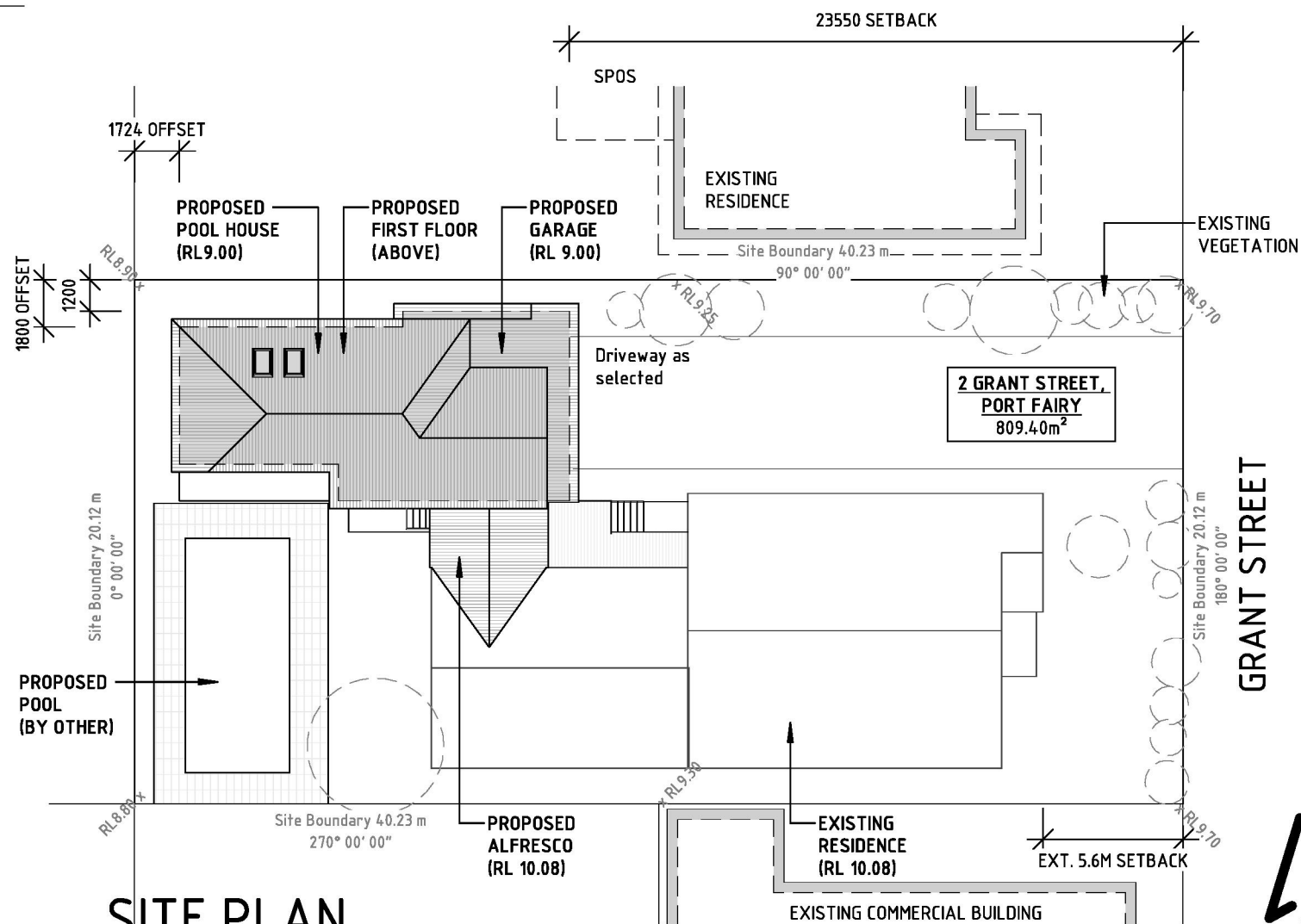


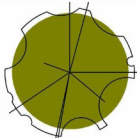




SITE PLAN

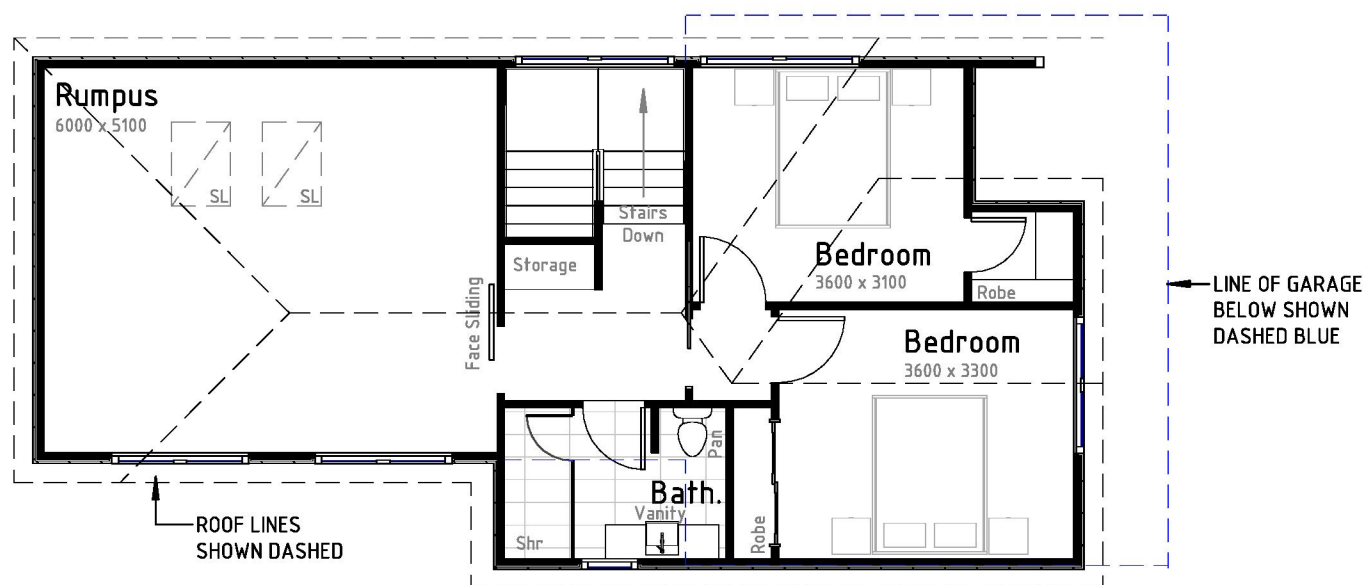
1 : 250

SITE ANALYSIS	
PROJECT ADDRESS:	- 2 GRANT STREET, PORT FAIRY
SITE AREA:	- 809.40m ²
BUILDING CLASSIFICATION:	- CLASS 1a
PLANNING ZONE:	- NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
PLANNING OVERLAY:	- DESIGN AND DEVELOPMENT OVERLAY (DDO) HERITAGE OVERLAY (HO)
SITE COVERAGE:	- BUILDING COVERAGE = 318.77m ² = 39.38% SITE COVERAGE - PERMEABLE AREA = 279.25m ² = 34.5% SITE COVERAGE - GARDEN AREA = 369.42m ² = 45.64% SITE COVERAGE
HEIGHT:	- MAX. 6.985m
SETBACKS:	- NORTH= 1.20m GARAGE 1.80m RESIDENCE - SOUTH = 11.64m - EAST = 23.55m - WEST = 1.725m - MIN. 180m ²
S.P.O.S.:	- MIN. 180m ²
