



ATTACHMENTS

**Development Assessment Committee
Meeting**

Under Separate Cover

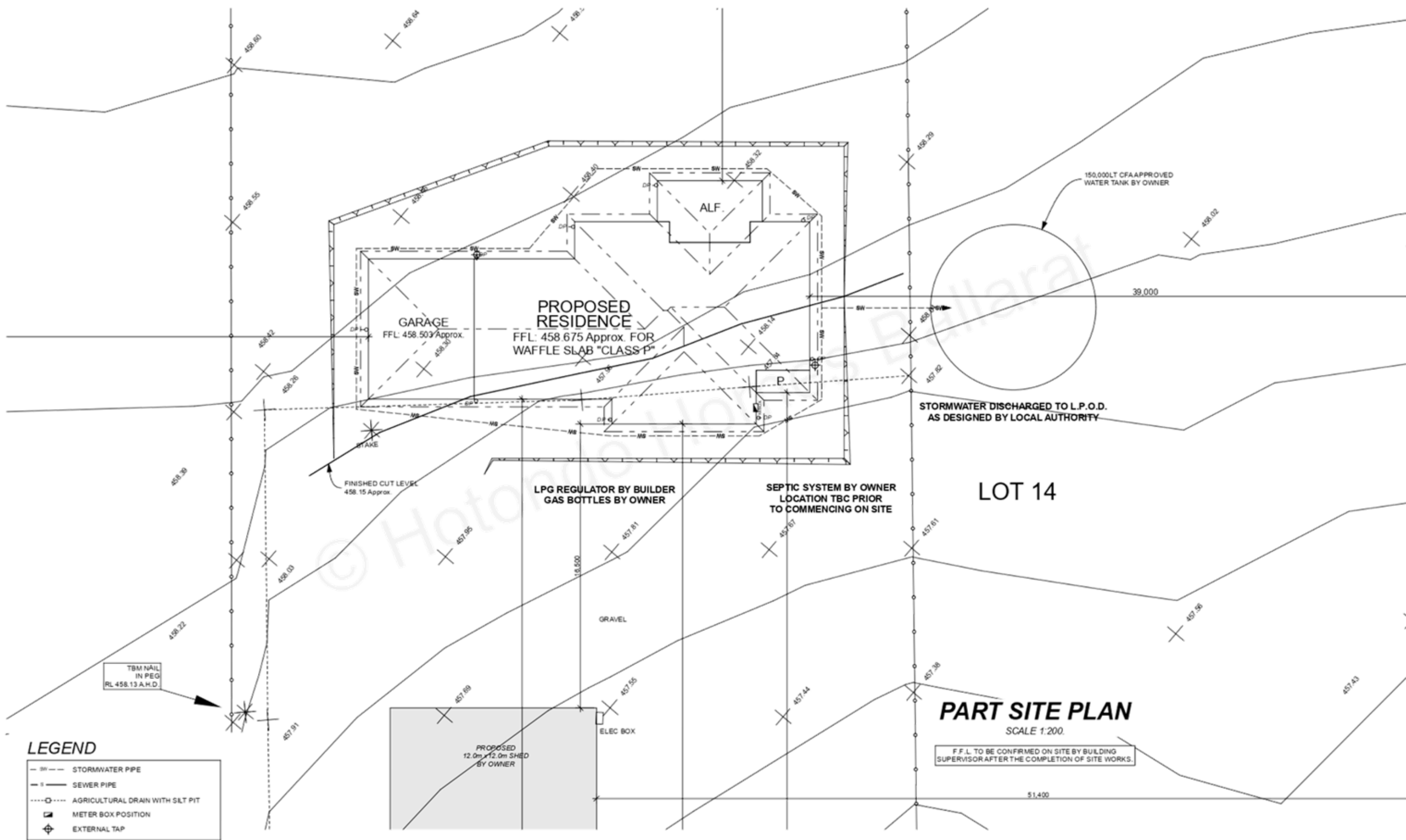
Wednesday, 21 September 2022

Table of Contents

7.1	PA2021251 - Development and Use of a Dwelling and Ancillary Shed in association with an equine enterprise and Earthworks at 99 Corries Lane, Mount Egerton	
	Attachment 1 Site and Dwelling plans	4
	Attachment 2 Shed plan.....	9
7.2	PA2022017 - Buildings and Works Ancillary to an Existing Industry, a Reduction of Car Parking (17 Car Spaces) and a Waiver of Bicycle Parking facilities at 11-13 McPherson Street, Maddingley	
	Attachment 1 Proposed Site plan and Elevation drawings.....	10
7.3	PA2022013 - Variation of Restrictive Covenant AK843052U at 25 View Gully Road, Hopetoun Park	
	Attachment 1 Proposed plans.....	12
7.4	PA2022021- Development of Three Dwellings at 13 Clarinda Street, Bacchus Marsh	
	Attachment 1 Proposed plans.....	15



© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110



LEGEND

---	STORMWATER PIPE
---	SEWER PIPE
---	AGRICULTURAL DRAIN WITH SILT PIT
⊞	METER BOX POSITION
⊕	EXTERNAL TAP

DATE	AMENDMENTS	REV.
10/08/21	SKETCH PLANS ISSUED	A
23/09/21	PRELIMINARY PLANS ISSUED	B
01/12/21	2 ND PRELIMINARY PLANS ISSUED	C
20/01/22	3 RD PRELIMINARY PLANS ISSUED	D
06/08/22	4 TH PRELIMINARY PLANS ISSUED	E



HOTONDO HOMES BALLARAT
36 PRODUCTION DRIVE, ALFREDTON, VICTORIA 3350
PH: (03) 5334 3799 WEB: www.hotondo.com.au

