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6/643-645 Toorak Road, Toorak

Date printed: 16/06/2020
Scale: 1:1126



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09761 FOLIO 405

Security no : 124079535022S
Produced 01/10/2019 03:01 PM

LAND DESCRIPTION

Lot 6 on Registered Plan of Strata Subdivision 024717Q.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

KATHLEEN MARY JEAN WARLOND of UNIT 6 643-645 TOORAK ROAD TOORAK VIC 3142
AN100789J 14/09/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP024717Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AS346872F	RECTIFY CURRENT LAND	Registered	03/08/2019

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 6 643-645 TOORAK ROAD TOORAK VIC 3142

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP024717Q

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	SP024717Q
Number of Pages (excluding this cover sheet)	6
Document Assembled	19/09/2019 10:36

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24717

S.P. 24717

CH.31 PLAN OF STRATA SUBDIVISION

THE PARCEL THE LAND THE SUBJECT OF PLAN OF SUBDIVISION NO. 61784 IN THE OFFICE OF TITLES BEING PART OF CROWN PORTION 19 PARISH OF PRAHRAN COUNTY OF BURKE

REGISTERED UNDER PART IV OF THE STRATA TITLES ACT 1958.

POSTAL ADDRESS OF BUILDING - 643-645 TOORAK ROAD, TOORAK


TIME 2.00 PM


FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE BODY CORPORATE SEARCH REPORT

DATE 22.10.87

ASSISTANT REGISTRAR OF TITLES

D. St. VICTORIA

THE LAND SHOWN THUS  IS ENCUMBERED BY A DRAINAGE & SEWERAGE EASEMENT VIDE L.P. 45636 AND PART OF PART OF EACH OF UNITS 1, 2, 3, 5 AND THE COMMON PROPERTY IS AFFECTED BY THE ABOVE ENCUMBRANCE.

THE LAND SHOWN THUS  IS ENCUMBERED BY A DRAINAGE AND SEWERAGE EASEMENT VIDE L.P. 46525 AND L.P. 42930. PART OF UNITS 3, 5 AND 12 AND PART OF THE COMMON PROPERTY IS AFFECTED BY THIS ENCUMBRANCE.

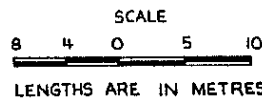
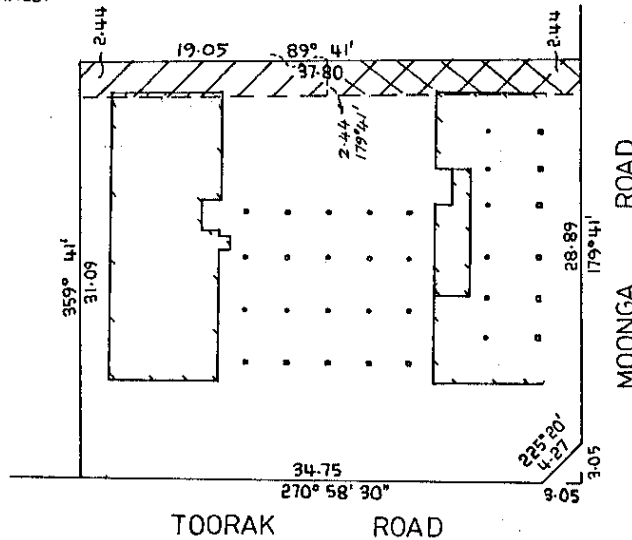


DIAGRAM SHOWING THE EXTERNAL BOUNDARIES OF THE SITE AND THE LOCATION IN RELATION THERETO AT GROUND LEVEL OF ALL BUILDINGS IN THE PARCEL.

