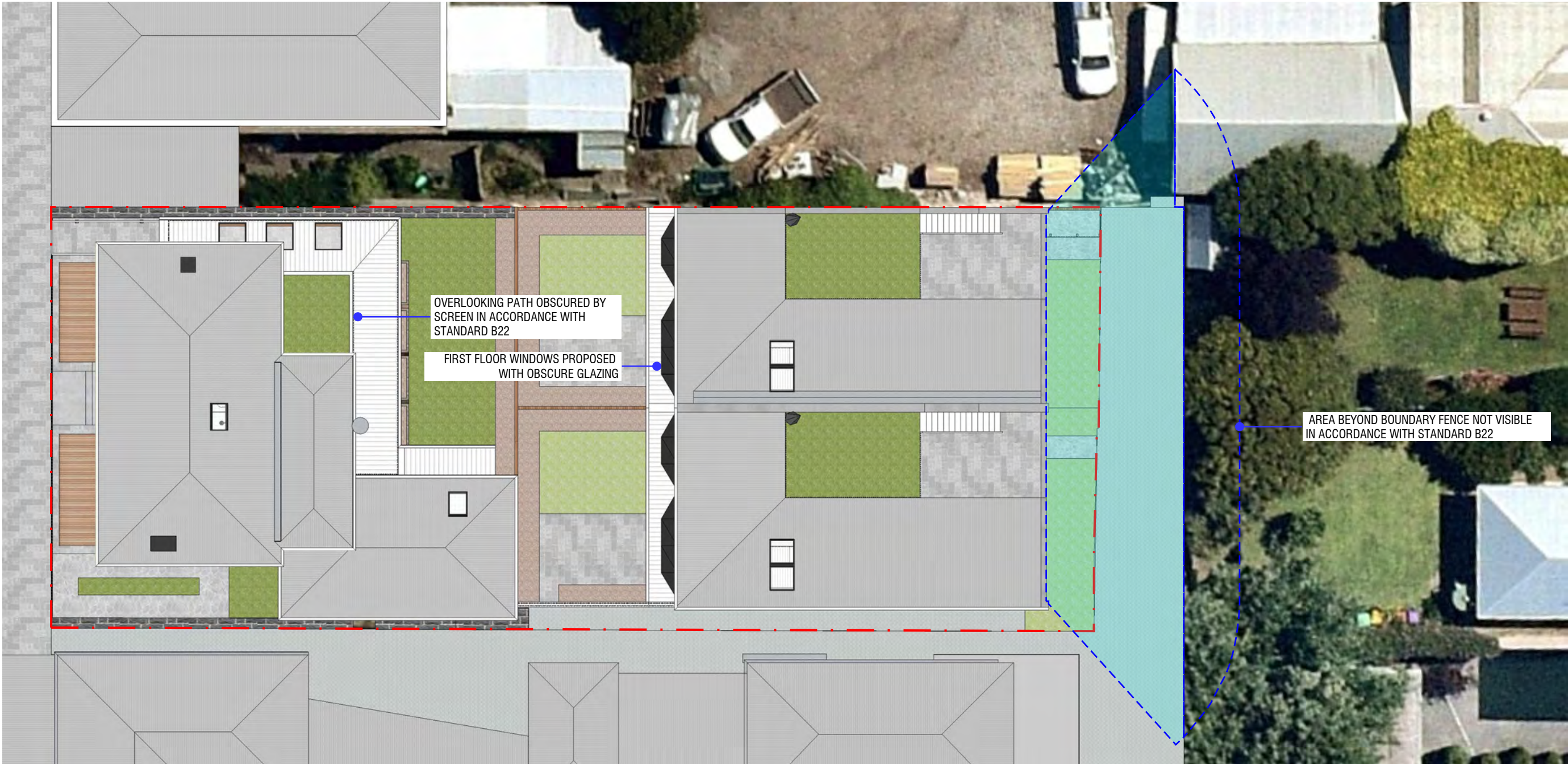
project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client

drawing title	OVERSHADOWING DIAGRAMS	
sheet size	drawing no.	revision no.
A2	13	B
date of issue	09/05/2023	

N

I

OVERLOOKING PLAN
SCALE 1:200



EXTENT OF OVERLOOKING

NOTE: THERE ARE NO IMPACTS OF OVERLOOKING EXISTING SECLUDED PRIVATE OPEN SPACE OR HABITABLE ROOM WINDOWS ASSESSED IN ACCODANCE WITH CLAUSE 55.04-6 OVERLOOOKING OBJECTIVE IN THE MOYNE PLANNING SCHEME