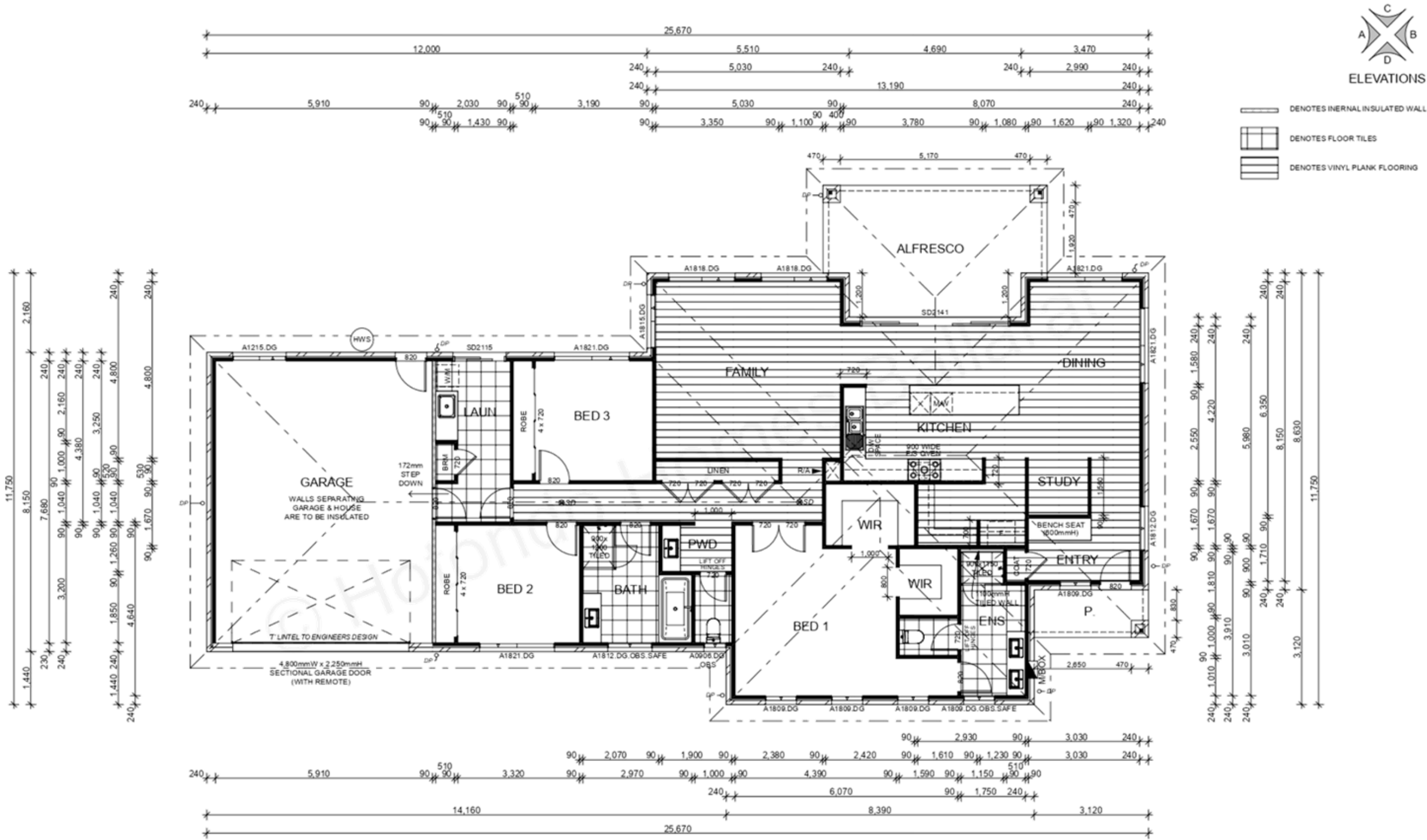
PROPOSED RESIDENCE FOR:
R. CRIPPS & A. PIU

SITE ADDRESS:
LOT 14, CORRIES LANE
MOUNT EGERTON

SKETCH ONLY
(NOT FOR CONSTRUCTION)

AREA	
GROUND FLOOR:	189.83m ²
FIRST FLOOR:	-
GARAGE:	50.12m ²
PORCH:	4.06m ²
ALFRESCO:	20.23m ²
VERANDAH:	-
TOTAL:	264.24m ²
SITE AREA	6.756ha
SITE COVERAGE:	<1%

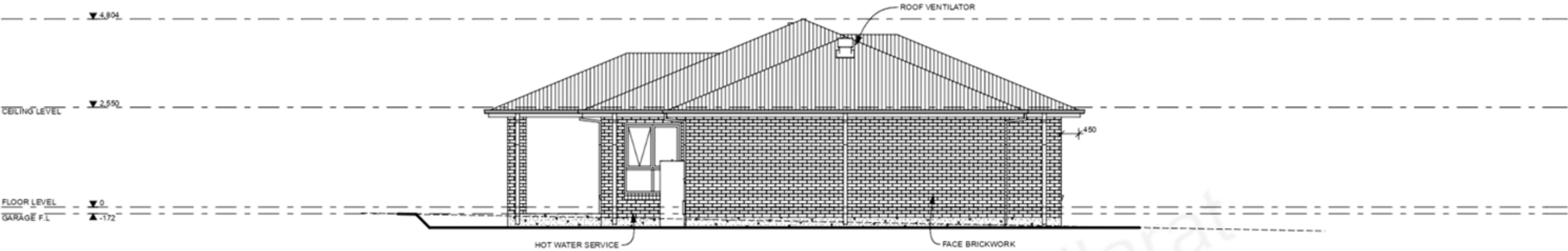
MOD ALDEN 312 - TRADITIONAL SANCTUARY INCLUSIONS
ORIGINAL SHEET SIZE: A3
SHEET No: 3



GROUND FLOOR PLAN
SCALE 1:100

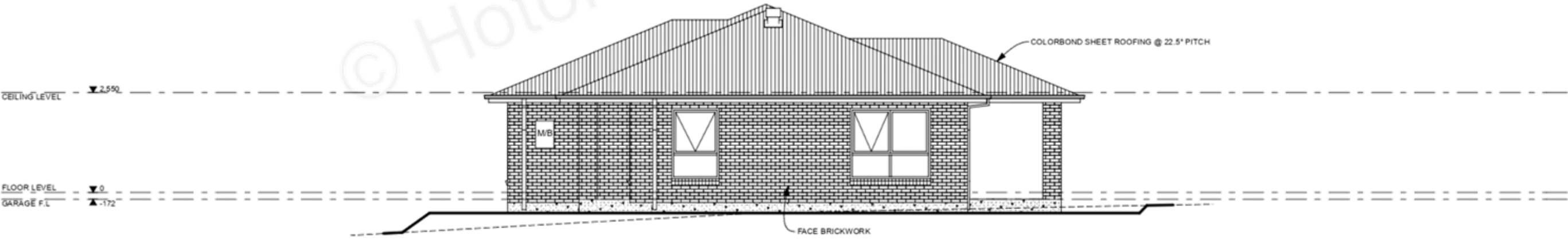
BUSHFIRE ATTACK LEVEL - 12.5
REFER TO SHEET ??? FOR REQUIREMENTS

DATE	AMENDMENTS	REV.				AREA		
10/08/21	SKETCH PLANS ISSUED	A			HOTONDO HOMES BALLARAT 36 PRODUCTION DRIVE, ALFREDTON, VICTORIA 3350 PH: (03) 5334 3799 WEB: www.hotondo.com.au	GROUND FLOOR:	189.83m ²	MOD ALDEN 312 - TRADITIONAL SANCTUARY INCLUSIONS
23/09/21	PRELIMINARY PLANS ISSUED	B				FIRST FLOOR:	-	
01/12/21	2 ND PRELIMINARY PLANS ISSUED	C				GARAGE:	50.12m ²	
20/01/22	3 RD PRELIMINARY PLANS ISSUED	D				PORCH:	4.06m ²	
06/08/22	4 TH PRELIMINARY PLANS ISSUED	E				ALFRESCO:	20.23m ²	
						VERANDAH:	-	ORIGINAL SHEET SIZE: A3
						TOTAL:	264.24m ²	
						SITE AREA	6.756ha	
						SITE COVERAGE:	<1%	SHEET No: 4



