

TOWN PLANNING APPLICATION - WYNDHAM COUNCIL

2 / 70 RACECOURSE ROAD WERRIBEE

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents
Plan: 1 of 9

TP01 - COVER PAGE

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Date Plans Provided: 3/09/2024

TP02 - SITE AND SURROUNDINGS FEATURES

TP03 - EXISTING STREETSCAPE ELEVATIONS

TP04 - SITE ANALYSIS AND DESIGN RESPONSE

TP05 - PROPOSED ROOF PLAN

TP06 - PROPOSED FLOOR PLANS

TP07 - ELEVATIONS - MATERIALS / COLOURS LIST

TP08 - PROPOSED SHADOW DIAGRAMS (9AM, 12PM, & 3PM)

TP09 - LANDSCAPE PLAN

**Jaco
Marie**
Design Studio

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 1 of 9

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

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

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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 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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SITE ANALYSIS & DESIGN RESPONSE

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

DRAWN : R.J
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DWG. NO. : TP04 OF 09
REVISION : TP R 2.0



BUILDING AREA
DEVELOPMENT SUMMARY & GROSS BUILDING AREA:
Date Plans Provided: 3/09/2024

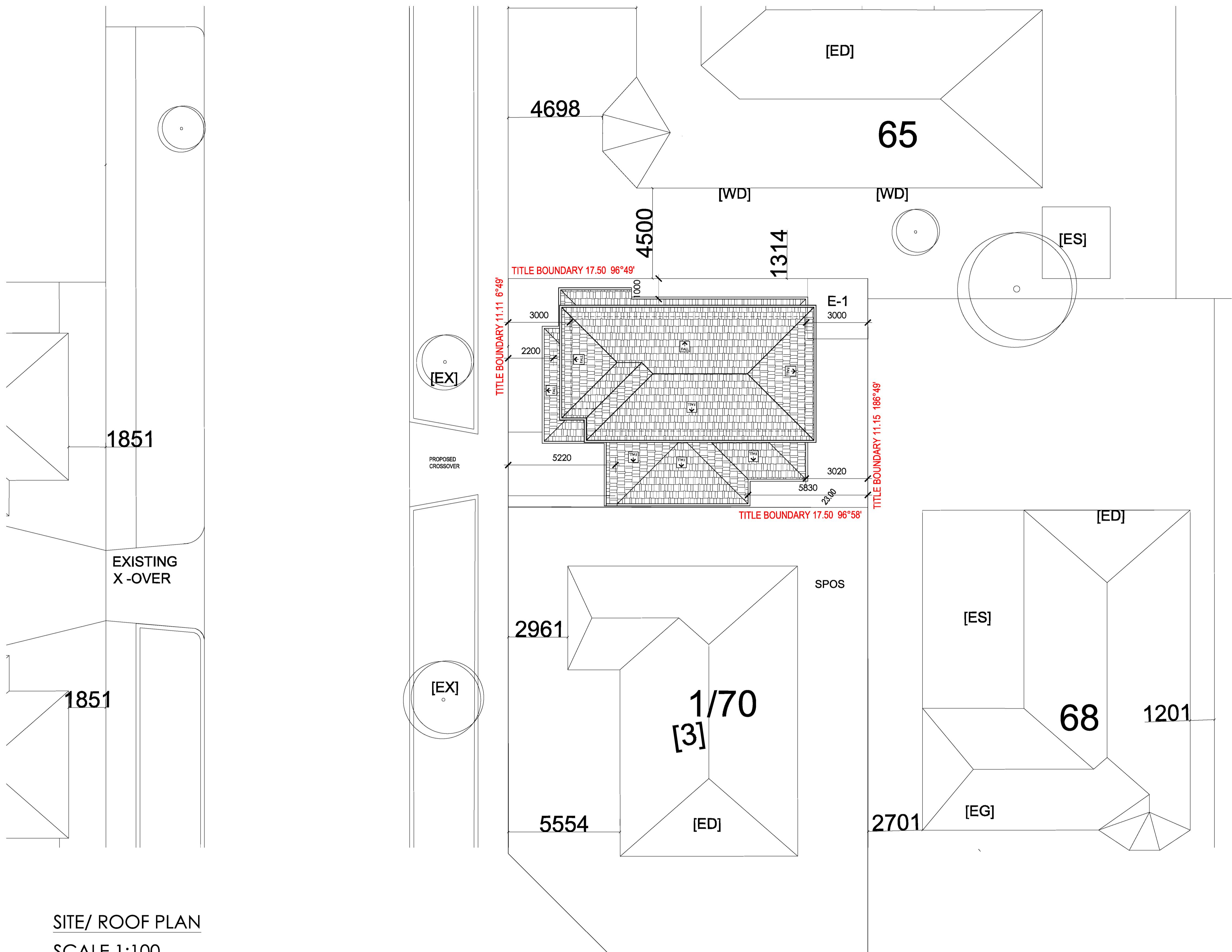
SITE AREA: 195.00 m²
SITE COVERAGE: 107.77 m² (55.26%)
SITE PERMEABILITY: 70.88 m² (36.34%)

