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Date Plans Provided: 5/07/2022

Planning Report

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 1 of 17

Proposal

**Buildings and Works for an
Agricultural Shed**

Address

352 Diggers Road Werribee South

May 2022

Prepared By:

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1.0 Subject Land and Context

The subject land comprises an awkward shaped allotment of approximately 7300m² located on the south side of Edwards Lane in Werribee South. It is identified as Crown Allotment 35A Section K Parish of Deutgam and has the allocated street address of 352 Diggers Road Werribee South. The site has an independent land title but is intrinsically linked to (and has the same ownership as) the larger adjacent land parcel east of the channel also known as 352 Diggers Road (Lot 2 on Plan of Subdivision 507622P). Lot 2 is one of the larger farms in Werribee South at 12.60 hectares and is developed with a dwelling, farm sheds, a large shade house for raising seedlings, a large dam and irrigation infrastructure.

The land (both titles) is owned by the same landowner and is farmed as a single tenement. The farm is within the heartland of the Werribee South agricultural area and the farm's development with rural infrastructure is typical of its use for intensive horticultural operations.

Crown allotment 35A (herein referred to as Lot 35A) is no longer improved with irrigation infrastructure, with its awkward site configuration becoming too difficult to farm with the larger sized machinery currently used in horticultural practice. The site is currently not used other than for the placement of agricultural equipment and machinery.

Lot 35A has an unusual configuration in that it is wedged between two irrigation channels (now underground for the most part) but has frontage to Edwards Lane which is an unconstructed road with a narrow carriageway consistent with its designation as a lane. Lot 2 has frontage to Diggers Road which has a fully sealed carriageway. The subject sites (both Lot 35A and Lot 2) are free of easements but both are encumbered by the same S173 Agreement which prevents further house lot excision.

The subject land, as a contiguously used farming unit, is primarily used for *Agriculture*, in particular *Horticulture*. The farm specialises in seedling propagation as well as vegetable production. The applicant seeks permission for the construction of a new shed for the storage of goods, equipment and machinery associated with the horticultural activities of the farm.

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2.0 Planning Controls

2.1 Zone, Overlay and Particular Provision Controls

The subject land (comprising both Lot 35A and Lot 2) is within a Green Wedge Zone (Clause 35.04) under Wyndham Planning Scheme and is not covered by any overlay controls.

The subject land (comprising both lots known as 352 Diggers Road) is currently used for *Agriculture* which is defined as:

“Land used to:

(a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf and vegetables.....”.

Agriculture includes Crop Raising which is defined as Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf and vegetables.” It includes Horticulture which is defined as Land used to propagate, cultivate or harvest flowers, fruit, vegetables, vines or the like. Agriculture is the umbrella definition and all these land uses are permitted land uses in the Green Wedge Zone.

Under Clause 35.04 - *Buildings and Works*, a permit is required for a building within any of the following setbacks:

- 100 metres from a Transport Zone 2 or land in a Public Acquisition Overlay for a road.
- 40 metres from a Transport Zone 3 or land in a Public Acquisition Overlay for a road.
- 20 metres from any other road.
- 5 metres from any other boundary.
- 100 metres from a dwelling not in the same ownership.
- 100 metres from a waterway, wetlands or designated flood plain.

As far as can be determined, the siting of the proposed shed would not meet the following setback requirements.

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20 metres from any other road	<p>The shed would have an oblique setback from Edwards Lane of 8 metres widening to approximately 16 metres.</p> <p>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:</p>
100 metres from a dwelling not in the same ownership.	<p>The shed would be approximately 43 metres from the dwelling to the west of the site, which is not in the same ownership.</p> <p>Date Plans Provided: 5/07/2022</p>

All other setback requirements for buildings and works would be met. Planning permission therefore appears to be required for the reduced setbacks from the road frontage and the nearest dwelling that is not in the same ownership.

2.2 Strategic Direction and Planning Policy Framework

Clause 02.03-1 *Settlement* references *Green Wedges* and seeks to protect the green wedges from inappropriate development. The proposed shed would be used in associated with agricultural production conducted on the subject land and is therefore an appropriate form of development in the area.

Clause 02.03-4 *Natural Resource Management* of Wyndham Planning Scheme includes a section on *Agriculture* which recognises the importance of the *Intensive Agriculture Precinct* in Werribee South and seeks to minimise the loss of productive agricultural land. No loss of land under agricultural production would result from construction of the shed. The proposed shed would occupy an unused portion of land that has become too awkward for farming due to its size, configuration and its lack of suitability for large agricultural machinery. Existing vegetable production conducted on the farm would not be affected.

No change to usage patterns and the existing irrigation infrastructure on the farm would occur as a result of the shed proposed. Current access to all parts of the farm and remaining infrastructure would be maintained. The proposed shed would have no negative impact on the continued viability of the land for agriculture, an outcome that is consistent with strategic directions of the Planning Scheme and the *Werribee South Green Wedge Policy and Management Plan 2017*.

Under State Planning Policy, Clause 11.01-1R *Green Wedges – Metropolitan Melbourne* seeks to protect the green wedges from inappropriate development. This includes protecting important agricultural areas such as Werribee South. The shed is required as part of the existing agricultural use of land (horticulture) and is therefore appropriate. Clause 14.01 *Agriculture* and Clause 14.01-1S *Protection of Agricultural Land* seeks to

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protect the state's agricultural base by preserving productive farmland and includes strategies to identify areas of productive agricultural land for intensive agriculture. The proposed shed would be located on a part of the subject land that has an awkward configuration and has not been used for irrigated crop raising since the use of larger machinery commenced. The proposed shed would have a positive impact as an unused portion of land would be used for activities associated with agricultural production.

