



# EXISTING SITE LAYOUT PLAN

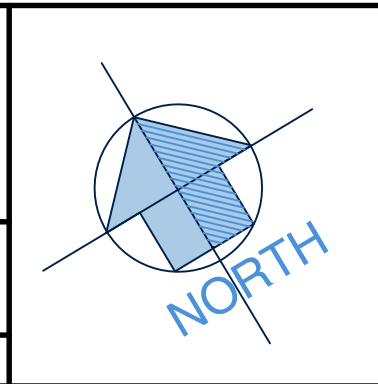
Scale 1 : 100

| ISSUE | DESCRIPTION                       | DATE       |
|-------|-----------------------------------|------------|
| B     | Onsite Landscaping updated        | 26-07-2024 |
| A     | Issued For Town Planning Approval | 15-07-2024 |

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DISCLAIMER:  
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## PROPOSED CAR WASH ADDITION

AT: 96-100 BALLAN ROAD,  
WERRIBEE, VIC, 3030

FOR: WERRIBEE WASH WORKS

Drawn: T. MICHAELS      Designed: T. MICHAELS

Design Matters  
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Member

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WYNDHAM CITY COUNCIL  
Town Planning  
Development Documents

Scale: 1:100 (A1)      Date: JULY 2024      Issue: 1

Sheet No: 1 of 5      Job No: 24-002 TP B      Plan: 1 of 5

SERVICES LEGEND

- ES — ES — ES Existing Sewer Pipe
- E — E — E Existing Above Ground Power
- UGE — UGE — UGE Existing Under Ground Power
- EW — EW — EW Existing Water Mains Pipe
- NBN — NBN — NBN Existing NBN Cables
- GAS — GAS — GAS Existing Gas Mains
- (SWO) — (SWO) — (SWO) Existing Stormwater Pipe

**WARNING:**  
The existing services shown on this plan have been derived either from field survey or plotted from records of the relevant authorities and no guarantee is given as to their accuracy. It is the responsibility of the contractor to verify on site the location of all services prior to the commencement of works.

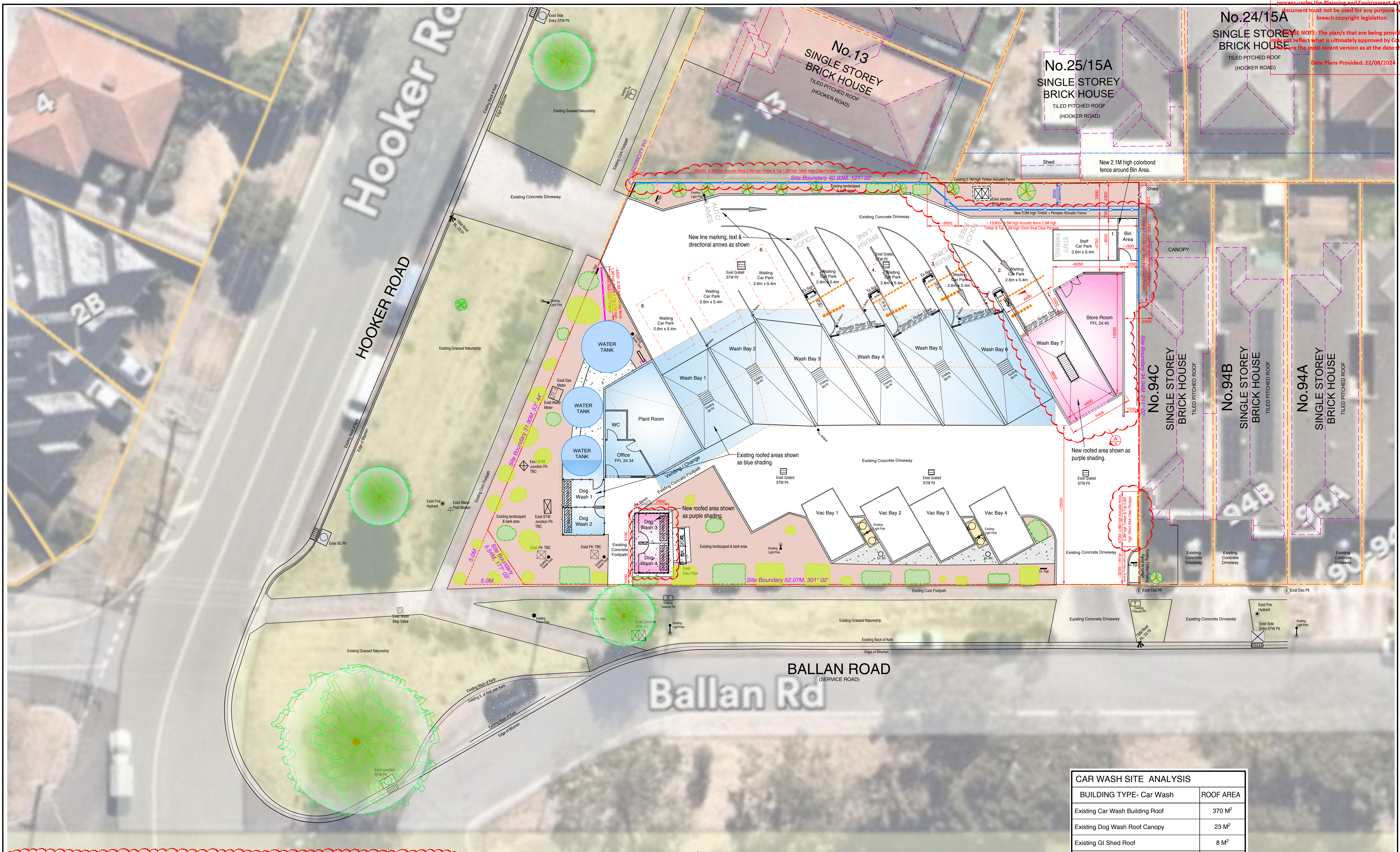
0 1 2 3 4 5 10M  
SCALE 1 : 150 AT A1 ORIGINAL SIZE

