



# **ATTACHMENTS**

**Development Assessment Committee  
Meeting  
Under Separate Cover  
Wednesday, 15 June 2022**



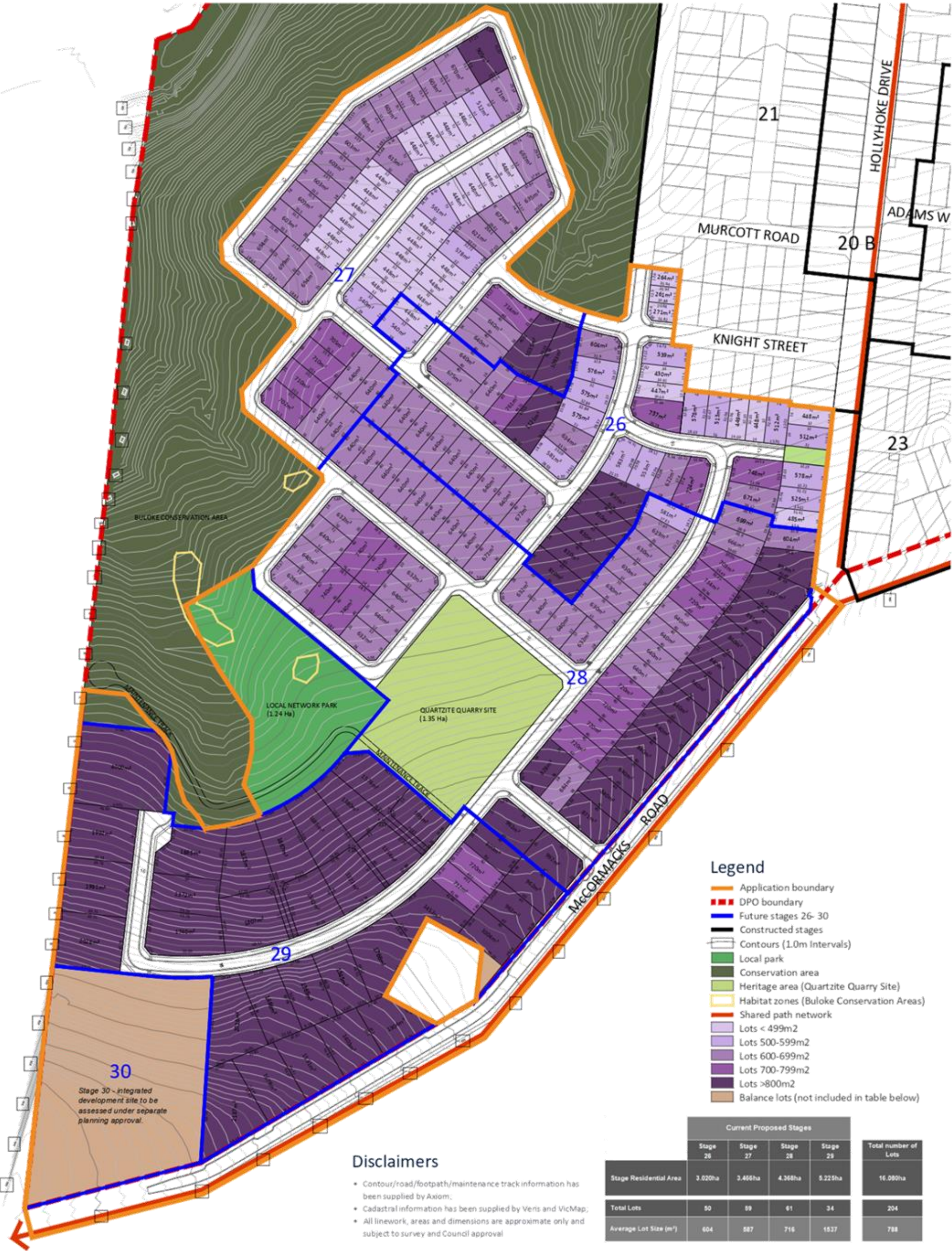
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7.3	PA2021164 - Multi-Lot Subdivision, Development of Three Dwellings on lots less than 300sqm and Removal of Native Vegetation at McCormacks Road, Maddingley (Stages 26-29 Stonehill Estate)	
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Subdivision Concept Plan Stages 26-29

Stonehill, Bacchus March

Date Issued: 19/04/2022 | Revision: G  
SMEC Project Reference: 30040587P  
Drawn by: J. Scriven | Checked by: J. Scriven



