



NOTICE PAPER PLANS ATTACHMENTS

Monday 6 May 2019

Plans Attachments

**3 PLANNING APPLICATION 0865/18 - 226 WILLIAMS ROAD TOORAK -
CONSTRUCTION OF A MULTI DWELLING DEVELOPMENT IN A GENERAL
RESIDENTIAL ZONE AND SPECIAL BUILDING OVERLAY**

ATTACHMENT 1 PA - 865-18 - 226 WILLIAMS ROAD TOORAK - ATTACHMENT 1 OF
1 5

Item 3

Attachment 1 PA - 865-18 - 226 Williams Road Toorak
- Attachment 1 of 1



226 Williams Road, Toorak
 ★ = Objector.



City of Toorak
 1111 Toorak Road
 Toorak VIC 3142
 Tel: 9594 1111
 Fax: 9594 1111
 Email: info@cityoftoorak.vic.gov.au

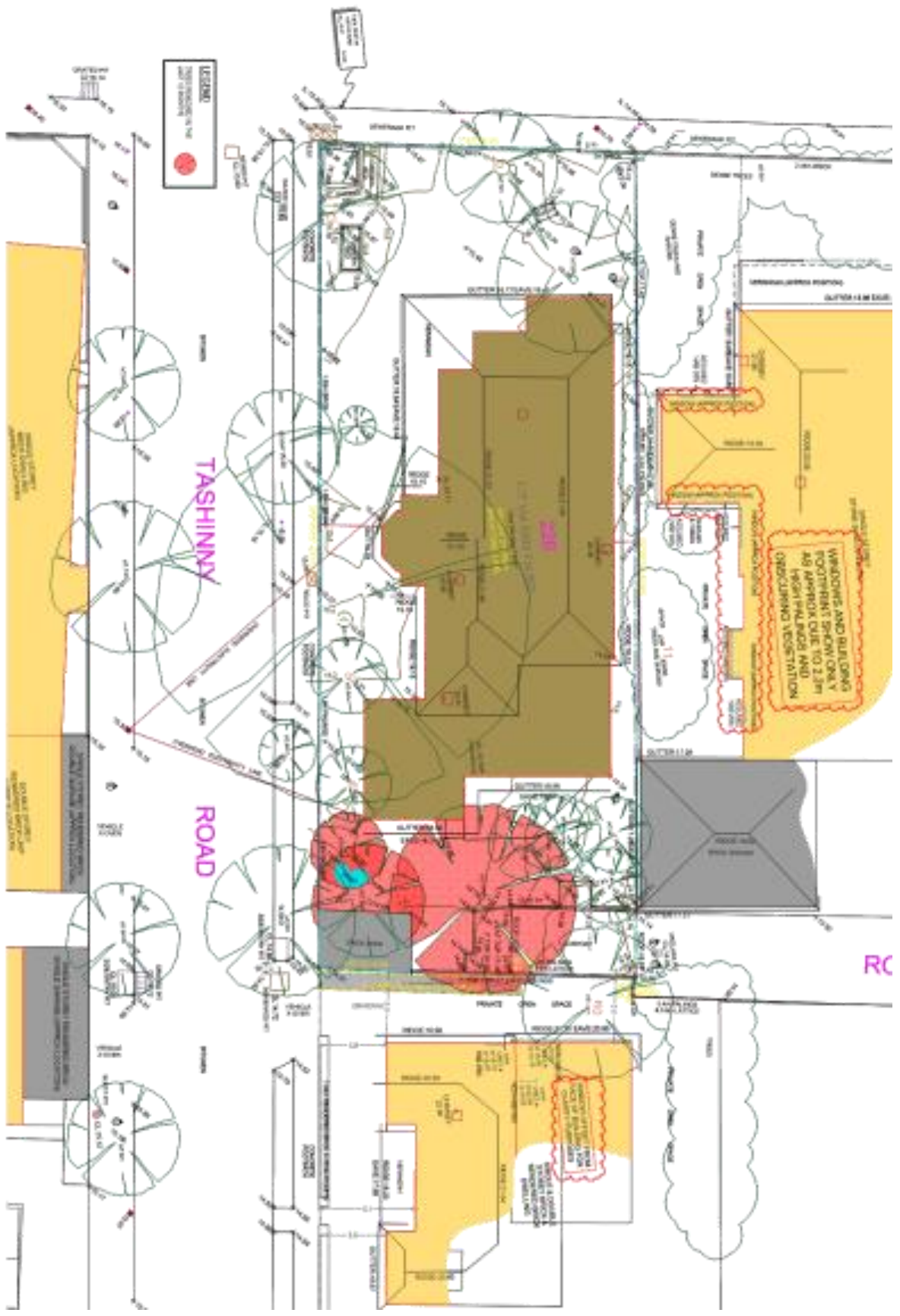
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 DATE: 11/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

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3	11/11/2018	ISSUED FOR PERMIT
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7	11/11/2018	ISSUED FOR PERMIT
8	11/11/2018	ISSUED FOR PERMIT
9	11/11/2018	ISSUED FOR PERMIT
10	11/11/2018	ISSUED FOR PERMIT

PROJECT: 226 WILLIAMS ROAD TOORAK
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 CHECKED BY: [Name]
 APPROVED BY: [Name]

PROJECT: 226 WILLIAMS ROAD TOORAK
 DRAWING NO: 226 WILLIAMS ROAD TOORAK
 DATE: 11/11/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



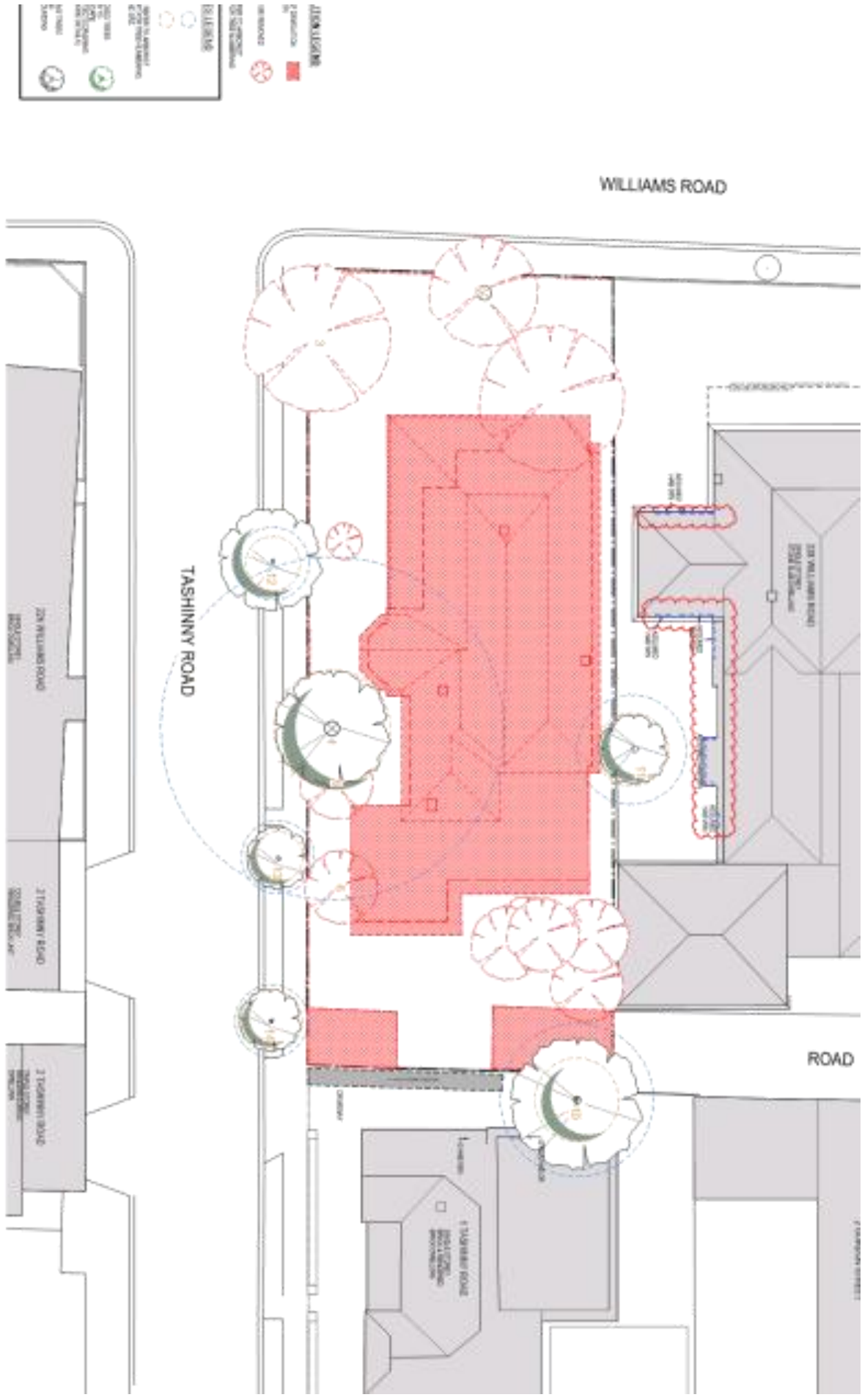


City of Melbourne
 226 WILLIAMS ROAD
 TOORAK VIC 3142
 11/11/2018
 11/11/2018

NO.	DATE	DESCRIPTION
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5	11/11/2018	ISSUED FOR PERMIT
6	11/11/2018	ISSUED FOR PERMIT
7	11/11/2018	ISSUED FOR PERMIT
8	11/11/2018	ISSUED FOR PERMIT
9	11/11/2018	ISSUED FOR PERMIT
10	11/11/2018	ISSUED FOR PERMIT

PROJECT
 226 WILLIAMS ROAD
 TOORAK VIC 3142

DATE
 11/11/2018
 DRAWN BY
 CHECKED BY
 PROJECT NO.