2.3 Cultural Heritage

The subject site is not affected by an area of cultural heritage sensitivity. Regardless, the proposed buildings and works are associated with existing use of land for *Agriculture* and therefore do not require a cultural heritage management plan.

3.0 Proposal

The buildings and works proposed extend to the construction of a large 1600m² shed for the storage of agricultural machinery, goods and equipment associated with the current use of the farm for horticulture. The shed would comprise a roofed structure (low-pitched) clad in steel panels. The shed would have a width of 20 metres and a length of 80 metres. Three roller shutter entry doors would be installed along the south-east elevation facing the dam, together with four pedestrian entry doors. Large sliding doors (x 2) would be installed along the south-western elevation and two pedestrian doors along the north-western elevation.

The shed would have a low-pitched roof to a maximum height of 8.3 metres (to the peak) with side walls of 7 metres. These heights are consistent with many agricultural buildings in the area.

The walls and roof would be clad in ribbed steel with a bonded paint finish which is an appropriate and non-reflective material for the area. The walls and roof would be in a non-reflective dark grey colour. This is an appropriate colour palette chosen for the rural context of the proposed shed.

There are existing farm access tracks located towards the north-west of the proposed farm shed that would be used for access to the shed. Regardless, there remains scope

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for access from Edwards Lane, if required, with setbacks on either side of the shed (5 metres and 10 metres) allowing access around the structure.

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4.0 Planning Context

The farm, owned by the applicant, is currently used for horticulture – both seedling propagation under nursery conditions, as well as vegetable production. The property is developed with extensive horticulture infrastructure including a large shade house, sheds, a dam and irrigation infrastructure, as well as a farmhouse. The proposed new shed would augment these facilities, allowing the farm additional space for the bulk storage of machinery, goods and equipment used on the farm.

It appears that the proposed shed would not require a planning permit if it met the setback requirements of Clause 35.04 - *Buildings and Works* of Wyndham Planning Scheme. The proposed shed, with a setback of approximately 43 metres, from the nearest dwelling to the west (that is not in the same ownership) is less than the preferred 100 metre setback stated in the Planning Scheme. The proposed shed would be used for agricultural storage, which is a particularly benign use on a farm and one that would generate no appreciable off-site impacts. The reduced setback from the dwelling to the west does not therefore raise any concerns.

The proposed shed would be located a minimum of 8 metres from the frontage of the site to Edwards Lane, widening to approximately 16 metres. This is less than the preferred 20 metre setback from a road. However, Edwards Lane is a minor road that has 'no-through road' status and provides vehicular access to only three properties: 10 Edwards Lane, 20 Edwards Lane and part of the subject site – Lot 35A of 352 Diggers Road. Regardless, the proposed shed would be oriented to use existing internal farm access routes available on the larger farm.

The proposed shed would be setback a minimum of 5 metres from the western boundary and a minimum of 10 metres from the eastern boundary, consistent with preferred setbacks in the Planning Scheme. Channel reserves run alongside both of these boundaries and the setbacks proposed would have no impact on the adjoining reserve areas.

The *Decision Guidelines* under Clause 35.04-6 require consideration of a number of matters, with general and rural issues being the most relevant in this instance. A response

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to planning policy is provided in section 2.2 of the report. Responses to the general and rural decision guidelines of the zone are outlined below.

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Clause 35.04-6 Decision Guidelines	Response
General Issues	<p style="text-align: right; color: red;">Date Plans Provided: 5/07/2022</p>
The Municipal Planning Strategy and Planning Policy Framework	<i>See Section 2.2 above.</i>
Any Regional Catchment Strategy and associated plan applying to the land.	<i>Werribee South is within the Werribee Catchment under the Port Phillip and Westernport catchment. The proposed shed would have no impact on targets to improve the current condition of Werribee River waterway.</i>
The capability of the land to accommodate the proposed use or development.	<i>The farm is currently used for horticulture and the subject site forms part of an under-utilized section of the farm. The proposed shed would reinforce the agricultural use of the land and at 1600m² would occupy about 22% of the small farm lot and about 1% of the total combined farm area.</i>
How the use or development relates to rural land use, rural diversification, natural resource management, natural or cultural heritage management, recreation or tourism.	<i>See above comments.</i>
Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.	<i>The land is suitable for the proposed shed and would occupy a small under used portion of the farm overall. Land in the general area is also used for similar purposes and farm sheds are not uncommon.</i>
Whether the use or development is essential to the health, safety or well-being of the State or area but is not appropriate to locate in an urban area because of the effect it may have on existing or proposed urban areas or the effect that existing or proposed urban areas may have on the proposed use or development.	<i>Not applicable</i>
The need to minimize adverse impacts on the character and appearance of the area or features of architectural, scientific or cultural heritage significance, or of natural scenic beauty.	<i>The proposed shed would be located at the northern end of the site and would be constructed in a similar manner using similar materials as other sheds in the area. The colour palette of the shed would be consistent with other built form nearby. It would have no appreciable impact on the character of the area. It would be well setback from the main</i>

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through-road (Diggers Road) by about 200 metres and located towards the end of the informally constructed laneway to which the small farm lot has frontage.

