



GOLDEN PLAINS SHIRE

# **ATTACHMENTS**

**Under Separate Cover  
Council Meeting**

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**6.00pm Tuesday 19 January 2021**



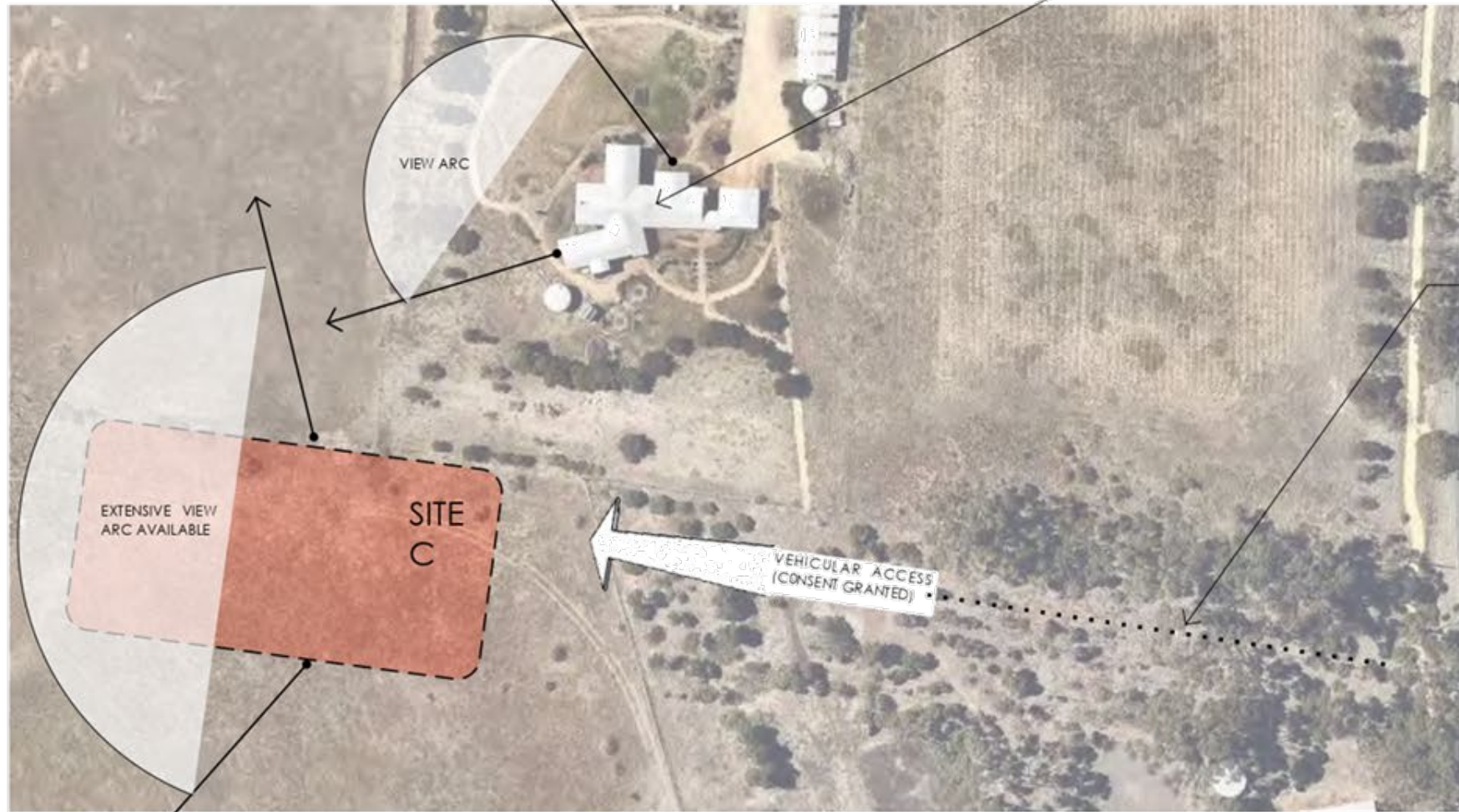
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7.3	P20-116 Construction of a Dwelling, 1803 Steiglitz Road, Maude	
	Attachment 2 Development Plans .....	5







HOUSE VIEW ORIENTATION APPEARS TO BE TO NORTH AND WEST GIVEN LOCATION OF WATER TANKS. A NEW HOUSE AT SITE C WOULD HAVE LITTLE OR NO IMPACT ON OUTLOOK FROM EXISTING HOUSE

COST OF VEHICULAR ACCESS IS COMMON TO SITES B and C. HOWEVER THE COUNCIL HAS REJECTED USING DIRECT ACCESS TO SITE B

**PROVISION OF SERVICES**  
 PROVIDING SITES WITH WATER AND POWER WILL REQUIRE CONNECTION FROM STEIGLITZ ROAD TO THE PREFERRED DWELLING SITE. PROVIDING TRENCHING, PILING AND UNDERGROUND SERVICES WILL BE COSTLY FOR SITES LOCATED DISTANCE FROM THE PREFERRED ACCESS POINT TO STEIGLITZ ROAD



AN INFORMAL ACCESS EXISTS AT A LOW LEVEL OF CONSTRUCTION, TO THE EXCAVATED, EXISTING "HOUSE SITE" - ADDITIONAL WORK WOULD BE REQUIRED TO UPGRADE THE ACCESS



WHILST ACCESS TO SITES A and B WOULD BE AVAILABLE THIS WILL INVOLVE CUT AND FILL, IN PART, LEVELLING AND GRADING, IN PART AND SURFACING.



CUTTING A DRIVEWAY INTO THE LANDSCAPE IN THE VICINITY OF THE LOOKOUT WILL HAVE A VISUAL IMPACT ON THE LOOKOUT



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project STEIGLITZ ROAD HOUSE

drawing pa02 SITE ANALYSIS 2

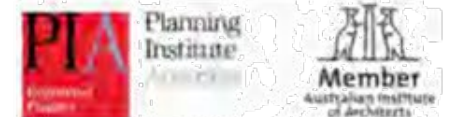
address STEIGLITZ ROAD MAUDE

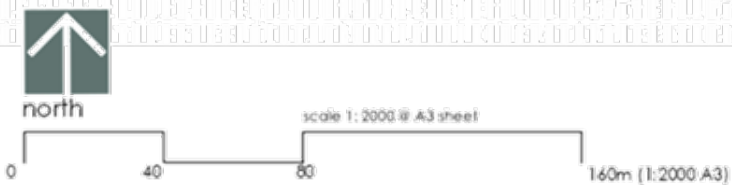
date April 2020

file number 19198

p o box 7076 geelong west vic 3218  
 m 0422202516  
 tchakir@theplanningprofessionals.com.au  
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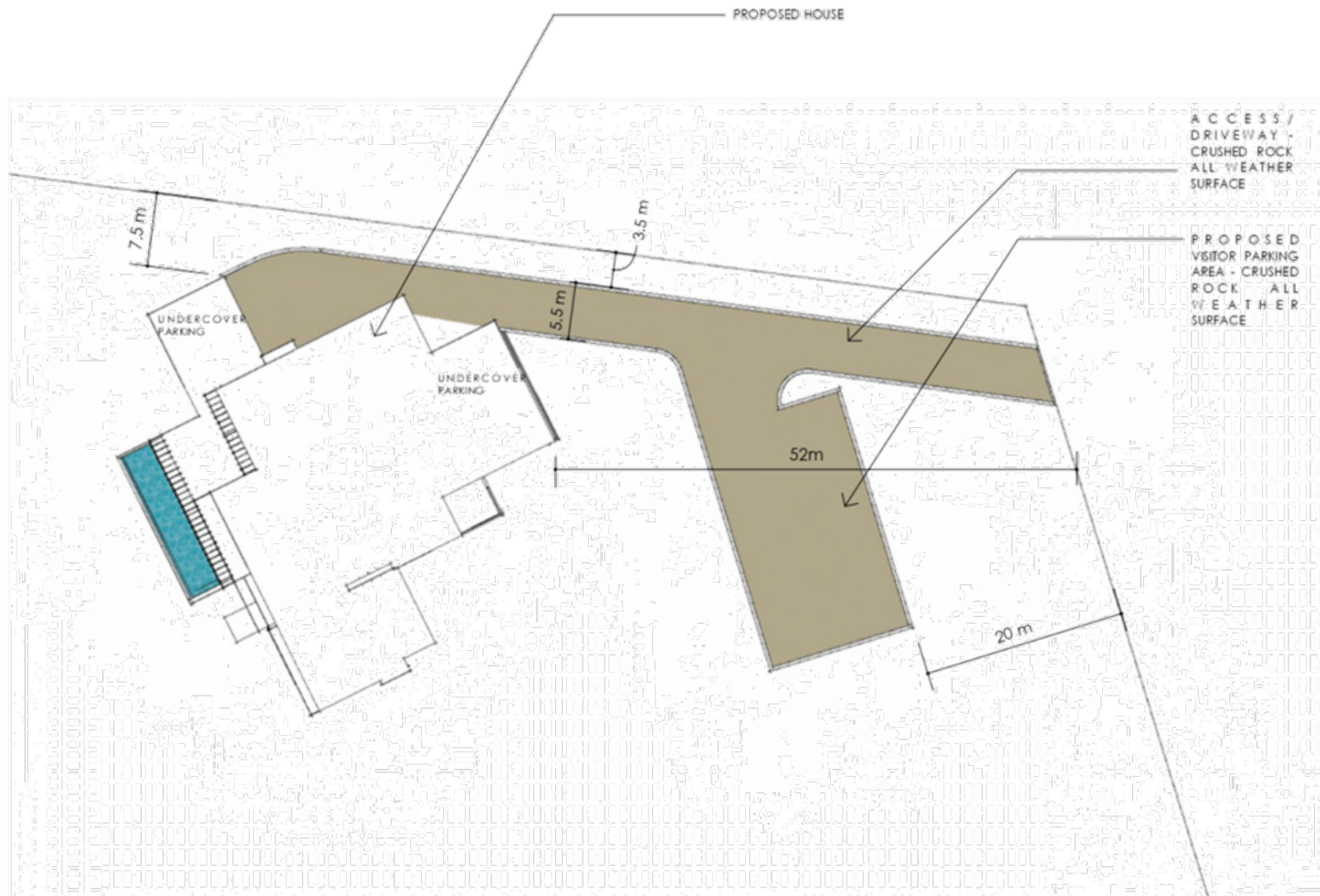