Our clients are
 226 WILLIAMS ROAD
 TOORAK VIC 3142
 +61 3 9593 1111
 info@se.com.au
 www.se.com.au

DATE: 18/08/2018
 DRAWING NO: 180801-01
 PROJECT NO: 180801
 DRAWING TITLE: SITE PLAN
 DRAWING SCALE: AS SHOWN
 DRAWING STATUS: PRELIMINARY
 DRAWING BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	REVISION	DATE
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3	ISSUED FOR PERMIT	18/08/2018
4	ISSUED FOR PERMIT	18/08/2018
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6	ISSUED FOR PERMIT	18/08/2018
7	ISSUED FOR PERMIT	18/08/2018
8	ISSUED FOR PERMIT	18/08/2018
9	ISSUED FOR PERMIT	18/08/2018
10	ISSUED FOR PERMIT	18/08/2018

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	18/08/2018
2	ISSUED FOR PERMIT	18/08/2018
3	ISSUED FOR PERMIT	18/08/2018
4	ISSUED FOR PERMIT	18/08/2018
5	ISSUED FOR PERMIT	18/08/2018
6	ISSUED FOR PERMIT	18/08/2018
7	ISSUED FOR PERMIT	18/08/2018
8	ISSUED FOR PERMIT	18/08/2018
9	ISSUED FOR PERMIT	18/08/2018
10	ISSUED FOR PERMIT	18/08/2018

PROJECT: 226 WILLIAMS ROAD
 ADDRESS: 226 WILLIAMS ROAD, TOORAK
 DRAWING NO: 180801-01

DATE: 18/08/2018
 DRAWING NO: 180801-01
 PROJECT NO: 180801
 DRAWING TITLE: SITE PLAN
 DRAWING SCALE: AS SHOWN
 DRAWING STATUS: PRELIMINARY
 DRAWING BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]





City of Toorak
 1000 Toorak Rd
 Toorak VIC 3142
 Tel: +61 3 9593 2000
 Fax: +61 3 9593 2001
 www.toorak.vic.gov.au

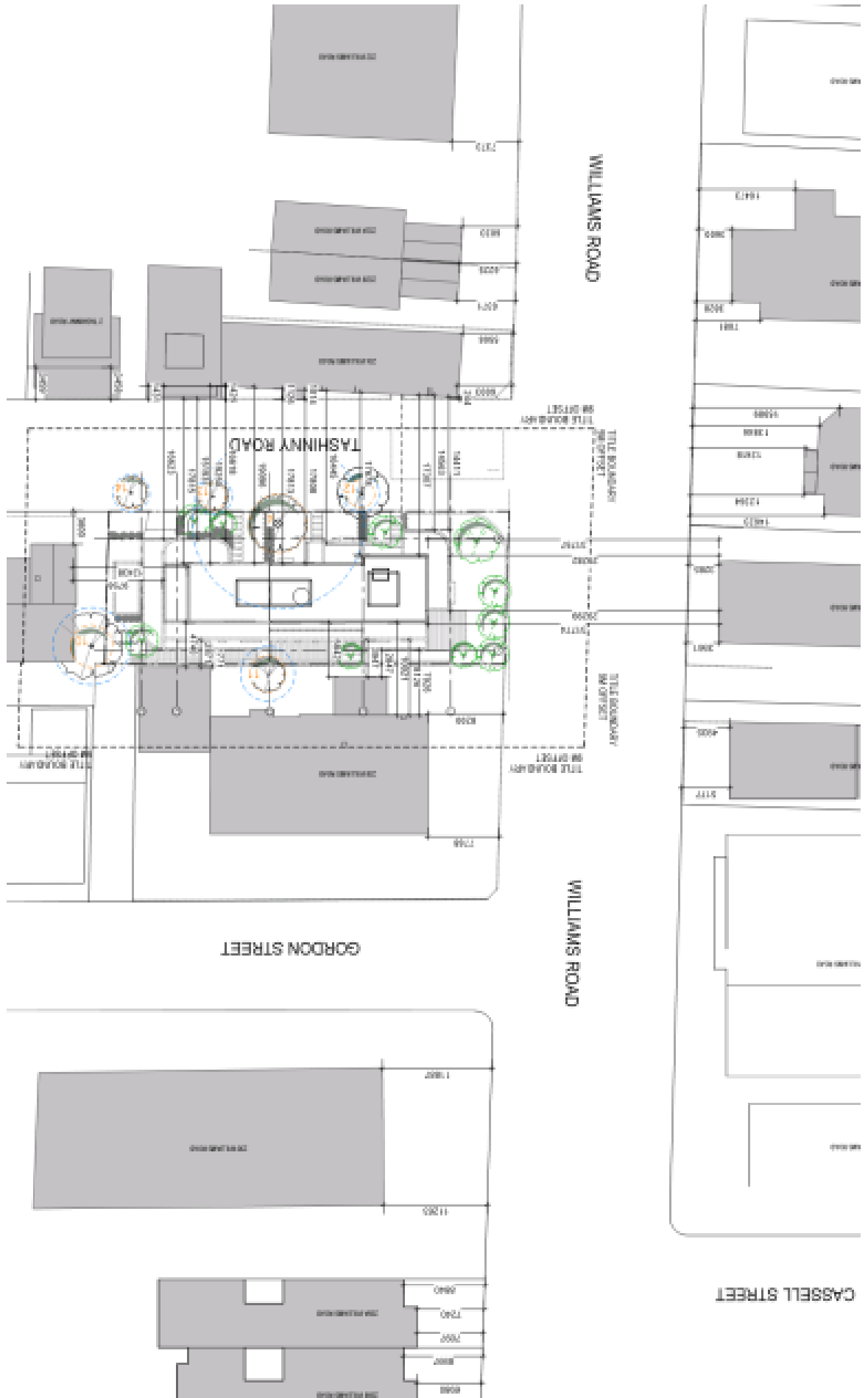
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 CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]

SCALE: 1:100
 DATE: [REDACTED]

DATE: [REDACTED]

PROJECT: 226 WILLIAMS ROAD TOORAK
 CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]

DATE: [REDACTED]
 PROJECT: 226 WILLIAMS ROAD TOORAK
 CLIENT: [REDACTED]
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]

