# URBAN CONTEXT REPORT

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<th>Revision</th>
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# DEVELOPMENT PROPOSAL

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<td>NORTH ELEVATION</td>
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<td>TP25</td>
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# MIXED USE DEVELOPMENT

This drawing is COPYRIGHT and shall remain the property of URBAN DESIGN ARCHITECTS.
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architects@urbandesign.com.au
A.B.N. 83 083 170 549

TOWN PLANNING ISSUE
Project No 15046

REV  DESCRIPTION    DATE    INITIAL
C  RFI RESPONSE     08/09/17  LC
B  ISSUE FOR COMMENT  15/06/16  SP
A  ISSUE FOR COMMENT  01/06/16  SP
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the architect's / designer's office prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.

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TOWN PLANNING ISSUE

Project Mixed Use Development
19-21 Toorak Rd, South Yarra, VIC 3141

Title URBAN CONTEXT-SUBDIVISION

Scale @A3

Dwg No TP02

Drawn By TN

Date 07/22/16
Rev C
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the architect / designer's office prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.

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### TOWN PLANNING ISSUE

**Project:** Mixed Use Development  
**Title:** SITE ANALYSIS - CONDITION  
**Project No:** 15046

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**Drawn By:** TN  
**Date:** 07/22/16  
**Rev:** C
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Project No 15046

TOWN PLANNING ISSUE

Project Site Analysis - Plan

Title 19-21 Toorak Rd, South Yarra, VIC 3141

Scale @A3 : 100

Drawn By TN Date 07/02/16 Rev C
**DESIGN RESPONSE**

1. PROPOSED BUILDING IS A MIXED USE DEVELOPMENT TO BLEND IN WITH THE SURROUNDING CONTEXT.
2. ENTRY FOR BOTH RESIDENTIAL AND COMMERCIAL ARE LOCATED ON TOORAK ROAD.
3. PROPOSED CANOPY FOR BOTH ENTRY DOORS.
4. EXISTING CROSSOVER AND LANEWAY TO BE RETAINED.
5. EXISTING FACADE WILL BE DEMOLISHED AND REPLACED IN SIMILAR STYLE.
6. BUILDING TO BE SETBACK AT 4.0 METER FROM TITLE BOUNDARY 12 METER ABOVE GROUND.
7. BUILDING TO BE SETBACK FURTHER TO PREVENT OVERSHADOWING OF THE PEDESTRIAN PATH. REFER TO SECTION.
8. BUILDING TO BE SETBACK 3 METER FROM THE TITLE BOUNDARY.

**SITE ANALYSIS**

- **SITE AREA TOTAL:** 326.9 SQM
- **SITE COVERAGE:** 233.9 SQM (71.55%)
- **PERMEABILITY:** 93.0 SQM (28.45%)
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the architect / designer's office prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.

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project
Title
Scale @A3 1:100
Drawn By TN
Date 05/16/16 Rev F

TOWN PLANNING ISSUE
Project Mixed Use Development
Project No 15046
Title SECOND FLOOR PLAN
19-21 Toorak Rd, South Yarra, VIC 3141
Dwg No TP12

17 TOORAK ROAD
SINGLE STOREY RENDERED BRICK SHOP

25 TOORAK ROAD
TWO STOREY RENDERED BRICK BUILDING

OFFICE/RETAIL
251 m²
ILLUMINATION POWER DENSITY TO BE 20% LESS THAN REQUIRED IN TABLE J6.2 BCA VOL 1 IN 90% OF RELEVANT FLOOR AREA

1 : 100

1
SECOND FLOOR

REV DESCRIPTION DATE INITIAL
E RFI RESPONSE 08/09/17 LC
D LAYOUT AND AREA REVISED 19/08/16 SP
C ISSUE FOR COMMENT 15/08/16 SP
B ISSUE FOR COMMENT 01/08/16 SP
A ISSUE FOR COORDINATION 30/06/16 SP

