

Site Plan Existing

Scale: 1:200



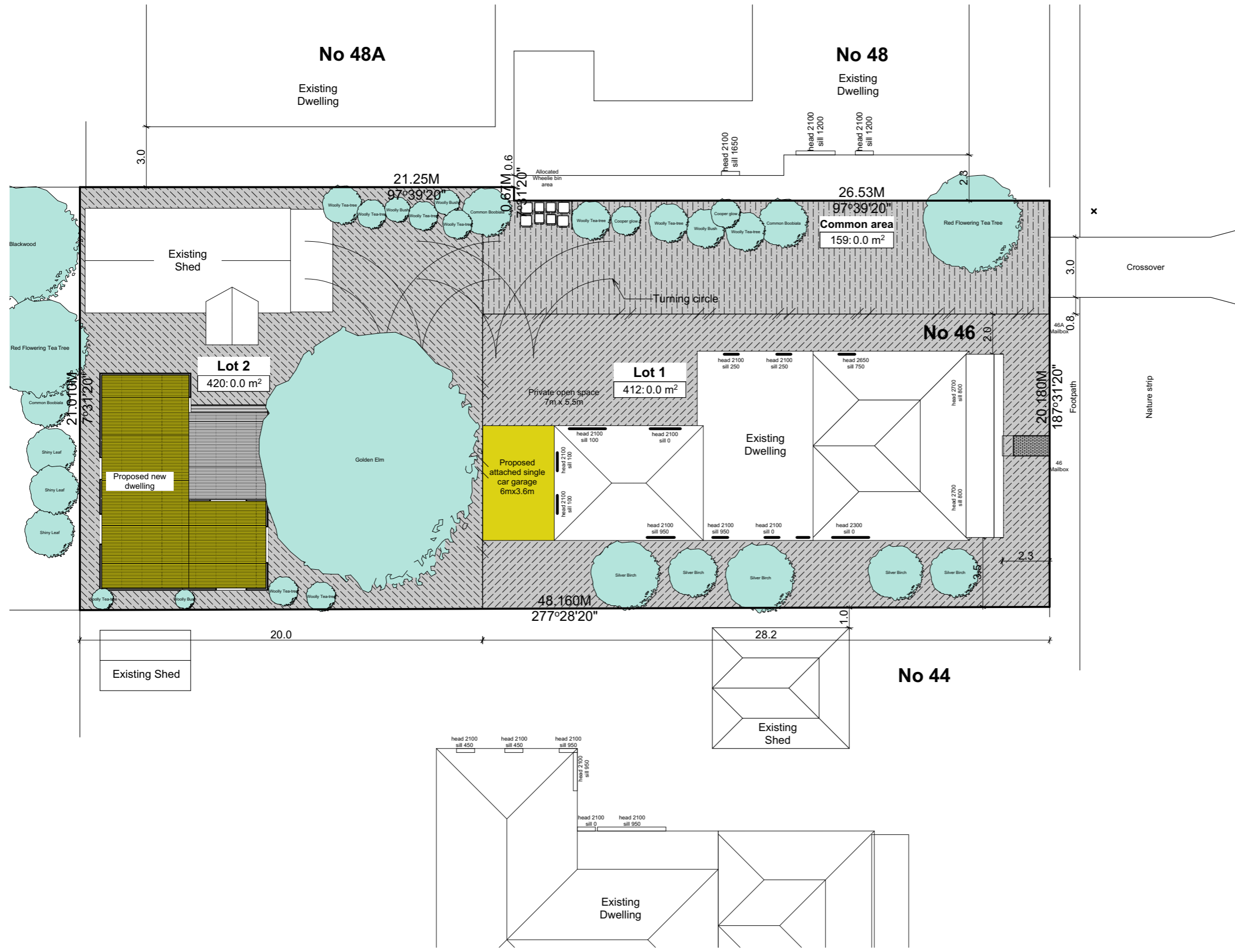
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**Proposed Subdivision
New dwelling & Carport
46 William Street
Port Fairy 3284**

