

NOT FOR CONSTRUCTION

3 HANLEY COURT, PORT FAIRY

DRAWING SCHEDULE

Sht. No. Layout Name

1	COVER PAGE
2	SITE PLAN
3	SURVEY PLAN
4	NEIGHBOURHOOD PLAN
5	EXISTING STREETSCAPE
6	PROPOSED STREETSCAPE
7	GROUND FLOOR PLAN
8	FIRST FLOOR PLAN
9	ELEVATIONS
10	ELEVATIONS
11	HEIGHT ELEVATIONS
12	HEIGHT ELEVATIONS
13	SIDE SETBACKS
14	OVERLOOKING
15	SHADOW DIAGRAM
16	LANDSCAPE PLAN
17	RENDERS



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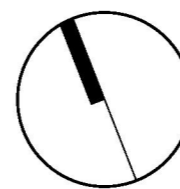
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COVER PAGE

REV	ISSUE DATE
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NORTH

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SHEET	SIZE
1 OF 17	A3

PROJECT

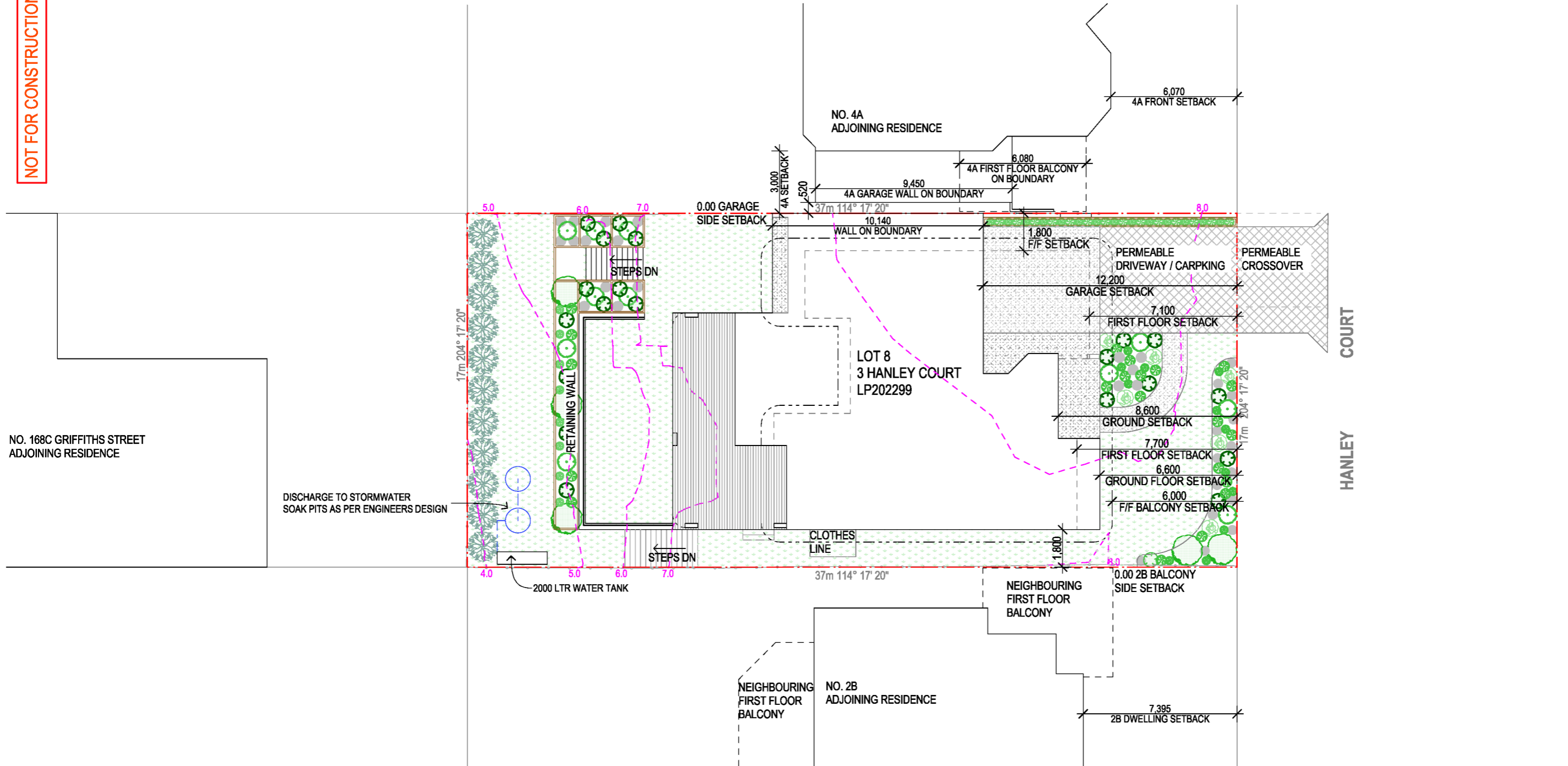
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SITE PLAN 1:200

AREAS	RESCODE	CALCULATED	COMPLIES	DD01	COMPLIES
SITE AREA	629.00m ²				
SITE COVERAGE	60% max	310.97m ²	45.00%	YES	30% max BUILDING 40% max GARAGE & DECKS
PERMABILITY	20% min	268.88m ²	51.80%	YES	50% min
GARDEN AREA	35% min	280.30m ²	55.15%	YES	35% min

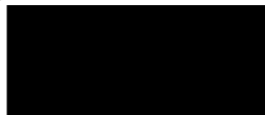


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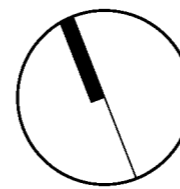
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SITE PLAN

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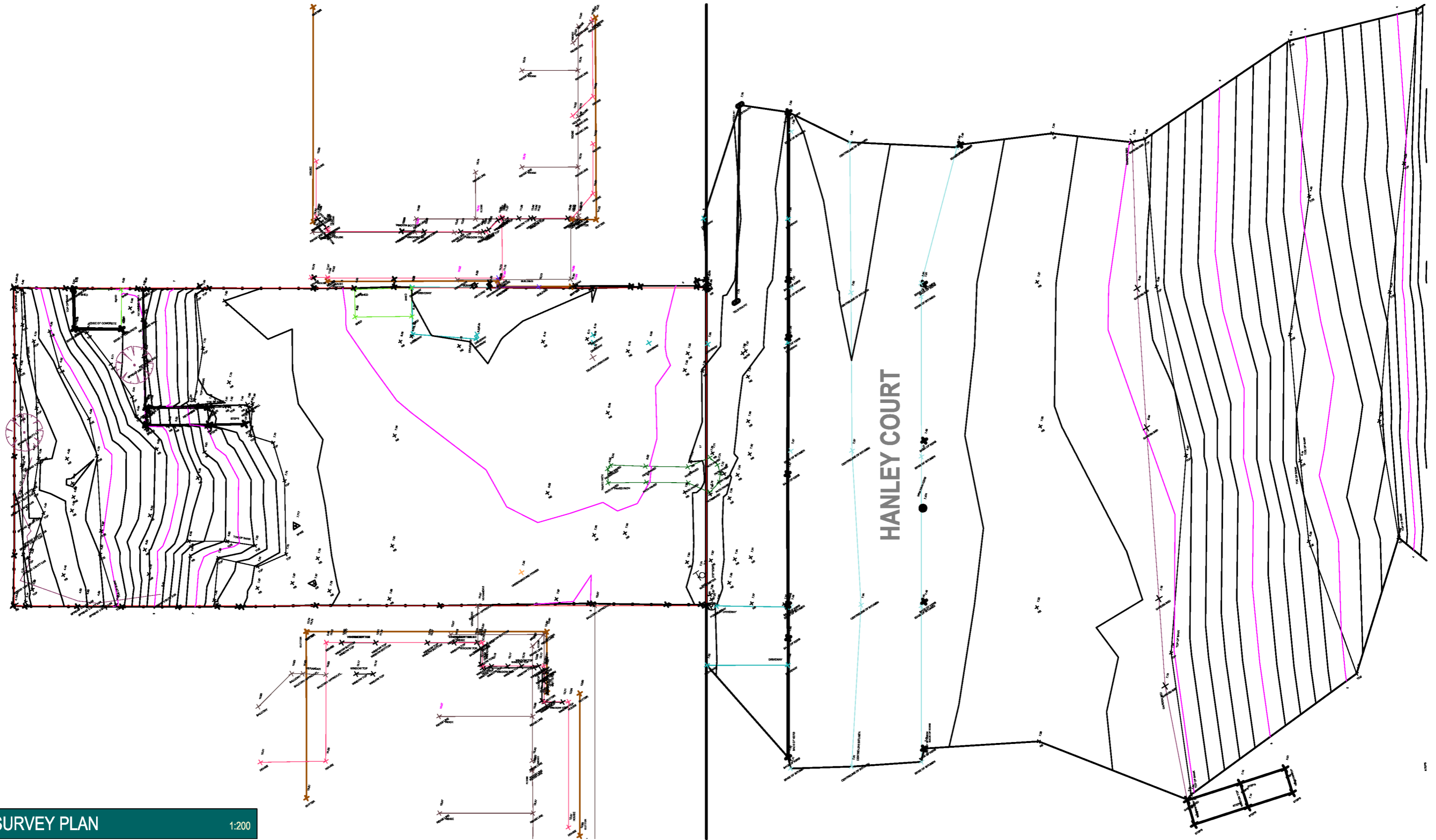
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RESERVE No.1 RECREATION AND CARPARKING RESERVE