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)



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REVISION : TP R 2.0



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

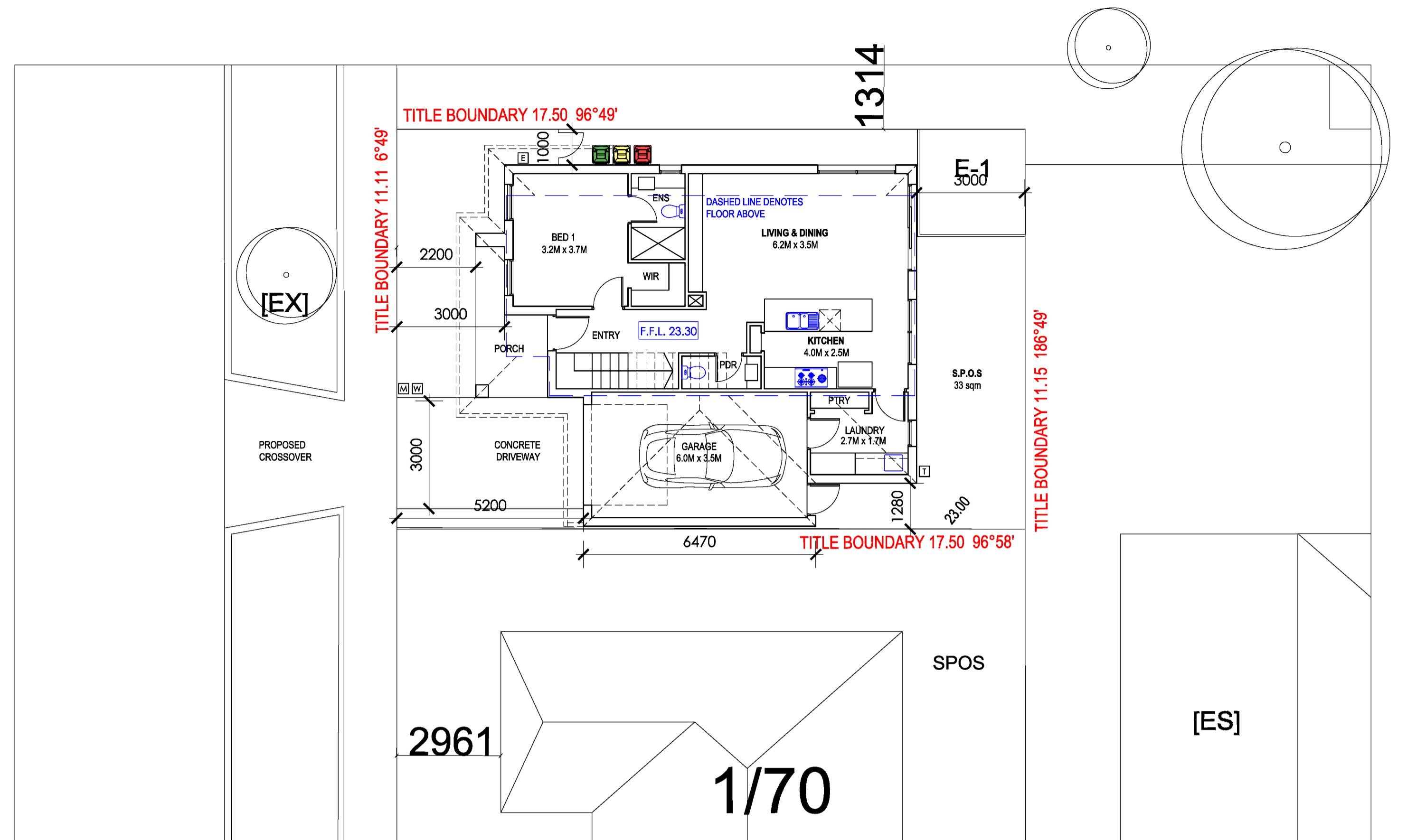
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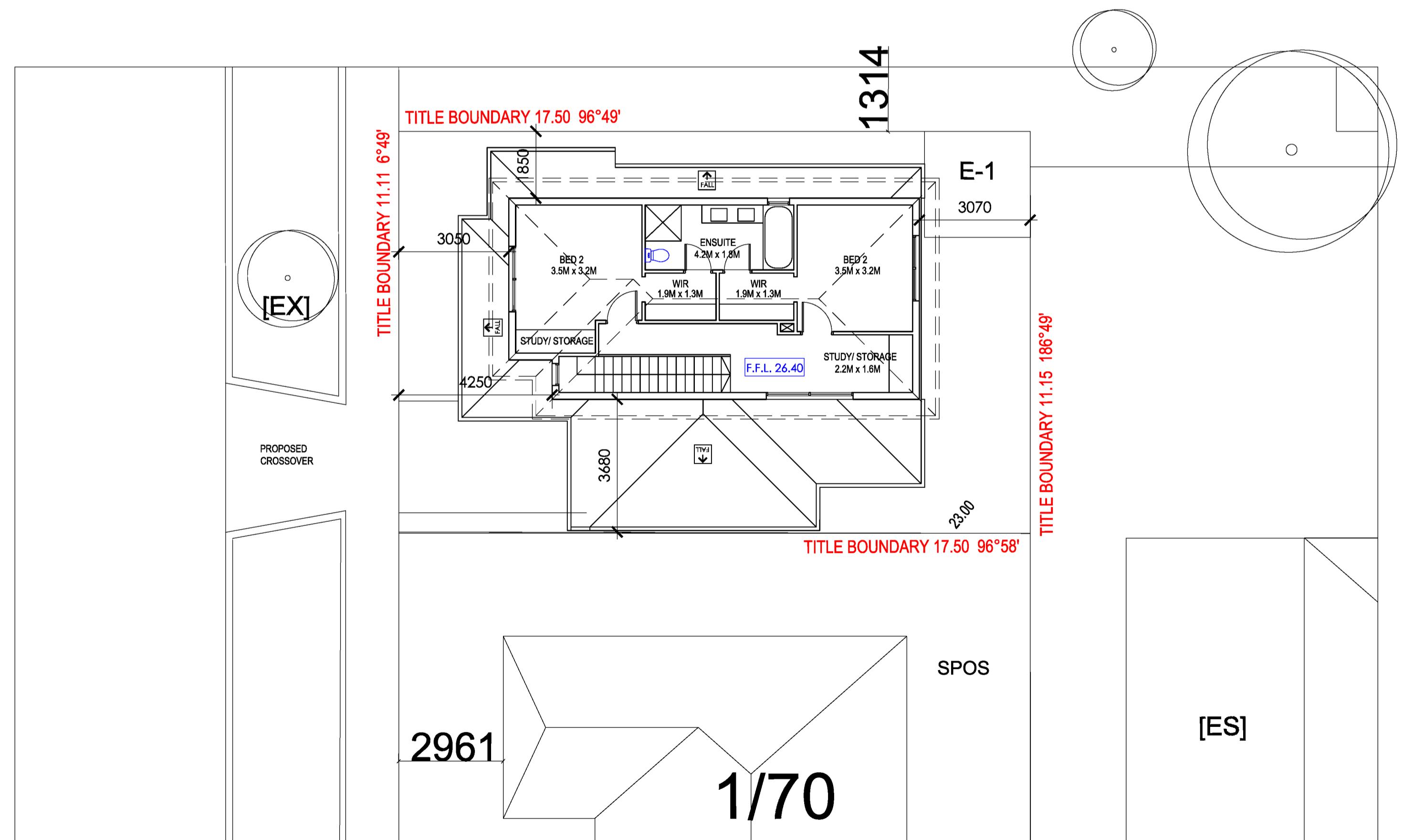
STORAGE ALLOCATION:
DWELLING 1 x 3-BED DWELLING (6m³ Min. Each)

LEGEND:
 E ELECTRICAL METER LOCATION
 M MAIL BOX LOCATION
 W WATER METER LOCATION
 T GARDEN TAP LOCATION
 BINS STORAGE LOCATION
 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