Urban Communities

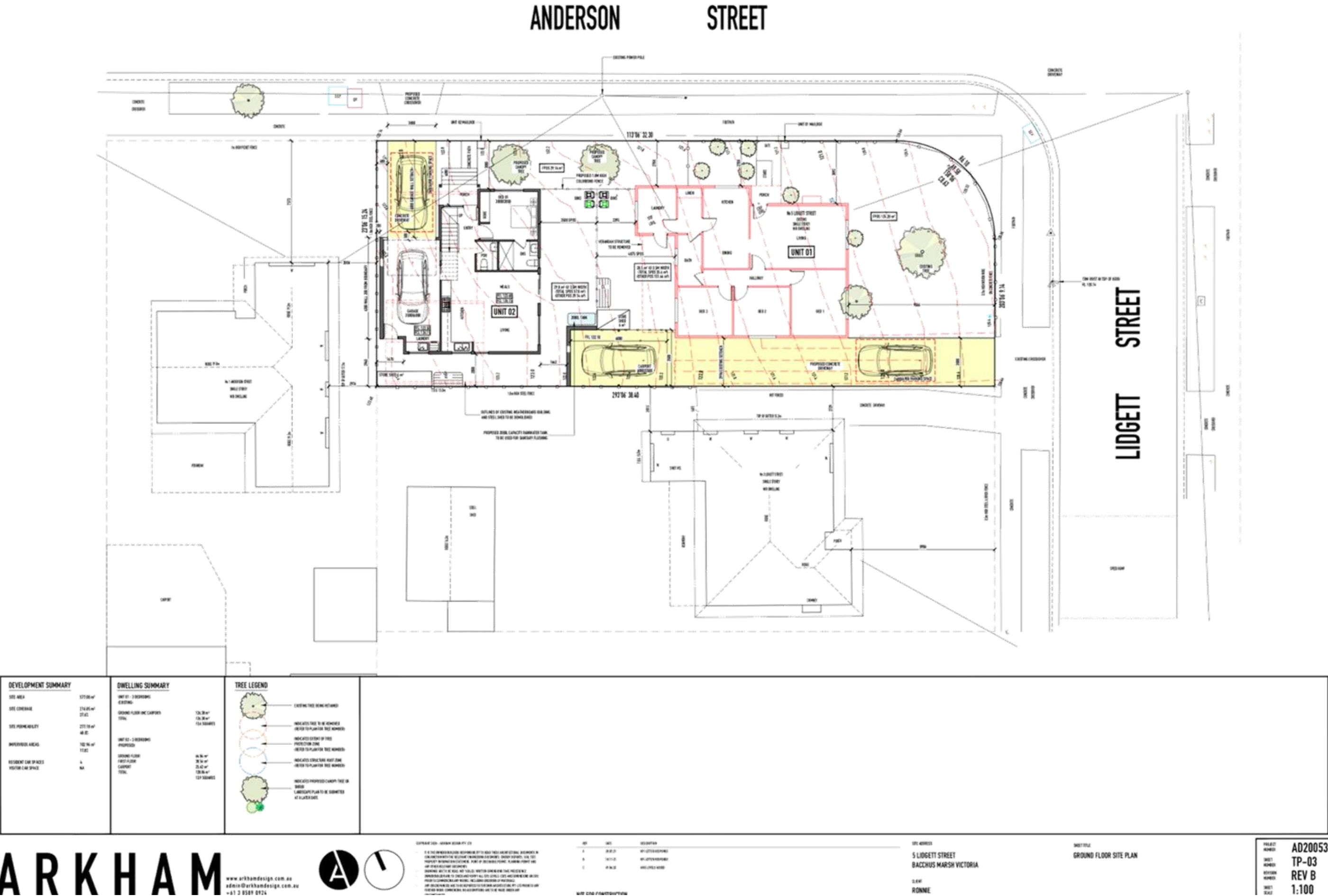


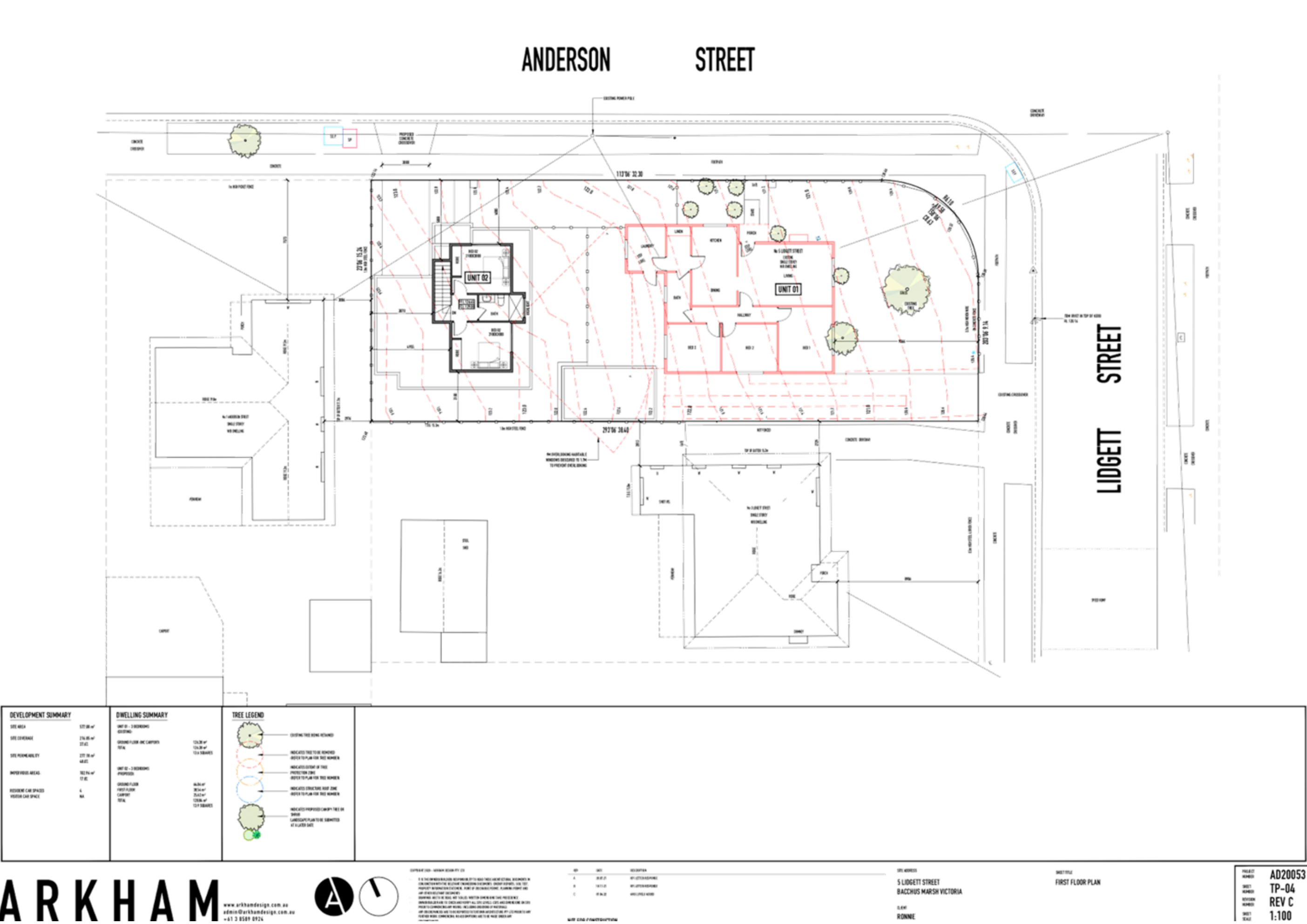


**West Maddingley Development Plan – Detailed Assessment**

<b>West Maddingley Development Plan and Council's Minutes dated 20 July 2011</b>	<b>Proposed Stages 26-29 – Stonehill Development</b>
<b>Open space contributions:</b>	
At least 5% of the land shall be set aside for public open space purposes. Excluded areas are:	<p>All open spaces throughout the subdivision make up the 5% requirement. In total more than 5 % of unencumbered open spaces are provided to the residential development.</p> <p>The proposed Stages 26-29 contain two open spaces, one being an existing quarry which will be utilised passively and one within the conservation reserve which will include a playground. This total 1.24ha which adds to the already provided open spaces in previous stages.</p>
Areas of designates buffers and no development areas – adequate setbacks from the escarpment and environmentally sensitive areas	The residential lots are setback from the escarpment by the provision of revegetation along the escarpment boundaries and buffered by the proposed maintenance track.
<b>Lot sizes:</b>	
<p>Conventional lot sizes, ranging between 350 to 1,000sqm.</p> <p>Medium density residential, consisting of multi dwelling development sites or terrace lots, ranging between 200 to 300sqm.</p> <p>Large residential lots, ranging between 1,000 to 2,000sqm.</p> <p>The approved development plan states that medium and conventional lots are not excluded but has the intention that majority of the lots should be between 1,000-2,000sqm.</p>	The permit area is located on land identified for larger, more conventional lot sizes. The proposed lots sizes are increased in steep areas e.g. in Stage 29, majority of the proposed lots are above 1000sqm. To encourage diversity in lots sizes, lots are reduced in size on more gentle slopes. The Development Plan makes provision for flexibility where lots sizes can be determined dependent on the slope of the land.
<b>Interface</b>	The site is interfaced by a conservation reserve along the northwest, an emerging residential development to the east and vacant bushfire prone open spaces to the west. McCormacks Road is located south of the site which is bounded by the Bacchus Marsh Golf Course. The interface treatments include a full road reserve