Drawing Title:

Sheet N^o:



Area Analysis	
Site Area	991M ²
Existing Building	165M ²
Existing shed	54M ²
Lot 1	412M ²
Lot 2	420M ²
Common area	159M ²

Symbol Legend	
	fence line
	boundary line

Proposed Plan of Subdivision

Scale: 1:200



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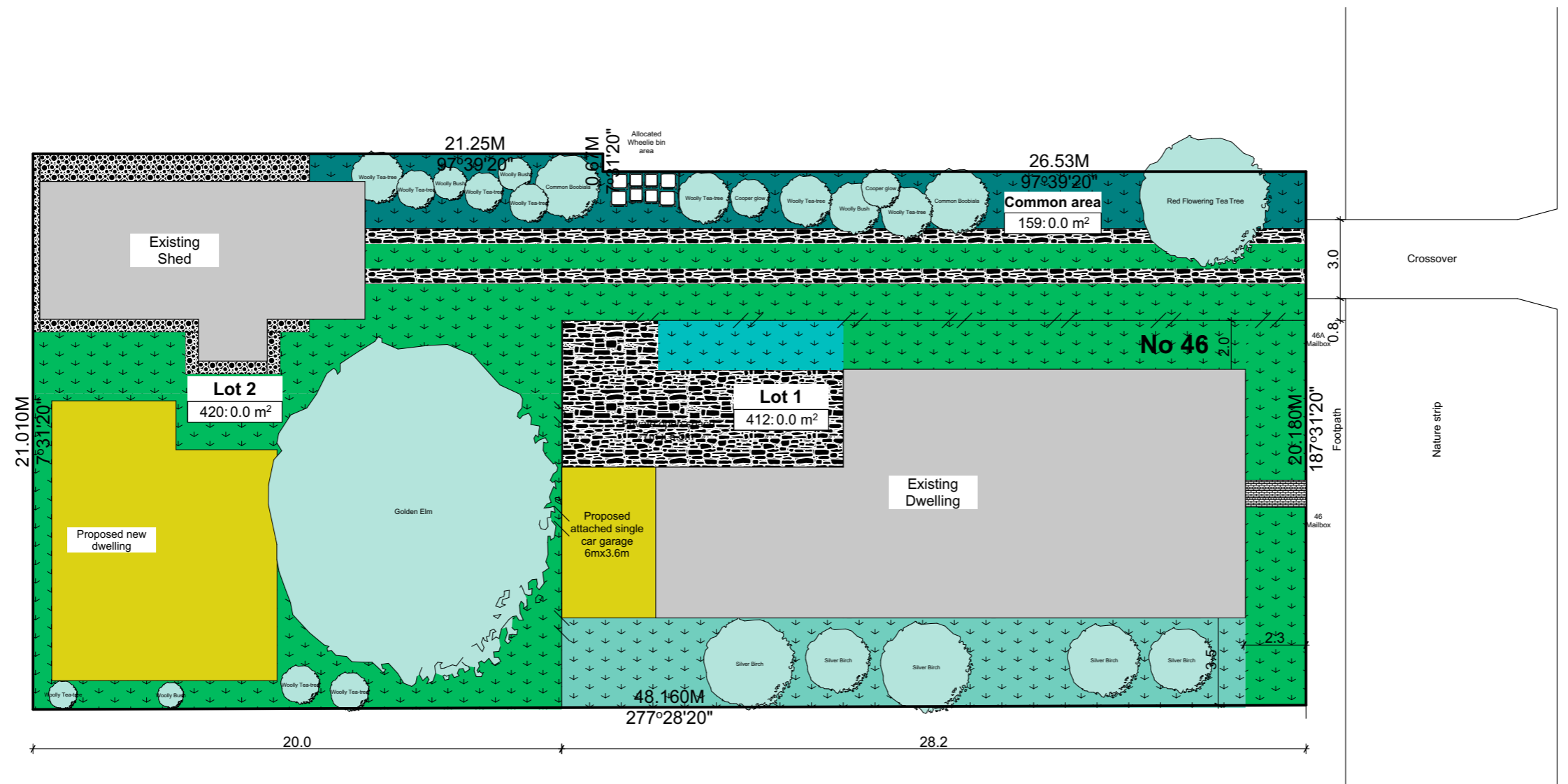
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Landscape Surfaces					
Element ID	2D Plan Preview	Measured Net Area	Description	% Permeable	% Non-permeable
Bluestone Paving		88.54	Non-permeable Surface		8.7%
Bracken ferns		13.12	Permeable Surface	1.3%	
Brick Pavers		2.29	Non-permeable Surface		0.2%
Existing roof area		251.50	Non-permeable Surface		25%
Loose Stone		19.14	Permeable Surface	1.9%	
Native grasses		429.02	Permeable Surface	42.5%	
Native shrubs		84.35	Permeable Surface	10.1%	
Proposed new roof area		103.41	Non-permeable Surface		10.3%
		991.37 m ²		55.8%	44.2%