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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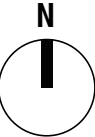


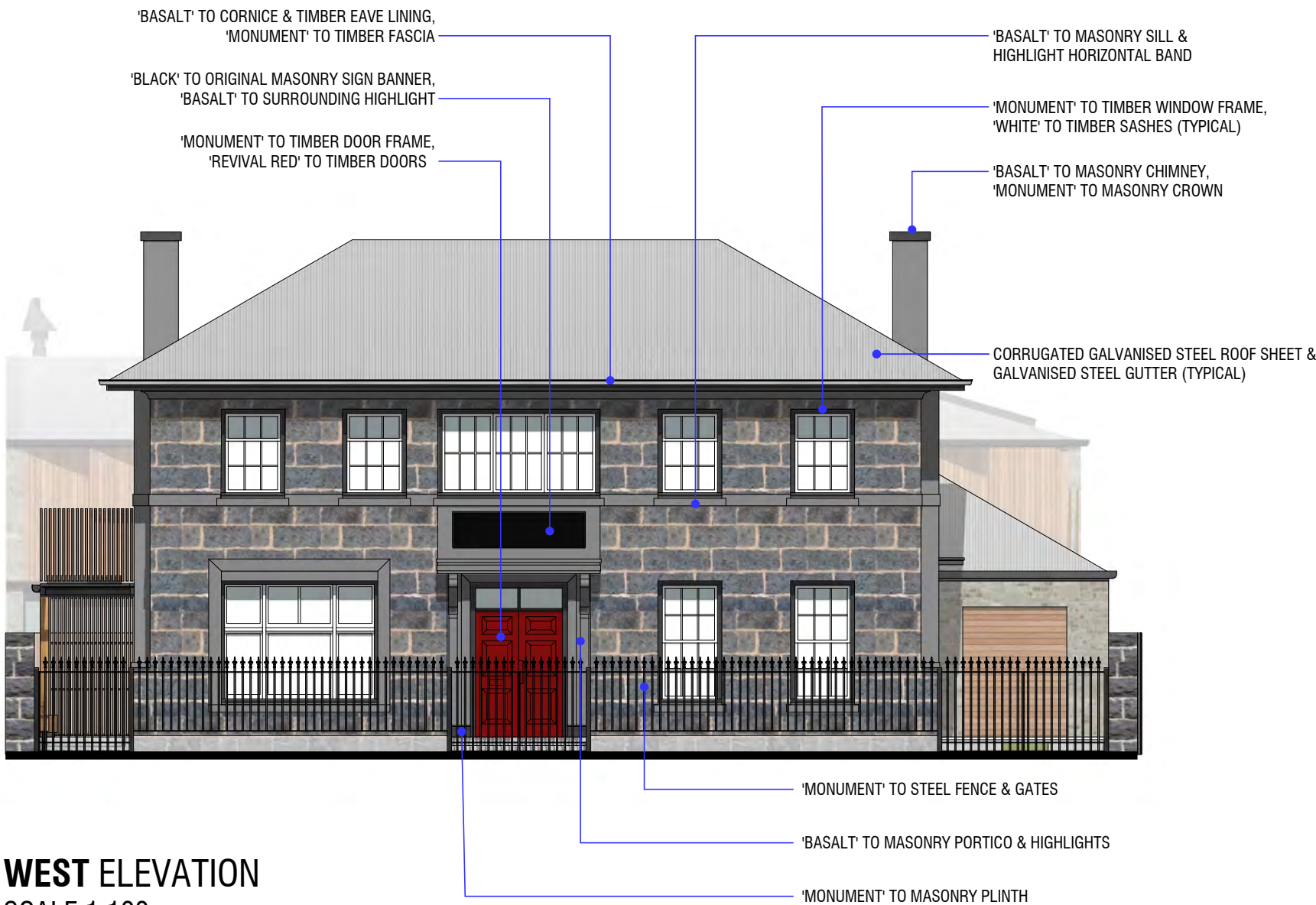
project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[Redacted]