LANDSCAPING:	- REFER TO LANDSCAPING
FENCING:	- REFER TO LANDSCAPING
FRONTAGE:	- REFER TO EAST ELEVATION

LANDSCAPING SCHEDULE		
A.	 GREY TUSSOCK GRASS <i>'Poa Sieberiana'</i> Approx height: 0.5M	
B.	 COMMON WALLABY GRASS <i>'Austrodanthonia Caespitosa'</i> Approx height: 0.8M	
C.	 COASTAL SALT BUSH <i>'Atriplex Cinerea'</i> Approx height: 1.0-1.2M Qty:	

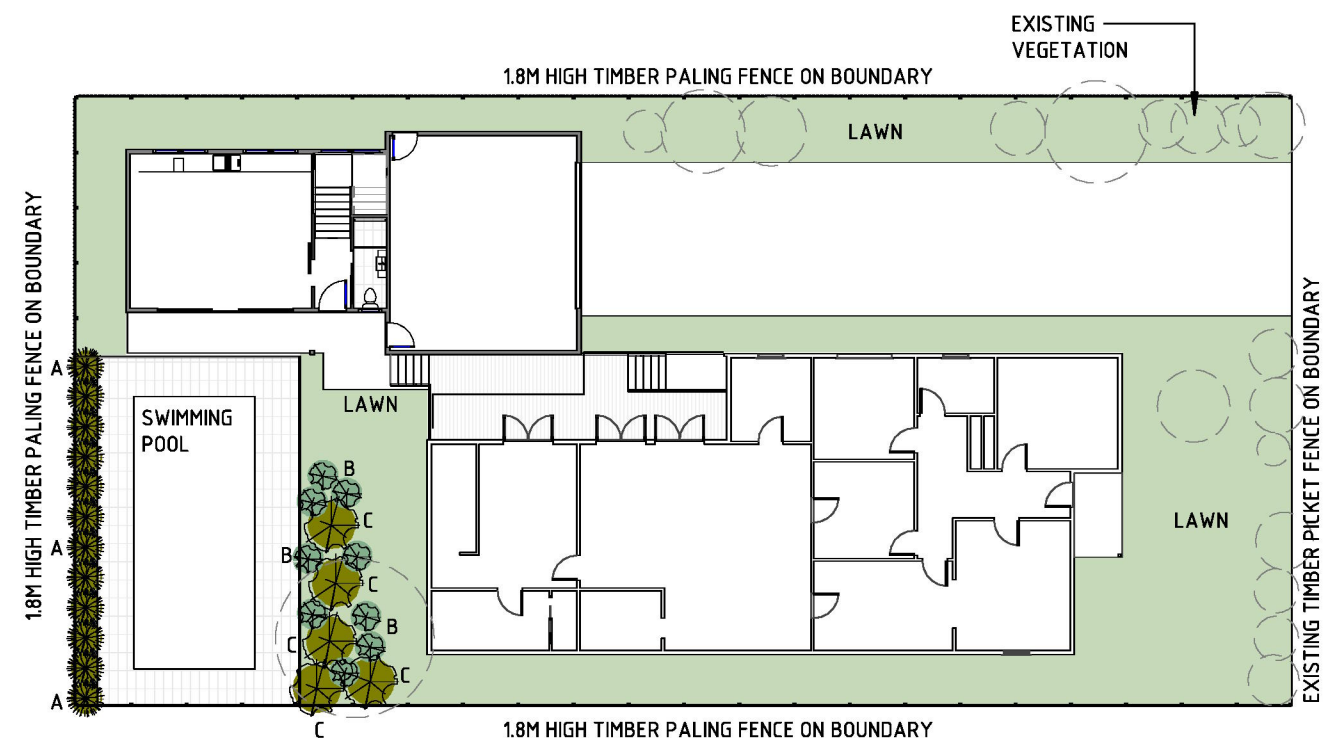
NOTE:
 Tree and shrub varieties may need to be substituted with similar plants according to local availability and growing conditions. Trees and shrubs may be planted in beds containing native ground cover or in lawn areas sown with hardy grass. All garden beds shall be topped with min 100mm thick mulch. 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