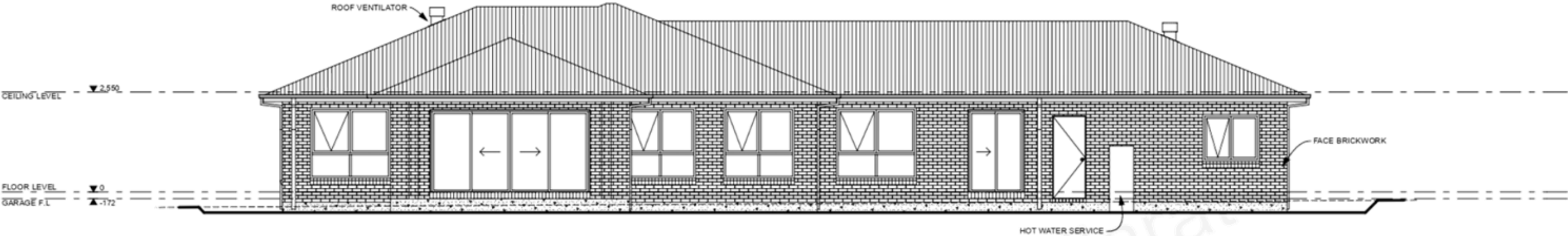
ELEVATION A
SCALE 1:100

WINDOW HEIGHT - 2150mm UNLESS NOTED OTHERWISE
(25x 86mmH BRICK COURSES FROM FFL TO TOP OF ALUMINIUM)



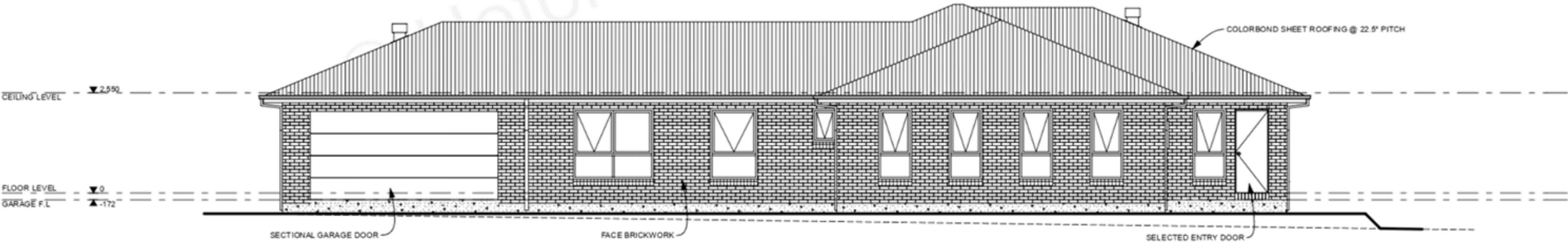
ELEVATION B
SCALE 1:100

DATE	AMENDMENTS	REV.	<div> HOTONDO HOMES BALLARAT 36 PRODUCTION DRIVE, ALFREDTON, VICTORIA 3350 PH: (03) 5334 3799 WEB: www.hotondo.com.au</div>			<div>PROPOSED RESIDENCE FOR: R. CRIPPS & A. PIU</div> <div>SITE ADDRESS: LOT 14, CORRIES LANE MOUNT EGERTON</div>		<div>SKETCH ONLY (NOT FOR CONSTRUCTION)</div>		<div>AREA GROUND FLOOR: 189.83m² FIRST FLOOR: - GARAGE: 50.12m² PORCH: 4.06m² ALFRESCO: 20.23m² VERANDAH: - TOTAL: 264.24m² SITE AREA: 6.756ha SITE COVERAGE: <1%</div>		<div>MOD ALDEN 312 - TRADITIONAL SANCTUARY INCLUSIONS</div> <div>ORIGINAL SHEET SIZE: A3</div> <div>SHEET No: 5</div>	
10/08/21	SKETCH PLANS ISSUED	A											
23/09/21	PRELIMINARY PLANS ISSUED	B											
01/12/21	2 ND PRELIMINARY PLANS ISSUED	C											
20/01/22	3 RD PRELIMINARY PLANS ISSUED	D											
06/08/22	4 TH PRELIMINARY PLANS ISSUED	E											



