

SOUTHWEST PERSPECTIVE



ALFRESCO PERSPECTIVE



FRONT PERSPECTIVE



NORTHWEST PERSPECTIVE



92 REGENT STREET, PORT FAIRY

JOB No: 23-070

A3 SHEET

92 REGENT STREET, PORT FAIRY









HEIGHTS (MAX) - RESIDENCE = 6.30m
BUILDING MASS - BUILDING COVERAGE AREA = 357.44m²
SETBACKS - NORTH = 9.60m
 - SOUTH = 9.14m
 - EAST = 2.51m
 - WEST = ON BOUNDARY - 124m²
S.P.O.S. - REFER TO LANDSCAPING PLAN
LANDSCAPING - REFER TO LANDSCAPING PLAN
FENCING - REFER TO LANDSCAPING PLAN
SITE COVERAGE - TOTAL SITE AREA = 869m²
 - BUILDING FOOTPRINT = 357.44m²
 = 41.13% SITE COVERAGE
 - IMPERMEABLE AREAS = 489.71m²
 = 56.35% SITE COVERAGE
 - GARDENABLE AREAS = 379.11m²
 = 43.63% SITE COVERAGE
FRONTAGE - REFER TO SOUTH ELEVATION

AREA ANALYSIS

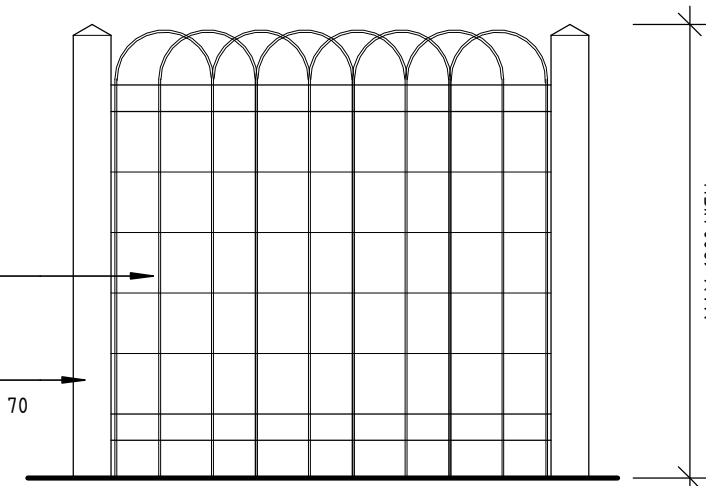
Name	Area	SQ'S
Proposed Addition	137.28 m ²	14.77
Existing Residence	120.99 m ²	13.02
Proposed Garage	59.86 m ²	6.44
Proposed Alfresco	28.30 m ²	3.04
Existing Verandah	11.01 m ²	1.18



LANDSCAPING SCHEDULE

A.		SILVER BANKSIA <i>'Banksia Marginata'</i> Approx. height: 1.2 M	
B.		MYRTLE WATTLE <i>'Acacia Myrtifolia'</i> Approx height: 1.3-2M	
C.		WHITE ELDERBERRY <i>'Sambucus Gaudichaudiana'</i> Approx height: 0.6m- 2m	
D.		DROOPING SHEOKE <i>'Allocasuarina verticillata'</i> Approx height: 4-10M & 3-6M	

NOTE:
 Tree and shrub varieties may need to be substituted with similar plants according to local availability and growing conditions. Trees and shrubs may be planted in beds containing native ground cover or in lawn areas sown with hardy grass. All garden beds shall be topped with min 100mm thick mulch. Ensure that all trees and shrubs are stacked with 25mm sq. hardwood stakes and ties with flexible ties. Height of proposed plants in view corridor to be maintained to a height of not greater than 1.2m