AREA ANALYSIS		
Name	Area	SQ'S
Existing Residence	189.75 m ²	20.42
Proposed First Floor	82.97 m ²	8.93
Proposed Garage	46.90 m ²	5.05
Proposed Pool House	46.01 m ²	4.95
Proposed Paving	16.71 m ²	1.80
Proposed Alfresco	14.94 m ²	1.61
Existing Portico	4.48 m ²	0.48
TOTAL	401.74 m²	



FIRST FLOOR PLAN

1 : 100

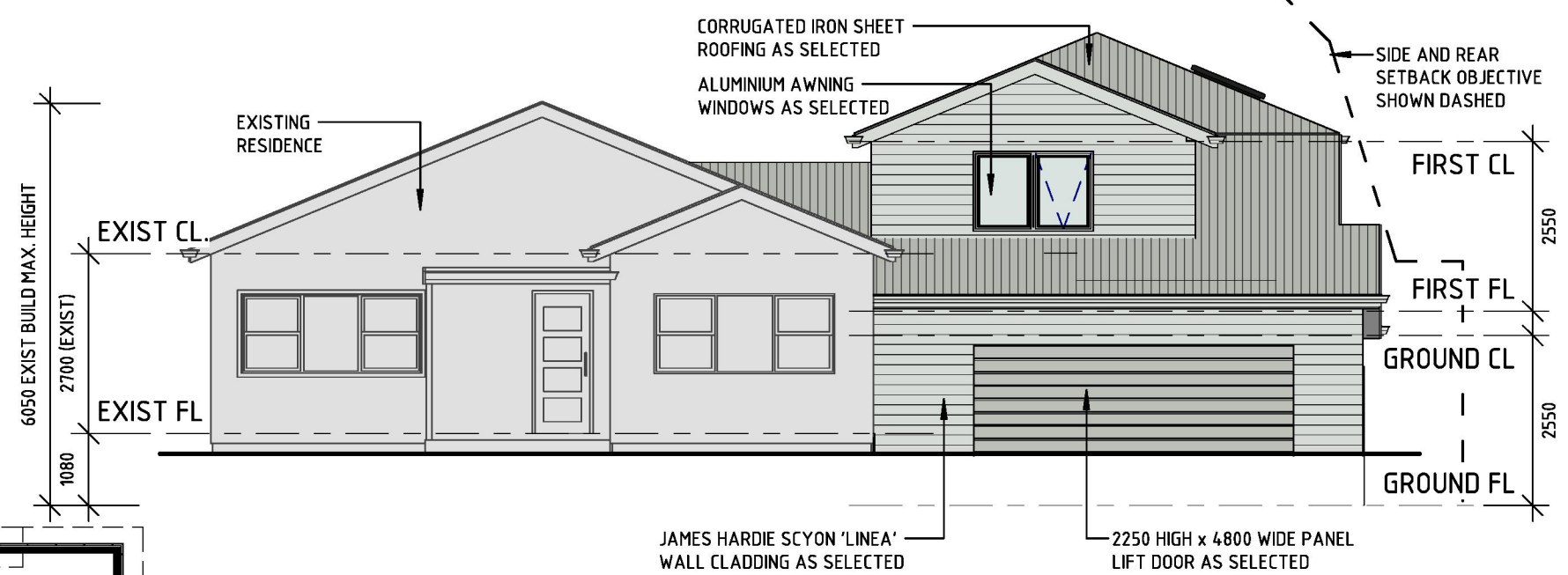


LANDSCAPING PLAN

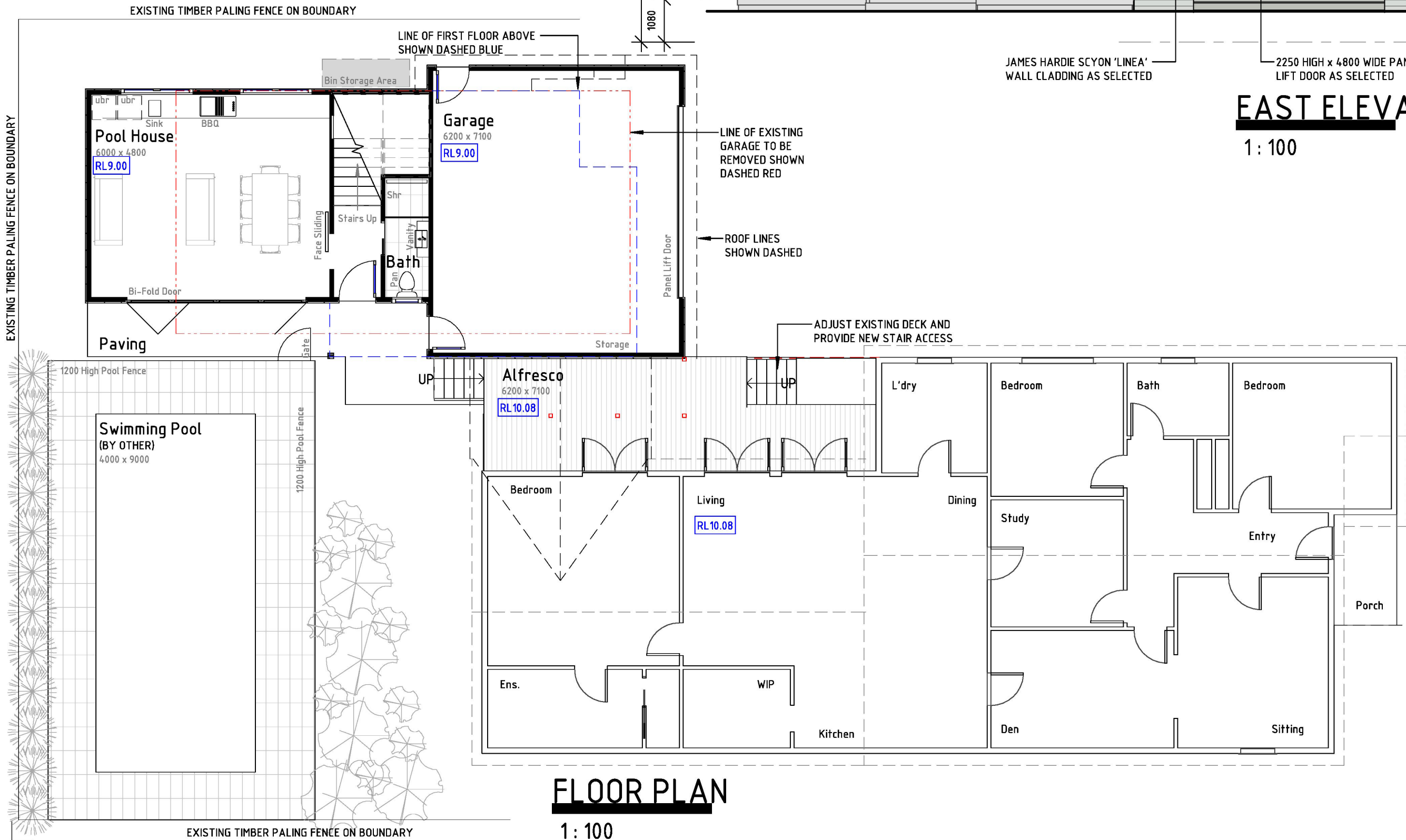
1 : 250

- LEGEND**
- 90MM STUD WALLS
 - EXTERNAL CLADDING ON 90MM STUD WALLS
 - SKYLIGHT

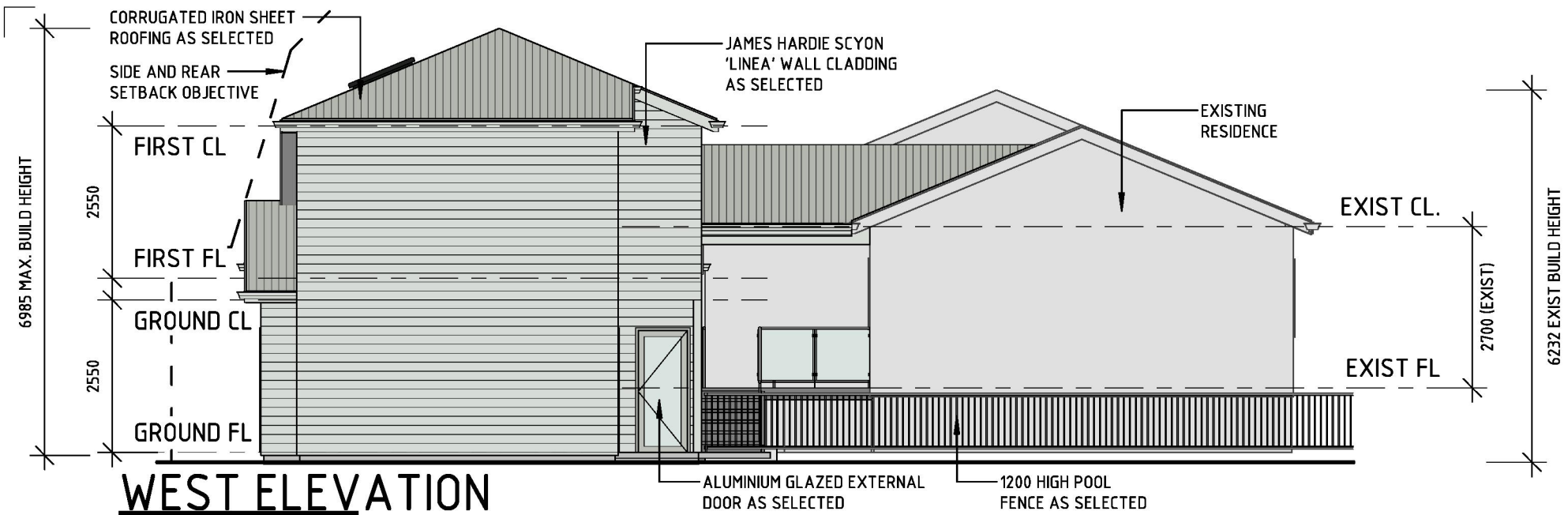
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EAST ELEVATION
1 : 100