SURVEYORS CERTIFICATE

I KEVIN J. BARGE OF 2 CLAREMONT STREET SOUTH YARRA A SURVEYOR LICENSED UNDER THE LAND SURVEYORS ACT 1958 CERTIFY THAT THIS PLAN HAS BEEN MADE BY ME OR UNDER MY PERSONAL DIRECTION AND SUPERVISION FROM THE MEASUREMENTS, BEARINGS AND OTHER PARTICULARS SHOWN ON PLAN OF SUBDIVISION NO. 61784 AND THE CERTIFIED COPY OF FIELDNOTES RELATING THERETO LODGED WITH THE REGISTRAR, EXCEPT THOSE PARTICULARS RELATING TO THE BOUNDARIES OF THE ALLOTMENTS ON THE PLAN DETERMINED BY LEVELS, AND TO THE EXTENT THAT THE SAID MEASUREMENTS, BEARINGS AND PARTICULARS WERE INSUFFICIENT, FROM MEASUREMENTS AND BEARINGS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND SUPERVISION. THE STANDARD OF ACCURACY OF ANY MEASUREMENTS MADE AFORESAID BY ME OR UNDER MY PERSONAL DIRECTION AND SUPERVISION COMPLIED WITH THAT REQUIRED BY THE LAND SURVEYORS (STRATA TITLES) REGULATIONS 1967.

SIGNATURE *Kevin J. Barge* DATE 22/10/84 . . .

Kevin J. Barge
Licensed Surveyor
SHEET 1 OF 5 SHEETS

S.P. 2017

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT


LEGEND

- 1. THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN EACH OF UNITS 1 TO 16 (BOTH INCLUSIVE) IS A 3 STOREY BUILDING WITH BASEMENT. THE RELEVANT STOREY OR BASEMENT OF THAT PART OF THE BUILDING CONTAINED IN EACH OF THESE UNITS IS SHOWN IN THE TABLE HEREUNDER.



TABLE

UNIT	BASEMENT
7, 8, 9, 10, 11, 12	RELEVANT STOREY
1, 3, 13, 14, 15, 16	GROUND STOREY
2, 4, 5	FIRST STOREY
6	TOPMOST STOREY

THE RELEVANT STOREY OR BASEMENT OF THAT PART OF THE BUILDING IS SHOWN IN DIAGRAM 1 ON SHEET 3 HEREOF.

- 2. THE LOWER BOUNDARY OF EACH OF UNITS 1 TO 6 (BOTH INCLUSIVE) LIES WITHIN THE FLOOR OF THAT PART OF THE RELEVANT STOREY WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN IN THE APPROPRIATE DIAGRAM ON SHEETS 4 AND 5 HEREOF EXCEPT AS TO THAT PART OF UNIT 6 SHOWN THUS  WHERE THE LOWER BOUNDARY LIES ALONG THE OUTER SURFACE OF THE ^{Roof} ~~CEILING~~ OF THAT PART OF THE FIRST STOREY WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE UNIT. THE LOWER BOUNDARY OF EACH OF UNITS 7 TO 16 (BOTH INCLUSIVE) IS THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN IN THE APPROPRIATE DIAGRAM ON SHEETS 3 AND 4 HEREOF.

THE UPPER BOUNDARY OF EACH OF UNITS 1 TO 16 (BOTH INCLUSIVE) LIES WITHIN THE CEILING OF THAT PART OF THE RELEVANT STOREY OR BASEMENT WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT EXCEPT AS TO :-

- A) THAT PART OF UNIT 4 SHOWN THUS  WHERE THE UPPER BOUNDARY IS 2.50 METRES ABOVE ITS LOWER BOUNDARY.
- B) THAT PART OF UNIT 6 SHOWN THUS  WHERE THE UPPER BOUNDARY IS 3 METRES ABOVE ~~ITS LOWER BOUNDARY~~ THE OUTER SURFACE OF THE ~~CEILING~~ ^{ROOF} OF THAT PART OF THE FIRST STOREY.

- 3. UNITS 7 TO 16 (BOTH INCLUSIVE) ARE ACCESSORY UNITS.
- 4. THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND CONTAINED IN UNITS 1 TO 16 (BOTH INCLUSIVE).

