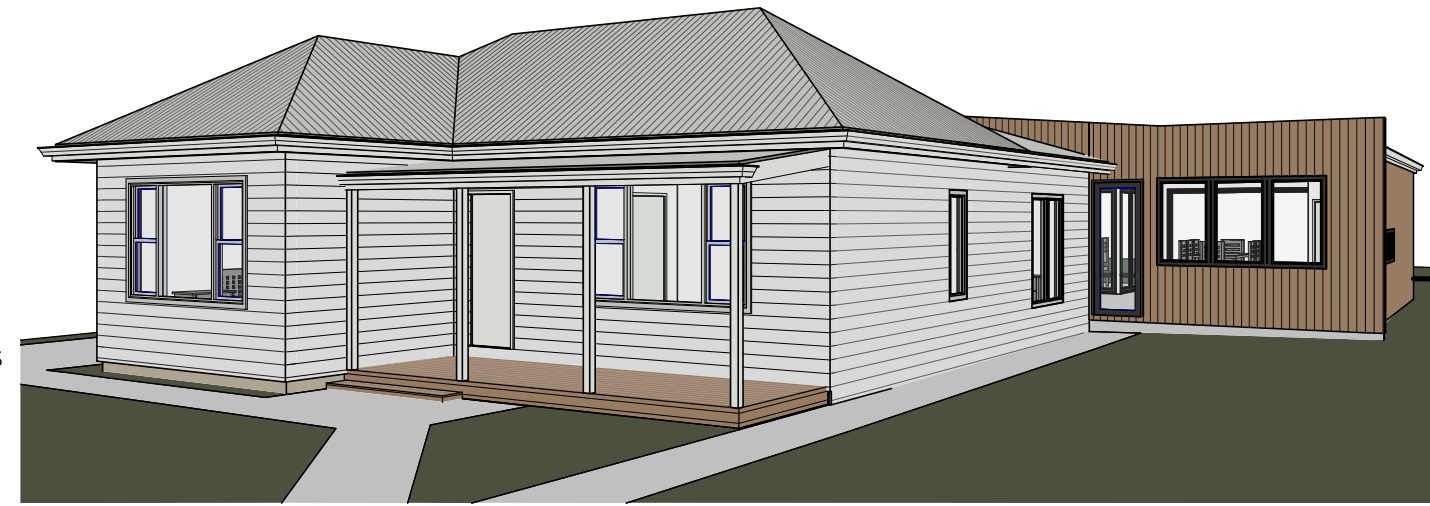


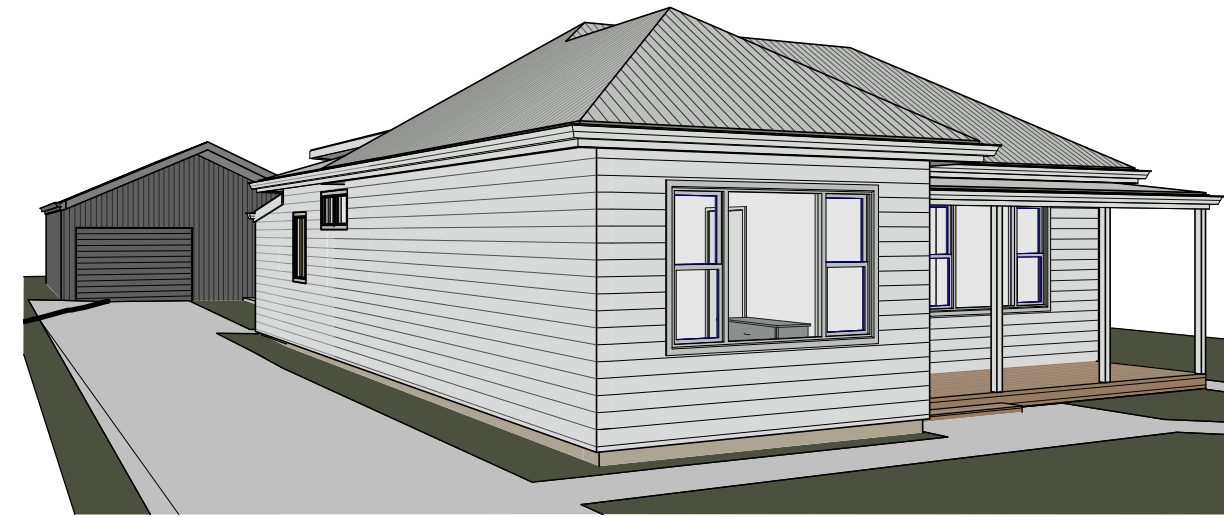
AREA ANALYSIS		
Name	Area	SQ'S
Retained Residence	109.90 m ²	11.83
Residence Addition	78.81 m ²	8.48
Existing Garage	58.55 m ²	6.30
Retained Garage	47.38 m ²	5.10
Alfresco Addition	14.46 m ²	1.56
Residence Demolition	13.89 m ²	1.49
Garage Demolition	11.17 m ²	1.20
Verandah Addition	10.55 m ²	1.13