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SURVEY PLAN

1:200



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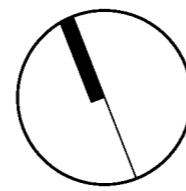
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SURVEY PLAN

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NEIGHBOURHOOD PLAN 1:500

LOCALITY PLAN



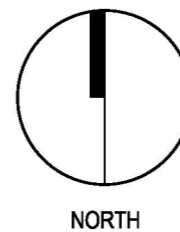
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NEIGHBOURHOOD PLAN

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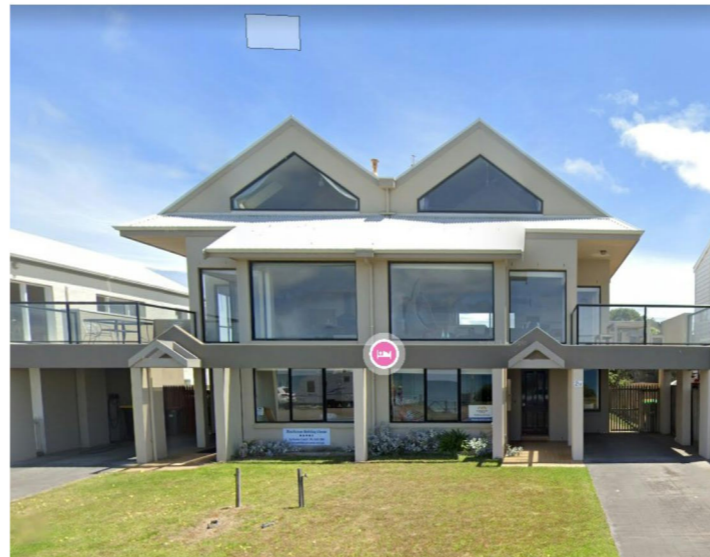
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1 A & B HANLEY COURT



2 A & B HANLEY COURT



3 HANLEY COURT - DEMOLISHED



4 A & B HANLEY COURT



5 HANLEY COURT



6 RITCHIE STREET



168 GRIFFITH STREET



VIEW OF PREVIOUS DWELLING FROM 168C GRIFFITH STREET

PREVIOUS ROOF LINE APPROX 15,940 AHD
 PROPOSED ROOF LINE 14,810 AHD



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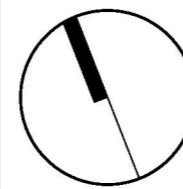
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EXISTING STREETScape

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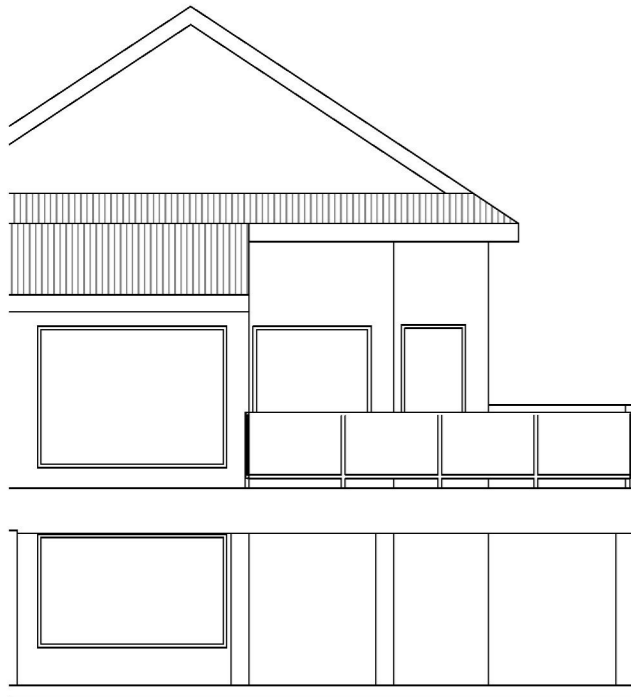
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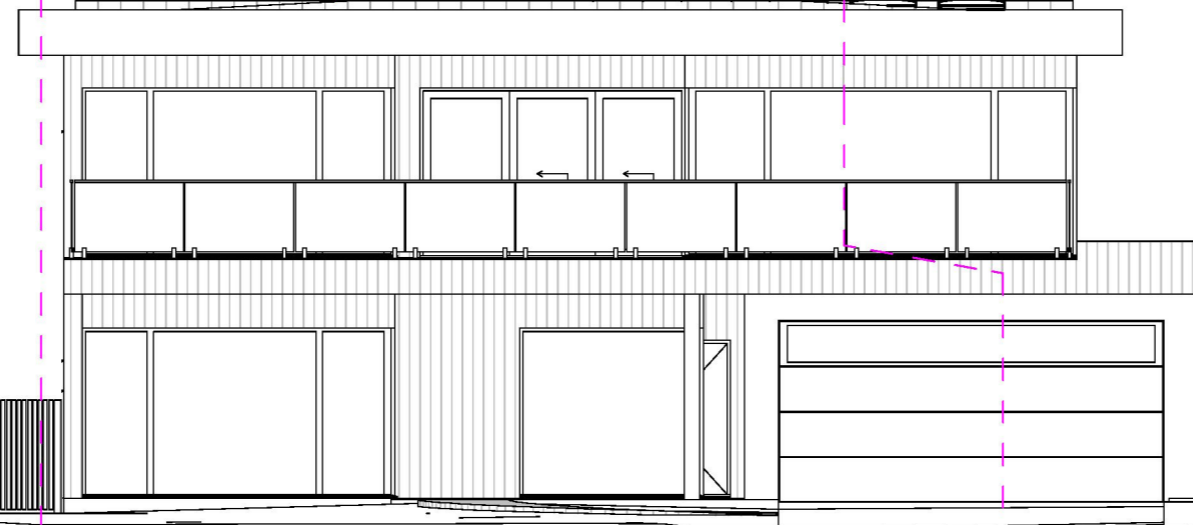


2B RIDGE - 16,970 AHD

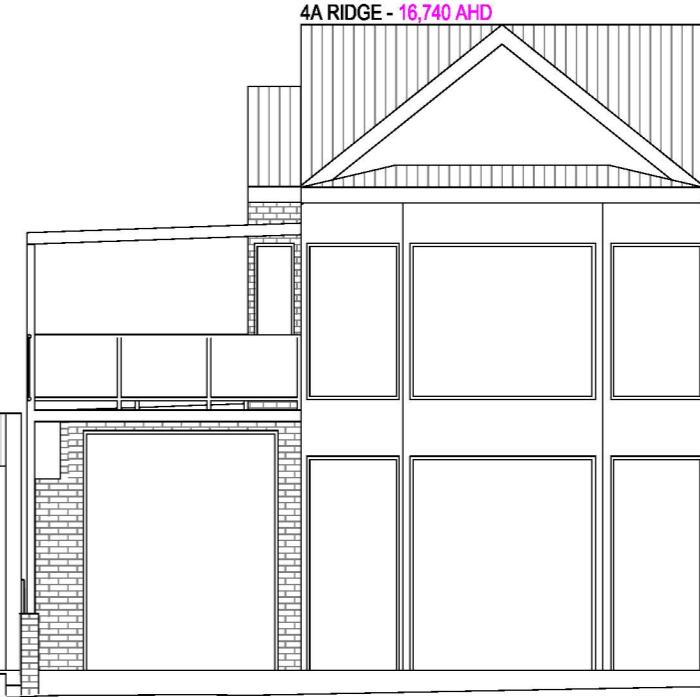


OUTLINE OF PREVIOUS DWELLING - RIDGE APPROX 15,940 AHD

PROPOSED DWELLING - RIDGE 14,810 AHD



4A RIDGE - 16,740 AHD



PROPOSED STREET SCAPE 1:100



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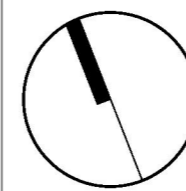
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PROPOSED STREETSCAPE

