

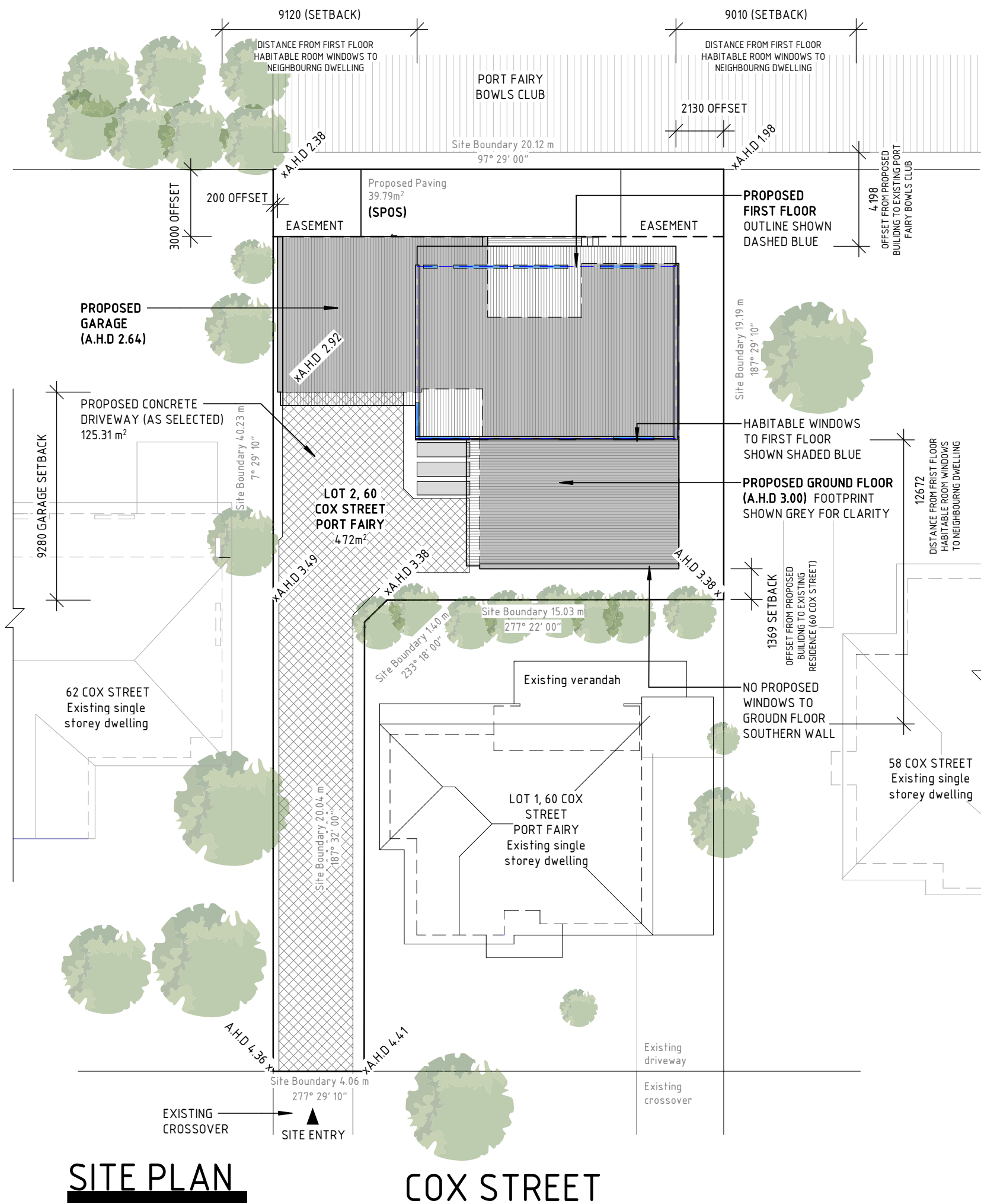
NOTE: FEATURES AND SERVICES HAVE BEEN LOCATED AT GROUND
LEVEL WHERE VISIBLE.
NO RESPONSIBILITY SHALL BE TAKEN FOR THE POSITION
AND DIRECTION OF UNDERGROUND SERVICES.
UNDERGROUND SERVICES TO BE DETERMINED BY OTHERS.