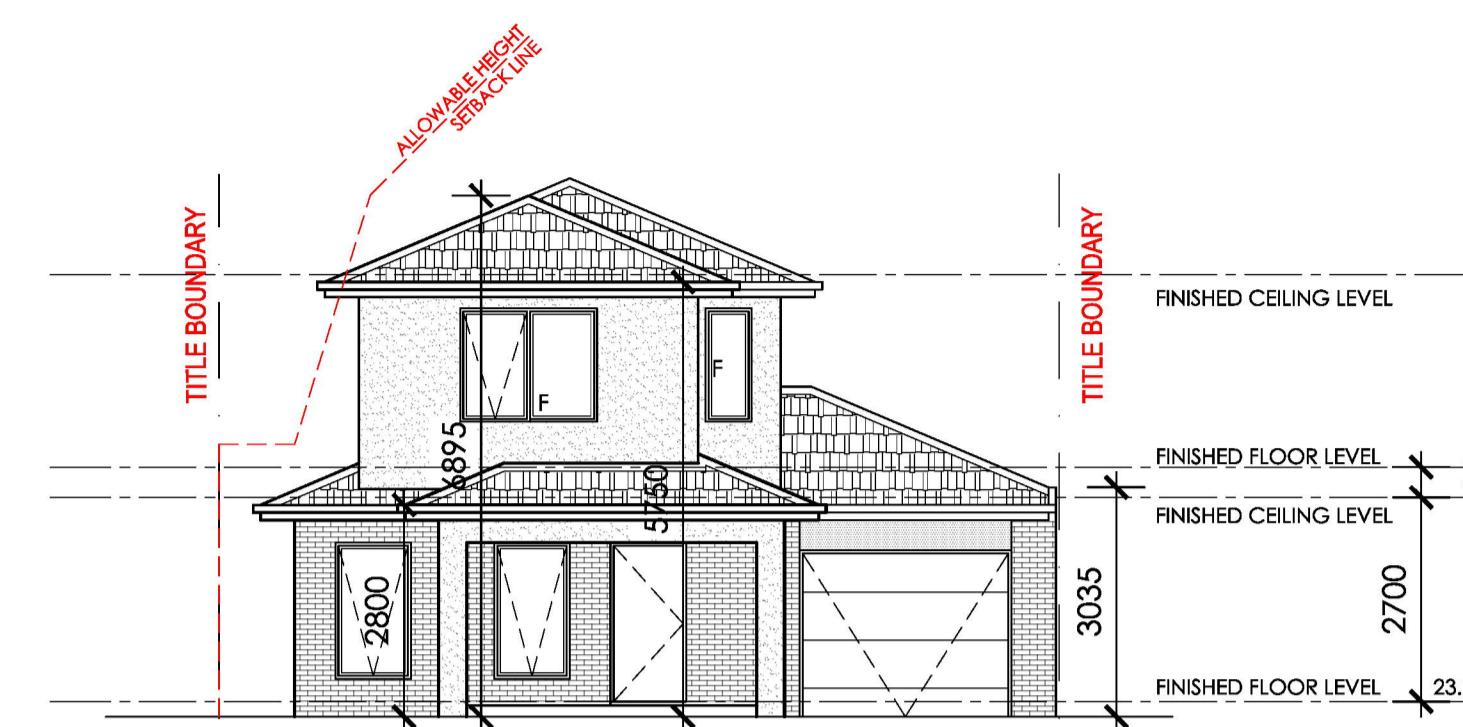
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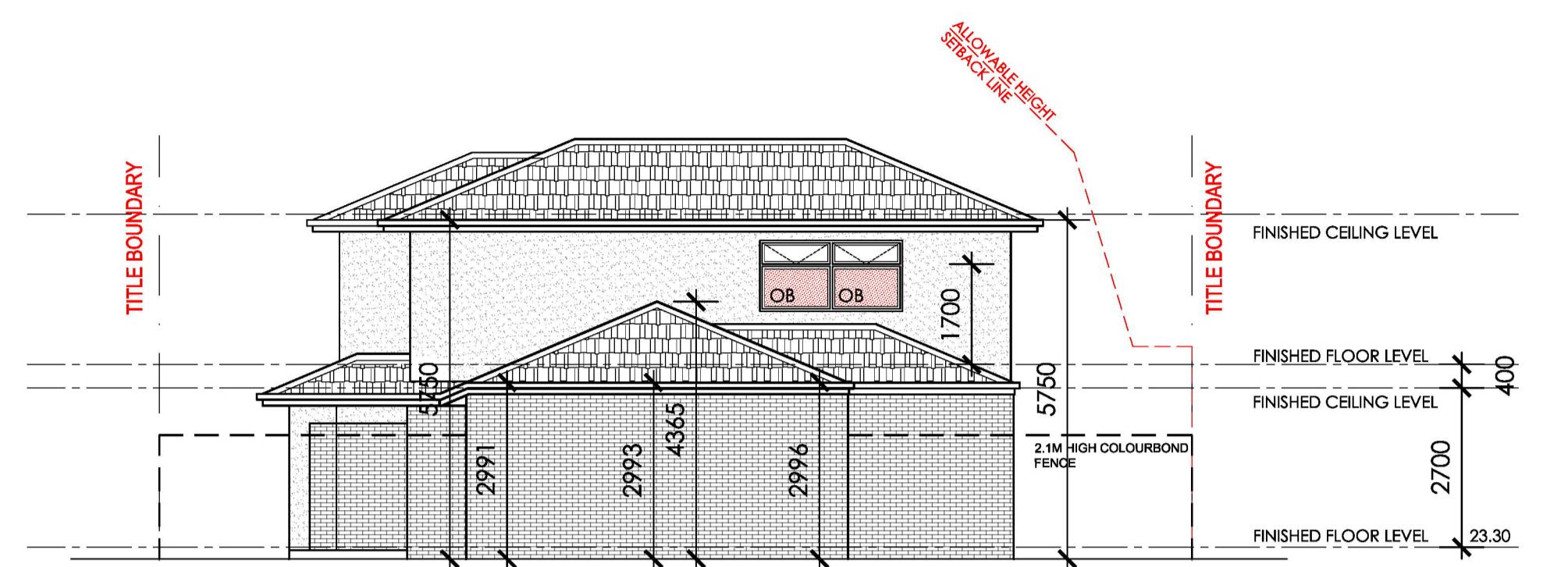