TOWN PLANNING ISSUE
Mixed Use Development
Title SECOND FLOOR PLAN
Scale @A3 1:100
Drawn By TN
Date 05/16/16 Rev F

17 TOORAK ROAD
SINGLE STOREY RENDERED BRICK SHOP

25 TOORAK ROAD
TWO STOREY RENDERED BRICK BUILDING

OFFICE/RETAIL
251 m²
ILLUMINATION POWER DENSITY TO BE 20% LESS THAN REQUIRED IN TABLE J6.2 BCA VOL 1 IN 90% OF RELEVANT FLOOR AREA

1 : 100

1
SECOND FLOOR

REV DESCRIPTION DATE INITIAL
E RFI RESPONSE 08/09/17 LC
D LAYOUT AND AREA REVISED 19/08/16 SP
C ISSUE FOR COMMENT 15/08/16 SP
B ISSUE FOR COMMENT 01/08/16 SP
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TOWN PLANNING ISSUE

Project No 15046

Project Mixed Use Development

Title 19-21 Toorak Rd, South Yarra, VIC 3141

Scale 1/50

Drawn By TN

Date 05/16/16

Rev E
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MATERIAL AND FINISHES SCHEDULE

Tag  |
--- |
EF-01  | TEXTURED WALL RENDER. MAC PORTOFINO. COLOUR: SILVER GREY
EF-02  | ZINC CLADDING. KME TECU PATINA. COLOUR: GREEN
EF-03  | CLEAR GLAZING
EF-04  | METAL RAINING. DULUX POWDERCOATED BLACK (OR SIMILAR)
EF-05  | METAL ROOF. COLOUR: SHALE GREY
EF-06  | STONE ENDS. GOSFORD QUARRIES COLOUR. BEAU DESSERT GREY. CHAMFERED FINISH
EF-07  | ALUMINIUM DOOR AND WINDOW FRAME. DULUX POWDERCOATED BLACK (OR SIMILAR)

DRAWN BY   Drawn By  TN
DRAWN 04/14/18  05/16/16

REV  DESCRIPTION  DATE  INITIAL
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F  WITHOUT PREJUDICE PLANS  01/03/18  LC
E  RFI RESPONSE  01/08/18  SP
D  ISSUE FOR COMMENT  05/07/18  SP
C  ISSUE FOR COMMENT  05/07/16  SP
B  LAYOUT REVISED  05/07/16  SP
A  ISSUE FOR COORDINATION  05/06/16  SP

Project: Mixed Use Development
Title: SOUTH ELEVATION - TOORAK RD
Scale: @A3's indicated
Dwg No: TP17

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NORTH ELEVATION

REV. DESCRIPTION DATE INITIAL
E WITHOUT PREJUDICE PLANS 01/03/18 LC
D RFI RESPONSE 08/09/17 SP
C ISSUE FOR COMMENT 15/08/16 SP
B LAYOUT REVISIED 01/08/16 SP
A ISSUE FOR COORDINATION 05/07/16 SP

TOWN PLANNING ISSUE

1 : 100

REV DESCRIPTION DATE INITIAL
A H.D 19.850
A H.D 19.356
A H.D 20.210
17 TOORAK ROAD
25 TOORAK ROAD
39350
37350
3000
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3800
3800
4200
19000
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2000
2000

