

site analysis:

total site area	512 sq.m.
existing dwelling	114 sq.m.
non-heritage demolition	-49 sq.m.
existing heritage dwelling retention	65 sq.m.
proposed ground floor addition	115 sq.m.
proposed upper floor addition	93 sq.m.
total proposed dwelling	273 sq.m.
proposed garage/store	49 sq.m.
proposed undercover storage (east)	7 sq.m.
site coverage (inc. garage)	46 %
site permeability	205 sq.m / 40 %
garden area	206 sq.m / 40.23 %

- denotes single storey heritage dwelling
- denotes heritage commerical building
- denotes single storey non-heritage dwelling
- denotes double storey dwelling non-heritage dwelling (or addition to heritage dwelling)

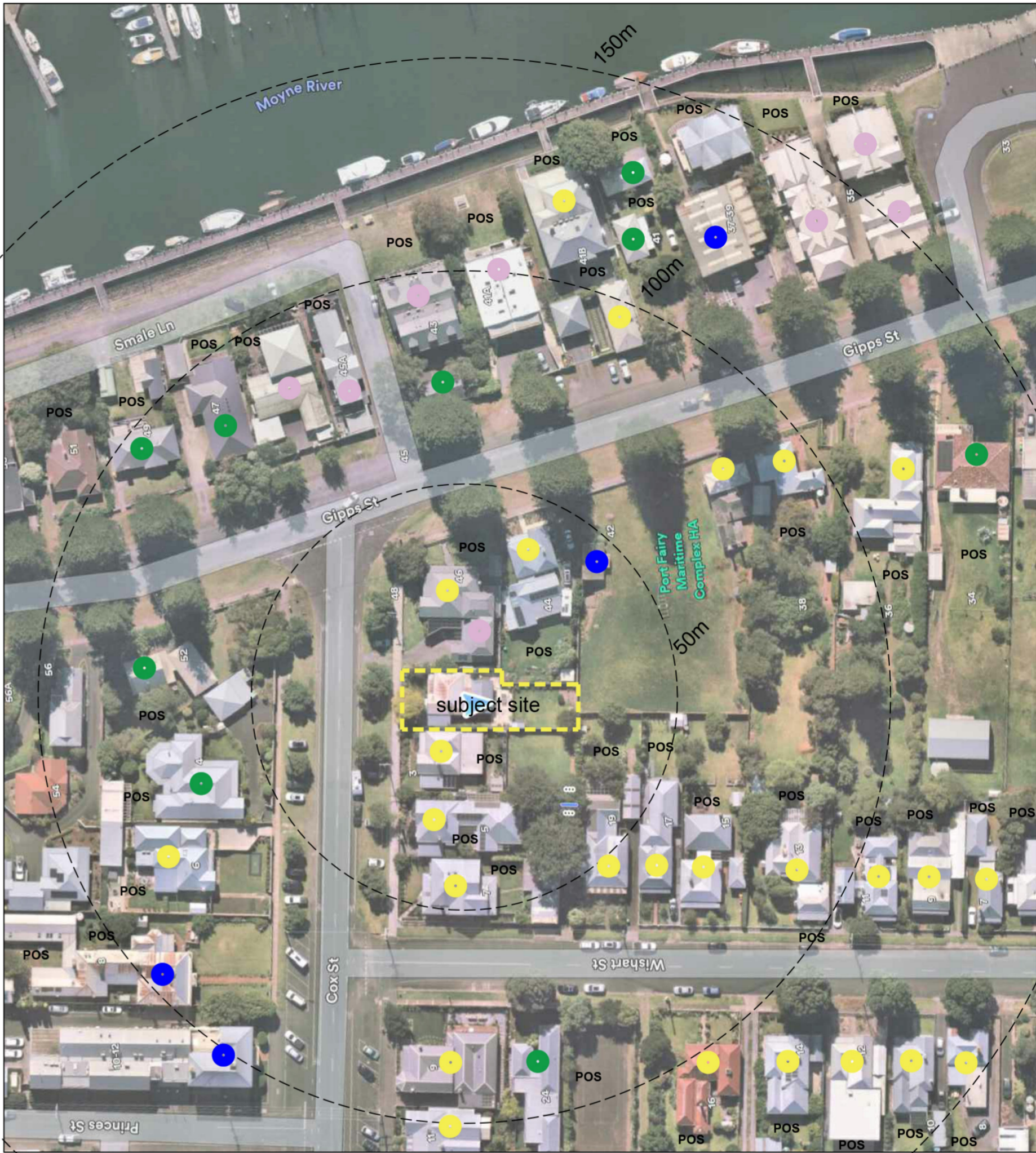
proximity of services & public amenities in relation to subject site location

Moyne River	130m
Botanic Gardens	750m
JJ Colledge Oval	250m
Banks Street/Gipps Street Bus Stop	250m
Sackville Street Shopping Strip	150m
St Patricks Parish Primary School	600m
Port Fairy Coastal Park/Foreshore	850m
Show Grounds	1.5km
Port Fairy Consolidated School	1.0km
St Johns Anglican Church	520m
Port Fairy Hospital	1.0km
Port Fairy Golf Course	4.5km
Pea Soup Beach	900m

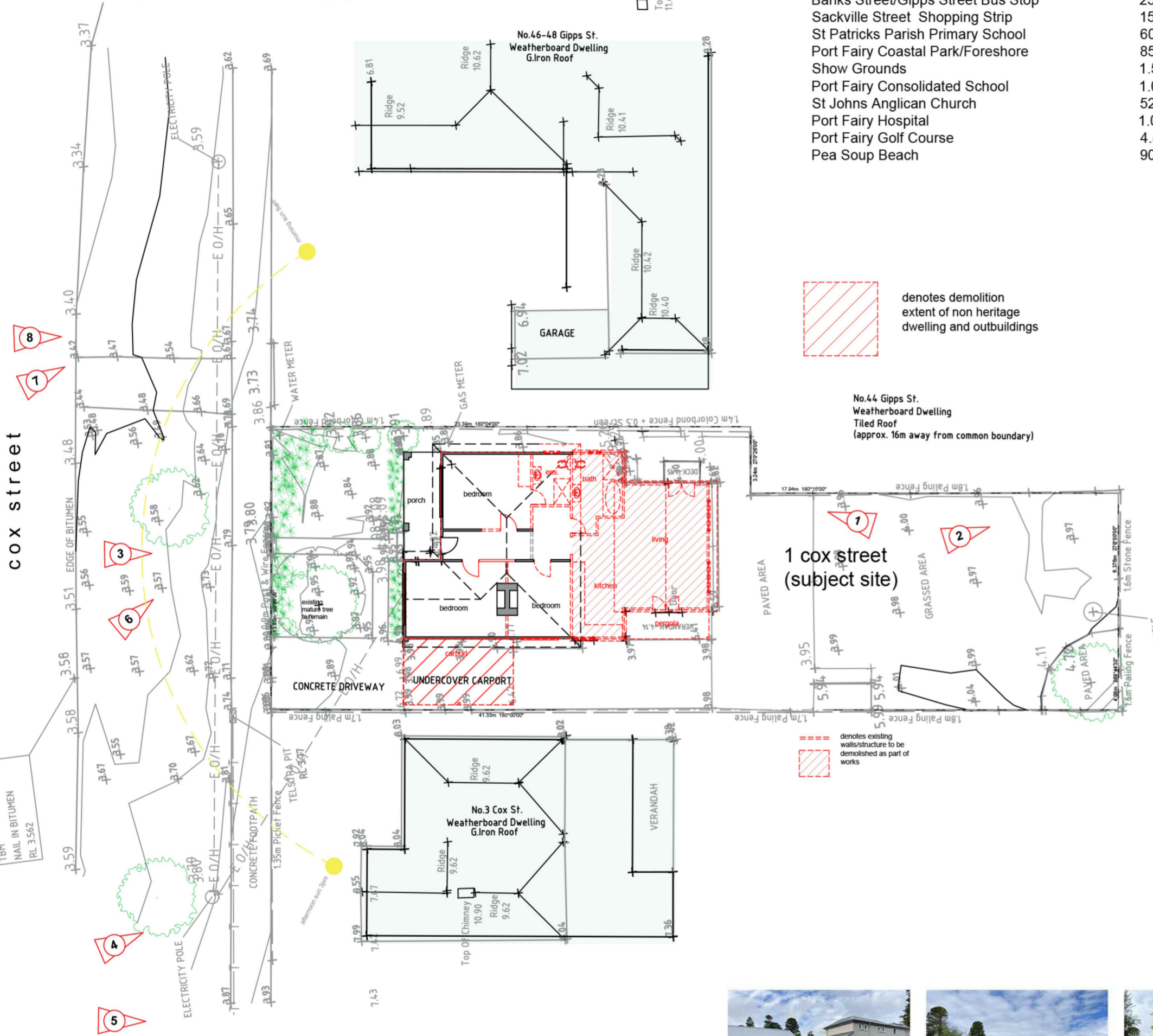
denotes demolition extent of non heritage dwelling and outbuildings