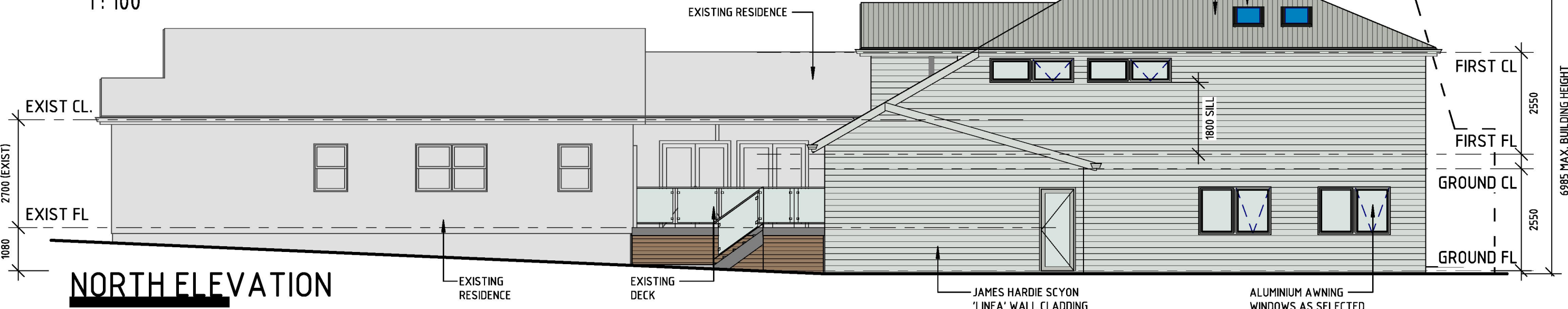


FLOOR PLAN
1 : 100



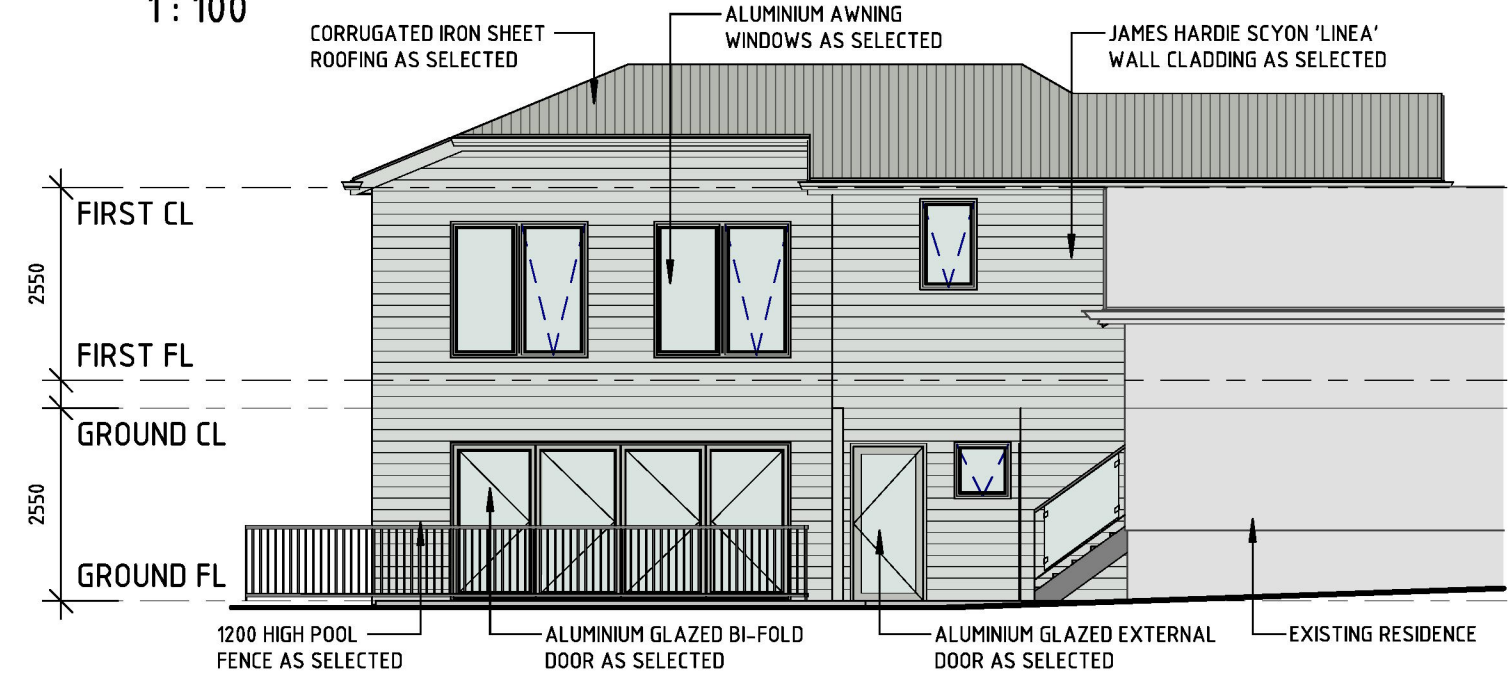
WEST ELEVATION

1:100



NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

COLOUR SCHEDULE	
	WHITE LIGHT TONES - Aluminium Window/ Door Frames - Garage Panel Lift Door - Scyon 'Linea' Wall Cladding - Fascia/ Gutters - Corrugated Iron Roof Sheeting
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.	