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These Plans Provided: 22/08/2024

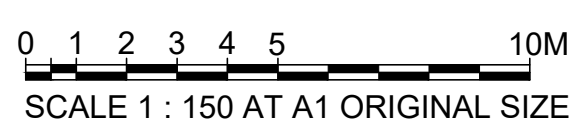




# PROPOSED SITE LAYOUT PLAN

Scale 1 : 150

| CAR WASH SITE ANALYSIS                   |                      |
|------------------------------------------|----------------------|
| BUILDING TYPE- Car Wash                  | ROOF AREA            |
| Existing Car Wash Building Roof          | 370 M <sup>2</sup>   |
| Existing Dog Wash Roof Canopy            | 23 M <sup>2</sup>    |
| Existing GI Shed Roof                    | 8 M <sup>2</sup>     |
| New Auto Bay + Store Room Roof Extension | 77 M <sup>2</sup>    |
| New Dog Wash Area Roof Extension         | 15 M <sup>2</sup>    |
| Total Site Area                          | 1,689 M <sup>2</sup> |



| <div>ISSUED FOR PLANNING APPROVAL</div> <div>NOT TO BE USED FOR CONSTRUCTION PURPOSES</div>                                                                                                                                                                                                |                                                                 |            | <div>PROPOSED CAR WASH ADDITION</div>    |             | AT: 96-100 BALLAN ROAD, WERRIBEE, VIC, 3030 |   | FOR: WERRIBEE WASH WORKS                                        |            | <div>Design Matters National</div> <div>The peak body for the building design profession</div> <div>Member</div> |                                   |            |                                           |  |                         |  |                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------|------------------------------------------|-------------|---------------------------------------------|---|-----------------------------------------------------------------|------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------|-------------------------------------------|--|-------------------------|--|----------------------------------------------------------|--|
| <div>DISCLAIMER:</div> <div>The original Planning drawings previously approved (Permit No: WYP2526.08 &amp; Approved Plans Sh: 1 to 2) has been used as a base for this Town Planning amendment submission.</div>                                                                          |                                                                 |            | <div>Drawn:</div> <div>T. MICHAELS</div> |             | <div>Designed:</div> <div>T. MICHAELS</div> |   | <div>Scale: 1:100 (A1)</div> <div>Date: JULY 2024</div>         |            | <div>Issue: Approved Documents</div> <div>Sheet No: 2 of 5</div>                                                 |                                   |            |                                           |  |                         |  |                                                          |  |
| <div>REVISIONS</div> <table><tr><th>ISSUE</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>B</td><td>Existing site landscaping updated. Dimensions added to Bin Area</td><td>26-07-2024</td></tr><tr><td>A</td><td>Issued For Town Planning Approval</td><td>15-07-2024</td></tr></table> |                                                                 |            | ISSUE                                    | DESCRIPTION | DATE                                        | B | Existing site landscaping updated. Dimensions added to Bin Area | 26-07-2024 | A                                                                                                                | Issued For Town Planning Approval | 15-07-2024 | <div>Job No:</div> <div>24-002 TP B</div> |  | <div>Plan: 2 of 5</div> |  | <div>WYNDHAM CITY COUNCIL</div> <div>Town Planning</div> |  |
| ISSUE                                                                                                                                                                                                                                                                                      | DESCRIPTION                                                     | DATE       |                                          |             |                                             |   |                                                                 |            |                                                                                                                  |                                   |            |                                           |  |                         |  |                                                          |  |
| B                                                                                                                                                                                                                                                                                          | Existing site landscaping updated. Dimensions added to Bin Area | 26-07-2024 |                                          |             |                                             |   |                                                                 |            |                                                                                                                  |                                   |            |                                           |  |                         |  |                                                          |  |
| A                                                                                                                                                                                                                                                                                          | Issued For Town Planning Approval                               | 15-07-2024 |                                          |             |                                             |   |                                                                 |            |                                                                                                                  |                                   |            |                                           |  |                         |  |                                                          |  |