drawing title
OVERLOOKING DIAGRAM
sheet size
A2
date of issue
09/05/2023

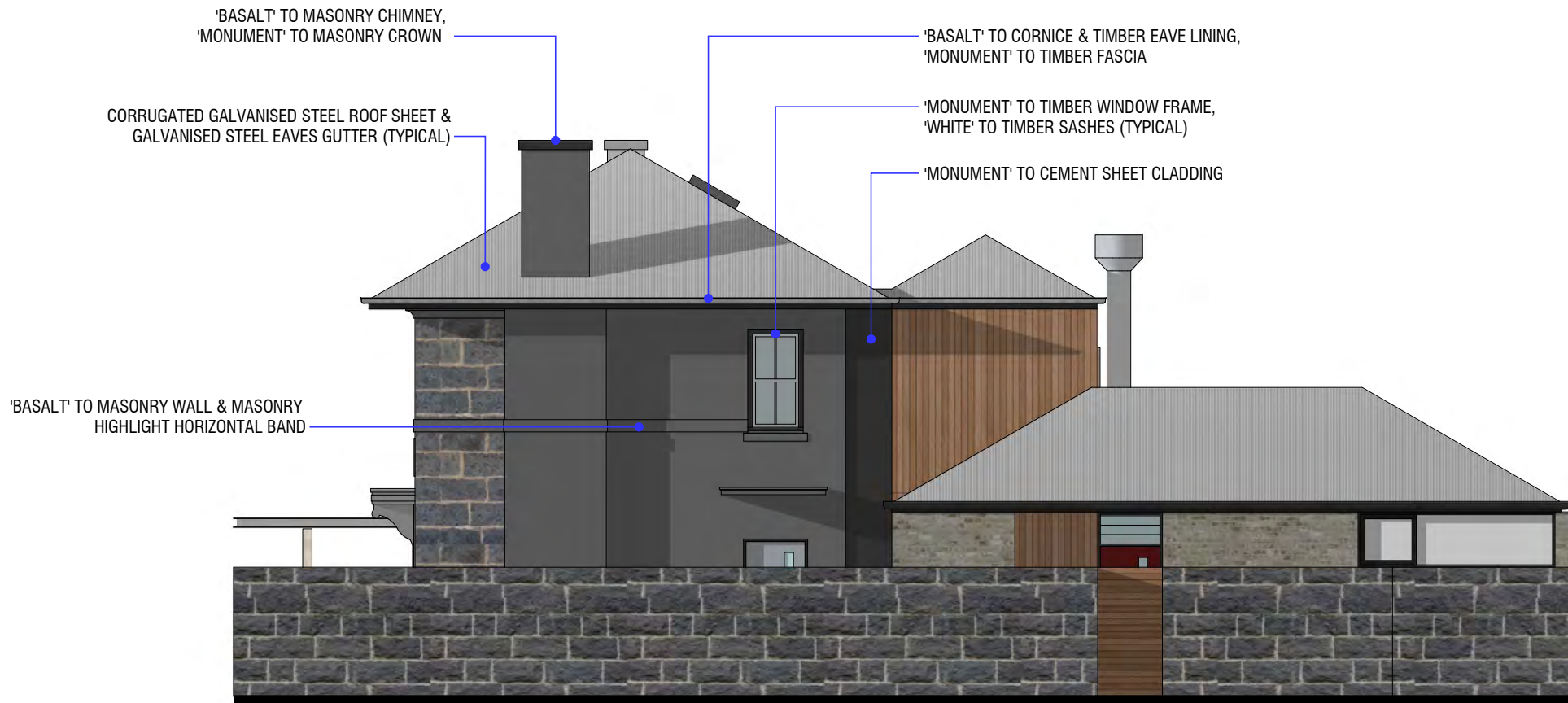
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14