PHOTO 1- EXISTING CONDITIONS- STREETScape (NTS)



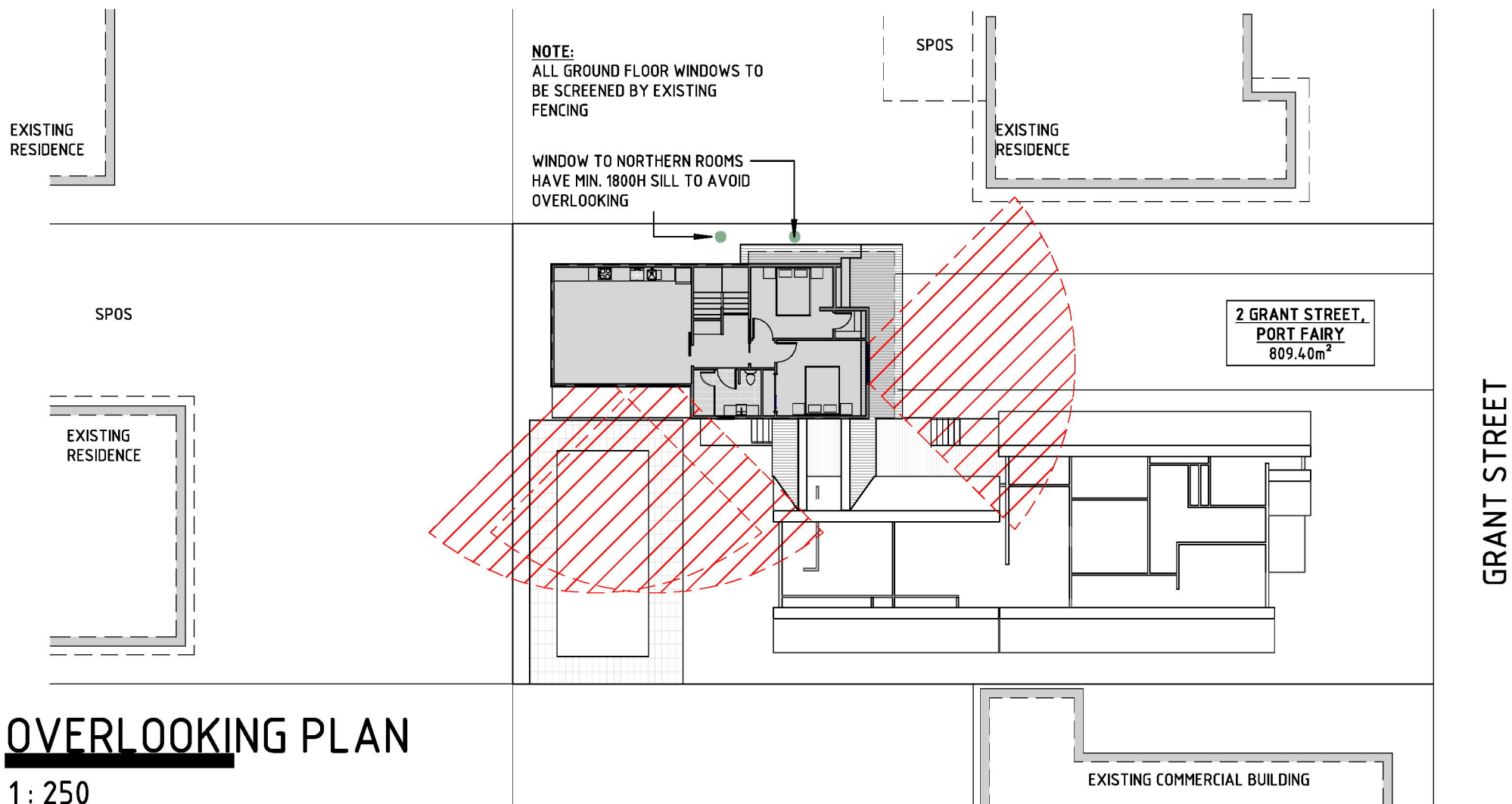
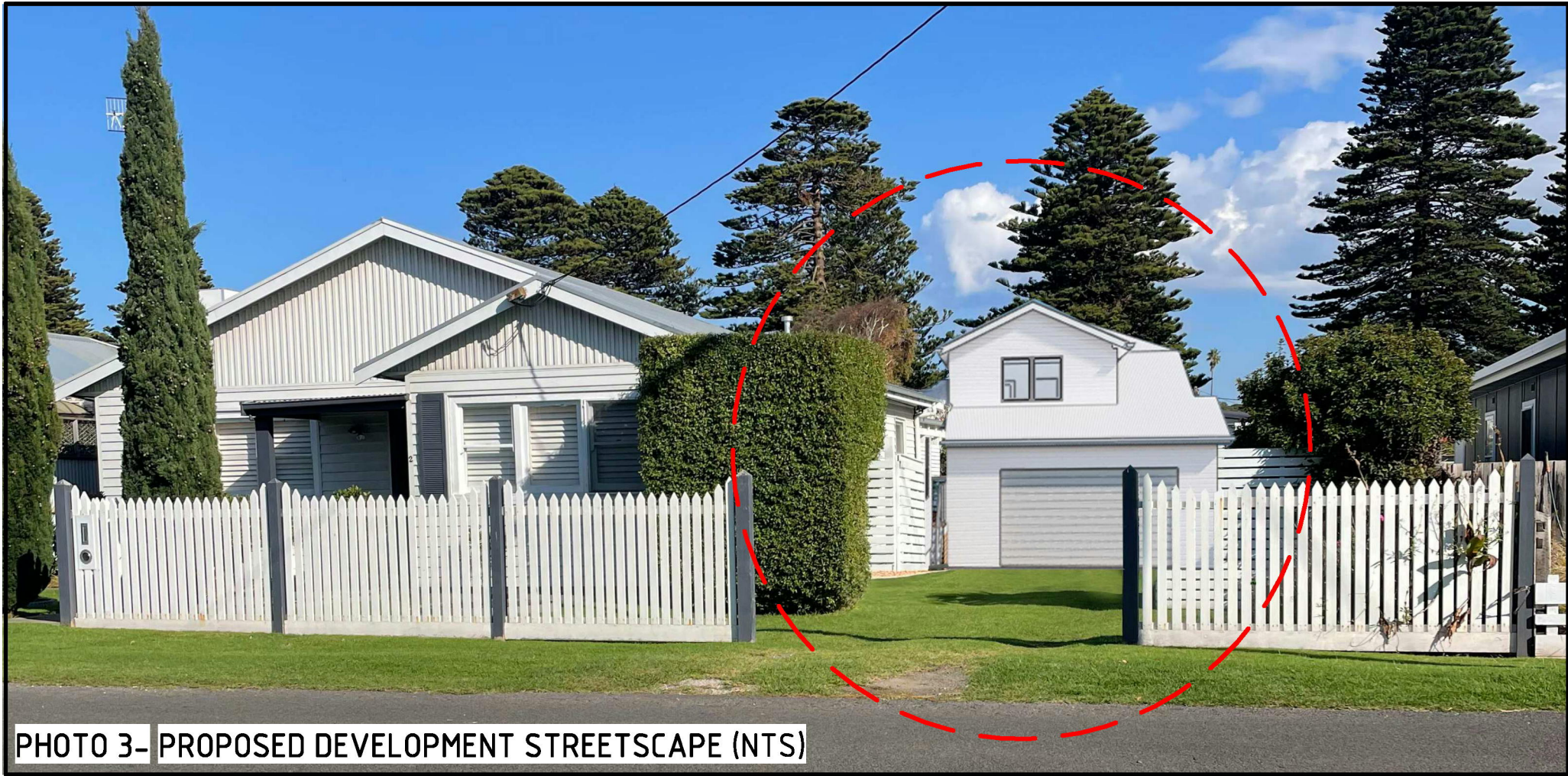
PHOTO 1- PROPOSED DEVELOPMENT STREETScape (NTS)