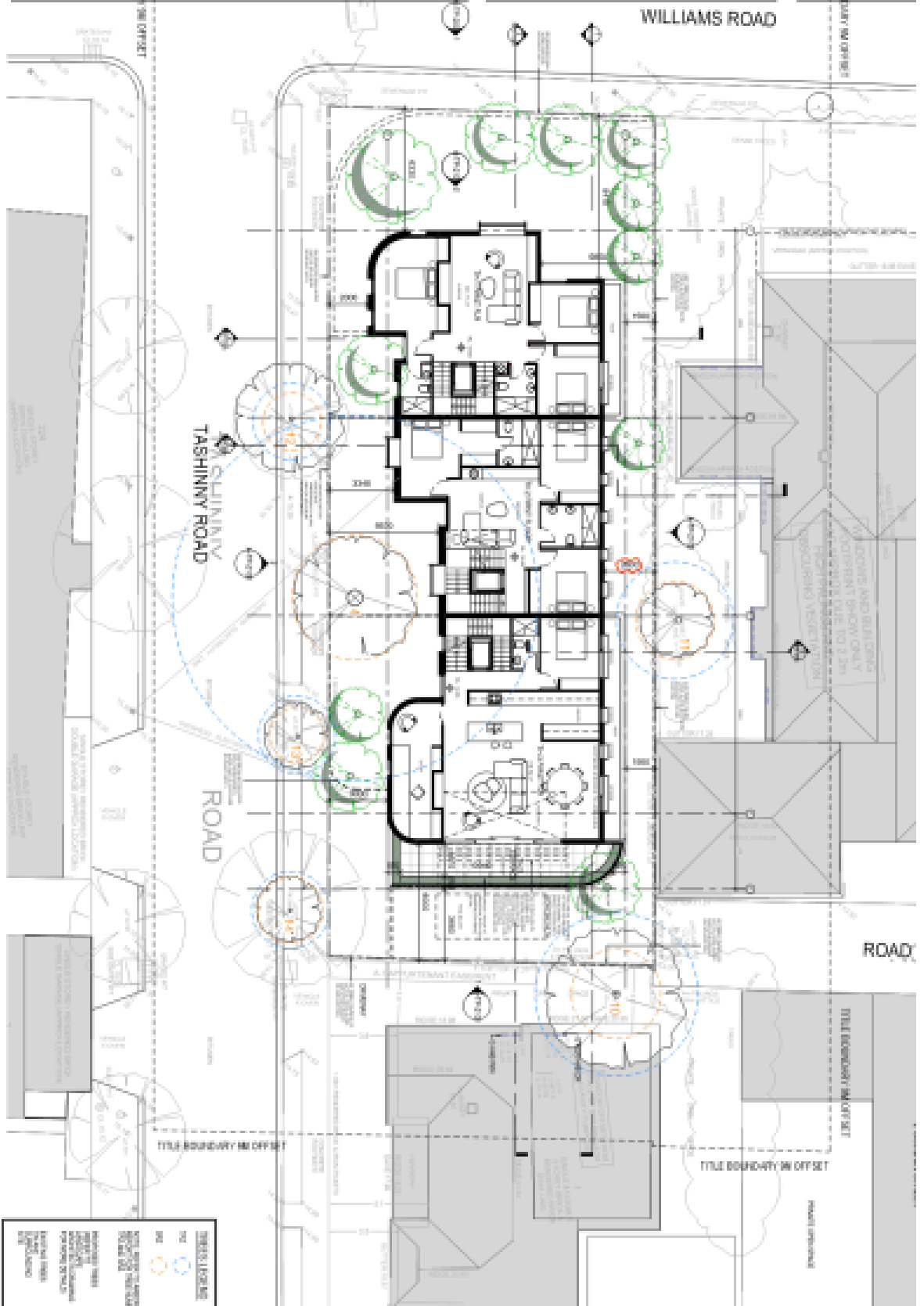




TOTAL DEVELOPMENT AREA	
AREA	7320 ²
COVERAGE	50%
WEALTHY	28%
OPEN AREA	20%
TITLE BOUNDARY OFFSET	
MENT	420 ²

2S TERRACE AREA	
HOUSE 01	
R	130 ²
FLR	29 ²
UL	167 ²
HOUSE 02	
R	31 ²
UL	31 ²
HOUSE 03	
R	84 ²
FLR	28 ²
UL	100 ²
UL	130 ²

OSS TH AREA	
HOUSE 01	
MENT	121 ²
R	130 ²
FLR	102 ²
FLR	53 ²
UL	285 ²
HOUSE 02	
MENT	50 ²
R	53 ²
FLR	58 ²
FLR	58 ²
UL	217 ²
HOUSE 03	
MENT	75 ²
R	105 ²
FLR	119 ²
FLR	62 ²
UL	291 ²



DATE: 18/08/2018
 DRAWN BY: J. SMITH
 CHECKED BY: M. SMITH
 PROJECT: 865-18-226 WILLIAMS ROAD TOORAK

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	18/08/2018	J. SMITH
2	ISSUED FOR PERMIT	18/08/2018	J. SMITH
3	ISSUED FOR PERMIT	18/08/2018	J. SMITH
4	ISSUED FOR PERMIT	18/08/2018	J. SMITH

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	18/08/2018	J. SMITH
2	ISSUED FOR PERMIT	18/08/2018	J. SMITH
3	ISSUED FOR PERMIT	18/08/2018	J. SMITH
4	ISSUED FOR PERMIT	18/08/2018	J. SMITH

PROJECT: 865-18-226 WILLIAMS ROAD TOORAK
 ADDRESS: 226 WILLIAMS ROAD TOORAK
 DRAWING NO: 865-18-226-01

DATE: 18/08/2018
 DRAWN BY: J. SMITH
 CHECKED BY: M. SMITH
 PROJECT: 865-18-226 WILLIAMS ROAD TOORAK

LEGEND

- EXISTING TREE
- PROPOSED TREE
- EXISTING PLANTING
- PROPOSED PLANTING
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING DRIVE
- PROPOSED DRIVE
- EXISTING PATH
- PROPOSED PATH
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING WALL
- PROPOSED WALL
- EXISTING ROOF
- PROPOSED ROOF
- EXISTING TERRACE
- PROPOSED TERRACE
- EXISTING BALCONY
- PROPOSED BALCONY
- EXISTING PORCH
- PROPOSED PORCH
- EXISTING STAIR
- PROPOSED STAIR
- EXISTING RAMP
- PROPOSED RAMP
- EXISTING CURB
- PROPOSED CURB
- EXISTING KERB
- PROPOSED KERB
- EXISTING GROUND LEVEL
- PROPOSED GROUND LEVEL
- EXISTING FINISHED FLOOR LEVEL
- PROPOSED FINISHED FLOOR LEVEL
- EXISTING ROOF LEVEL
- PROPOSED ROOF LEVEL
- EXISTING TERRACE LEVEL
- PROPOSED TERRACE LEVEL
- EXISTING BALCONY LEVEL
- PROPOSED BALCONY LEVEL
- EXISTING PORCH LEVEL
- PROPOSED PORCH LEVEL
- EXISTING STAIR LEVEL
- PROPOSED STAIR LEVEL
- EXISTING RAMP LEVEL
- PROPOSED RAMP LEVEL
- EXISTING CURB LEVEL
- PROPOSED CURB LEVEL
- EXISTING KERB LEVEL
- PROPOSED KERB LEVEL



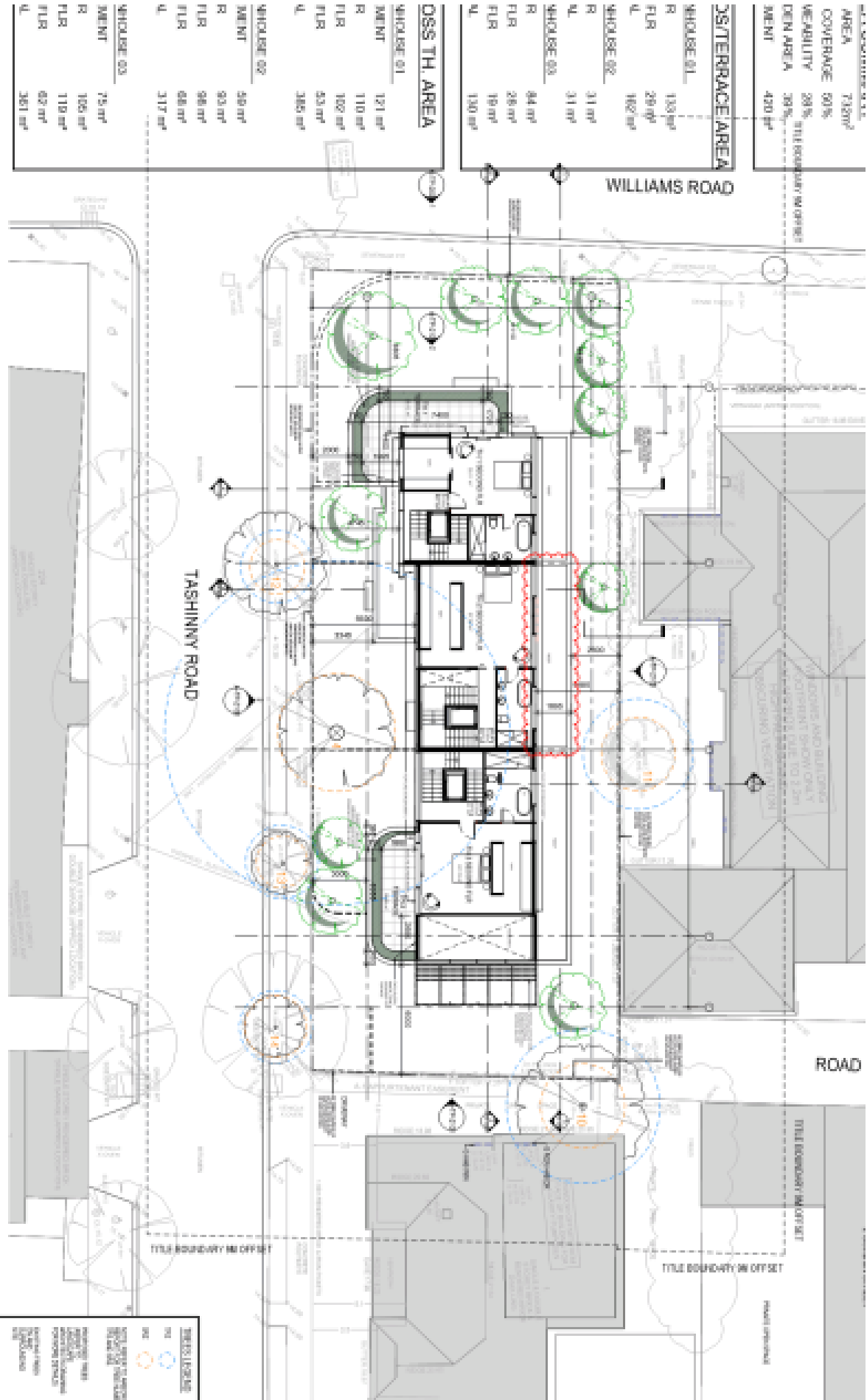
Site Address: 226 Williams Road Toorak VIC 3142
 Date: 18/08/2018
 Project: 226 Williams Road Toorak
 Client: S&S CONSULTANTS

