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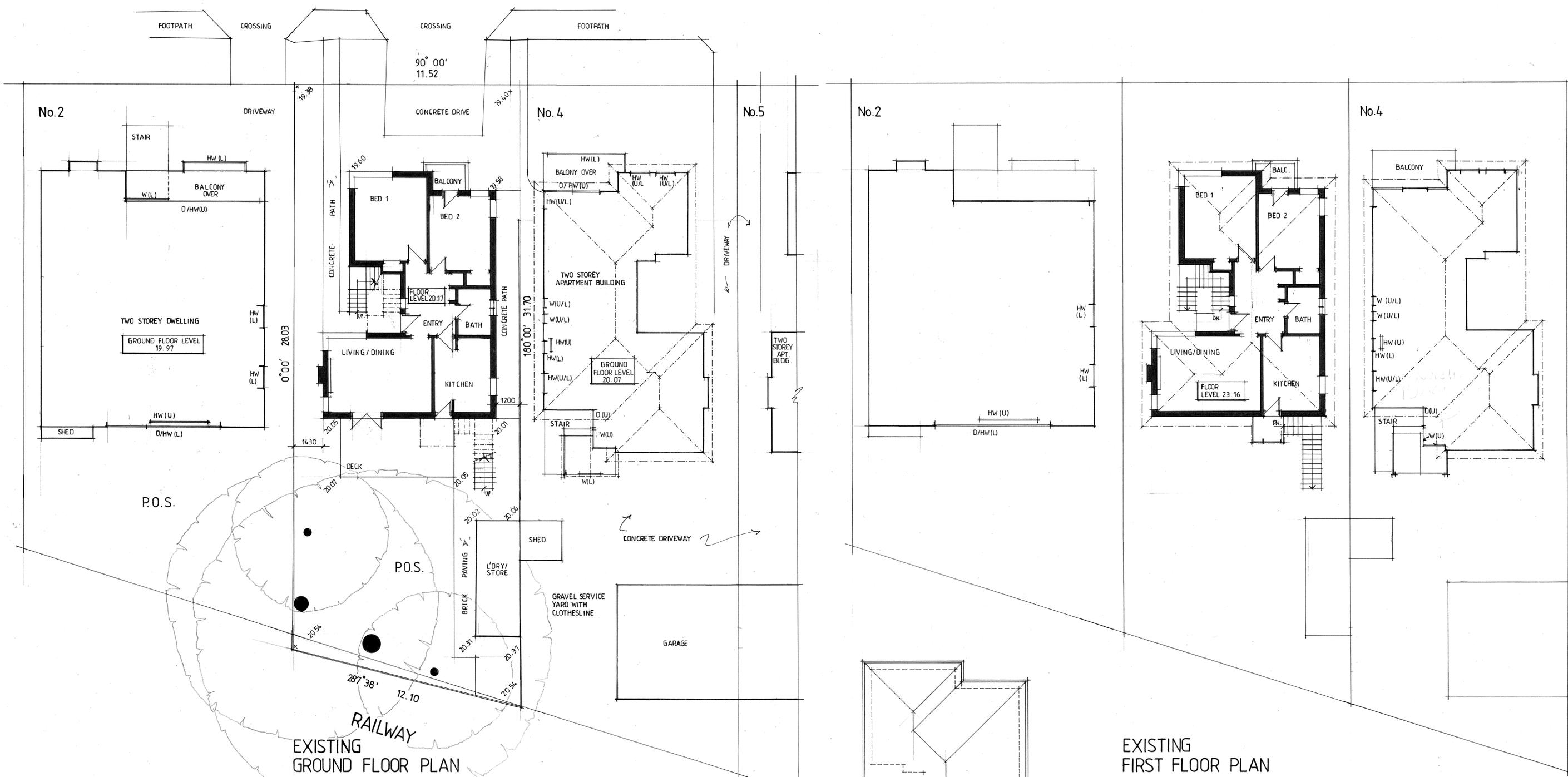


3 Ashe Grove, Toorak
= Objector

Date printed: 22/05/2019
Scale: 1:470

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ASHE GROVE

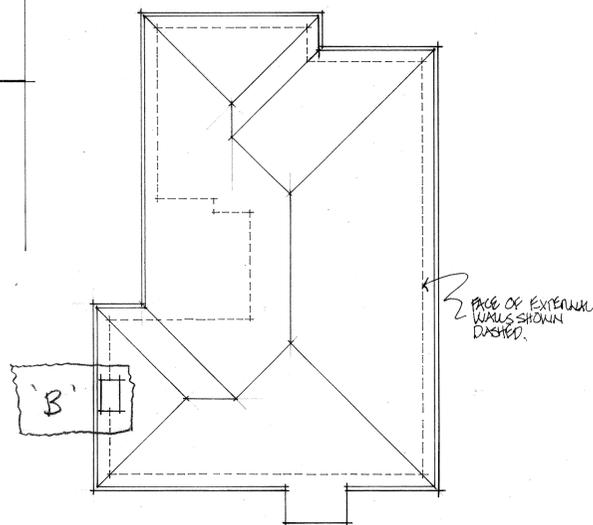


P.O.S.

P.O.S.

RAILWAY
EXISTING
GROUND FLOOR PLAN

- Amendments**
 A: 05.02.19
 • existing roof plan added.
 B: 22.03.19
 • existing chimney corrected on roof plan.