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Rural Issues	Date Plans Provided: 5/07/2022
The maintenance of agricultural production and the impact on the rural economy.	Not applicable.
The environmental capacity of the site to sustain the rural enterprise.	Not applicable.
The need to prepare an integrated land management plan.	Not applicable.
The impact on the existing and proposed rural infrastructure.	Not applicable.
The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agriculture and other land uses.	Not applicable
The protection and retention of land for future sustainable agricultural activities.	The proposed shed is an item of infrastructure that would support the continued use of the farm for horticulture.

The proposed shed would provide support infrastructure for the existing use of the land for agriculture and would contribute to improved agricultural outcomes. This is entirely suitable for this horticultural area.

5.0 Conclusion

Other than the reduced setbacks from the dwelling to the west and the frontage to Edwards Lane, the proposed shed would not appear to require planning permission. There is no issue with the purpose of the structure proposed. It is for an agricultural purpose directly linked to use of land for horticulture. It meets all other setback requirements. The height and size of the built form would be consistent with other agricultural structures in the area. The proposal responds well to the decision guidelines of the zone and is consistent with state and local planning policy. As the proposal is generally in accordance with the provisions of Wyndham Planning Scheme, it is requested that planning permission for this agricultural shed be granted accordingly.

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Clause 15.01-2L-01	
Environmentally Sustainable Development	
Policy Items	<i>Response – 352 Diggers Road Werribee South</i>
Policy Application	
This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.	<i>The agricultural shed is non-residential development.</i>
Objective	
To achieve best practice environmentally sustainable development from the design stage through to construction and operation.	<i>See response to items below.</i>
Strategies	
Facilitate development that minimizes environmental impacts.	<i>The proposed agricultural shed would be sited on an underutilized portion of the farm that is currently used for the external storage of machinery and equipment. Environmental impacts would be minimized and potentially improved through the provision of cover for machinery and equipment.</i>
Encourage environmentally sustainable development that: <ul style="list-style-type: none"> • Is consistent with the type and scale of the development. • Responds to site opportunities and constraints. • Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimize environmental impacts. 	<ul style="list-style-type: none"> • <i>The design approach for the agricultural shed is consistent with the scale and type of development.</i> • <i>The agricultural shed would utilize a portion of the site used for uncovered machinery and equipment storage.</i> • <i>Best practice is applied where possible, with the inclusion of natural lighting, scope for renewable power, stormwater collection etc.</i>
Energy Performance	
Reduce both energy use and energy peak demand through design measures such as: <ul style="list-style-type: none"> • Building orientation. • Shading to glazed surfaces. • Optimizing glazing to exposed surfaces. • Inclusion of or space allocation for renewable technologies. 	<i>The proposed shed does not have any external windows that would require consideration of building orientation, shading etc. However, translucent panels have now been incorporated into the centre of each roof section to allow for consistent light penetration through-out the entire building. The placement of the panels allows space between each translucent roof panel for solar panel installation in the future, if warranted.</i>

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Integrated Water Management	
Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.	<i>Not applicable – there are no fittings and fixtures proposed that require potable water supply.</i>
Encourage the use of alternative water sources (including greywater, rainwater and stormwater).	<i>Not applicable – see above response.</i>
Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.	<i>Not applicable – the site is not in an urban area. However, the stormwater collected from the shed roof would be piped to a proposed water tank allowing for transfer to the nearby dam for use on the farm. Notes added to the site plan confirm that stormwater would be directed to a water tank.</i>
Indoor Environmental Quality	
Achieve a healthy indoor environmental quality, including thermal comfort and access to fresh air and daylight, prioritizing passive design over mechanical heating, ventilation, cooling and lighting.	<i>Not applicable – the agricultural shed is for storage of machinery, equipment and agricultural goods and does not incorporate any indoor facilities for farm operators.</i>
Reduce indoor air pollutants by encouraging use of low-toxicity materials.	<i>Not applicable – see above response.</i>
Minimise noise levels and noise transfer within and between buildings and associated external areas.	<i>Not applicable – the agricultural shed would be located on a farm and would be used for storage of agricultural machinery and goods. The setback from the nearest dwelling has been taken into consideration.</i>
Transport	
Design development to promote the use of walking, cycling and public transport, in that order; and minimize car dependency.	<i>Not directly applicable to an agricultural shed located on a farm in Werribee South agricultural area. However, alternate forms of transport (to the car) are available in the general area.</i>
Promote the use of low emissions vehicle technologies and supporting infrastructure.	<i>The agricultural shed would be connected to electricity supply for the charging of battery equipment and vehicles, where used.</i>
Waste Management	
Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.	<i>The builder's management policy deals with environmentally responsible construction waste disposal, including identification of recyclable materials. Leftover building materials, both steel and concrete, are sent for recycling to appropriate processors. The agricultural shed is not expected to generate operational waste as it is a storage facility.</i>

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Encourage use of durable and re-usable building materials.	<i>The agricultural shed would be constructed entirely of steel, which is a durable and re-usable building material that has the highest recyclable rate of all recyclable materials.</i>
Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.	<i>Not applicable – the agricultural shed does not incorporate any indoor space for farm operators.</i>
Urban Ecology	
Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.	<i>Not applicable – the agricultural shed is for a working farm that contains no natural habitats. No landscaping is proposed.</i>
Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.	<i>Not applicable - The proposal is not located in an urban area.</i>
Encourage the provision of space for productive gardens, particularly in larger residential developments.	<i>Not applicable – no garden area is proposed (the farm is a productive market garden however).</i>
Policy Guidelines – Non-Residential	
A Sustainability Management Plan (including an assessment using BESS/Green Star, STORM/MUSIC or other methods) and a Green Travel Plan for:	<i>See response to elements of the Sustainability Management Plan (SMP) as outlined above. BESS, STORM, MUSIC appear to imply the context is urban, which does not apply in this case. The SMP and Green Travel Plan also assume the building would be occupied, which is not the purpose of the shed.</i>
<ul style="list-style-type: none"> A non residential building with a gross floor area of more than 2000 square metres. 	

