

TOWN PLANNING APPLICATION - WYNDHAM COUNCIL

2 / 70 RACECOURSE ROAD WERRIBEE

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- TP07 - ELEVATIONS - MATERIALS / COLOURS LIST
- TP08 - PROPOSED SHADOW DIAGRAMS (9AM, 12PM, & 3PM)
- TP09 - LANDSCAPE PLAN

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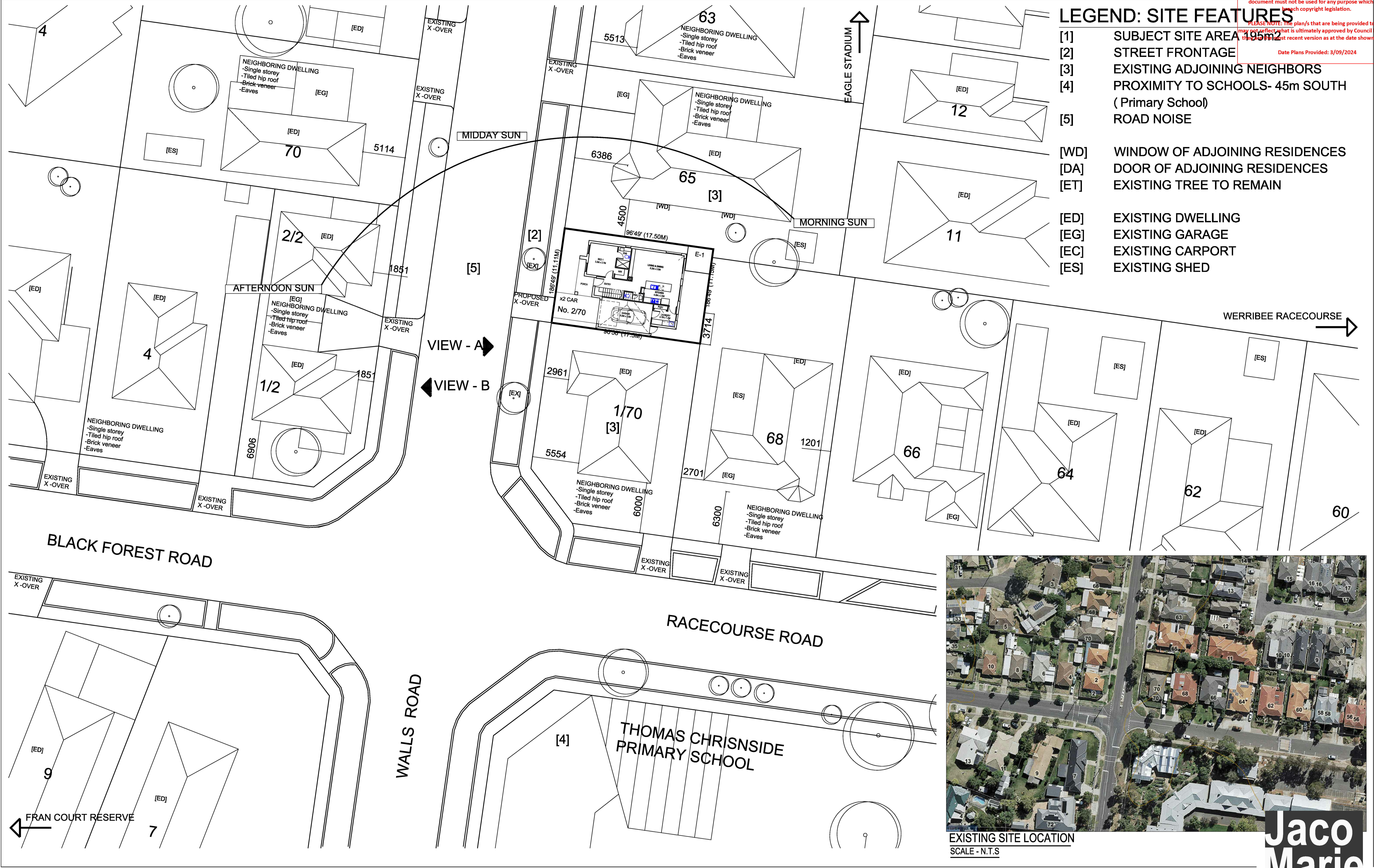
PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

DRAWN : R.J
DATE : AUGUST 2024
DWG. NO. : TP01 OF 09
REVISION : TP R 2.0

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Design Studio

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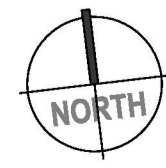


SITE AND NEIGHBOURHOOD FEATURES

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

DRAWN : R.J
DATE : AUGUST 2024

DWG. NO. : TP02 OF 09
REVISION : TP R 2.0





VIEW A - EAST ELEVATION
WALLS ROAD



SUBJECT SITE



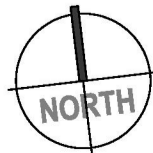
VIEW B - WEST ELEVATION
WALLS ROAD

EXISTING STREETSCAPE ELEVATIONS

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

DRAWN : R.J
DATE : AUGUST 2024

DWG. NO. : TP03 OF 09
REVISION : TP R 2.0



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EXISTING STREET ELEVATION 2-70 RACECOURSE ROAD

DESIGN RESPONSE

The site is located 45 metres from Thomas Chirnside Primary School, a few streets away from Werribee Racecourse and local essential service. The key features within the immediate context are commonly that of brickwork and ceramic tile hip and gable roofs.

Please refer to site context plan, photo graphs and relevant plans and elevations for neighbourhood for site an understanding the built form, scale and character of surrounding development including front fencing.

The design intent was to borrow existing architectural features and fit within the existing context. Given small site foot print creating a two story dwelling was a requirement given Wyndham Planning Scheme requirements, local agents feedback and current market trends. To encourage natural lighting and inhibit overlooking obscure glass at the legislated height requirement has been utilised. Solar access, over shadowing and boundary offset have also greatly impacted the design outcome.

Neighbouring dwellings examined also exhibit similar design requirements and aesthetic outcomes. Minimal intervention (if any) required regarding existing vegetation.

Views from the site are limited to the front and rear of the dwelling as a result of privacy requirement and overlooking regulations.
Exiting tree on front nature strip to remain.

