

NEIGHBOURHOOD CHARACTER:

DWELLINGS ARE GENERALLY A MIX OF 1950-2000. MOST ARE CONSTRUCTED FROM BRICK AND ARE SINGLE AND DOUBLE STOREY IS THE PREDOMINANT FORM. ROOFS ARE PITCHED WITH TILES. MOST LOTS ALONG THE STREET HAVE BEEN SUBDIVIDED AND HAVE MULTI UNIT DEVELOPMENTS. FRONT FENCES ARE GENERALLY A MIX OF BRICK AND PICKET FENCE. STREET TREES ARE GENERALLY A MIX OF NATIVE SPECIMENS

SITE: RELATIVELY FLAT CONTAINING A SINGLE STOREY BRICK DWELLING WITH A PITCHED TILED ROOF. A NUMBER OF TREES AND SHRUBS ARE LOCATED ON THE SITE. NO KNOWN CONTAMINATED SOIL. NO SIGNIFICANT NOISE OR ODOUR SOURCES WERE OBSERVED. ALL SERVICES ARE AVAILABLE.

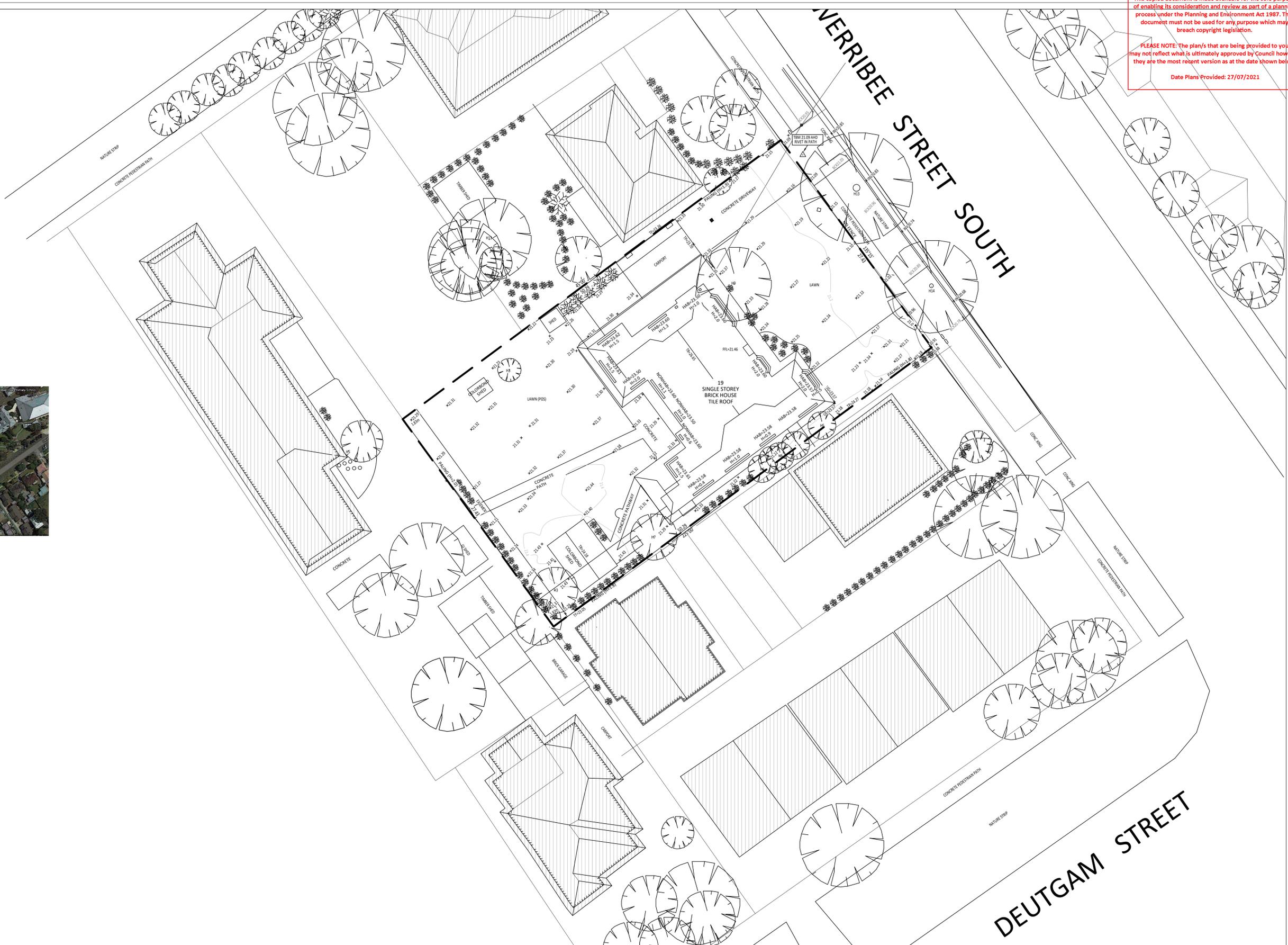
FACILITIES: THE SITE IS WELL LOCATED TO TAKE ADVANTAGE OF LOCAL TRANSPORT FACILITIES. CRAIGIEBURN RAILWAY STATION LOCATED WITHIN 1 KM OF THE SITE WITH A HUME FREEWAY IN CLOSE VICINITY. THERE ARE VARIOUS SHOPPING CENTERS, SUPERMARKETS AND RESTAURANTS WITHIN A 5 KM RADIUS OF THE SITE.