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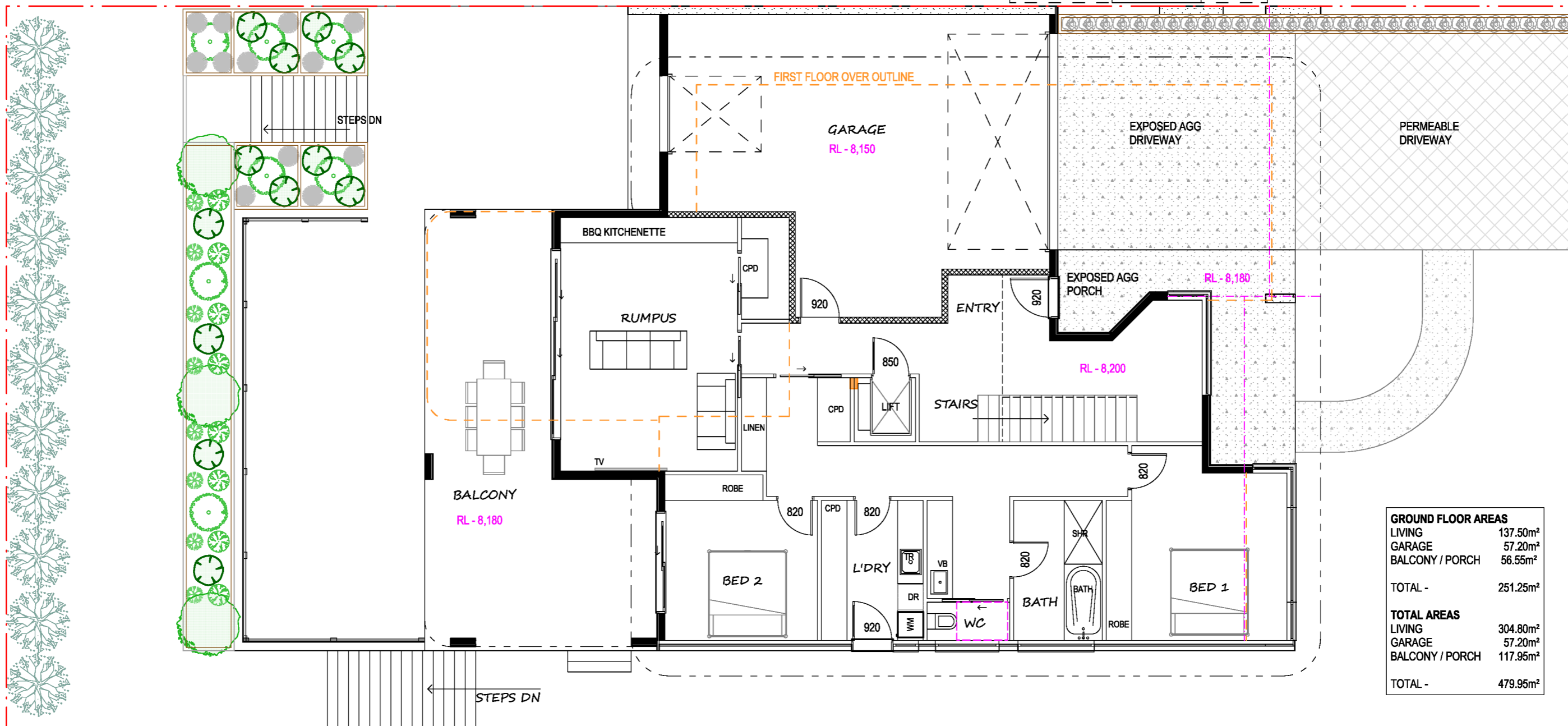
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GROUND FLOOR AREAS	
LIVING	137.50m ²
GARAGE	57.20m ²
BALCONY / PORCH	56.55m ²
TOTAL -	251.25m ²
TOTAL AREAS	
LIVING	304.80m ²
GARAGE	57.20m ²
BALCONY / PORCH	117.95m ²
TOTAL -	479.95m ²

GROUND FLOOR PLAN 1:100



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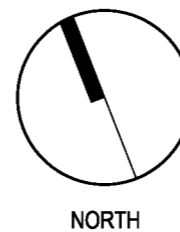
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GROUND FLOOR PLAN

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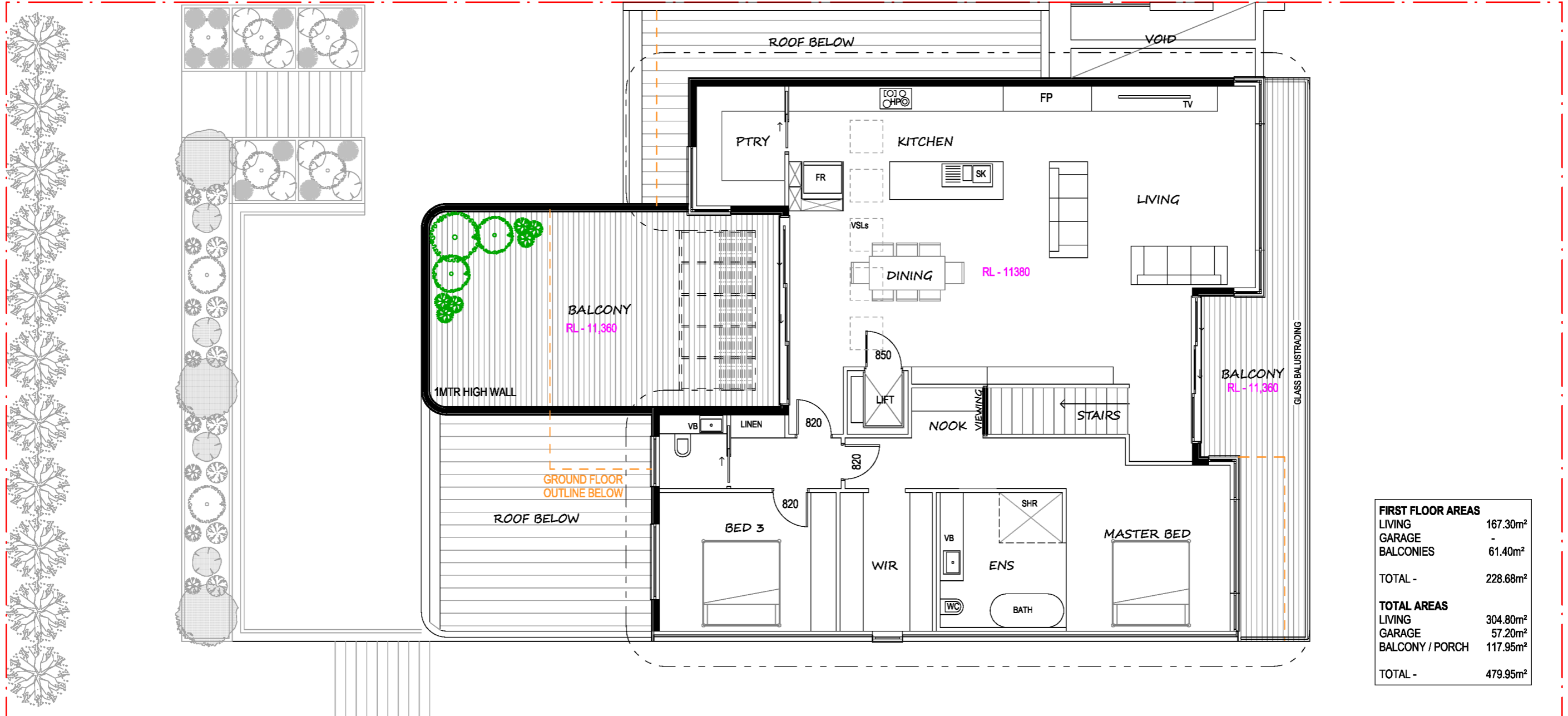
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FIRST FLOOR AREAS	
LIVING	167.30m ²
GARAGE	-
BALCONIES	61.40m ²
TOTAL -	228.68m ²
TOTAL AREAS	
LIVING	304.80m ²
GARAGE	57.20m ²
BALCONY / PORCH	117.95m ²
TOTAL -	479.95m ²

FIRST FLOOR PLAN 1:100



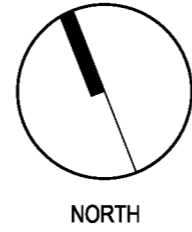
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FIRST FLOOR PLAN