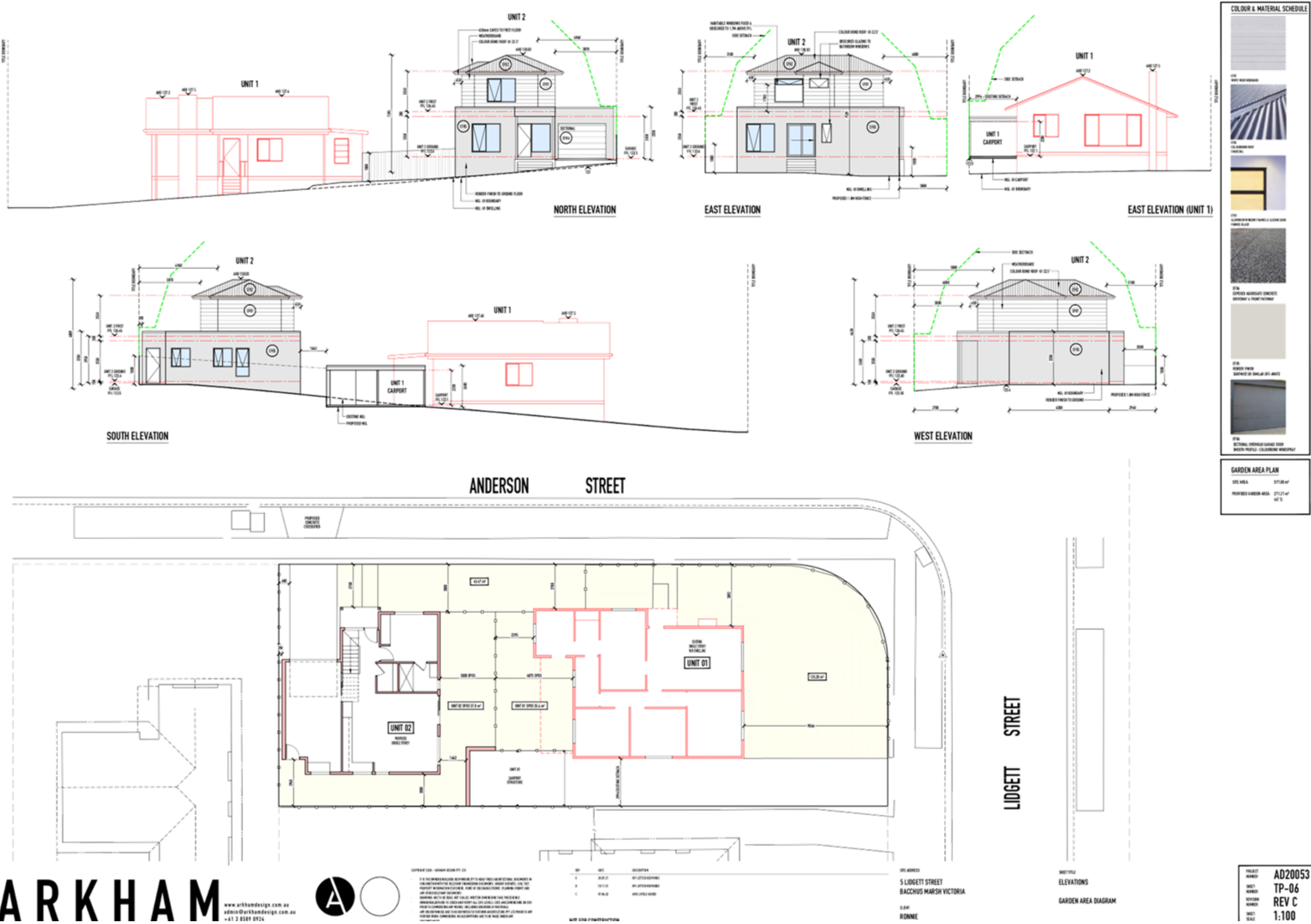
	along McCormacks Road, fencing and landscaping from the water tank, a 4m wide shared path and revegetation works around the conservation reserve. Earthworks to construct the local park will provide an additional