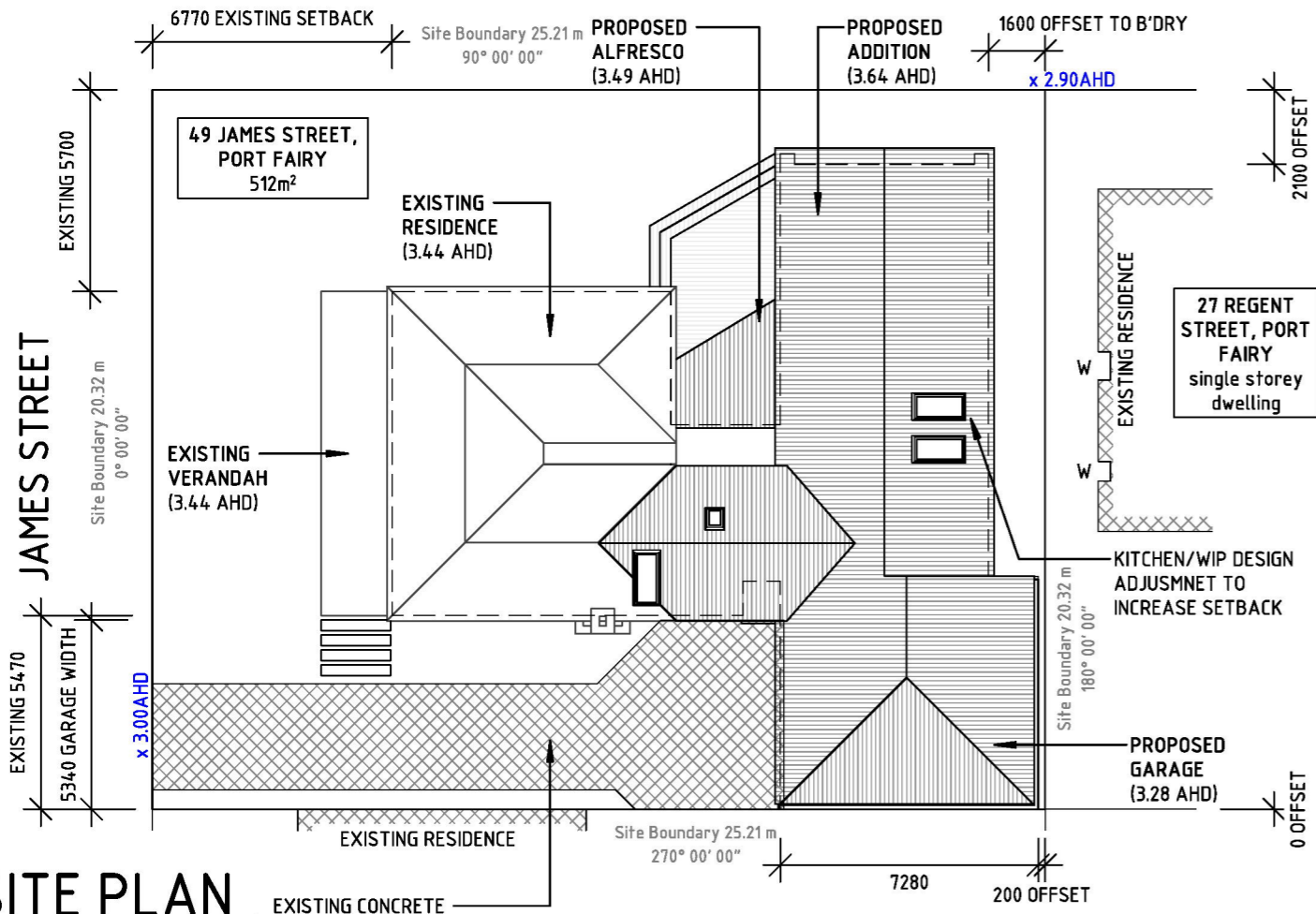


49 JAMES STREET,
PORT FAIRY



REGENT STREET



SITE PLAN

1 : 200

EXISTING CONCRETE DRIVEWAY (TO BE ADJUSTED TO SUIT) 63.77m²

47 JAMES STREET, PORT FAIRY single storey dwelling

PROJECT REVISIONS

- REVISION A: TOWN PLANNING REVISION
 * KITCHEN & WIP ADJUSTMENTS TO PROVIDE BOUNDARY SETBACK
 * RETAIN EXISTING CHIMNEY TO NEW ENSUITE
 * INCLUDE BOUNDARY SURVEY DETAIL (EASTERN FENCE LOCATION)
 REVISION B: EASTERN SETBACK ADJUSTMENT
 REVISION C: TOWN PLANNING REVISION
 * FLOOR LEVEL ADJUSTMENT
 * GHCA DEATILS AND SITE LEVELS

49 JAMES STREET, PORT FAIRY

- HEIGHTS (MAX) - RESIDENCE = 5.98m
 BUILDING MASS - BUILDING COVERAGE AREA = 247.10m²
 SETBACKS - NORTH= 2.10m
 - SOUTH = EXISTING (5.4m)
 - GARAGE ON BOUDNARY (7.13m LENGTH)
 - EAST = 200mm (GARAGE) = 1600mm (RESIDENCE)
 - WEST = (EXISTING) APPROX 6.7m
 - MIN. 300m²
 S.P.O.S. - REFER TO LANDSCAPING PLAN
 LANDSCAPING - REFER TO LANDSCAPING PLAN
 FENCING - REFER TO LANDSCAPING PLAN
 SITE COVERAGE - TOTAL SITE AREA = 512m²
 - BUILDING FOOTPRINT = 244.94m²
 - SITE COVERAGE= 47.83 % (MAX 40%)
 - PERMEABLE SURFACES= 40.97 % (MAX 40%)
 - GARDEN AREAS = 210.68m² = 41.14% SITE COVERAGE
 FRONTAGE - REFER TO WEST ELEVATION



AREA ANALYSIS		
Name	Area	SQ'S
Prop. Addition	84.54 m ²	9.10
Exist. Res	72.01 m ²	7.75
Prop. Garage	45.79 m ²	4.93
Prop. Deck	20.07 m ²	2.16
Exist Ver.	18.30 m ²	1.97
Prop. paving	1.16 m ²	0.13