No.44 Gipps St.
Weatherboard Dwelling
Tiled Roof
(approx. 16m away from common boundary)

denotes existing wall/structure to be demolished as part of works



site analysis & context plan 1:1000



note: all levels noted on plan have been obtained directly from feature and level reference: DJH-01

existing site images n.t.s.



site image 1



site image 2



site image 3



site image 4



site image 5



site image 6



site image 7



site image 8

existing site plan 1:200

note: all dimensions on site plan taken to title boundaries

denotes site photographs/images

HATCH PROJECTS

m: 0418 104 708 e: studio@hatchprojects.com.au
PO Box 155, Williamstown, Victoria, 3016

AMENDMENTS:

B	16/10/2024	design response to council heritage advice (3/10/24)

client

[REDACTED]

location

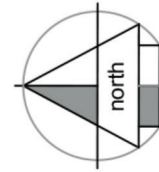
1 Cox Street, Port Fairy

project

proposed new double storey dwelling with associated demolition works

drawing sheet

existing site plan & site analysis/context



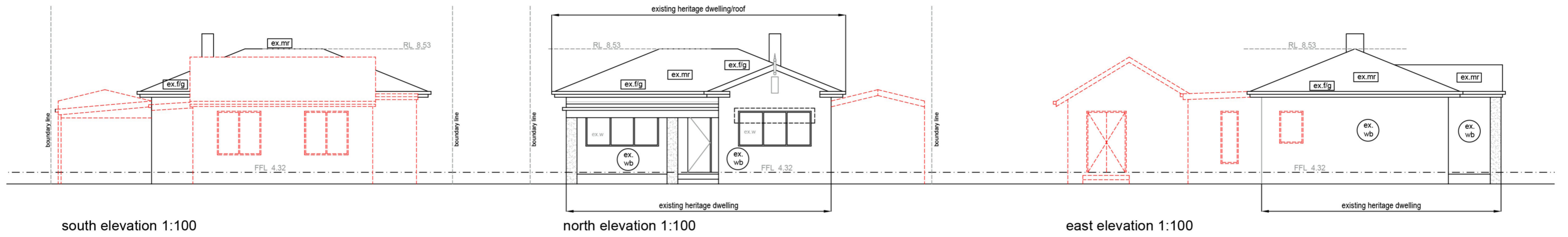
ISSUE DATE: 16/10/2024

SCALE: 1:100 or as noted

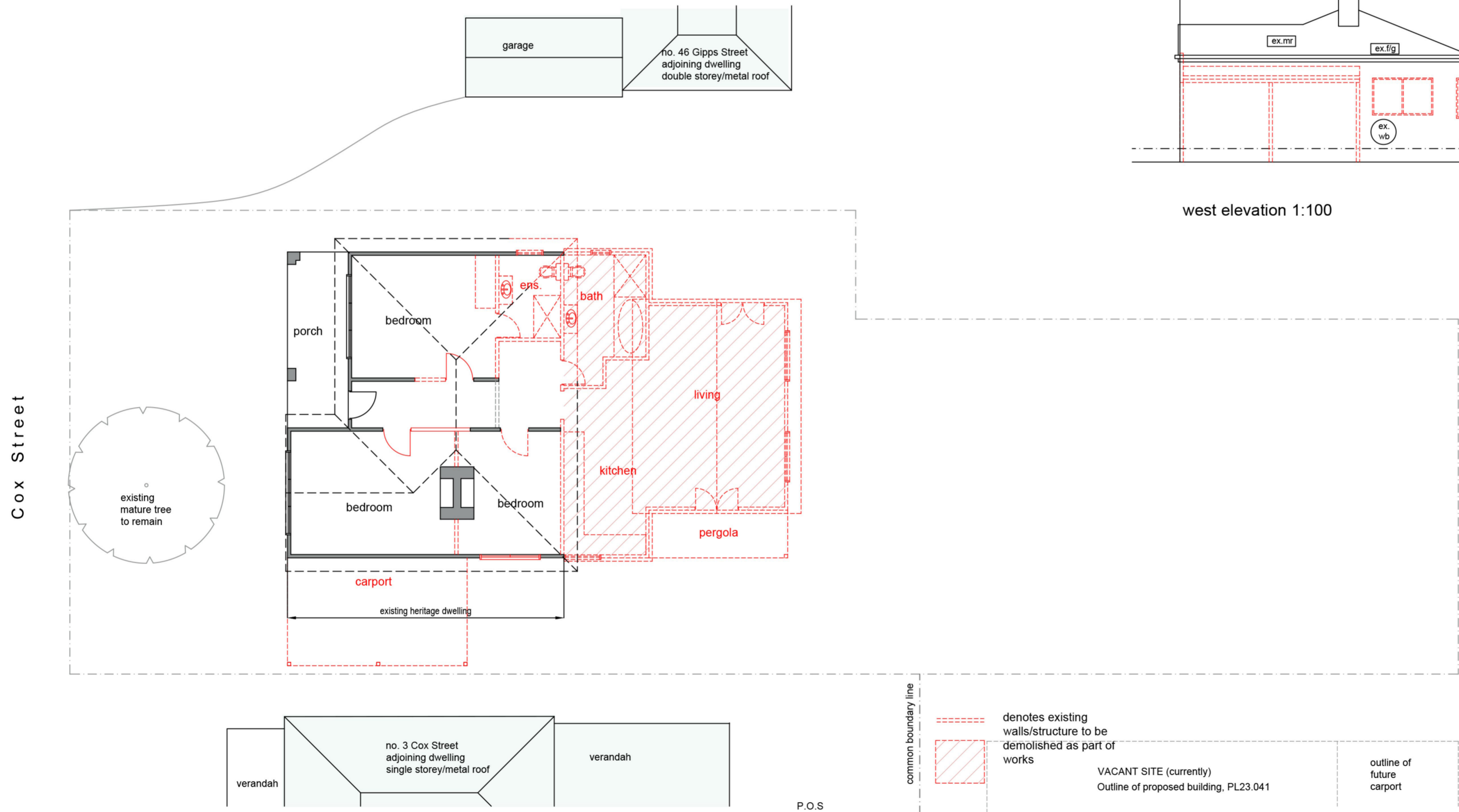
DRAWN BY: AK ISSUE: TP-B

REF: HP-711 .1 SHEET SIZE

TOWN PLANNING ISSUE A2



existing elevations (to be demolished) 1:100



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existing floor & demolition plan 1:100