Existing Tree Schedule	
Element ID	Quantity
Common Boobialla	2
Cooper glow	2
Golden Elm	1
Red flowering tea tree	1
Silver birch	5
Woolly Bush	9
Woolly Tea-tree	5



Landscape Plan

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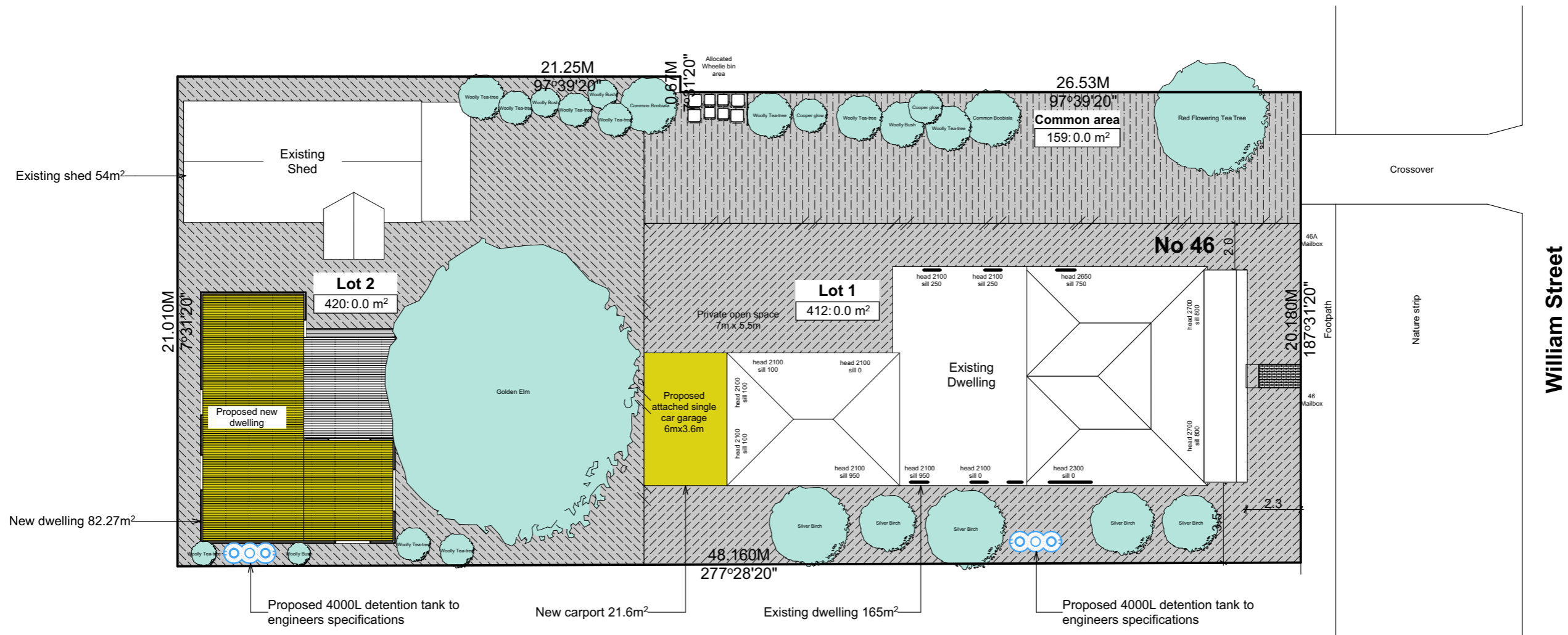
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Site Area Surface Analysis	
Site Area	991M ²
Existing Building	165M ²
Existing shed	54M ²
Lot 1	412M ²
Lot 2	420M ²
Common area	159M ²
New carport	21.6M ²
New dwelling	82.27M ²