GARDENABLE AREA 210.68m²

EXISTING CONCRETE DRIVEWAY (TO BE ADJUSTED TO SUIT) 63.77m²

LANDSCAPING PLAN

1 : 200

FENCING SCHEDULE

	1200 HIGH TIMBER PICKET FENCE
	1800 HIGH COLORBOND FENCE

LANDSCAPING SCHEDULE

A.	SILVER BANKSIA 'Banksia Marginata' Approx. height: 1.2 M	
B.	MYRTLE WATTLE 'Acacia Myrtifolia' Approx height: 1.3-2M	
C.	WHITE ELDERBERRY 'Sambucus Gaudichaudiana' Approx height: 0.6m- 2m	
D.	DROOPING SHEOKE 'Allocasuarina verticillata' 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 proposed plants in view corridor to be maintained to a height of not greater than 1.2m



DRONE IMAGE COFRNER OF JAMES & REGENT STREET

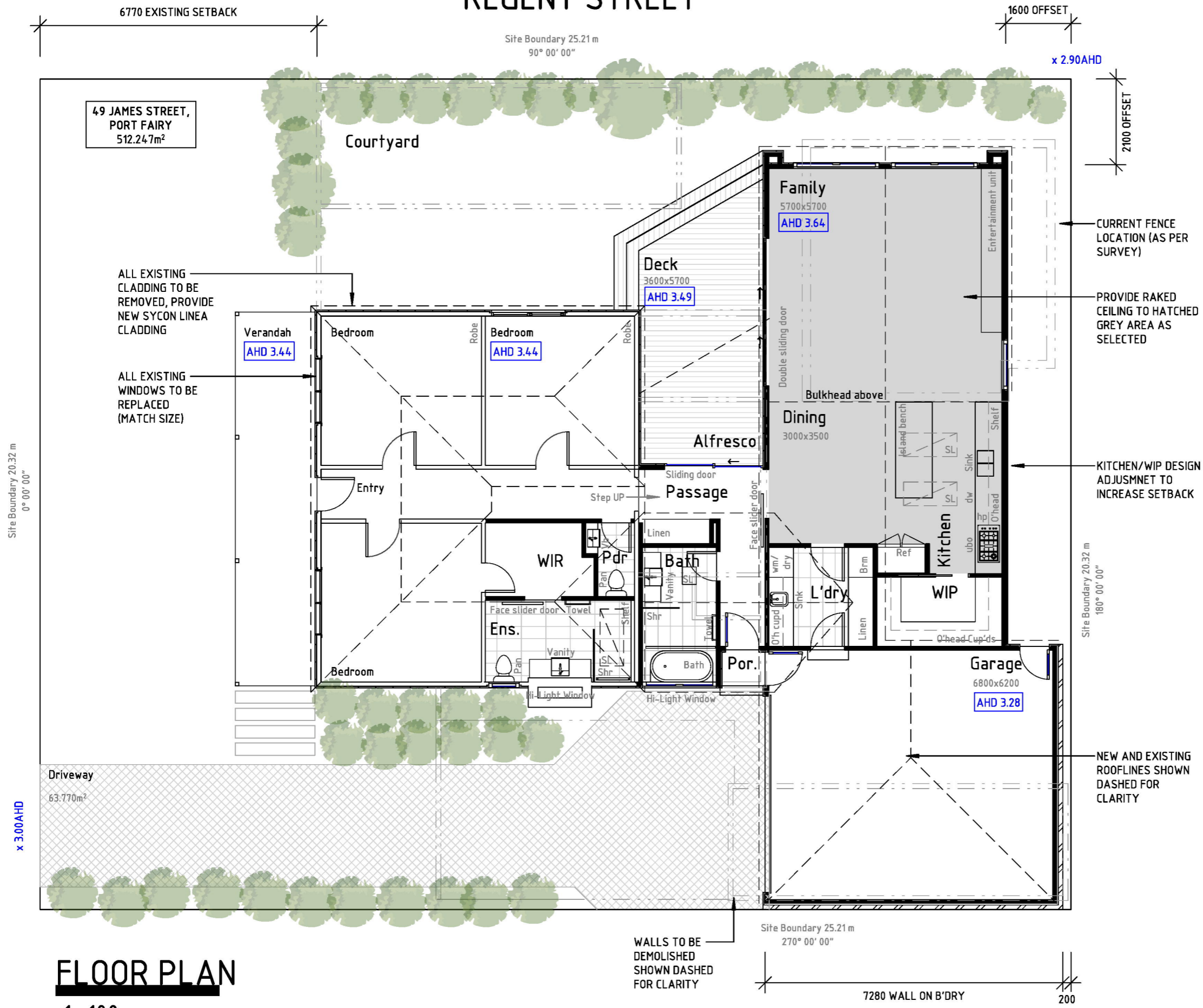
LEGEND

- 240MM BRICK VENEER WALLS
- 90MM STUD WALLS
- 110/230MM WIDE BRICK WALLS
- EXTERNAL CLADDING ON 90MM STUD WALLS
- EXISTING WALLS TO BE RETAINED
- EXISTING WALLS TO BE REMOVED
- SKYLIGHT AS SELECTED

AREA ANALYSIS		
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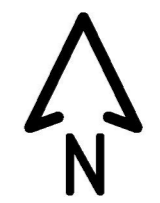
JAMES STREET

