



REVISION		Andes Drafting and Design		PROJECT TITLE		Mr Mrs Gurpreet singh	
		mobile 0409 187-176 andesdraft@yahoo.com Reg No DP-AD 1237		Proposed New 3 Unit Development		23 Leigh St Werribee	
				DRAWING TITLE		DATE	
				Neighborhood And Site Description		Dec 2019	
				JOB NO		DRAWN	
				2019-11/DD-01		E.C	
						SCALE	
						1:300	

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council, however they are the most recent version as of the date shown below.

Plans Provided: 20/10/2020



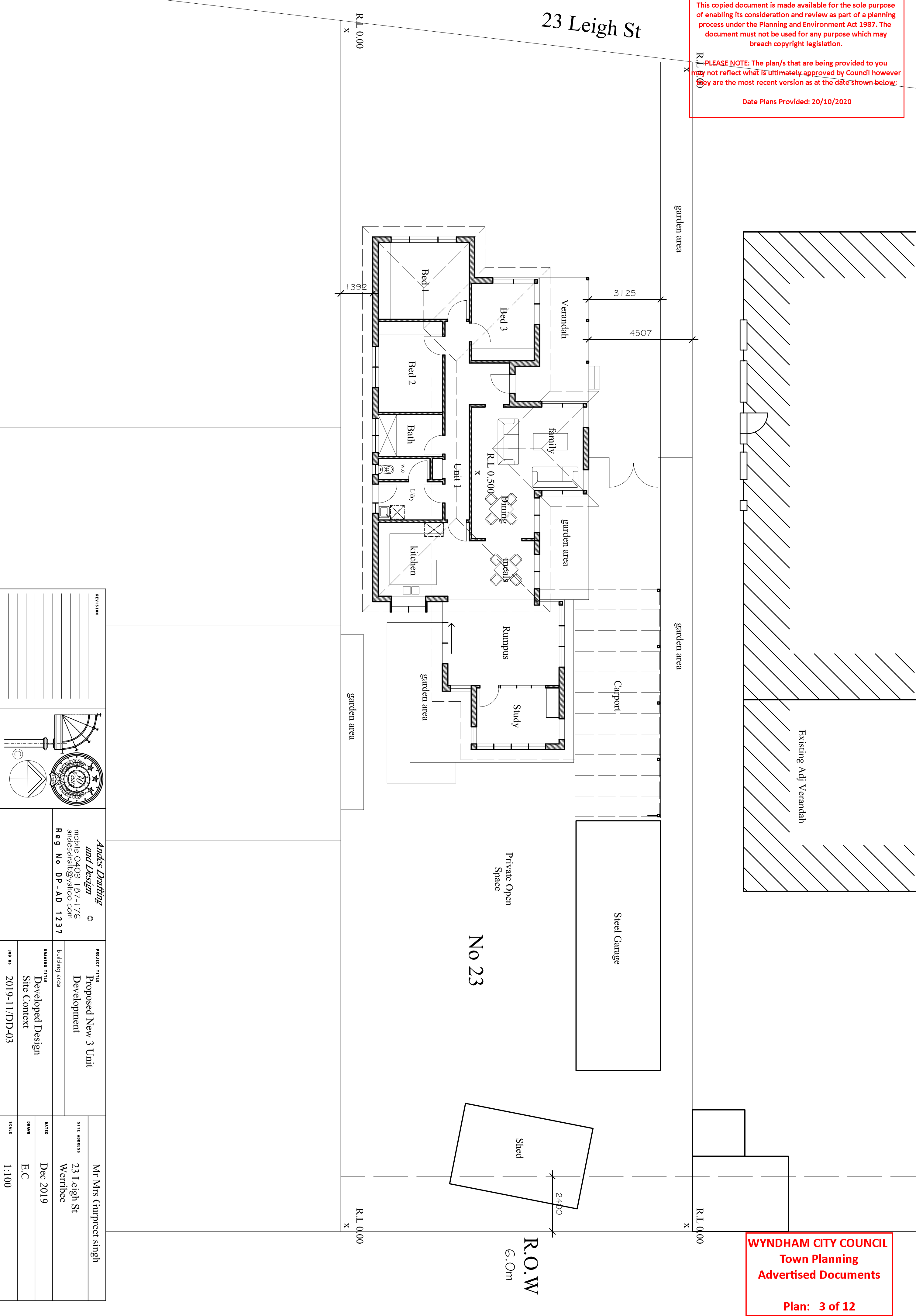
Plan: 2 of 12

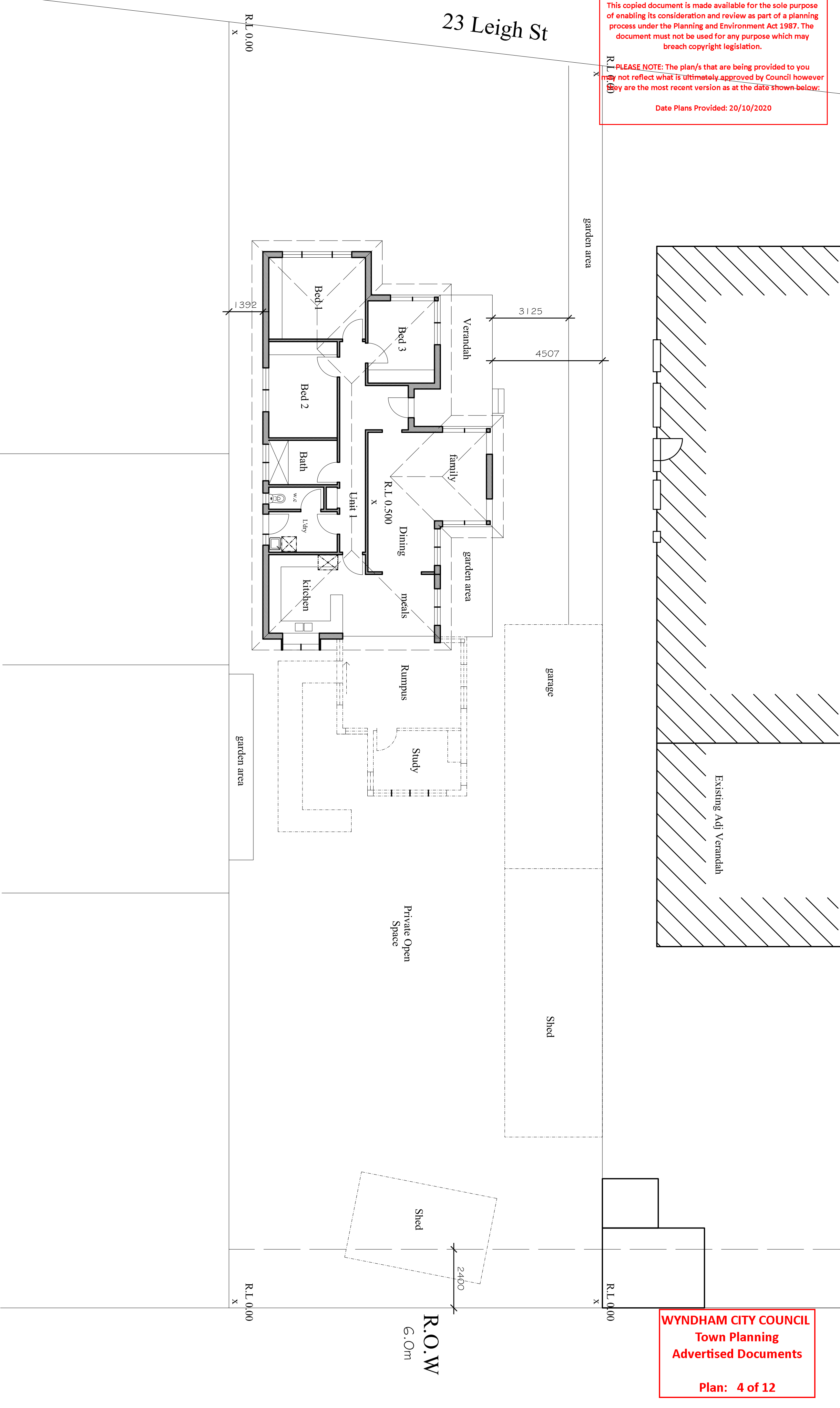
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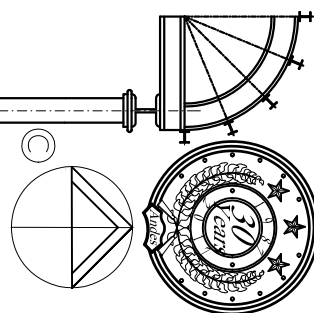
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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 20/10/2020





REVISION				Andes Drafting and Design mobile 0409 187-176 andesdraft@yahoo.com Reg No DP-AD 1237		PROJECT TITLE		Mr Mrs Gurpreet singh	
						building area	Proposed New 3 Unit Development	SITE ADDRESS	23 Leigh St Werribee
						DEMOLITION TITLE	Developed Design Demolition Plan	DATE	Dec 2019
						JOB NO	2019-11/DD-04	DRAWN	E.C
								SCALE	1:100