EXISTING ROOF PLAN

EXISTING FIRST FLOOR PLAN

ALTERATIONS TO EXISTING BUILDING AT

3 ASHE GROVE, TOORAK

PLANNING DRAWING: EXISTING CONDITIONS-SITE PLAN, PLANS

FOR A. FISCHER

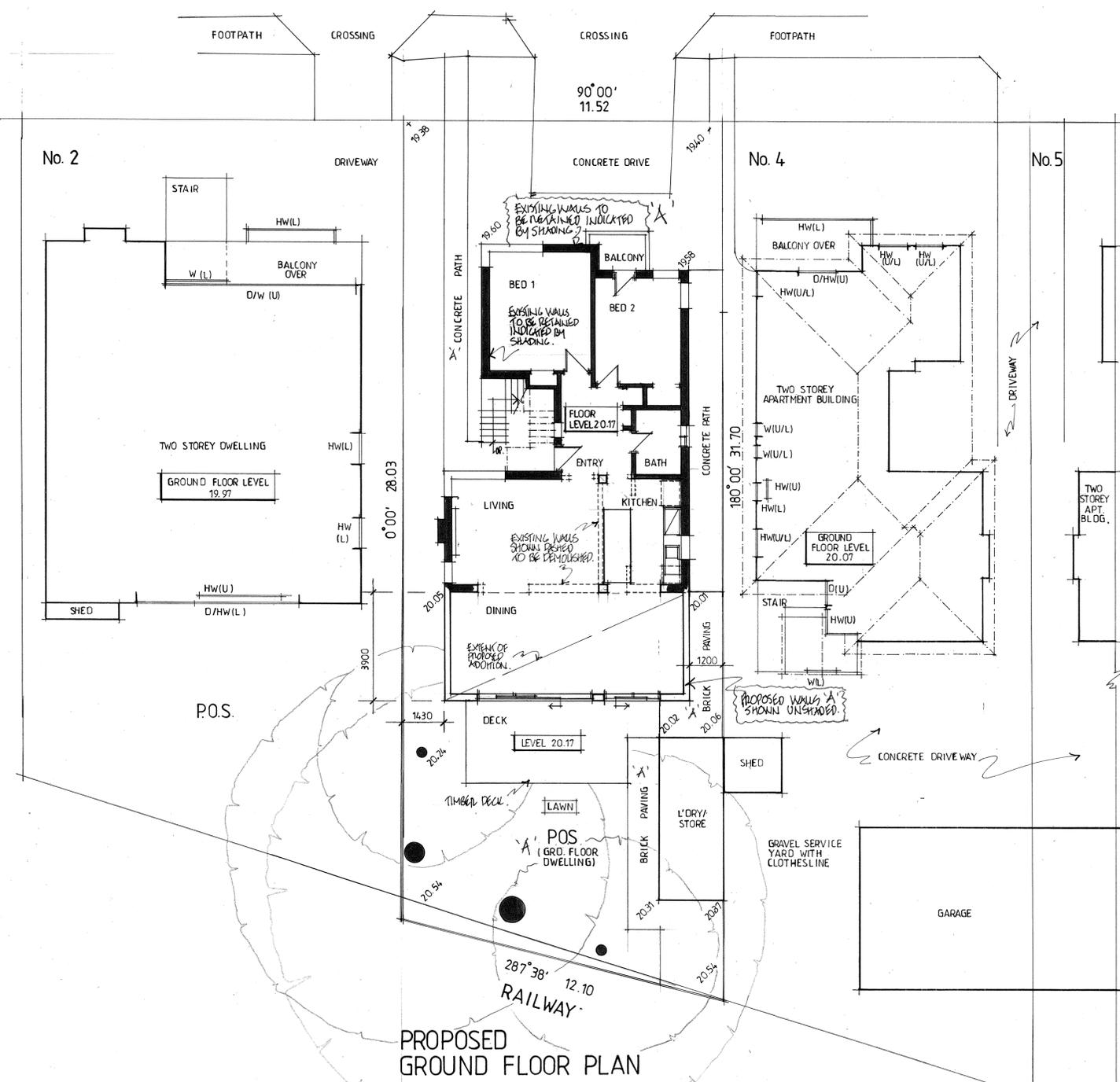
SCALE: 1:100
DATE: 19.12.18
DRAWN: PH
DWG. NO. 1804-P01 B

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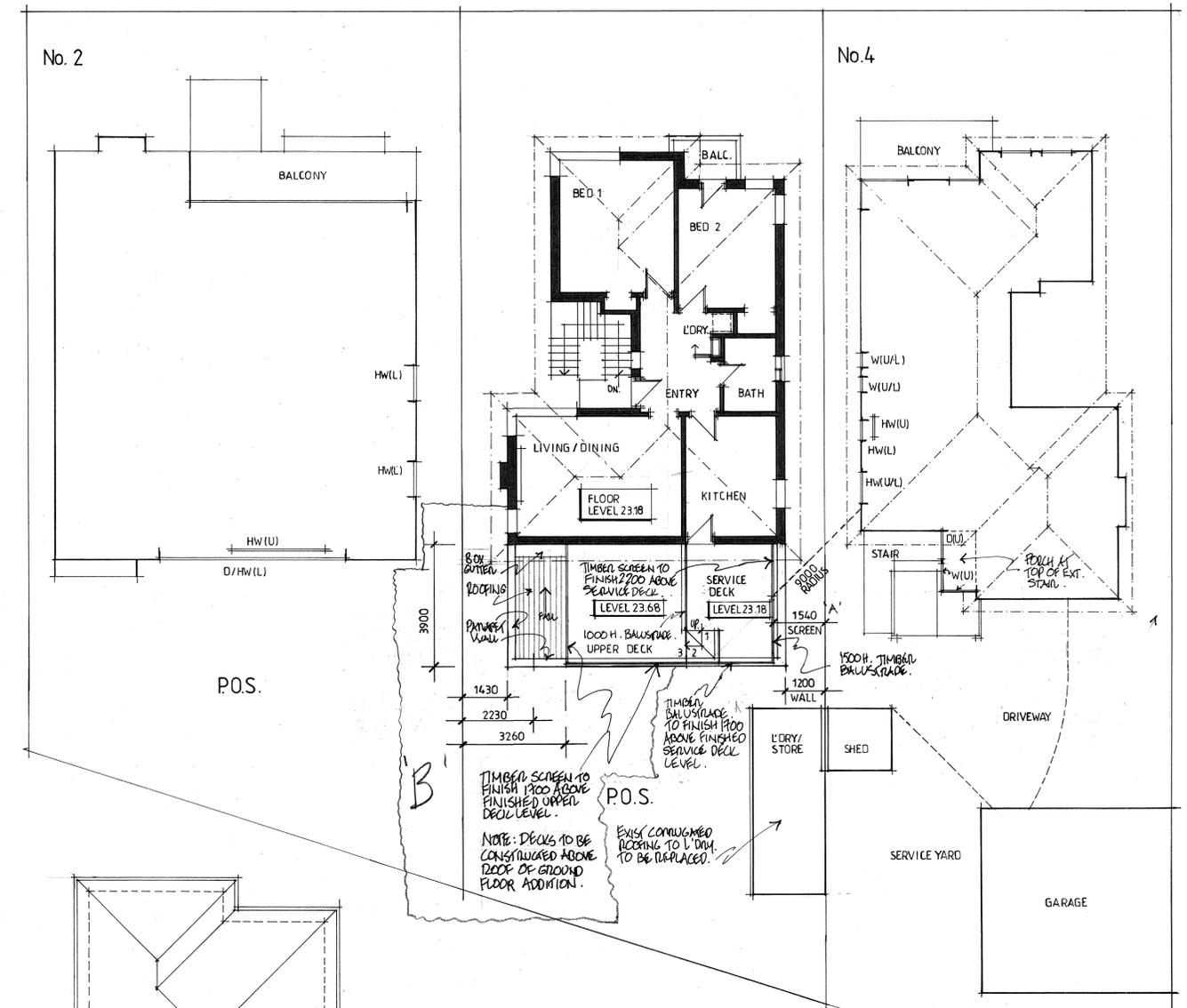
ASHE GROVE