**PP**  
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project	STEIGLITZ ROAD HOUSE
drawing	pa03 PROPERTY INFORMATION
address	STEIGLITZ ROAD MAUDE
date	April 2020
file number	19198
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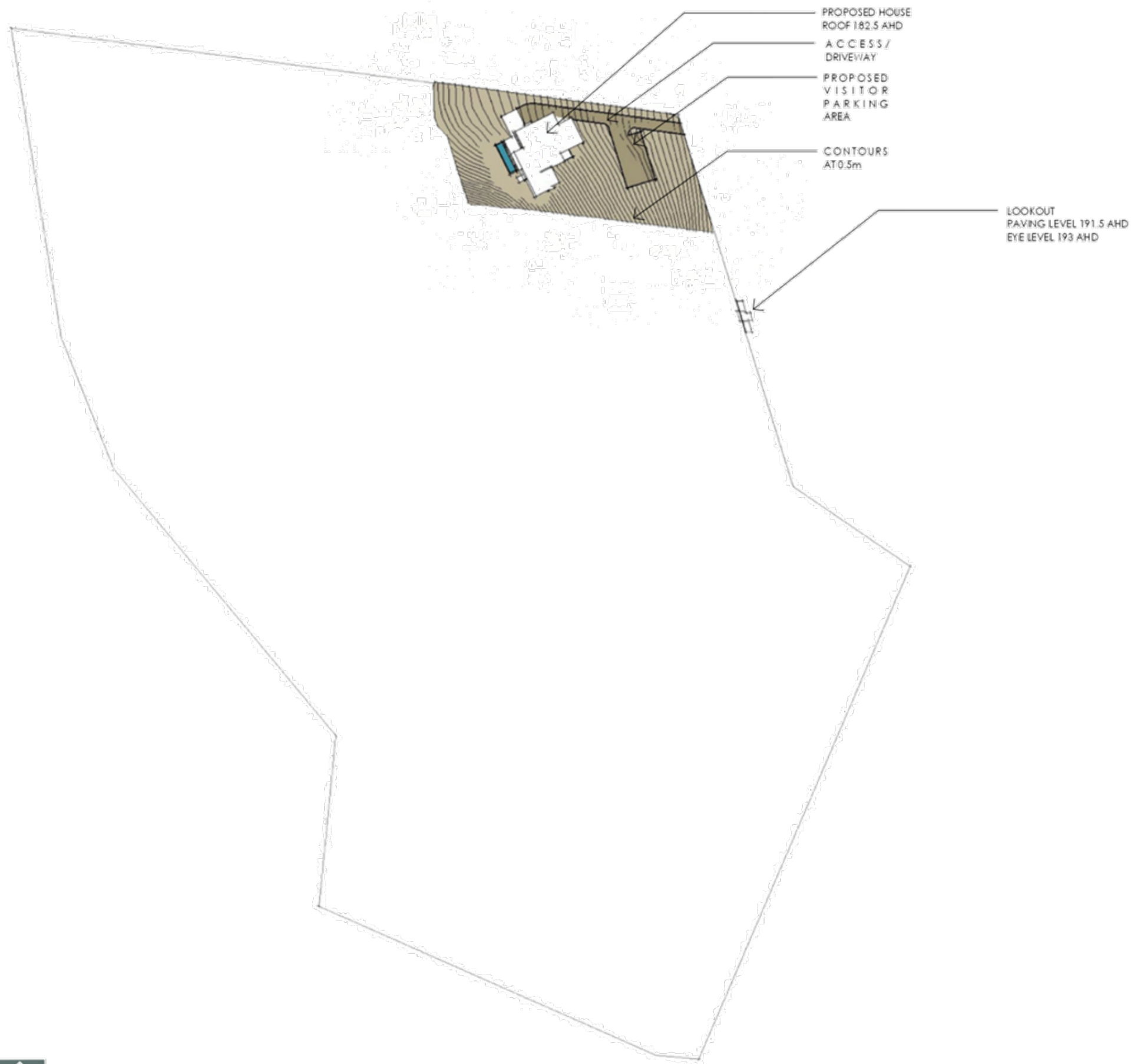
  
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<b>project</b>	STEIGLITZ ROAD HOUSE
<b>drawing</b>	pa04 SETBACKS
<b>address</b>	STEIGLITZ ROAD MAUDE
<b>date</b>	April 2020
<b>file number</b>	19198
p o box 7076 geelong west vic 3218 m 0 422202516 tchakir@theplanningprofessionals.com.au abn 89 007 435 545	







north

scale 1:2000 @ A3 sheet

0 40 80 160m (1:2000 A3)



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project STEIGLITZ ROAD HOUSE

drawing pa05 SITE LEVELS

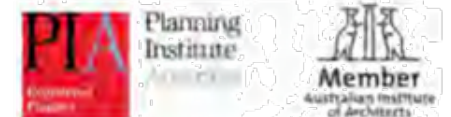
address STEIGLITZ ROAD  
MAUDE

date April 2020

file number 19198

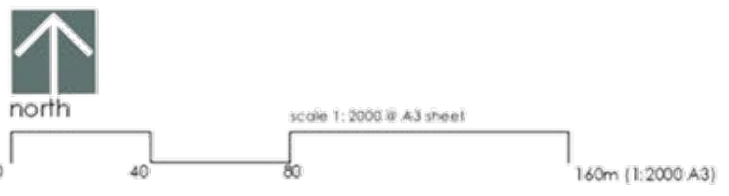
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abn 89 007 435 545

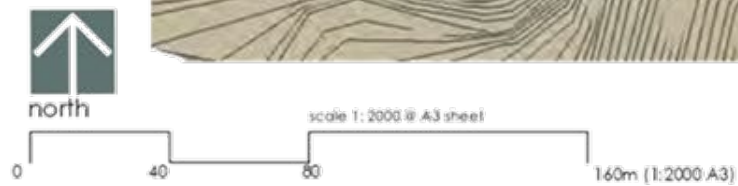
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project	STEIGLITZ ROAD HOUSE
drawing	pa06 SITE CONTEXT
address	STEIGLITZ ROAD MAUDE
date	April 2020
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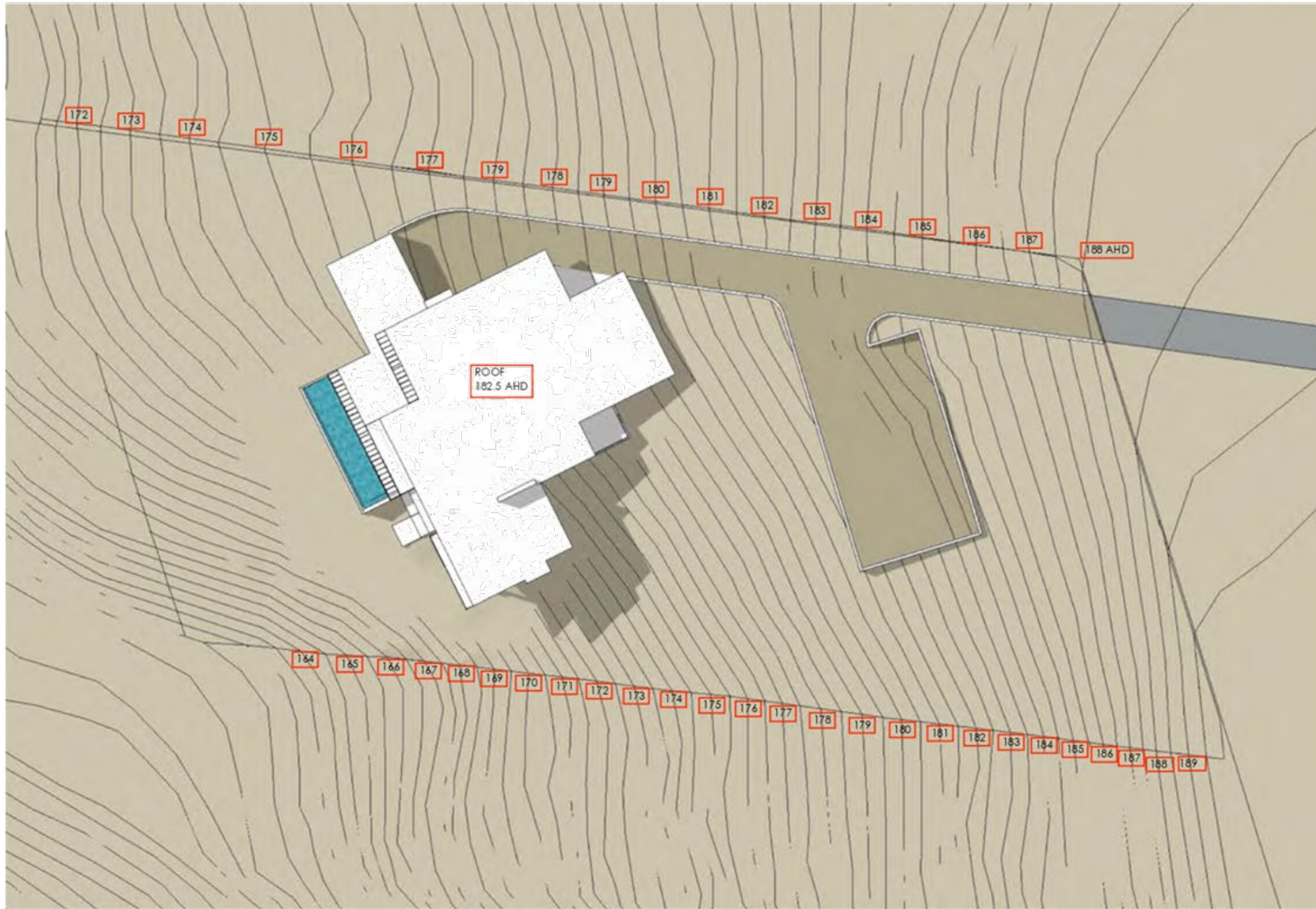


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project	STEIGLITZ ROAD HOUSE
drawing	pa07 TOPOGRAPHY
address	STEIGLITZ ROAD MAUDE
date	April 2020
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Member Australian Institute of Architects