REGENT STREET



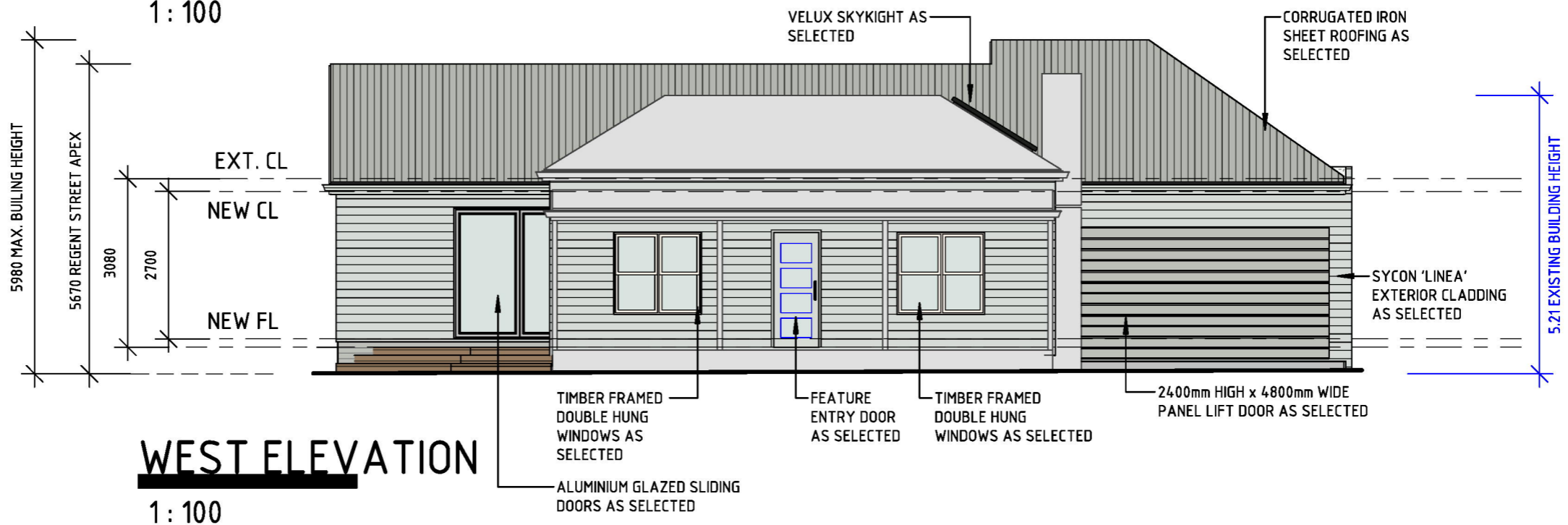
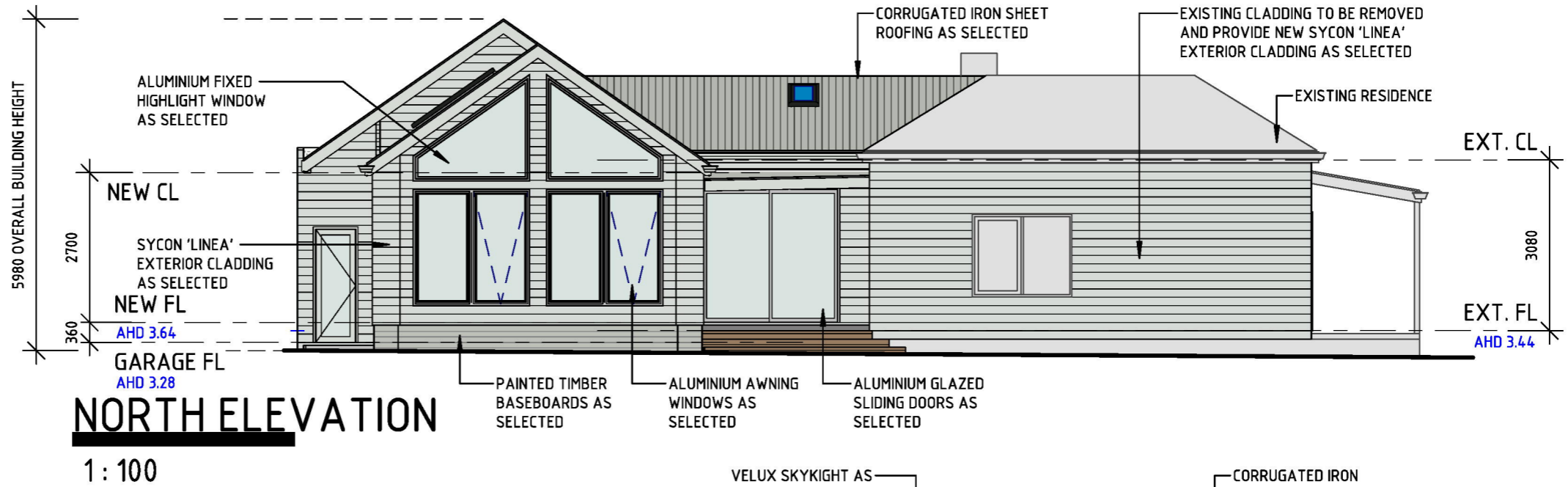
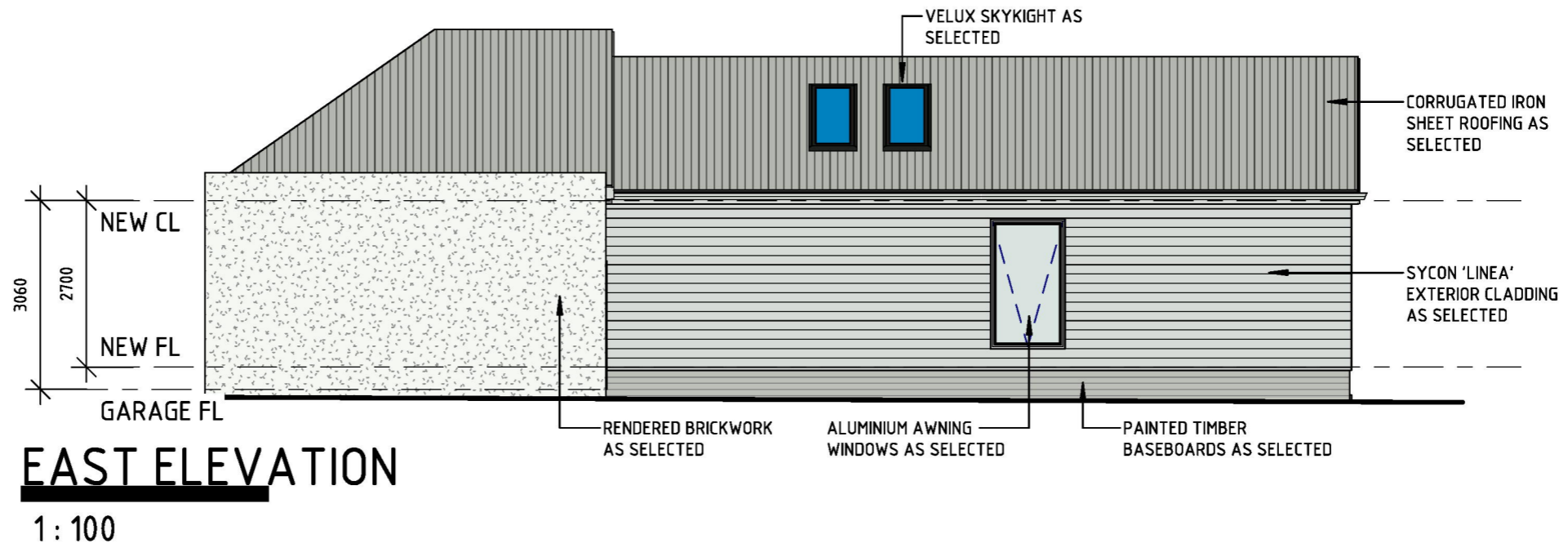
FLOOR PLAN