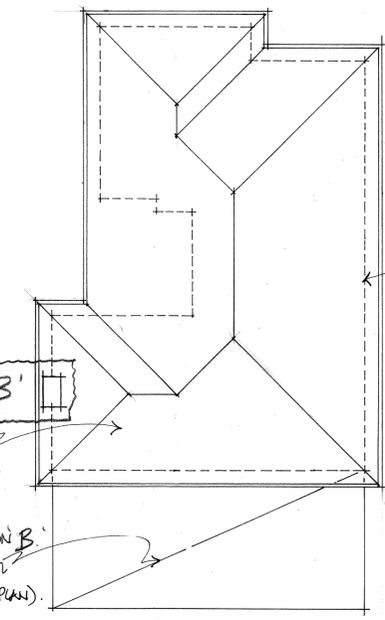
PROPOSED GROUND FLOOR PLAN

- Amendments**
- A: 05.02.19**
- proposed roof plan added;
 - setbacks to screening to decks added;
 - site analysis details added.
- B: 22.03.19**
- existing chimney corrected on proposed roof plan;
 - upper deck area amended to avoid additional overshadowing of adjoining property to west.

SITE ANALYSIS	
Site area	344m ²
Total building area	147m ²
Site cover	42.73%
Area of non permeable surface	23.75m ² (6.9% site area)
Private open space:	
ground floor dwelling	82.4m ² at ground level
Private open space:	
first floor dwelling	12.96m ² with minimum dimension of 3.6m (deck constructed over roof of proposed addition)