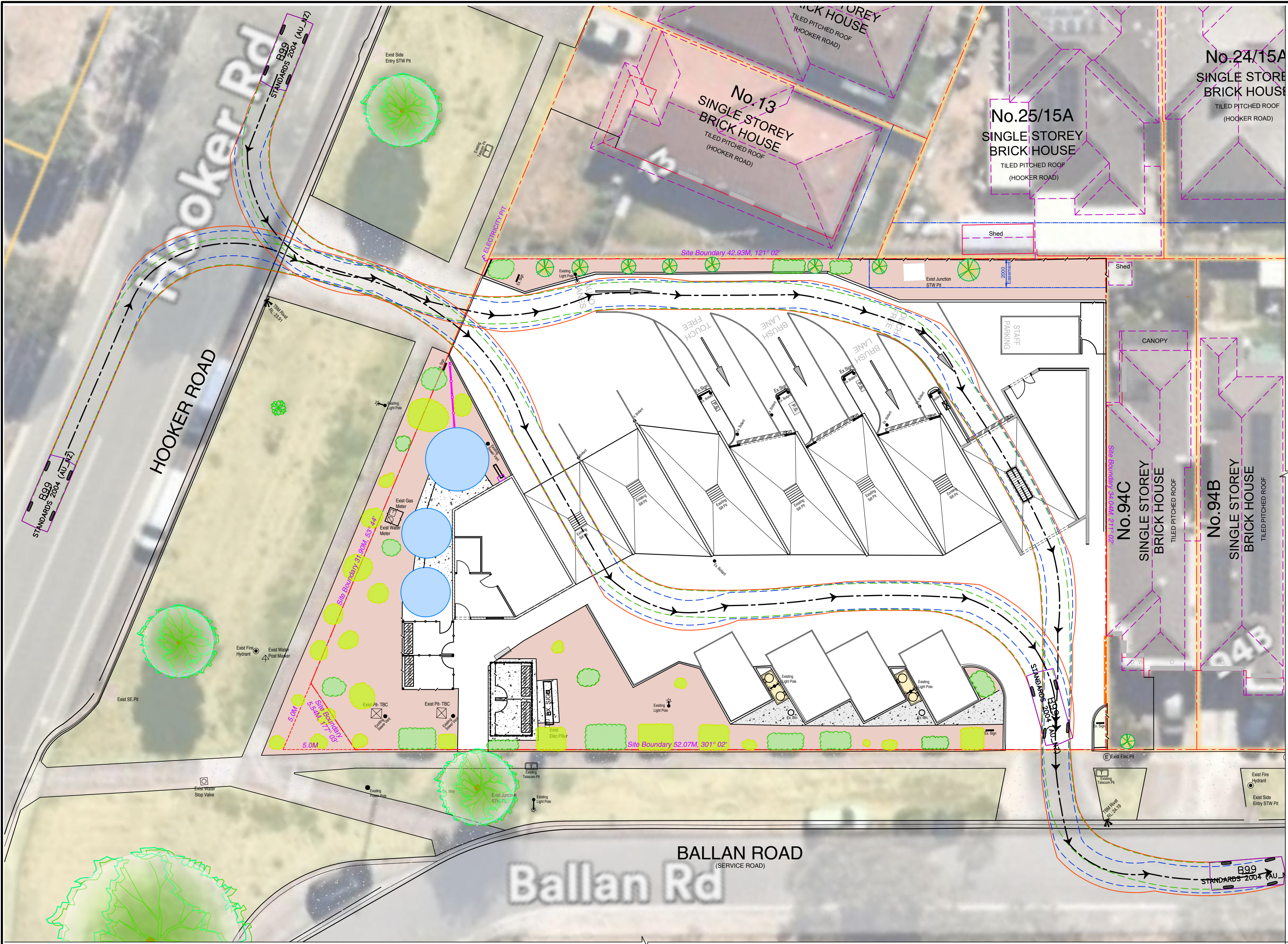
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TC 26 July 2024 11:07 PM - T:\TMC\2024\24-002 Gurpreet Singh, Werribee\24-002 TP Rev B.DWG