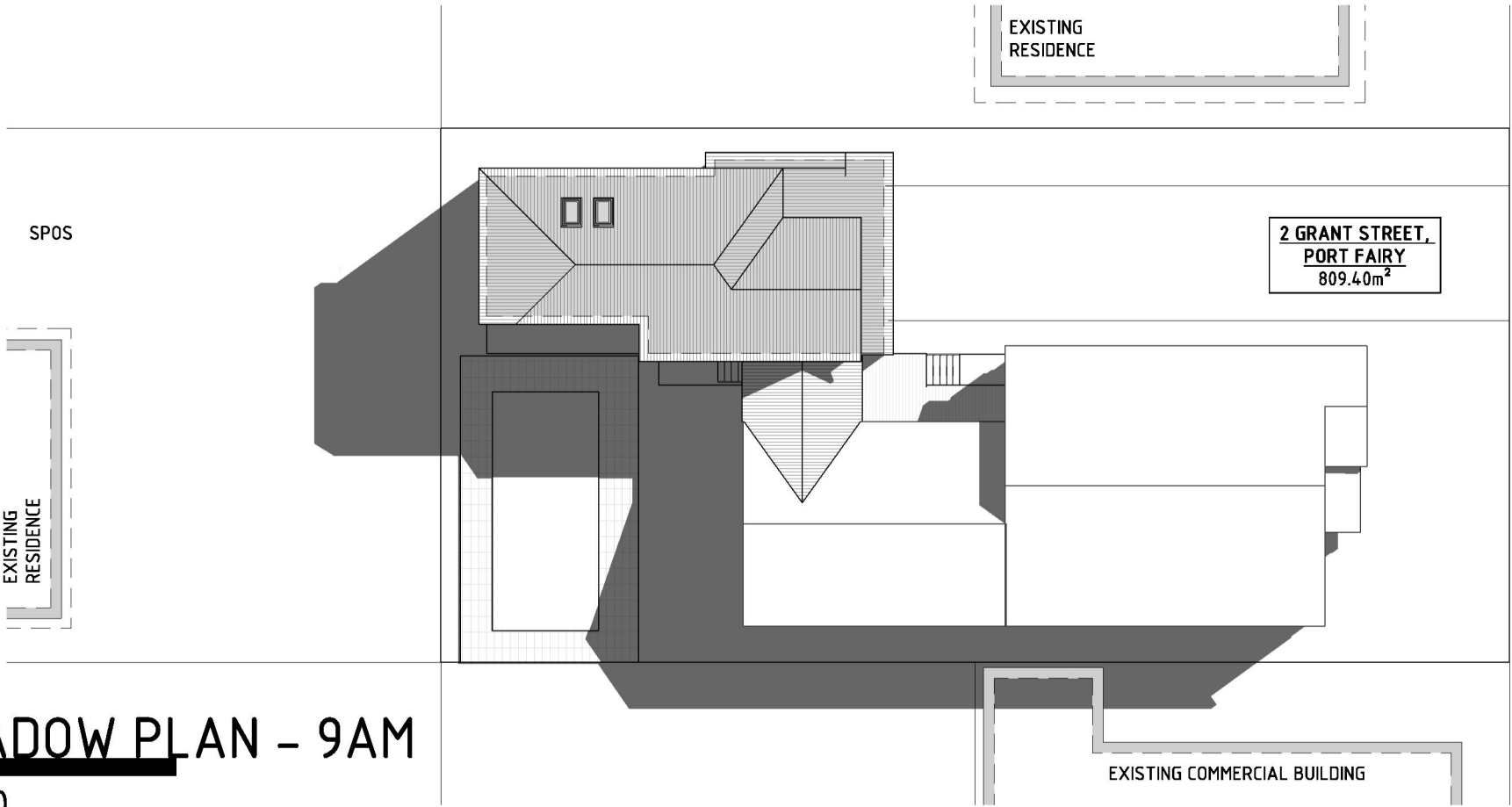
PHOTO 2- EXISTING CONDITIONS- STREETScape (NTS)