FENCE DETAIL

1: 20

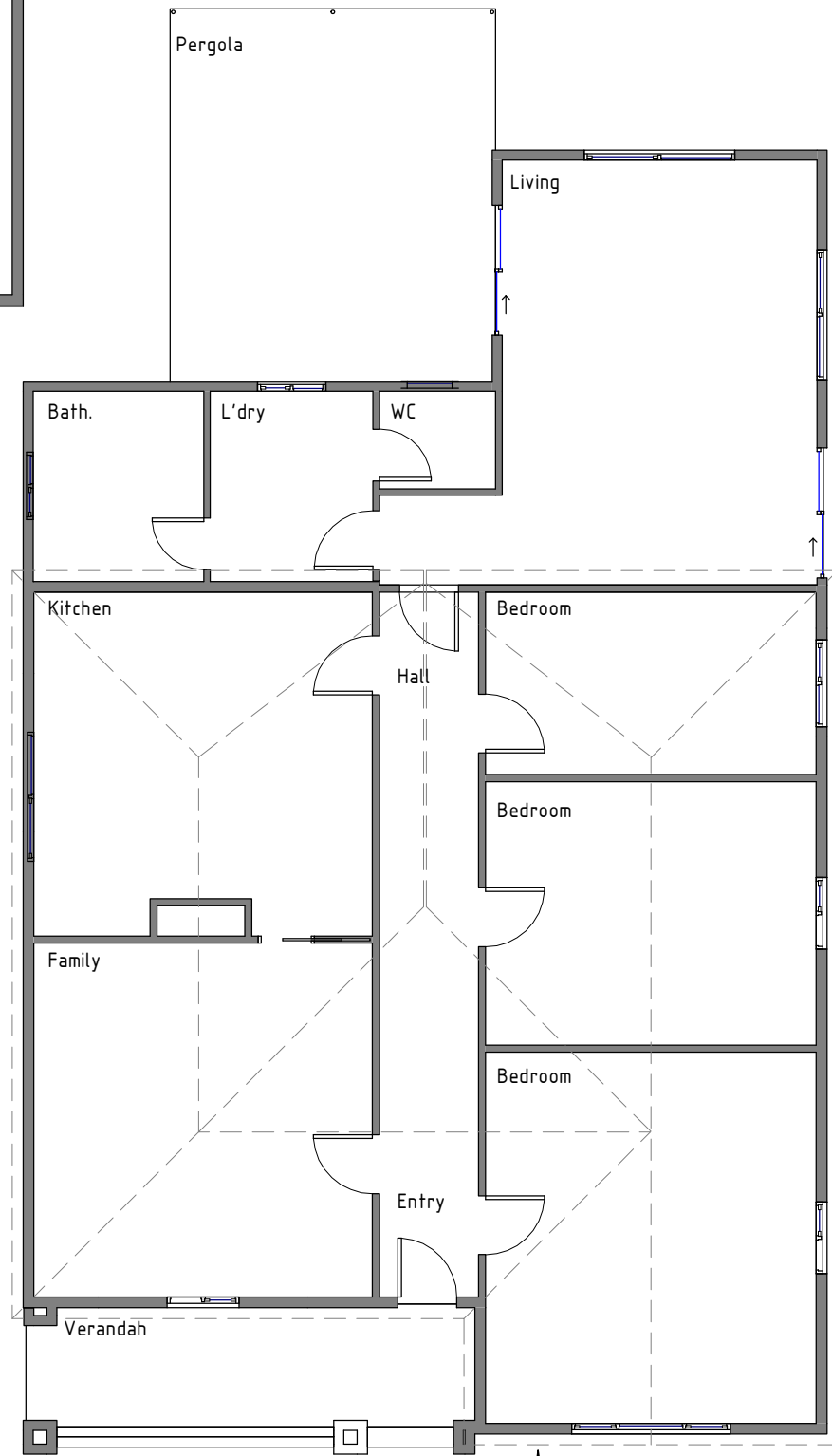
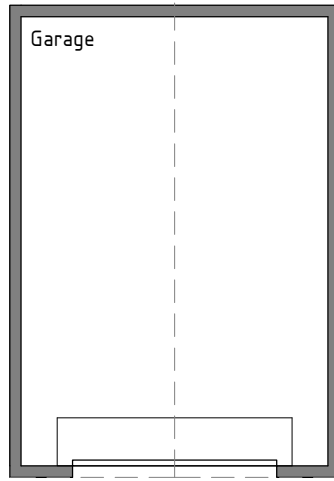