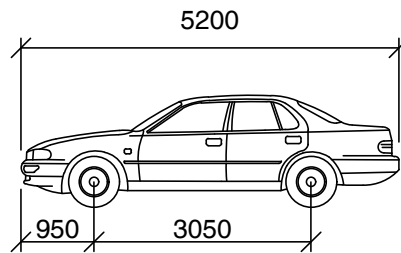




## CRITICAL VEHICLE SWEPT PATH PLAN

Scale 1 : 200

| VEHICLE SWEPT PATH LEGEND |                                  |
|---------------------------|----------------------------------|
|                           | Path centreline                  |
|                           | Path direction of forward travel |
|                           | Path direction of reverse travel |
|                           | Vehicle body envelope            |
|                           | Front tyre envelope              |
|                           | Rear tyre envelope               |



CAR - B99 Vehicle

Width : 1940mm  
Track : 1840mm  
Lock to Lock Time : 6.0 sec  
Steering Angle : 33.9°



## CARPARKING LAYOUT PLAN

Scale 1 : 200

| CAR PARKING ANALYSIS                     |                |
|------------------------------------------|----------------|
| PARKING AREA                             | Parking Spaces |
| Car spaces provided in Carwash Bays      | 7 Car Spaces   |
| Car spaces queuing for Carwash (MIN)     | 13+ Cars       |
| Car spaces provided in Vacuum Bays       | 4 Car Spaces   |
| Car spaces provided for Dog Wash Parking | N/A            |
| Car spaces provided for Car Wash Staff   | 1 Car Space    |

NOTE:  
Vehicles shown parked in Bays and driveway areas are the 99th Percentile design vehicle (ie: 5.2M long vehicle).

0 1 2 3 4 5 10M

SCALE 1 : 200 AT A1 ORIGINAL SIZE

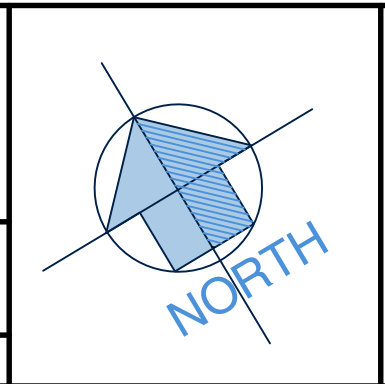
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SCALE 1 : 150 AT A1 ORIGINAL SIZE

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| ISSUED FOR PLANNING APPROVAL                                                                                                                                                               |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| NOT TO BE USED FOR CONSTRUCTION PURPOSES                                                                                                                                                   |  |
| DISCLAIMER:<br>The original Planning drawings previously approved (Permit No: WYP2526.08 & Approved Plans Sh: 1 to 2) has been used as a base for this Town Planning amendment submission. |  |
| TC 26 July 2024 11:07 PM - T:\TMC\2024\24-002 Gurpreet Singh, Werribee\24-002 TP Rev B.DWG                                                                                                 |  |