buffer from the escarpment to the proposed lots. The proposal subdivision provides an acceptable interface with escarpment and site constraints.
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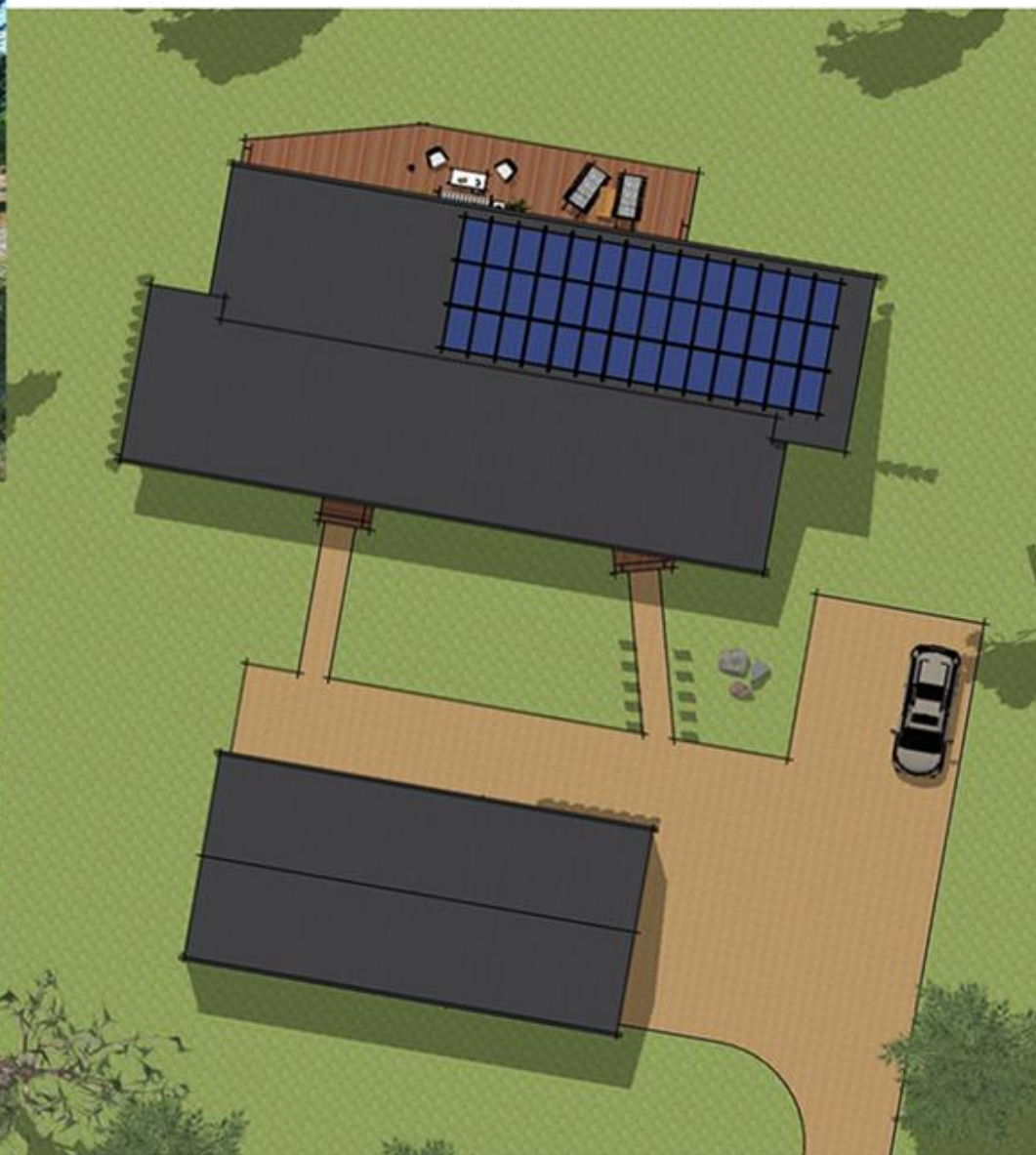