WILLIAM ST

COX STREET



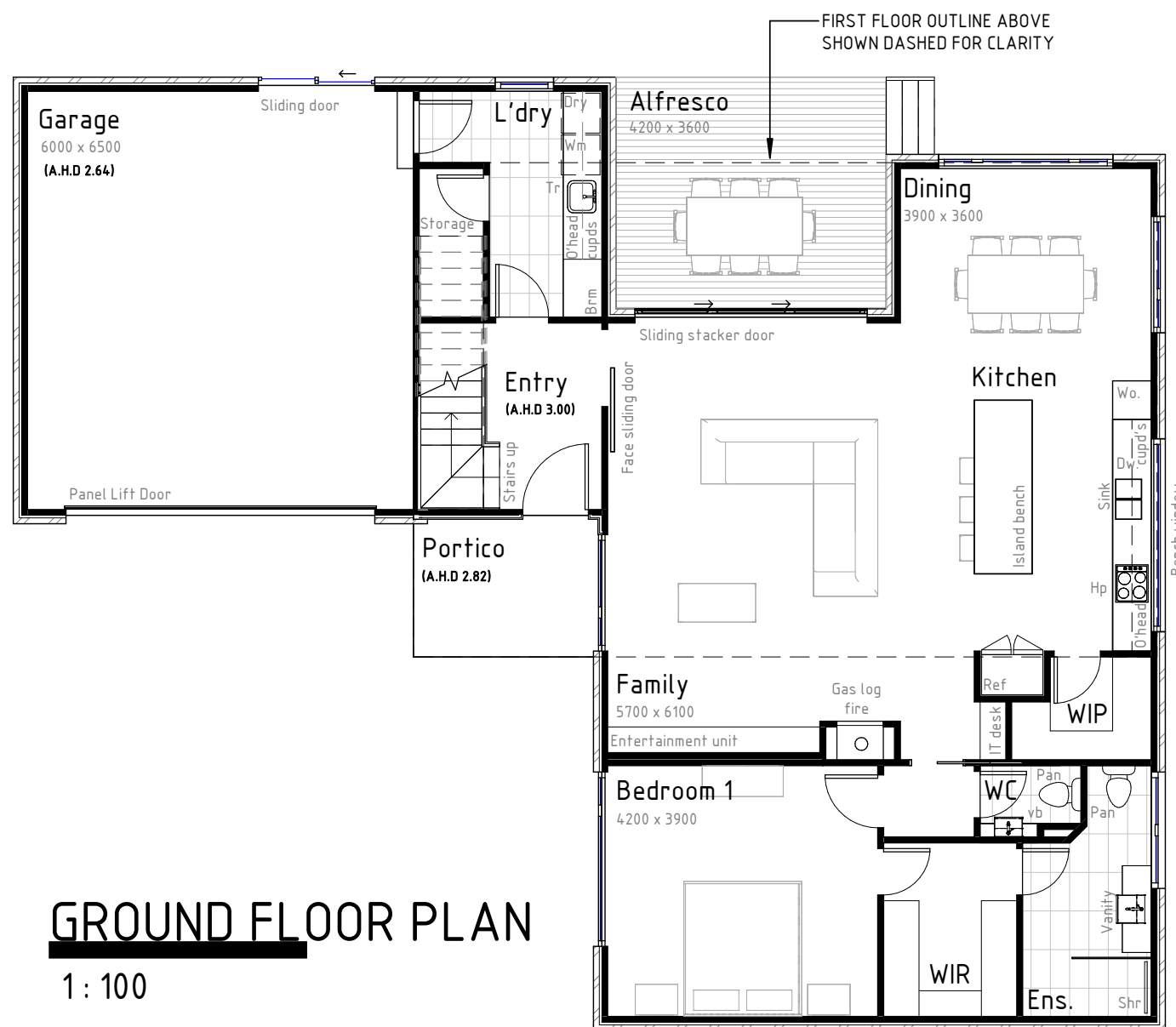
NOTATIONS		NOTATIONS	PROPOSED SUBDIVISION
SURVEY DATUM IS TO MGA2020 ZONE 54 VIDE AP143966 LEVEL DATUM IS TO AHD VIDE PM13 RL 4.436m OFFSETS TO OCCUPATION ARE NOT SHOWN TO SCALE		LEVELS ARE SHOWN THUS: +20.79 DATE OF SURVEY 20 / 05 / 2020	60 COX STREET, PORT FAIRY LOT 4, BLOCK 7 ON LP1067 TITLE VOL.8143 FOL.298
 DAVIES SIMPSON Survey, Planning, Development P.O. BOX 421, WARRNAMBOOL 3280 PHONE : (03) 5561 1846 EMAIL : admin@davies-simpson.com.au	SURVEYORS REF. 2650 DWG 2650_PROP_V2	ORIGINAL SCALE SHEET SIZE 1:200 A3	