NO.	DESCRIPTION	DATE	BY	CHKD.
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AREA	730m ²
COVERGE	50%
VEGETATION	28%
OPEN AREA	22%
AREA	420 m ²

TITLE BOUNDARY OFFSET

2S TERRACE AREA	
HOUSE 01	130 m ²
R	28 m ²
FLR	182 m ²
U	182 m ²
HOUSE 02	31 m ²
R	31 m ²
U	31 m ²
HOUSE 03	84 m ²
R	28 m ²
FLR	18 m ²
U	130 m ²

OSS TH AREA	
HOUSE 01	121 m ²
R	110 m ²
FLR	102 m ²
FLR	53 m ²
U	285 m ²
HOUSE 02	59 m ²
R	53 m ²
FLR	98 m ²
FLR	68 m ²
U	317 m ²

HOUSE 03	
R	75 m ²
R	105 m ²
FLR	119 m ²
FLR	67 m ²
U	261 m ²

NO.	DESCRIPTION	DATE	BY	CHKD.
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Drawn by: [Name]
 Checked by: [Name]
 Date: 11/11/2018

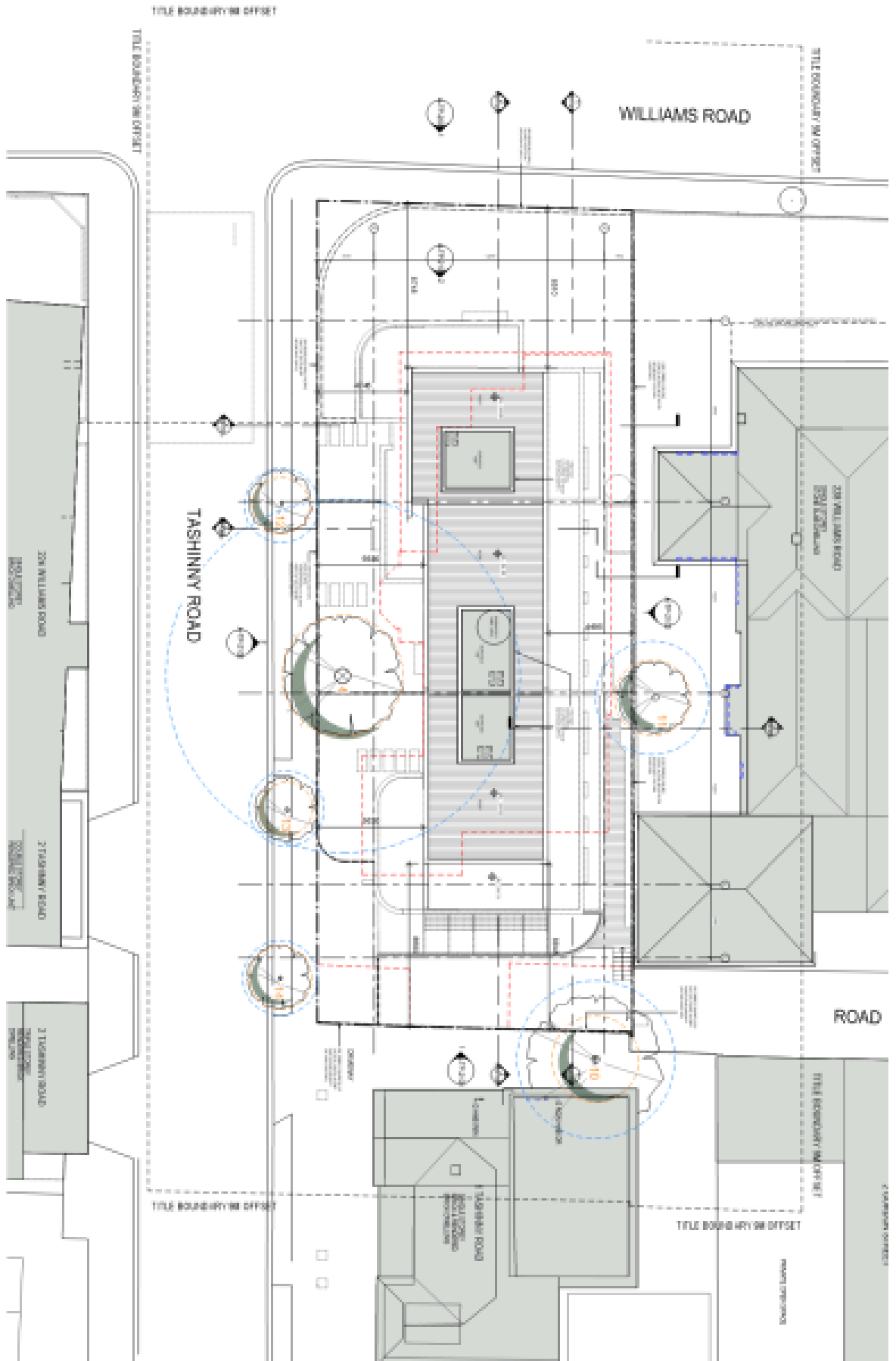
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 Location: [Location]
 Client: [Client Name]

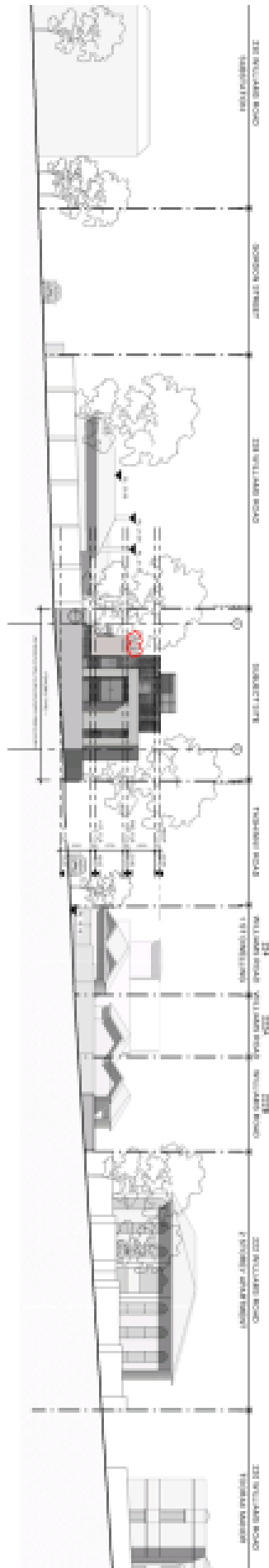
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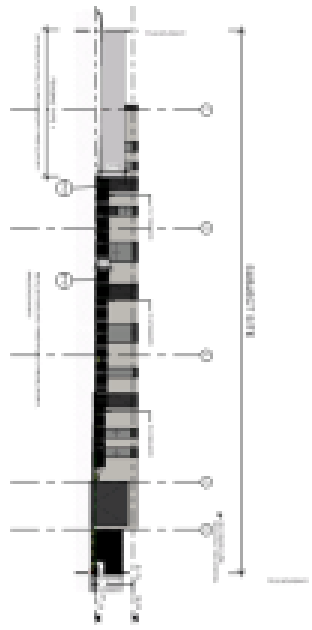
Author: [Name]
 Designer: [Name]
 Checker: [Name]

Scale: 1:100
 Date: 11/11/2018
 Project: [Project Name]