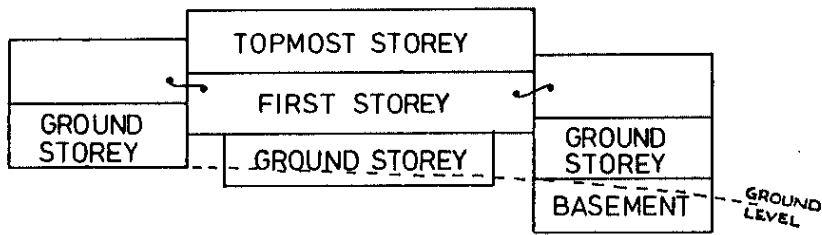
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4/6/87

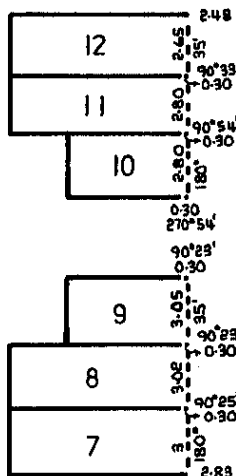

LICENSED SURVEYOR
SHEET 2 OF 3 SHEETS

DIAGRAM 1

SOUTH ELEVATION OF BUILDING



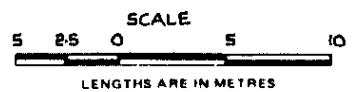
NORTH BOUNDARY OF SITE



MOONGA ROAD

DIAGRAM 2
BASEMENT

A.S.B.
22/10/86



Kevin J. Barge
 Licensed Surveyor
 SHEET 3 OF 5 SHEETS

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S.P. 24717

DIAGRAM 3
GROUND STOREY

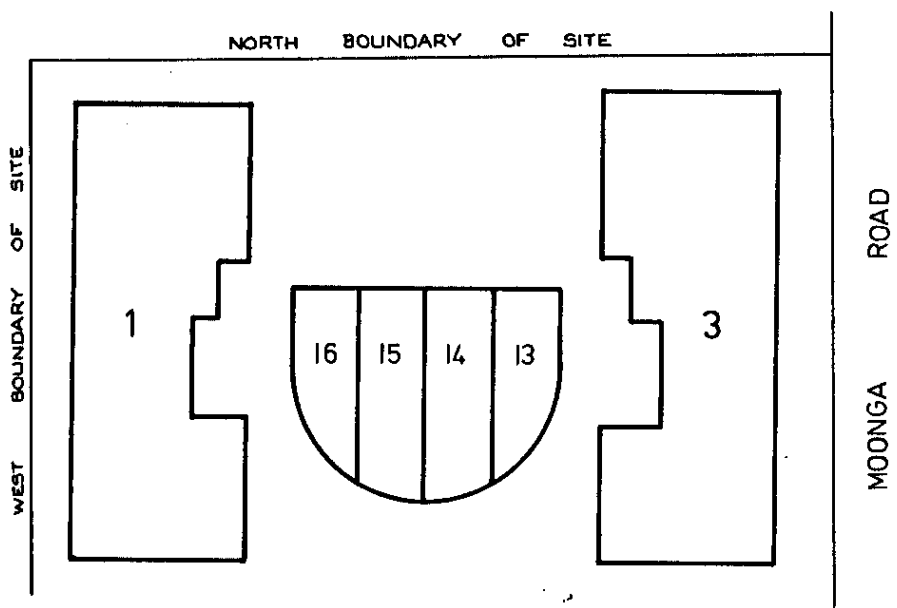
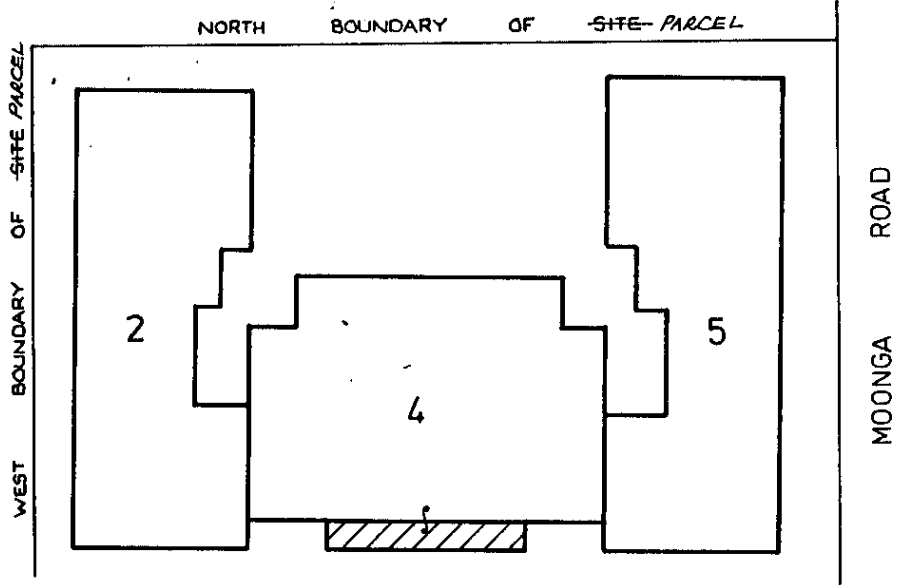
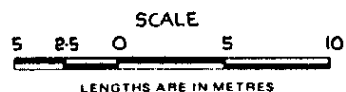