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Jaco Marie
Design Studio
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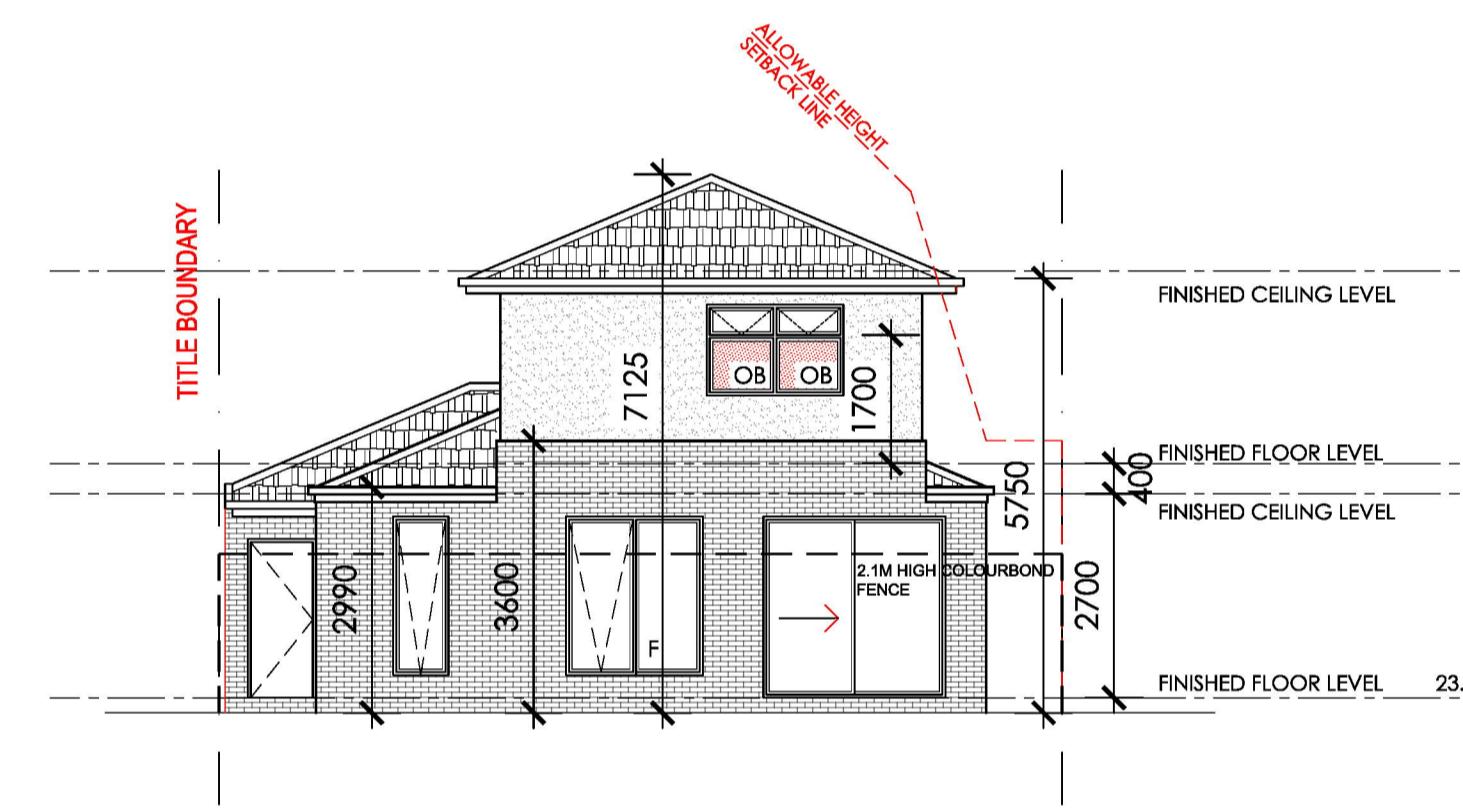