Level Elevation -
Williams Road



Level Elevation -
Highway Road



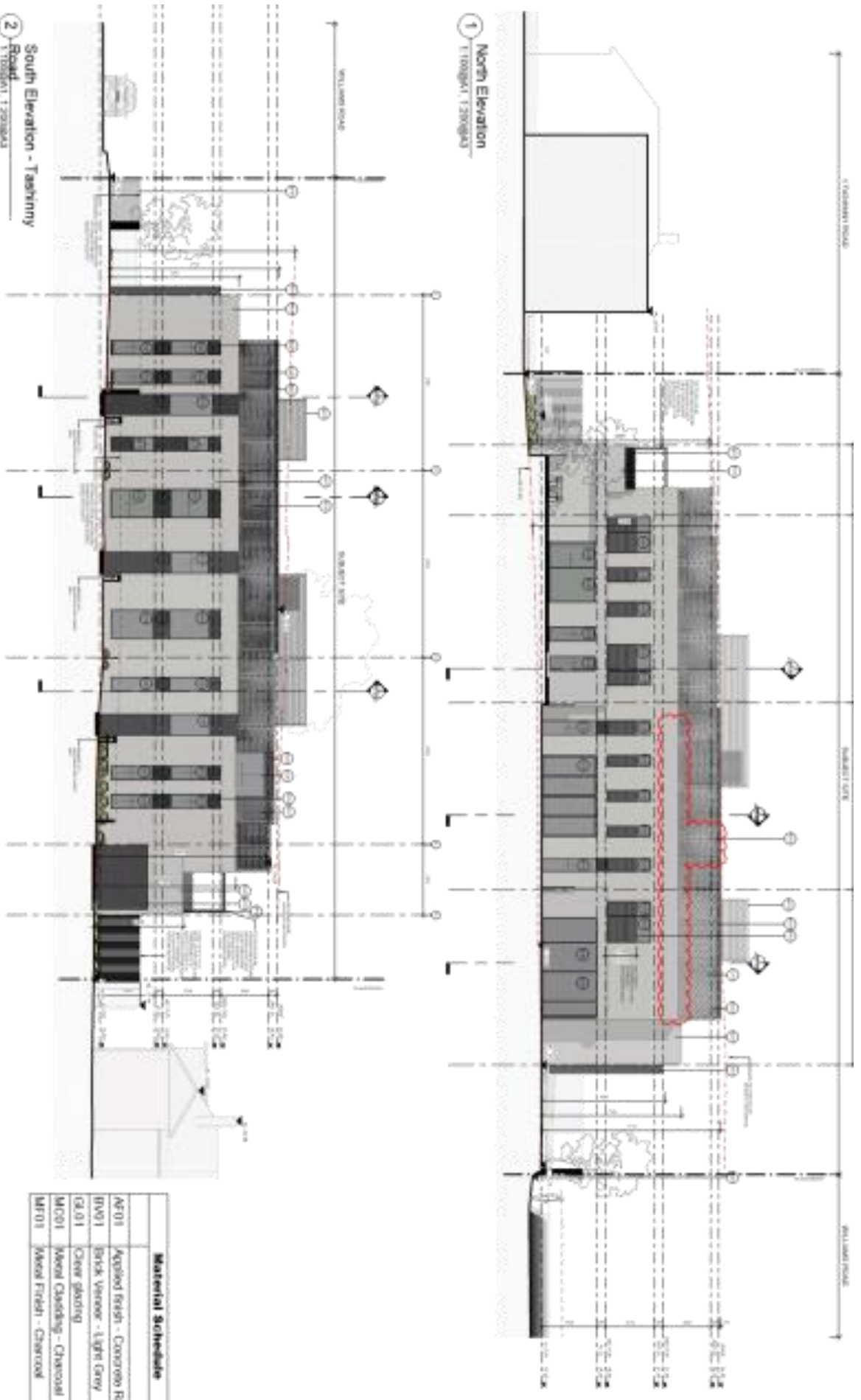
City of Melbourne
 100 Williamstown Road
 Melbourne VIC 3207
 Tel: +61 (0)3 9593 9000
 Fax: +61 (0)3 9593 9001
 www.melbourne.vic.gov.au

NO.	DATE	REVISION
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9	11/11/2018	ISSUED FOR PERMIT
10	11/11/2018	ISSUED FOR PERMIT

PROJECT
 ADDRESS
 226 WILLIAMS ROAD, TOORAK
 MELBOURNE VIC 3207

DATE: 11/11/2018
 DRAWING NO: 226-18-01
 SCALE: 1:100
 DRAWING BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



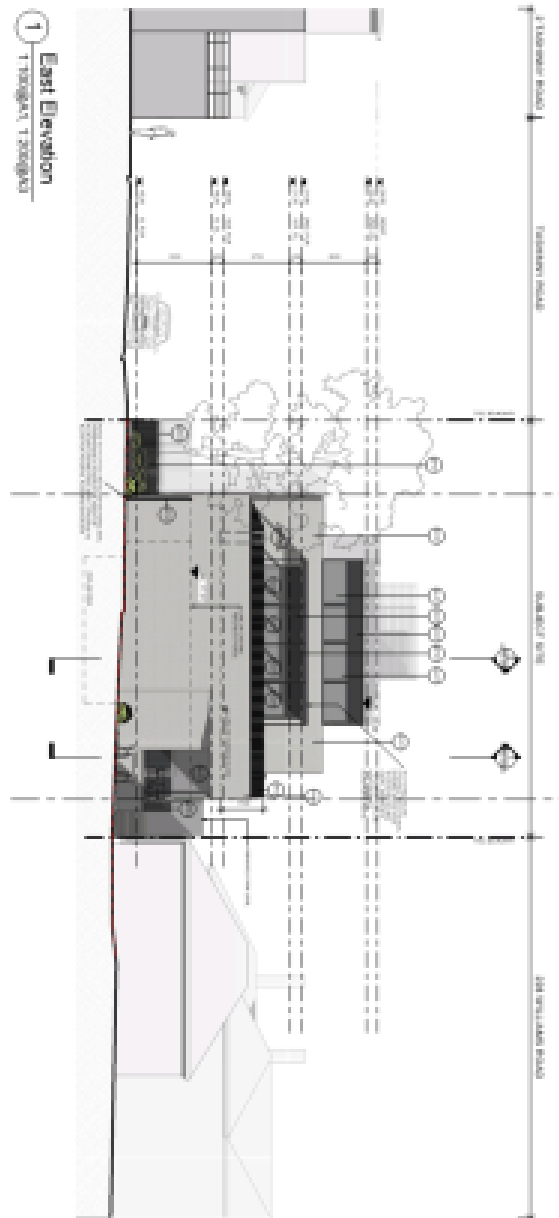
PROJECT: 226 WILLIAMS ROAD TOORAK
 DRAWING: ARCHITECTURAL ELEVATIONS
 DATE: 11/11/2018

NO.	DATE	DESCRIPTION
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7	11/11/2018	ISSUED FOR PERMIT
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10	11/11/2018	ISSUED FOR PERMIT

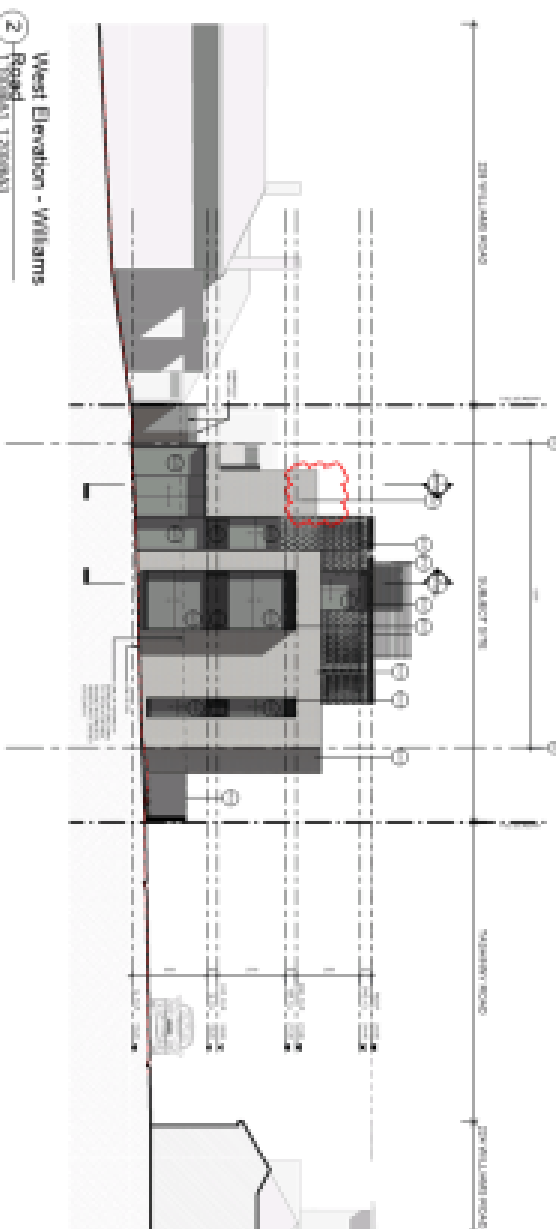
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 DRAWING: ARCHITECTURAL ELEVATIONS
 DATE: 11/11/2018