REVISION 2  
12.11.20-SITE CONTOURS NUMBERED TO AHD



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project STEIGLITZ ROAD HOUSE

drawing pa07A CONTOURS AT HOUSE SITE

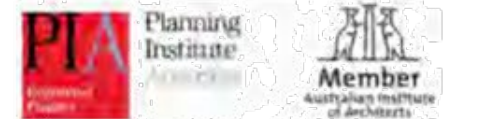
address STEIGLITZ ROAD MAUDE

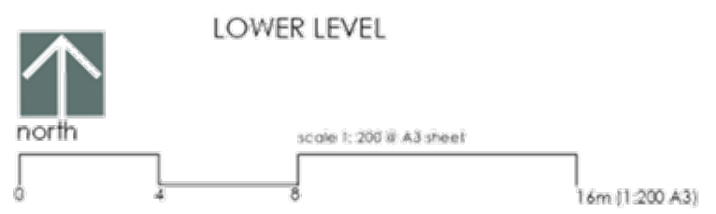
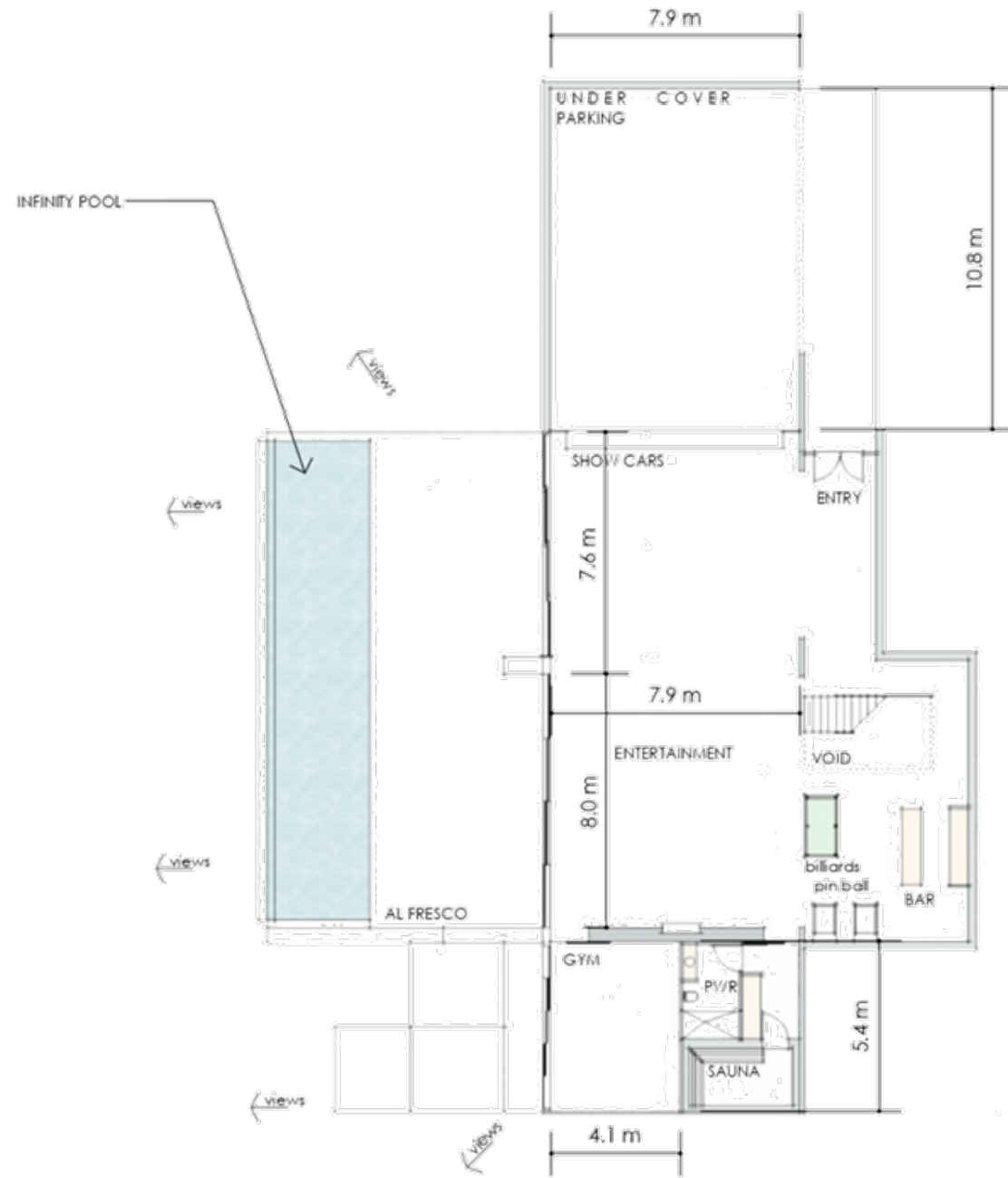
date April 2020

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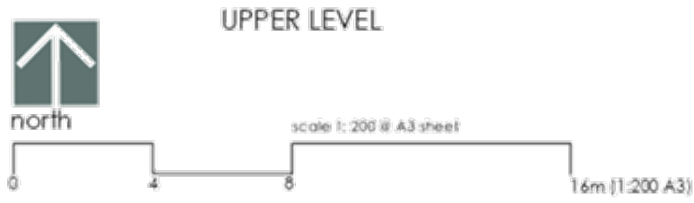
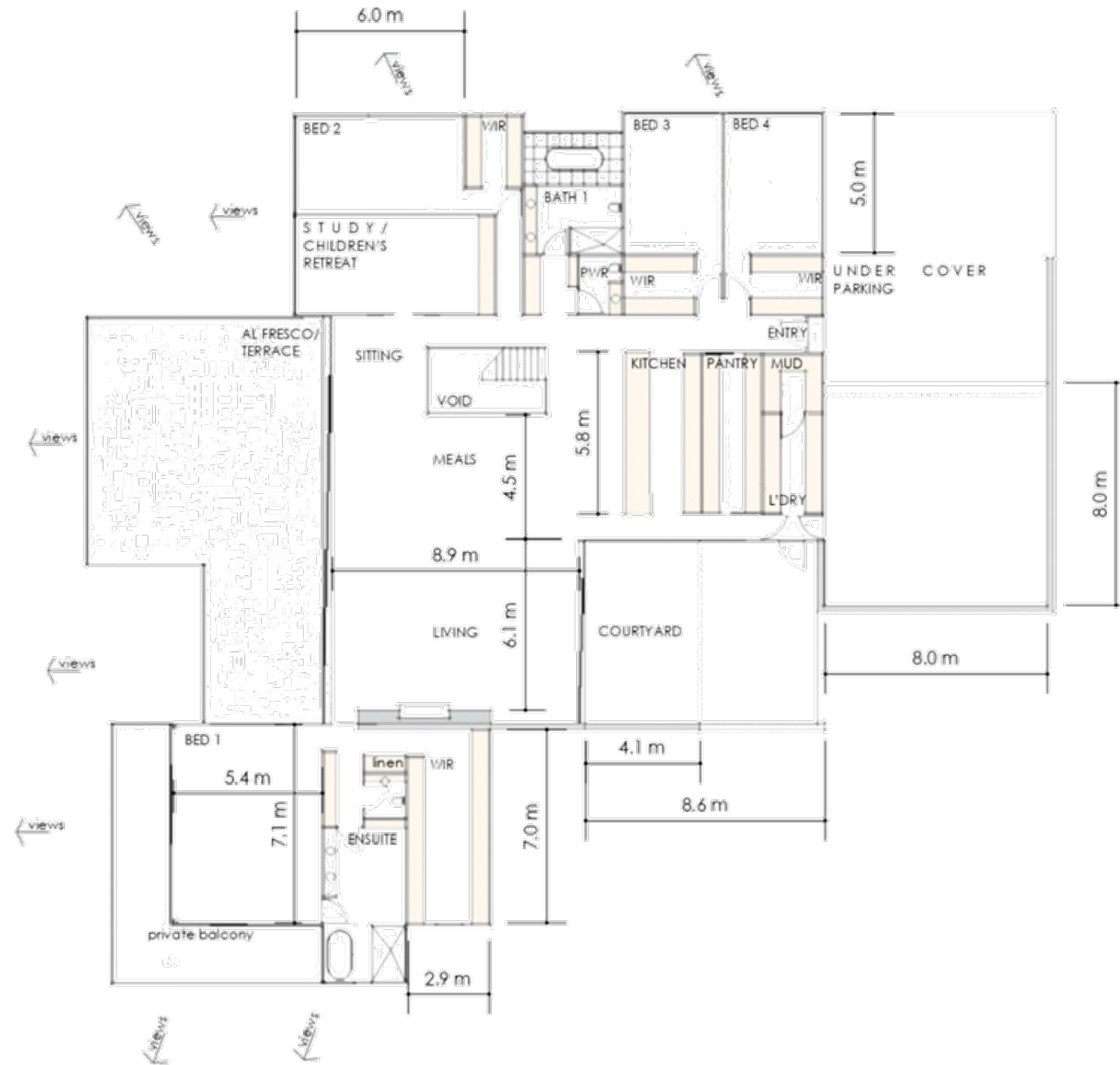


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project	STEIGLITZ ROAD HOUSE
drawing	pa08 LOWER LEVEL PLAN
address	STEIGLITZ ROAD MAUDE
date	April 2020
file number	19198
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project	STEIGLITZ ROAD HOUSE
drawing	pa09 UPPER LEVEL PLAN
address	STEIGLITZ ROAD MAUDE
date	April 2020
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MATERIALS, FINISHES AND COLOURS

Colour theme



- 1 ROOF  
Ribbed colorbond profile  
COLOUR: Basalt
- 1 FASCIA and TRIMS  
Colorbond  
COLOUR: Basalt
- 2 WALLS  
Applied Rendered finish  
COLOUR: Dulux Paperbark
- 3 WALLS  
Applied Rendered finish  
COLOUR: Dulux Gnu Tan
- 4 EAVES and SOFFIT  
Cedar (timber)  
COLOUR: Clear glass finish
- 4 ENTRY DOOR and DECORATIVE WALL PANELS  
Cedar (timber)
- 5 FEATURE and DECORATIVE WALL PANELS  
Stone - Basalt