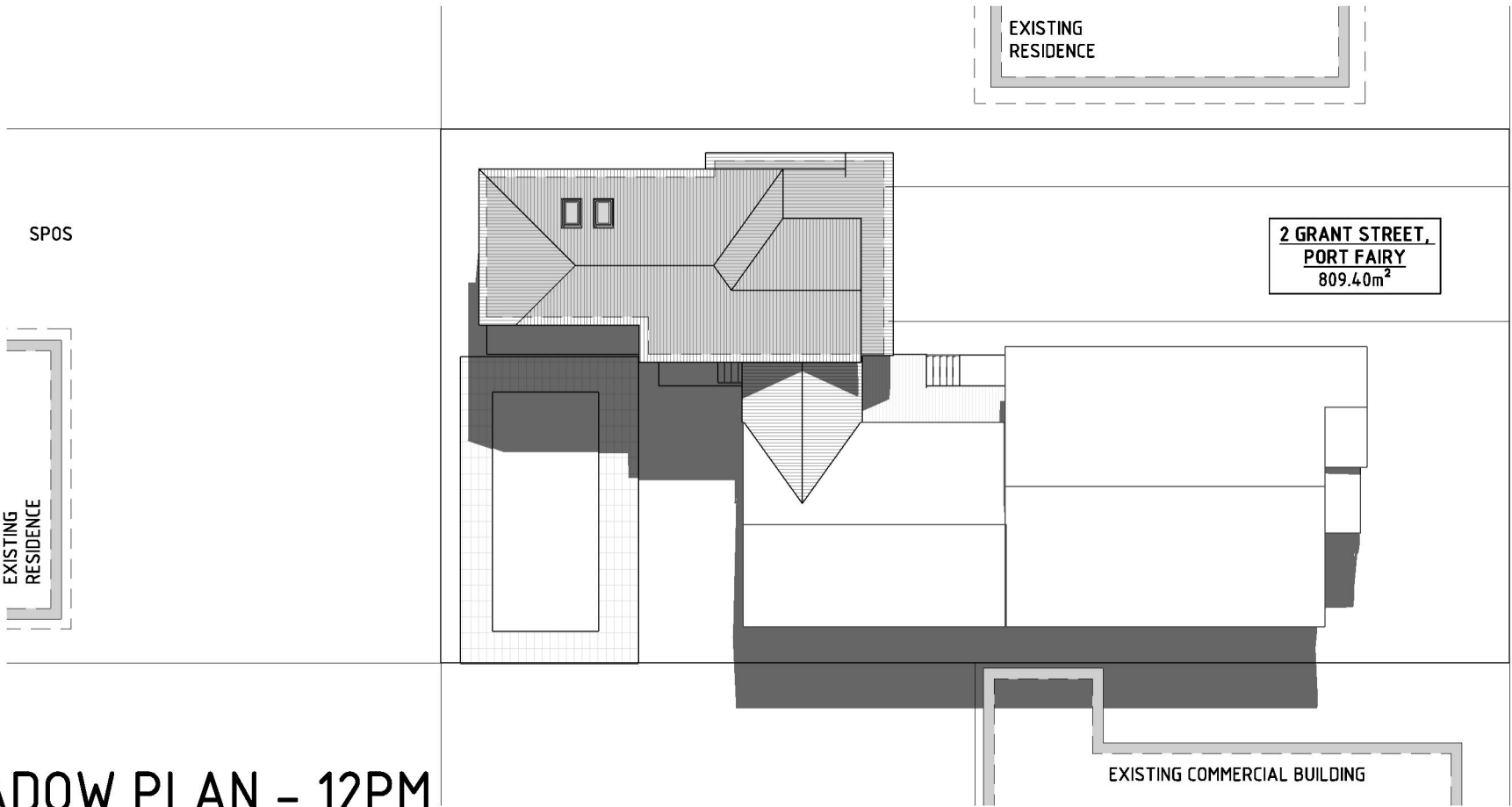
PHOTO 2- PROPOSED DEVELOPMENT - NOT VISIBLE TO STREET FRONTAGE



SHADOW PLAN – 9AM
1: 250



SHADOW PLAN – 12PM
1: 250



SHADOW PLAN – 3PM
1: 250