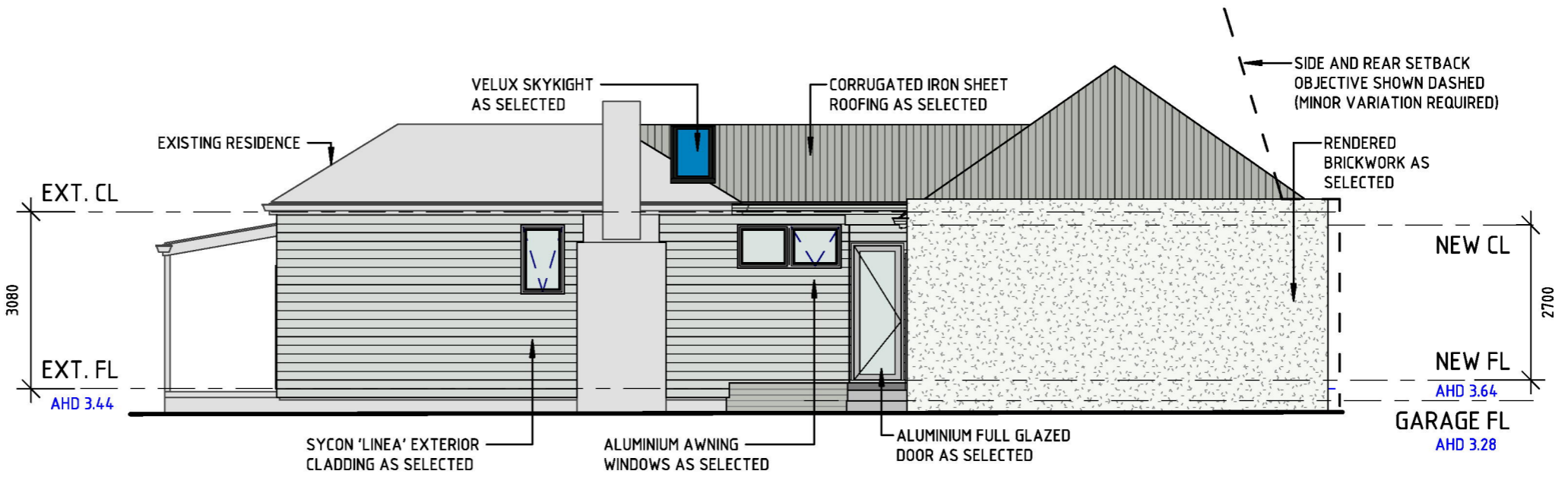
1:100



COLOUR SCHEDULE	
	GREYOLOGY 1: HAYMES - Sycon 'Linea' Wall Cladding - Base Boards - Garage render
	GREYOLOGY 5: HAYMES - Fascia & Posts
	SHALE GREY: COLORBOND STEEL - Roofing & Gutters
	ANTIQUE WHITE - Window Frames