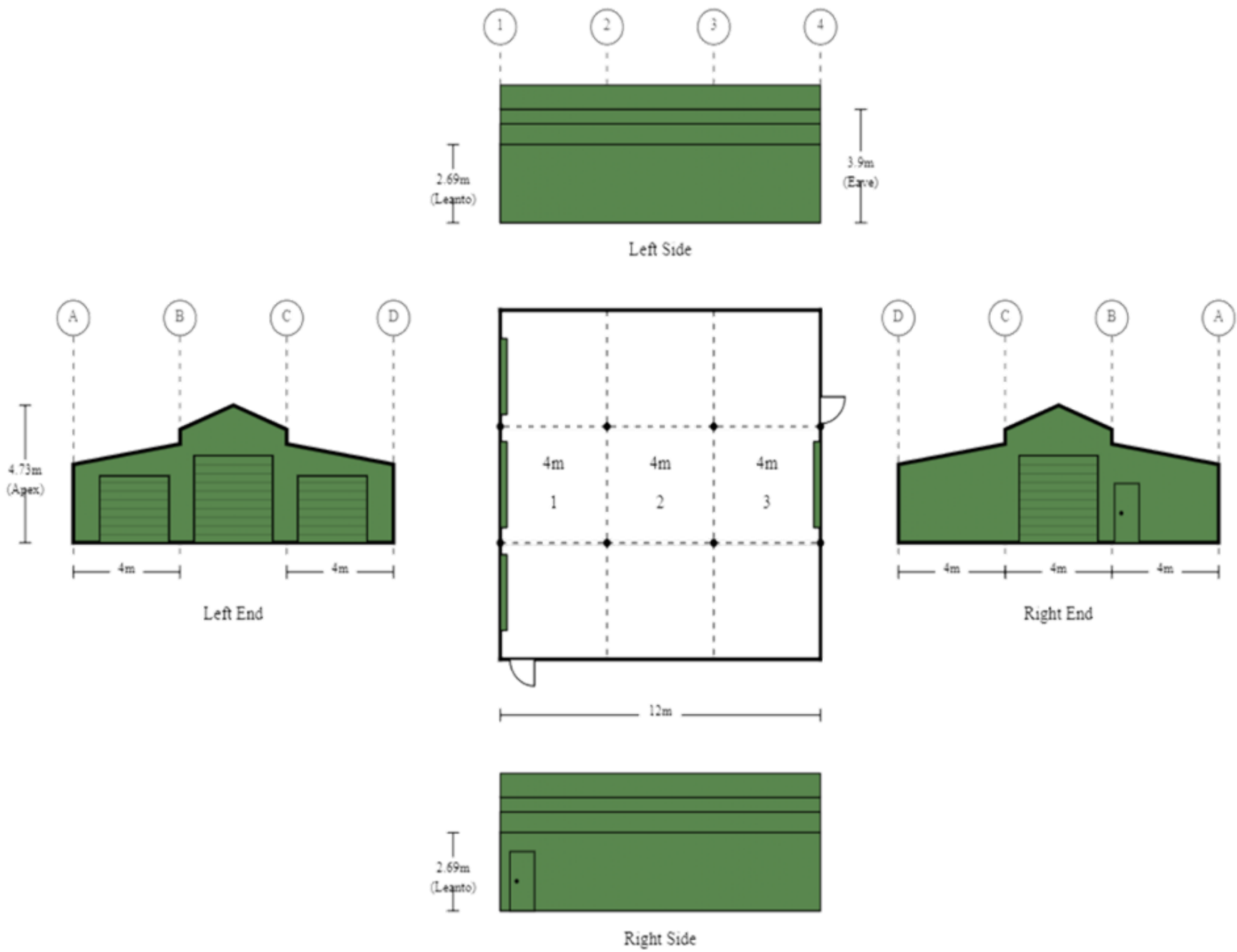
ELEVATION C
SCALE 1:100

WINDOW HEIGHT - 2150mm UNLESS NOTED OTHERWISE
(25x 80mmH BRICK COURSES FROM FFL TO TOP OF ALUMINIUM)

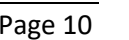


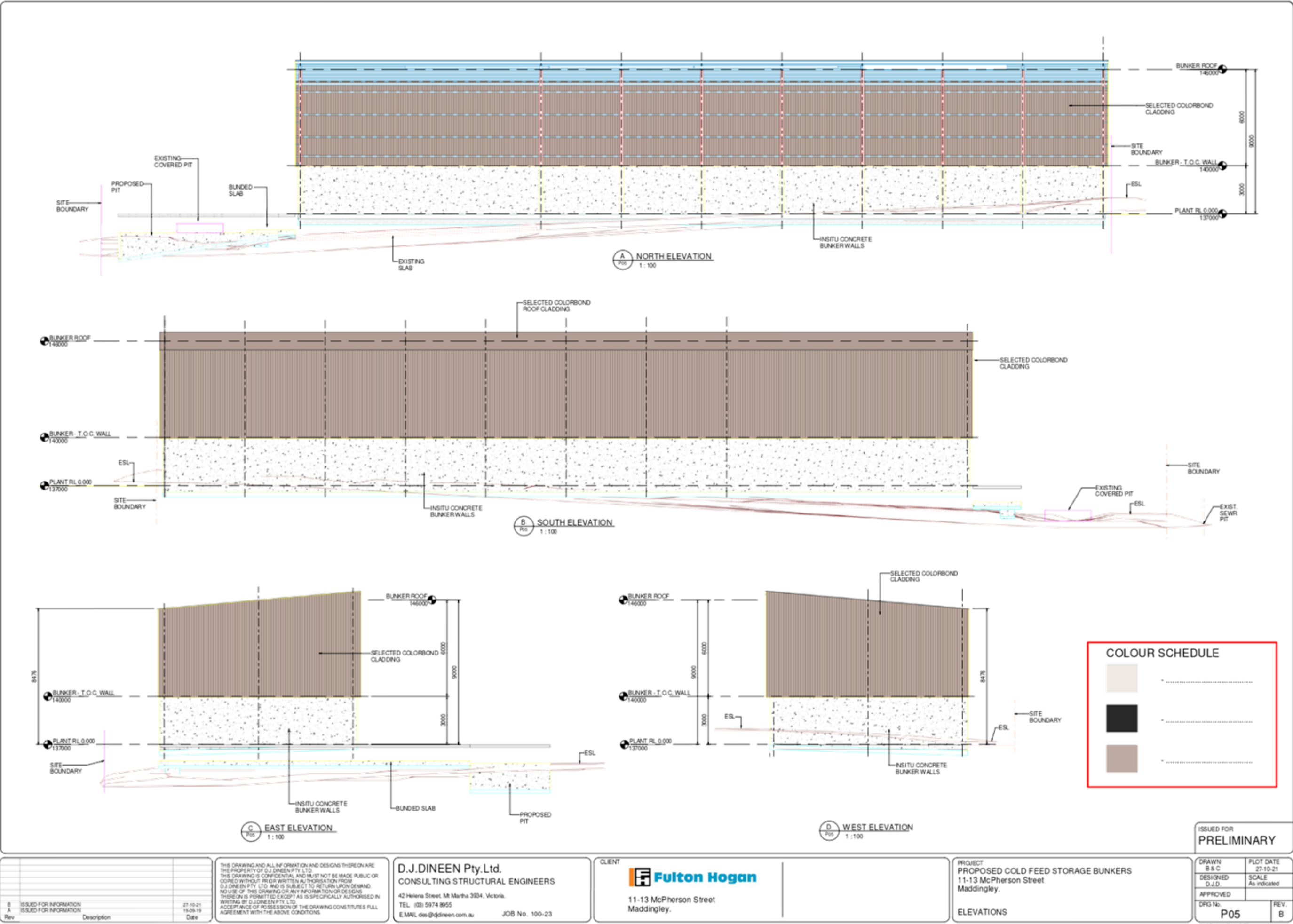
ELEVATION D
SCALE 1:100

DATE	AMENDMENTS	REV.	 HOTONDO HOMES BALLARAT 36 PRODUCTION DRIVE, ALFREDTON, VICTORIA 3350 PH: (03) 5334 3799 WEB: www.hotondo.com.au	PROPOSED RESIDENCE FOR: R. CRIPPS & A. PIU SITE ADDRESS: LOT 14, CORRIES LANE MOUNT EGERTON	SKETCH ONLY <i>(NOT FOR CONSTRUCTION)</i>	AREA		MOD ALDEN 312 - TRADITIONAL SANCTUARY INCLUSIONS ORIGINAL SHEET SIZE: A3 SHEET No: 6
10/08/21	SKETCH PLANS ISSUED	A				GROUND FLOOR:	189.83m ²	
23/09/21	PRELIMINARY PLANS ISSUED	B				FIRST FLOOR:	-	
01/12/21	2 ND PRELIMINARY PLANS ISSUED	C				GARAGE:	50.12m ²	
20/01/22	3 RD PRELIMINARY PLANS ISSUED	D				PORCH:	4.06m ²	
06/08/22	4 TH PRELIMINARY PLANS ISSUED	E				ALFRESCO:	20.23m ²	
						VERANDAH:	-	
			TOTAL:	264.24m ²				
			SITE AREA	6.756ha				
			SITE COVERAGE:	<1%				