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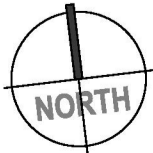
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SITE ANALYSIS & DESIGN RESPONSE

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

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DATE : AUGUST 2024

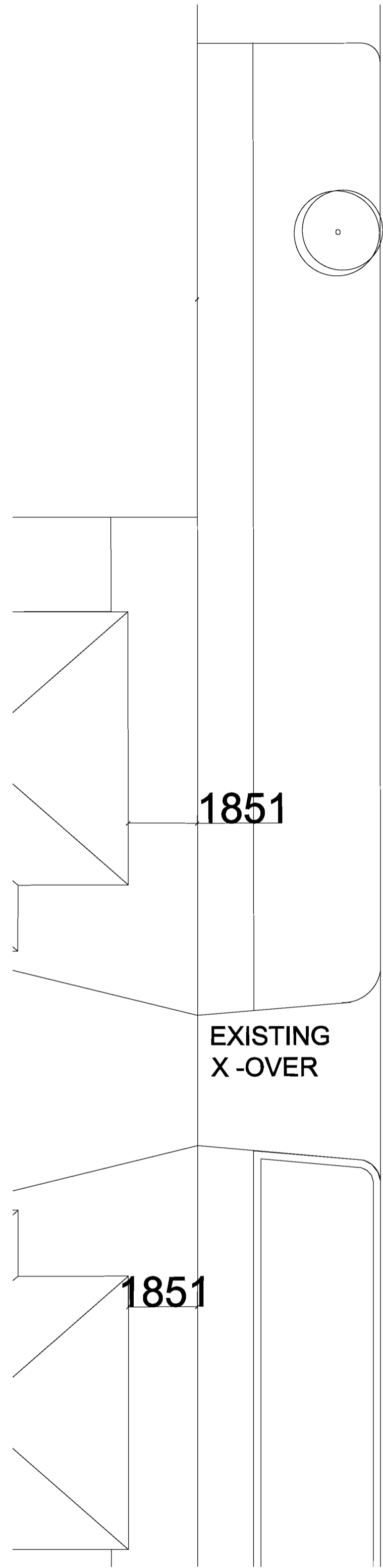
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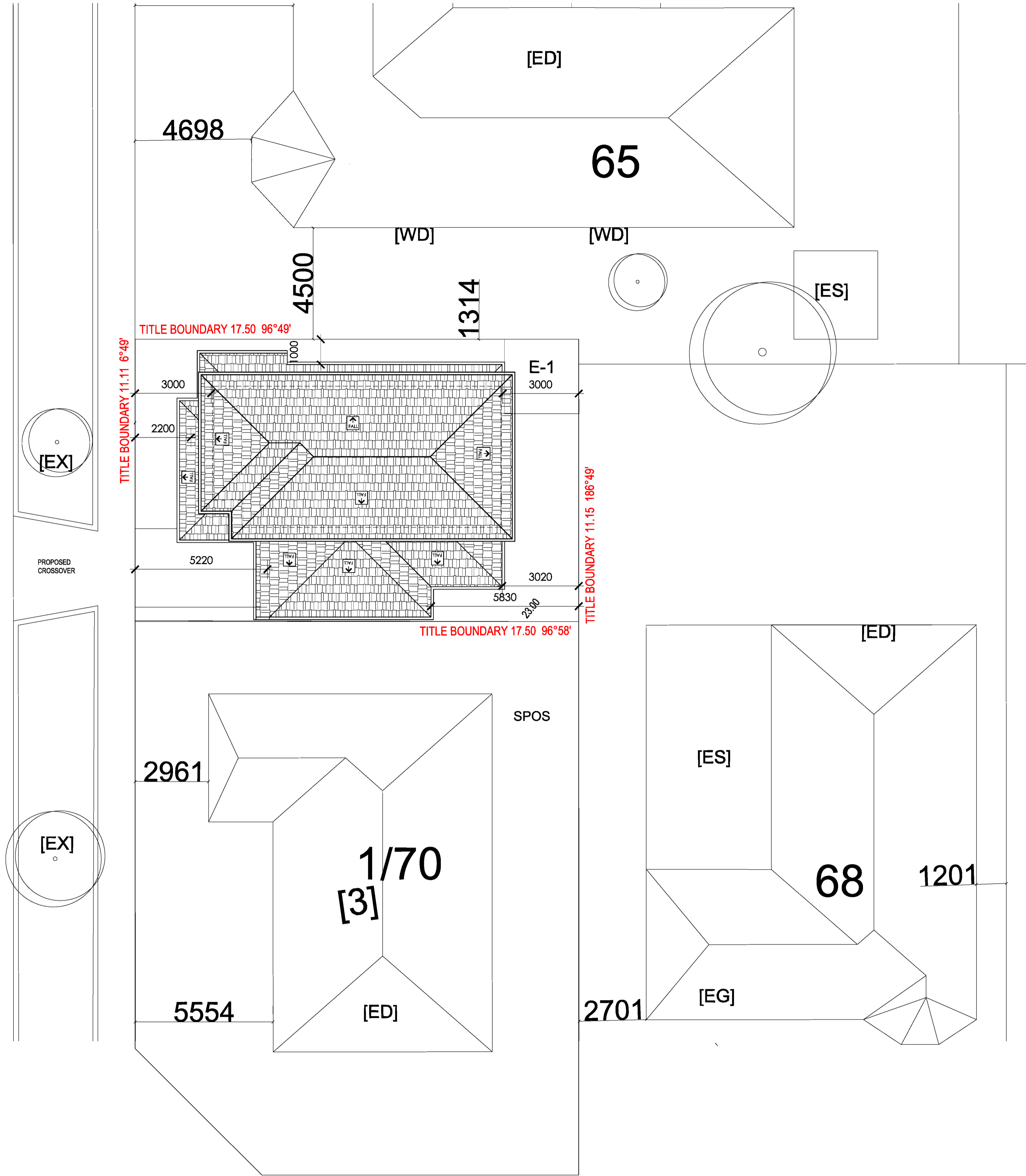
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SITE/ ROOF PLAN
SCALE 1:100



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Date Plans Provided: 3/09/2024

BUILDING AREA:

DEVELOPMENT SUMMARY & GROSS BUILDING AREA:

SITE AREA:	195.00 m ²
SITE COVERAGE:	107.77 m ² (55.26%)
SITE PERMEABILITY:	70.88 m ² (36.34%)

GROSS BUILDING AREA/UNIT:

DWELLING 1 PROPOSED	
PORCH:	6.42 m2
GARAGE:	23.60 m2
GROUND:	77.75 m2
FIRST:	62.19 m2
TOTAL:	169.96 m2
	18.29 SQUARES

PRIVATE OPEN SPACE:

DWELLING 1 PROPOSED	
SECLUDED P.O.S:	48.77M2 + 22.11M2
TOTAL PRIVATE OPEN SPACE:	70.87M2

DWELLING MIX:

DWELLING 1 x 3-BED DWELLING (2 CAR SPACE ALLOCATED)

STORAGE ALLOCATION:

DWELLING 1 x 3-BED DWELLING (6m3 Min. Each)

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

DRAWN : R.J
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DWG. NO. : TP05 OF 09
REVISION : TP R 2.0



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BUILDING AREA
DEVELOPMENT SUMMARY & GROSS BUILDING AREA:

SITE AREA:..... 195.00 m²
SITE COVERAGE:..... 107.77 m² (55.26%)
SITE PERMEABILITY:..... 70.88 m² (36.34%)