OPPORTUNITIES: TO TAKE ADVANTAGE OF A LARGE CORNER BLOCK, TO PROVIDE OPPORTUNITIES FOR INCREASED RESIDENTIAL DENSITY IN AN AREA WITHIN VERY CLOSE PROXIMITY TO SCHOOLS, SHOPS AND TRANSPORT FACILITIES

THIS PLAN IS BASED ON PLAN OF SURVEY AND INFORMATION OBTAINED FROM A SITE VISIT. BUILDING FOOTPRINTS, ACCESSWAYS, FOOTPATHS AND ROOFS HAVE BEEN DETERMINED FROM THE AERIAL PHOTOGRAPH AND SITE VISIT. THIS PLAN IS SCHEMATIC AND SHOULD BE USED FOR THE PURPOSES OF THIS SITE ANALYSIS ONLY.



AERIAL VIEW



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Date Plans Provided: 27/07/2021

SITE DESCRIPTION PLAN

1. CONTRACTORS to check all dimensions on site prior to commencing works.
2. DO NOT SCALE from this drawing.
3. Use given dimensions

SHEET SIZE
A1

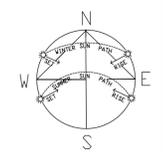
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DATE	DESCRIPTION	BY

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CLIENT:

DINESH JOSHI

DRAWING NO:

TP 01

ADDRESS:

19 WERRIBEE ST
SOUTH WERRIBEE

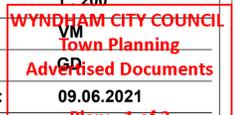
DATE: 21.04.2021

SCALE: 1 : 200

DRAWN: VM

CHECKED: GR

REV DATE: 09.06.2021

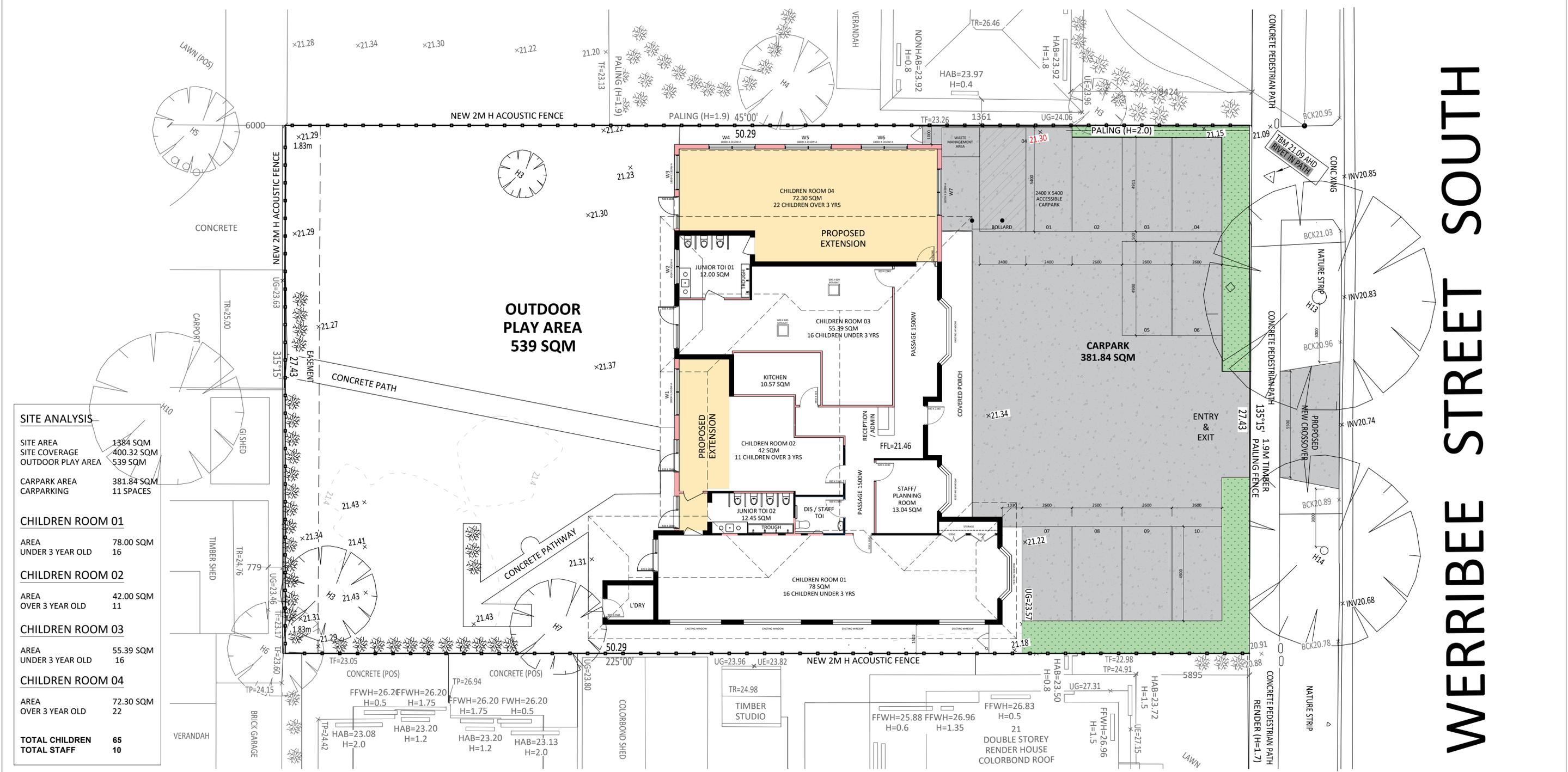


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WERRIBEE STREET SOUTH



SITE ANALYSIS

SITE AREA	1384 SQM
SITE COVERAGE	400.32 SQM
OUTDOOR PLAY AREA	539 SQM
CARPARK AREA	381.84 SQM
CARPARKING	11 SPACES

CHILDREN ROOM 01

AREA	78.00 SQM
UNDER 3 YEAR OLD	16

CHILDREN ROOM 02

AREA	42.00 SQM
OVER 3 YEAR OLD	11

CHILDREN ROOM 03

AREA	55.39 SQM
UNDER 3 YEAR OLD	16

CHILDREN ROOM 04

AREA	72.30 SQM
OVER 3 YEAR OLD	22

TOTAL CHILDREN 65
TOTAL STAFF 10

GROUND FLOOR PLAN

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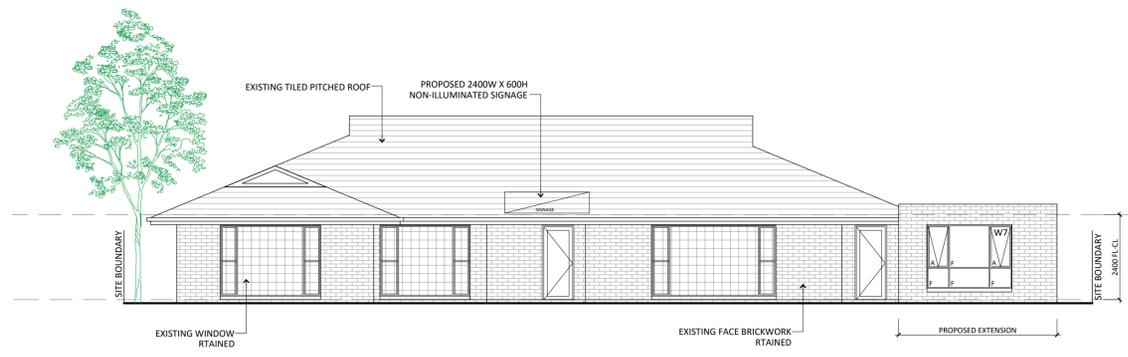