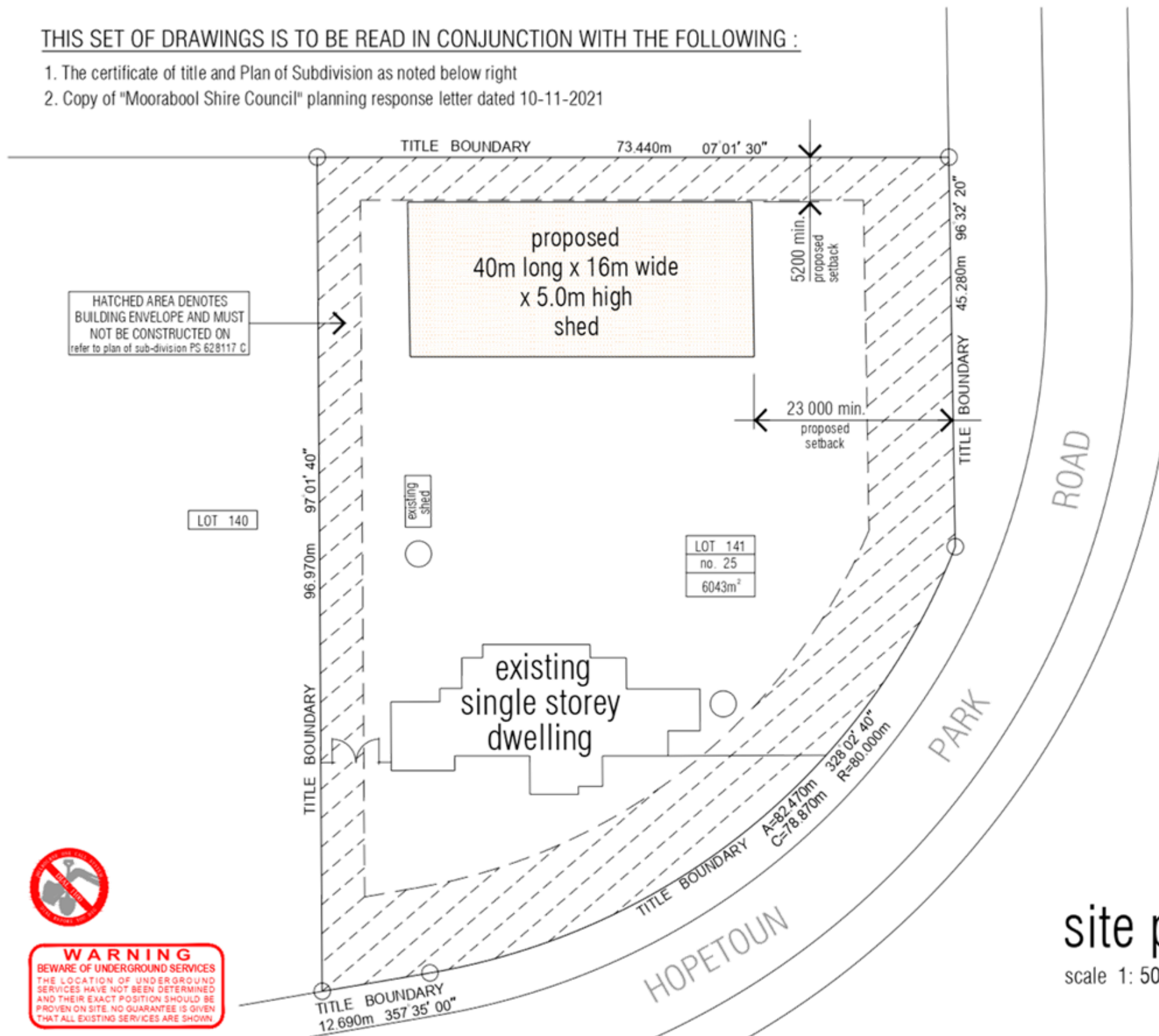
Purchaser Name: Roger Cripps		<div>Layout</div> <div>NOT FOR CONSTRUCTION</div> <div>Not to Scale</div> <div>© Copyright Steelx IP Pty Ltd</div>	<div>Seller: Wide Span Sheds Pty Ltd</div> <div>Wide Span Sheds Pty Ltd</div> <div>Phone: 07 5657 8888</div> <div>Fax: 07 5657 8899</div> <div>Email: admin@sheds.com.au</div>	<div>Apex Engineering Group PTY LTD</div> <div>ACN 632 588 562</div> <div>ME Aust. (Registered NER Structural) 5276680</div> <div>QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;</div> <div>Practising Professional Structural & Civil Engineers</div> <div>Signature:  John Ronaldson</div> <div>Date: 23/07/21</div>
Site Address: Lot 14 Corries Ln Mount Egerton VIC 3352 Australia				
Drawing # WSS2 13387 - 3	Print Date: 23/07/21			





THIS SET OF DRAWINGS IS TO BE READ IN CONJUNCTION WITH THE FOLLOWING :

1. The certificate of title and Plan of Subdivision as noted below right
2. Copy of "Moorabool Shire Council" planning response letter dated 10-11-2021



Site Information	
Zoning	Low Density Residential Zone (LDRZ)
Lot Area	6043m ²
Water Authority 1	Southern Rural Water
Water Authority 2	Western Water
Municipality	Moorabool
Council Property No.	401516
Plan of Subdivision	PS 628117 C
Metway Reference	Map 335 E/ 12
Parish	Merimu

design criteria	
Site Soil Classification	
Wind Rating	
Bushfire Attack Level	
Energy Rating	N/A
Alpine Area	No
Termite Area	
Flood Prone Area	
Designated Land or Works	
Sewerage	Reticulated



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES HAVE NOT BEEN DETERMINED AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

This drawing has been prepared for the use of "Bacchus Marsh Design and Drafting Services" and other authorised persons only. Unauthorised use or reproduction of this plan in either whole or part is strictly prohibited. - copyright. ©

NOTES :

1. This drawing must not be scaled.
2. This drawing shall be read in conjunction with all other drawings in the set for this development and all other relevant drawings, specifications, sketches, computations etc. including those by others.
3. All contractors are to verify all dimensions on site prior to commencing any work or shop detailing or ordering any materials.
4. The Draftsperson / Engineer shall be notified if there are any discrepancies prior to commencing.
5. All materials and workmanship shall conform to the relevant current Australian Standards and National Building Code of Australia.

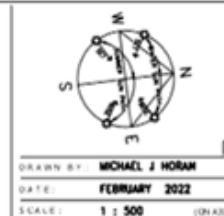
REV / STATUS	DESCRIPTION	DATE
A	ISSUED FOR PLANNING APPROVAL	07-03-2022
B	WIDTH AND OVERALL HEIGHT REDUCED	04-05-2022

Registered Building Practitioner
Architectural - civil - structural
design draftsperson

Registration: N° DP-A022036
Registration: N° DP-S067
ph. mobile : 0407 531 125
ph. office : 53 67 5616
email : mh308@bigpond.net.au