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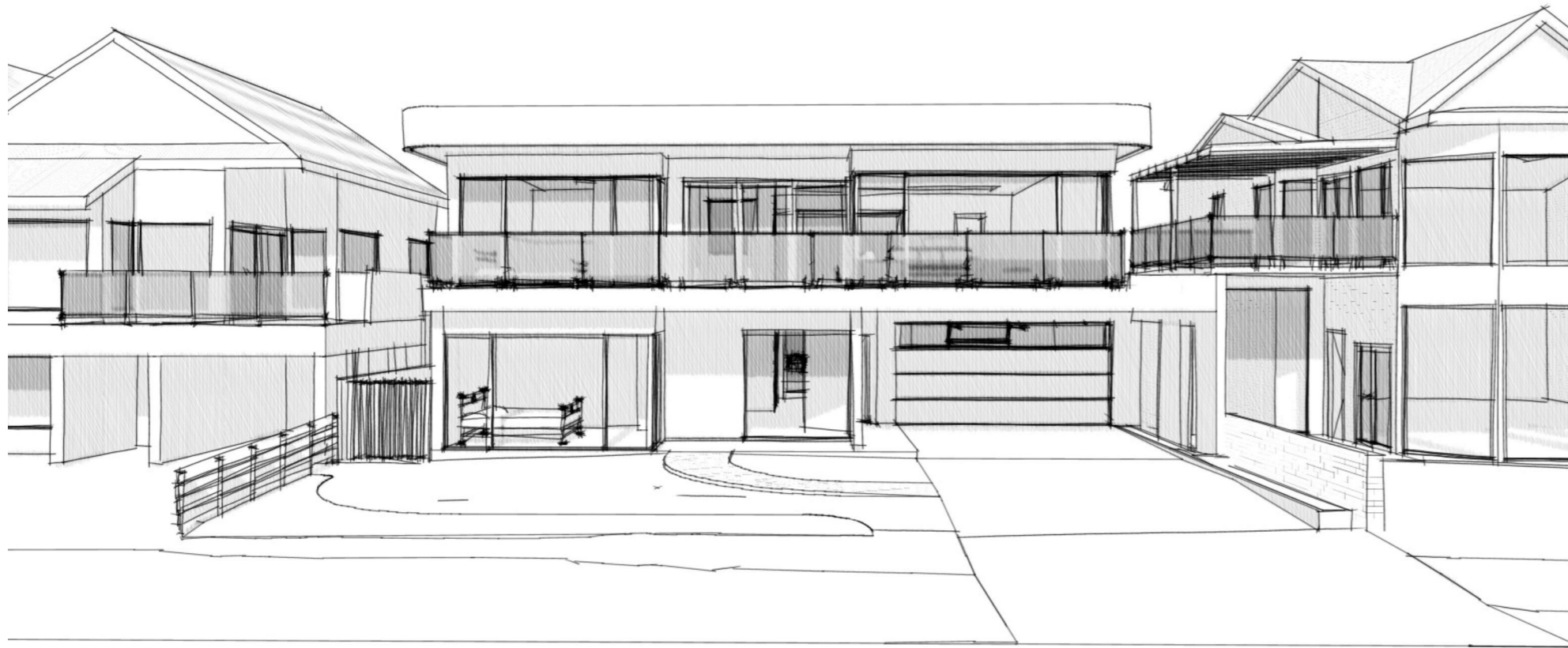


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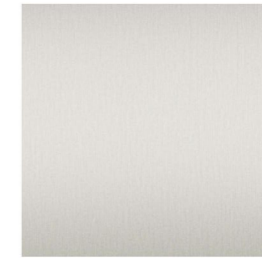
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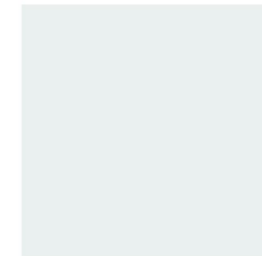
MATERIALS SCHEDULE



WEATHERED HARDWOOD CLADDING



ANODISED ALUMINIUM WINDOW AND DOOR FRAMES



VITRACORE G2 METAL CLADDING WHITE



BLOCKWORK

FENCE REMOVED FOR CLARITY



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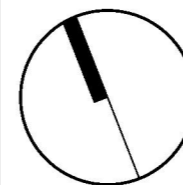
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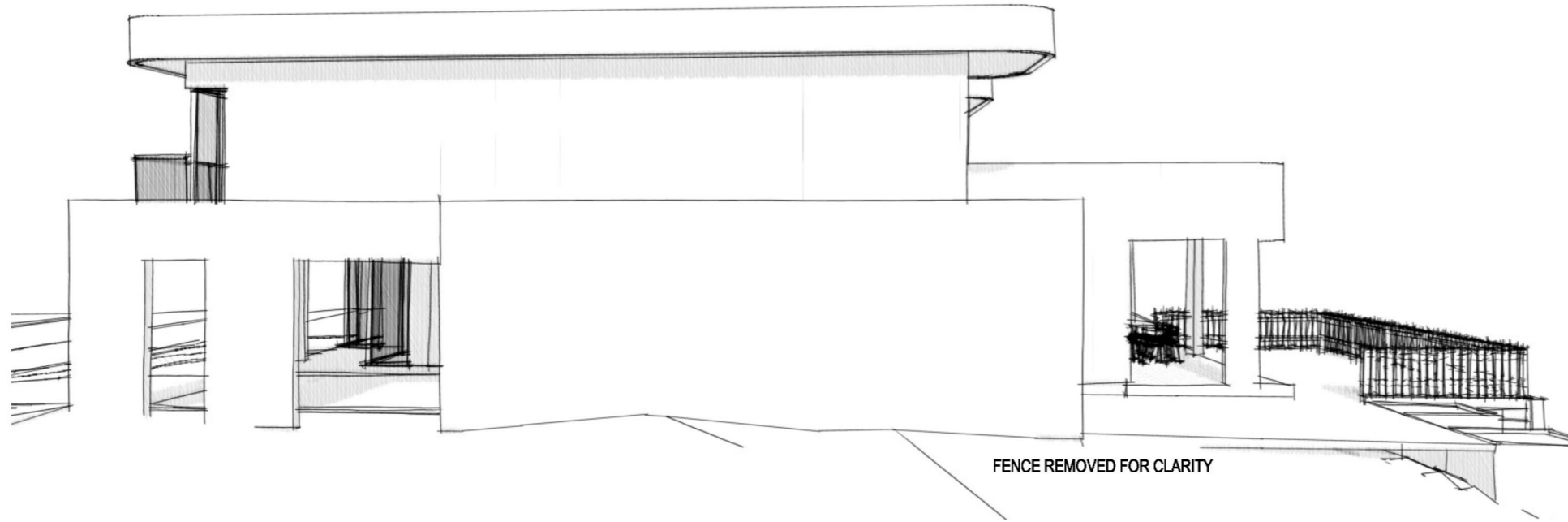
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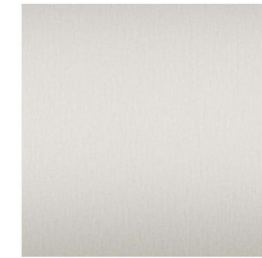
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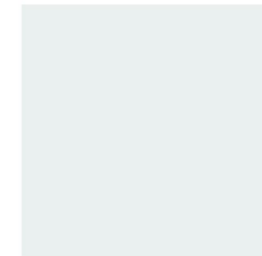
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ANODISED ALUMINIUM WINDOW AND DOOR FRAMES