AREA ANALYSIS		
Name	Area	SQ'S
Ground Floor	127.18 m ²	13.68
First Floor	91.10 m ²	9.80
Garage	44.97 m ²	4.84
Alfresco	16.25 m ²	1.75
Portico	6.52 m ²	0.70

SITE ANALYSIS	
PROJECT ADDRESS:	- 60 COX STREET, PORT FAIRY
SITE AREA:	- 472 m ²
BUILDING CLASSIFICATION:	- CLASS 1a
PLANNING ZONE:	- GENERAL RESIDENTIAL ZONE (GRZ, GRZ1)
PLANNING OVERLAY:	- DESIGN DEVELOPMENT OVERLAY (DDO, DDO10) -HERITAGE OVERLAY (HO, HO55)
SITE COVERAGE:	- BUILDING COVERAGE = 194.92m ² = 41.29 % SITE COVERAGE -IMPERMEABLE AREAS: 360.02 m ² - PERMEABLE AREA = 111.98m ² = 23.72 % SITE COVERAGE - GARDEN AREA = 151.77m ² = 32.15% SITE COVERAGE (MIN 25% REQUIRED FOR LOTS 400-500sqm)
HEIGHT:	- MAX. 7.21m (A.H.D 9.46)
SETBACKS:	- NORTH= 3.0m - SOUTH = 1.36m - EAST = 2.13m - WEST = .2 m
S.P.O.S.:	- MIN. 300m ²
LANDSCAPING:	- REFER TO LANDSCAPING/SITE PLAN
FENCING:	- REFER TO LANDSCAPING/SITE PLAN
FRONTAGE:	- REFER TO SOUTH ELEVATION

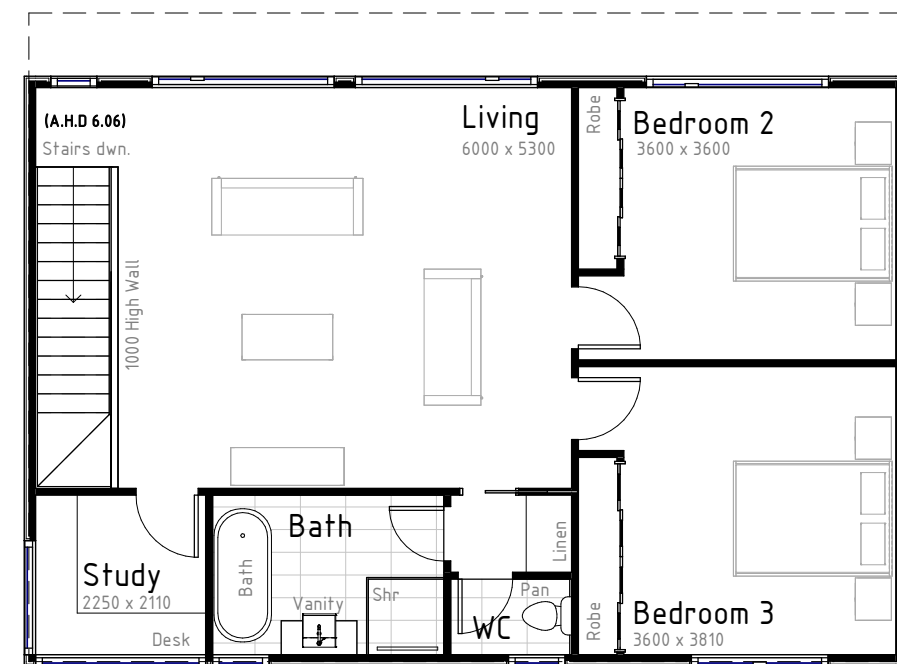


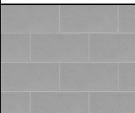
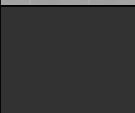
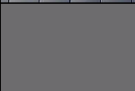