GROSS BUILDING AREA/UNIT:
DWELLING 1 PROPOSED
PORCH:..... 6.42 m²
GARAGE:..... 23.60 m²
GROUND:..... 77.75 m²
FIRST:..... 62.19 m²
TOTAL:..... 169.96 m² 18.29 SQUARES

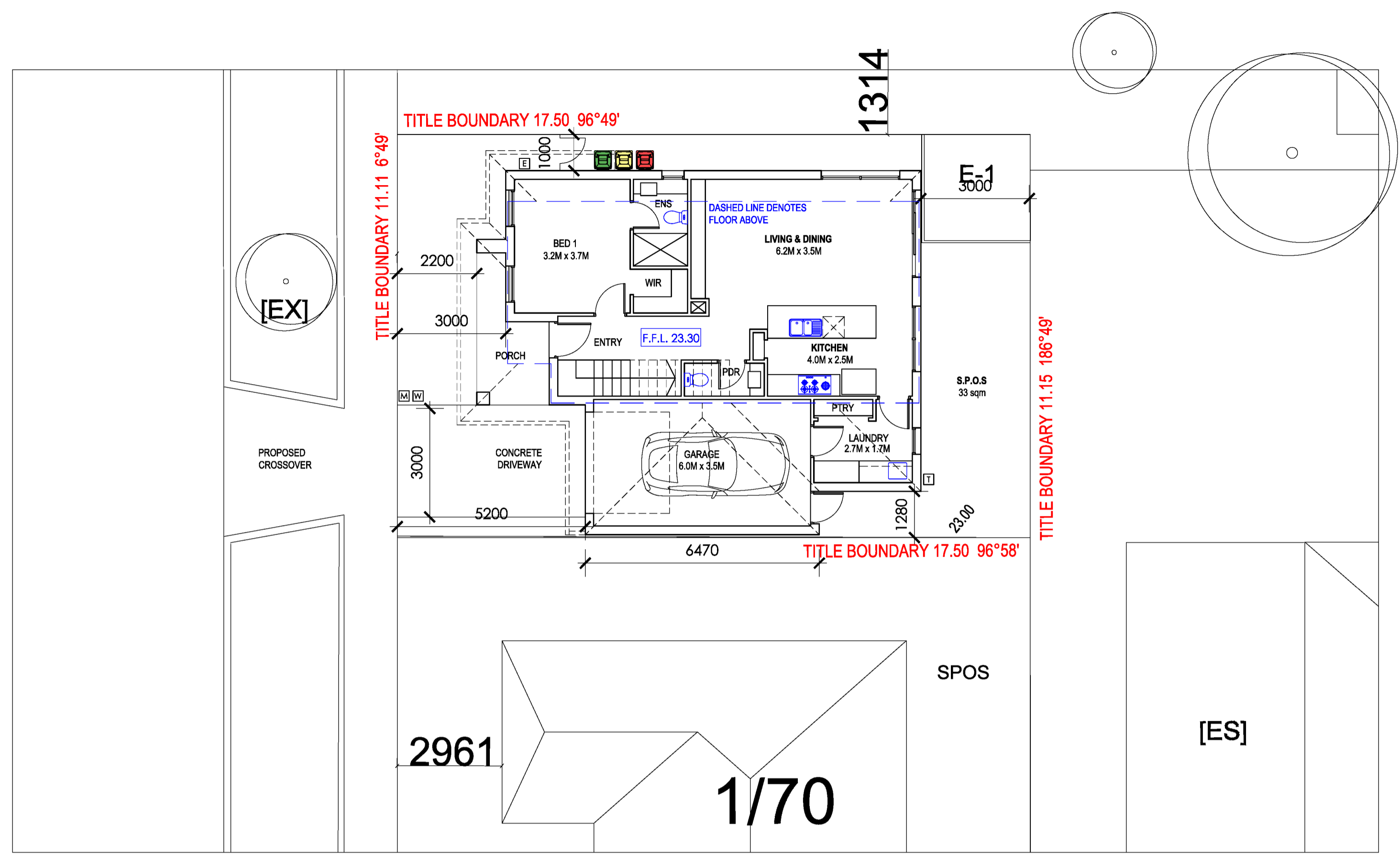
PRIVATE OPEN SPACE:
DWELLING 1 PROPOSED
SECLUDED P.O.S: 48.77M2 + 22.11M2
TOTAL PRIVATE OPEN SPACE: 70.87M2

DWELLING MIX:
DWELLING 1 x 3-BED DWELLING (2 CAR SPACE ALLOCATED)

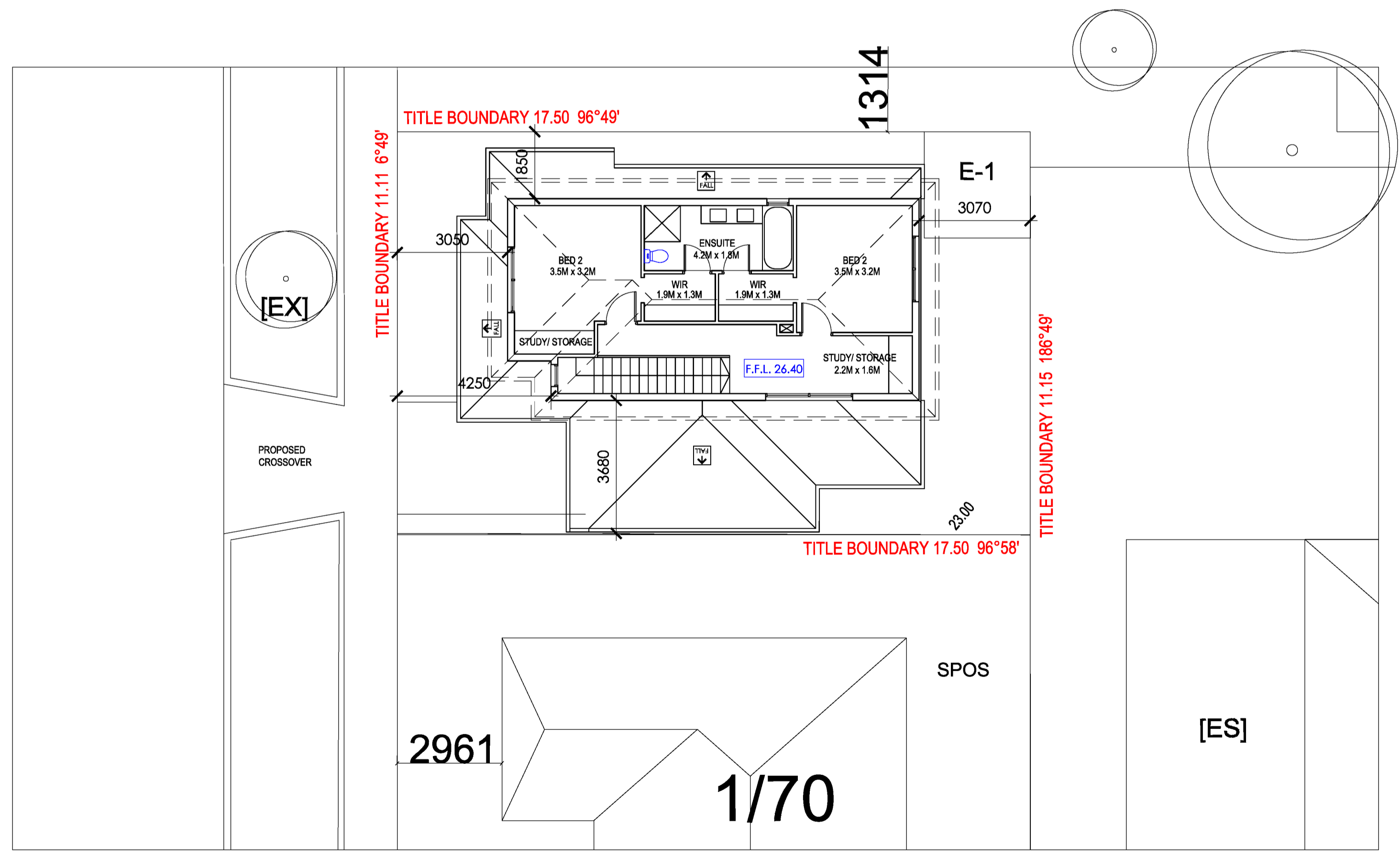
STORAGE ALLOCATION:
DWELLING 1 x 3-BED DWELLING (6m3 Min. Each)