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PROJECTS

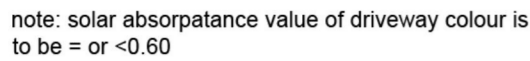
m: 0418 104 708 e: studio@hatchprojects.com.au
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client	
location	1 Cox Street, Port Fairy

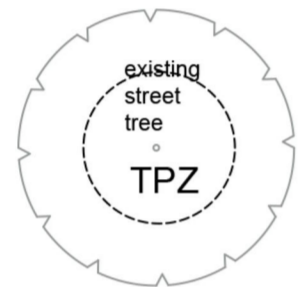
project	proposed new double storey dwelling with associated demolition works
drawing sheet	existing floor plan and elevations

ISSUE DATE:	16/10/2024
SCALE:	1:100 or as noted
DRAWN BY:	AK
ISSUE:	TP-B
REF:	HP-711 .2
TOWN PLANNING ISSUE	A2



note: 2.0m tree protection zone erected around nature strip tree

- The Protective fencing where required may delineate the TPZ and should be located as determined by the project arborist in accordance with AS4970 Protection of trees on development sites.
- Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ must be secured to restrict access.
- AS4687 Temporary fencing and hoardings specifies applicable fencing requirements. Shade cloth or similar should be attached to reduce the transport of dust, other particulate matter and liquids into the protected area..



grassed nature strip/
car parking area

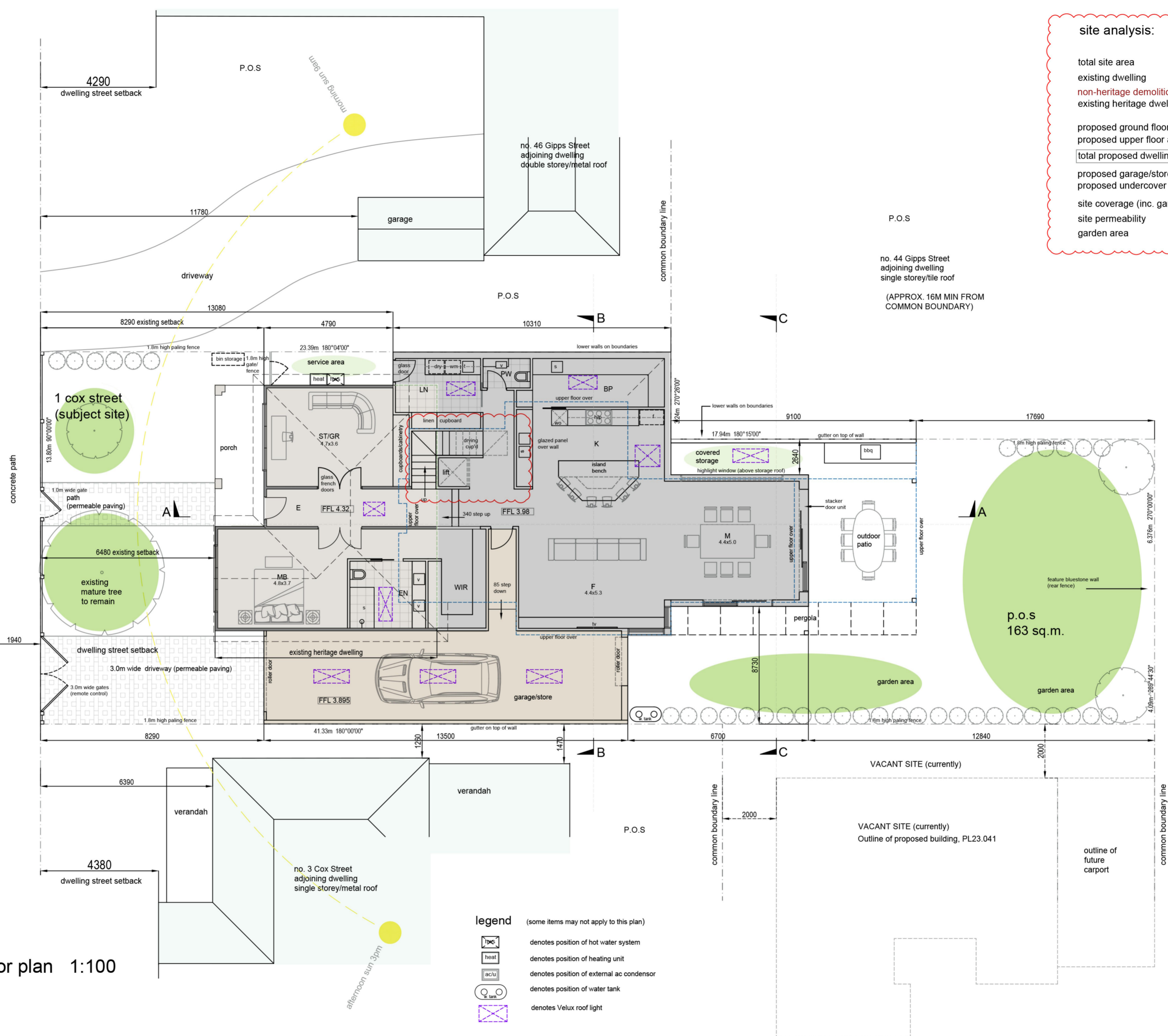
Cox Street

edge of bitumen

proposed site & ground floor plan 1:100

note: all dimensions on site plan
taken to title boundaries

note: all levels noted on plan have been obtained directly
from feature and level reference: DJH-01



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[illegible]