General Notes	
Stormwater	All stormwater to be connect via detention system



Stormwater Plan

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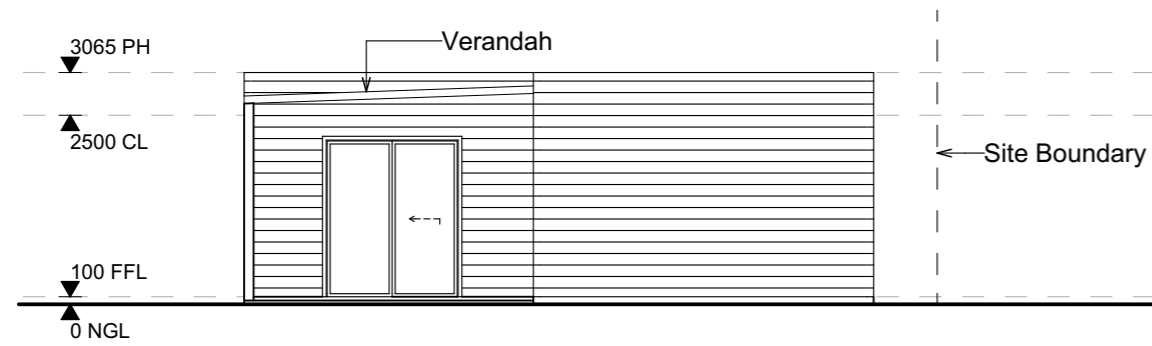
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Walls:
Horizontal clad weatherboards
painted to match existing