SITE PLAN

1: 250

LANDSCAPE PLAN

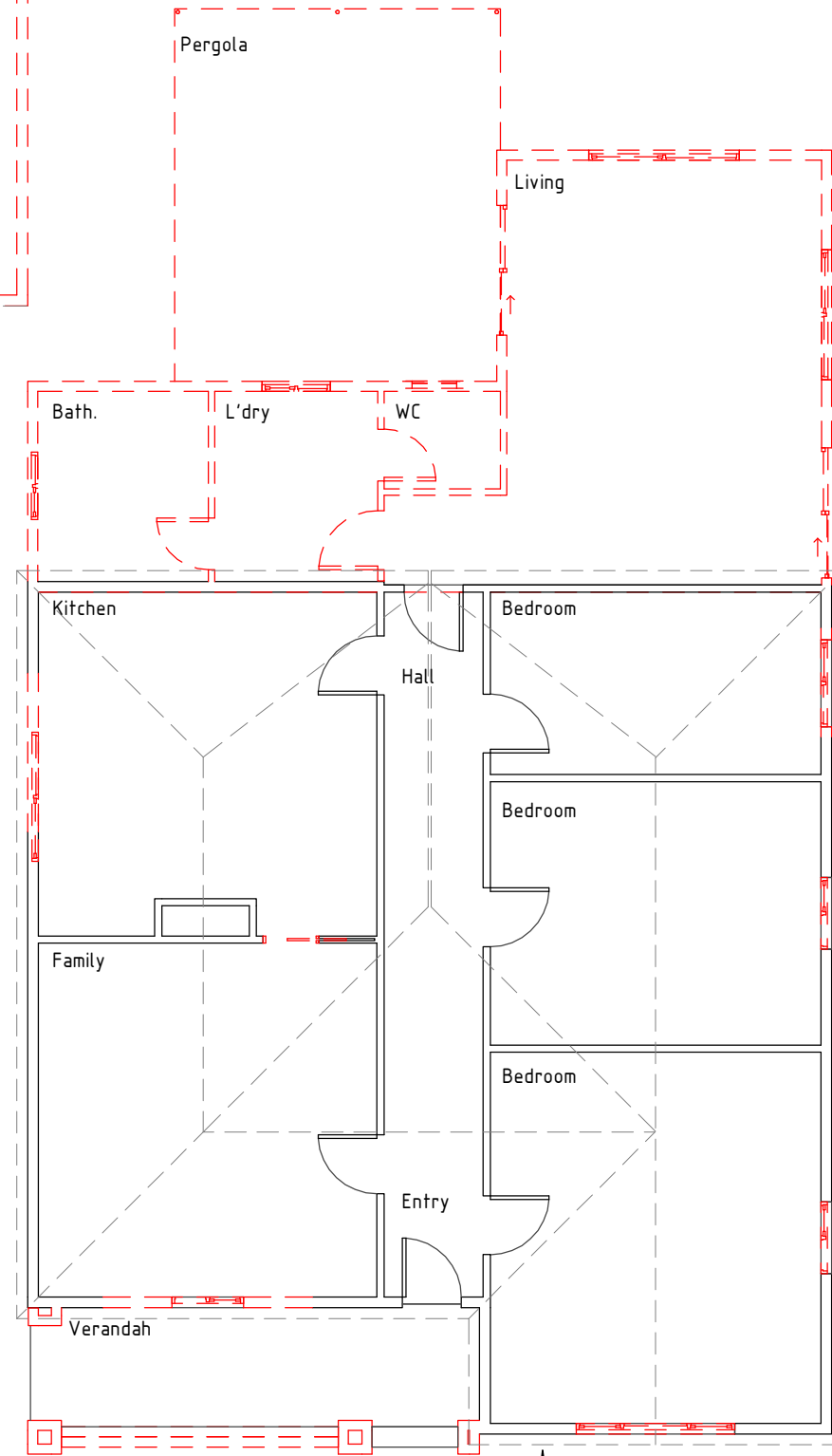
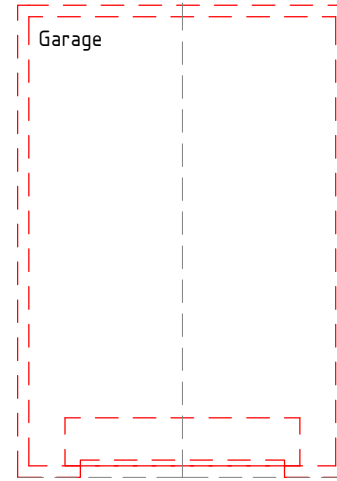
1: 250