- LEGEND:
- [E] ELECTRICAL METER LOCATION
 - [M] MAIL BOX LOCATION
 - [W] WATER METER LOCATION
 - [T] GARDEN TAP LOCATION
 - [BINS] BINS STORAGE LOCATION
 - [RUBBISH, RECYCLE, GREEN] RUBBISH, RECYCLE, GREEN
 - [F.F.L.] PROPOSED FINISHED FLOOR LEVEL TO AHD
 - 23.00 EXISTING SITE LEVELS TO AHD
 - EXISTING TREES TO BE REMOVED

GROUND FLOOR PLAN
SCALE 1:100



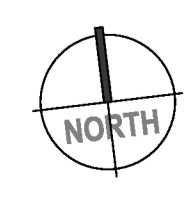
FIRST FLOOR PLAN
SCALE 1:100



FLOOR PLANS

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

DRAWN : R.J
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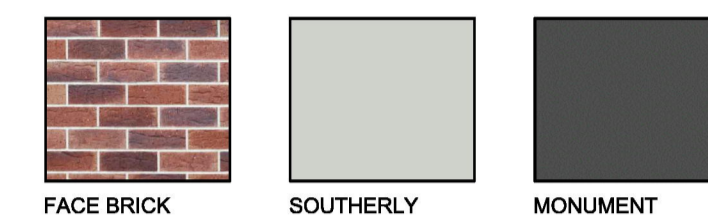
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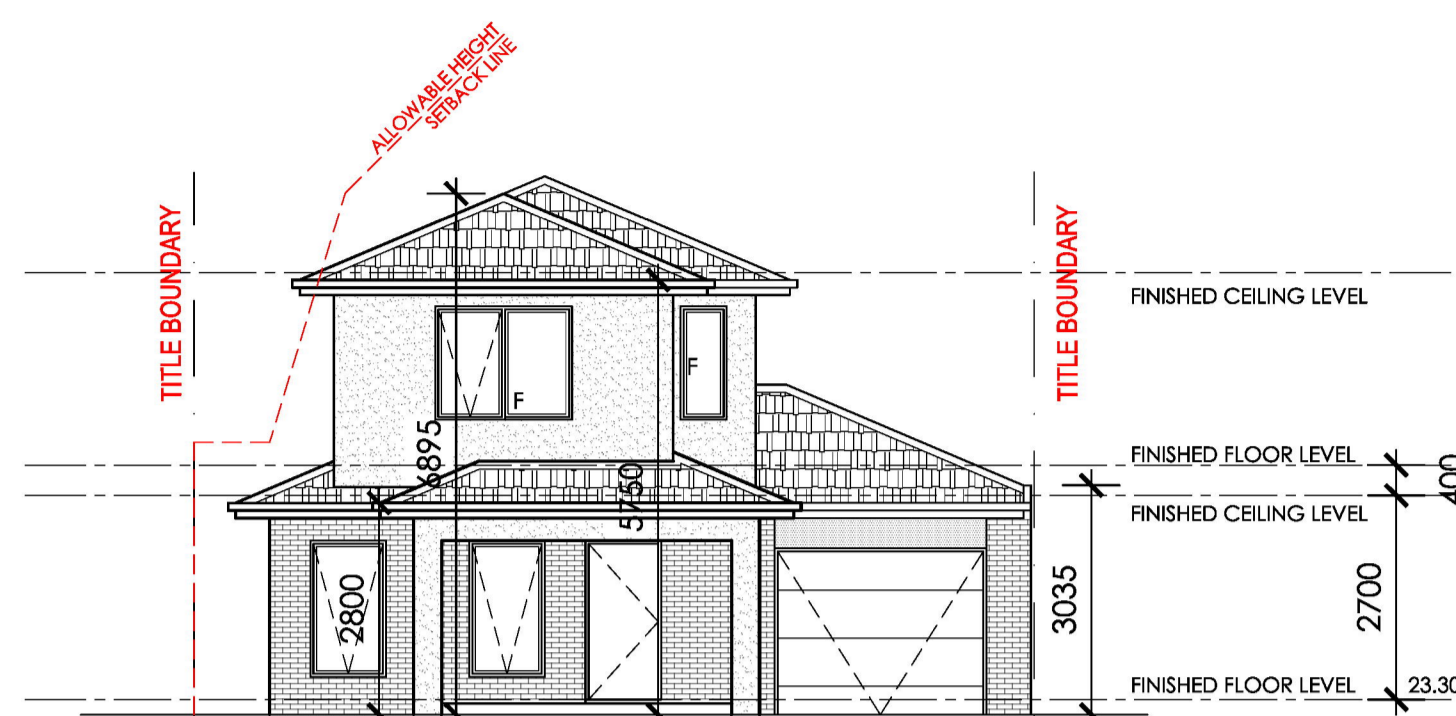
FINISHES SCHEDULE

- FACE BRICK - SELKIRK TANNUM
STANDARD MORTAR JOINTS
- RENDER FINISH ON CLADDING (R01) - FINISHED IN COLORBOND SOUTHERLY COLOUR
- RENDER FINISH ON CLADDING (R02) - FINISHED IN DULUX COLOUR TO MATCH GARAGE DOOR
- ROOF TILES - COLOUR SIMILAR TO COLORBOND MONUMENT