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN

ALTERATIONS TO EXISTING BUILDING AT

3 ASHE GROVE, TOORAK

PLANNING DRAWING: PROPOSED PLANS

FOR A. FISCHER

SCALE: 1:100
 DATE: 19.12.18
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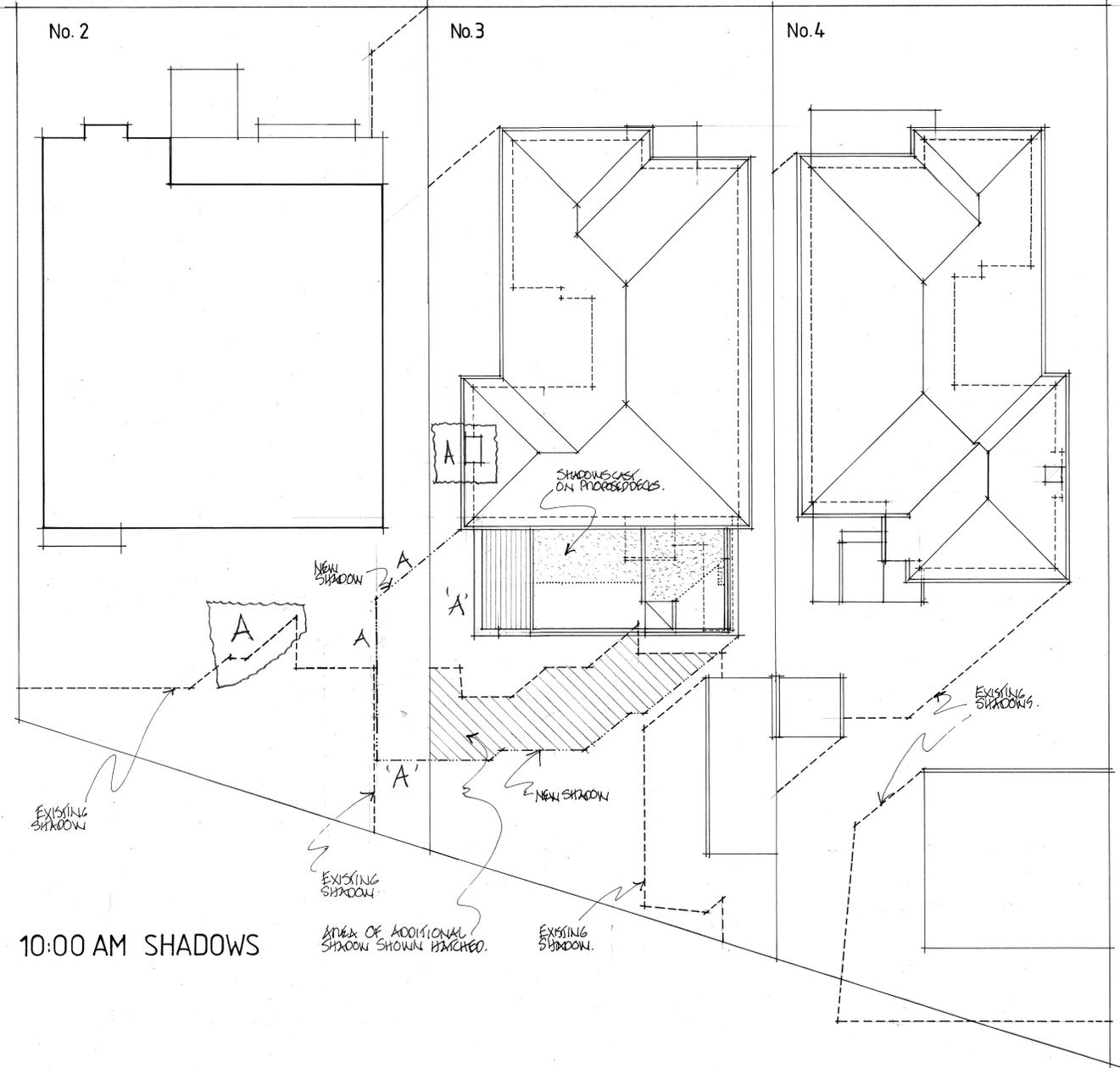
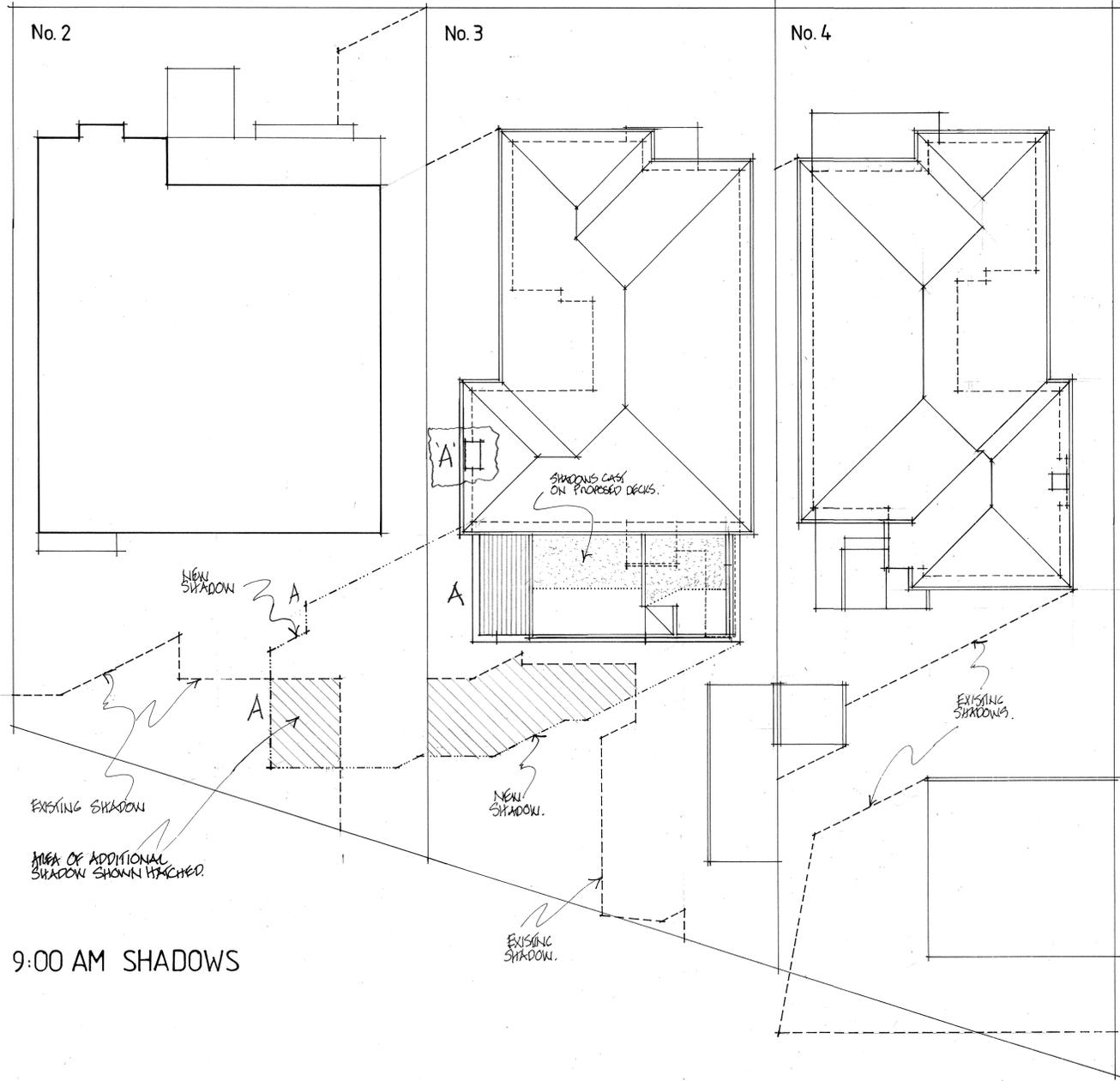
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ASHE GROVE

ASHE GROVE



- Amendments**
A: 22.03.19
- upper deck area amended;
 - shadows amended to reflect correct configuration of existing chimney and amendments to upper deck area.

- LEGEND**
- existing shadow at noted time
 - - - shadow cast by proposed works at noted time
 - /// area of additional shadow
 - shadows cast on proposed decks by existing building and proposed screen walls

- NOTES**
- shadows are indicated for equinox times.
 - excepting those indicated on proposed upper and service decks, shadows are shown at ground level.
 - existing shadows include those cast by buildings and outbuildings on subject and adjoining properties and boundary fences where applicable.