EXISTING ROOF LINES SHOWN DASHED

EXISTING CONDITIONS PLAN

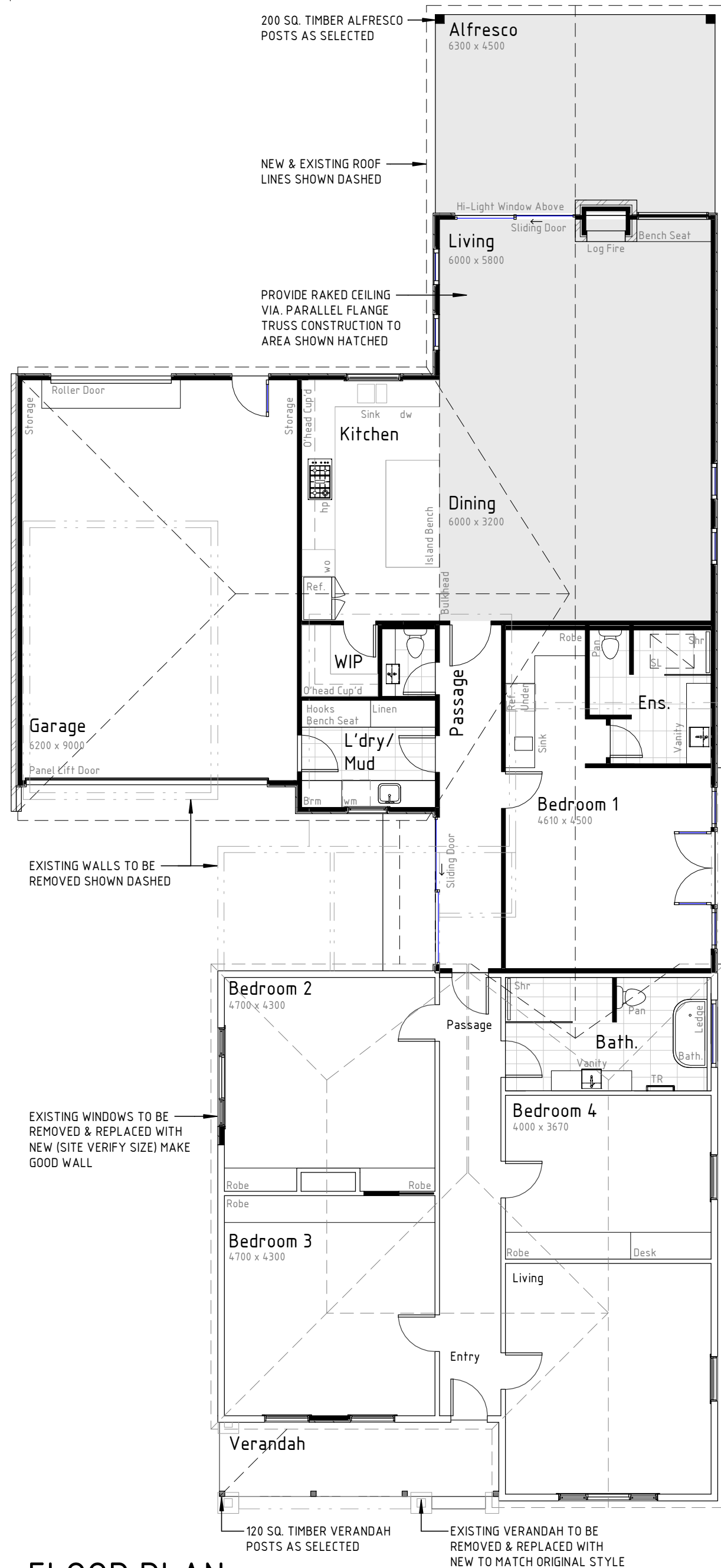
1:100



EXISTING ROOF LINES SHOWN DASHED

DEMOLITION PLAN

1:100



AREA ANALYSIS		
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LEGEND

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



COLOUR SCHEDULE

	LIGHT GREY/WHITE TONES - Aluminium Window/ Door Frames
	DOVE: AUSTRAL BRICKS <i>'Matching Mortar'</i> - All Brickwork