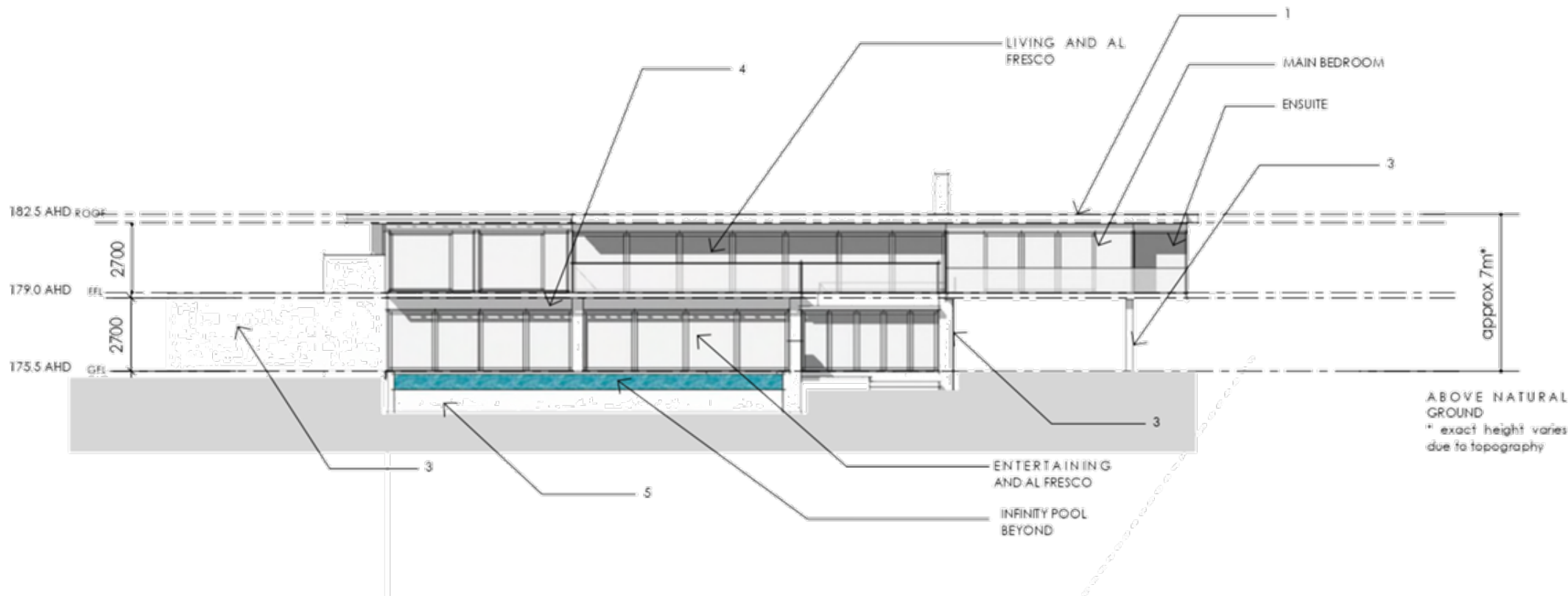
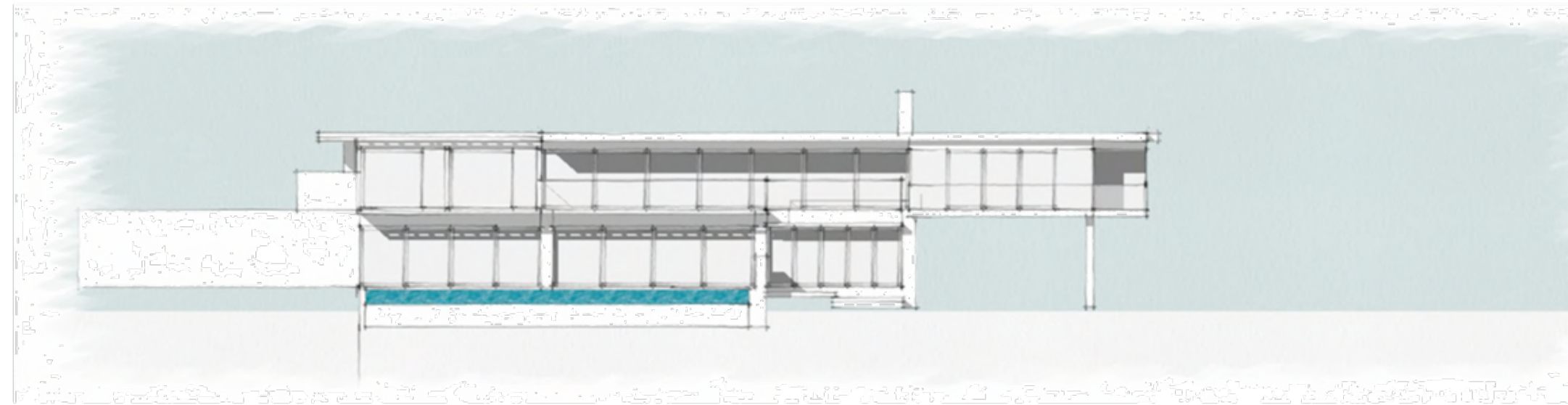
REVISION 1  
23.06.20- materials and colours added

REVISION 2  
12.11.20- HEIGHT CLARIFIED



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project	STEIGLITZ ROAD HOUSE
drawing	pa10 WEST ELEVATION
address	STEIGLITZ ROAD MAUDE
date	April 2020
file number	19198
p o box 7076 geelong west vic 3218 m 0 4 2 2 2 0 2 5 1 6 tchakir@theplanningprofessionals.com.au abn 89 007 435 545	



WEST ELEVATION



materials and colours indicative and subject to design development review



MATERIALS, FINISHES AND COLOURS

Colour theme



- 1 ROOF  
Ribbed colorbond profile  
COLOUR: Basalt
- 1 FASCIA and TRIMS  
Colorbond  
COLOUR: Basalt
- 2 WALLS  
Applied Rendered finish  
COLOUR: Dulux Paperbark
- 3 WALLS  
Applied Rendered finish  
COLOUR: Dulux Gnu Tan
- 4 EAVES and SOFFIT  
Cedar (timber)  
COLOUR: Clear glass finish
- 4 ENTRY DOOR and DECORATIVE WALL  
PANELS  
Cedar (timber)
- 5 FEATURE and DECORATIVE WALL  
PANELS  
Stone - Basalt

REVISION 1  
23.06.20- materials and colours added

REVISION 2  
12.11.20- HEIGHT CLARIFIED



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project STEIGLITZ ROAD HOUSE

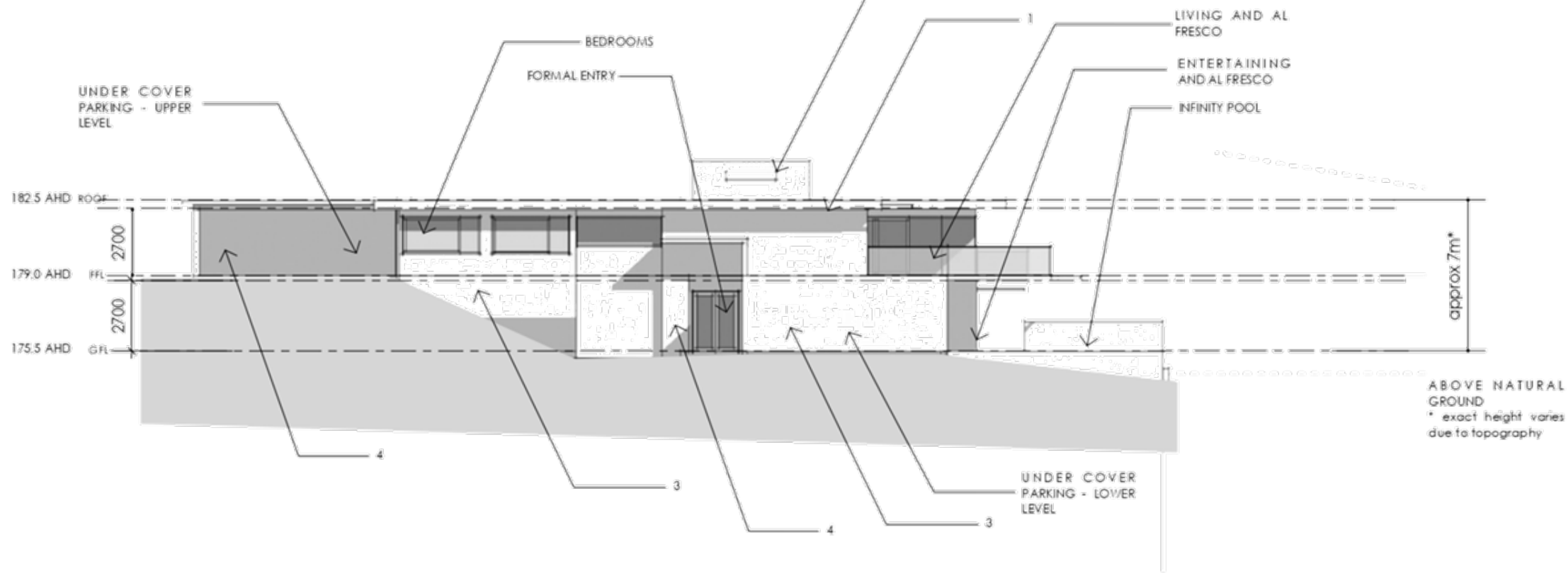
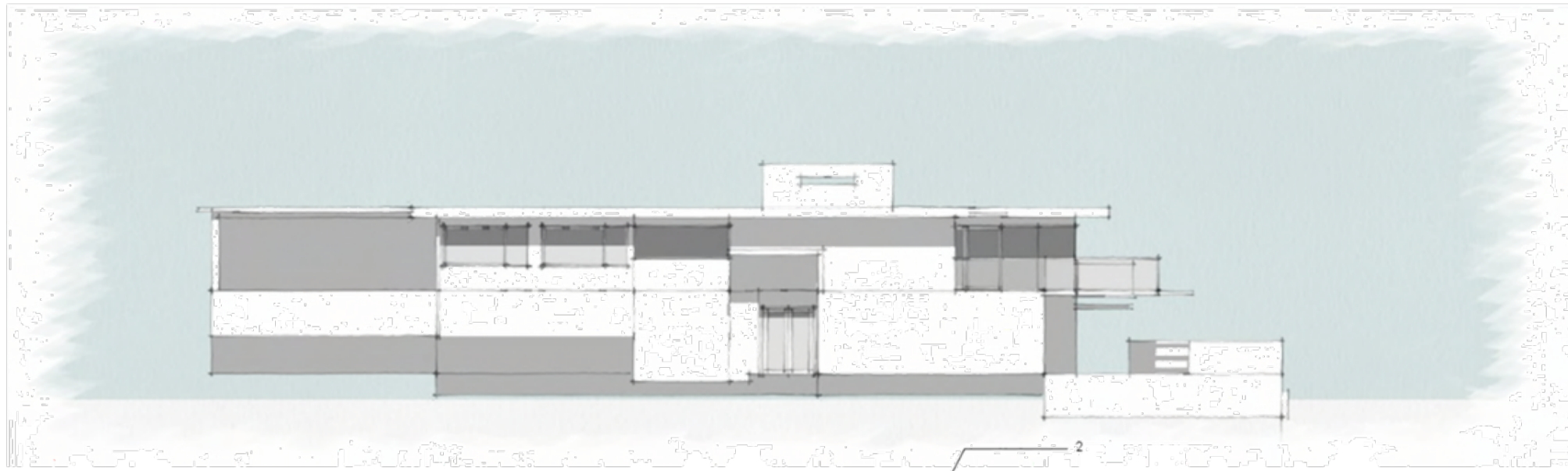
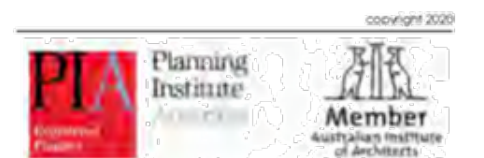
drawing pa11 NORTH ELEVATION