VITRACORE G2 METAL CLADDING WHITE



BLOCKWORK



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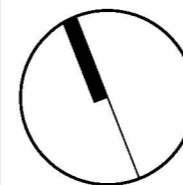
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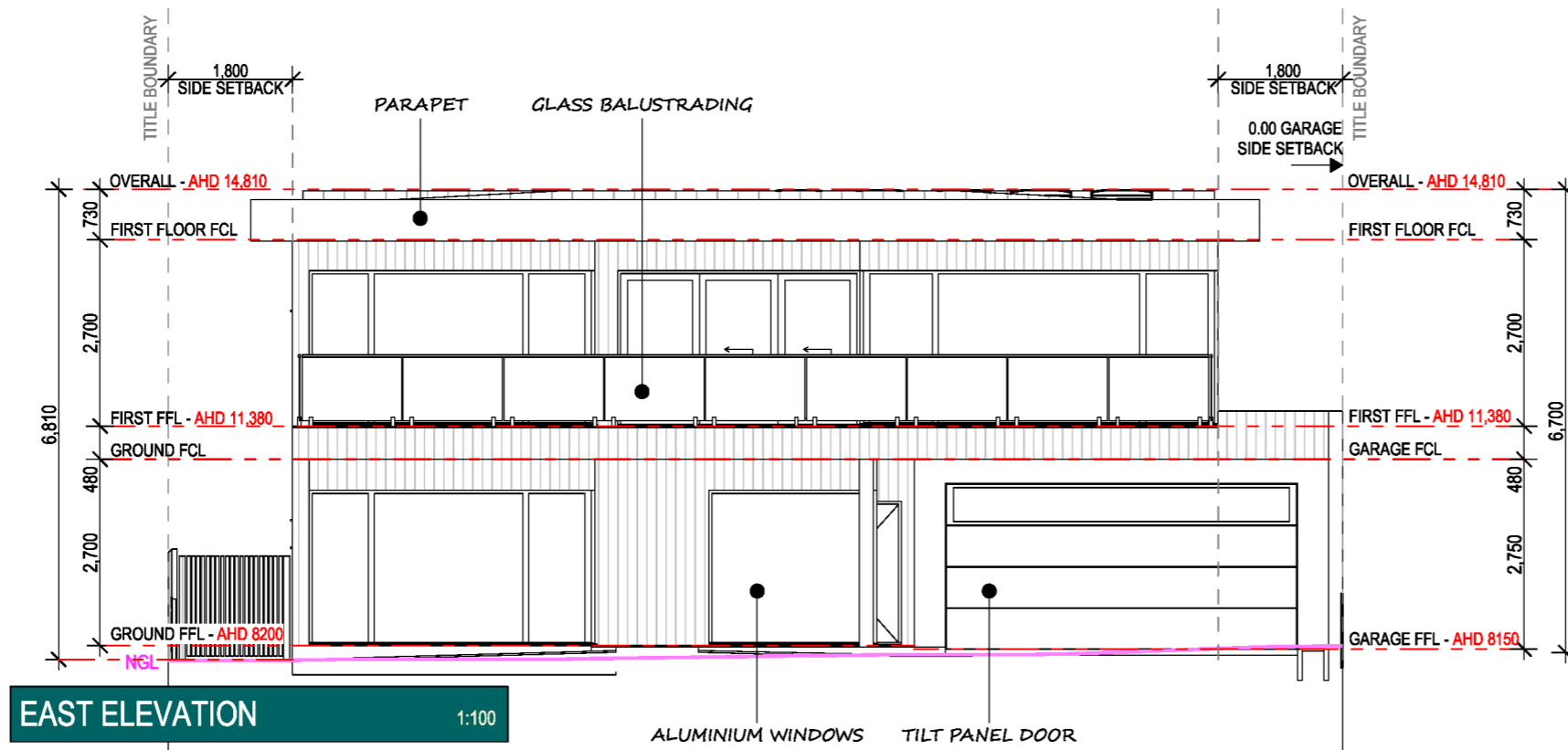
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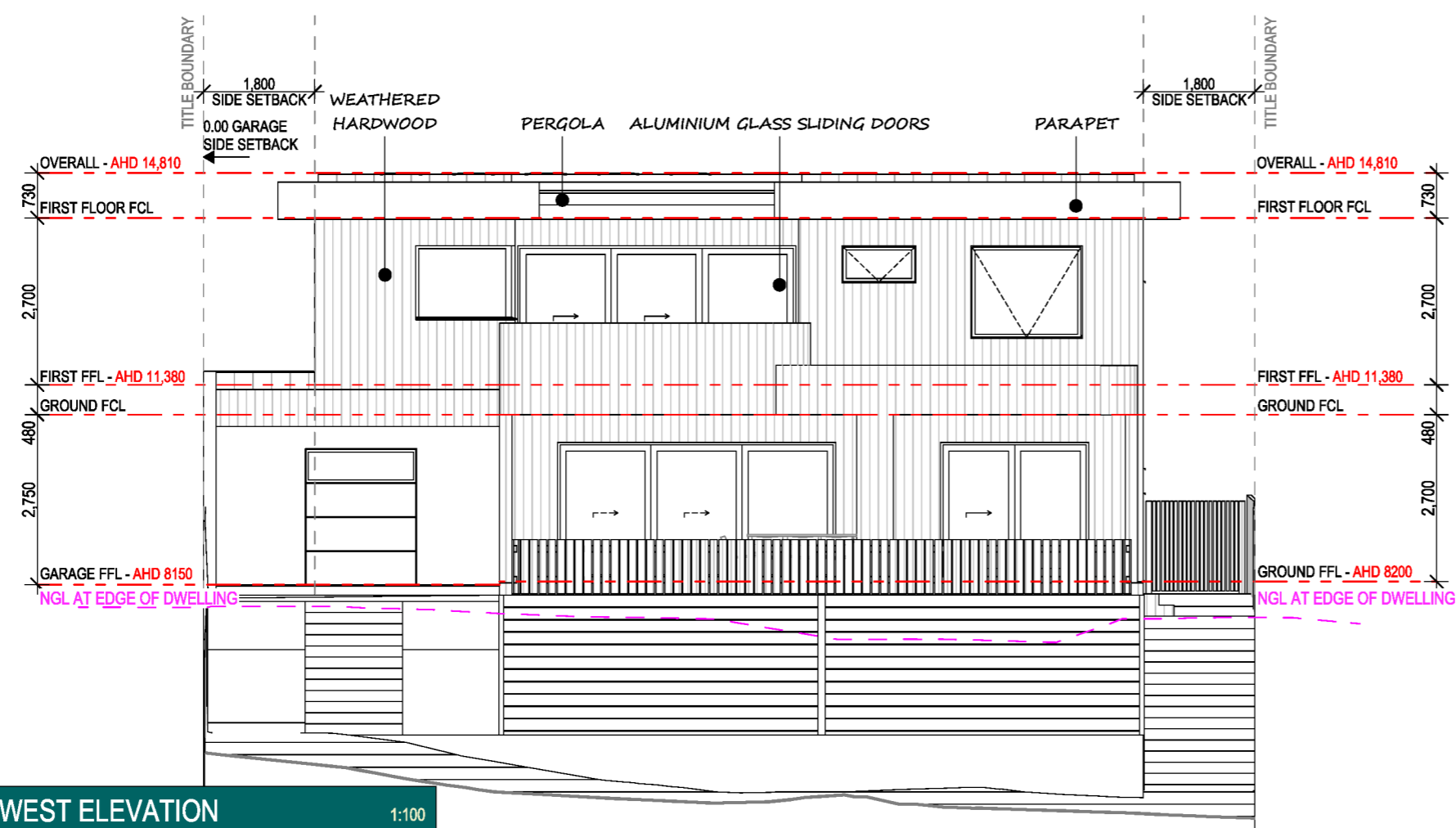
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EAST ELEVATION 1:100