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

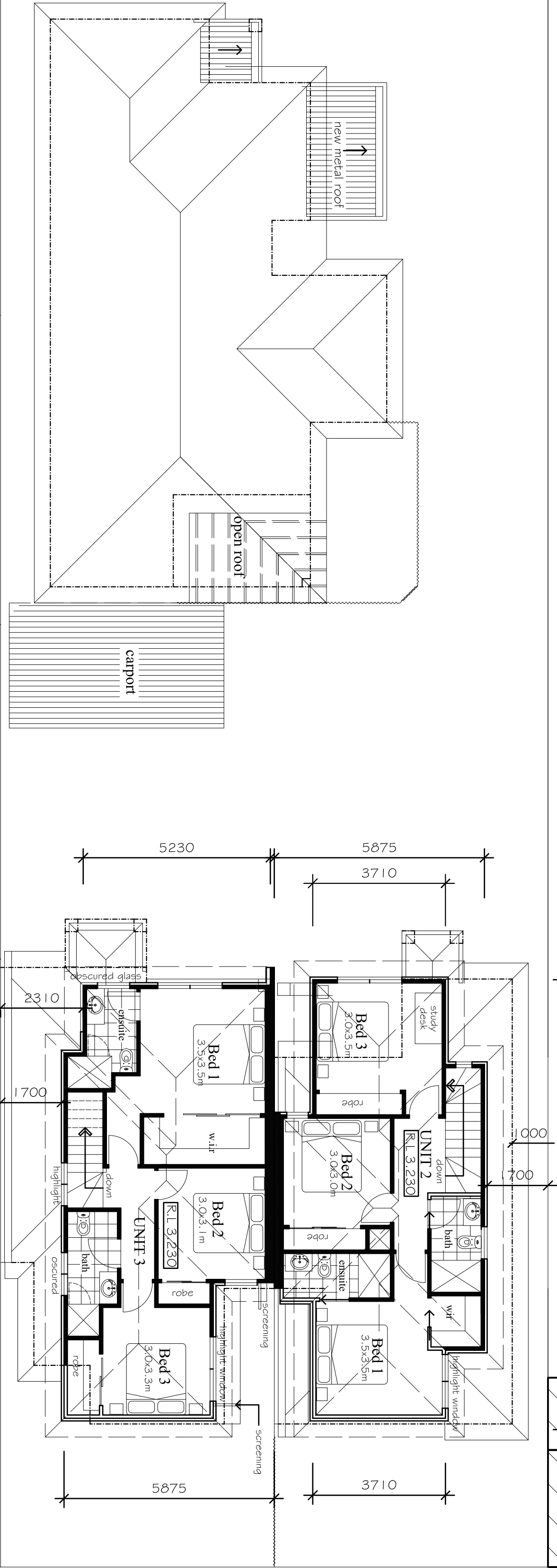
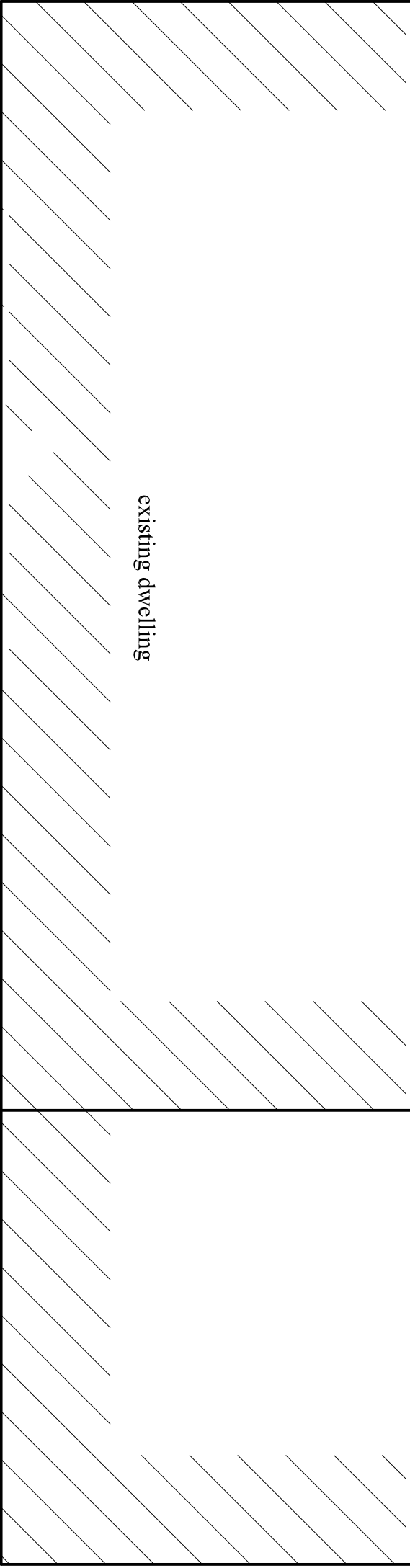
WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