address STEIGLITZ ROAD  
MAUDE

date April 2020

file number 19198

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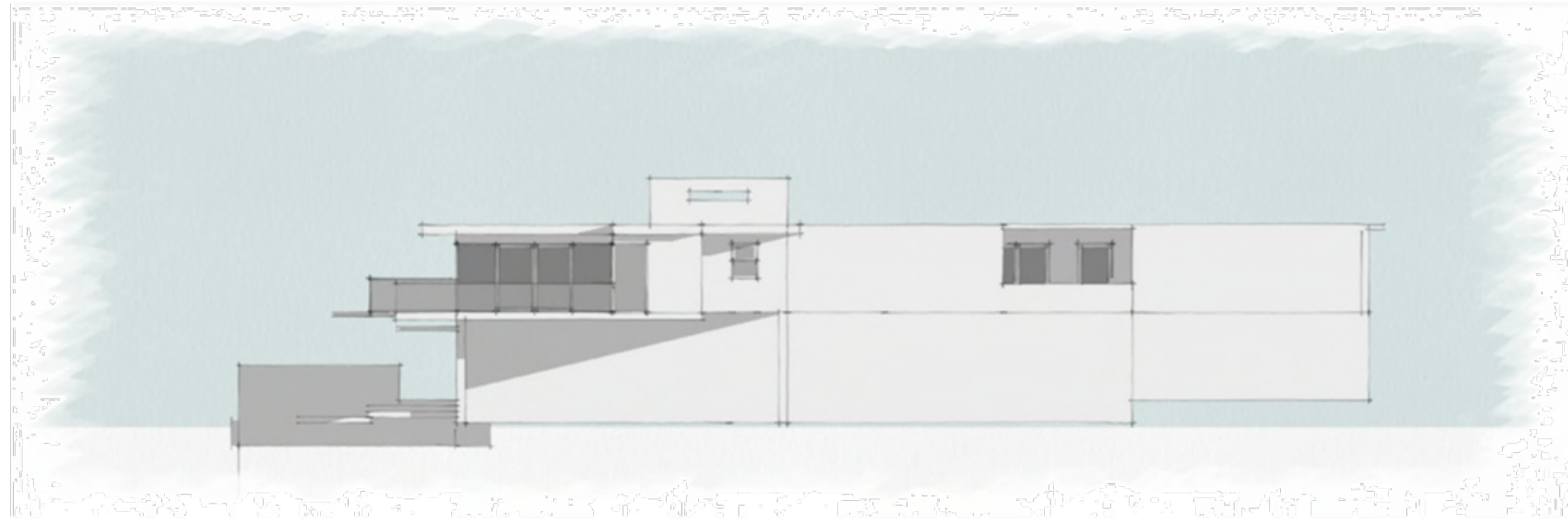


NORTH ELEVATION



materials and colours indicative and subject to design development review



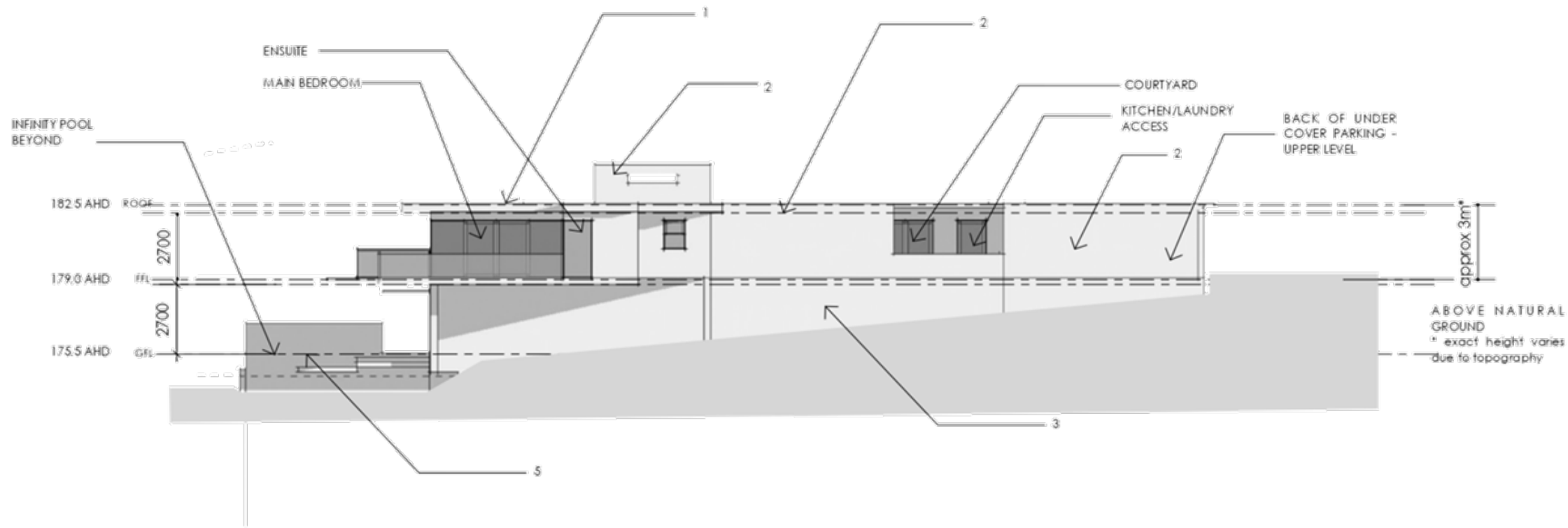


MATERIALS, FINISHES AND COLOURS

Colour theme



- 1 ROOF  
Ribbed colorbond profile  
COLOUR: Basalt
- 1 FASCIA and TRIMS  
Colorbond  
COLOUR: Basalt
- 2 WALLS  
Applied Rendered finish  
COLOUR: Dulux Paperbark
- 3 WALLS  
Applied Rendered finish  
COLOUR: Dulux Gnu Tan
- 4 EAVES and SOFFIT  
Cedar (timber)  
COLOUR: Clear glass finish
- 4 ENTRY DOOR and DECORATIVE WALL  
PANELS  
Cedar (timber)
- 5 FEATURE and DECORATIVE WALL  
PANELS  
Stone - Basalt



SOUTH ELEVATION

REVISION 1  
23.06.20- materials and colours added

REVISION 2  
12.11.20- HEIGHT CLARIFIED



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project STEIGLITZ ROAD HOUSE

drawing pal2 SOUTH ELEVATION

address STEIGLITZ ROAD MAUDE

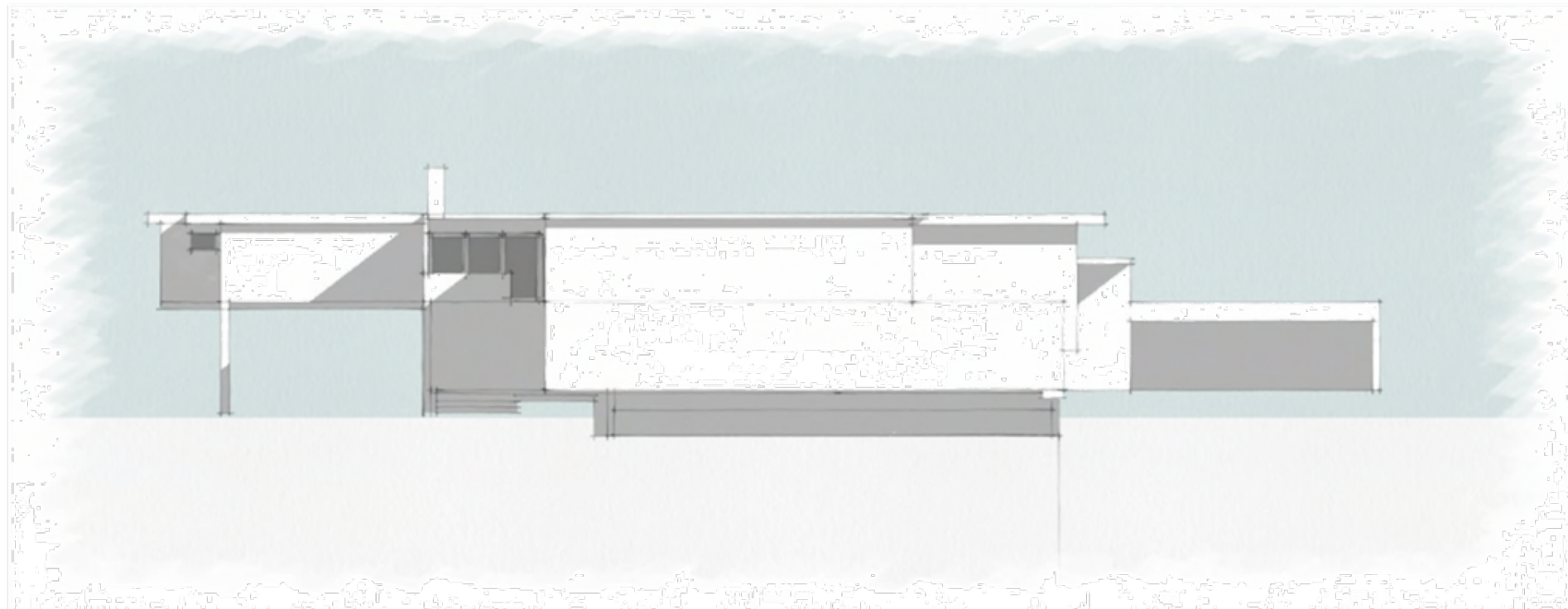
date April 2020

file number 19198

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materials and colours indicative and subject to design development review