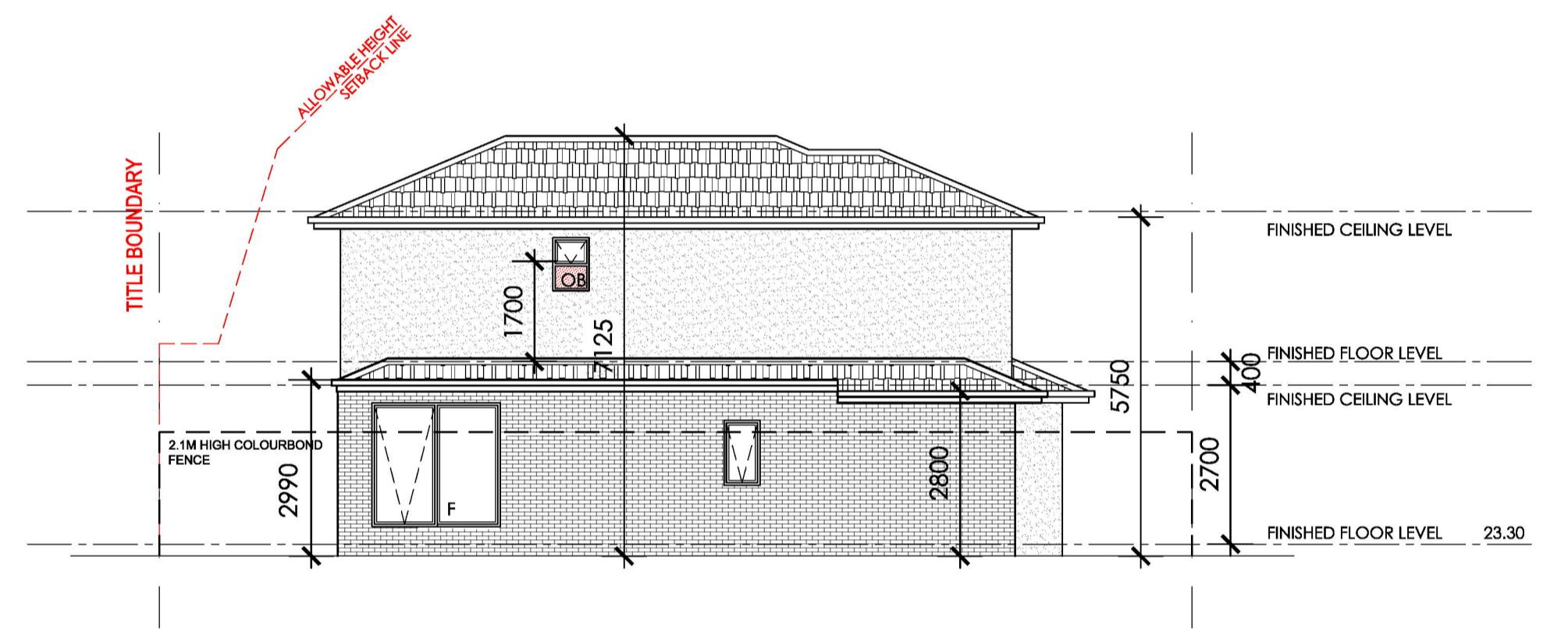
WEST ELEVATION
SCALE 1:100



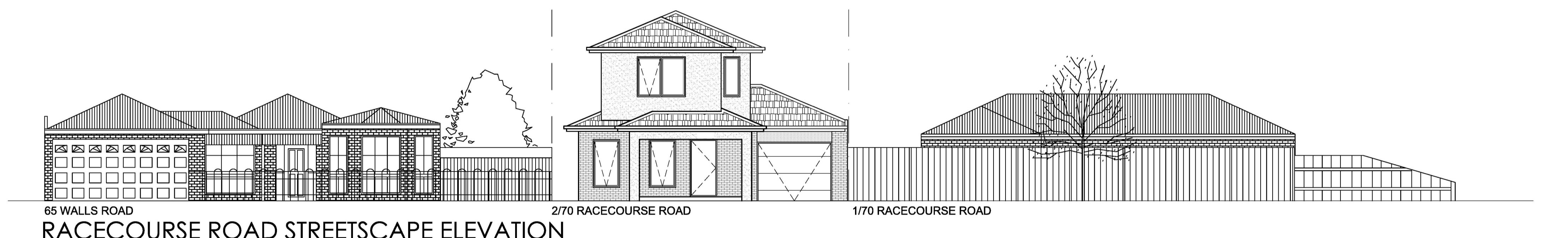
SOUTH ELEVATION
SCALE 1:100



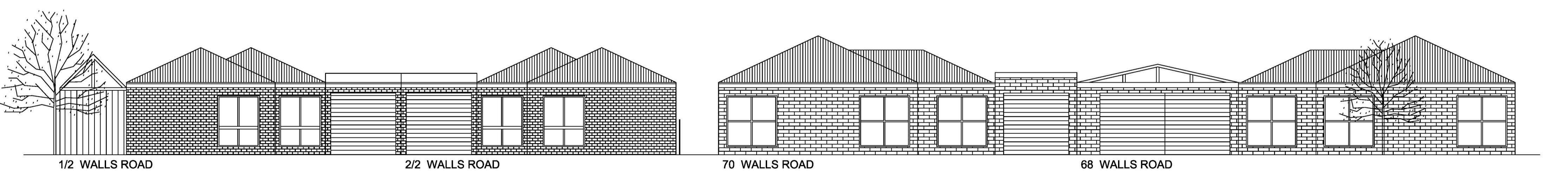
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