[illegible]

Site Area	792.54sqm	☑
Existing Dwelling	107.78sqm / 11.60sq	
new extension	8.21sqm / 0.88sq	
Proposed Carport	21.0sqm	
Total area	136.99sqm / 14.74sq	

UNIT 2	
Ground Floor area	77.02sqm / 8.29sq
First Floor area	60.99sqm / 6.56sq
Total Floor area	138.01sqm / 14.85sq
UNIT 3	
Ground Floor area (not incl front porch)	78.45sqm / 8.44sq
First Floor area	65.69sqm / 7.07sq
Total Floor area	144.14sqm / 15.51sq
Total Site Cover	292.46sqm / 36.9%
Total pervious area	520.97sqm / 65.7%
Total Garden Area	299.63qm / 37.7%

REVISION 			
Andes Drafting and Design © mobile 0409 187-176 andesdraft@yahoo.com Reg No DP-AD 1237		PROJECT TITLE Proposed New 3 Unit Development	Mr Mrs Gurpreet singh
DRAWING TITLE Design Response Ground Floor Plans		BUILDING AREA Building area	SITE ADDRESS 23 Leigh St Werribee
JOB NO 2019-11/DD-05	DATED Dec 2019	DRAWN E.C	SCALE 1:100



Adjoining
private open space

Adjoining
private open space

Adjoining
private open space

Adjoining
private open space

Adjoining
private open space

Existing
Shed

Existing
Shed

Unit 3
First Floor area
64.974m / 6.99sq

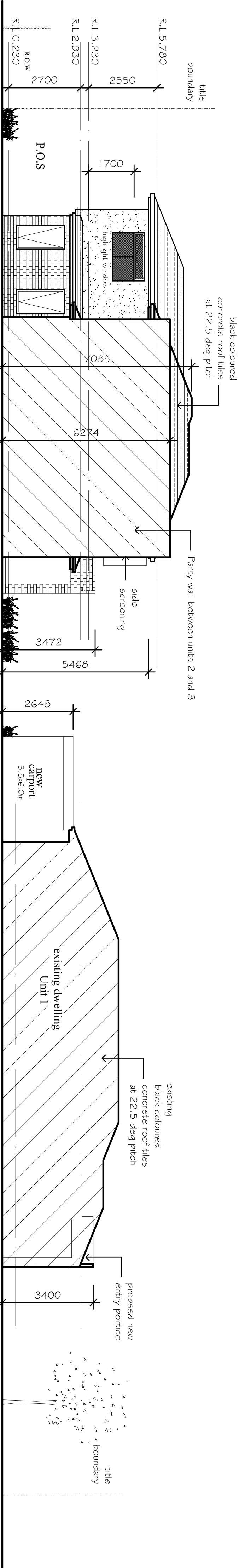
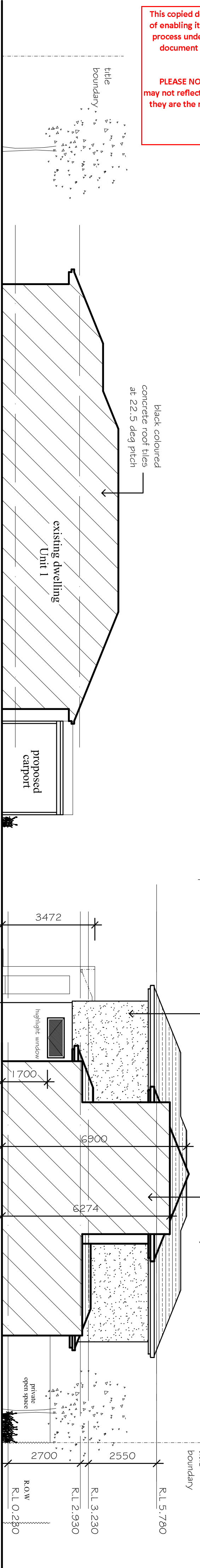
8290