MATERIALS, FINISHES AND COLOURS

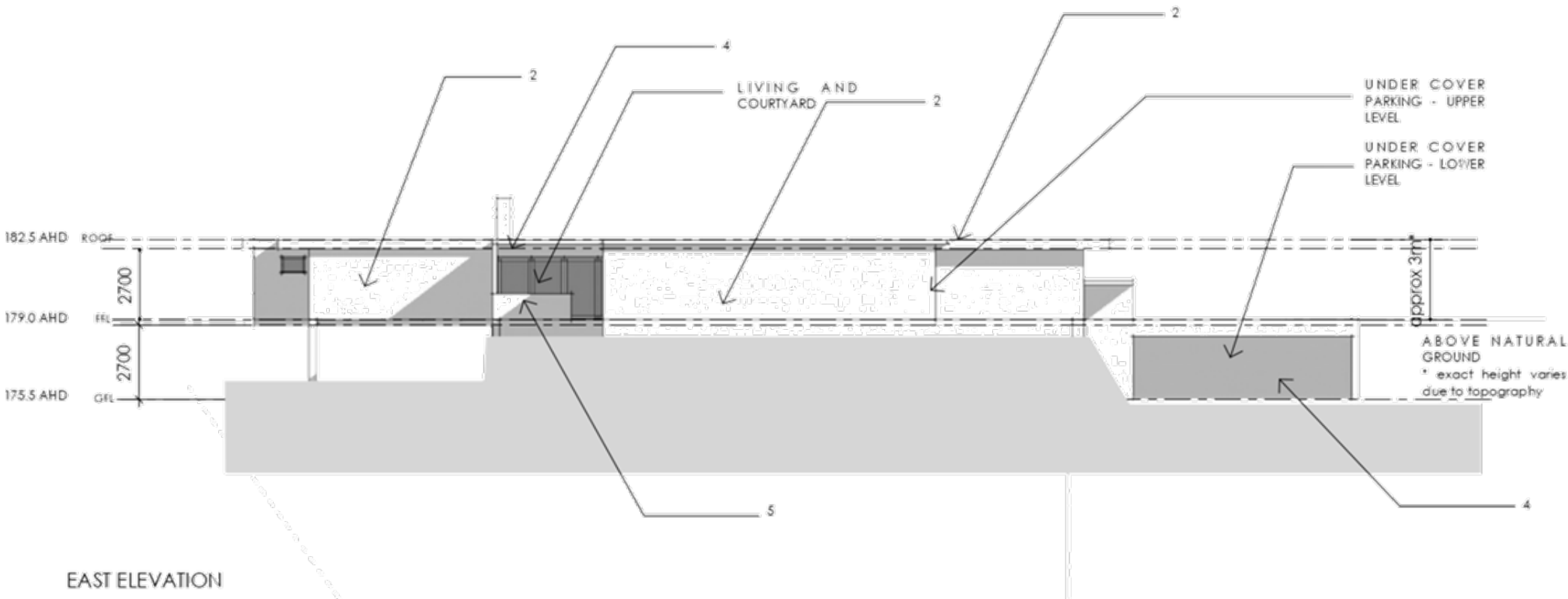
Colour theme



- 1 ROOF  
Ribbed colorbond profile  
COLOUR: Basalt
- 1 FASCIA and TRIMS  
Colorbond  
COLOUR: Basalt
- 2 WALLS  
Applied Rendered finish  
COLOUR: Dulux Paperbark
- 3 WALLS  
Applied Rendered finish  
COLOUR: Dulux Gnu Tan
- 4 EAVES and SOFFIT  
Cedar (timber)  
COLOUR: Clear glass finish
- 4 ENTRY DOOR and DECORATIVE WALL  
PANELS  
Cedar (timber)
- 5 FEATURE and DECORATIVE WALL  
PANELS  
Stone - Basalt

REVISION 1  
23.06.20- materials and colours added

REVISION 2  
12.11.20- HEIGHT CLARIFIED



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project STEIGLITZ ROAD HOUSE

drawing pa13 EAST ELEVATION

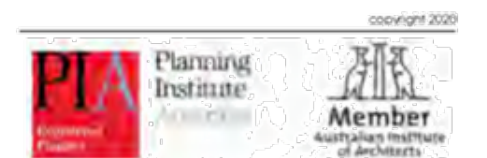
address STEIGLITZ ROAD MAUDE

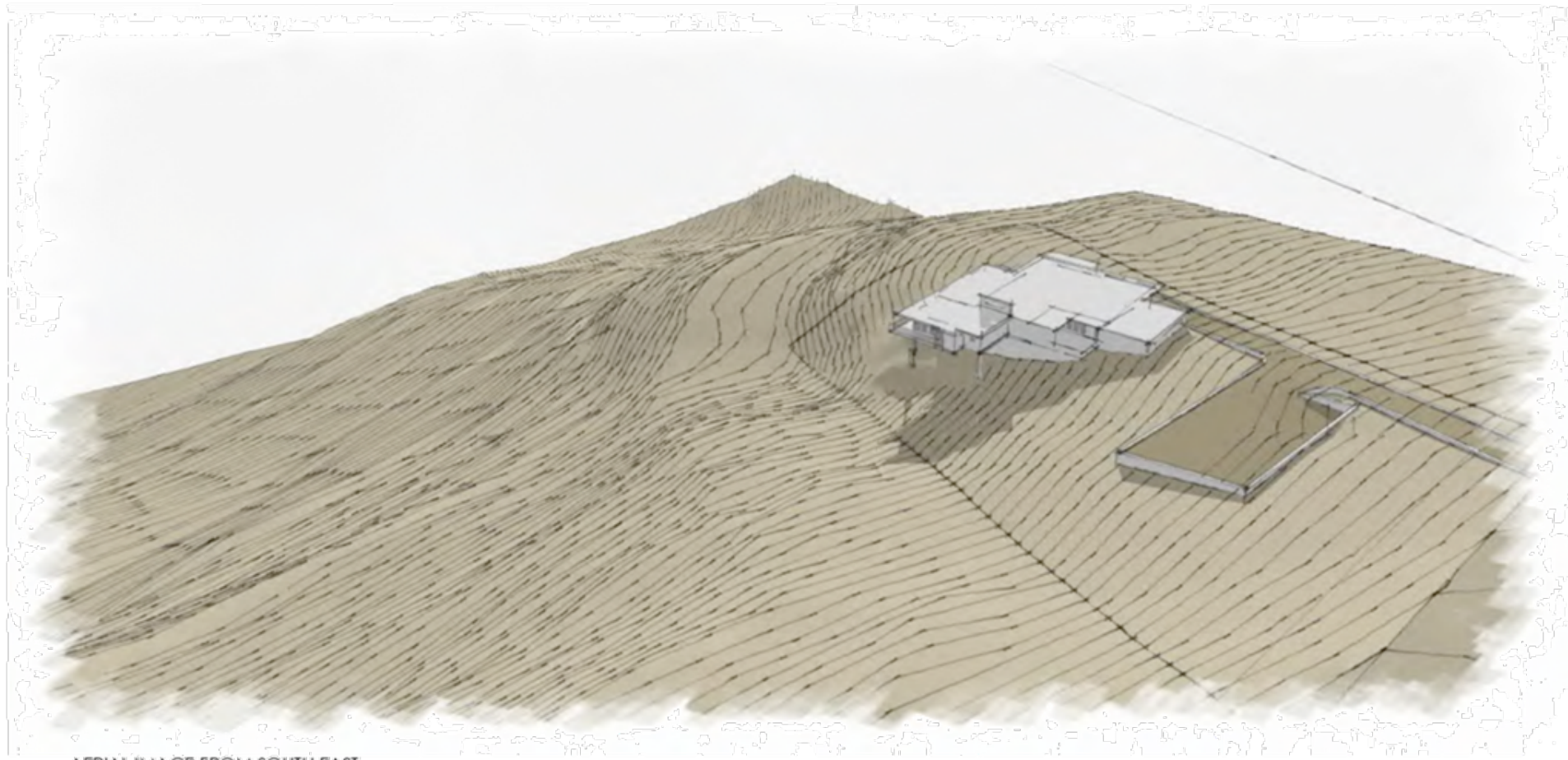
date April 2020

file number 19198

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m 0 422202516  
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abn 89 007 435 545

materials and colours indicative and subject to design development review





AERIAL IMAGE FROM SOUTH EAST



EYE LEVEL VIEW FROM THE LOOKOUT -  
VISION DIRECTED TOWARDS HOUSE



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project STEIGLITZ ROAD HOUSE