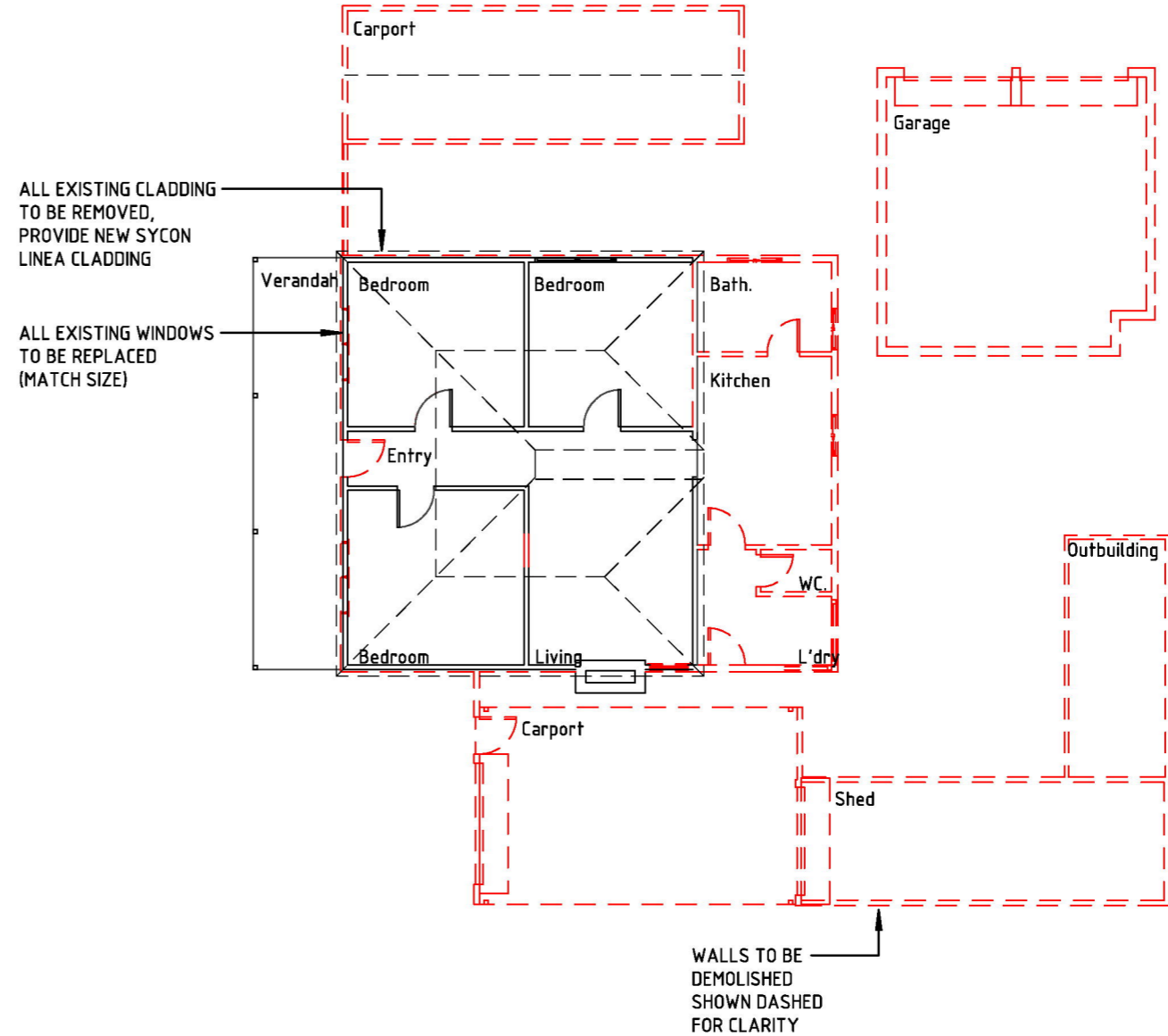
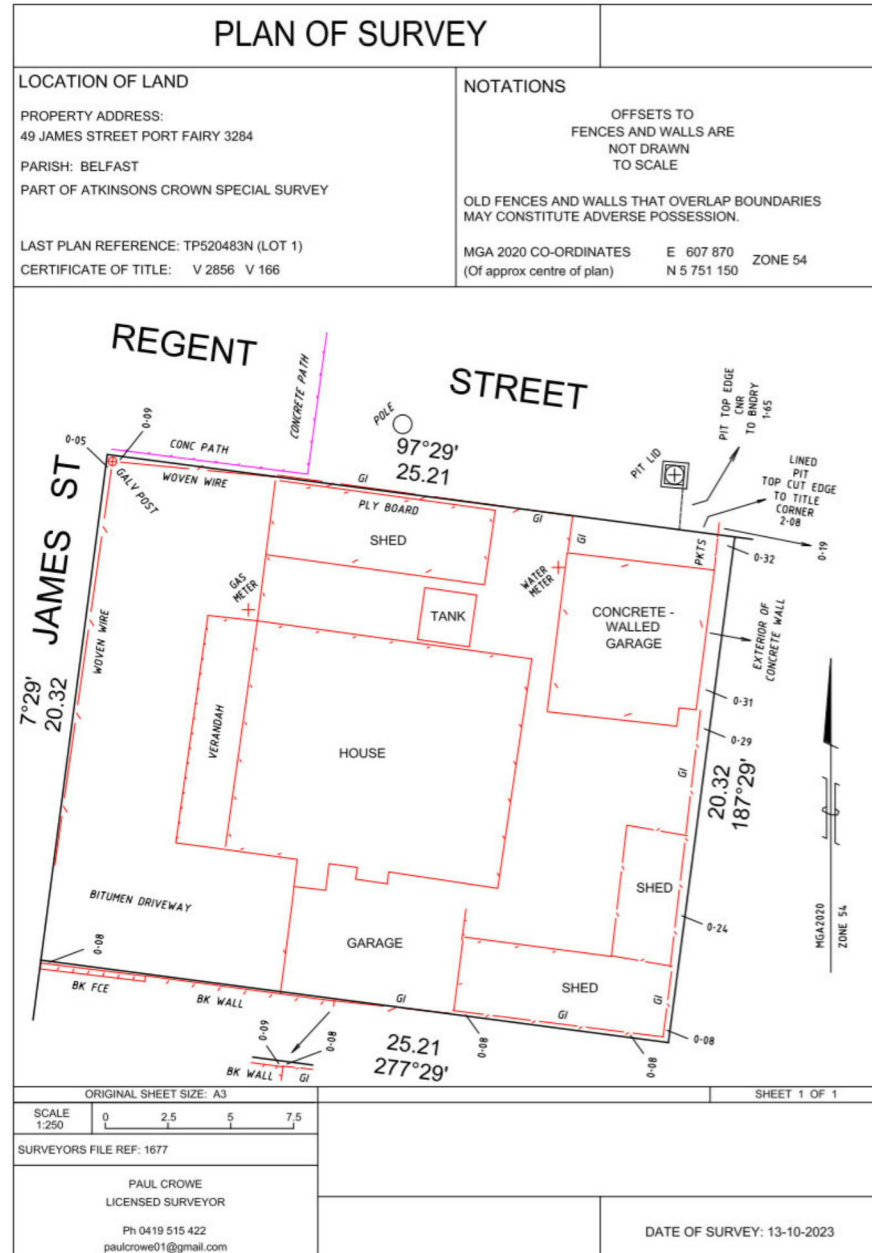
NOTE: Colours shown are based on RGB reference (where applicable), however are shown as indicative colour pallets due to varying light conditions and limitations of the printing process that may affect colour tones. Refer to manufacturers specifications/ samples for exact colour match.