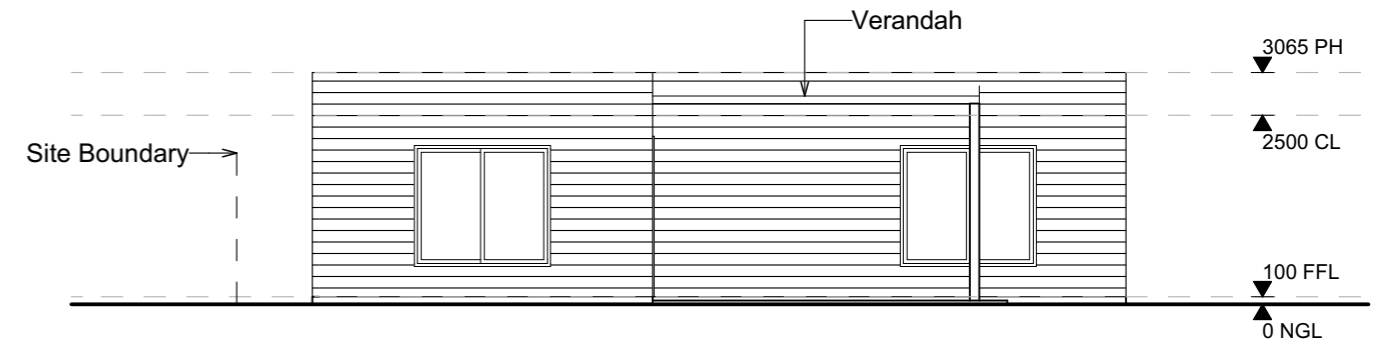
Roof:
Lysaght klip-lok 2° pitch

Windows & Doors:
Aluminium framed
powder coated to match existing



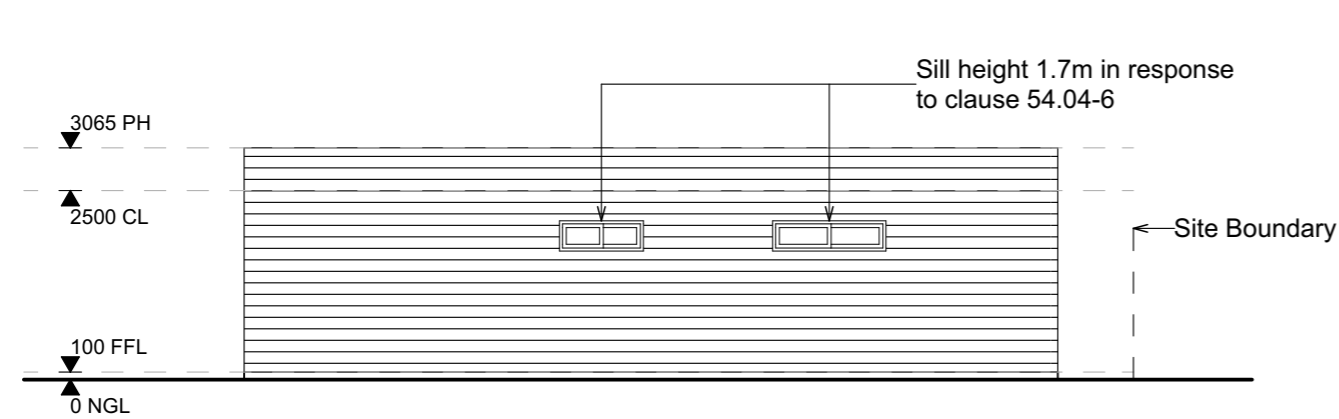
North Elevation

1:100



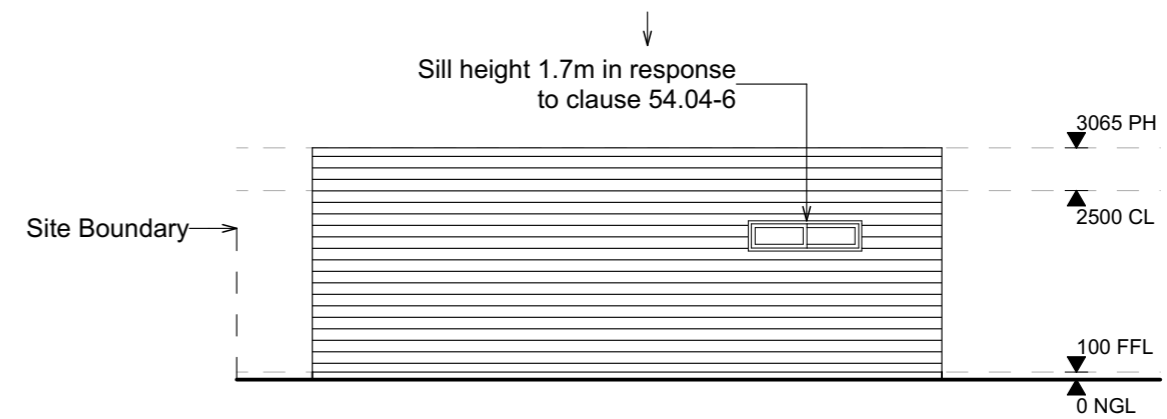