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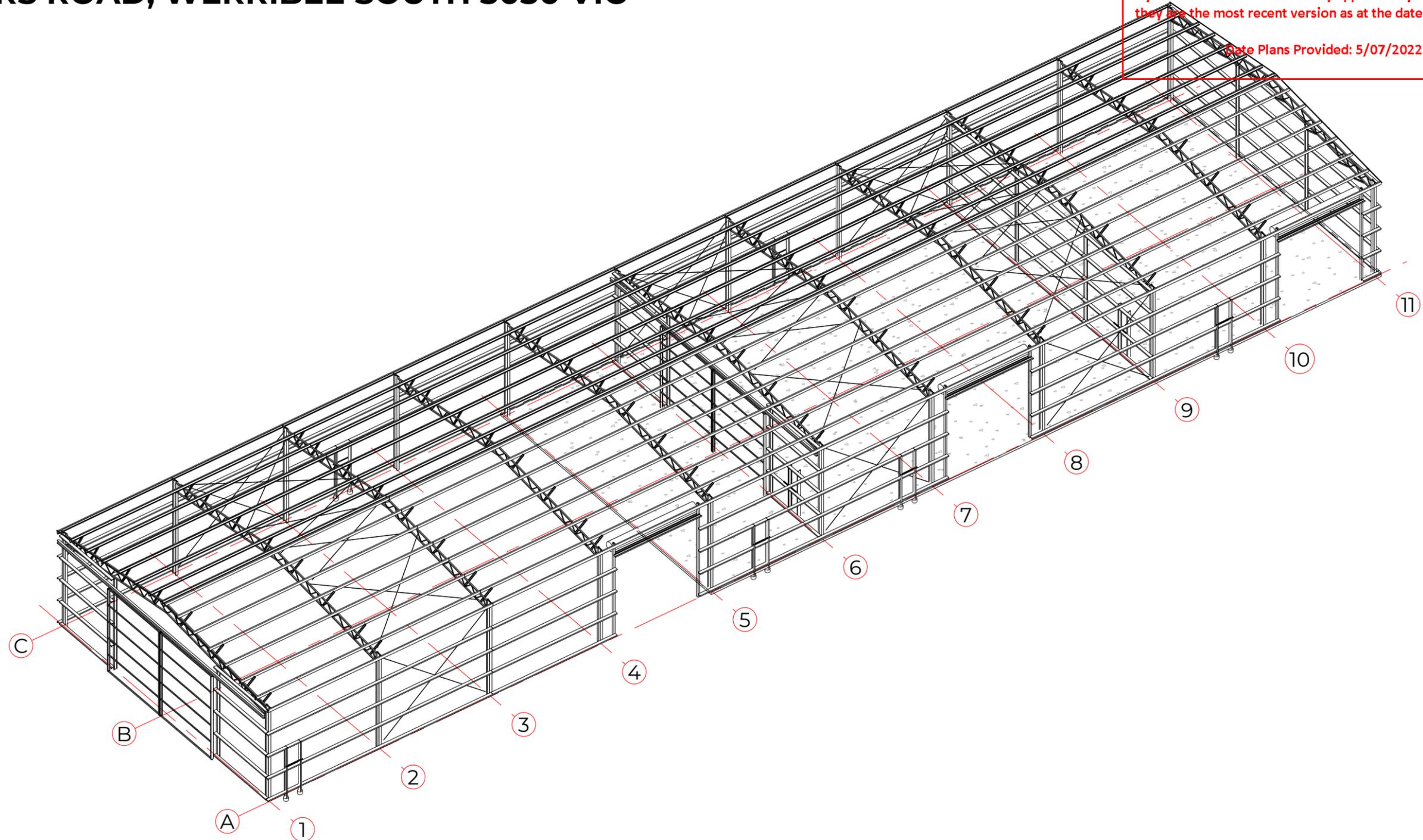
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PROPOSED 80m x 20m x 7m MACHINERY SHED FOR AYDIN VELISHA 320 DIGGERS ROAD, WERRIBEE SOUTH 3030 VIC