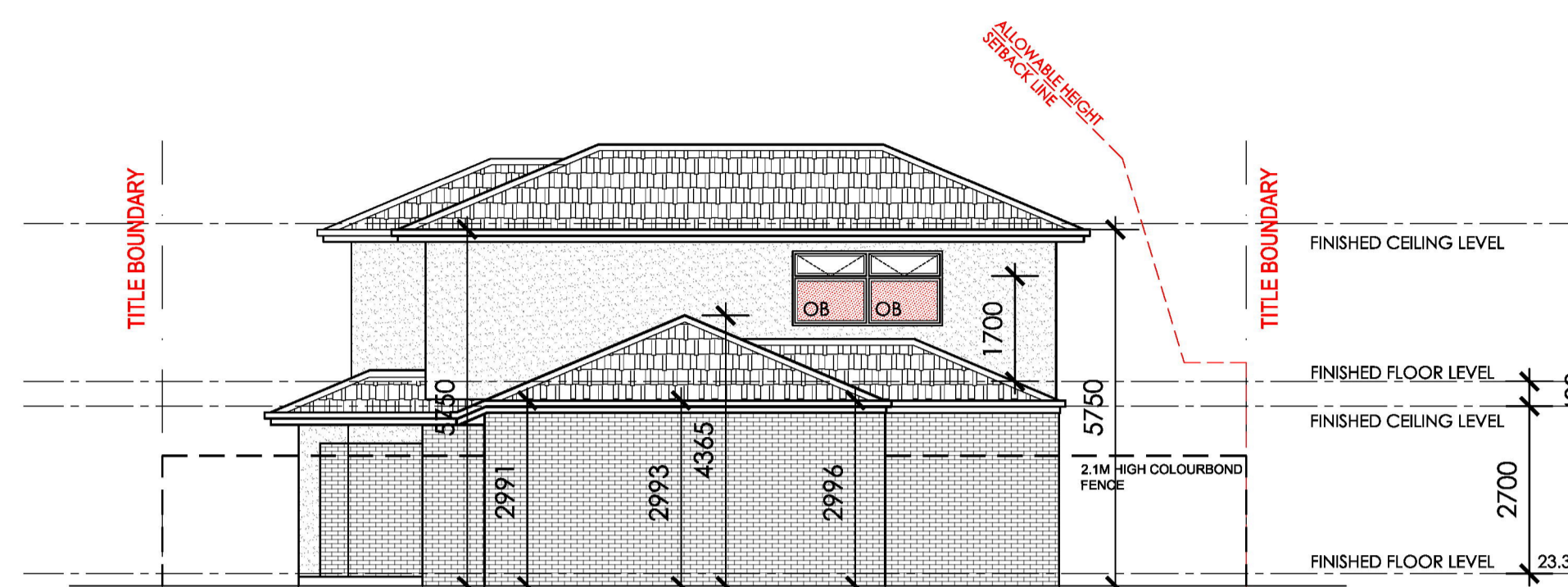


ALL WINDOW/ DOOR FRAME, WINDOW TRIMS, GUTTERS AND THE FASCIA TO BE FINISHED IN NIGHT SKY COLOUR
GARAGE DOOR TO BE FINISHED IN NIGHT SKY COLOUR
MAIN ENTRY DOOR IN COLOURBOND SOUTHERLY OR SIMILAR

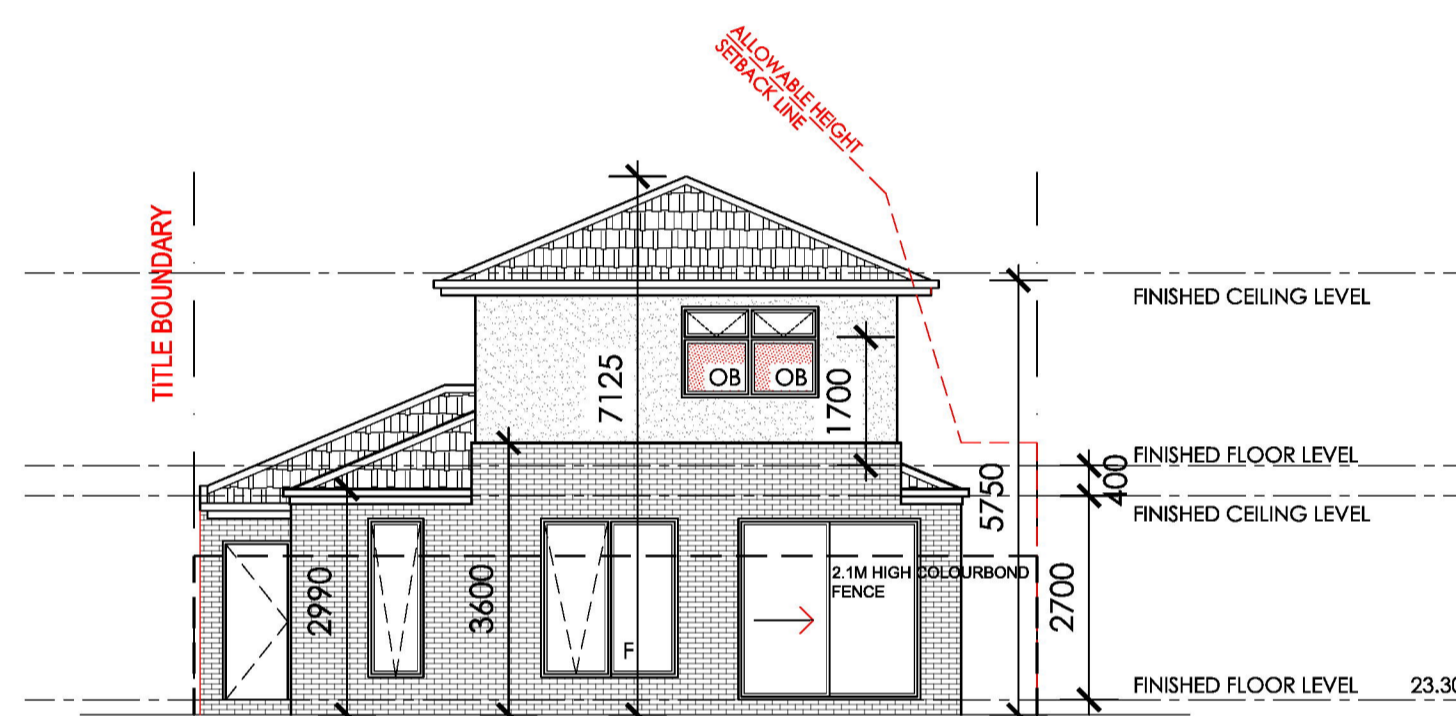
OB - OBSCURED GLAZING (NOT FILM)
F - FIXED GLAZING