drawing pa14 VIEWS AND IMAGES 1

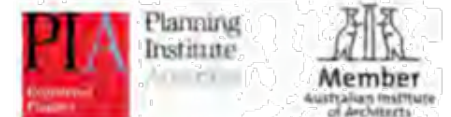
address STEIGLITZ ROAD  
MAUDE

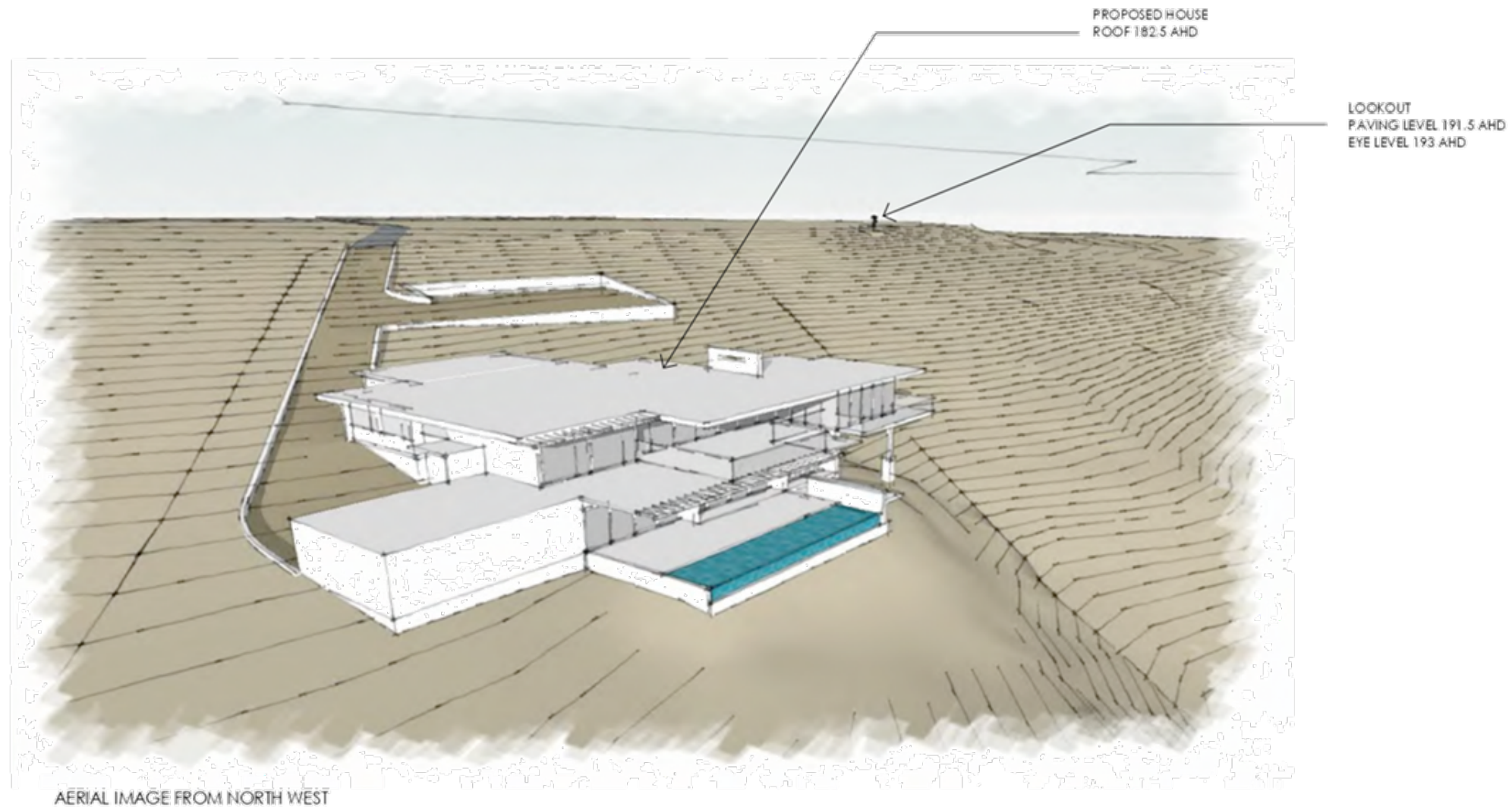
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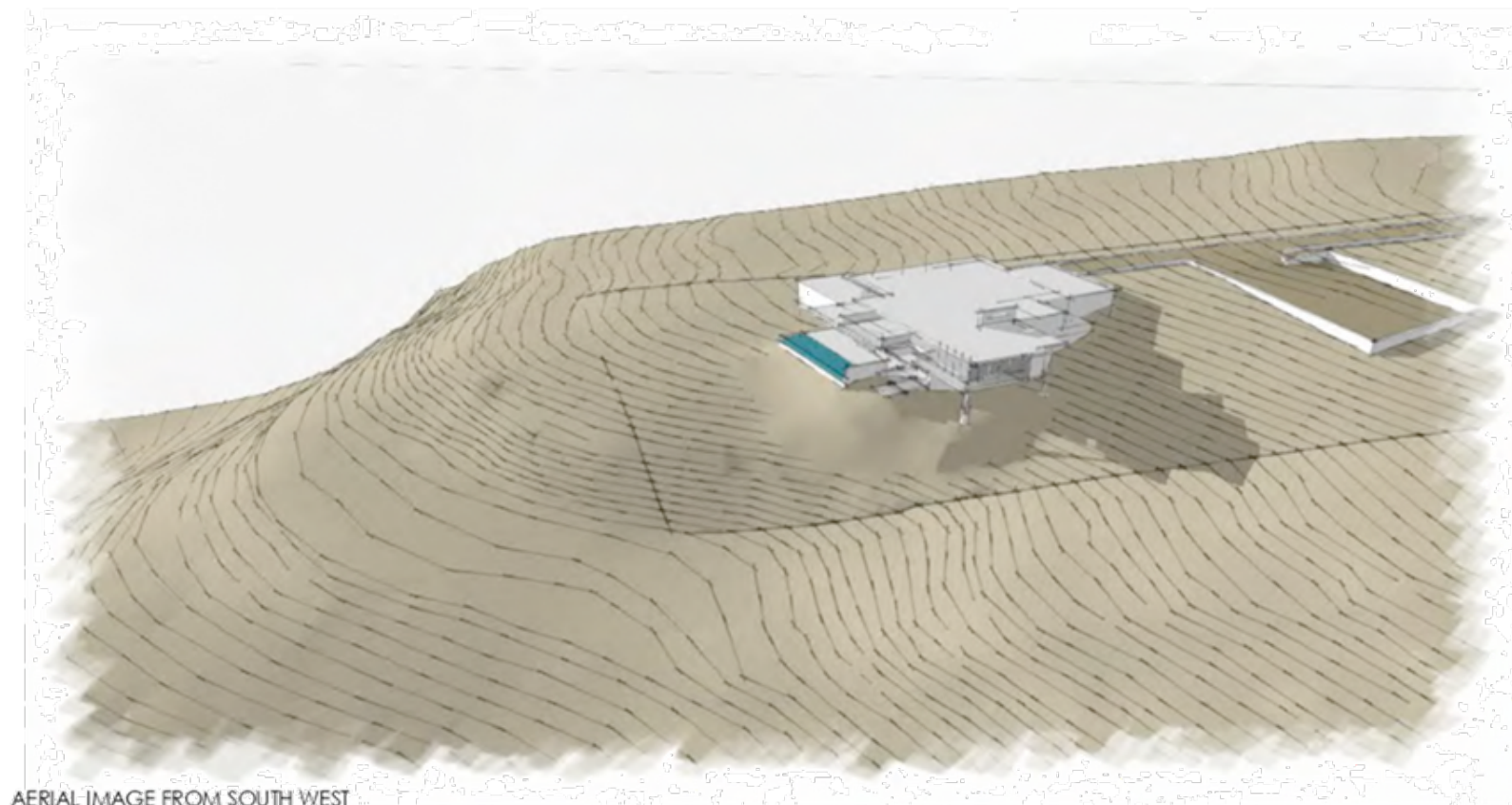
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AERIAL IMAGE FROM NORTH WEST



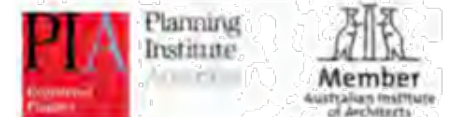
AERIAL IMAGE FROM SOUTH WEST

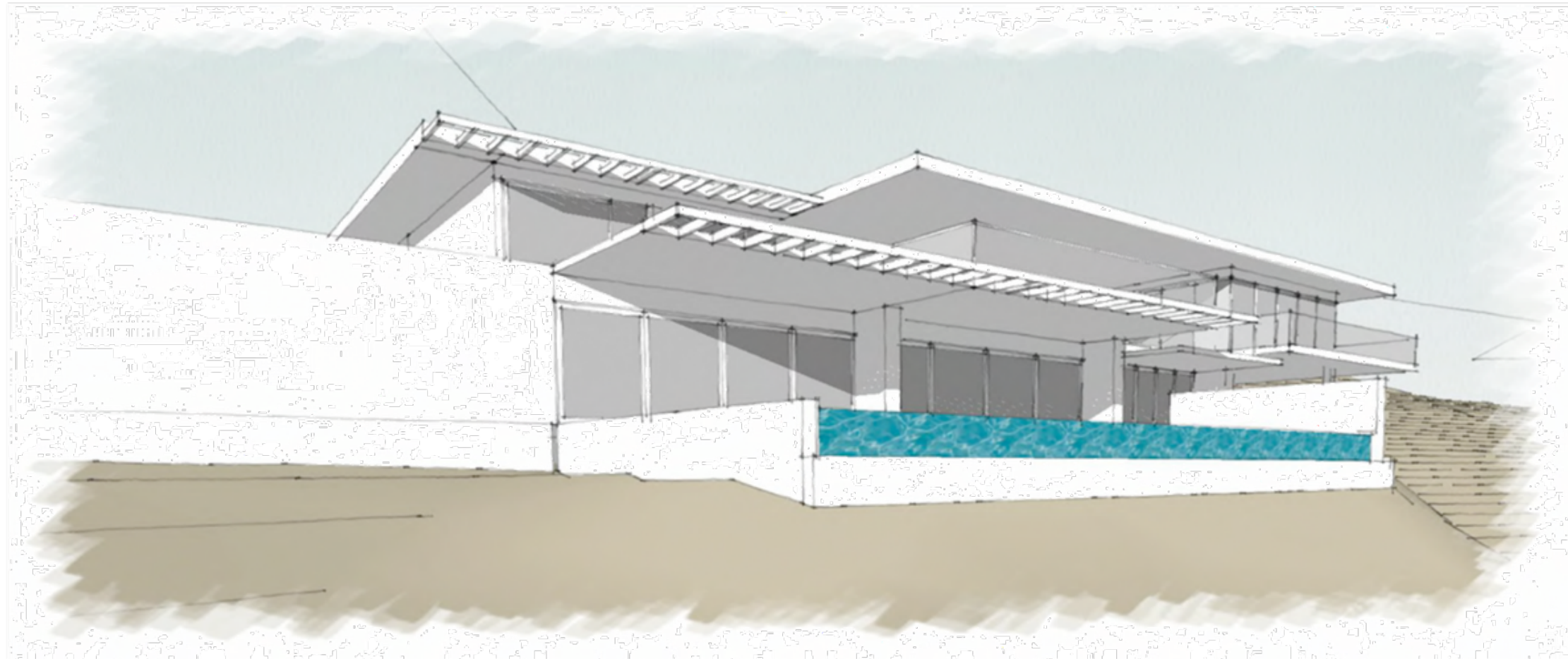


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project	STEIGLITZ ROAD HOUSE
drawing	pa15 VIEWS AND IMAGES 2
address	STEIGLITZ ROAD MAUDE
date	April 2020
file number	19198
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EYE LEVEL IMAGE FROM NORTH WEST