PROJECT: 226 WILLIAMS ROAD TOORAK
 DRAWING: ARCHITECTURAL ELEVATIONS
 DATE: 11/11/2018

PROJECT: 226 WILLIAMS ROAD TOORAK
 DRAWING: ARCHITECTURAL ELEVATIONS
 DATE: 11/11/2018



1 East Elevation
1:100 (PLAN 1:200) (A3)



2 West Elevation - Williams
1:100 (PLAN 1:200) (A3)

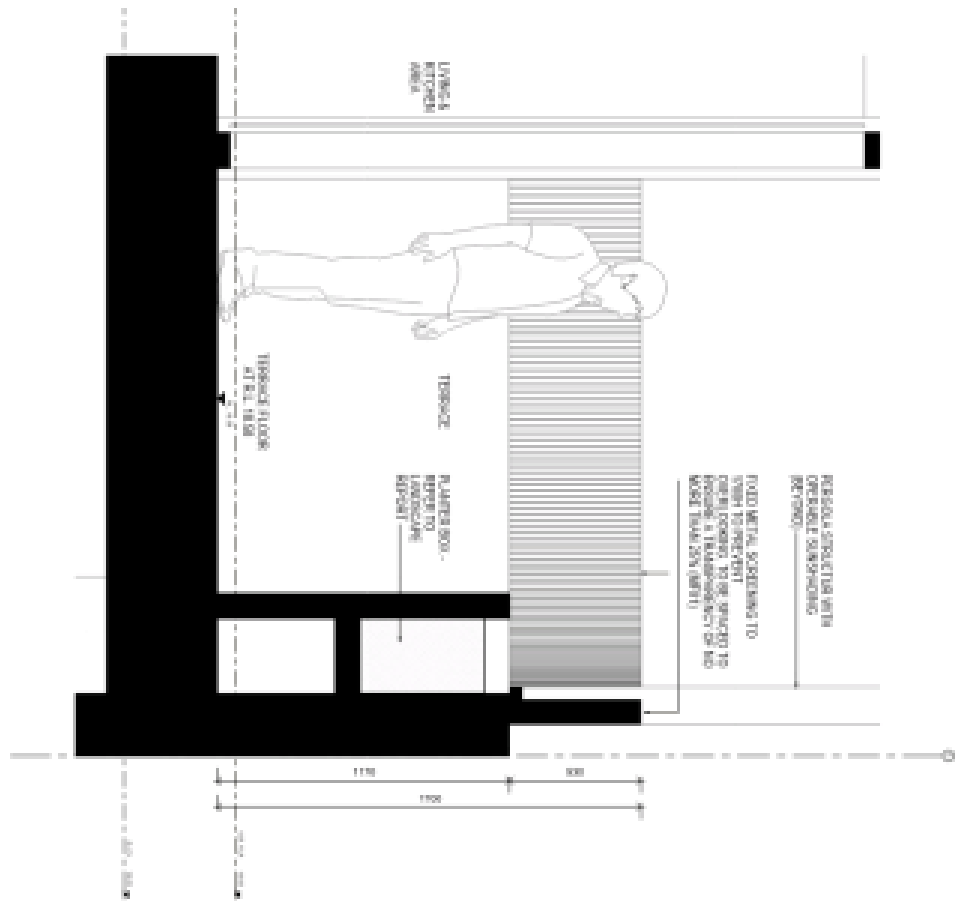
Material Schedule	
AF01	Agood finish - Concrete to
BN01	Brick Veneer - Light Grey
GL01	Clear glazing
MC01	Metal Cladding - Charcoal
MF01	Wood Finish - Charcoal



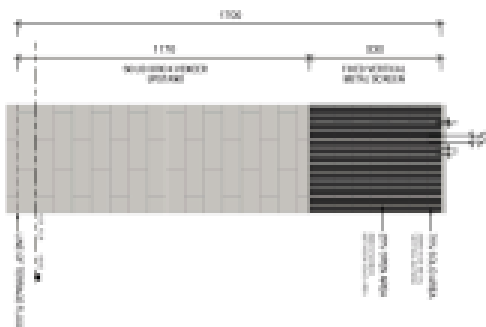
S&S ARCHITECTS
 1750 WILLIAMS ROAD
 TOORAK VIC 3142
 PH: 03 9594 1111
 FAX: 03 9594 1112
 WWW: WWW.SANDSARCHITECTS.COM.AU

PROJECT: 226 WILLIAMS ROAD
 DRAWING NO: 18-001-01
 DATE: 18/08/2018
 SCALE: 1:100 (PLAN 1:200)
 DRAWN BY: J. SMITH
 CHECKED BY: M. SMITH
 APPROVED BY: M. SMITH
 PROJECT MANAGER: M. SMITH

1 TYPICAL TERRACE SCREENING DETAIL



2 TYPICAL TERRACE SCREENING MATERIAL



S&S CONSULTANTS
 100/100 WILSON ROAD
 MELBOURNE VIC 3000
 PH: 03 9594 1111
 WWW.SANDS.COM.AU

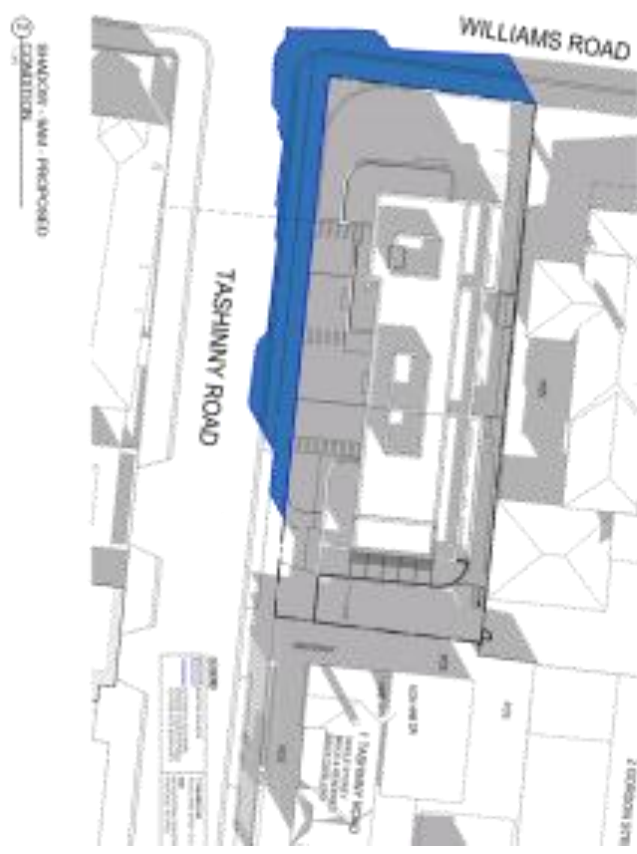
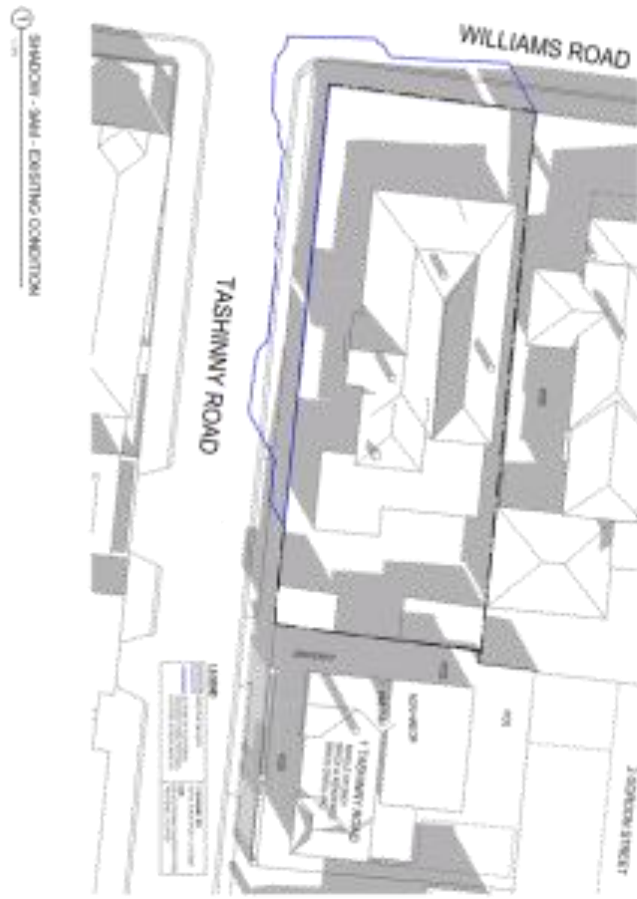
PROJECT: 100/100 WILSON ROAD
 DRAWING NO: 100/100 WILSON ROAD
 DATE: 10/10/2018
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH

NO.	REVISION	DATE
1	ISSUED FOR TENDER	10/10/2018
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7	ISSUED FOR TENDER	10/10/2018
8	ISSUED FOR TENDER	10/10/2018
9	ISSUED FOR TENDER	10/10/2018
10	ISSUED FOR TENDER	10/10/2018

PROJECT: 100/100 WILSON ROAD
 DRAWING NO: 100/100 WILSON ROAD
 DATE: 10/10/2018
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH

SCALE: 1:50
 SHEET NO: 100/100 WILSON ROAD
 TOTAL SHEETS: 10
 DRAWING NO: 100/100 WILSON ROAD
 DATE: 10/10/2018
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH



City of Adelaide
 111 North Beach Road
 Adelaide SA 5006
 Tel: +61 8 823 2200
 Fax: +61 8 823 2201
 Email: info@cityofadelaide.com.au

PROJECT: 226 WILLIAMS ROAD TOORAK
 DRAWING: SHM - EXISTING CONDITION
 DATE: 18/08/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

NO.	DATE	DESCRIPTION	BY	CHKD
1	18/08/2018	ISSUED FOR PERMIT	[Name]	[Name]
2				
3				
4				
5				

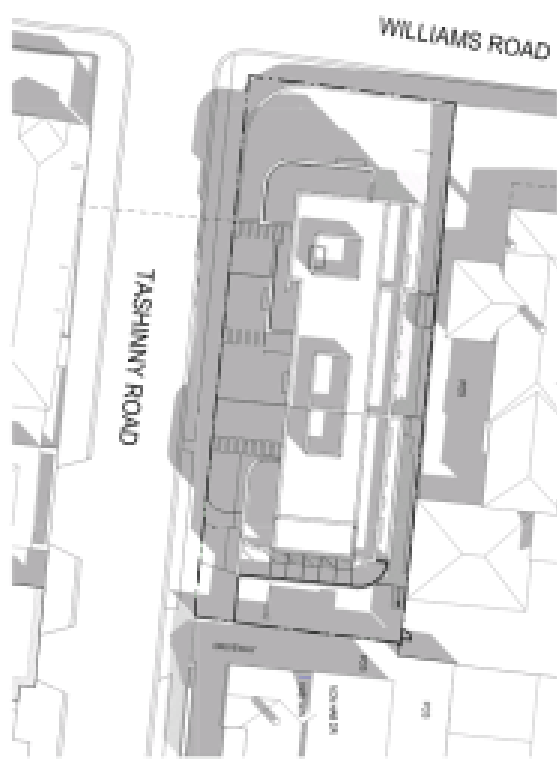
NO.	DATE	DESCRIPTION	BY	CHKD
1				
2				
3				
4				
5				