existing dwelling

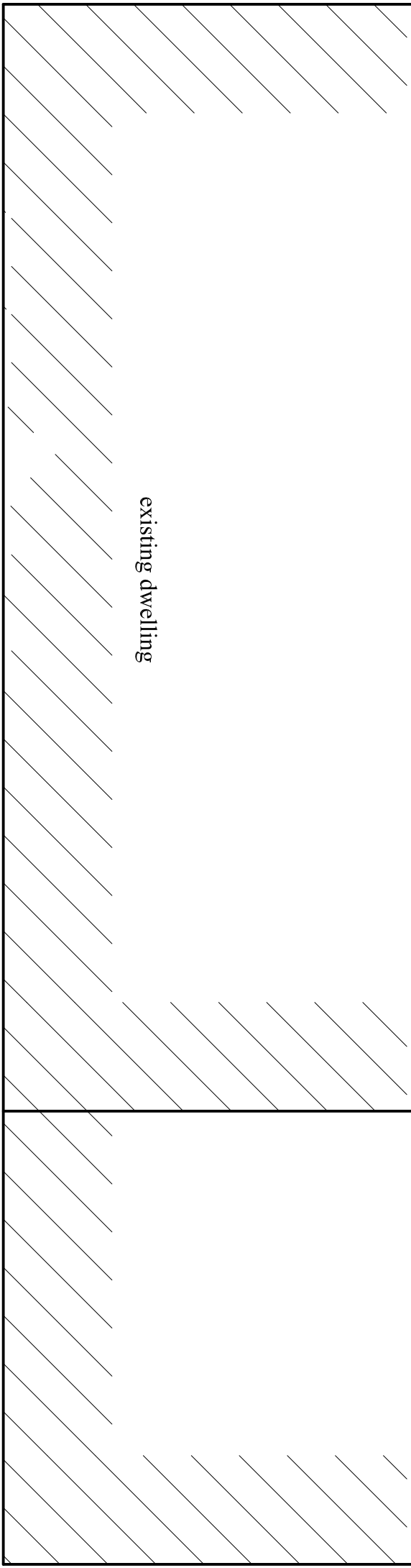
existing dwelling

existing dwelling

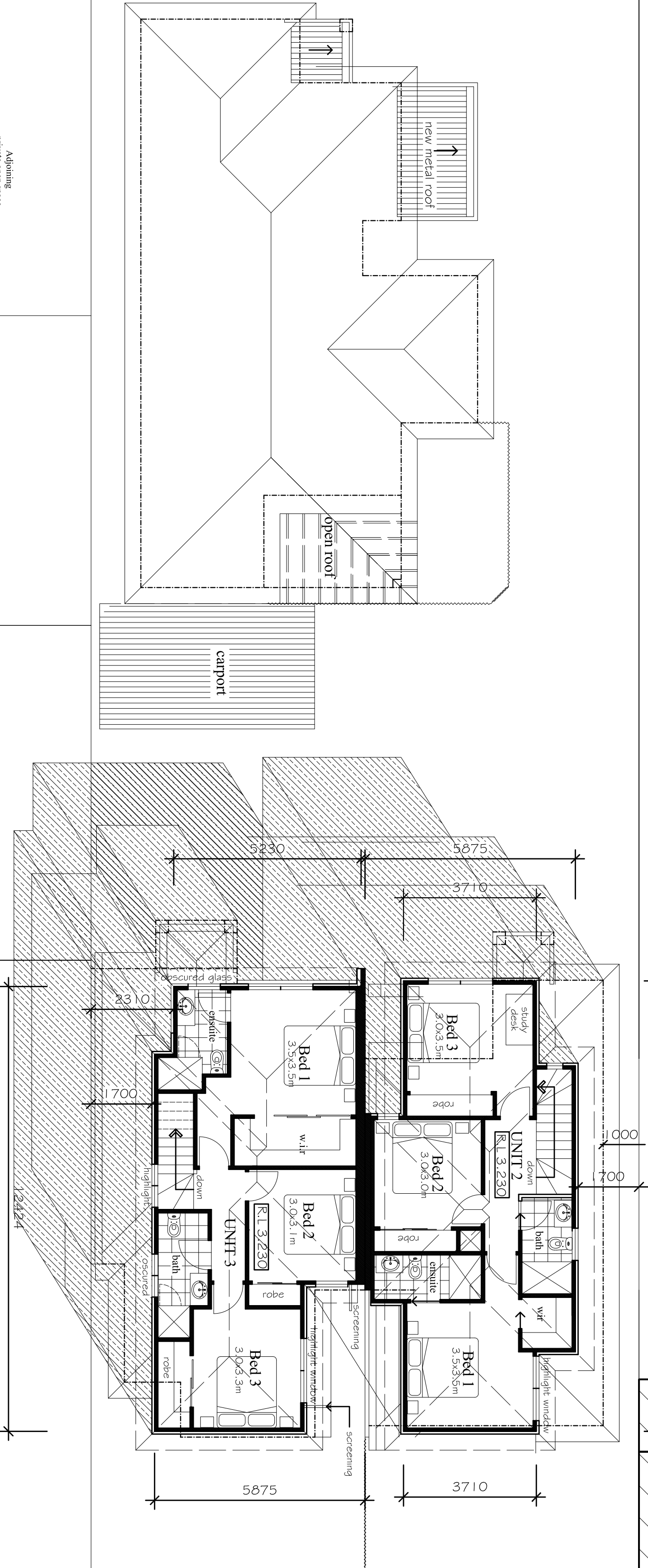
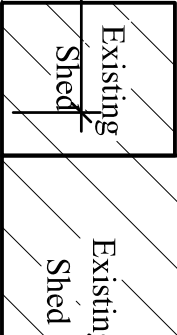
REVISION		Andes Drafting and Design		PROJECT TITLE		SITE ADDRESS	
		mobile 0409 187-176 andesdraft@yahoo.com Reg No DP-AD 1237		Proposed New 3 Unit Development		Mr Mrs Gurpreet singh 23 Leigh St Werribee	
				building area		DATE	
				Design Response First Floor Plans		DRAWN	
				JOB NO		SCALE	
				2019-11/DD-06		E.C	
						1:100	