client

location

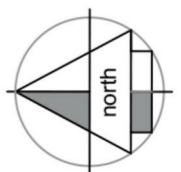
1 Cox Street, Port Fairy

project

proposed new double storey dwelling with associated demolition works

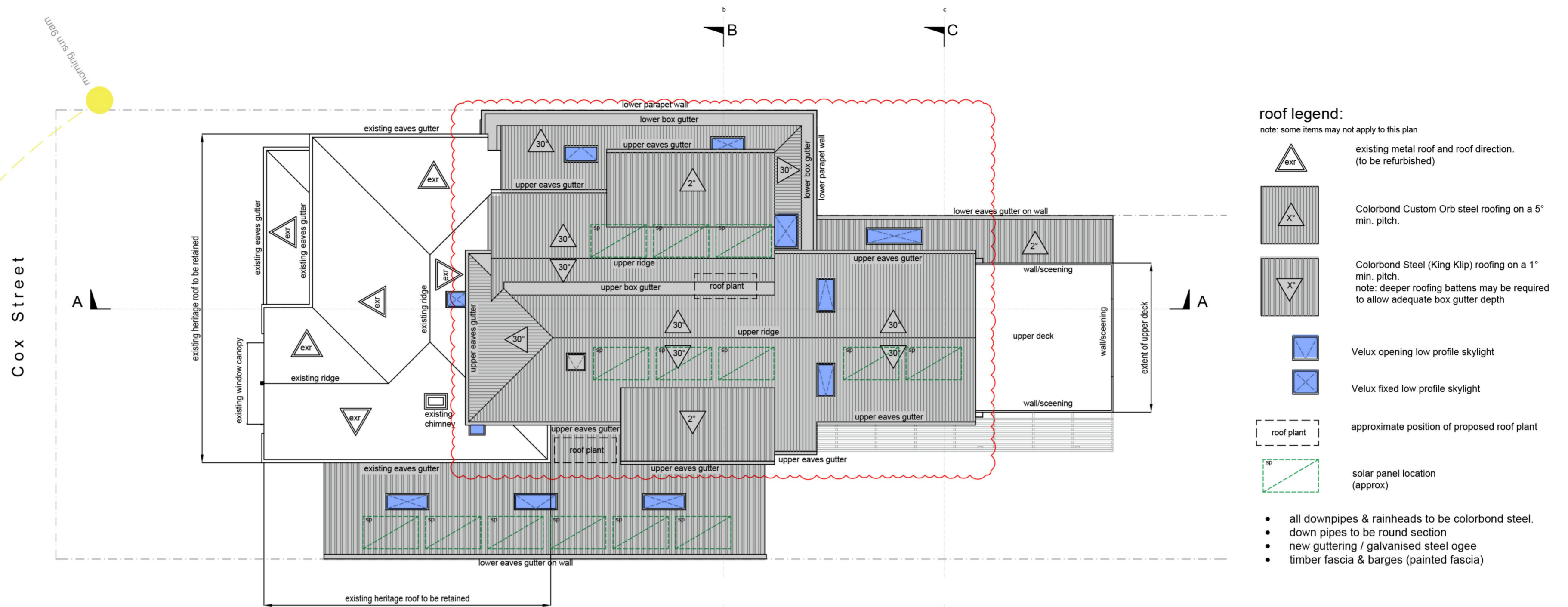
	associate
	drawing sheet

proposed site & ground floor plan



ISSUE DATE: 16/10/2024	
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REF: HP-711 .3	SHEET SIZE
TOWN PLANNING ISSUE	A2

proposed roof plan 1:100



proposed first floor plan 1:100


















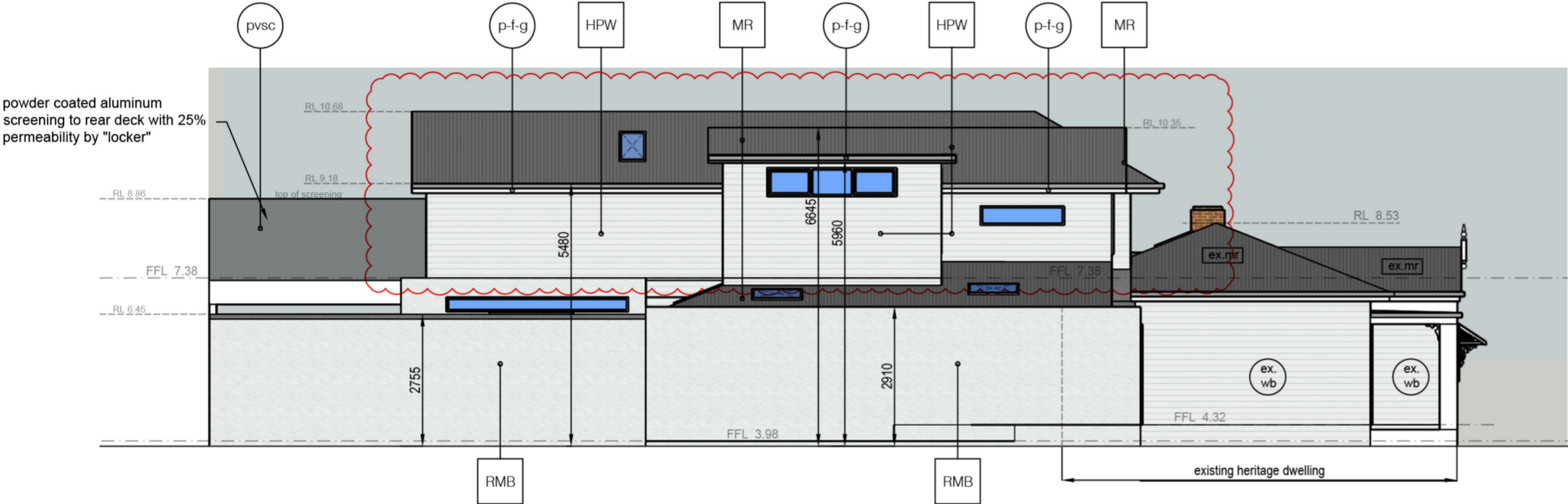
external finishes schedule

LOCATION	COLOR	FINISH	PRODUCT	SWATCH
roofing, guttering & downpipes	southerly	custom orb & king clip roof / ogee guttering	Colorbond	
fascia / barge board/pergola/ front fence	Lexicon	low sheen	Dulux Weathershield	
external weatherboards / timber shingles	Lexicon	low sheen	Dulux Weathershield	
timber windows/frames to front of house	Vivid White	semi-gloss	Dulux Weathershield	
aluminium windows/frames to rear of house	Vivid White	powdercoated aluminium	Dulux Weathershield	
rendered masonry walls	Lexicon	low sheen	Dulux Weathershield	
front door / garage door	Classic Calm	semi - gloss	Dulux Weathershield	
screening to deck	Classic Calm	powdercoated aluminium	Locker - Domino 358	

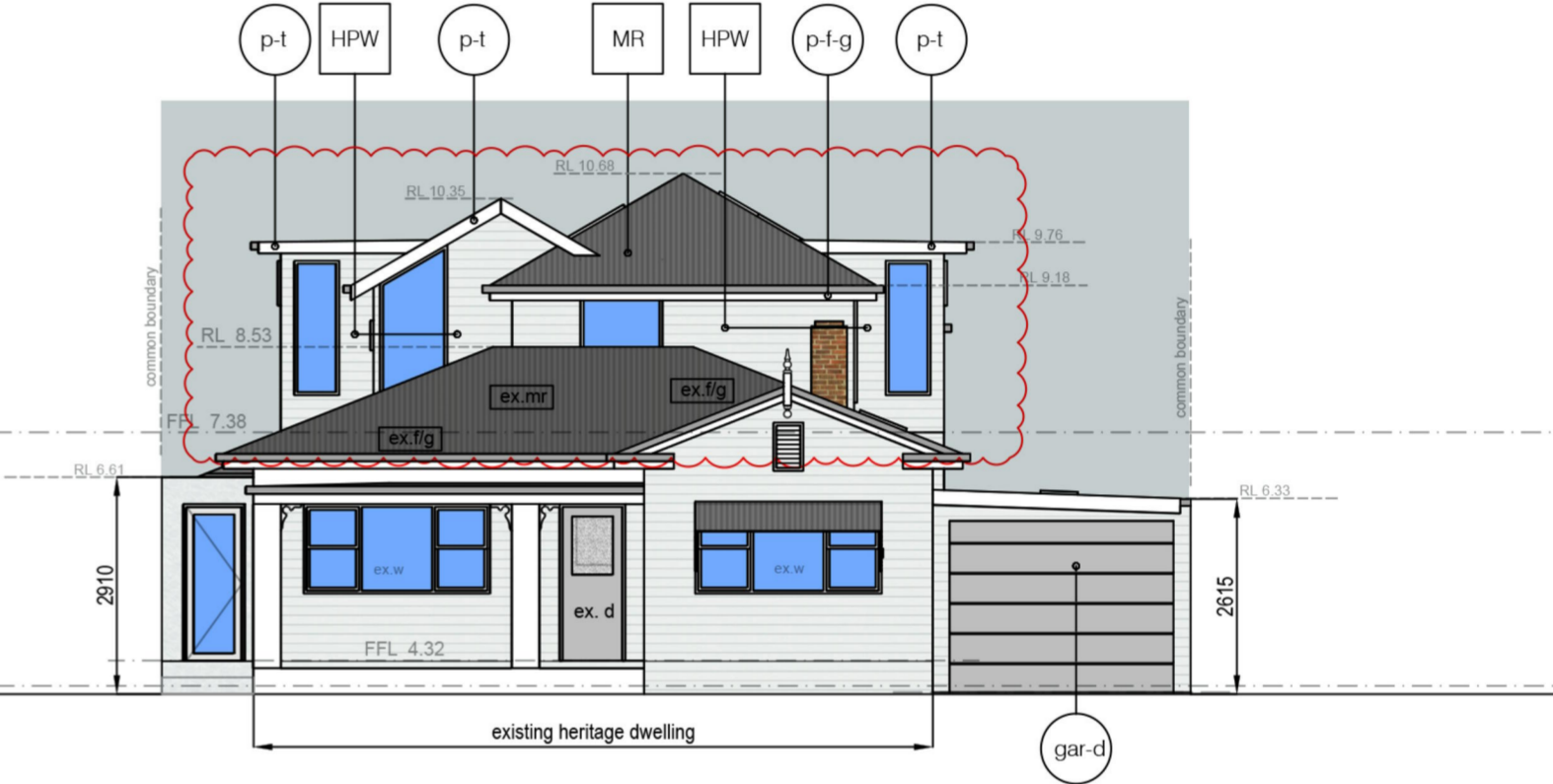
external cladding schedule to elevations