Bacchus Marsh Design and Drafting Services
Michael J Horan



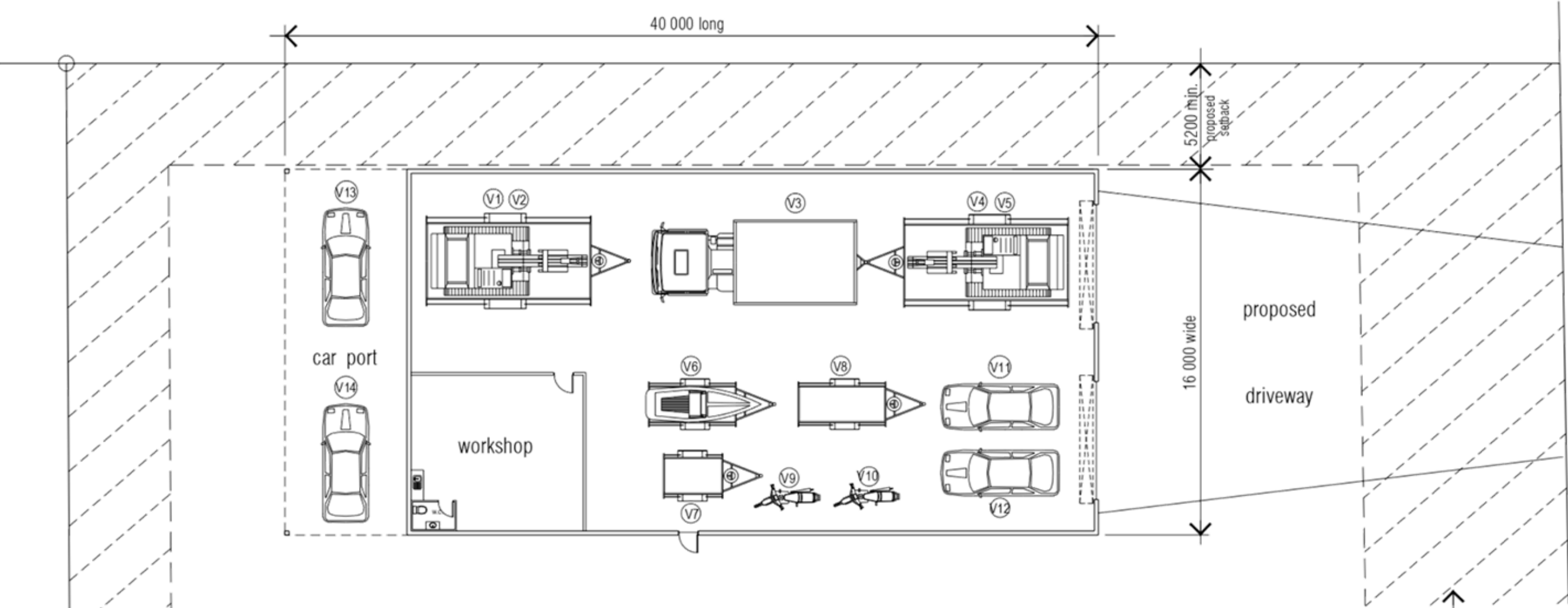
PROJECT : proposed shed
40m long x 16m wide x 5m high

FOR ADDRESS : (lot 141) no. 25 view gully road,
hopetoun park, victoria, 3340

CLIENT : Thomas Quigley & Aleisha Fenech
ph. (m) 0402 088 020 (Thomas)

these drawings are to be read
in conjunction with the
certificate of title
volume : 11455 folio : 273
and
plan of subdivision PS 628117 C

DRAWING TITLE :	
site plan	
DRAWING STATUS :	
TOWN PLANNING not for construction	
ORG. NO. :	SHEET :
21-599	TP02
OF :	REV. STATUS :
4	B



Schedule of motor vehicles to be stored

- | | |
|-----------------------|--------------------------------------|
| V1 Excavator | V9 Motor Bike |
| V2 Float Trailer | V10 Motor Bike |
| V3 Tandem Truck | V11 Hobby Car |
| V4 Excavator | V12 Hobby Car |
| V5 Float Trailer | V13 4 Wheel Drive |
| V6 Boat and Trailer | V14 Family Car |
| V7 Tandem Trailer | V15 Ride on Lawn Mower (not shown) |
| V8 Tandem Car Trailer | V16 Fishing Boat (not shown) |

floor plan

scale 1 : 200

HATCHED AREA DENOTES
BUILDING ENVELOPE AND MUST
NOT BE CONSTRUCTED ON
refer to plan of sub-division PS 628117 C

these drawings are to be read
in conjunction with the
certificate of title
volume : 11455 folio : 273
and
plan of subdivision PS 628117 C



WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND
SERVICES HAVE NOT BEEN DETERMINED
AND THEIR EXACT POSITION SHOULD BE
PROVEN ON SITE. NO GUARANTEE IS GIVEN
THAT ALL EXISTING SERVICES ARE SHOWN

This drawing has been prepared for the use of
"Bacchus Marsh Design and Drafting Services"
and other authorised persons only. Unauthorised use or reproduction of
this plan in either wholly or part is strictly prohibited. - copyright. ©
NOTES :
1. This drawing must not be scaled.
2. This drawing shall be read in conjunction with all other drawings
in the set for this development and all other relevant drawings,
specifications, sketches, computations etc. including those by others.
3. All contractors are to verify all dimensions on site prior to
commencing any work or shop detailing or ordering any materials.
4. The Draftsperson / Engineer shall be notified if there are any
discrepancies prior to commencing.
5. All materials and workmanship shall conform to the relevant current
Australian Standards and National Building Code of Australia.

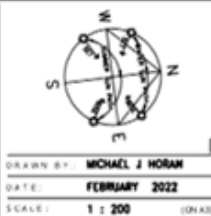
REV / STATUS	DESCRIPTION	DATE
A	ISSUED FOR PLANNING APPROVAL	07-03-2022
B	WIDTH AND OVERALL HEIGHT REDUCED	04-05-2022

Registered Building Practitioner
Architectural - civil - structural
design draughtsperson

Registration N° DP-A022036
Registration N° DP-S067
ph. mobile : 0407 531 125
ph. office : 53 67 5616
email : mh308@bigpond.net.au