WEST ELEVATION 1:100



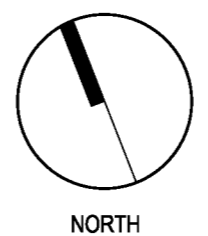
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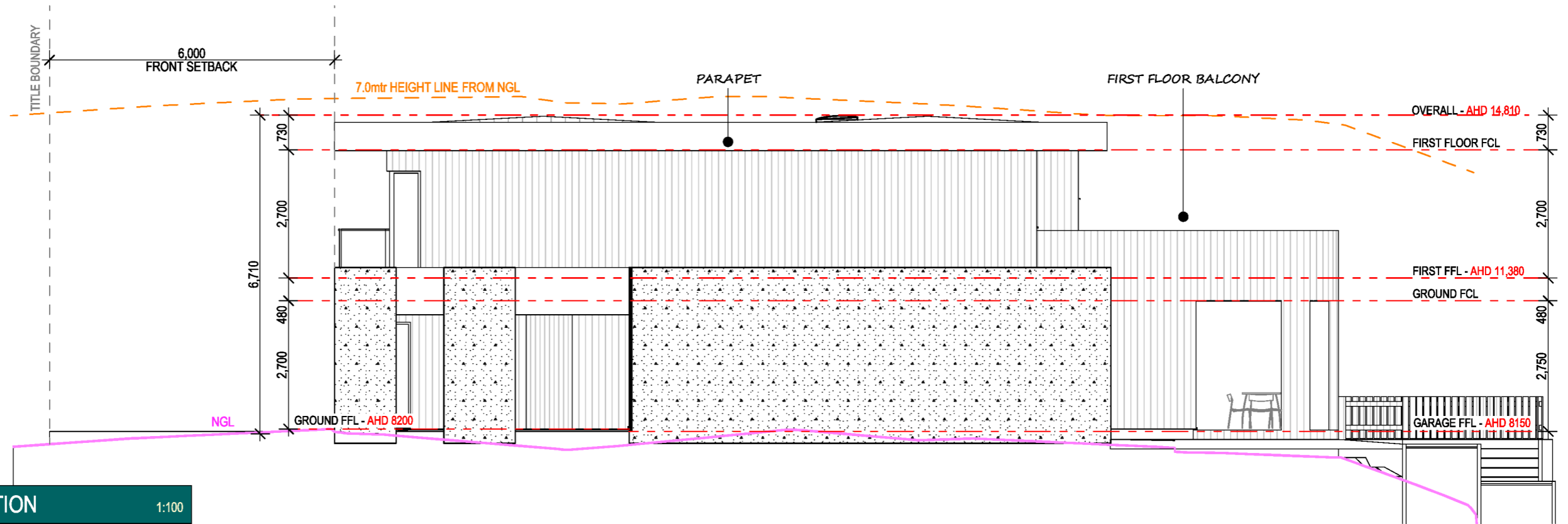
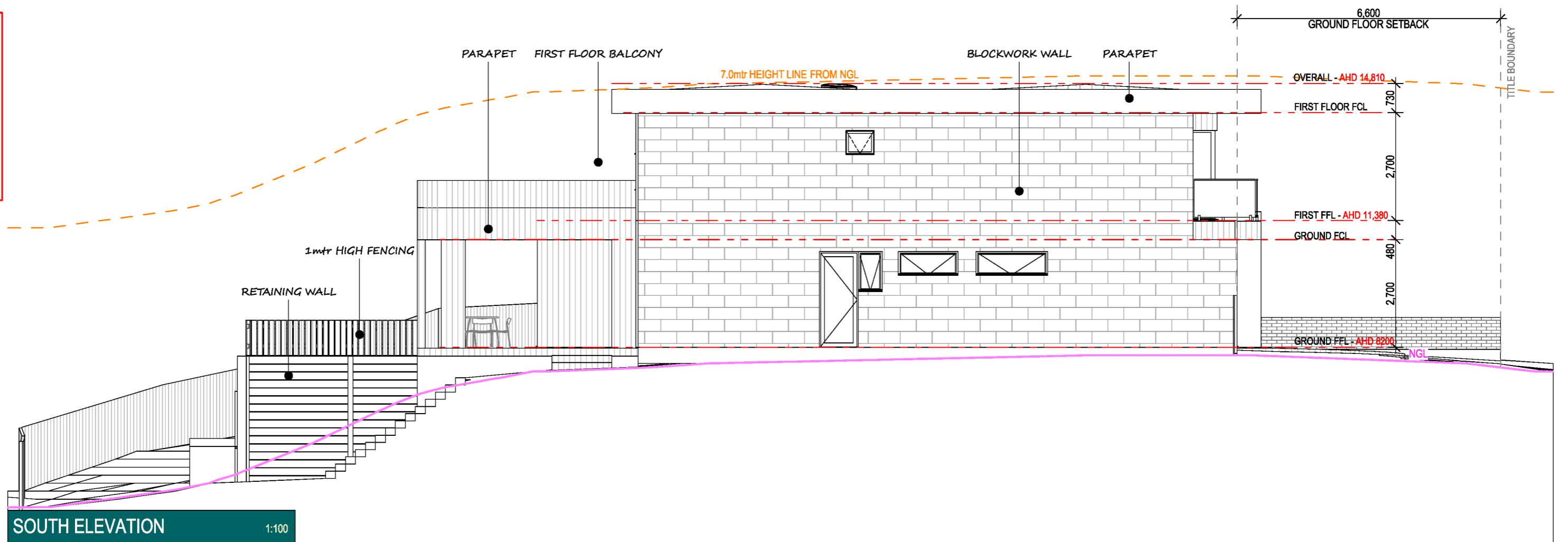


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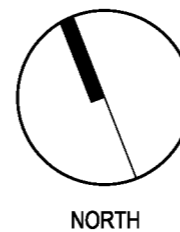
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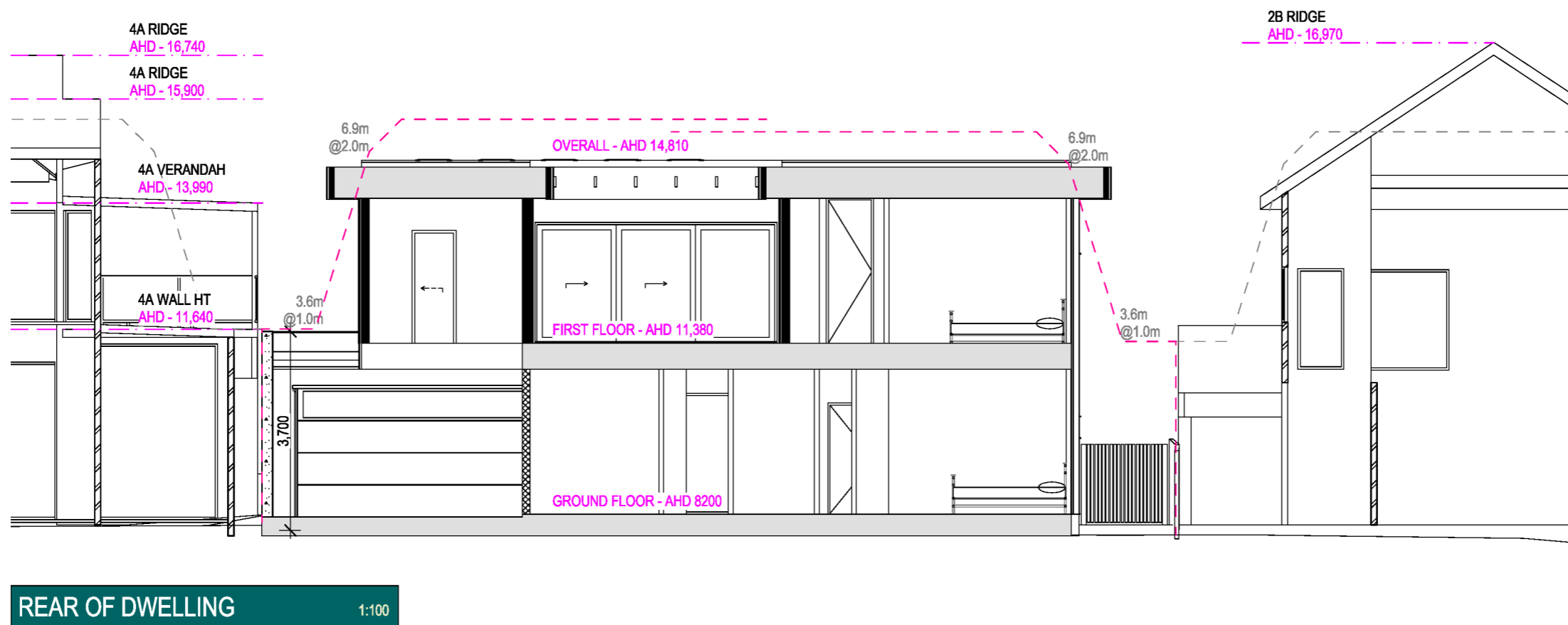
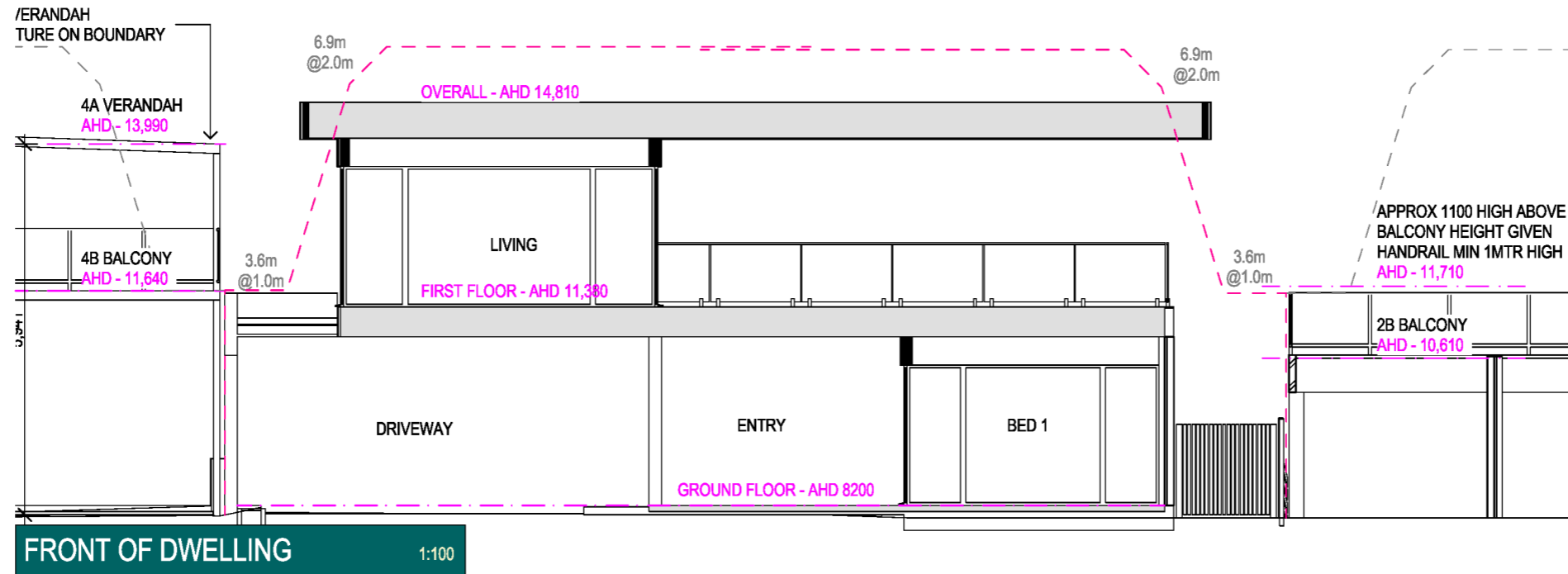
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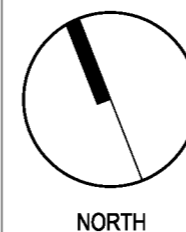
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SIDE SETBACKS