	SURFMIST: COLORBOND - Scyon 'Linea' Wall Cladding
	SHALE GREY: COLORBOND - Roof Sheeting
	BASALT: COLORBOND - Fascia/ Gutters - Garage Door - Alfresco & Verandah Posts

NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones.

Refer to manufacturers specifications/ samples for exact colour match.

FLOOR PLAN

1 : 100

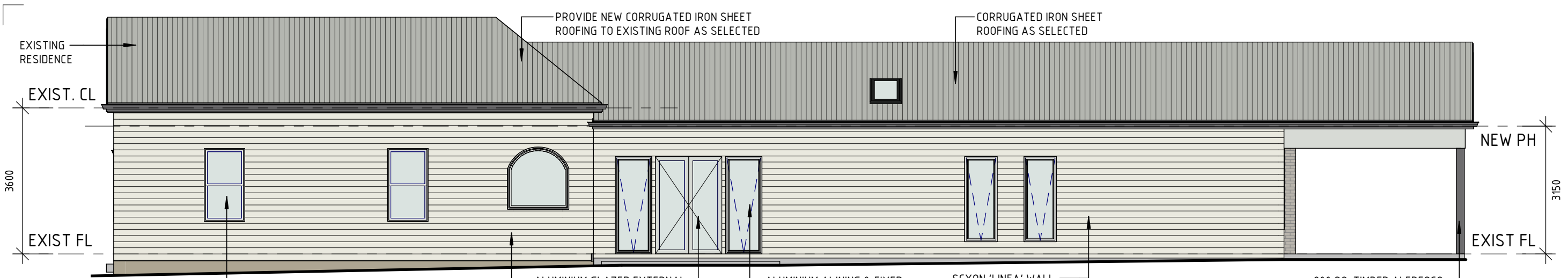
92 REGENT STREET, PORT FAIRY

OCTOBER 2023
REV: A (i) (NOV 2023)

3.