65 WALLS ROAD
RACECOURSE ROAD STREETSCAPE ELEVATION



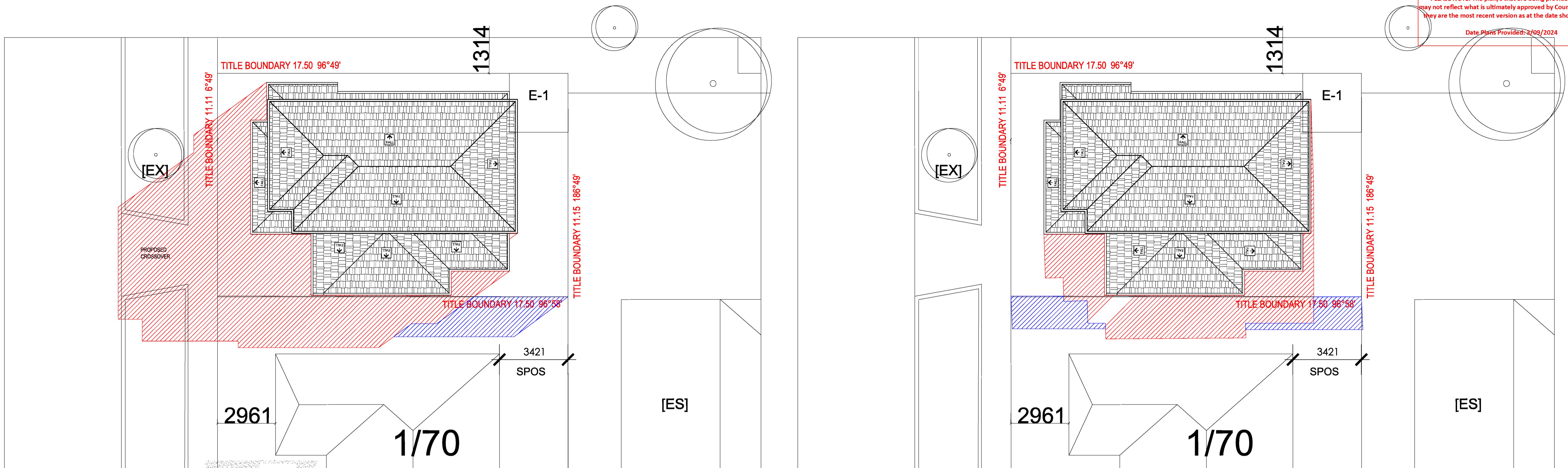
WALLS ROAD WEST ELEVATION

ELEVATIONS

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PROPOSED SHADOW DIAGRAM
@ 9AM SEPTEMBER 22ND