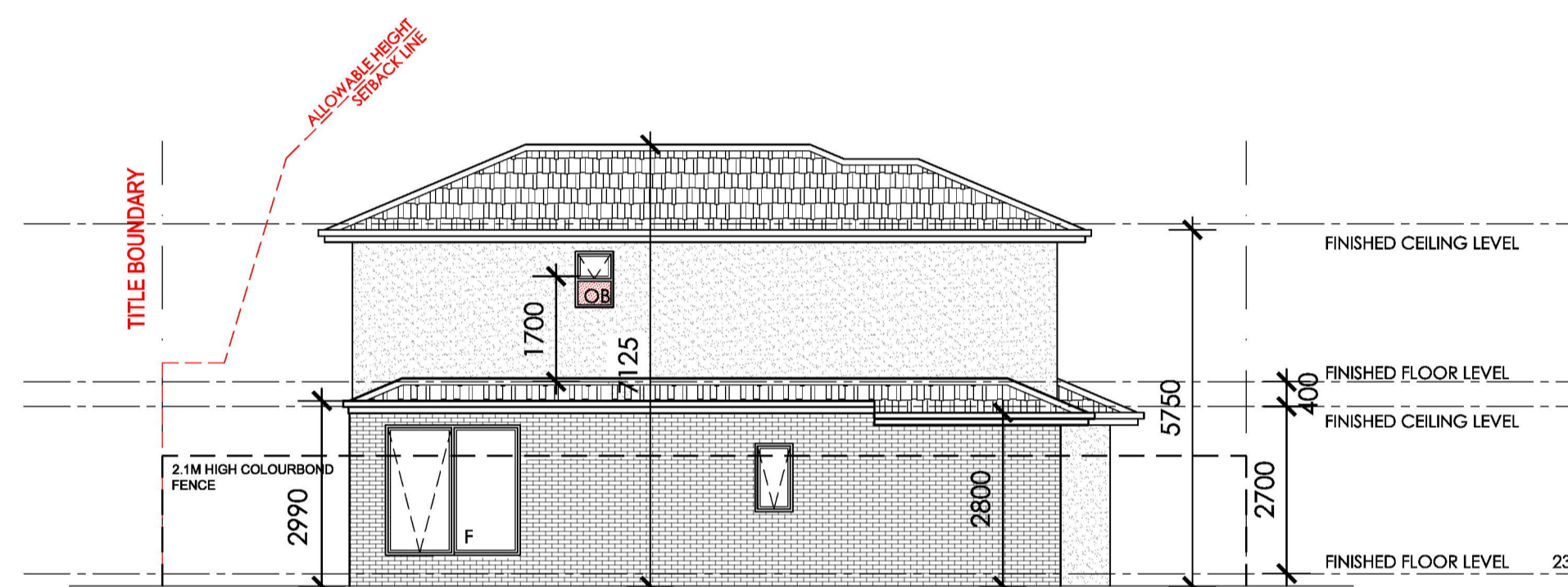
WEST ELEVATION
SCALE 1:100



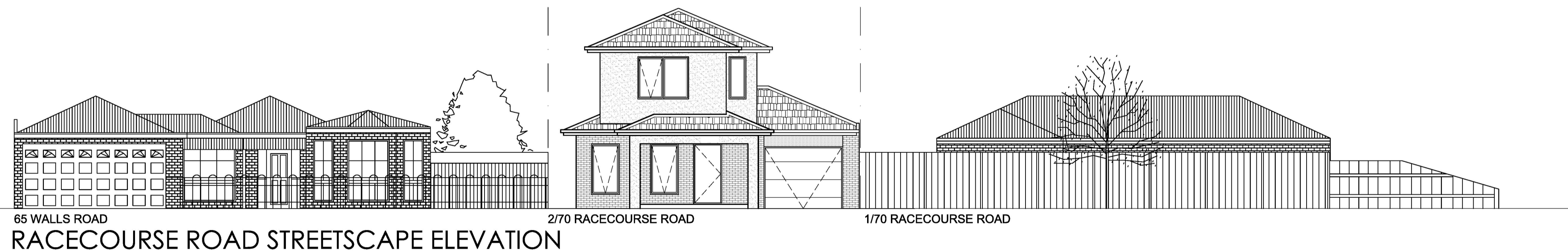
SOUTH ELEVATION
SCALE 1:100



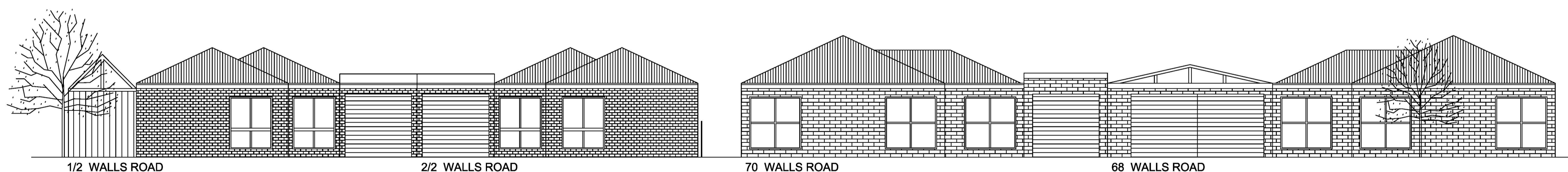
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