**DRAWING SCHEDULE**

TP.001 SITE PRECINCT PLAN  
TP.101 SITE ANALYSIS / DESIGN RESPONSE  
TP.201 BUILDING SITE PLAN  
TP.301 GROUND FLOOR PLAN  
TP.302 ELEVATIONS E&S  
TP.303 ELEVATIONS W&N  
TP.401 GARAGE/SHED PLAN  
TP.402 GARAGE/SHED ELEVATIONS  
TP.501 3D-IMPRESSIONS

**LOT 23 LP98699 BETSONS ROAD - mount doran**

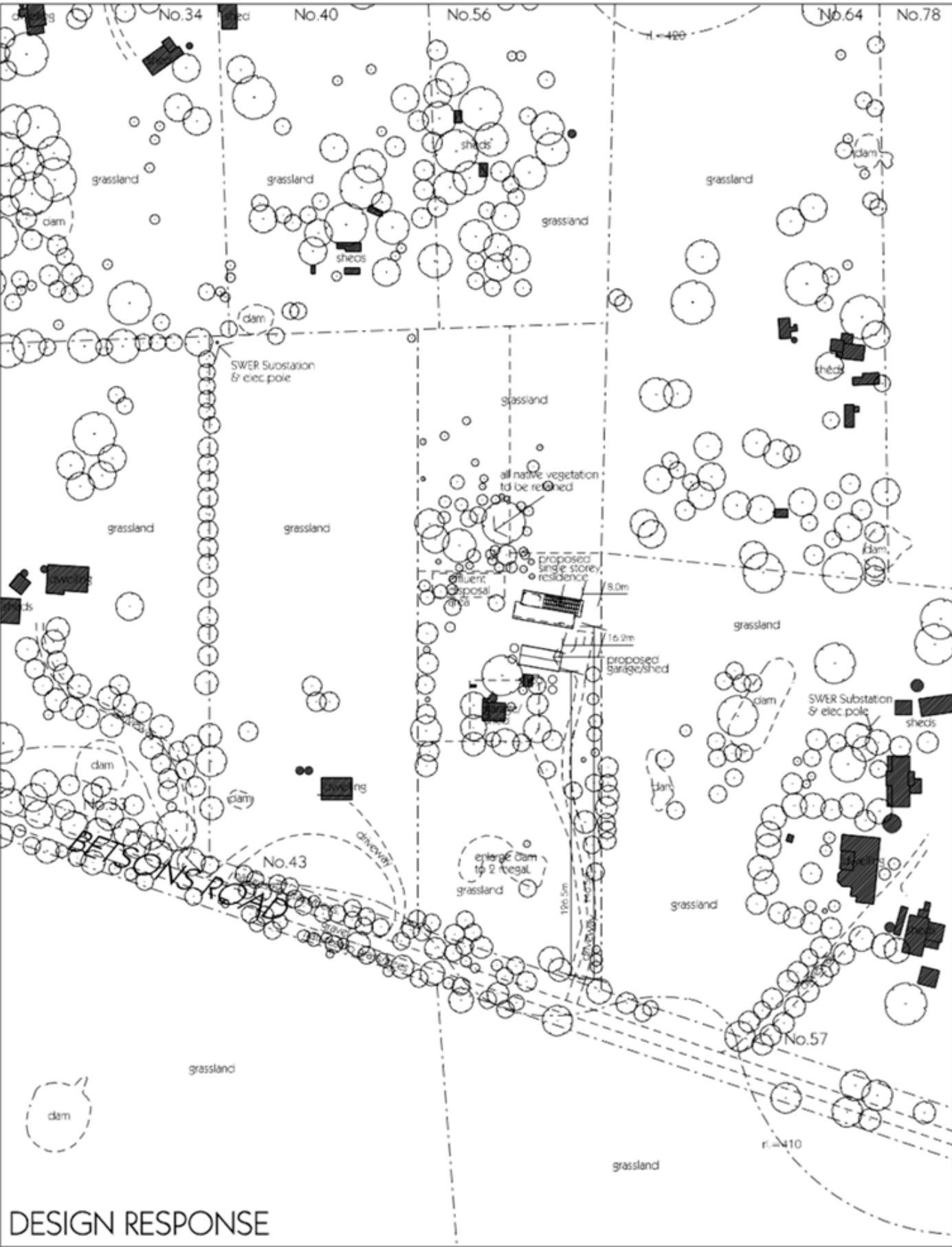
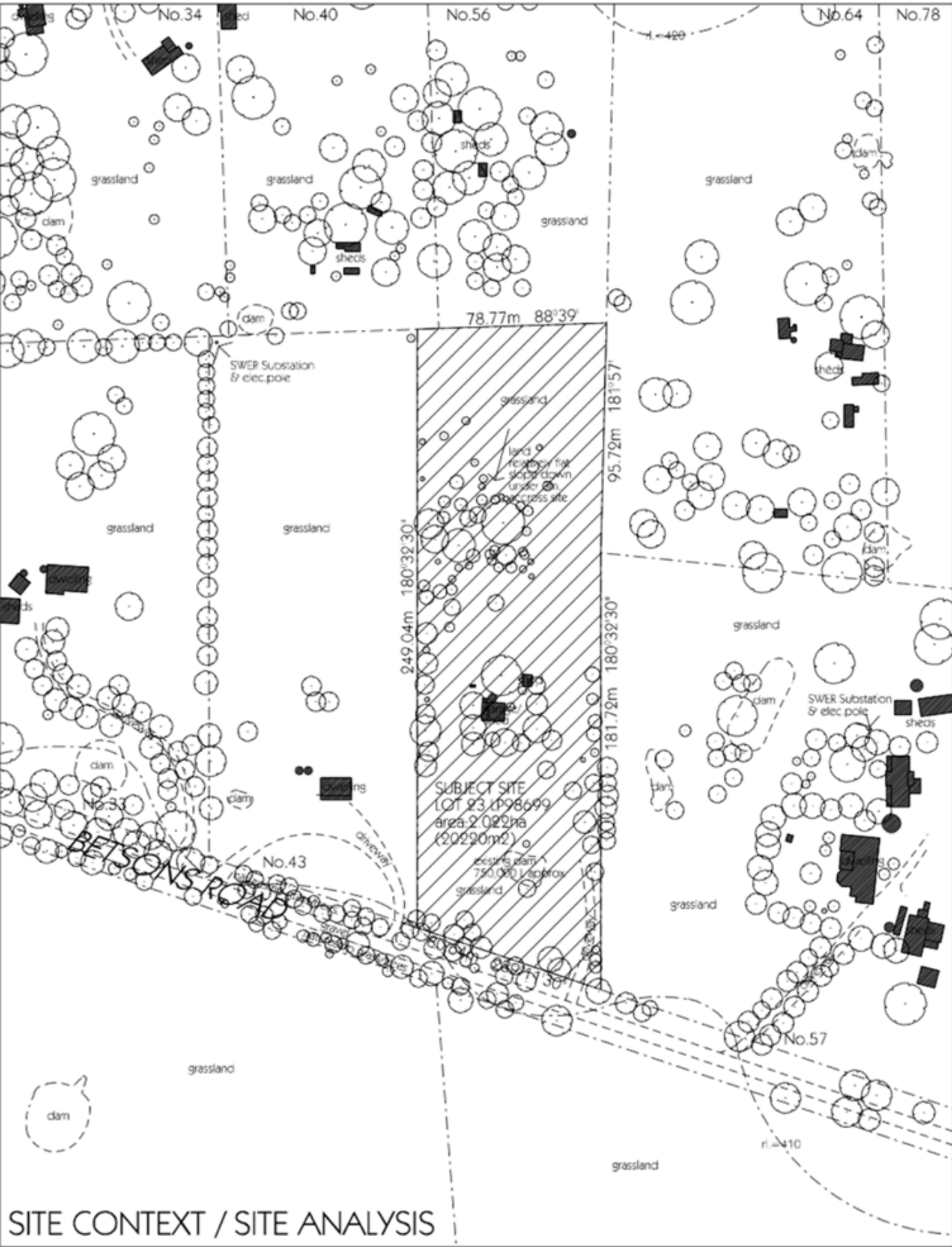
Ronnie Reissenweber & Julie Stephens