DIAGRAM 4
FIRST STOREY



856-87



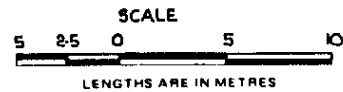
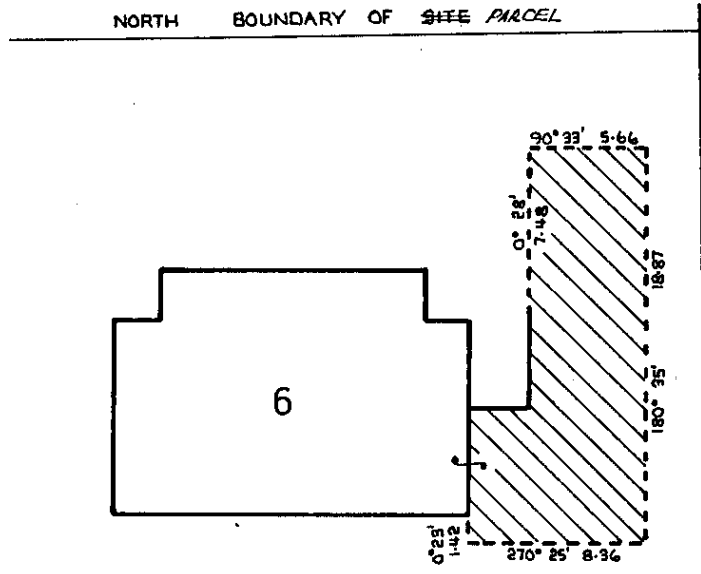
Kevin J. Barge
 Licensed Surveyor
 SHEET 4 OF 5 SHEETS

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DIAGRAM 5
TOPMOST STOREY



Kevin J. Barge
 Licensed Surveyor
 SHEET 5 OF 5 SHEETS

KEVIN J. BARGE & ASSOC.
 UNIT 2, 2 CLAREMONT STREET
 SOUTH YARRA PH. 8408166

REF. No. SY1631

THIS IS THE ANNEXED SHEET MARKED 'A' REFERRED TO IN SP 24717

Assistant Registrar of Titles

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CERTIFICATION BY SURVEYOR
 I, JEREMY C. PEARCE
 of 161 SYDNEY ROAD, COBURG, 3058
 certify that this plan has been prepared from a
 survey made under my direction and supervision
 in accordance with the *Surveying Act 2004* and
 completed on 30/09/2019, that this plan is
 accurate and correctly represents the adopted
 boundaries and that the survey accuracy accords
 with that required by regulation 7(1) of the
 Surveyors (Cadastral Surveys) Regulations 2015.