SOUTH ELEVATION

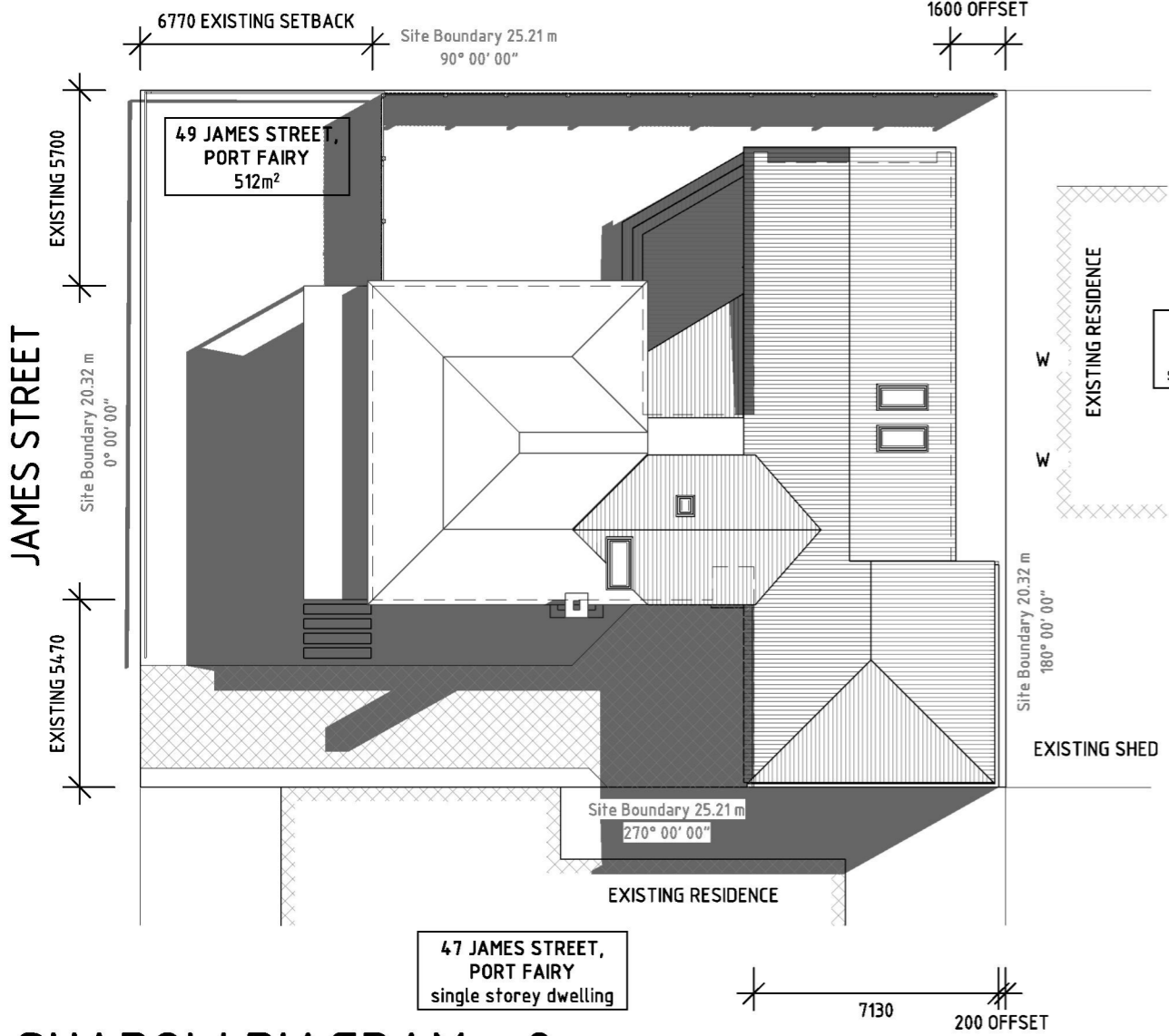
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DEMOLITION PLAN