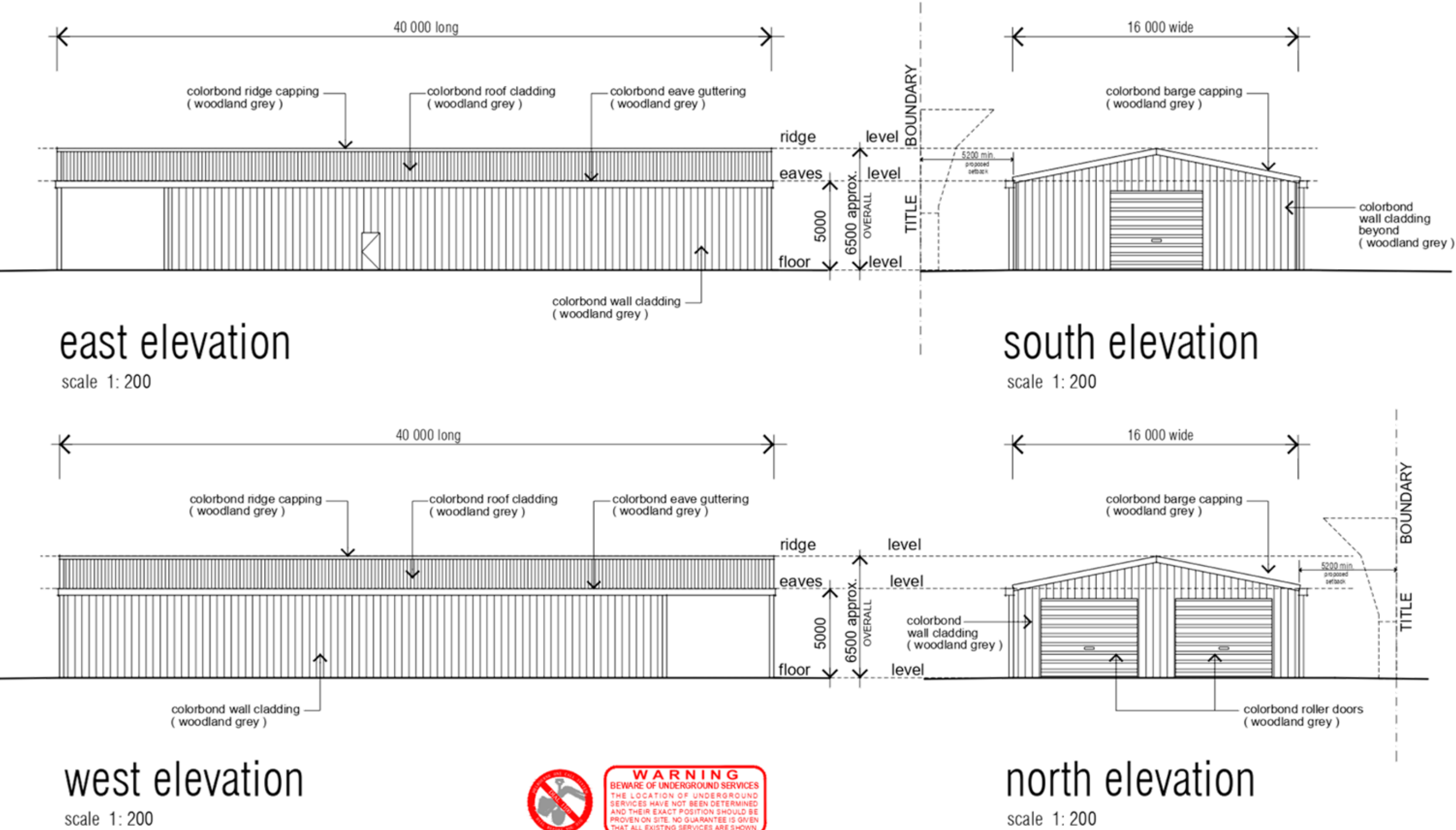


**Bacchus Marsh Design
and Drafting Services**
Michael J Horan



PROJECT :
proposed shed
40m long x 16m wide x 5m high
FOR ADDRESS :
(lot 141) no. 25 view gully road,
hopetoun park, victoria, 3340
CLIENT :
Thomas Quigley & Aleisha Fenech
ph. (m) 0402 088 020 (Thomas)

DRAWING TITLE :
floor plan
DRAWING STATUS :
TOWN PLANNING
not for construction
DRAWING NO :
21-599
SHEET :
TP03
OF :
4
REVISION :
B



This drawing has been prepared for the use of "Bacchus Marsh Design and Drafting Services" and other authorised persons only. Unauthorised use or reproduction of this plan in either wholly or part is strictly prohibited. - copyright. ©

NOTES:

- This drawing must not be scaled.
- This drawing shall be read in conjunction with all other drawings in the set for this development and all other relevant drawings, specifications, sketches, computations etc. including those by others.
- All contractors are to verify all dimensions on site prior to commencing any work or shop detailing or ordering any materials.
- The Draftsperson / Engineer shall be notified if there are any discrepancies prior to commencing.
- All materials and workmanship shall conform to the relevant current Australian Standards and National Building Code of Australia.

REV / STATUS	DESCRIPTION	DATE
A	ISSUED FOR PLANNING APPROVAL	07-03-2022
B	WIDTH AND OVERALL HEIGHT REDUCED	04-05-2022

Registered Building Practitioner
Architectural - civil - structural
design draftsman

ph. mobile : 0407 531 125
ph. office : 53 67 5616
email : mh308@bigpond.net.au

MEMBER
bda
Building Designers
Association Victoria

**Bacchus Marsh Design
and Drafting Services**
Michael J Horan

PROJECT:
**proposed shed
40m long x 16m wide x 5m high**

FOR ADDRESS:
**(lot 141) no. 25 view gully road,
hopetoun park, victoria, 3340**

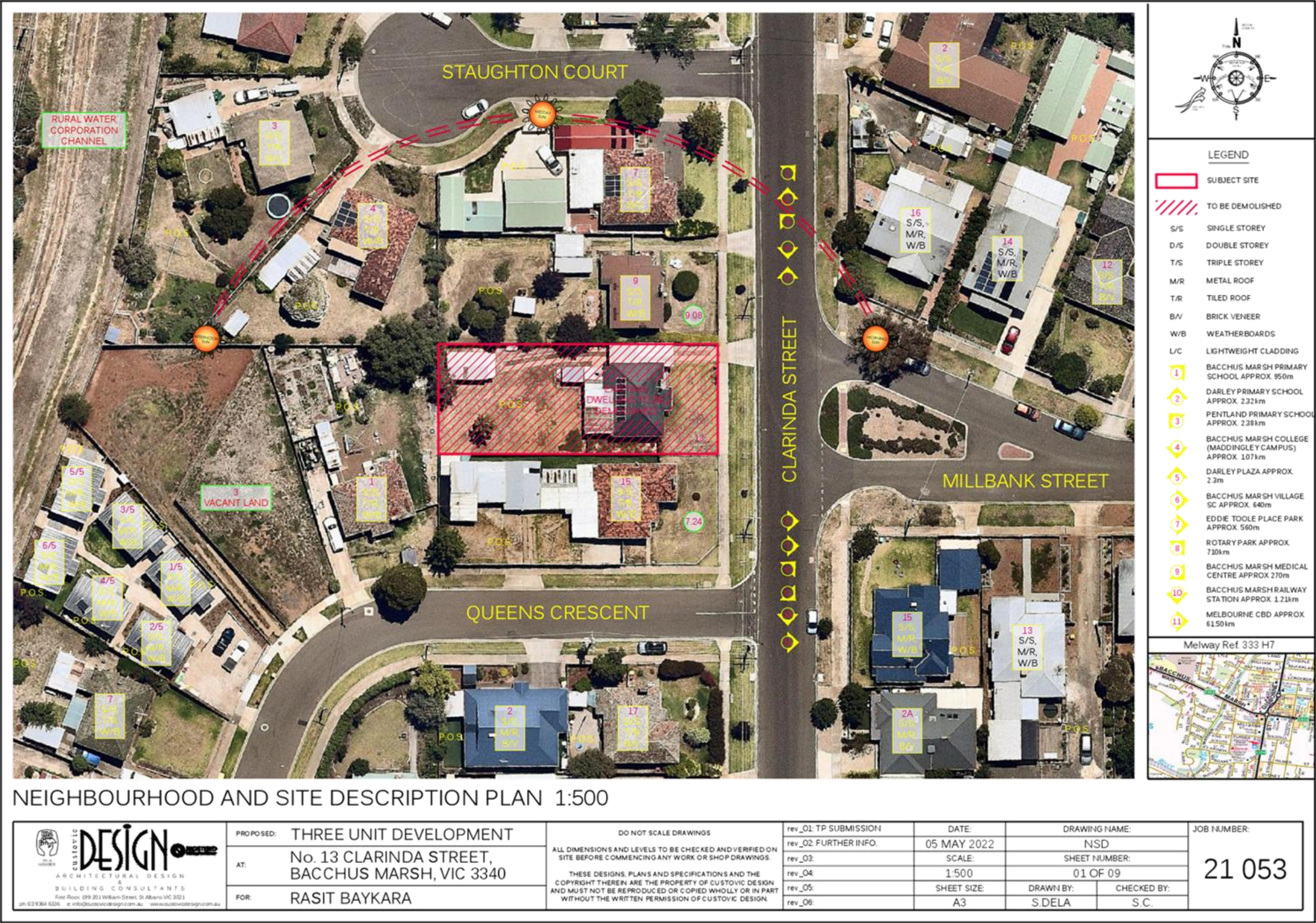
CLIENT:
Thomas Quigley & Aleisha Fenech
ph. (m) 0402 088 020 (Thomas)