Date: _____
 LICENSED SURVEYOR
Surveying Act 2004



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

- Legend:**
- ① PHOTO NUMBER, LOCATION & DIRECTION
 - OVERHEAD SUPPLY (ELECTRICITY)
 - OVERHEAD SUPPLY (TELECOMMUNICATIONS)
 - - - DIGITISED FROM AERIAL IMAGERY
 - EA VE LINE
 - STREET SIGN
 - ELECTRICITY POLE
 - ⊗ TELEPHONE PIT
 - ⊠ GATE
 - D/W UPPER DOOR/WINDOW

Notations:
 LEVELS SHOWN THUS ± 135.00 ARE TO THE AUSTRALIAN HEIGHT DATUM IN METRES
 BASED ON GPSNET OBSERVATIONS
 CONTOUR INTERVAL IS 0.20 METRES
 LAND IN THIS PLAN IS AFFECTED BY ONE (OR MORE) OWNER'S CORPORATION(S)
 FOR VERTICAL BOUNDARIES OF LAND SEE TITLE DIAGRAM
 FENCING SHOWN IS TO SCALE
 TITLE BOUNDARIES REPRESENTED BY THICK LINES ARE TO MEDIAN OF WALLS
 BOUNDARIES SHOWN AS CONTINUOUS LINES ARE DEFINED BY MEDIAN OF WALL
 BOUNDARIES SHOWN DASHED ARE DEFINED BY BEARING AND DISTANCE
 ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN

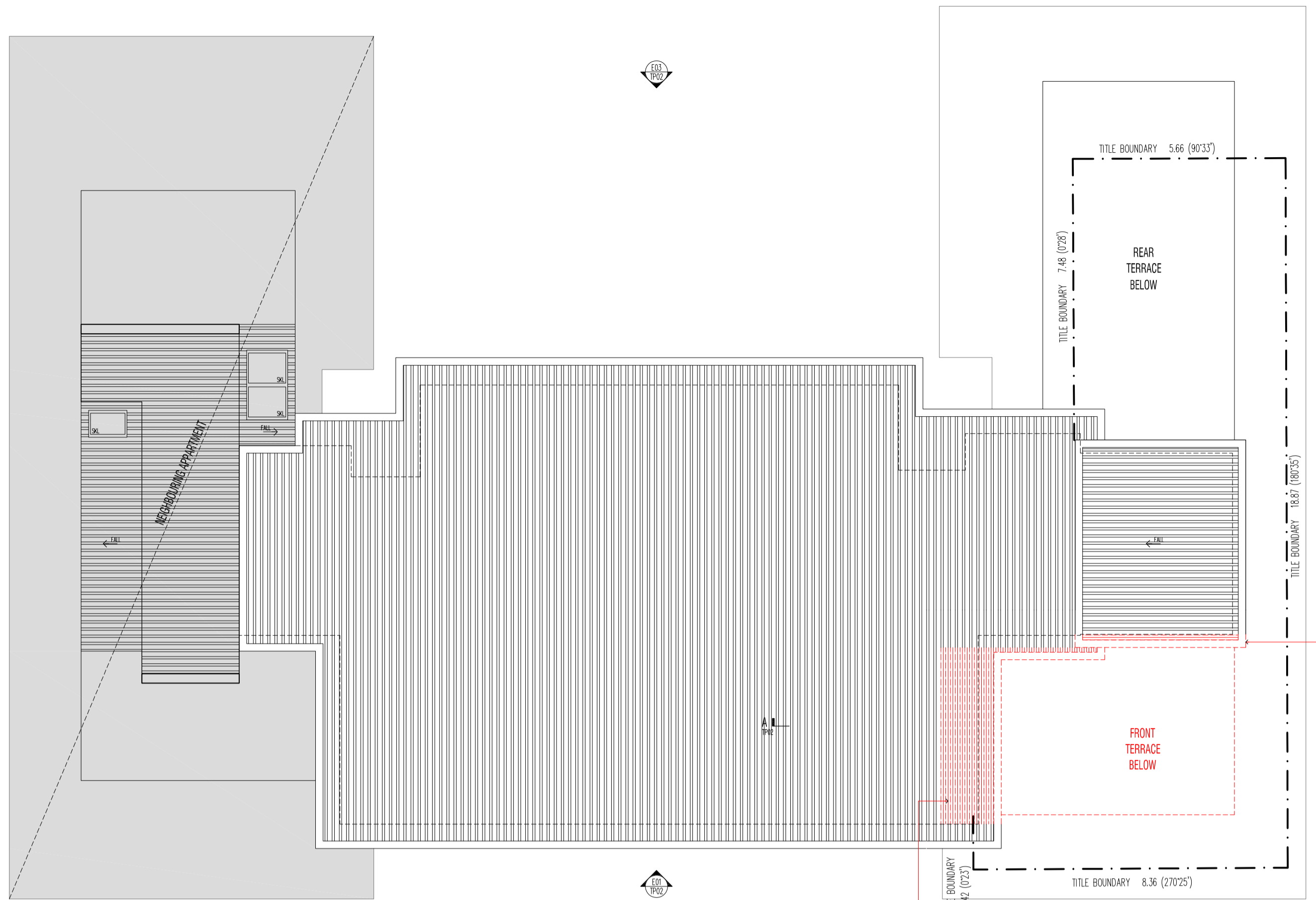
County:	BOURKE
Parish:	PRAHRAN
Crown Portion:	19 (PART)
Site Address:	6/643-645 TOORAK ROAD TOORAK, VIC 3142
Certificate of Title:	VOL 9761 FOL 405
Last Plan Reference:	UNIT 6 ON SP24717Q
Surveyor:	KENDAL JUDD
Date of Survey:	30/09/2019
Client:	KATHLEEN WARLOND
Project:	PROPOSED RENOVATIONS
Details:	Plan of Survey, Features and Levels