1:150

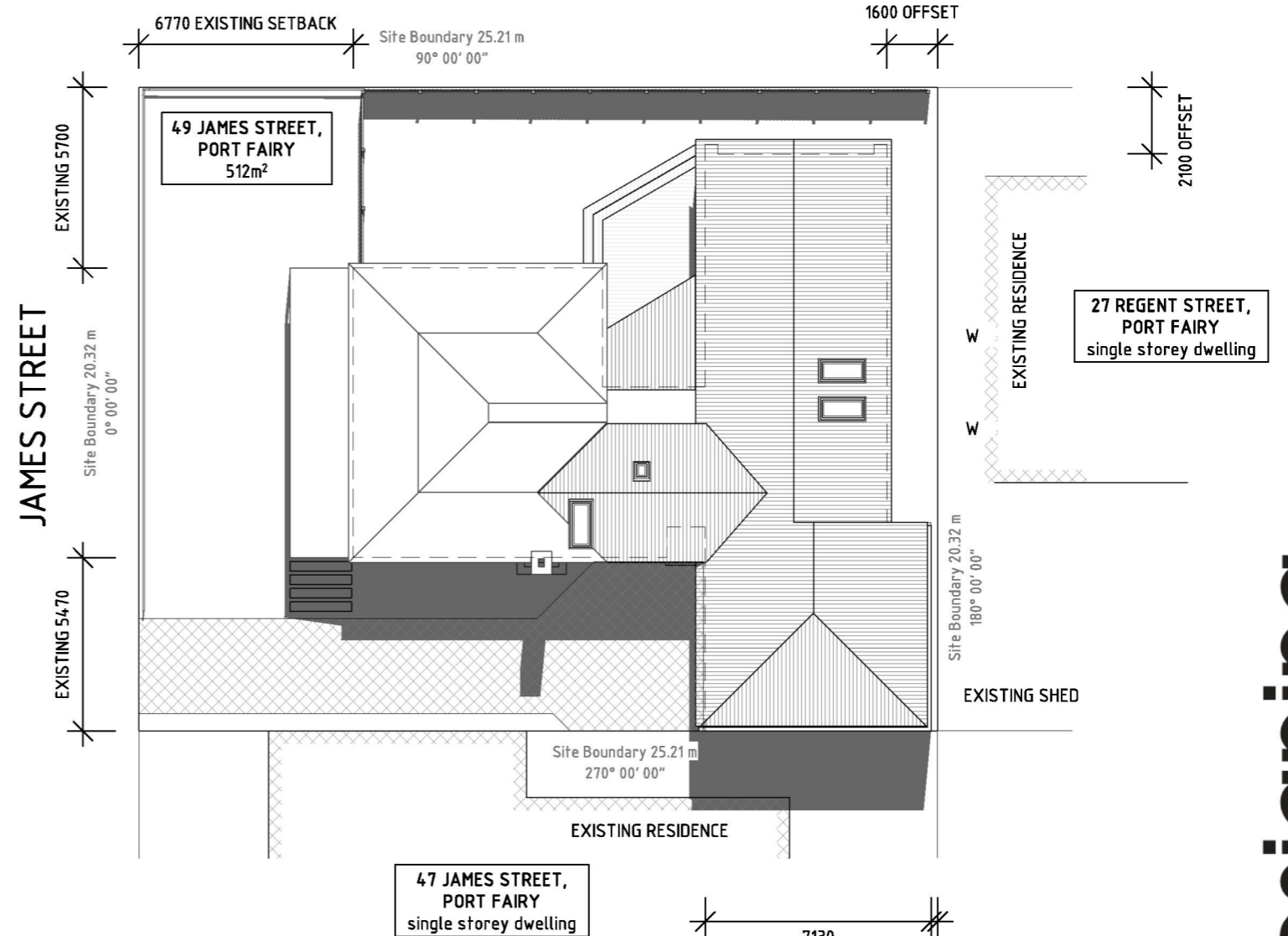
REGENT STREET



SHADOW DIAGRAM - 9am

1:200

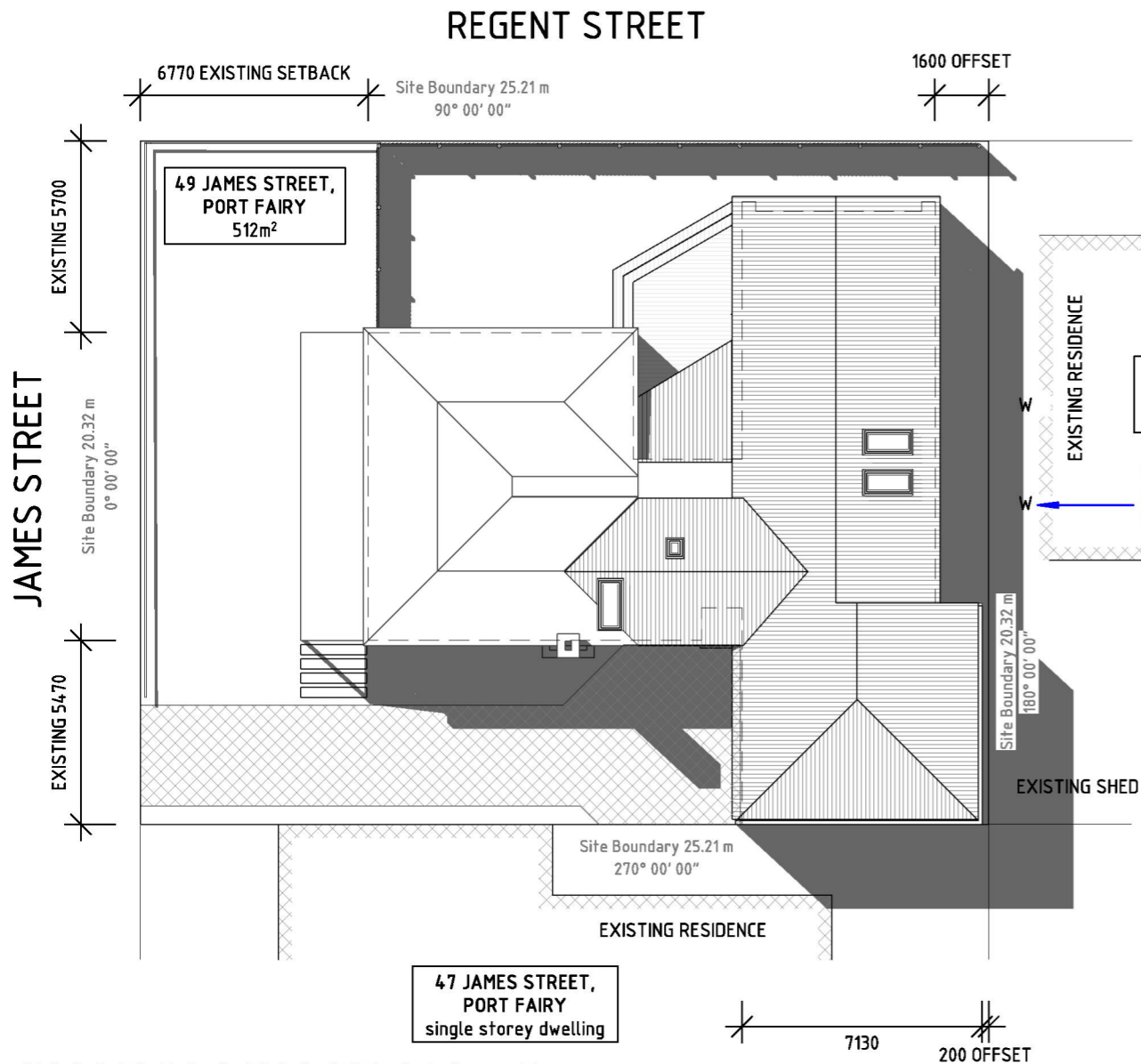
REGENT STREET



SHADOW DIAGRAM - 12pm

1:200

SHADOW DIAGRAMS
REPRESENT SUN EFFECTS
ON 22 SEPTEMBER

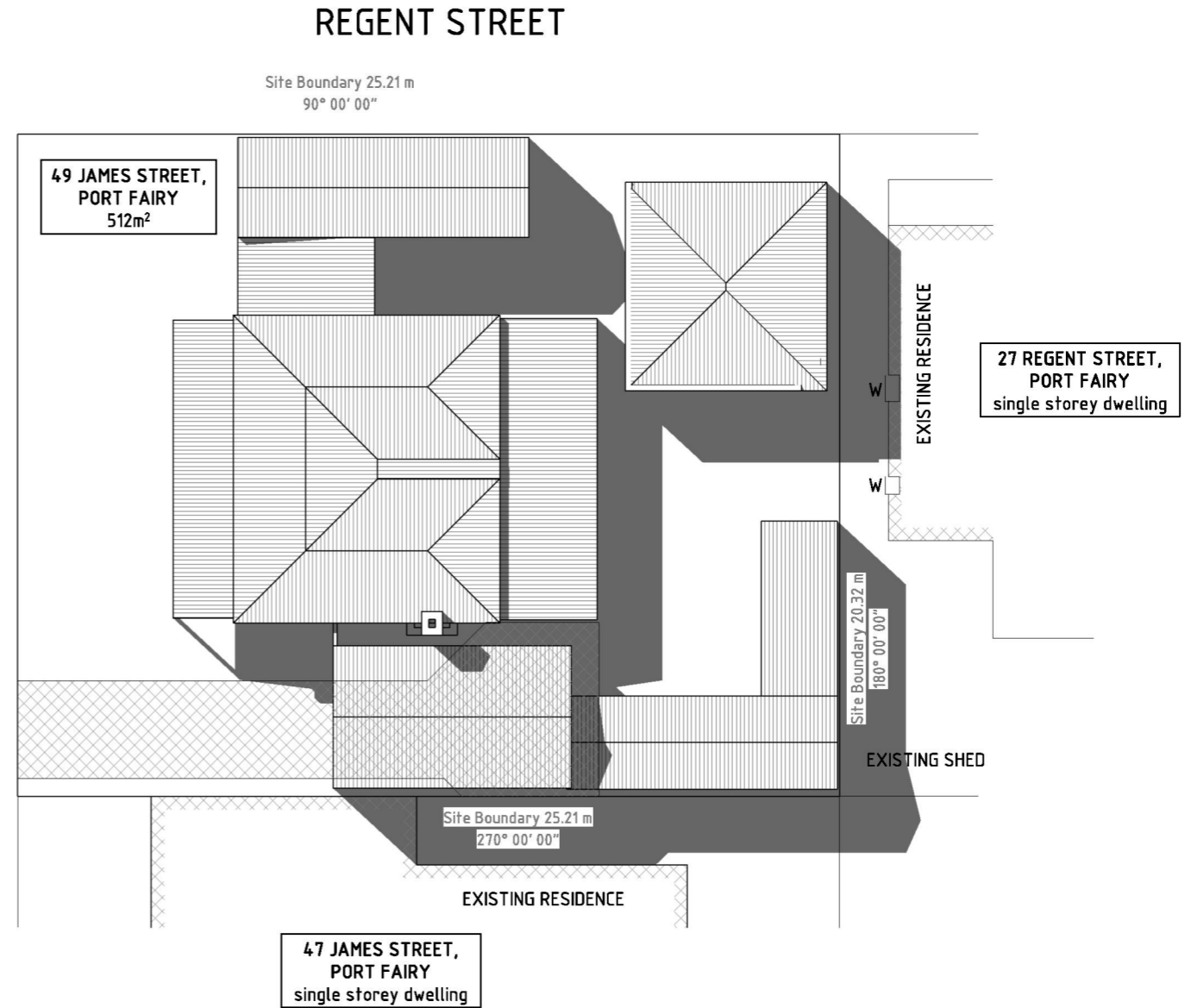


SHADOW DIAGRAM - 3pm
 1: 200

PLEASE NOTE:
 SHADOWING IS AT GROUND
 LEVEL AND WILL NOT IMPACT
 AT WINDOW SILL HEIGHT

SHADOW DIAGRAMS
 REPRESENT SUN EFFECTS
 ON 22 SEPTEMBER

JAMES STREET

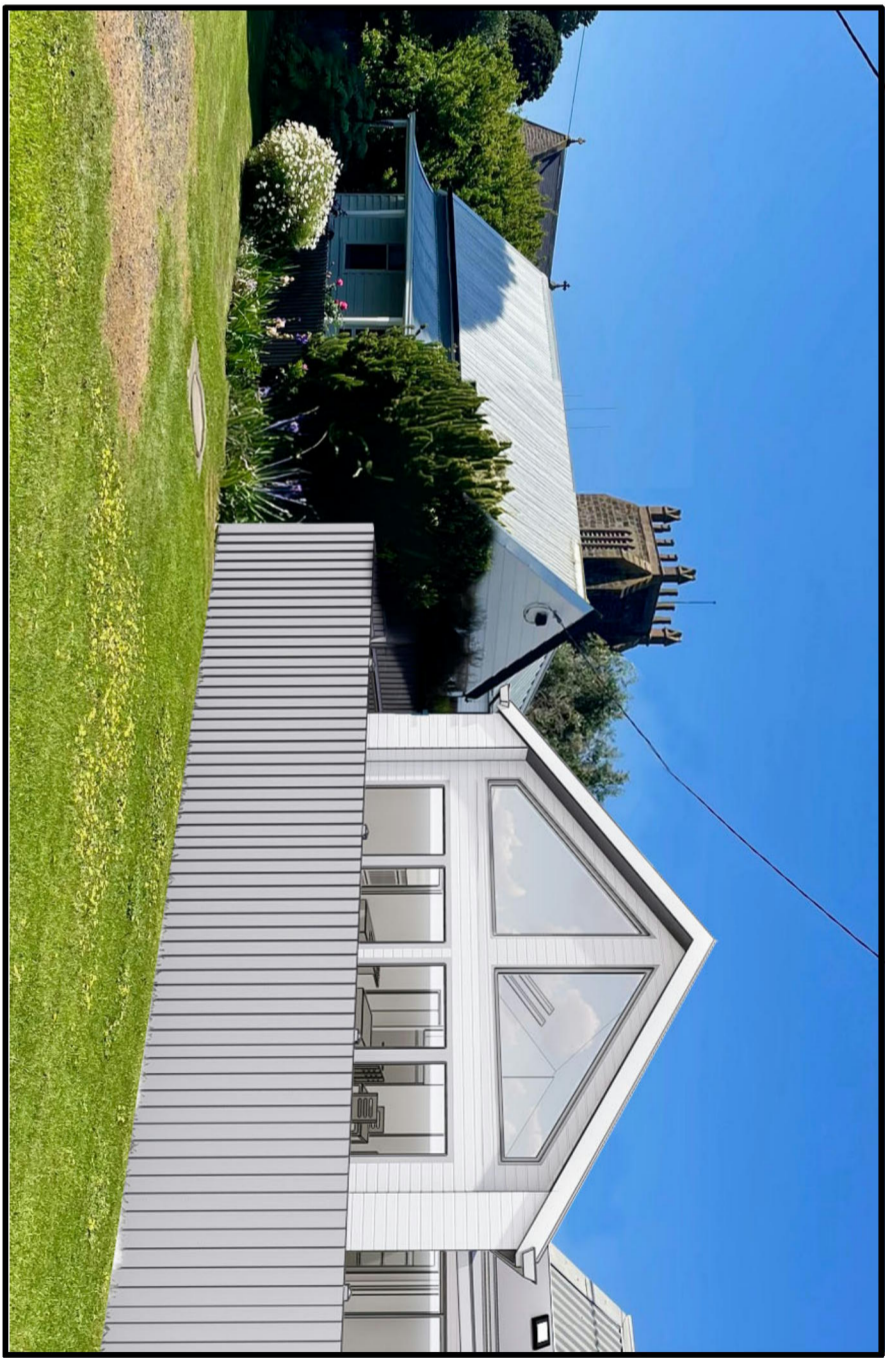


SHADOW DIAGRAM - 3pm existing
 1: 200

REGENT STREET PERSPECTIVE 01



REGENT STREET PERSPECTIVE 02



STREETSCAPE - REGENT STREET