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JOB: 21654

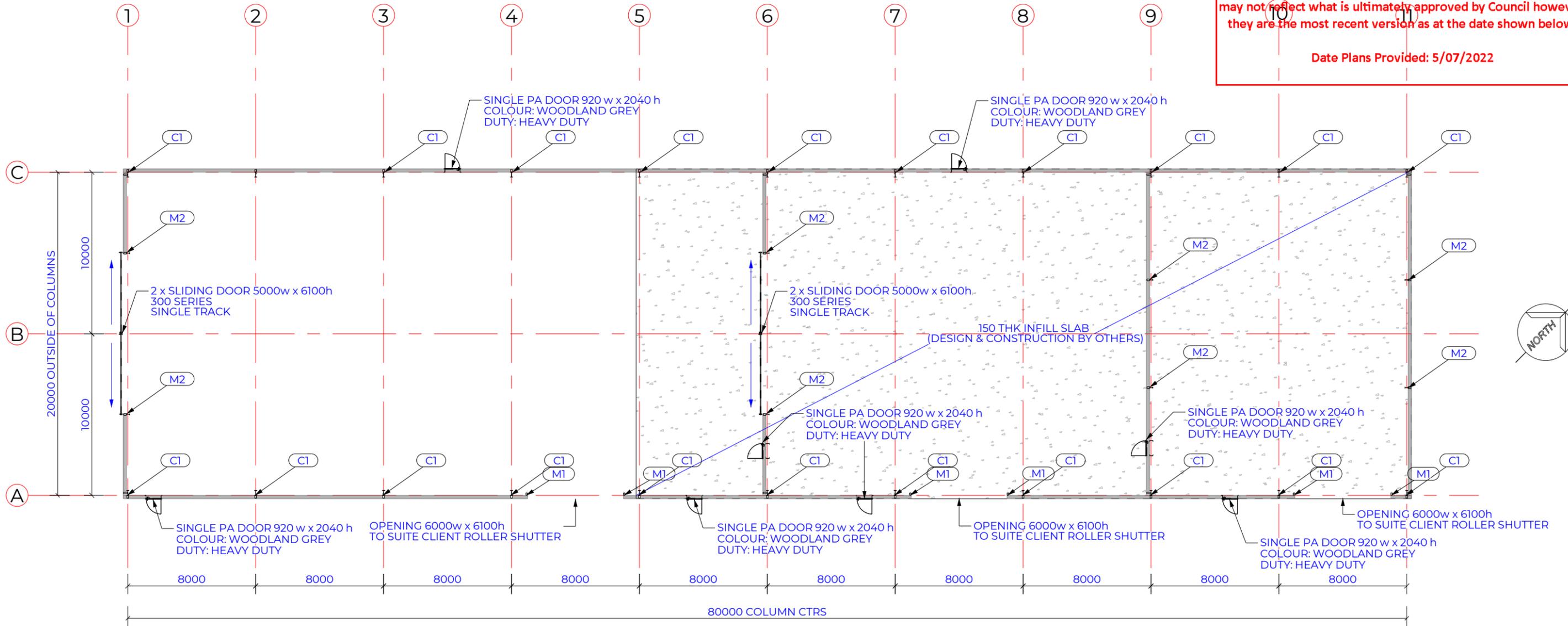
- A1.01 - FLOOR PLAN
- A1.02 - ROOF SHEETING PLAN
- A2.01 - ELEVATIONS
- A3.01 - SECTIONS & DETAILS