REVISION				PROJECT TITLE Proposed New 3 Unit Development		SITING ADDRESS 23 Leigh St Werribee	
		Andes Drafting and Design © mobile 0409 187-176 andesdraft@yahoo.com Reg No DP-AD 1237		DRAWING TITLE Design Response Elevation Views		DATE Dec 2019	
		building area		JOB NO 2019-11/DD-08		SCALE 1:100	



Unit 2
First Floor area
63.76sqm / 6.86sq



Shadows at 9.00am 23rd Sept

8290

existing dwelling

Adjoining
private open space

Adjoining
private open space

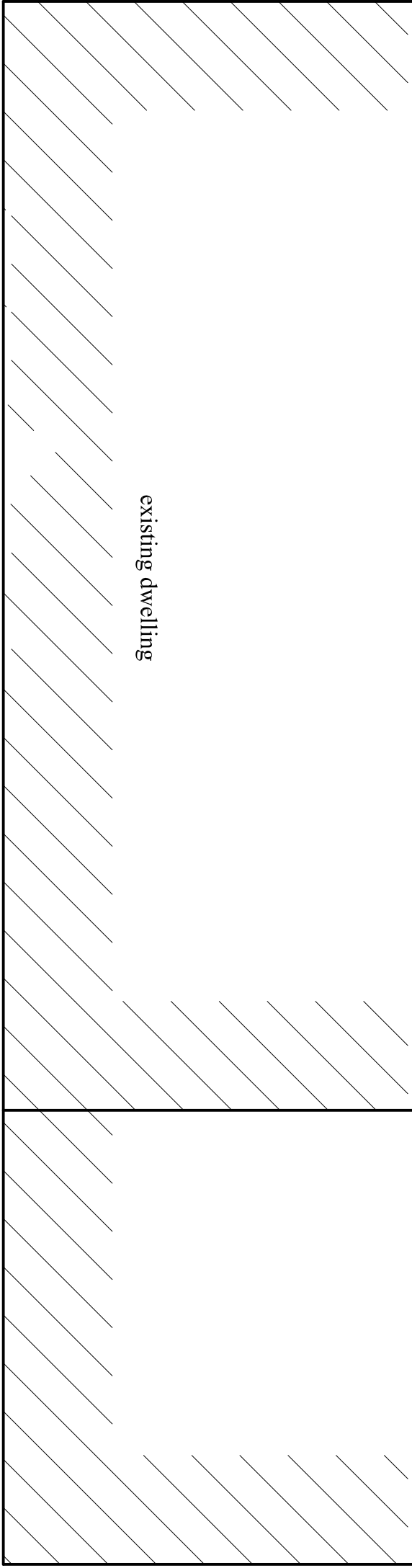
Adjoining