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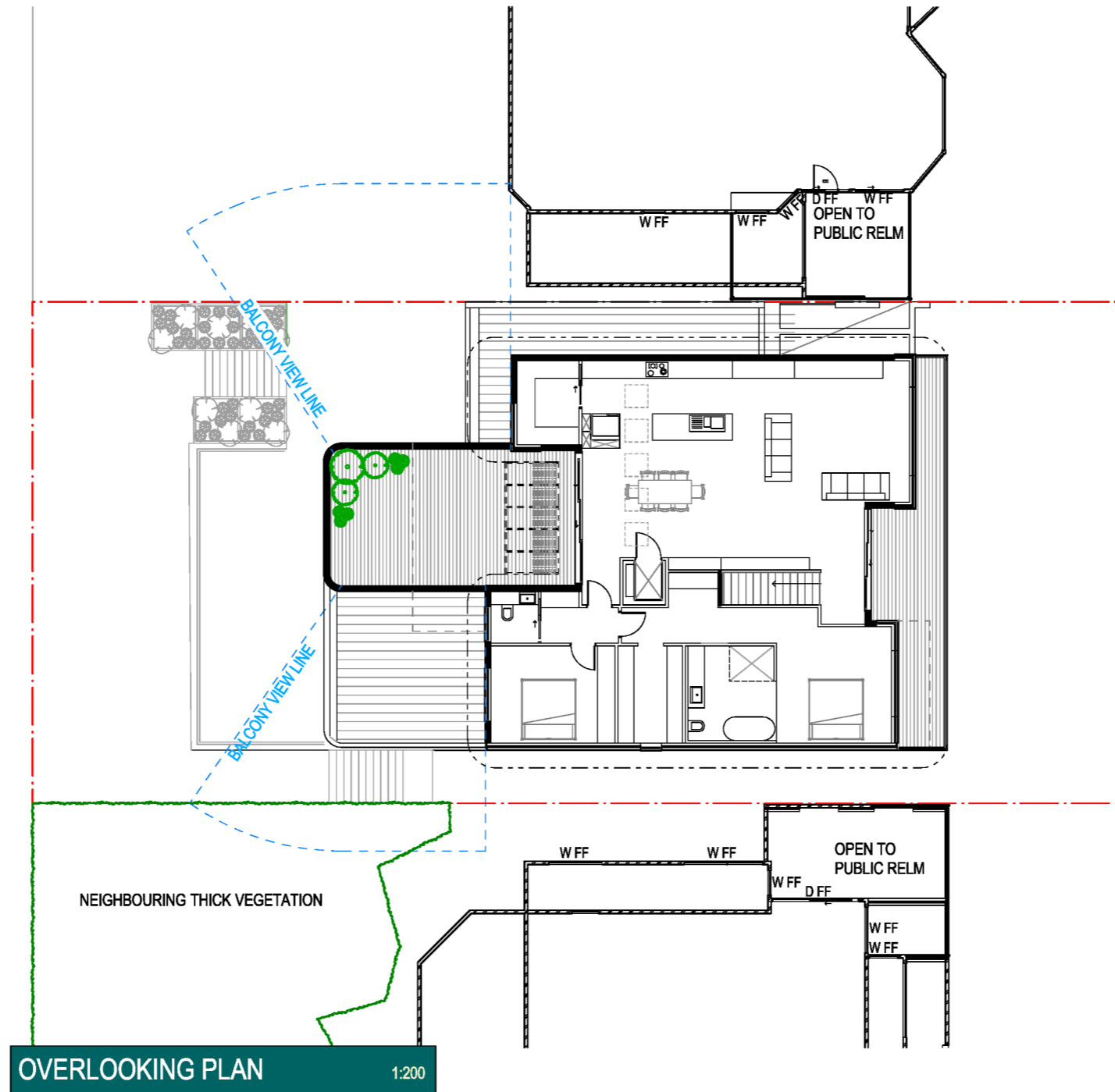
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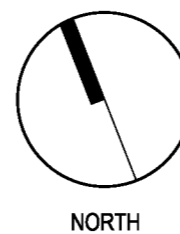
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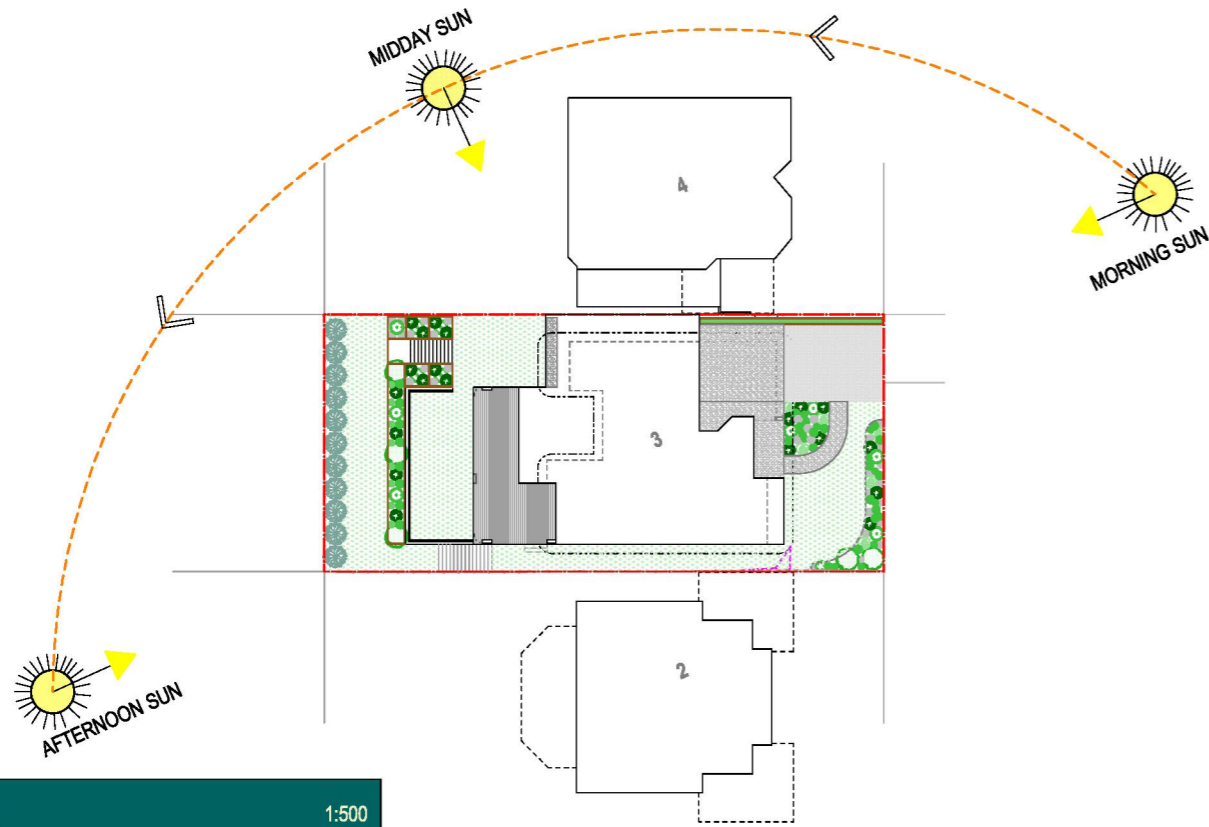
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SUN PATH