RACECOURSE ROAD STREETSCAPE ELEVATION



WALLS ROAD WEST ELEVATION

ELEVATIONS

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

DRAWN : R.J
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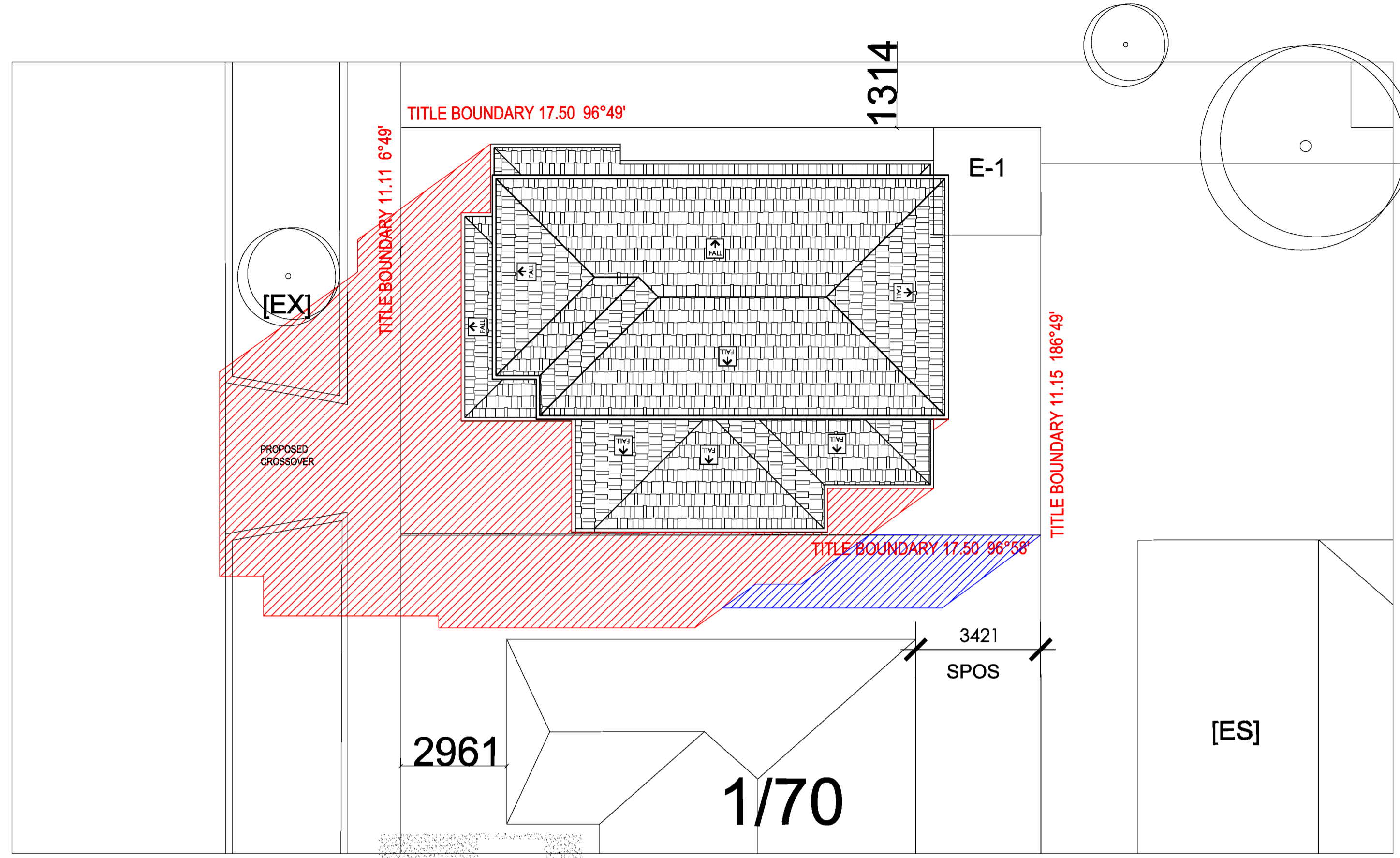
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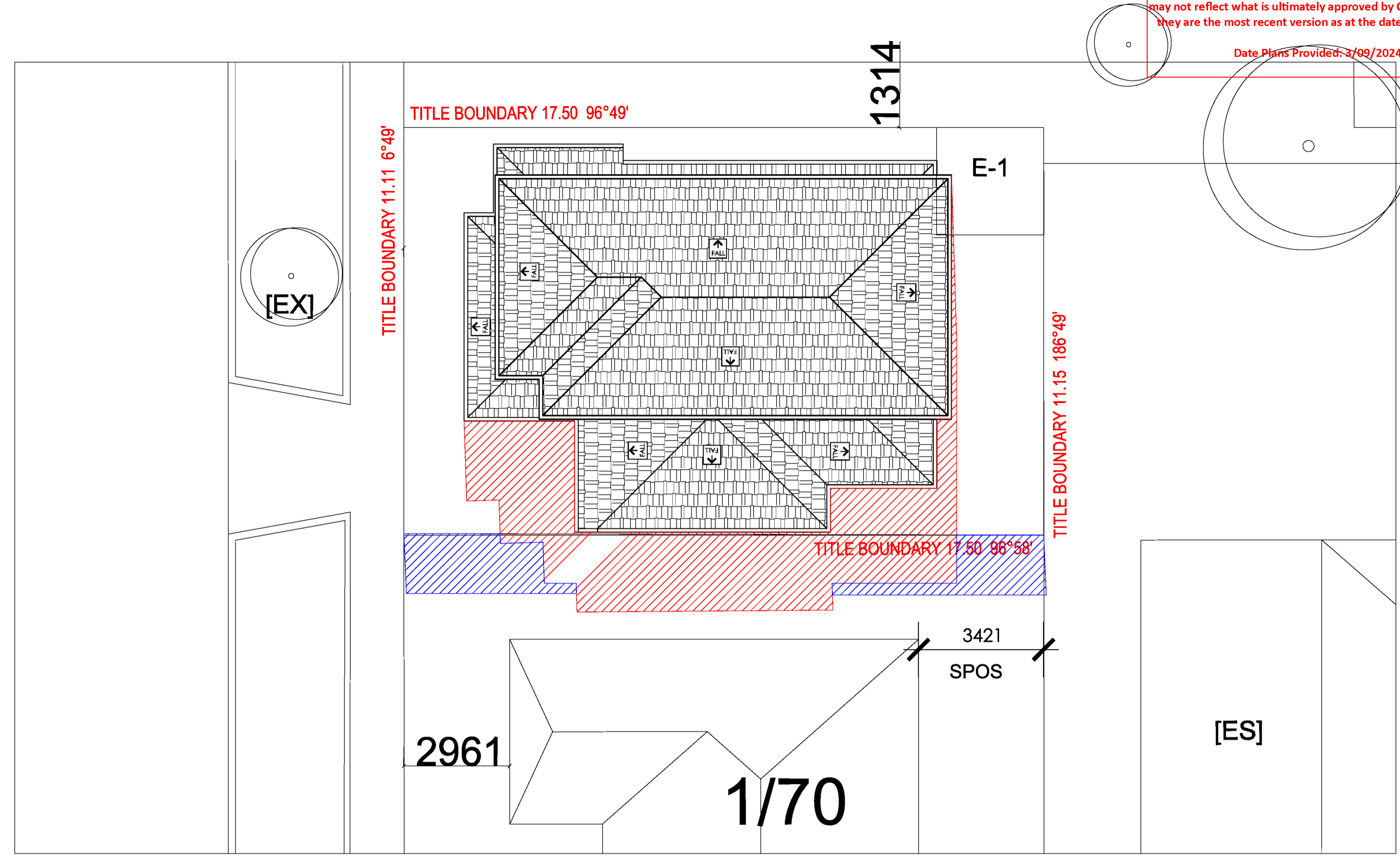
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PROPOSED SHADOW DIAGRAM
@ 9AM SEPTEMBER 22ND