SCALE
 1 0 2 4
 LENGTHS ARE IN METRES

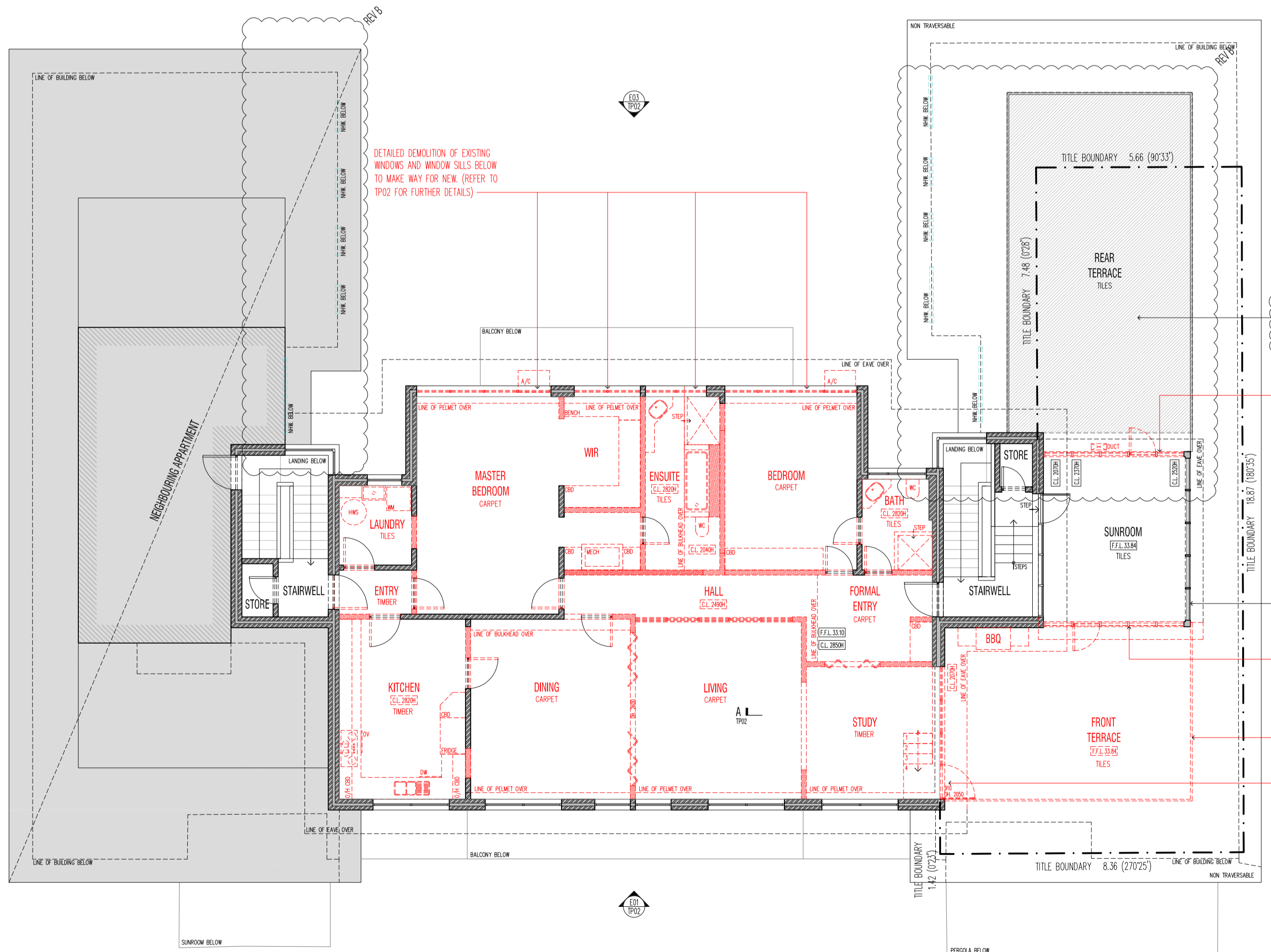
ORIGINAL SHEET SIZE A1	SCALE 1:100	REF 3733 Drawing Vers. 1 (KJ)
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adept SURVEYS
 Adept Surveys Pty Ltd
 161 Sydney Road
 Coburg 3058
 PO Box 45 Moreland 3058
 Ph: (03) 9383 7878
 A.C.N. 152 478 503