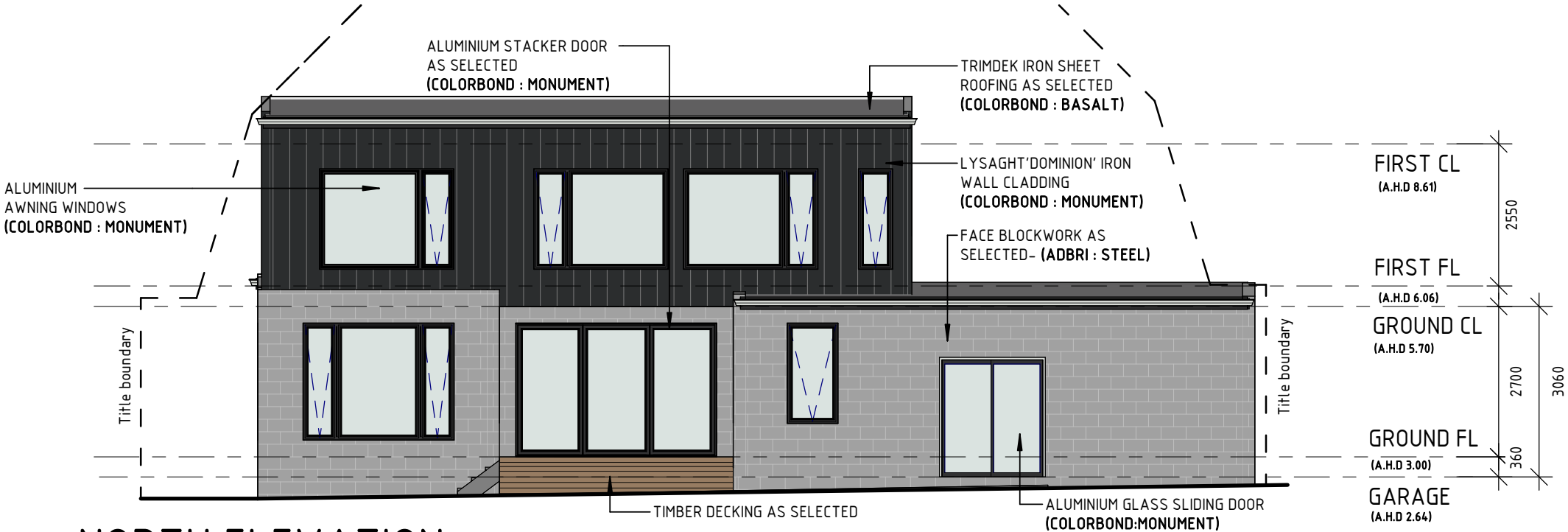
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LEGEND

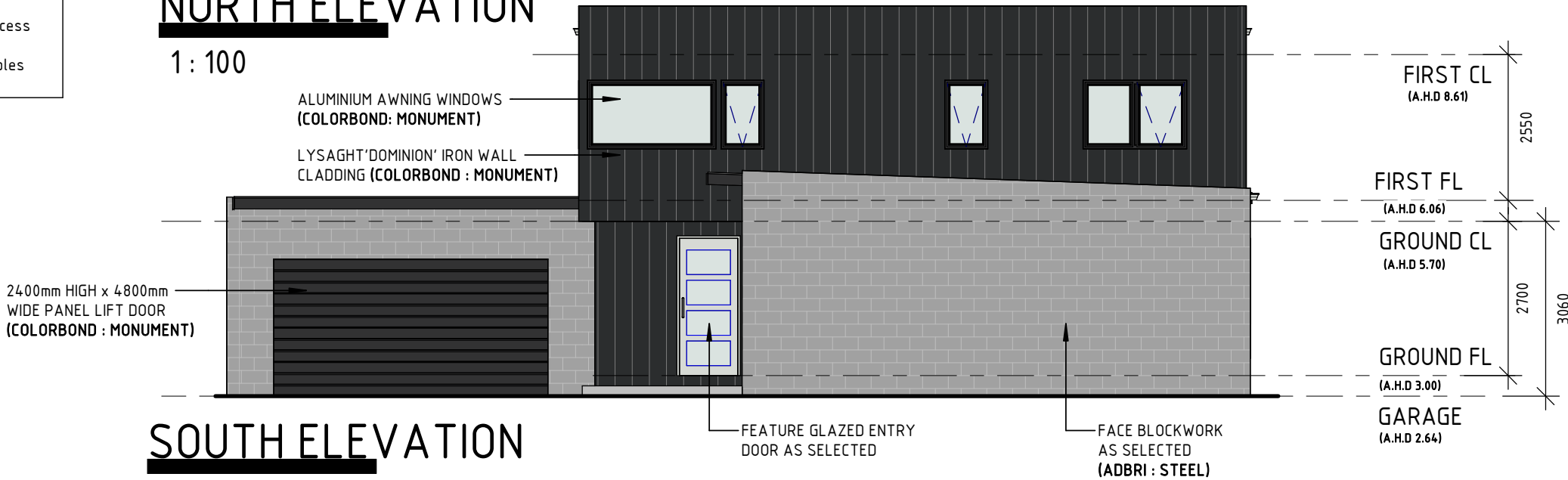
-  240MM BRICK VENEER WALLS
-  90MM STUD WALLS
-  110/230MM WIDE BRICK WALLS
-  EXTERNAL CLADDING ON 90MM STUD WALLS
-  HARDWOOD TIMBER DECKING
-  CLAY PAVING