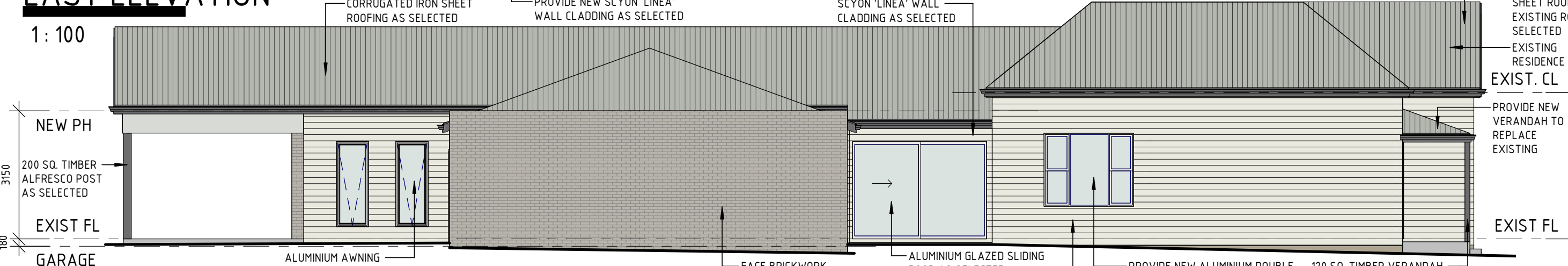
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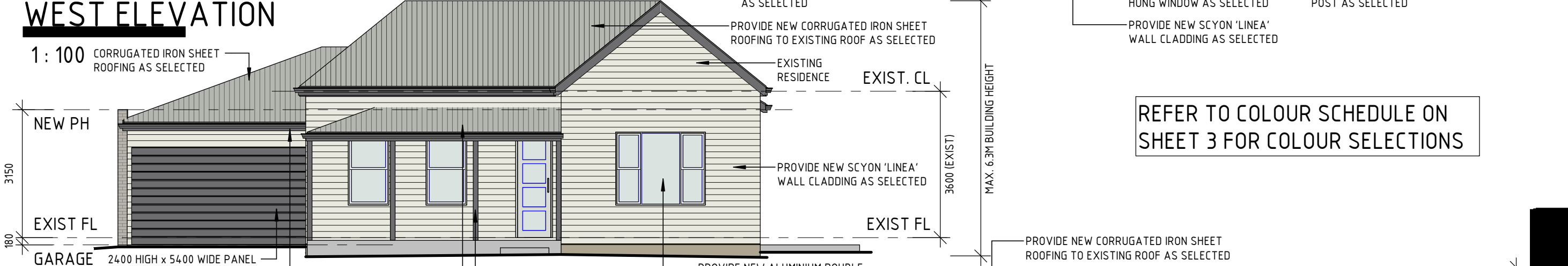
EAST ELEVATION

1:100



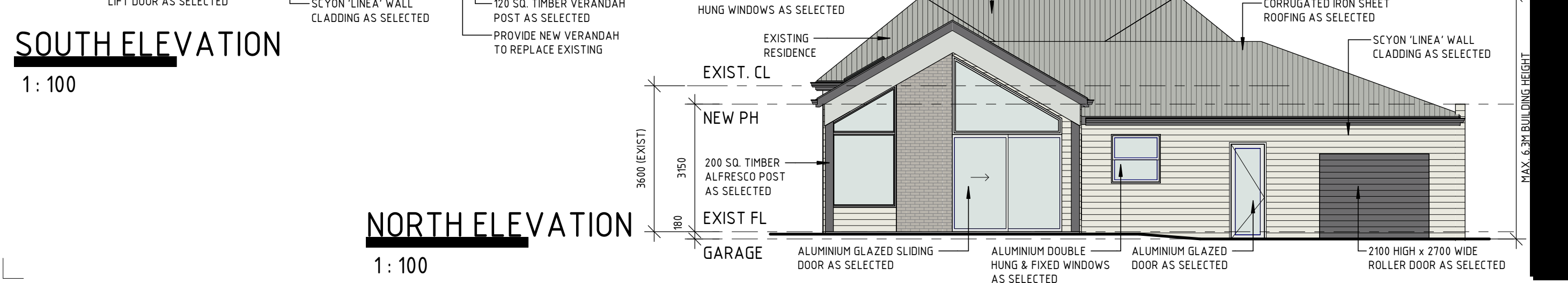
WEST ELEVATION

1:100



SOUTH ELEVATION

1:100



NORTH ELEVATION

1:100

REFER TO COLOUR SCHEDULE ON SHEET 3 FOR COLOUR SELECTIONS