East Elevation

1:100



West Elevation

1:100



South Elevation

1:100

Proposed New Dwelling Elevations

Scale: 1:100

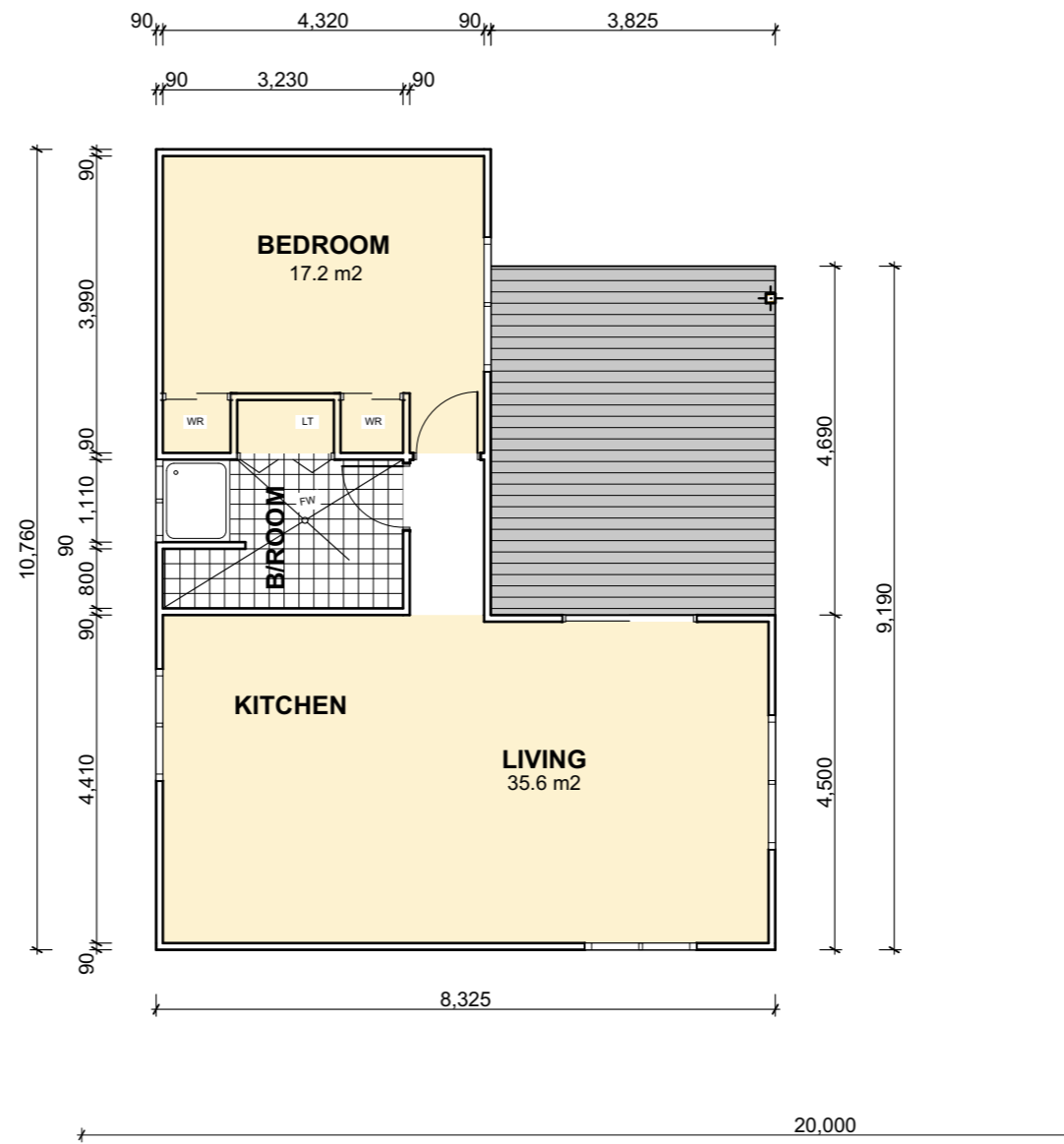
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Proposed New Dwelling Floor Plan