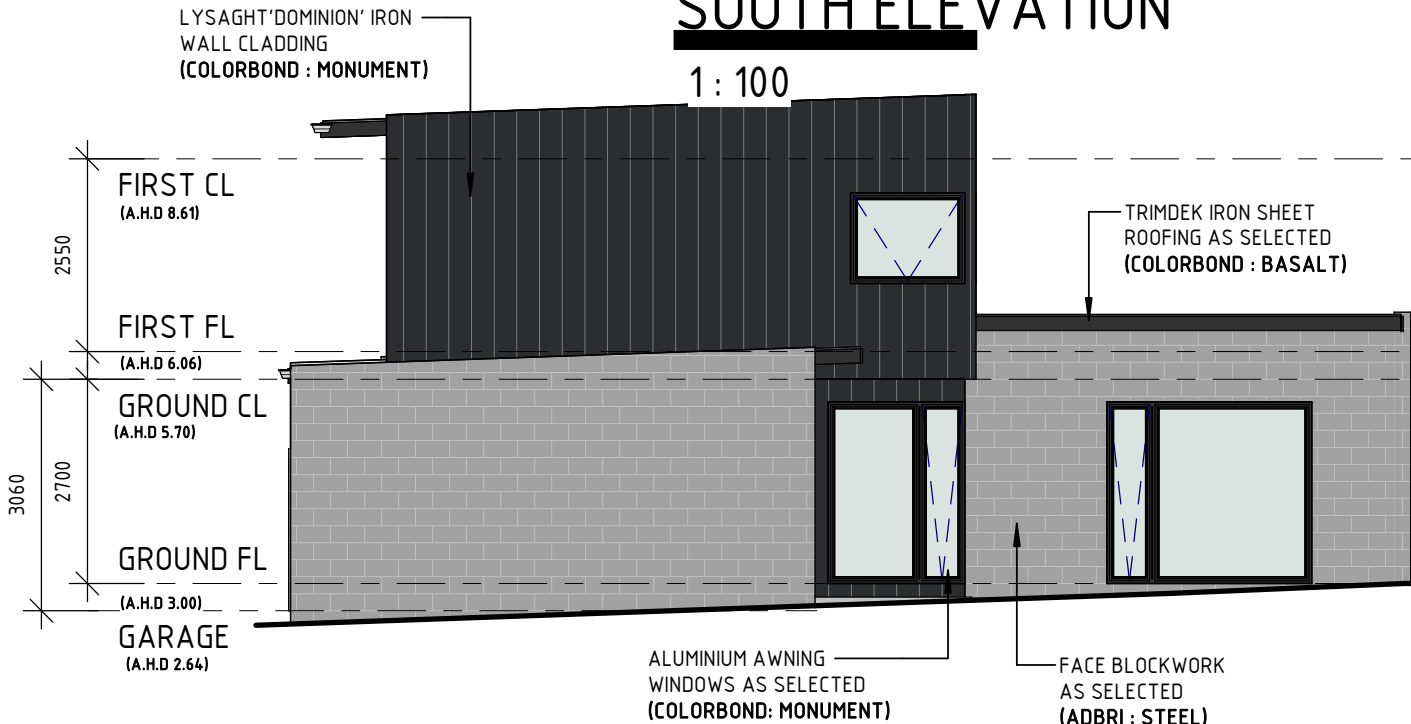
COLOUR SCHEDULE	
	STEEL: ADBRI BLOCK 'Matching Mortar' - All Blockwork
	MONUMENT: COLORBOND - Aluminium Window/ Door Frames - Garage Door
	LYSAGHT: MONUMENT - Dominion cladding
	BASALT: COLORBOND - Fascia/ Gutters - Roof Sheeting
	NATURAL TIMBER - Feature Entry Door - Timber decking
NOTE: Colours shown 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.	