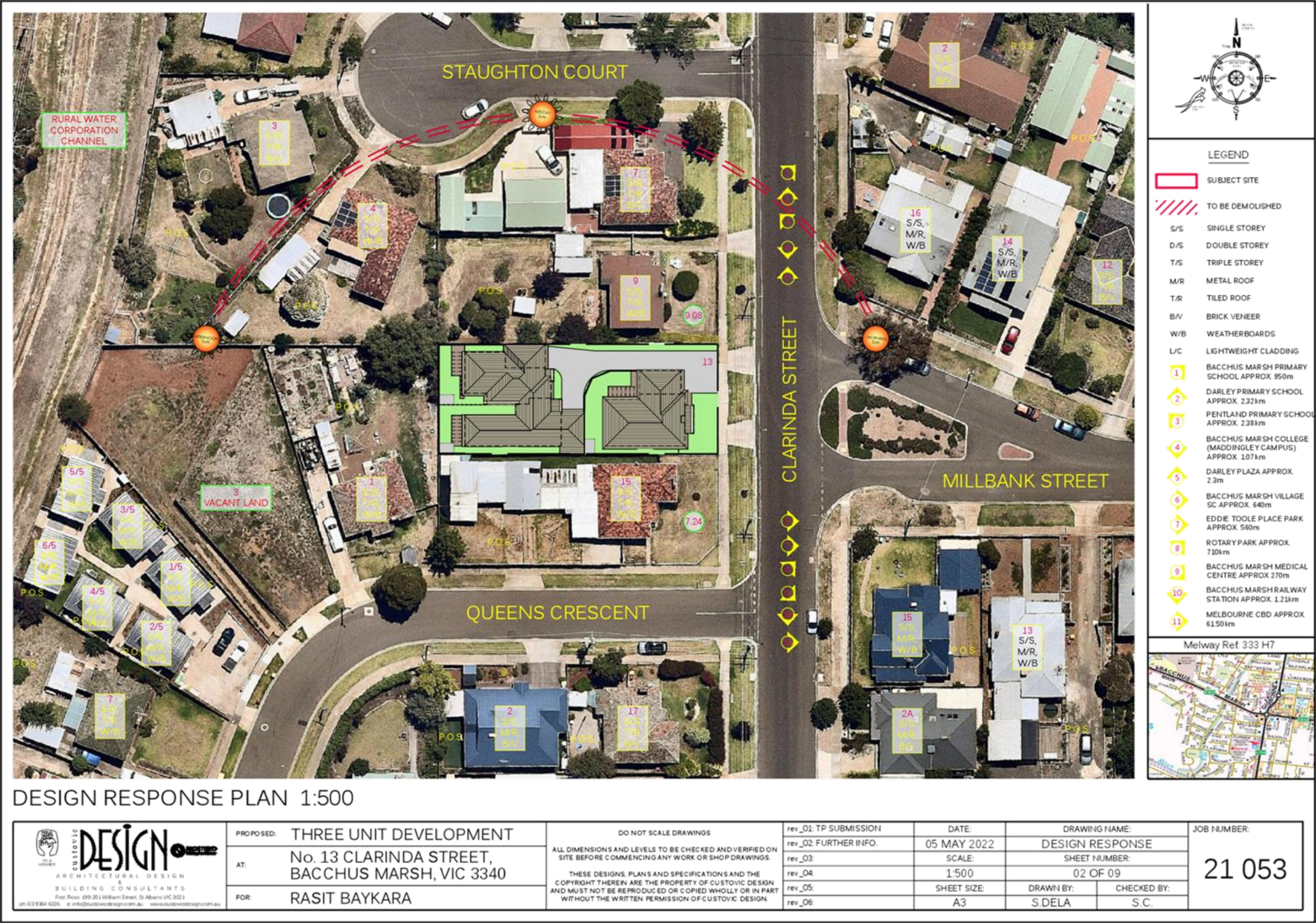
DRAWN BY: MICHAEL J HORAN
DATE: FEBRUARY 2022
SCALE: 1 : 200 (ON A3)

DRAWING TITLE:
elevations

ORG STATUS:
TOWN PLANNING
not for construction

ORG NO: 21-599 | SHEET: TP04 | OF: 4 | REV STATUS: B








VIEWS FROM SITE



 <p>First Floor, 199-201 William Street, St Albans VIC 3021 ph: 03 9364 6336 e: info@custovicdesign.com.au www.custovicdesign.com.au</p>	PROPOSED:	THREE UNIT DEVELOPMENT	DO NOT SCALE DRAWINGS ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS. THESE DESIGNS, PLANS AND SPECIFICATIONS AND THE COPYRIGHT THEREIN ARE THE PROPERTY OF CUSTOVIC DESIGN AND MUST NOT BE REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSION OF CUSTOVIC DESIGN.	rev_01: TP SUBMISSION	DATE:	DRAWING NAME:		JOB NUMBER: 21 053
	AT:	No. 13 CLARINDA STREET, BACCHUS MARSH, VIC 3340		rev_02: FURTHER INFO.	05 MAY 2022	DESIGN RESPONSE		
	FOR:	RASIT BAYKARA		rev_03:	SCALE:	SHEET NUMBER:		
				rev_04:	1:500	03 OF 09		
				rev_05:	SHEET SIZE:	DRAWN BY:	CHECKED BY:	
				rev_06:	A3	S.DELA	S.C.	