PROJECT: 226 WILLIAMS ROAD TOORAK
 DRAWING: SHM - EXISTING CONDITION
 DATE: 18/08/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE: 18/08/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]



SHADE - 10AM - EXISTING
 1 CONTOUR



SHADOW - 10AM - PROPOSED
 2 CONTOUR



City of Toorak
 226 Williams Road
 Toorak VIC 3142
 +61 3 9593 2262
 info@toorak.vic.gov.au

DATE: 15/01/2018
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH
 PROJECT NO: 18/001

NO.	DATE	DESCRIPTION	BY
1	15/01/2018	ISSUED FOR PERMIT	J. SMITH
2	15/01/2018	ISSUED FOR PERMIT	J. SMITH
3	15/01/2018	ISSUED FOR PERMIT	J. SMITH
4	15/01/2018	ISSUED FOR PERMIT	J. SMITH

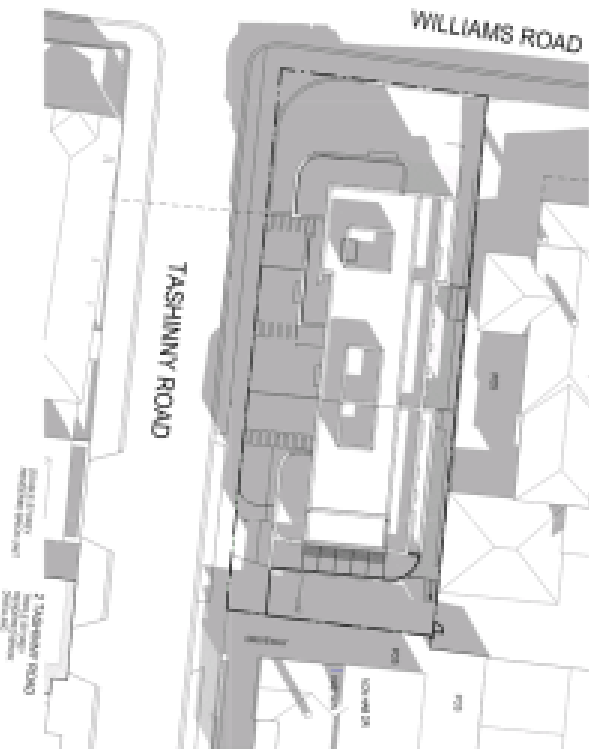
NO.	DATE	DESCRIPTION	BY
1	15/01/2018	ISSUED FOR PERMIT	J. SMITH
2	15/01/2018	ISSUED FOR PERMIT	J. SMITH
3	15/01/2018	ISSUED FOR PERMIT	J. SMITH
4	15/01/2018	ISSUED FOR PERMIT	J. SMITH

PROJECT NO: 18/001
 ADDRESS: 226 WILLIAMS ROAD, TOORAK
 PROJECT NAME: 226 WILLIAMS ROAD

DATE: 15/01/2018
 DRAWN BY: J. SMITH
 CHECKED BY: J. SMITH
 APPROVED BY: J. SMITH



SHADOW - 1/24/11 - EXISTING
 1 CONSTRUCTION



SHADOW - 1/24/11 - PROPOSED
 2 CONSTRUCTION



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 Toorak VIC 3142
 Tel: 03 9594 1111
 Fax: 03 9594 1112
 Email: info@toorak.vic.gov.au

Project Name: SHADOW - 1/24/11 - EXISTING
 Project No: 1
 Project Date: 1/24/11
 Project Location: 226 WILLIAMS ROAD, TOORAK VIC 3142
 Project Status: 1 CONSTRUCTION

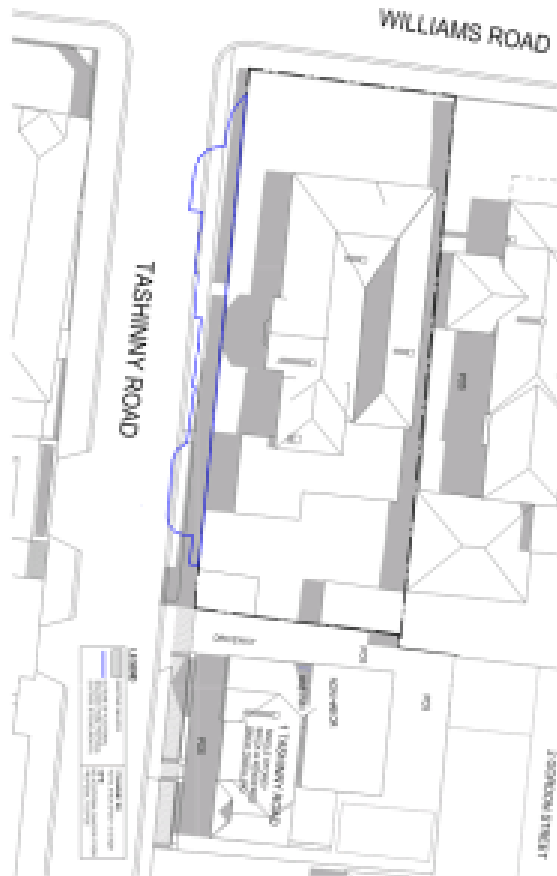
NO.	DATE	DESCRIPTION	BY	CHK
1	1/24/11	EXISTING		
2	1/24/11	PROPOSED		
3	1/24/11	PROPOSED		
4	1/24/11	PROPOSED		
5	1/24/11	PROPOSED		
6	1/24/11	PROPOSED		
7	1/24/11	PROPOSED		
8	1/24/11	PROPOSED		
9	1/24/11	PROPOSED		
10	1/24/11	PROPOSED		

NO.	DATE	DESCRIPTION	BY	CHK
1	1/24/11	EXISTING		
2	1/24/11	PROPOSED		
3	1/24/11	PROPOSED		
4	1/24/11	PROPOSED		
5	1/24/11	PROPOSED		
6	1/24/11	PROPOSED		
7	1/24/11	PROPOSED		
8	1/24/11	PROPOSED		
9	1/24/11	PROPOSED		
10	1/24/11	PROPOSED		

PROJECT
 ADDRESS
 226 WILLIAMS ROAD, TOORAK
 VIC 3142

DATE: 1/24/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1:100
 SHEET NO: 1
 TOTAL SHEETS: 1





City of Toorak
 1000 Toorak Road
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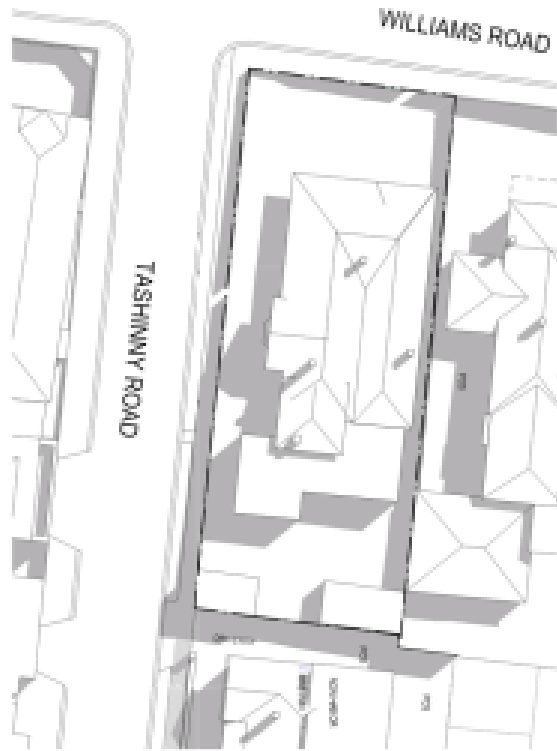
Project Name: 226 WILLIAMS ROAD
 Project Address: 226 WILLIAMS ROAD
 Project Description: RESIDENTIAL DEVELOPMENT
 Project Status: PRELIMINARY DESIGN

NO.	DATE	DESCRIPTION	BY	FOR
1	10/10/2018	PRELIMINARY DESIGN	SA	SA
2	10/10/2018	PRELIMINARY DESIGN	SA	SA
3	10/10/2018	PRELIMINARY DESIGN	SA	SA
4	10/10/2018	PRELIMINARY DESIGN	SA	SA
5	10/10/2018	PRELIMINARY DESIGN	SA	SA
6	10/10/2018	PRELIMINARY DESIGN	SA	SA
7	10/10/2018	PRELIMINARY DESIGN	SA	SA
8	10/10/2018	PRELIMINARY DESIGN	SA	SA
9	10/10/2018	PRELIMINARY DESIGN	SA	SA
10	10/10/2018	PRELIMINARY DESIGN	SA	SA