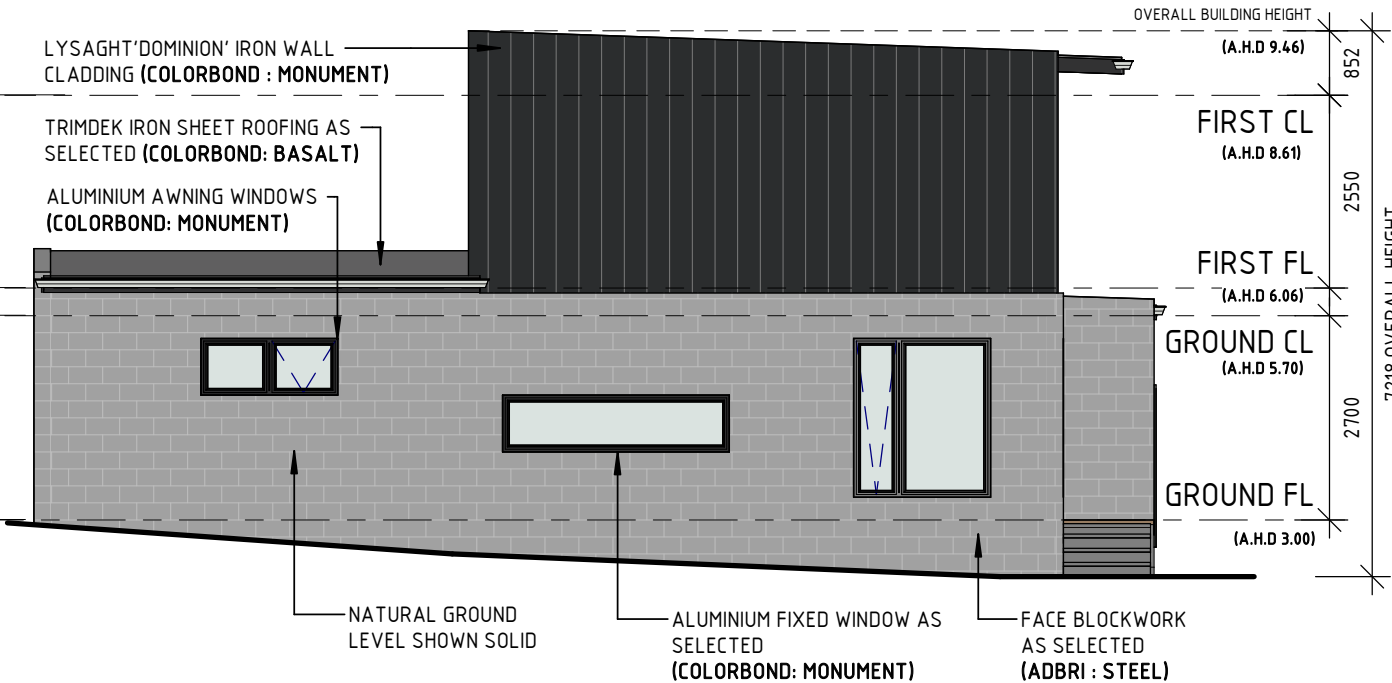
NORTH ELEVATION
1 : 100



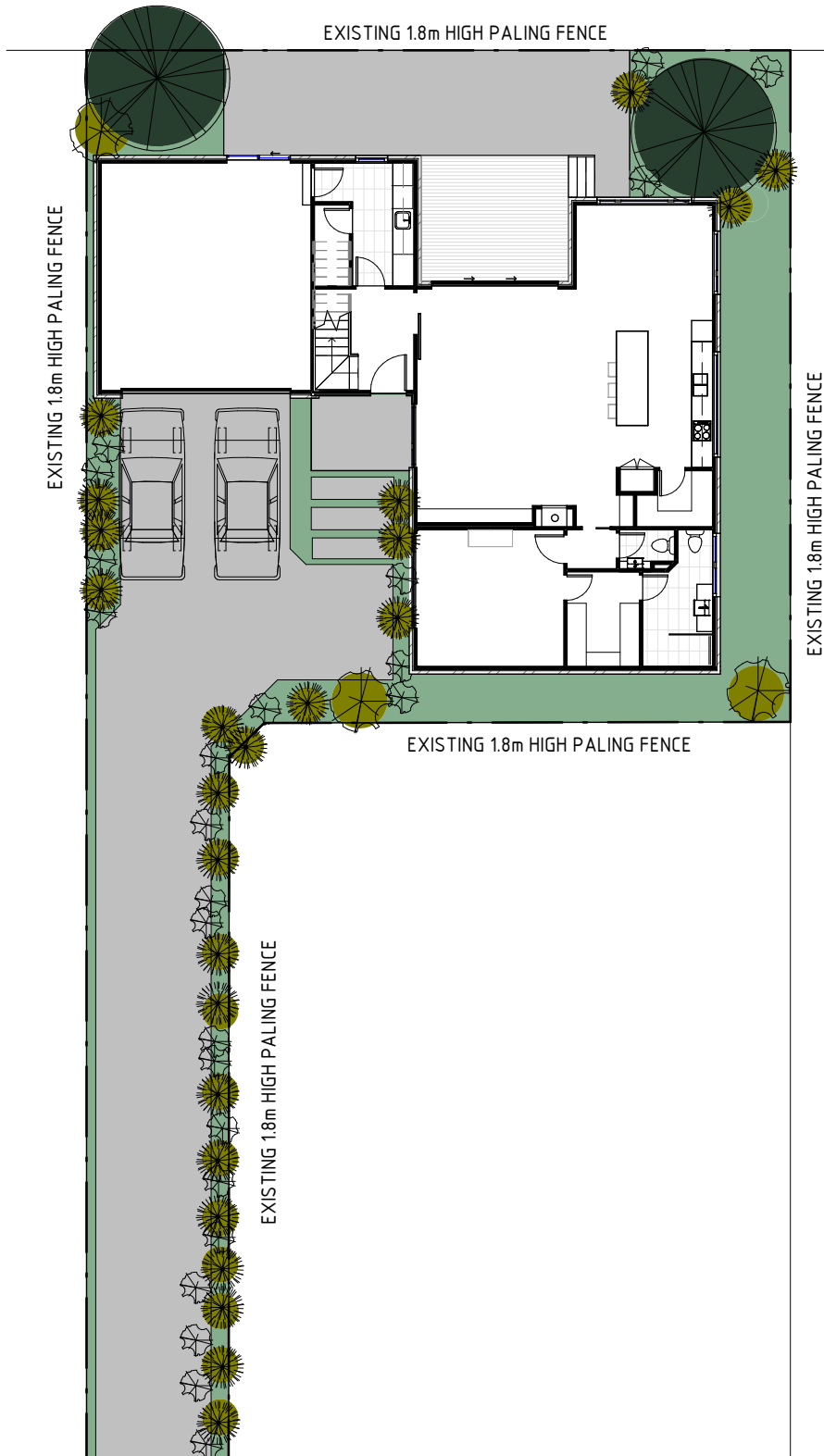
SOUTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100

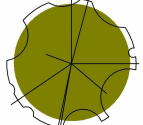
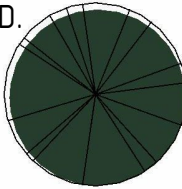