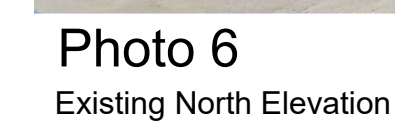
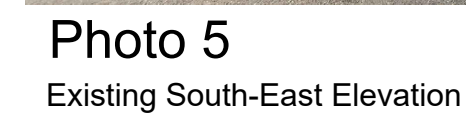
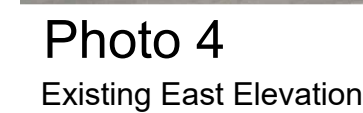
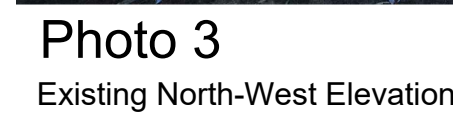
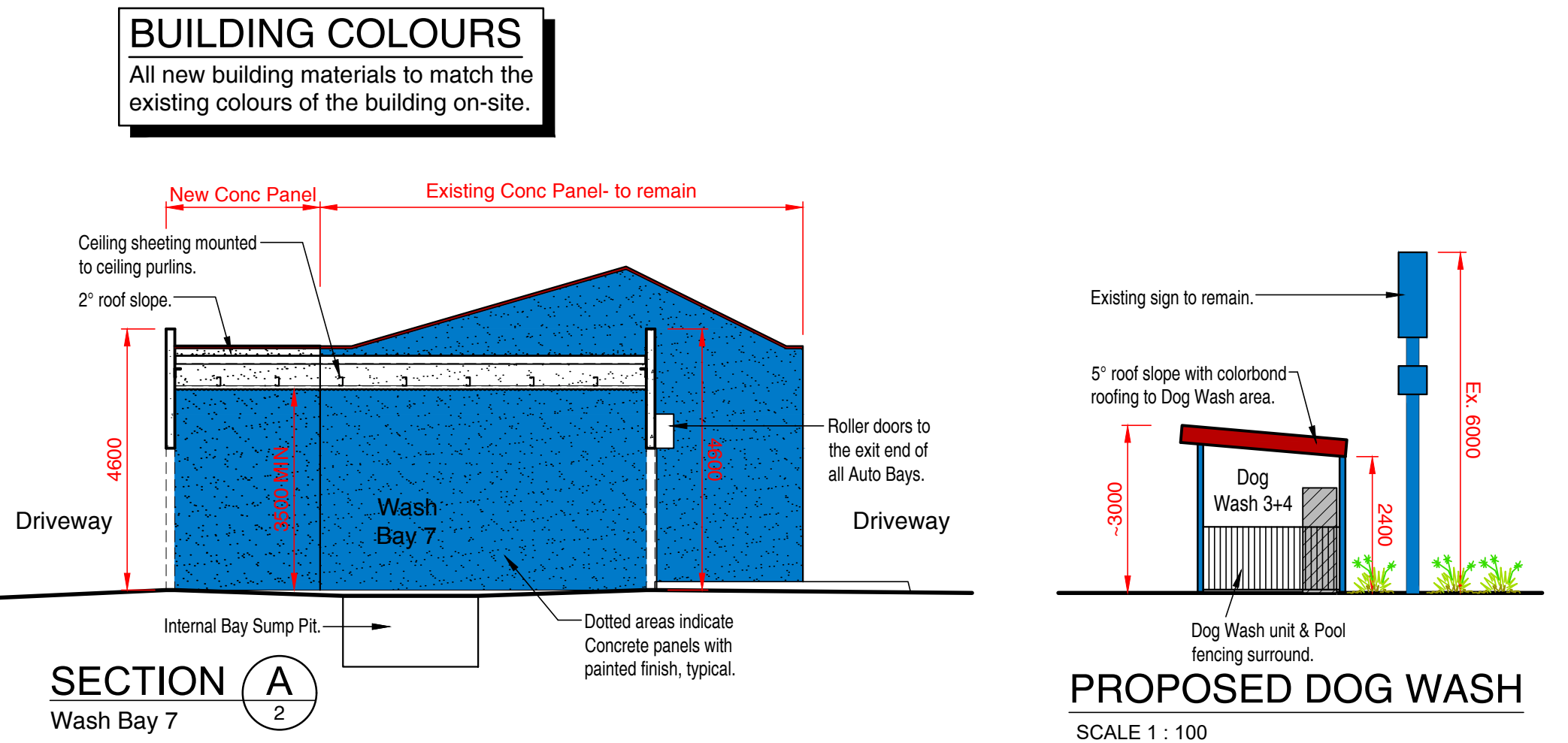


PROPOSED CAR WASH  
ADDITION

|                                                |                          |
|------------------------------------------------|--------------------------|
| AT: 96-100 BALLAN ROAD,<br>WERRIBEE, VIC, 3030 |                          |
| FOR: WERRIBEE WASH WORKS                       |                          |
| Drawn:<br>T. MICHAELS                          | Designed:<br>T. MICHAELS |

|                                                                                                                                           |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <br>The peak body for the building design profession<br>Member                                                                            |                     |
| <br>P.O. Box 3494, Mornington, VIC, 3931<br>E-mail: tracey@tmcdesign.com.au<br>WYNDHAM CITY COUNCIL<br>Town Planning<br>Advised Documents |                     |
| Scale: 1:100 (A1)                                                                                                                         | Date: JULY 2024     |
| Sheet No: 3 of 5                                                                                                                          | Job No: 24-002 TP B |