ALTERATIONS TO EXISTING BUILDING AT
3 ASHE GROVE, TOORAK
PLANNING DRAWING: SHADOW DIAGRAMS
FOR A. FISCHER

SCALE: 1:100
 DATE: 29.01.18
 DRAWN: PH
 DWG. NO. 1804-P04 A

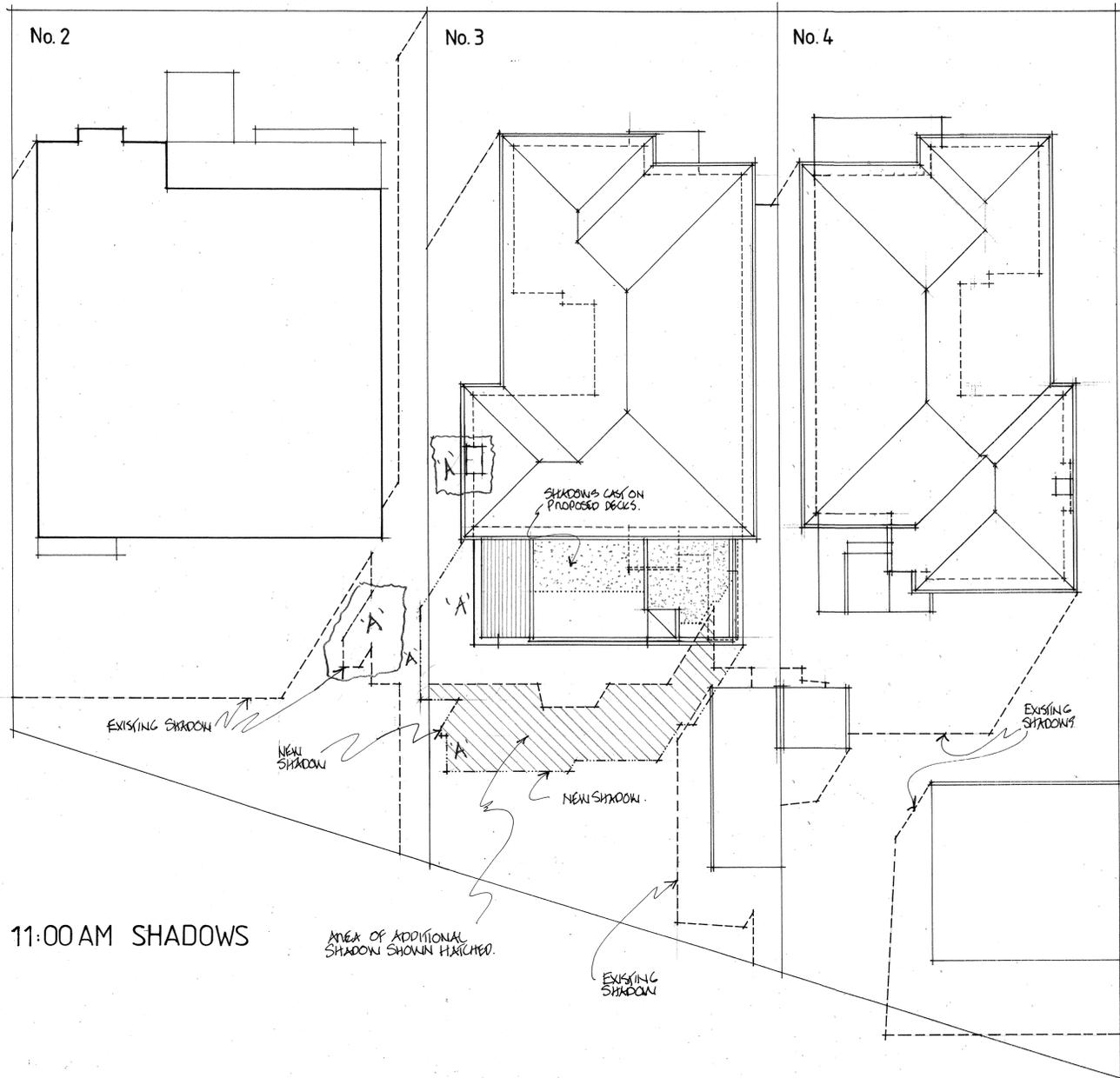
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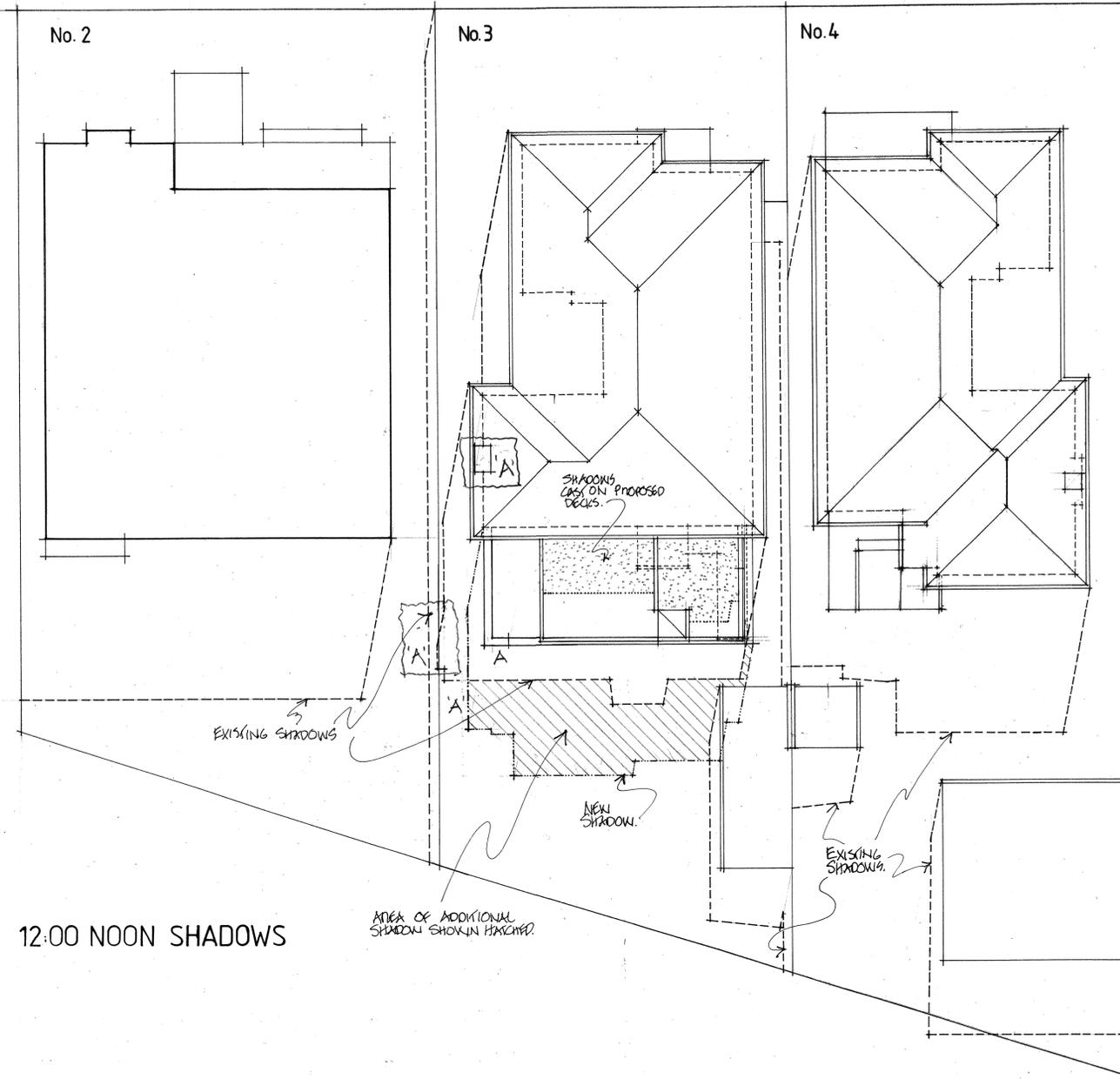
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ASHE GROVE