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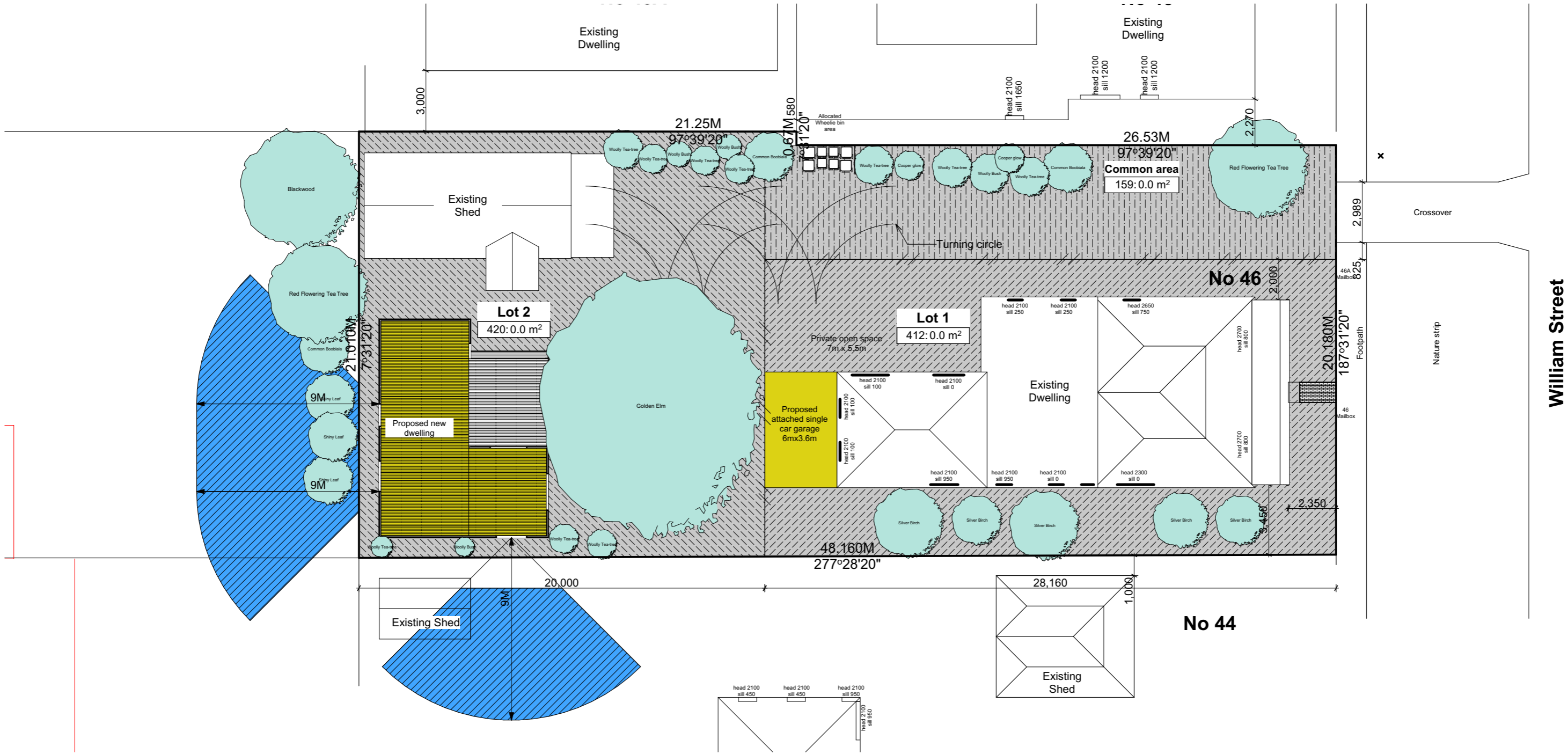
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Overlooking		
Windows requiring variation	Window	Design response
		South/West Windows
Overlooking: 54.04-6		



Overlooking Diagram

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