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Agricultural

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MEMBER SCHEDULE	
ITEM	NAME
C1	COLUMN
M1	DOOR MULLION
M2	MULLION

**PROPOSED 80m x 20m x 7m MACHINERY SHED
FOR AYDIN VELISHA
320 DIGGERS ROAD, WERRIBEE SOUTH 3030 VIC**

PRELIMINARY

FLOOR PLAN

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

JOB 21654

SHEET A101 REV B

REV	DESCRIPTION	DATE	DRAWN
B	SKYLIGHTS ADDED	27/06/2022	NV
A	PRELIMINARY	13/05/2022	NV

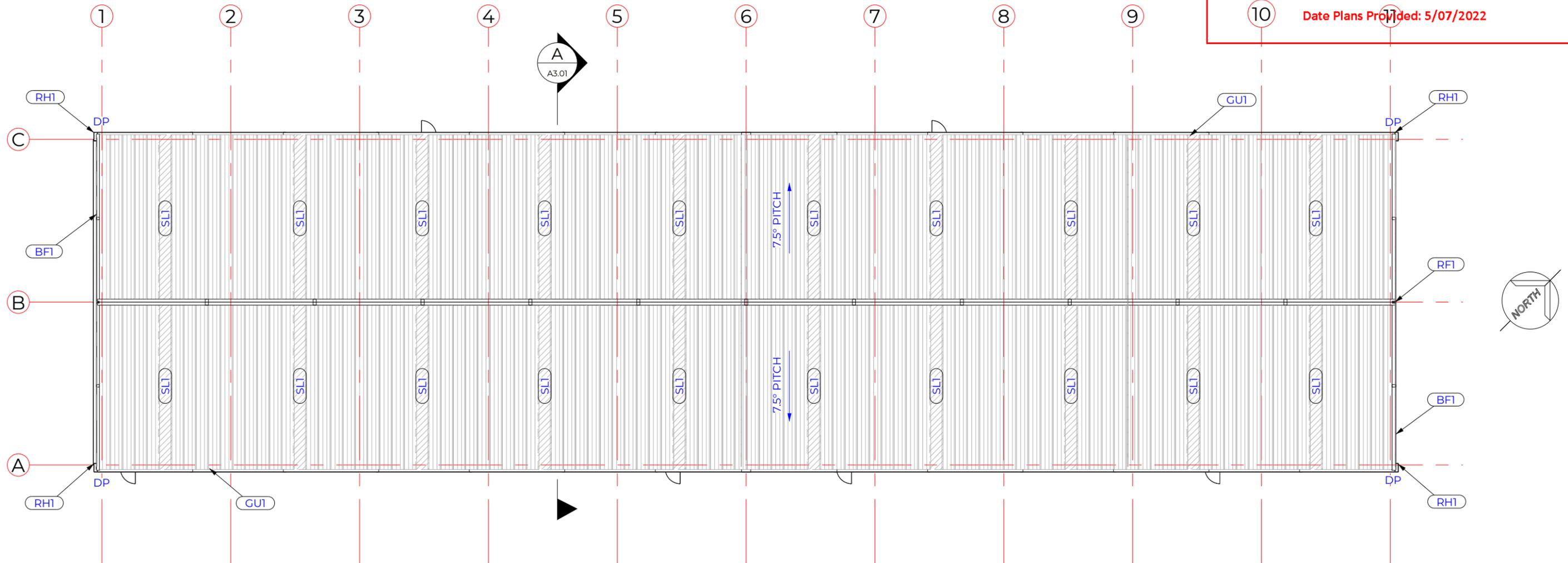
SIZE A3 SCALE 1:250 PAGE 2 OF 5

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Central
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Steel build

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CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		WOODLAND GREY
CF1	CORNER FLASHING		WOODLAND GREY
EF1	EAVE FLASHING		WOODLAND GREY
GU1	TAPERED GUTTER 200		WOODLAND GREY
RF1	V-RIDGE		WOODLAND GREY
RH1	RAINHEAD		WOODLAND GREY
SDF1	SLIDING DOOR FLASHING		WOODLAND GREY
RC1	ROOF CLADDING	0.47-TCT-5RIB	WOODLAND GREY
WC1	WALL CLADDING	0.47-TCT-5RIB	WOODLAND GREY
SL1	WONDERGLASS SKYLIGHT	5RIB-2400-GSM	PEARL

**PROPOSED 80m x 20m x 7m MACHINERY SHED
FOR AYDIN VELISHA
320 DIGGERS ROAD, WERRIBEE SOUTH 3030 VIC**

PRELIMINARY

ROOF SHEETING PLAN

JOB 21654

SHEET A102

REV B

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REV	DESCRIPTION	DATE	DRAWN
B	SKYLIGHTS ADDED	27/06/2022	NV
A	PRELIMINARY	13/05/2022	NV