note: refer to finishes schedules for colors

 existing metal roof (heritage dwelling)	 rendered masonry wall (color Dulux Lexicon)	 painted timber structure (barge/fascia/pergola)
 existing painted weatherboards (heritage dwelling)	 rendered masonry wall to boundary (color to be decided by mutual agreement with neighbours)	 painted timber fascia beam and colorbond gutter
 existing timber fascia/gal. iron gutter (heritage dwelling)	 horizontal James Hardie Linea painted weatherboards (color Dulux Lexicon)	 panel lift garage doors (color classic calm)
 existing timber window (original/heritage)	 0.42mm colorbond custom orb on pitches as marked (5° min. pitch) (color southerly)	 perforated metal screening to upper decks (color classic calm) 1.7m above FFL
 existing door (original/heritage)	 feature painted shingles to gable ends (colour Dulux Lexicon)	 denotes roof light (velux)



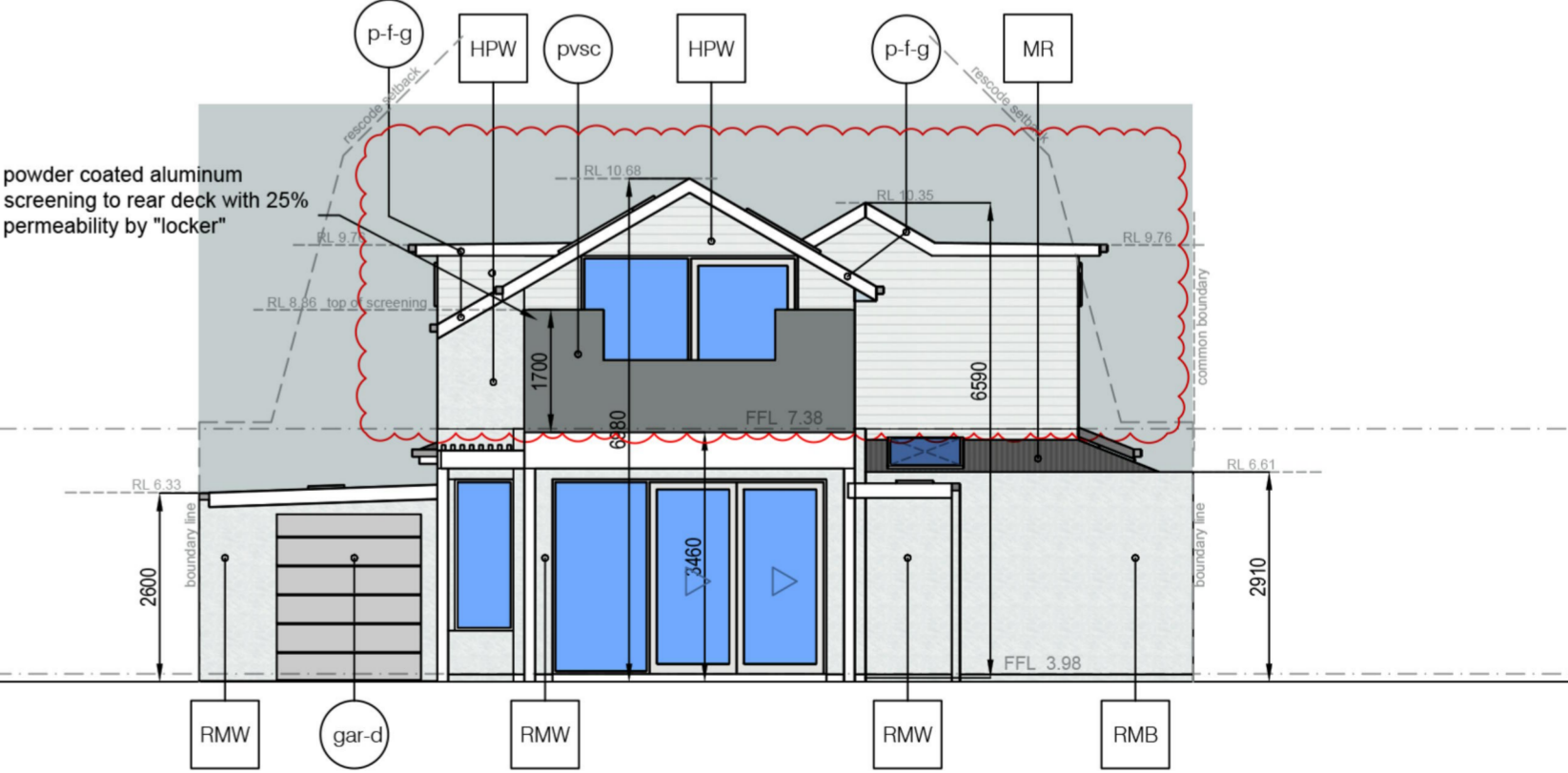
east elevation 1:100



north elevation 1:100



west elevation 1:100



south elevation 1:100

proposed elevations 1:100

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PROJECTS

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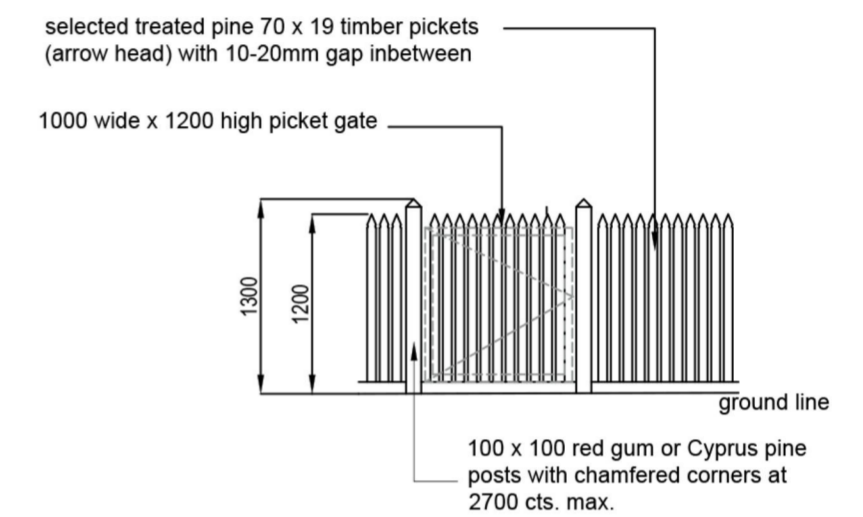
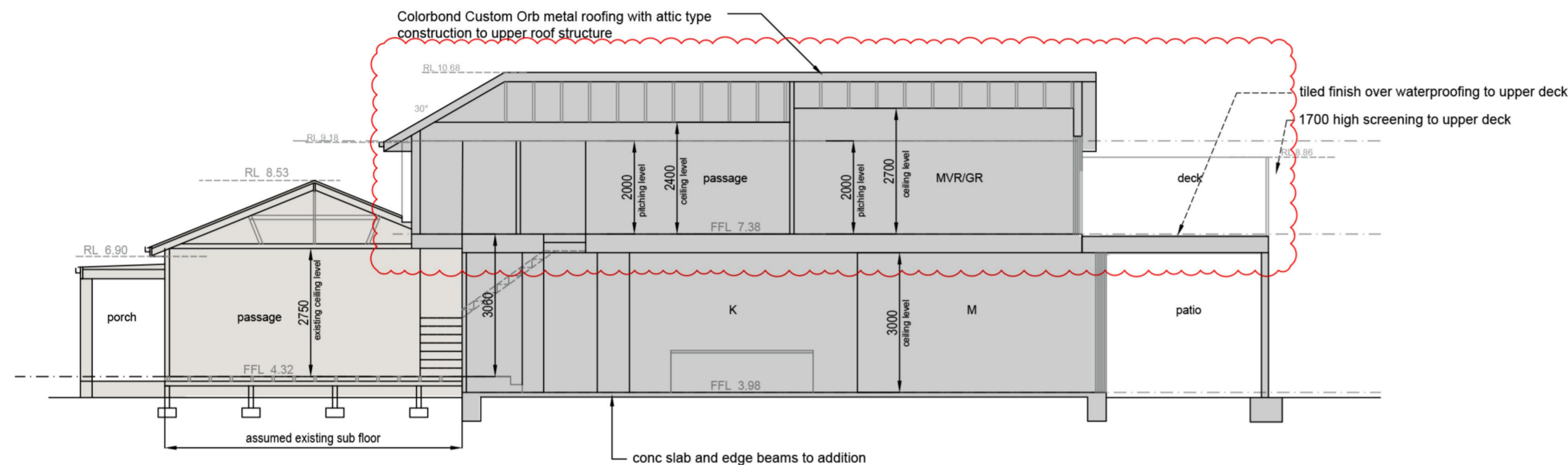
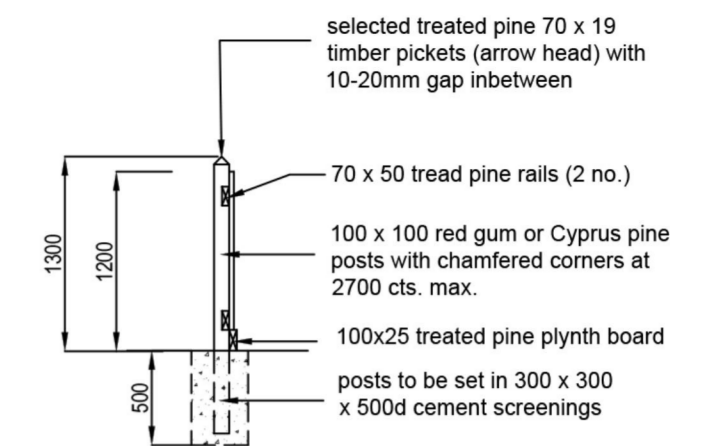
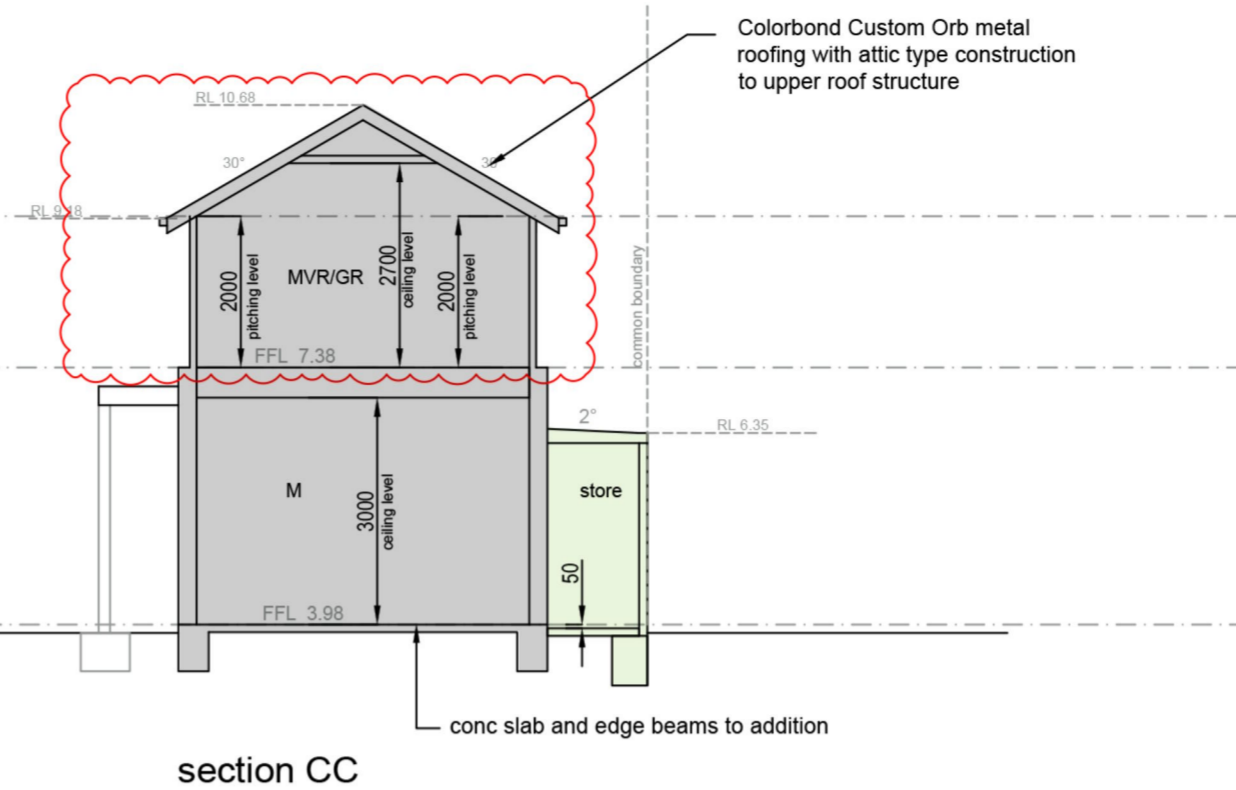
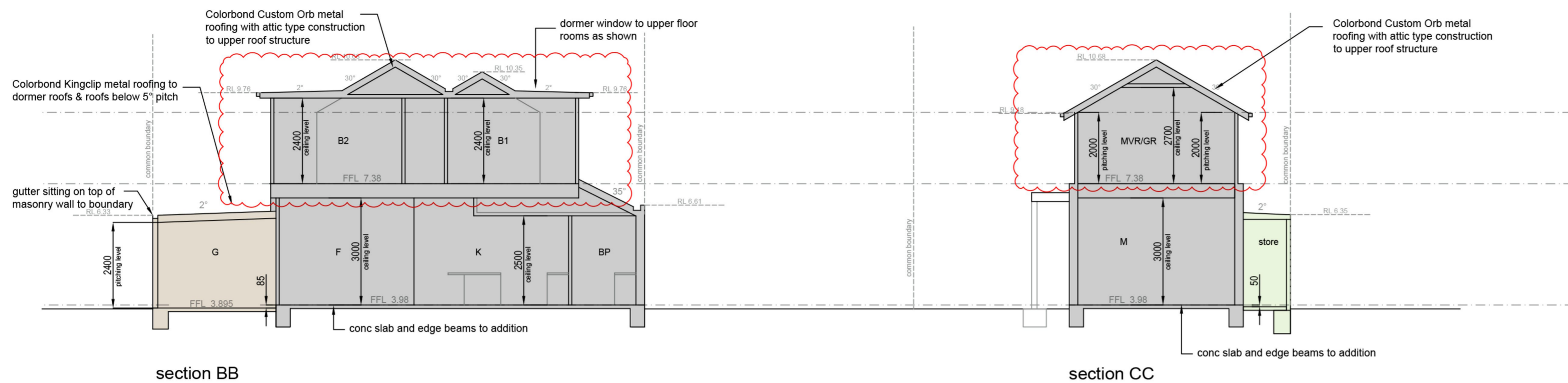
client	<div></div>
location	1 Cox Street, Port Fairy