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19 WERRIBEE ST
SOUTH WERRIBEE

DATE: 21.04.2021
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DRAWN: WYNDHAM CITY COUNCIL
CHECKED: Town Planning
REV DATE: 09.06.2021
Advised Documents
Plan: 2 of 3

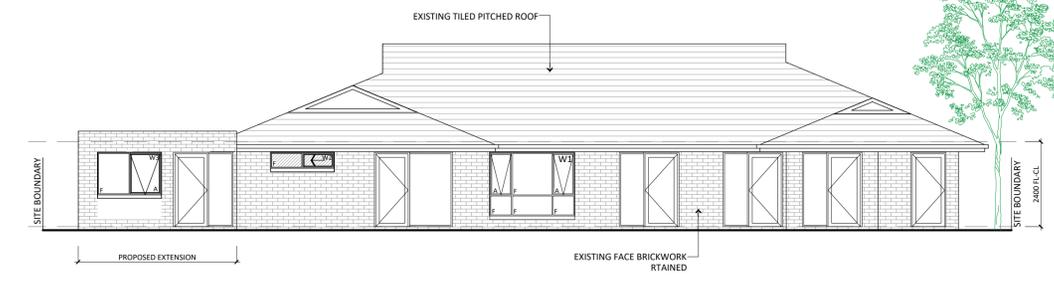
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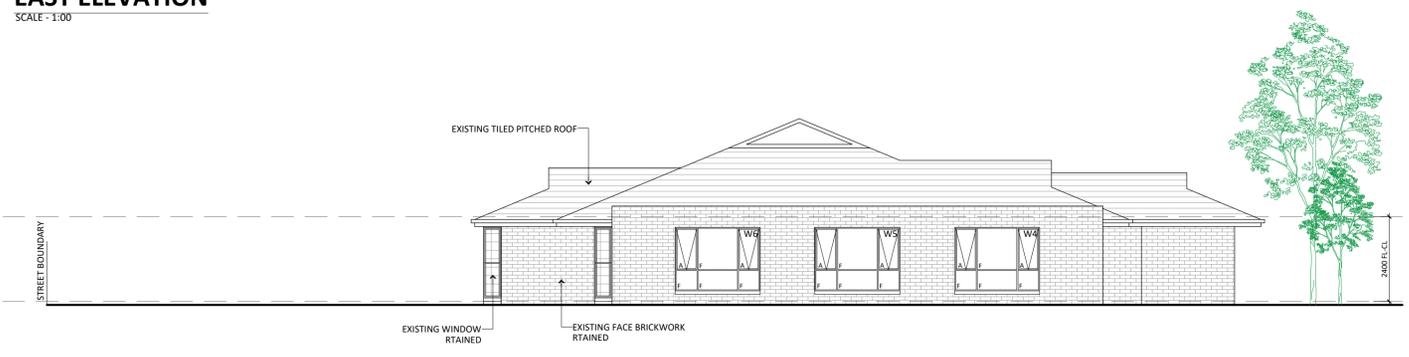
NORTH ELEVATION
SCALE - 1:100



SOUTH ELEVATION
SCALE - 1:100



EAST ELEVATION
SCALE - 1:100



WEST ELEVATION
SCALE - 1:100

ELEVATION AND STREETScape

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WYNDHAM CITY COUNCIL
Town Planning
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Plan: 3 of 3

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