private open space

Adjoining
private open space

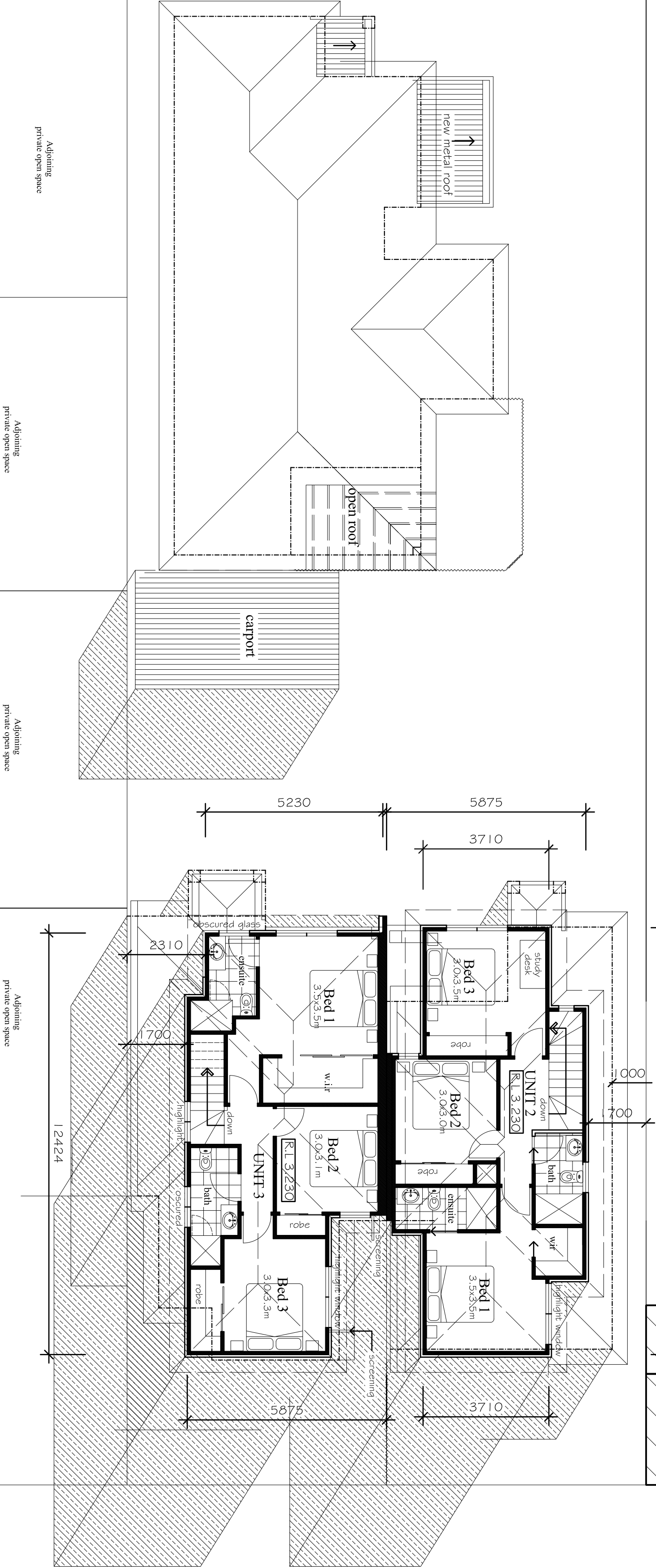
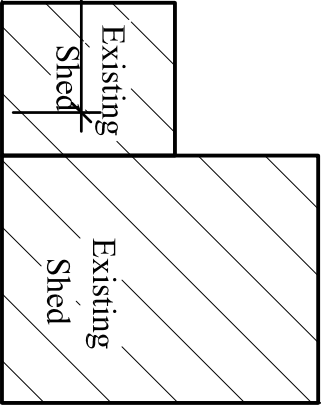
existing dwelling

existing dwelling

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		mobile 0409 187-176 andesdraft@yahoo.com Reg No DP-AD 1237		Proposed New 3 Unit Development		Mr Mrs Gurpreet singh 23 Leigh St Werribee	
				building area		DATE	
				Design Response Shadow Diagram		Dec 2019	
		JOB NO		2019-11/DD-09		DRAWN	
						E.C	
						SCALE	
						1:100	