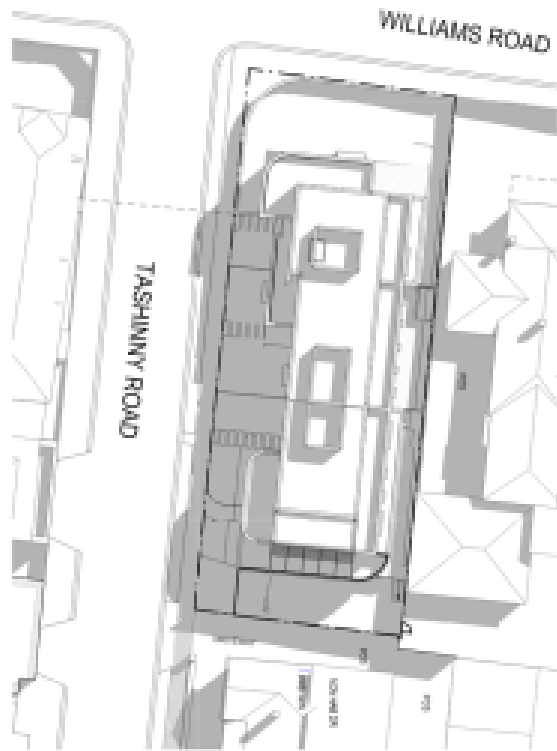
NO.	DATE	DESCRIPTION	BY	FOR
1	10/10/2018	PRELIMINARY DESIGN	SA	SA
2	10/10/2018	PRELIMINARY DESIGN	SA	SA
3	10/10/2018	PRELIMINARY DESIGN	SA	SA
4	10/10/2018	PRELIMINARY DESIGN	SA	SA
5	10/10/2018	PRELIMINARY DESIGN	SA	SA
6	10/10/2018	PRELIMINARY DESIGN	SA	SA
7	10/10/2018	PRELIMINARY DESIGN	SA	SA
8	10/10/2018	PRELIMINARY DESIGN	SA	SA
9	10/10/2018	PRELIMINARY DESIGN	SA	SA
10	10/10/2018	PRELIMINARY DESIGN	SA	SA

Project Name: 226 WILLIAMS ROAD
 Project Address: 226 WILLIAMS ROAD
 Project Description: RESIDENTIAL DEVELOPMENT
 Project Status: PRELIMINARY DESIGN

Client: SA
 Architect: SA
 Date: 10/10/2018
 Scale: 1:100
 Drawing No: SA-01
 Drawing Title: SHADOW STUDY



① SHADRON - 299A - EXISTING CONDITION



② SHADRON - 299A - PROPOSED CONDITION



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 226 Williams Road
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 info@shadron.com.au

SHADRON ARCHITECTURE
 226 WILLIAMS ROAD
 TOORAK VIC 3142
 +61 3 9593 2200
 info@shadron.com.au

NO.	DATE	REVISION	BY	CHK
1	10/11/2018	ISSUE FOR PERMIT	SA	SA
2	10/11/2018	ISSUE FOR PERMIT	SA	SA
3	10/11/2018	ISSUE FOR PERMIT	SA	SA
4	10/11/2018	ISSUE FOR PERMIT	SA	SA
5	10/11/2018	ISSUE FOR PERMIT	SA	SA
6	10/11/2018	ISSUE FOR PERMIT	SA	SA
7	10/11/2018	ISSUE FOR PERMIT	SA	SA
8	10/11/2018	ISSUE FOR PERMIT	SA	SA
9	10/11/2018	ISSUE FOR PERMIT	SA	SA
10	10/11/2018	ISSUE FOR PERMIT	SA	SA

NO.	DATE	REVISION	BY	CHK
1	10/11/2018	ISSUE FOR PERMIT	SA	SA
2	10/11/2018	ISSUE FOR PERMIT	SA	SA
3	10/11/2018	ISSUE FOR PERMIT	SA	SA
4	10/11/2018	ISSUE FOR PERMIT	SA	SA
5	10/11/2018	ISSUE FOR PERMIT	SA	SA
6	10/11/2018	ISSUE FOR PERMIT	SA	SA
7	10/11/2018	ISSUE FOR PERMIT	SA	SA
8	10/11/2018	ISSUE FOR PERMIT	SA	SA
9	10/11/2018	ISSUE FOR PERMIT	SA	SA
10	10/11/2018	ISSUE FOR PERMIT	SA	SA

PROJEKT
 226 WILLIAMS ROAD
 TOORAK VIC 3142

DATE: 10/11/2018
 DRAWN BY: SA
 CHECKED BY: SA
 SCALE: 1:100
 PROJECT NO: 226 WILLIAMS ROAD
 SHEET NO: 01

Finishes

01 - Landscape

01 - Applied Finish - Concrete Render

01 - Brick Veneer - Light Grey

01 - Clear Glazing

- TH1 & TH3
- Awning Windows and Hinged Doors: U value = 2.9; SHGC = 0.44
- Fixed windows, Sliding windows, Double Hung windows and Sliding Doors: U value = 2.50; SHGC = 0.51
- TH2
- Awning Windows and Hinged Doors: U value = 4.80; SHGC = 0.51
- Fixed windows, Sliding windows, Double Hung windows and Sliding Doors: U value = 4.80; SHGC = 0.51

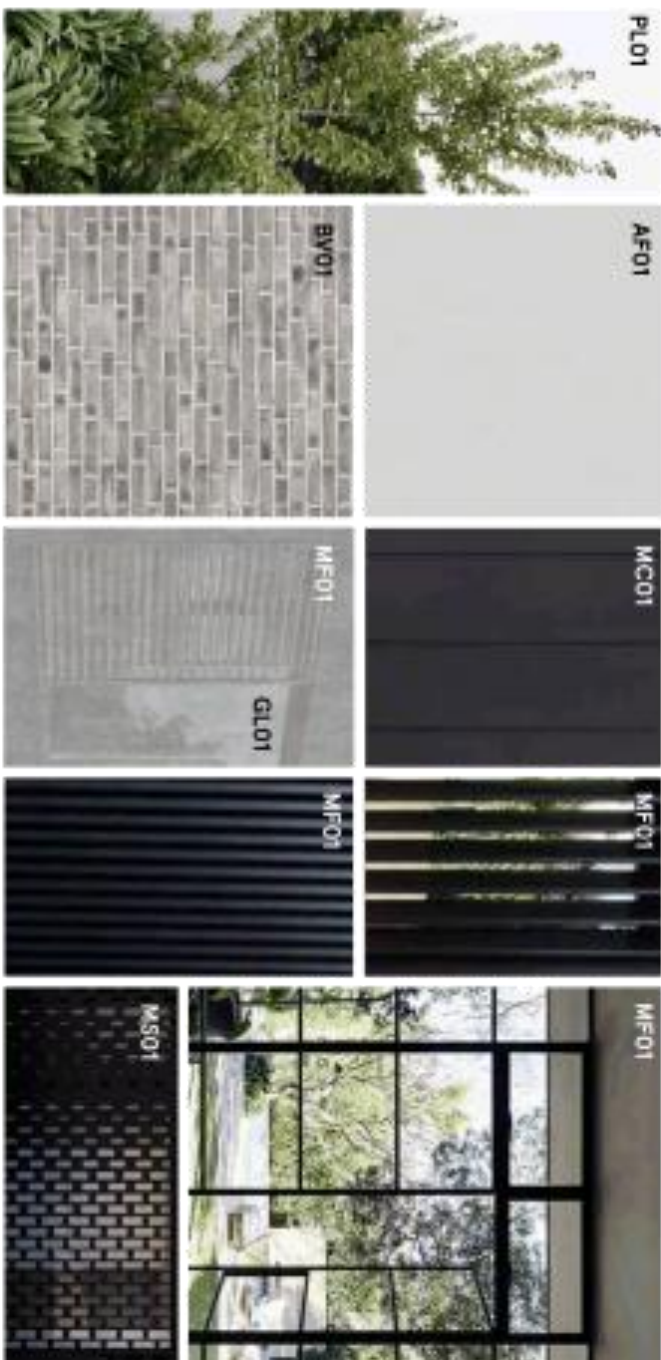
01 - Metal Cladding - Charcoal

01 - Metal Finish - Charcoal

- Door and Window Frames
- Horizontal Louvers to Privacy Windows (Fixed, No more than 25% Transparency)
- Vertical Louvers to Balconies (Fixed, No more than 25% Transparency)
- Metal Screen Fence (50% Transparency)
- Horizontal Louvers to Roof Services

01 - Metal Feature Screen - Charcoal

(Fixed, No more than 25% Transparency)



Artist Impression

W/ 01



226 Williams Road, Tr

Artist Impression

W/ 02



226 Williams Road, Tr

Artist Impression

W/ 03



226 Williams Road, Tr