revision no.
B

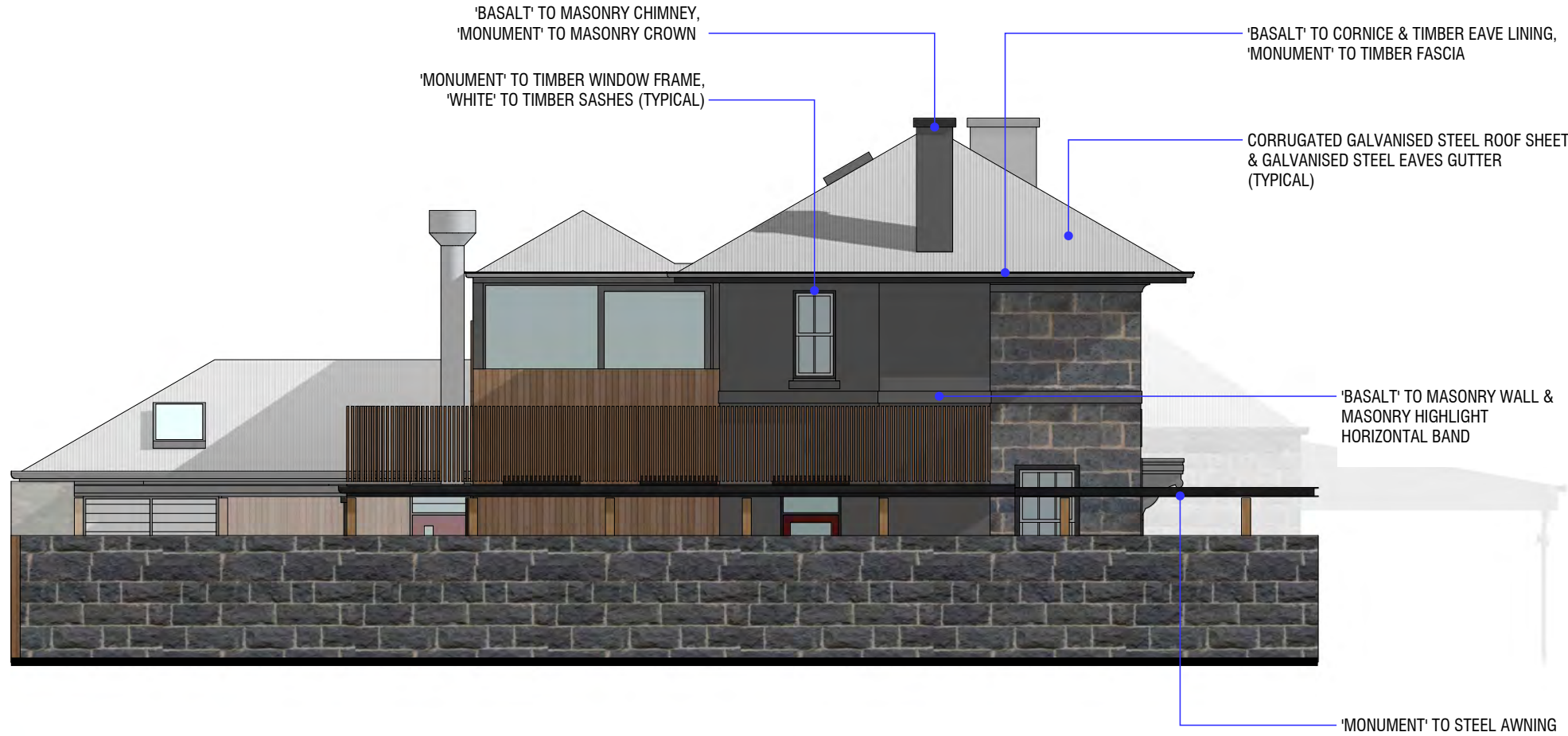




WEST ELEVATION
SCALE 1:100

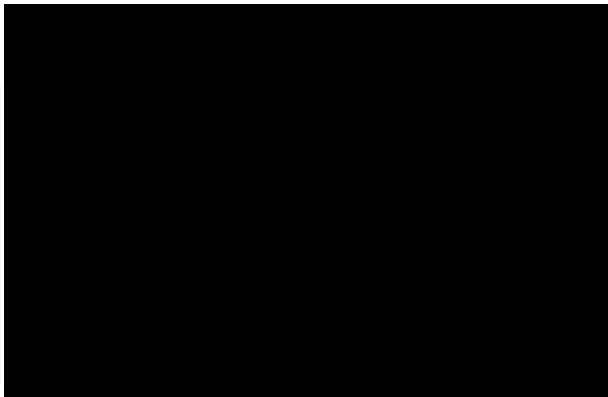


SOUTH ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

notes	notes	date	revision	amendment
		25.08.22	-	Issued to Client
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project
THE BANK
address
51 SACKVILLE ST, PORT FAIRY, VIC 3284
client
[REDACTED]

drawing title
COLOR SCHEME - EX. BUILDING
sheet size
A2
date of issue
09/05/2023
drawing no.
15
revision no.
B