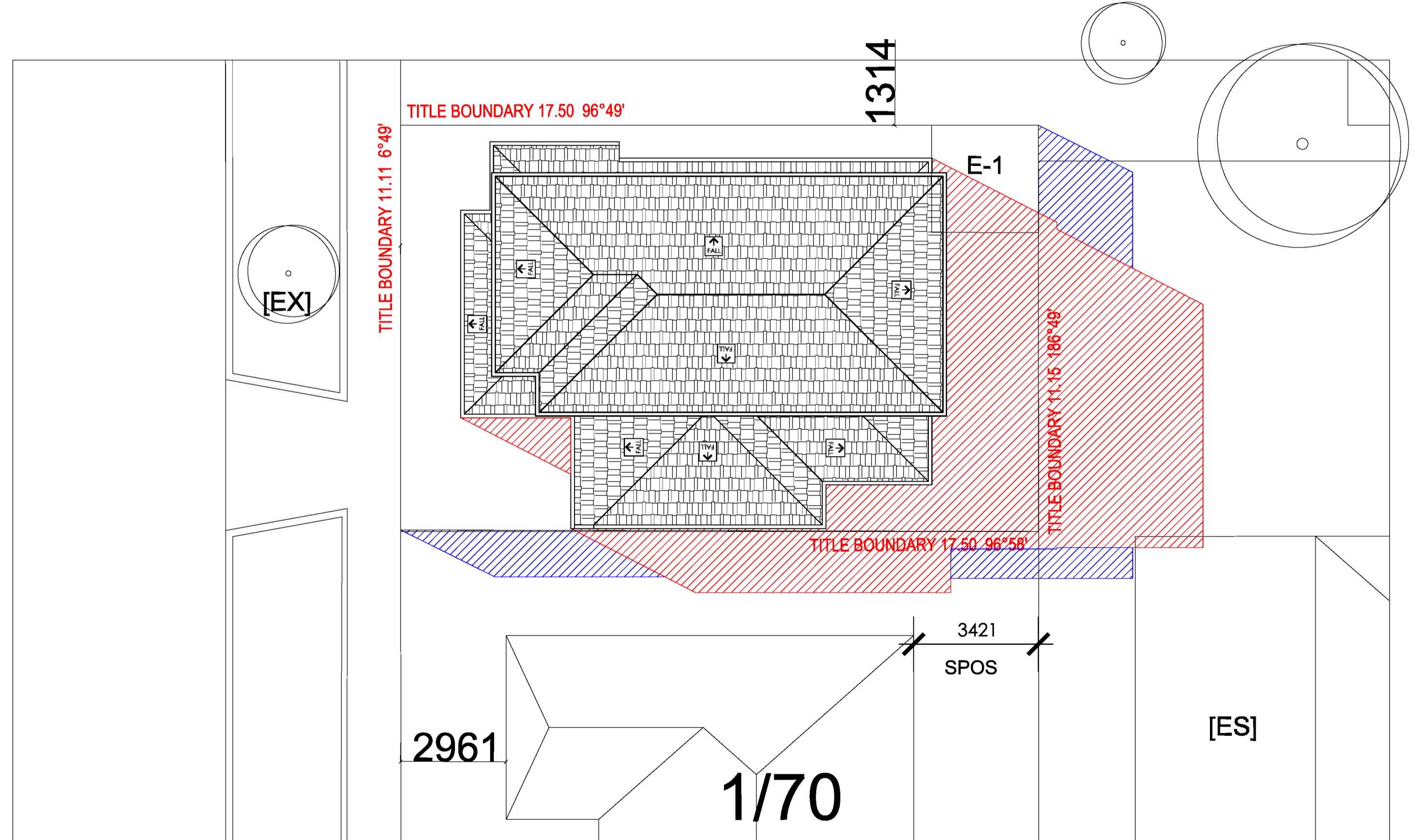
- SHADOW CAST BY PROPOSED DWELLING
- SHADOW CAST BY EXISTING STRUCTURES

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 RACETRACK ROAD WERRIBEE

DRAWN : R.J
DATE : AUGUST 2024

DWG. NO. : TP08 OF 09
REVISION : TP R 2.0