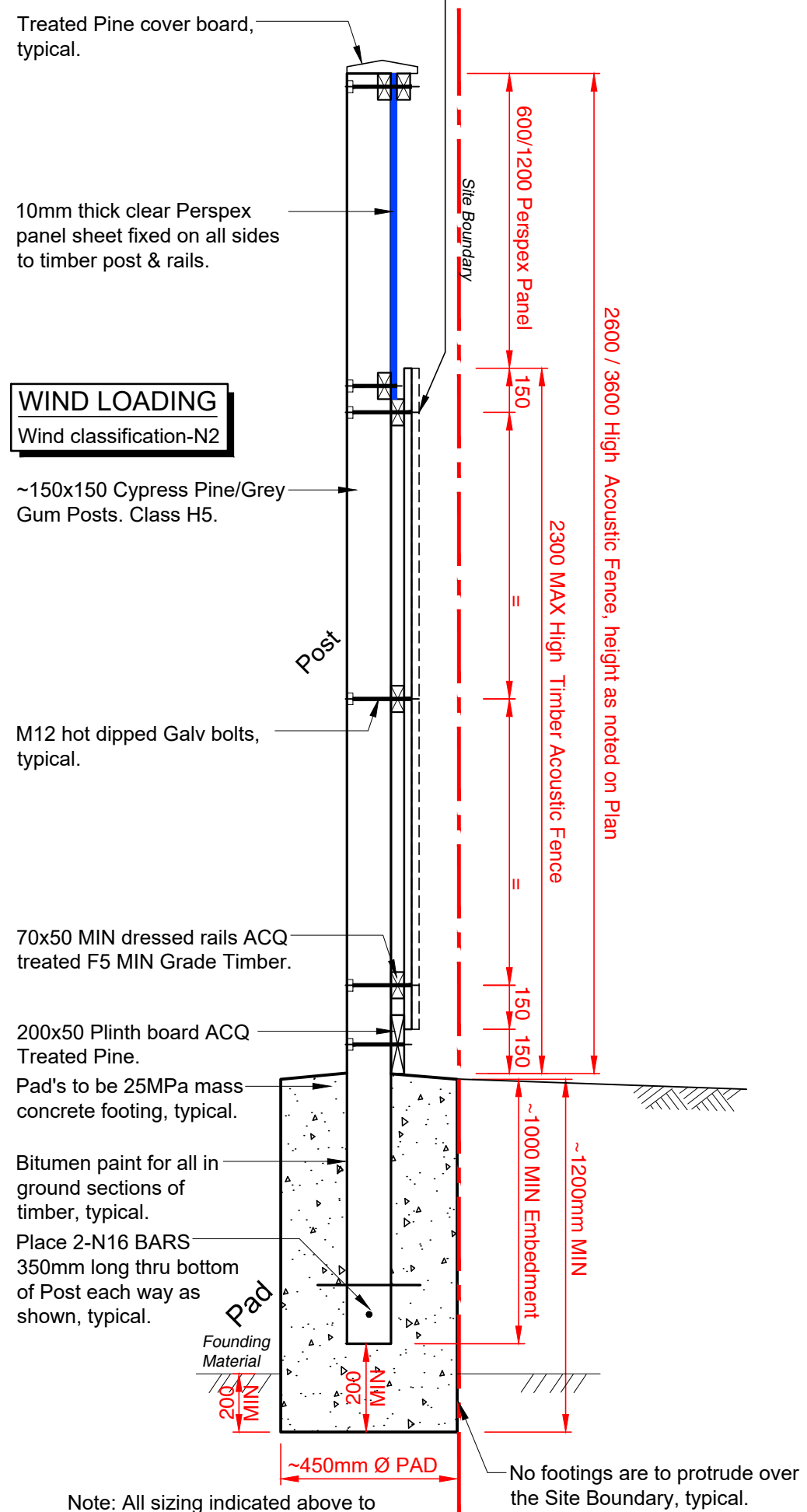


|       |                                   |            |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                            |                                                  |                                                                                                |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------|-----------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| B     | No changes made to this sheet     | 26-07-2024 |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                            |                                                  |                                                                                                |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| A     | Issued For Town Planning Approval | 15-07-2024 |                                                                                                                                                                                                                                                                                                                                                                            | <div>DISCLAIMER:<br/>The original Planning drawings previously approved (Permit No: WYP2526.06 &amp; Approved Plans Sh: 1 to 2) has been used as a base for this Town Planning amendment submission.</div> |                                                  |                                                                                                |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ISSUE | DESCRIPTION                       | DATE       |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                            |                                                  |                                                                                                |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|       | REVISIONS                         |            | TC 26 July 2024 11:07 PM - T:\TMC\2024-24-002 Gurpreet Singh, Werrimbee\24-002 TP Rev B.DWG                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                            |                                                  |                                                                                                |                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                           |