ASHE GROVE



11:00 AM SHADOWS



12:00 NOON SHADOWS

Amendments

- A: 22.03.19
- upper deck area amended;
 - shadows amended to reflect correct configuration of existing chimney and amendments to upper deck area.

LEGEND

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- - - shadow cast by proposed works at noted time
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NOTES

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ALTERATIONS TO EXISTING BUILDING AT

3 ASHE GROVE, TOORAK

PLANNING DRAWING: SHADOW DIAGRAMS

FOR A. FISCHER

SCALE: 1:100
DATE: 29.01.18
DRAWN: PH
DWG. NO. 1804-P05 A

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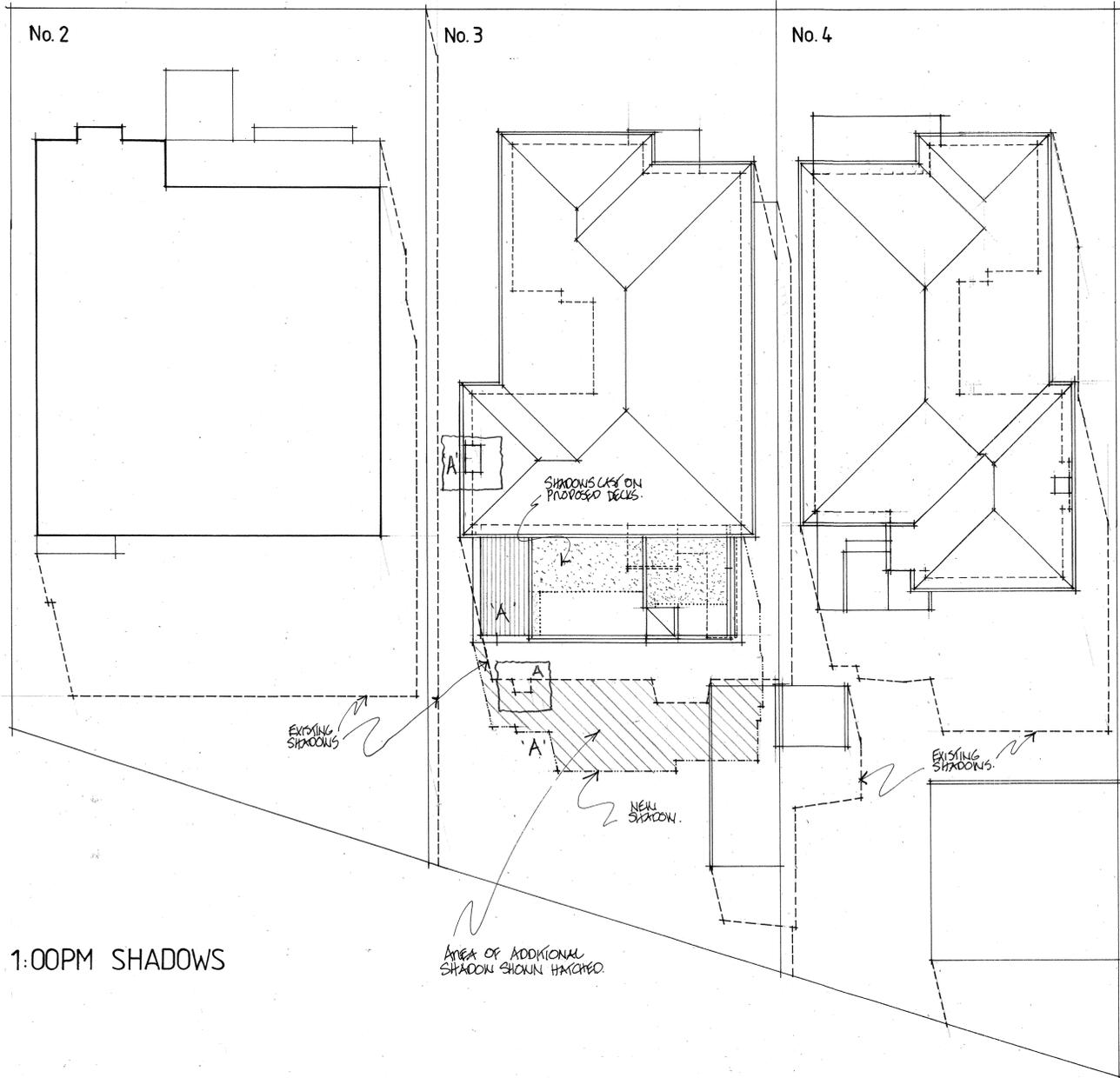
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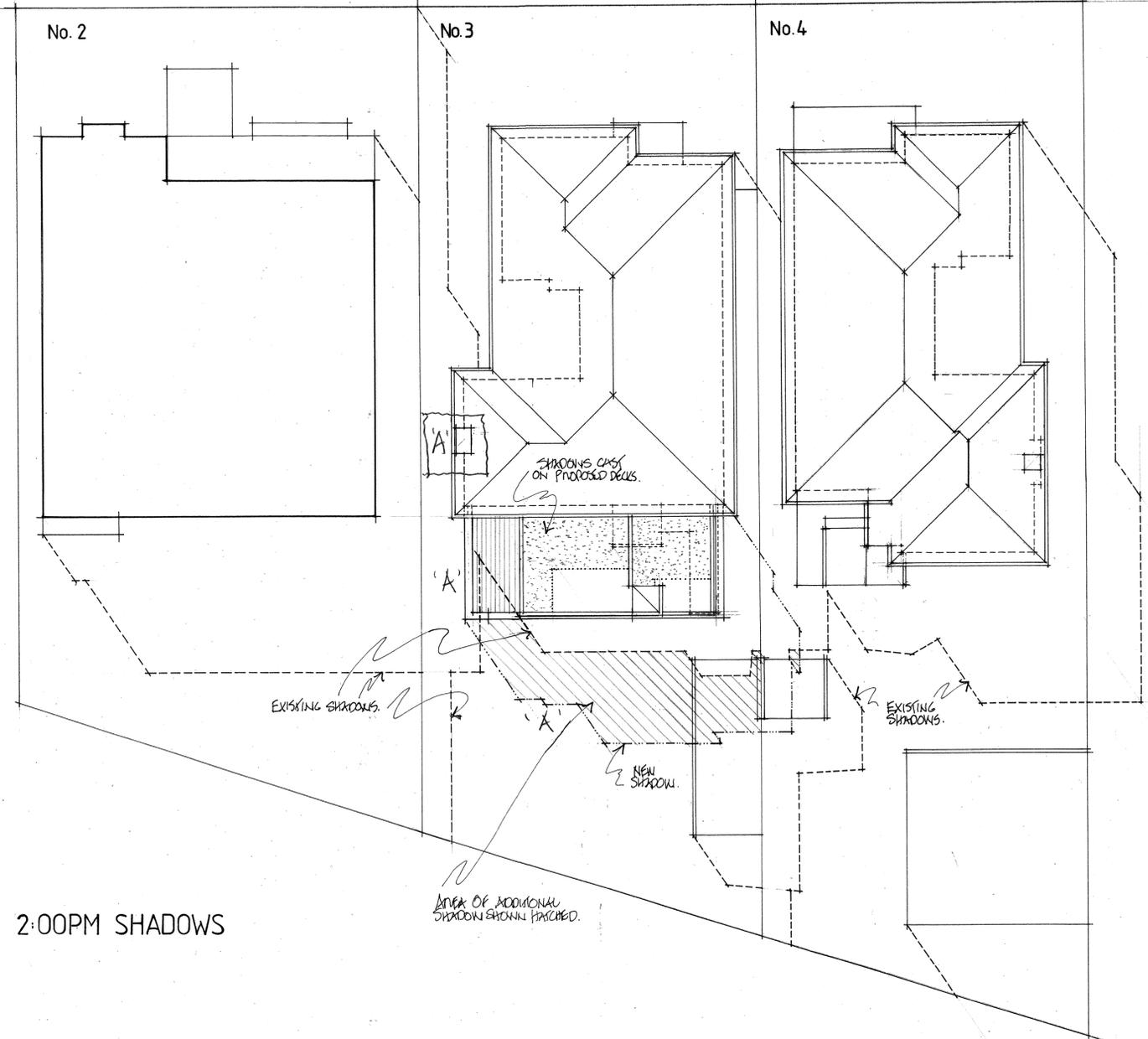
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ASHE GROVE