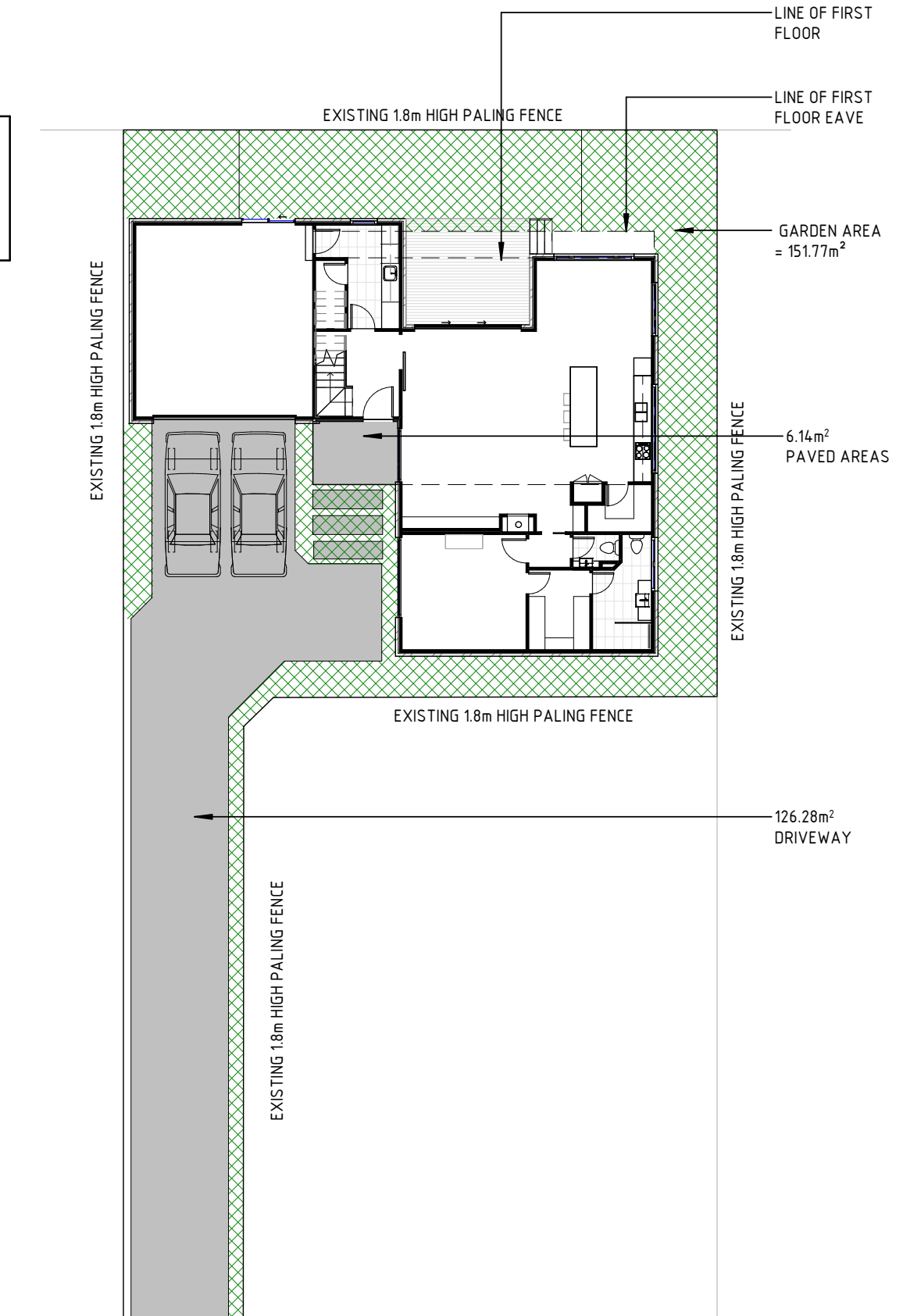
COX STREET

LANDSCAPING PLAN

1: 200

TOTAL SITE AREA: 472 m²
TOTAL GARDENABLE AREA: 151.77m²
GARDENABLE AREA REQUIRED: 25%
ACHIEVED: 32.15%

LANDSCAPING SCHEDULE			
A.		SILVER BANKSIA 'Banksia Marginata' Approx height: 1.2M	
B.		MYRTLE WATTLE 'Acacia Myrtifolia' Approx height: 1.3-2M	
C.		WILD ELDERBERRY 'Sambucus Gaudichaudiana' Approx height: 1.0-1.2M	
D.		HOP WATTLE 'Acacia Stricta' Approx height: 2.5M	
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 plans in view corridor to be maintained to a height of proposed plants in view corridor to be maintained to a height of not greater than 1.2m			



500

COX STREET

GARDENABLE AREA PLAN

1: 200