**ACOUSTIC FENCE CLADDING:**  
Shiplapped Timber Palings.  
Use 2 layers of 100 MIN x 1500 MIN Timber.  
treated pine palings with 2mm MAX vertical gap between palings.  
Palings to be shiplapped.  
Fix palings to rails with 2-2.80 hot dipped galvanised flathead nails.  
All structural elements and final overall acoustic fence height TBC by Structural Engineer during construction documentation stage.

**PLEASE NOTE:** The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they will be the most recent version as at the date shown below:  
Date Plans Provided: 22/08/2024



Note: All sizing indicated above to subject to final Engineering design.

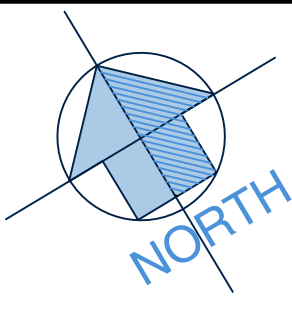
### TYPICAL ACOUSTIC FENCE DETAIL

SCALE 1 : 20

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| ISSUE     | DESCRIPTION                                            | DATE       |
|-----------|--------------------------------------------------------|------------|
| B         | Initial Sheet Issue- Issued For Town Planning Approval | 26-07-2024 |
| REVISIONS |                                                        |            |
|           |                                                        |            |
|           |                                                        |            |
|           |                                                        |            |
|           |                                                        |            |

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AT: 96-100 BALLAN ROAD,  
WERRIBEE, VIC, 3030

FOR: WERRIBEE WASH WORKS

Drawn: T. MICHAELS  
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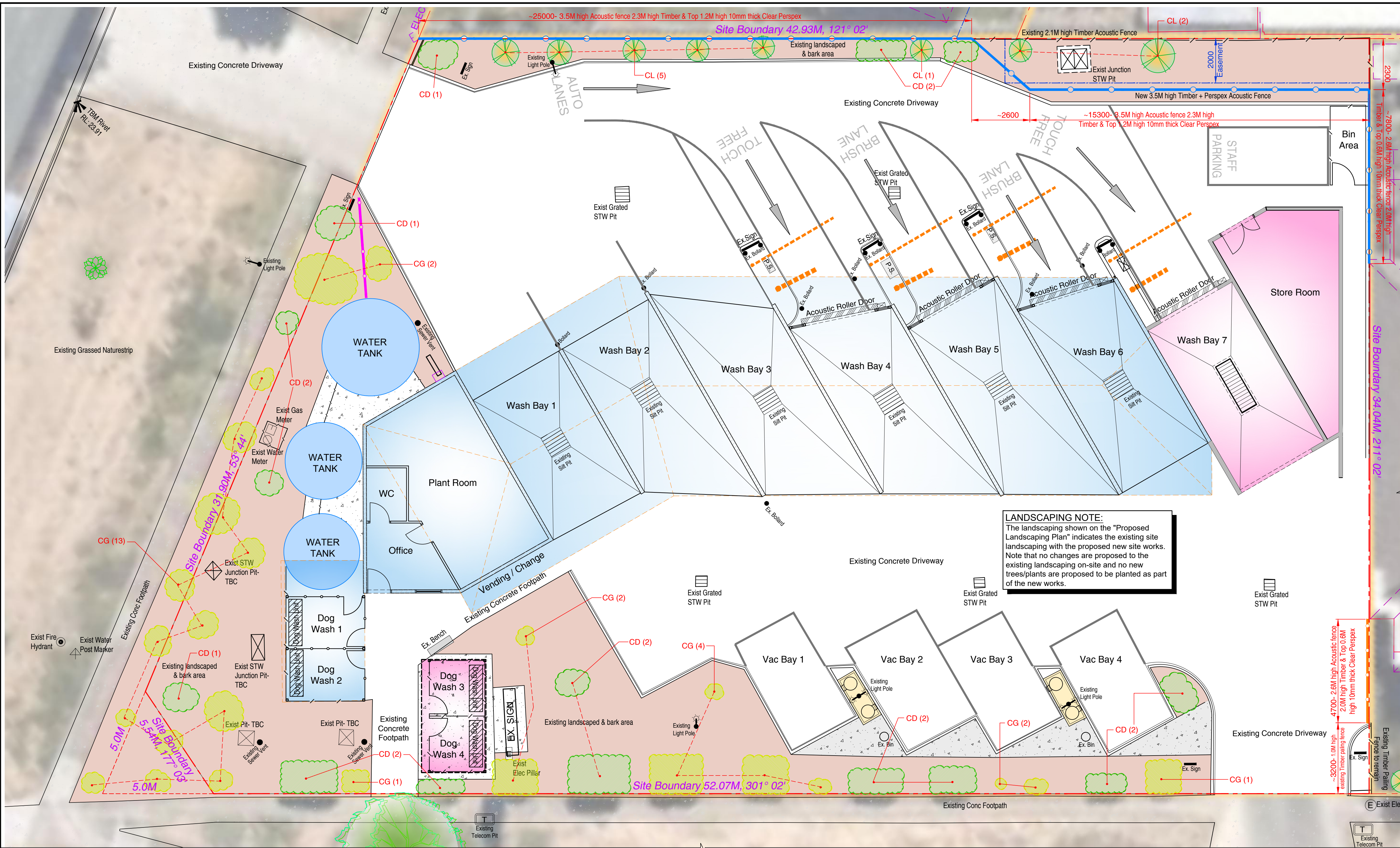
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Town Planning  
Development Documents  
Plan: 5 of 5