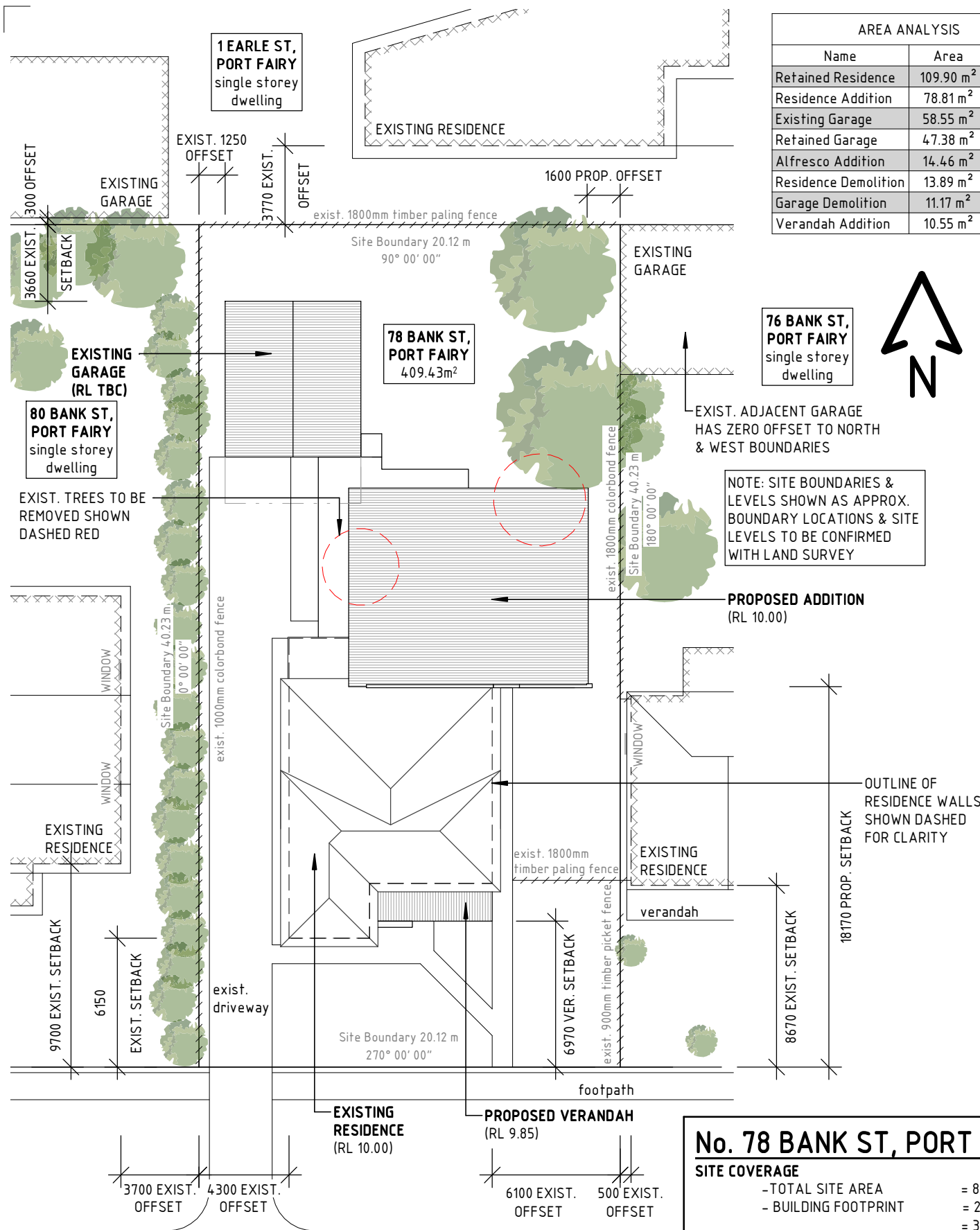
SOUTHERN PERSPECTIVE



SOUTHEAST PERSPECTIVE



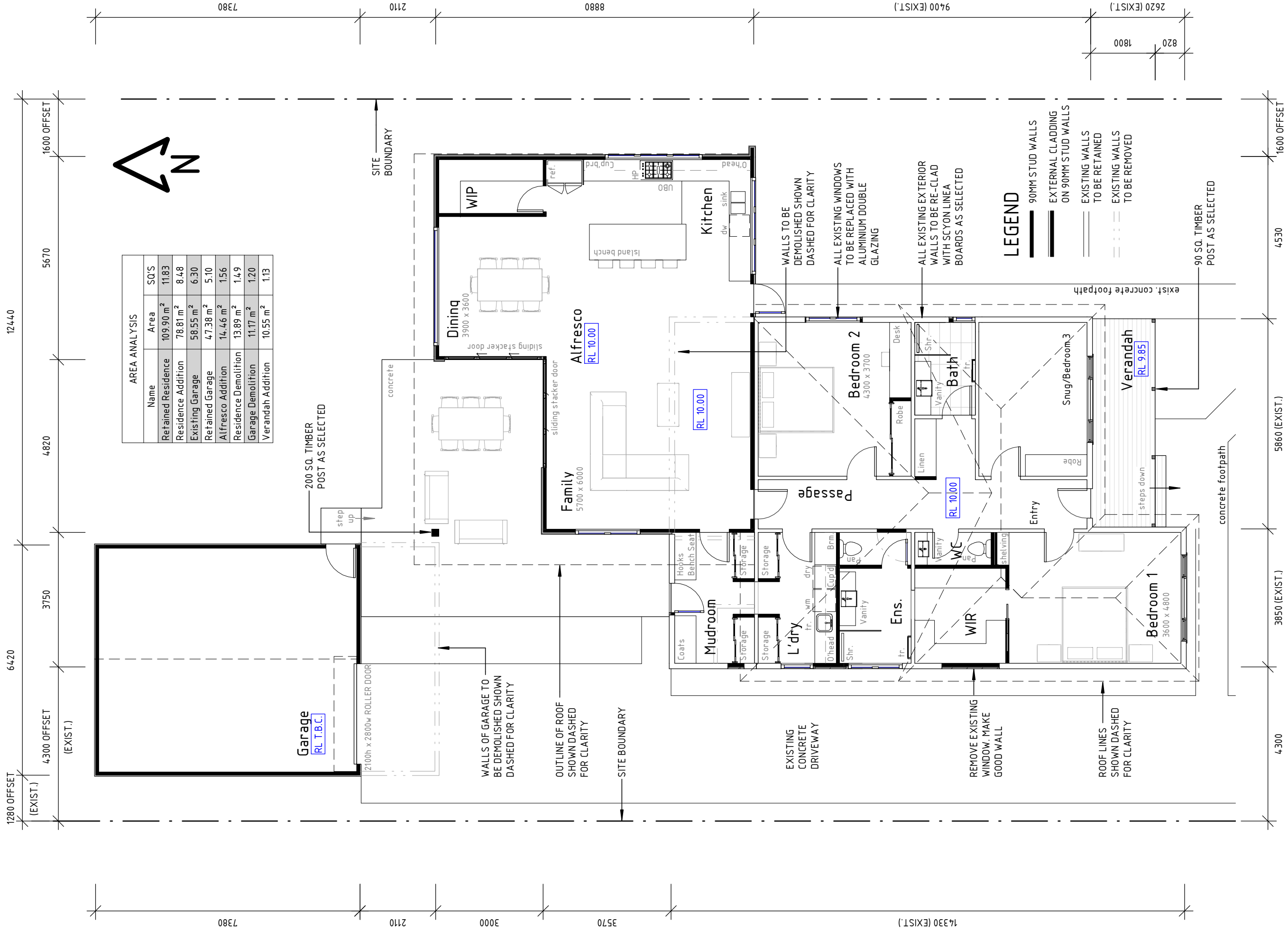
SOUTHWEST PERSPECTIVE



No. 78 BANK ST, PORT FAIRY	
SITE COVERAGE	
- TOTAL SITE AREA	= 809.43m ²
- BUILDING FOOTPRINT	= 277.60m ²
	= 34.29% OF SITE
- PERMEABILITY	= 389.34m ²
	= 48.1% OF SITE
- GARDENABLE AREA	= 408.15m ²
	= 50.4% OF SITE
HEIGHTS (MAX)	
- RESIDENCE ADDITION	= 4.23m
SETBACKS	
- NORTH= EXISTING	
- EAST = 1.60m	
- SOUTH = EXISTING	
- WEST = EXISTING	
S.P.O.S. FRONTAGE	
- REFER TO S.P.O.S. PLAN	
- REFER TO SOUTH ELEVATION	
- SOUTH, SOUTHEAST & SOUTHWEST PERSPECTIVES	

PROPOSED SITE PLAN

1: 250



AREA ANALYSIS		
Name	Area	SQ'S
Retained Residence	109.90 m ²	11.83
Residence Addition	78.81 m ²	8.48
Existing Garage	58.55 m ²	6.30
Retained Garage	47.38 m ²	5.10
Alfresco Addition	14.46 m ²	1.56
Residence Demolition	13.89 m ²	1.49
Garage Demolition	11.17 m ²	1.20
Verandah Addition	10.55 m ²	1.13

- LEGEND**
- 90MM STUD WALLS
 - EXTERNAL CLADDING ON 90MM STUD WALLS
 - EXISTING WALLS TO BE RETAINED
 - EXISTING WALLS TO BE REMOVED

FLOOR PLAN

1 : 100

78 BANK ST, PORT FAIRY

OCTOBER 2022
REVISION: B (APRIL 2023)

JOB No.
22-096
3.