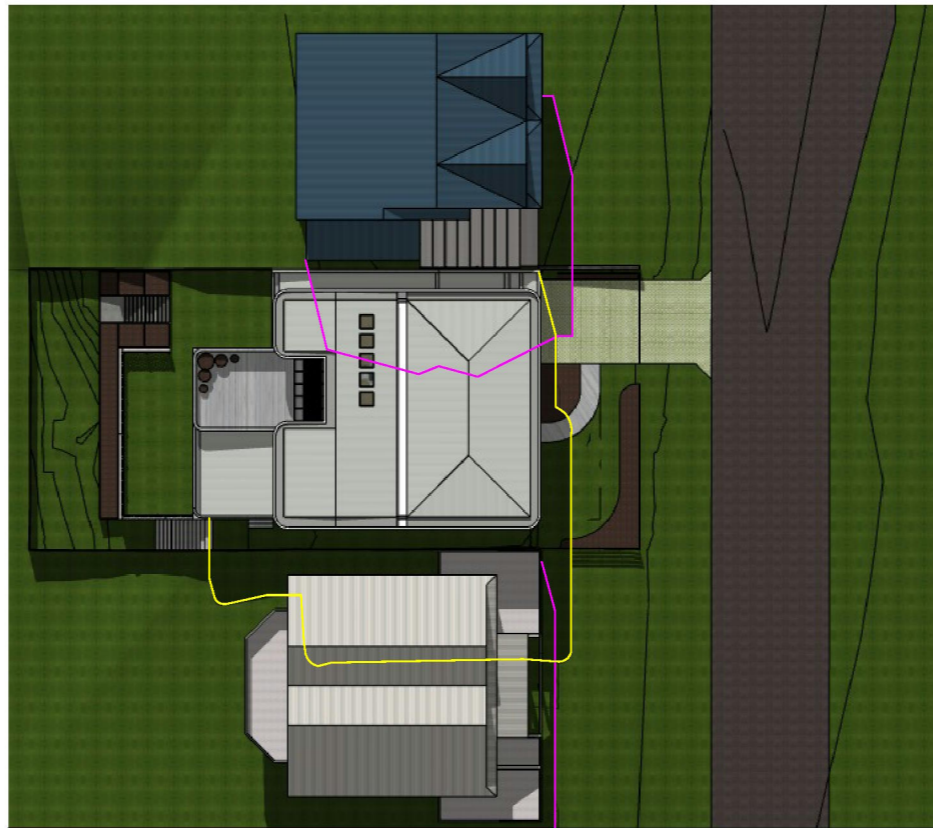
1:500

SHADOW LINE LEGEND

- NEIGHBOURING PROPERTY SHADOW LINES
- 3 HANLEY COURT PROPOSED SHADOW LINE



9AM



12PM



3PM



Chris Steel Designs

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47 Dobson Way, WARRNAMBOOL VIC 3280

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W:

CONTRACTORS TO CHECK ALL SITE DIMENSIONS & LEVELS BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.

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PROJECT DESCRIPTION

PROPOSED RESIDENCE

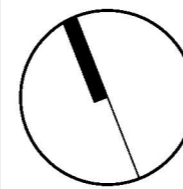
PROJECT DESIGN STAGE

TOWN PLANNING

PAGE TITLE

SHADOW DIAGRAM

REV	ISSUE DATE
E	12.12.2024



DATE	12.12.2024
DESIGNED	CHRIS
DRAWN	ANNIE
CHECKED	CHRIS
SCALE	AS SHOWN

SHEET	SIZE
15 OF 17	A3

PROJECT

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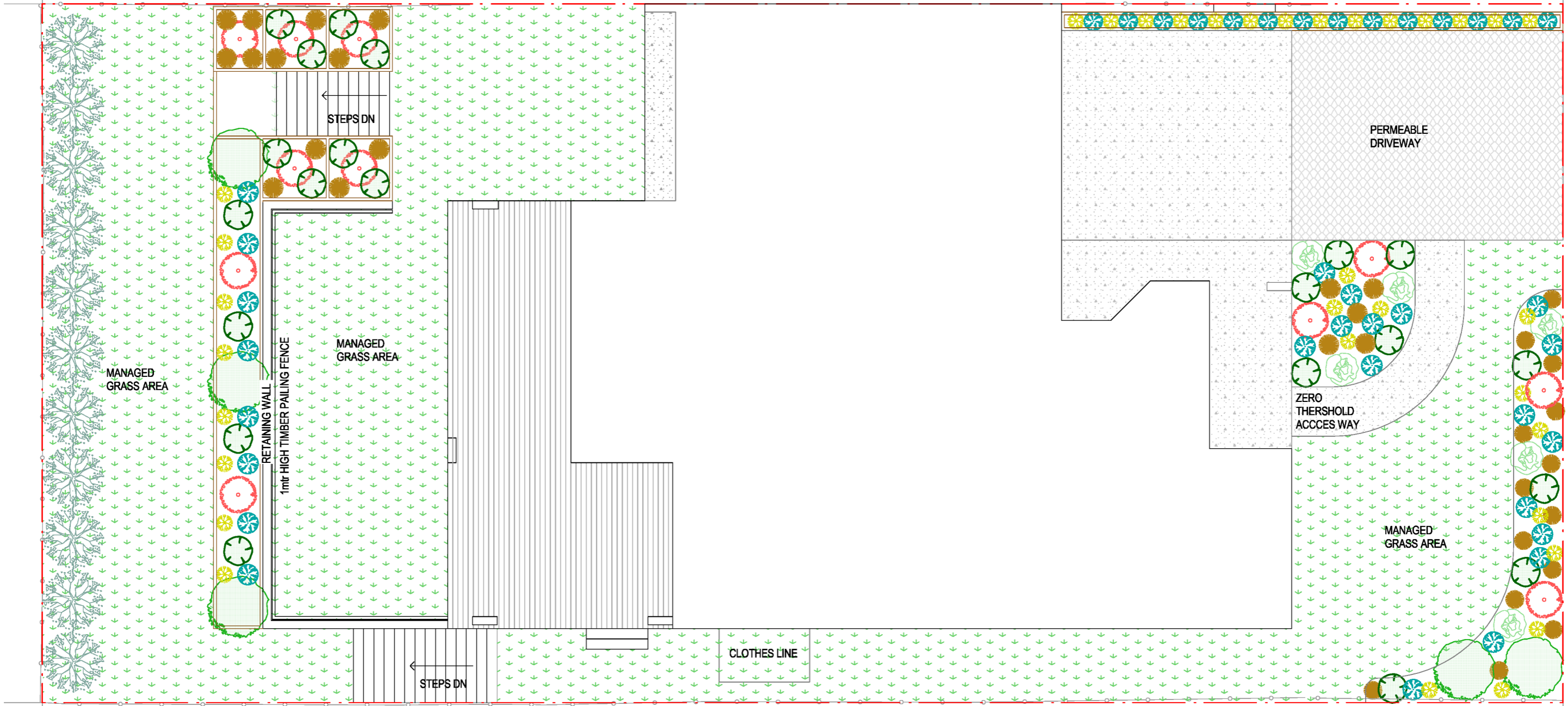
3 HANLEY COURT, PORT FAIRY

23435
Town Planning December 2024

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PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	H x W
CONOSTYLIS	SILVER SURISE	400 x 400
CAREX	FROSTED CURLS	450 x 450
FESCUE	ELIJAH BLUE	500 x 500
CASUARINA	COUSIN IT	300 x 1.5
LEUCOPHYTA	CUSHION BUSH	1m x 1m
CALLISTEMON LITTE JOHN	DWARF BOTTLEBRUSH	1m x 1m
NARINGA	WESTRINGIA HYBRID	2m x 1.5m
OLEA EUROPAEA	DWARF OLIVE TREE	2m - 4m



LANDSCAPE PLAN 1:100



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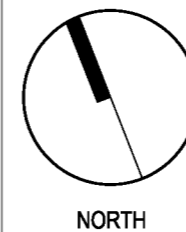
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LANDSCAPE PLAN

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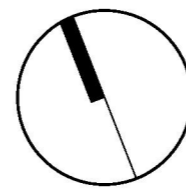
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RENDERS

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NORTH

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