Scale: 1:100 (A1)  
Date: JULY 2024  
Sheet No: 5 of 5  
Job No: 24-002 TP B

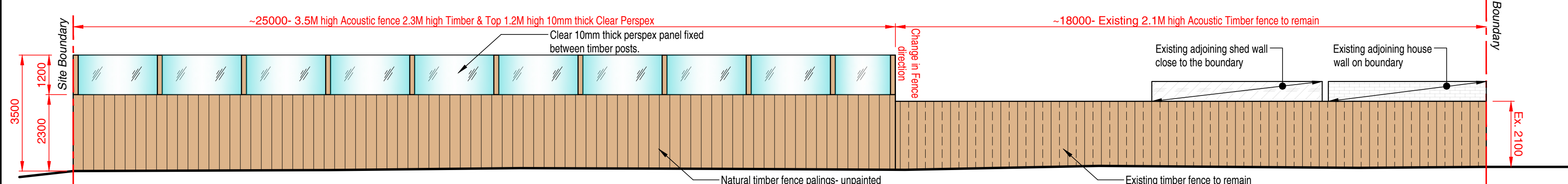
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**LANDSCAPING NOTE:**  
The landscaping shown on the "Proposed Landscaping Plan" indicates the existing site landscaping with the proposed new site works. Note that no changes are proposed to the existing landscaping on-site and no new trees/plants are proposed to be planted as part of the new works.

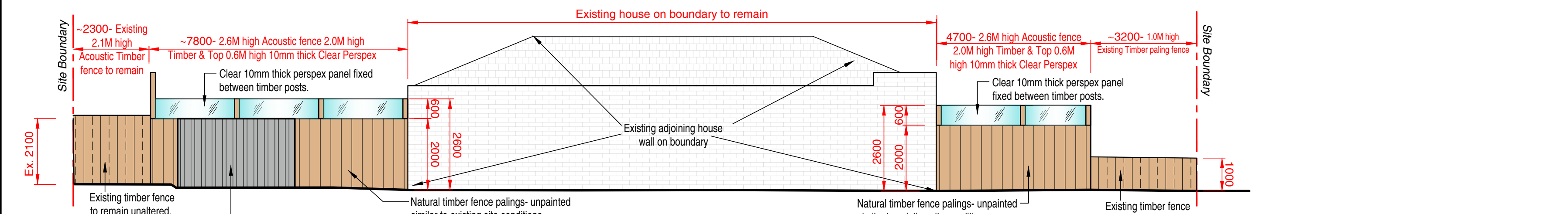
## PROPOSED LANDSCAPING PLAN

SCALE 1 : 100



### PROPOSED NORTH BOUNDARY FENCE ELEVATION

SCALE 1 : 100



### PROPOSED EAST BOUNDARY FENCE ELEVATION

SCALE 1 : 100