SIZE A3 SCALE 1:250 PAGE 3 OF 5

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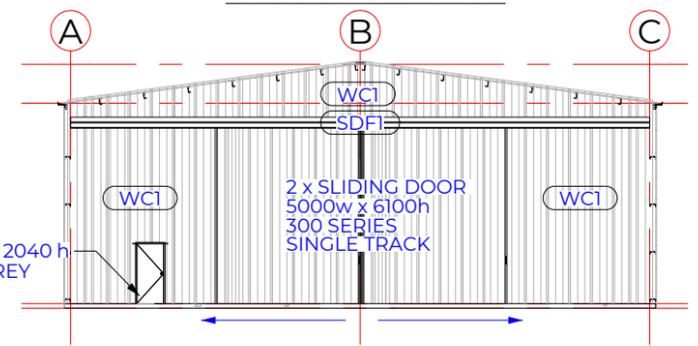
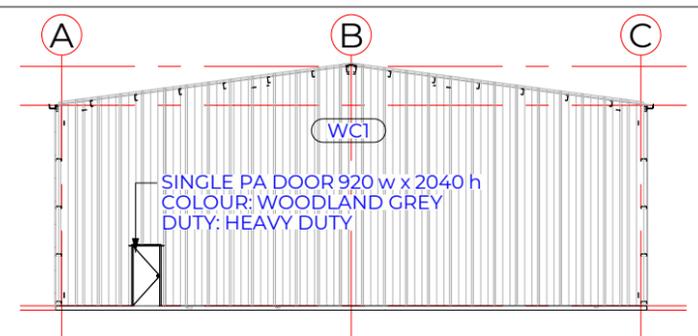
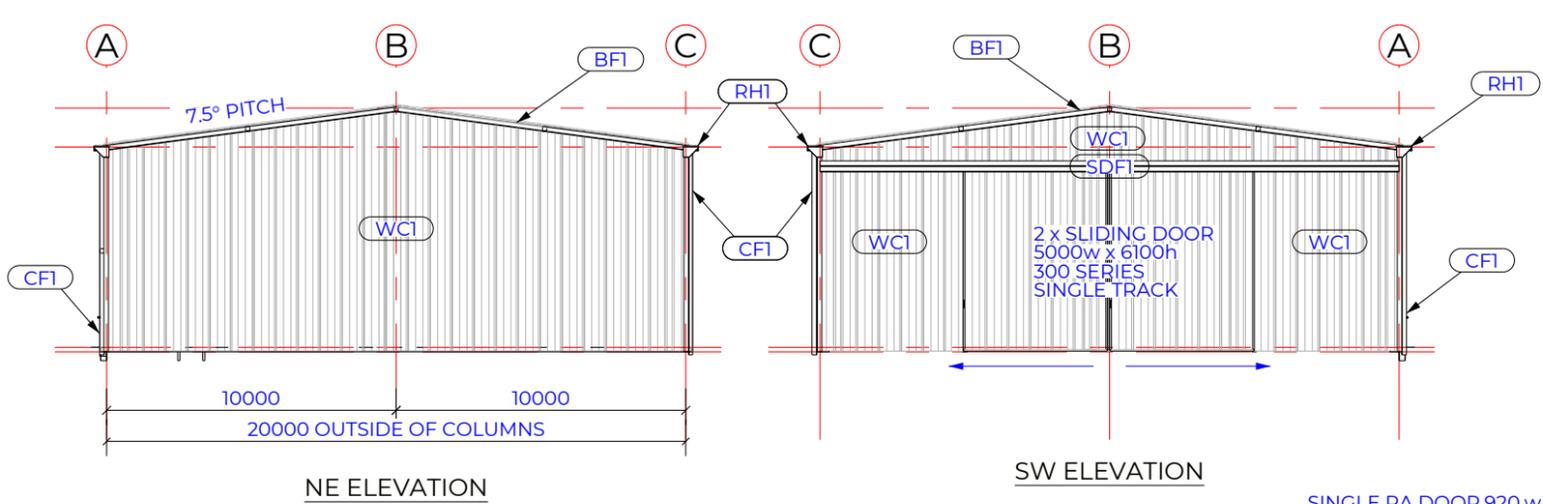
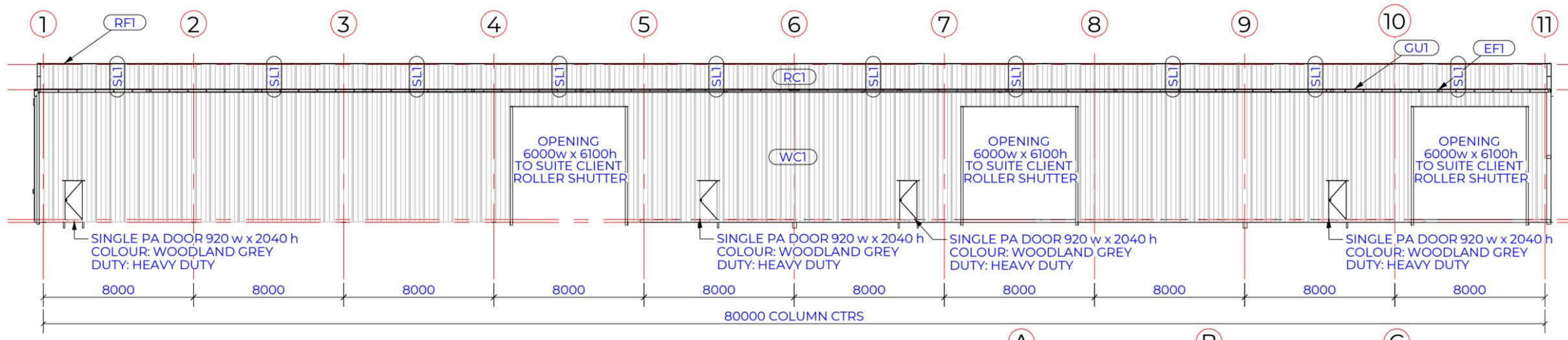
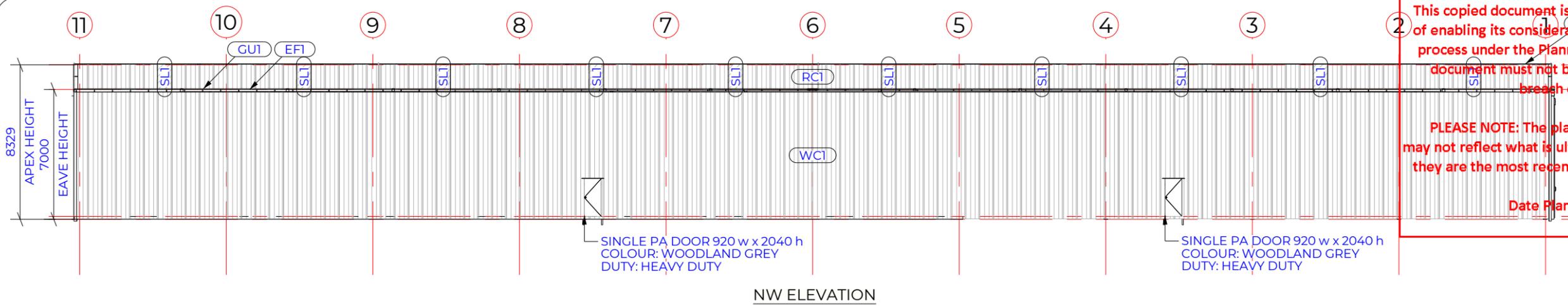
Central
Steel build

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CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		WOODLAND GREY
CF1	CORNER FLASHING		WOODLAND GREY
DF1	DRIP FLASHING		WOODLAND GREY
EF1	EAVE FLASHING		WOODLAND GREY
GU1	TAPERED GUTTER 200		WOODLAND GREY
RF1	V-RIDGE		WOODLAND GREY
RH1	RAINHEAD		WOODLAND GREY
SDF1	SLIDING DOOR FLASHING		WOODLAND GREY
RC1	ROOF CLADDING	0.47-TCT-5RIB	WOODLAND GREY
WC1	WALL CLADDING	0.47-TCT-5RIB	WOODLAND GREY
SL1	WONDERGLASS SKYLIGHT	5RIB-2400-GSM	PEARL