project	proposed new double storey dwelling with associated demolition works
drawing sheet	proposed elevations

north

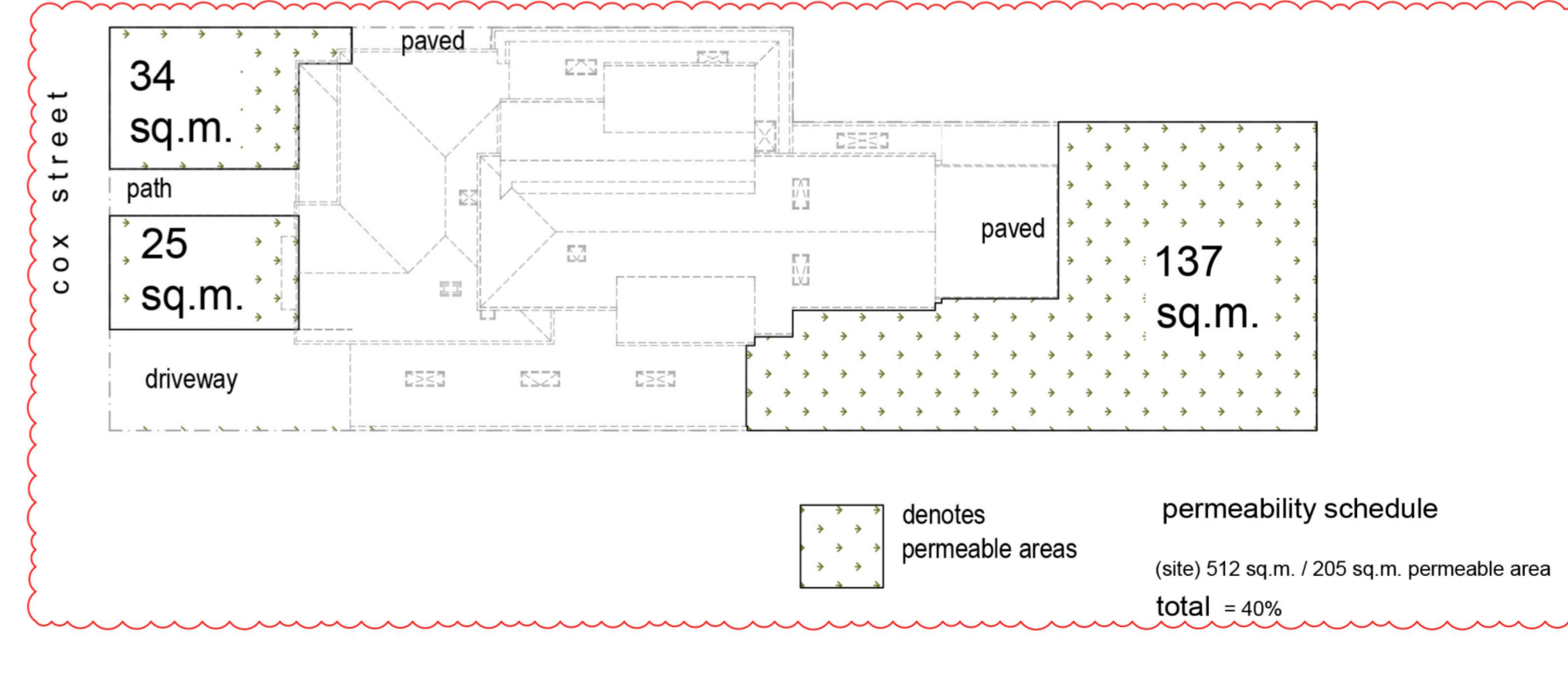
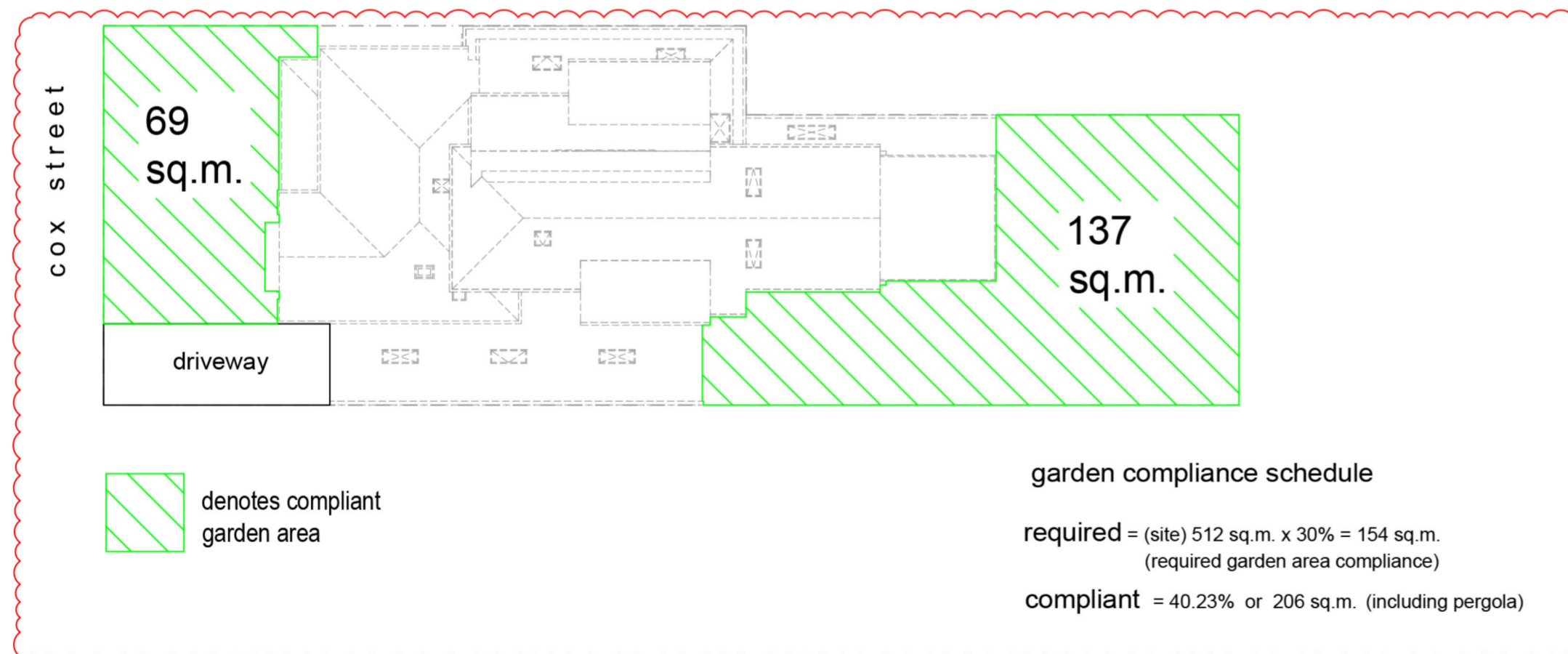
ISSUE DATE: 16/10/2024
SCALE: 1:100 or as noted
DRAWN BY: AK ISSUE: TP-B
REF: HP-711 .5
TOWN PLANNING ISSUE

SHEET SIZE
A2



section AA

proposed sections 1:100





streetscape elevation Cox _ Street 1:150



Cox Street - north side (opposite subject site)



Cox Street - south side (subject site)
panoramic image n.t.s.