ASHE GROVE



1:00PM SHADOWS



2:00PM SHADOWS

Amendments
A: 22.03.19

- upper deck area amended;
- shadows amended to reflect correct configuration of existing chimney and amendments to upper deck area.

LEGEND

- existing shadow at noted time
- - - shadow cast by proposed works at noted time
- /// area of additional shadow
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ALTERATIONS TO EXISTING BUILDING AT
3 ASHE GROVE, TOORAK
PLANNING DRAWING: SHADOW DIAGRAMS
FOR A. FISCHER

SCALE: 1:100
 DATE: 29.01.18
 DRAWN: PH
 DWG. NO. 1804-P06

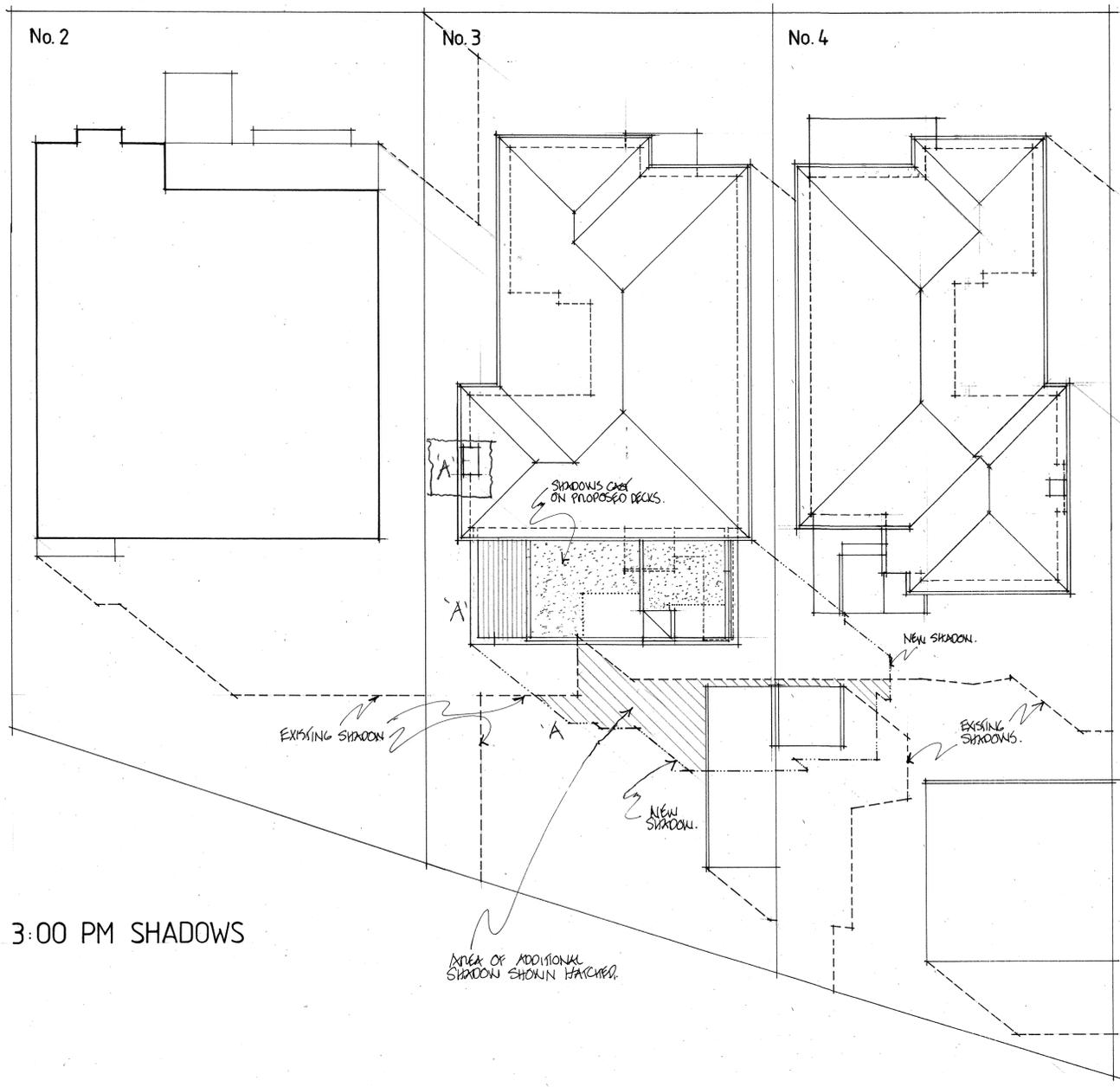
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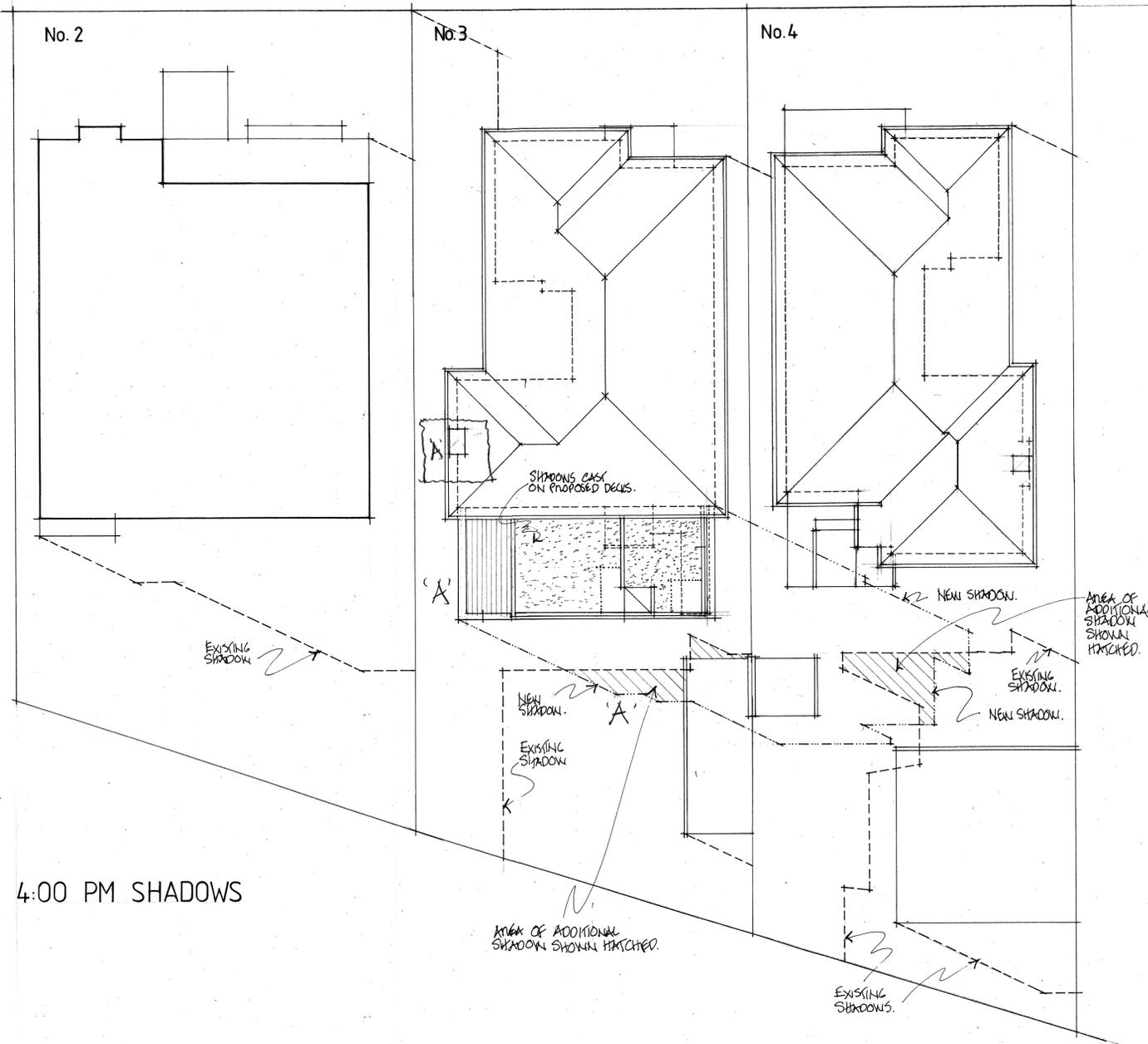
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ASHE GROVE

ASHE GROVE



3:00 PM SHADOWS



4:00 PM SHADOWS

- Amendments**
- A: 22.03.19
 - upper deck area amended;
 - shadows amended to reflect correct configuration of existing chimney and amendments to upper deck area.

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 - /// area of additional shadow
 - ... shadows cast on proposed decks by existing building and proposed screen walls

- NOTES**
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ALTERATIONS TO EXISTING BUILDING AT
3 ASHE GROVE, TOORAK
PLANNING DRAWING: SHADOW DIAGRAMS
FOR A. FISCHER

SCALE: 1:100
 DATE: 29.01.18
 DRAWN: PH
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