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project STEIGLITZ ROAD HOUSE

drawing pa16 VIEWS AND IMAGES 3

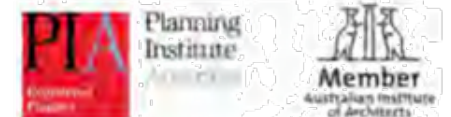
address STEIGLITZ ROAD MAUDE

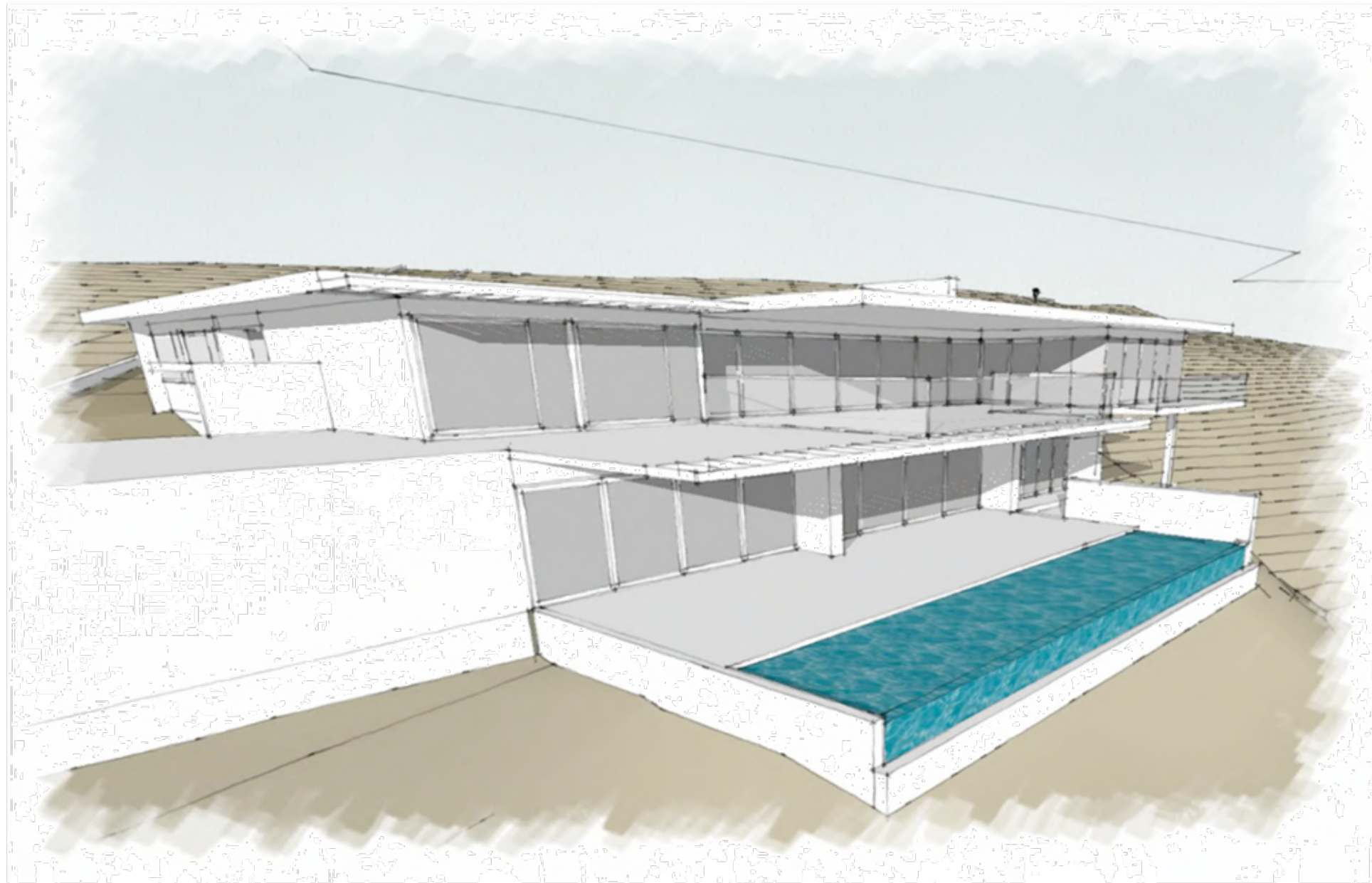
date April 2020

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AERIAL IMAGE FROM NORTH WEST



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project STEIGLITZ ROAD HOUSE

drawing pa17 VIEWS AND IMAGES 4

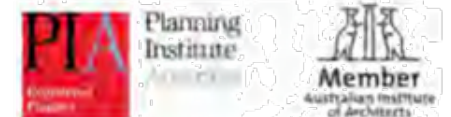
address STEIGLITZ ROAD MAUDE

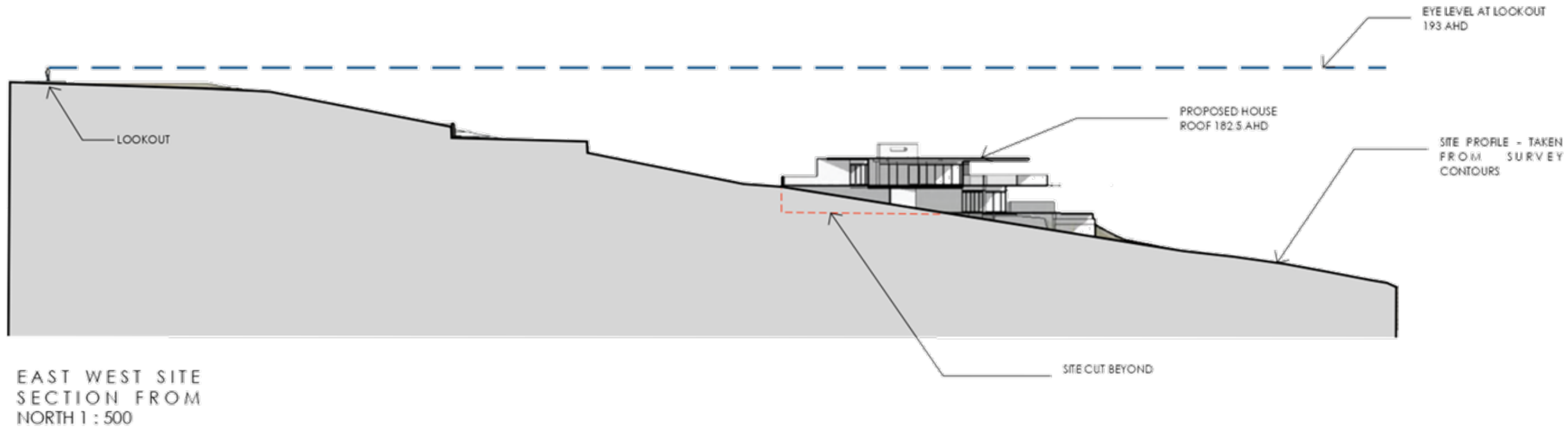
date April 2020

file number 19198

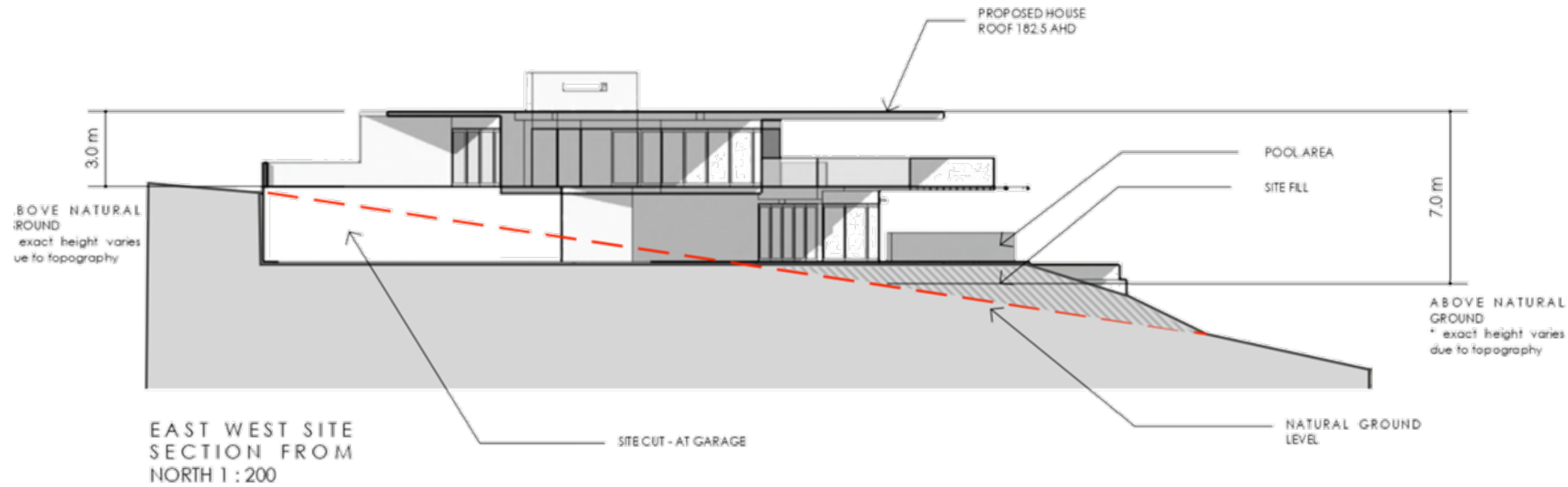
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12.11.20  
SITE SECTIONS ADDED FOR CLARIFICATION



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project	STEIGLITZ ROAD HOUSE	
drawing	pa18	SITE SECTIONS
address	STEIGLITZ ROAD MAUDE	
date	April 2020	
file number	19198	
p o box 7076	geelong west vic	3218
	m	0 422202516
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