3D perspective images





view A



view B



view C



view D



view E



panoramic streetscape view from Gipps Street



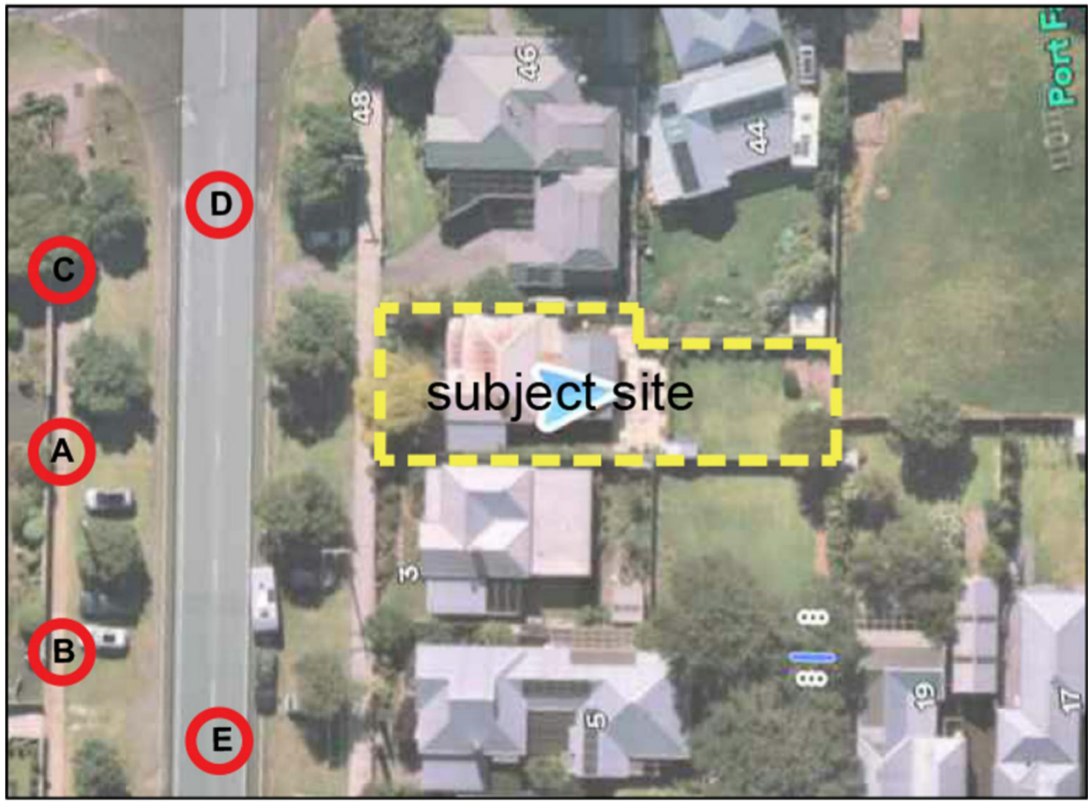
view A



view B

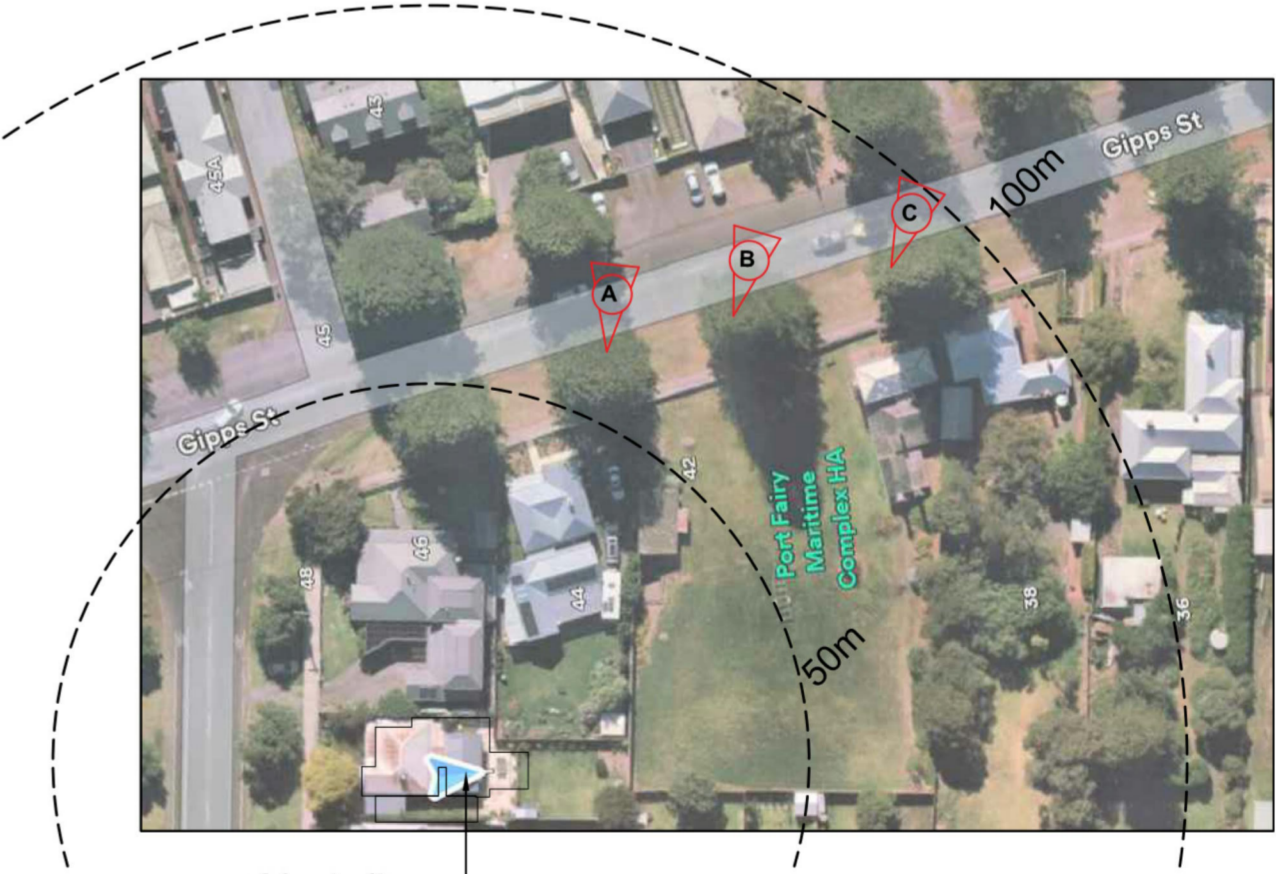


view C



key map n.t.s.

(X) denotes camera position at 1.7m high



subject site

Gipps Street key plan 1:1000