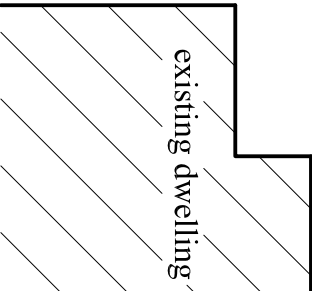
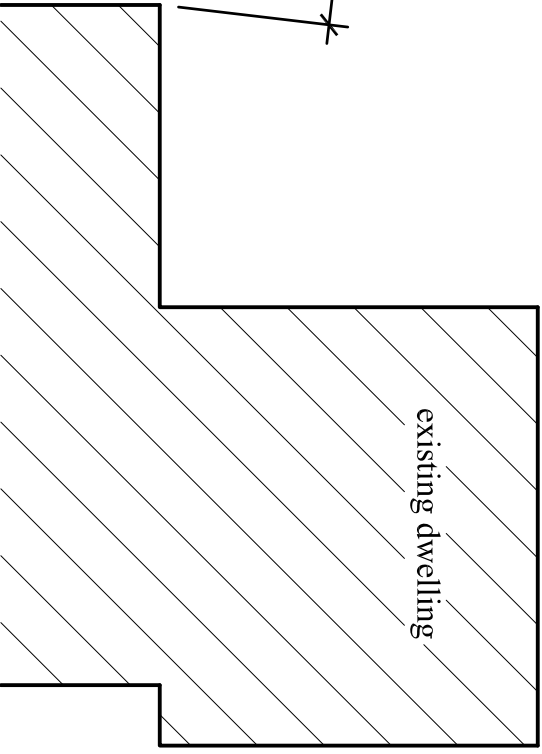
Unit 2
First Floor area
63.76sqm / 6.86sq



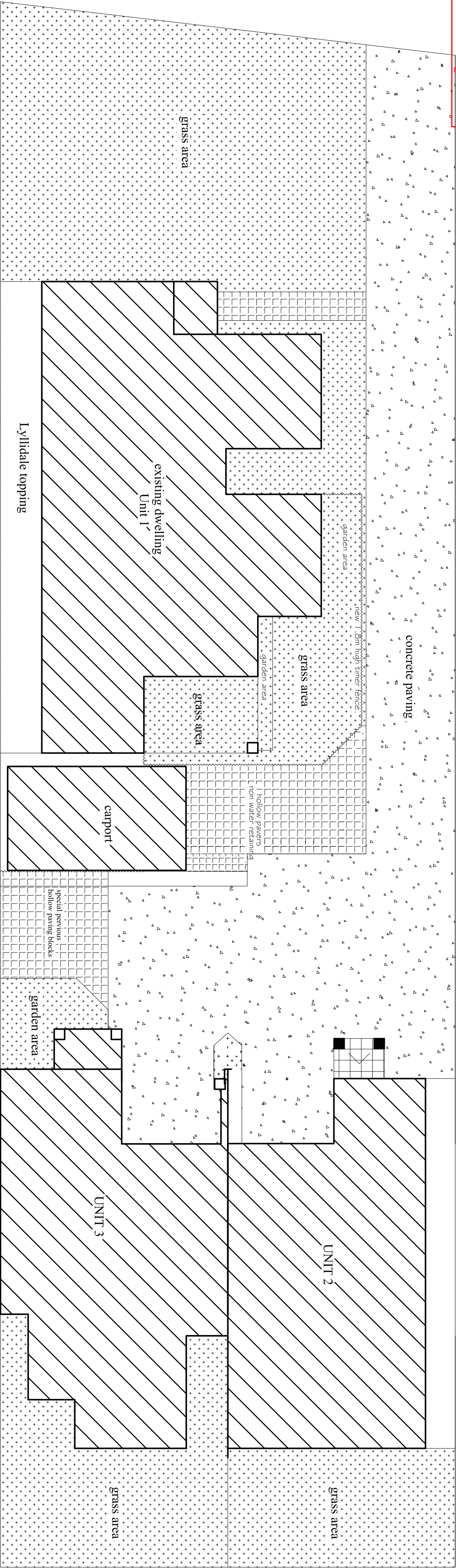
Shadows at 3.00pm 23rd Sept



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				building area			
				Design Response Shadow Diagram		DATE Dec 2019	
				JOB NO 2019-11/DD-11		DRAWN E.C	
						SCALE 1:100	



8290



GARDEN ARE CALCULATION

including grass area as per planning practice note 64, May 2016

Site Area	792.54sqm
total impervious area	493.91sqm / 62.2%
total garden area	299.03sqm / 37.77%
including grass area, lillydale topping and previous hollow pavers	
grass area	
lillydale topping	
hollow pavers	

REVISION				
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PROJECT TITLE		building area	Mr Mrs Gurpreet singh	
Proposed New 3 Unit Development				
DRAWING TITLE		2019-11/DD-12	23 Leigh St Werribee	
Design Response Garden Area Calculation				
DATE				
Dec 2019		E.C		
SCALE		1:100		