SHADOW CAST BY PROPOSED DWELLING
SHADOW CAST BY EXISTING STRUCTURES

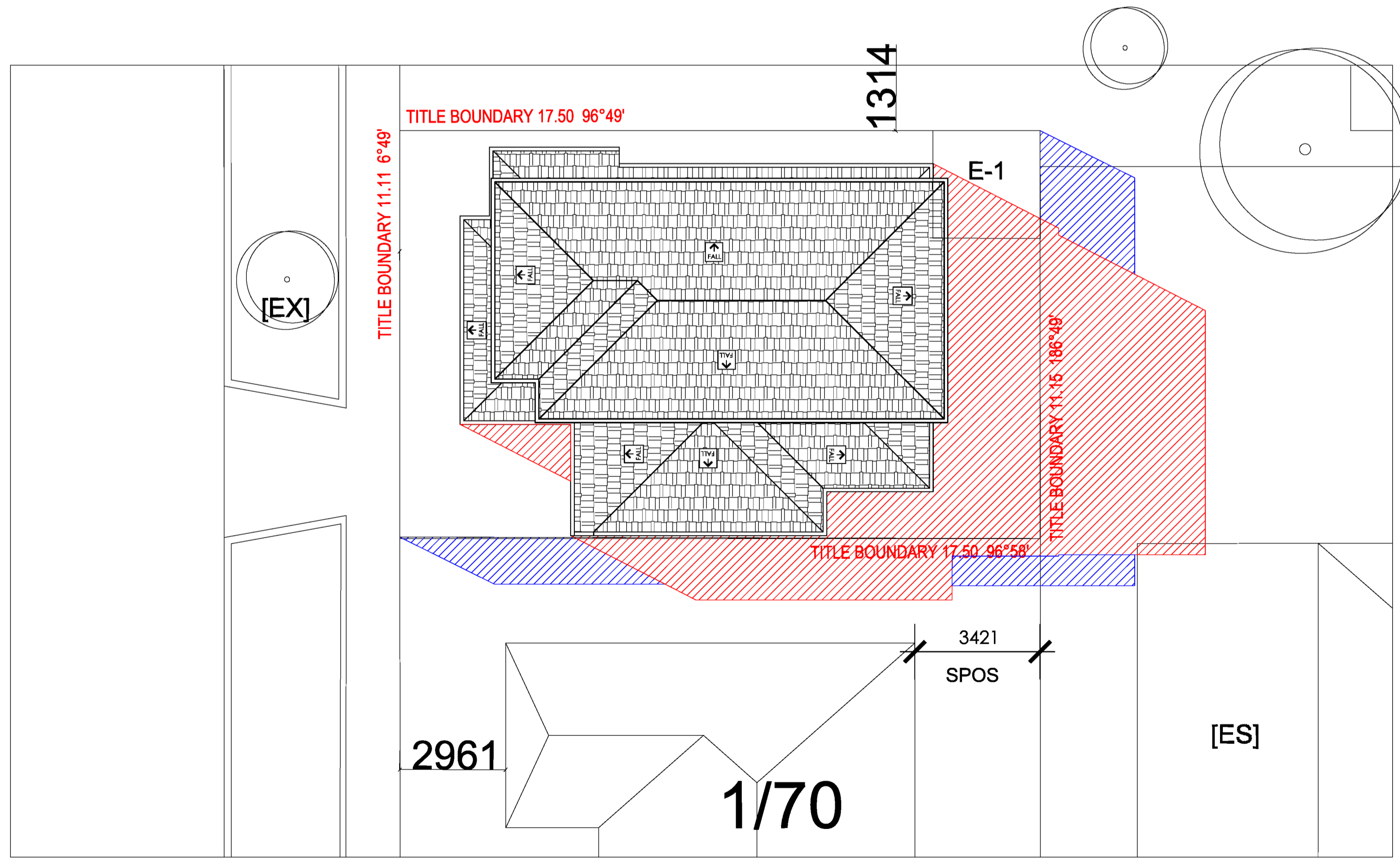


PROPOSED SHADOW DIAGRAM
@ 12PM SEPTEMBER 22ND

SHADOW CAST BY PROPOSED DWELLING
SHADOW CAST BY EXISTING STRUCTURES

PROPOSED SHADOW DIAGRAM
@ 3PM SEPTEMBER 22ND

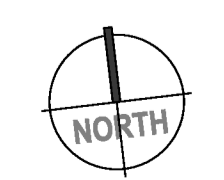
SHADOW CAST BY PROPOSED DWELLING
SHADOW CAST BY EXISTING STRUCTURES



SHADOW DIAGRAMS

PROPOSAL : DOUBLE STOREY DWELLING
ADDRESS : 2/70 RACECOURSE ROAD WERRIBEE

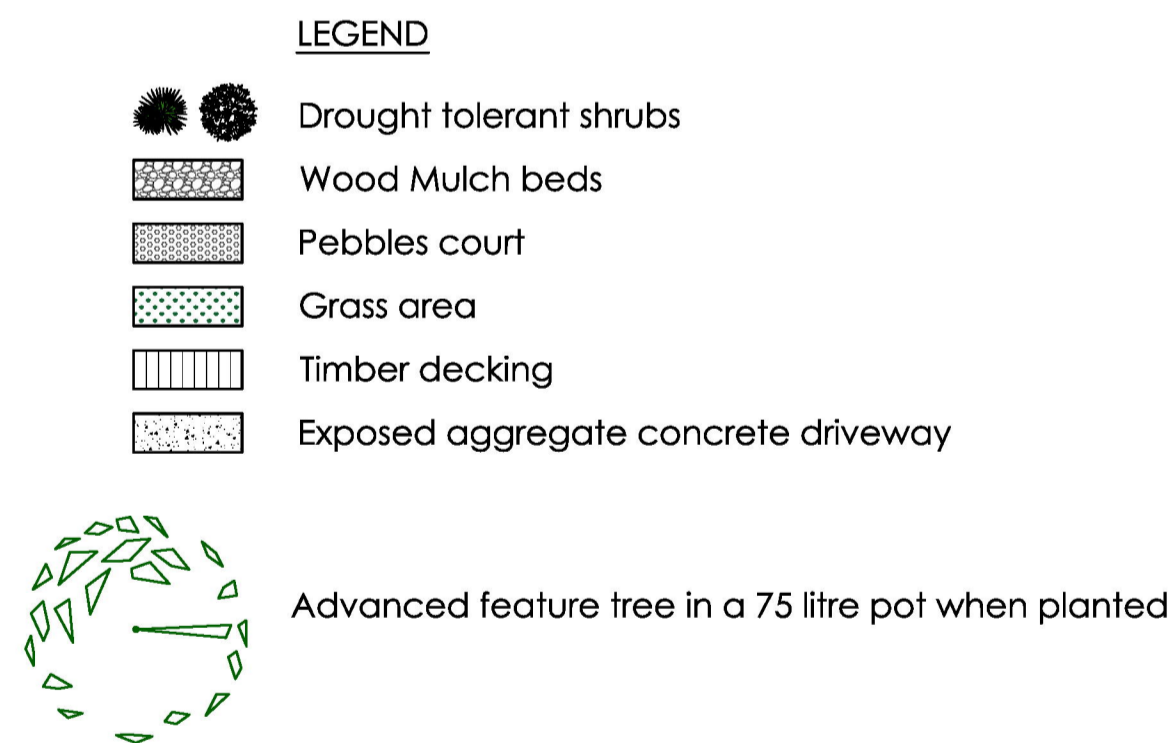
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REVISION : TP R 2.0



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