TOWN PLANNING SUBMISSION  
AUGUST 2021  
21.004









SITE CONTEXT / SITE ANALYSIS

DESIGN RESPONSE

SITE ANALYSIS / DESIGN RESPONSE - TP.101

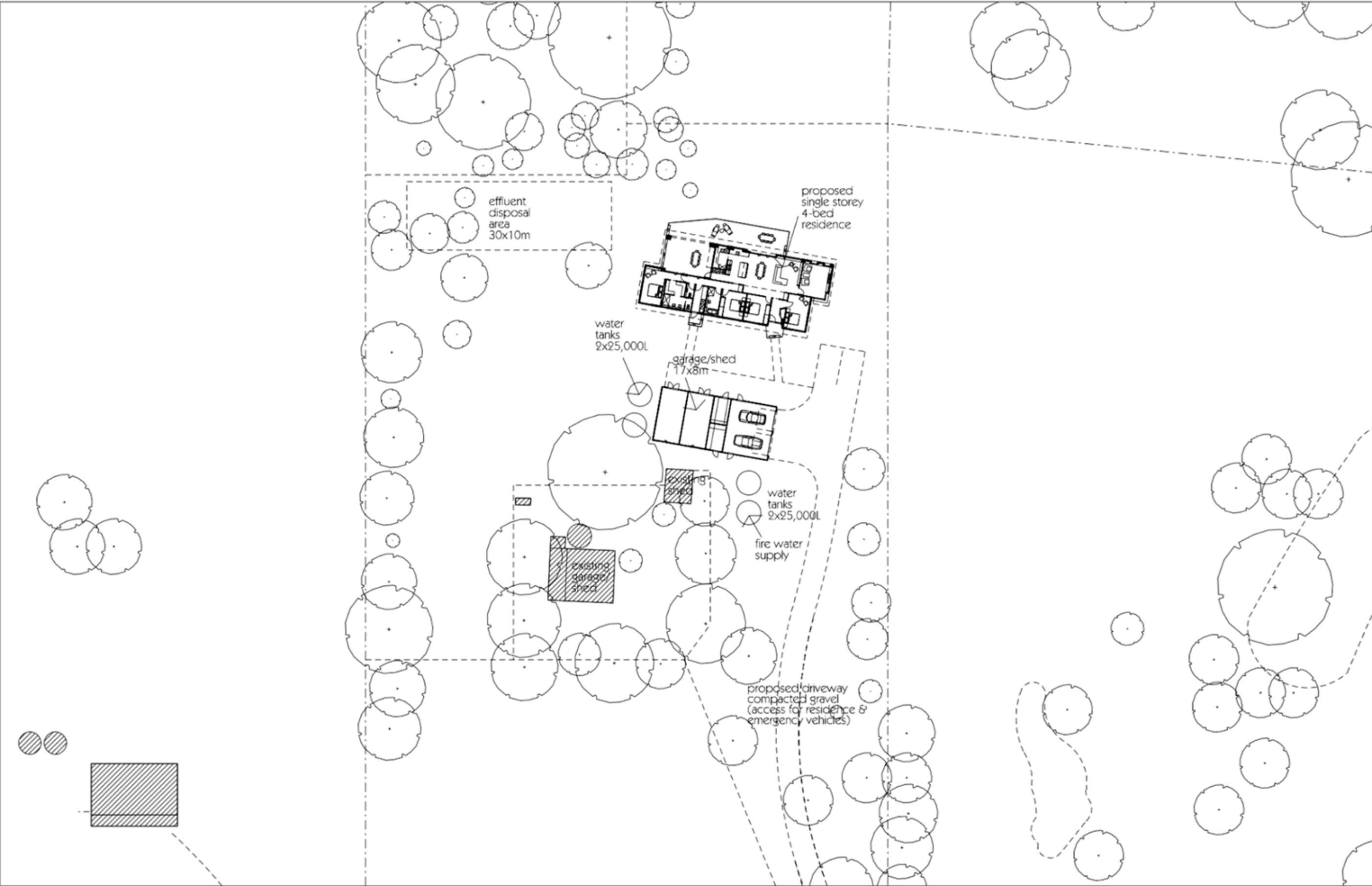
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**BUILDING SITE PLAN - TP.201**  
**LOT 23 LP98699 BETSONS ROAD, mount doran**  
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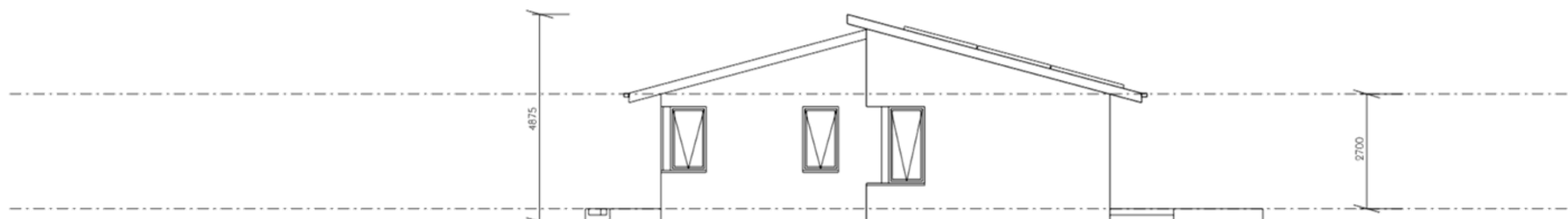
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possible solar panels system

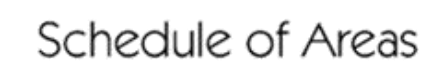


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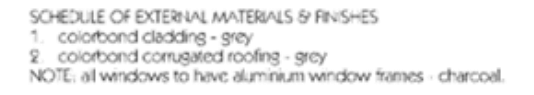






	Area (sqm)
Garage	54
Storage/Plant	19
Gym/Workshop	63

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**3D-IMPRESSIONS - TP.501**  
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