PROPOSED 80m x 20m x 7m MACHINERY SHED
FOR AYDIN VELISHA
320 DIGGERS ROAD, WERRIBEE SOUTH 3030 VIC

PRELIMINARY

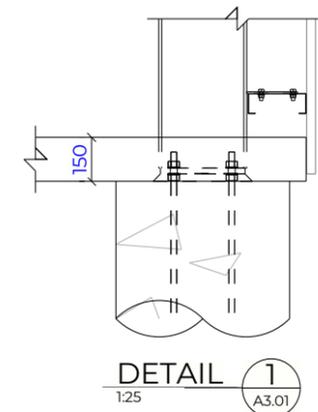
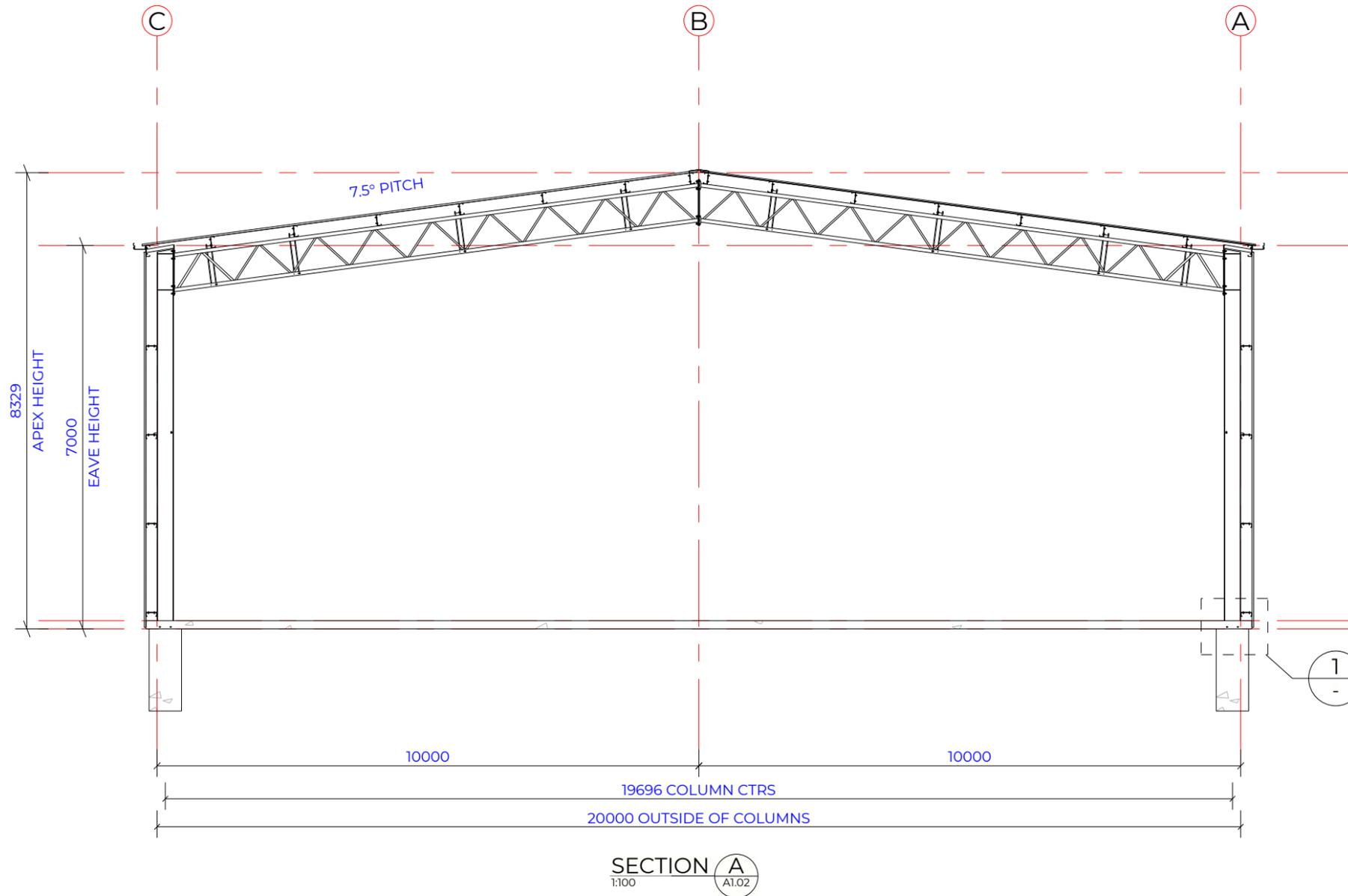
ELEVATIONS		JOB 21654		SHEET A2.01		REV B	
REV	DESCRIPTION	DATE	DRAWN				
	THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB						
B	SKYLIGHTS ADDED	27/06/2022	NV				
A	PRELIMINARY	13/05/2022	NV				



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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: 5/07/2022



**PROPOSED 80m x 20m x 7m MACHINERY SHED
FOR AYDIN VELISHA
320 DIGGERS ROAD, WERRIBEE SOUTH 3030 VIC**

PRELIMINARY

SECTIONS & DETAILS

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

REV	DESCRIPTION	DATE	DRAWN
B	SKYLIGHTS ADDED	27/06/2022	NV
A	PRELIMINARY	13/05/2022	NV

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JOB 21654

SHEET A3.01 REV B

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents
Central
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Steel build