MATERIAL AND FINISH SCHEDULE

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<tr>
<td>SF-04</td>
<td>METAL RAILING. DULUX POWDERCOATED BLACK (OR SIMILAR)</td>
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<td>SF-05</td>
<td>METAL ROOF. COLORBOND. COLOUR: SHALE GREY</td>
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<td>SF-06</td>
<td>STONE RENDER, GOSFORD QUARRIES COLOUR: BEAU DESSERT GREY. CHAMFER FINISH</td>
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<tr>
<td>SF-07</td>
<td>ALUMINIUM DOOR AND WINDOW FRAME. DULUX POWDERCOATED BLACK (OR SIMILAR)</td>
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BUILDERS / CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE ANY WORK COMMENCES. DIMENSIONS SHOWN ARE NOMINAL. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALLED DIMENSIONS. ANY DISCREPANCIES ARE TO BE MADE KNOWN TO THE ARCHITECT’S / DESIGNER’S OFFICE PRIOR TO ANY WORKS COMMENCING ON SITE. ALL SHOP DRAWINGS SHALL BE REVIEWED AND ANY DESIGNER’S/ARCHITECT’S APPROVAL GIVEN PRIOR TO THE RETURN OF UNAMENDED SHOP DRAWINGS.

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WEST ELEVATION

TOWN PLANNING ISSUE

19-21 Toorak Rd, South Yarra, VIC 3141

Mixed Use Development

Scale 1:100

Dwg No TP19

Project No 15046

Drawn By TN

Date 05/16/16

Rev G

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17 TOORAK ROAD SHOWN DASHED
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### Area Schedule (Rentable)

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<th>Name</th>
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<td>SERVICES</td>
<td>13 m²</td>
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<tr>
<td>GROUND FLOOR</td>
<td>BAR</td>
<td>36 m²</td>
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<td>GROUND FLOOR</td>
<td>BIN AREA</td>
<td>9 m²</td>
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<tr>
<td>GROUND FLOOR</td>
<td>KITCHEN</td>
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<td>GROUND FLOOR</td>
<td>LOBBY</td>
<td>30 m²</td>
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### Area Schedule (Rentable)

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<td>FIRST FLOOR</td>
<td>KITCHEN/BAR</td>
<td>20 m²</td>
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<td>FIRST FLOOR</td>
<td>RESTAURANT</td>
<td>204 m²</td>
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### Area Schedule (Rentable)

<table>
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<tbody>
<tr>
<td>SECOND FLOOR</td>
<td>OFFICE/RETAIL</td>
<td>251 m²</td>
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<tr>
<td>THIRD FLOOR</td>
<td>OFFICE/RETAIL</td>
<td>148 m²</td>
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<td>THIRD FLOOR</td>
<td>DECK</td>
<td>20 m²</td>
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<tr>
<td>THIRD FLOOR</td>
<td>DECK</td>
<td>16 m²</td>
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<tr>
<td>FOURTH FLOOR</td>
<td>UNIT 4.01</td>
<td>125 m²</td>
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<tr>
<td>FOURTH FLOOR</td>
<td>DECK UNIT 4.01</td>
<td>14 m²</td>
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TOWN PLANNING ISSUE

Title: Mixed Use Development

19-21 Toorak Rd, South Yarra, VIC 3141

Scale: 3D RENDER VIEWS

Dwg No: TP25

Drawn By: LG

Date: 04/05/18

Rev: A

REV DESCRIPTION DATE INITIAL

A WITHOUT PREJUDICE PLANS 04/03/18

1. EF01 - TEXTURED WALL RENDER. COLOUR: GREY
2. EF02 - TEXTURED WALL RENDER. COLOUR: LIGHT GREY
3. EF03 - CLEAR GLAZING
4. EF04 - METAL RAILING. DULUX POWDERCOATED BLACK
5. EF05 - LOUVRE PLANT
6. EF06 - STONE RENDER. COLOUR GREY
7. EF07 - OBSCURE GLASS
8. EF08 - ALUMINIUM DOOR AND WINDOW FRAME
## URBAN CONTEXT REPORT

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## MIXED USE DEVELOPMENT
Builders / Contractors shall verify all dimensions before any work commences. Dimensions shown are nominal. Figured dimensions shall take precedence over scaled dimensions. Any discrepancies are to be made known to the architect's / designer's office prior to any works commencing on site. All shop drawings shall be submitted for review and manufacture shall not commence prior to the return of unamended shop drawings.

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