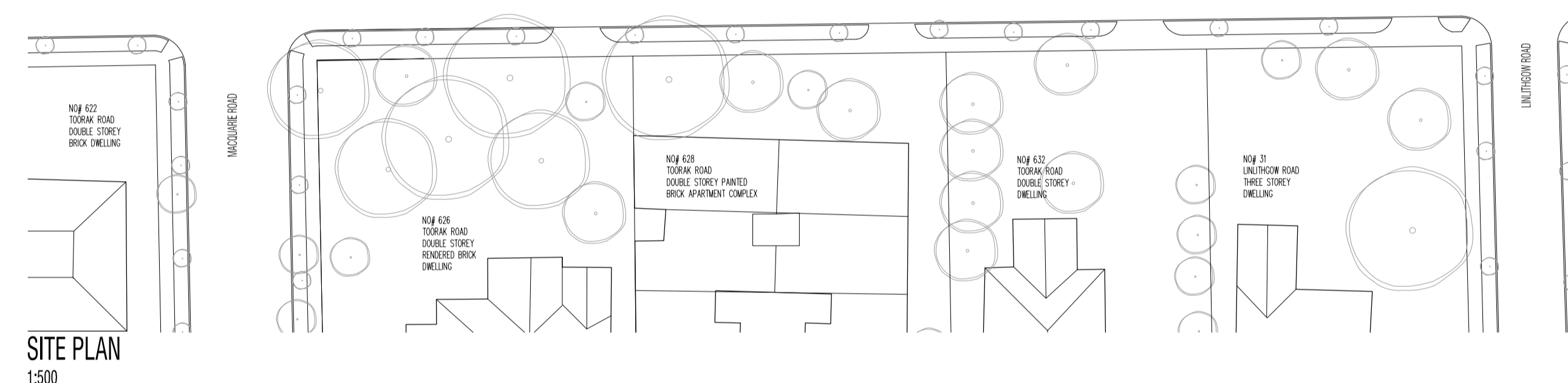
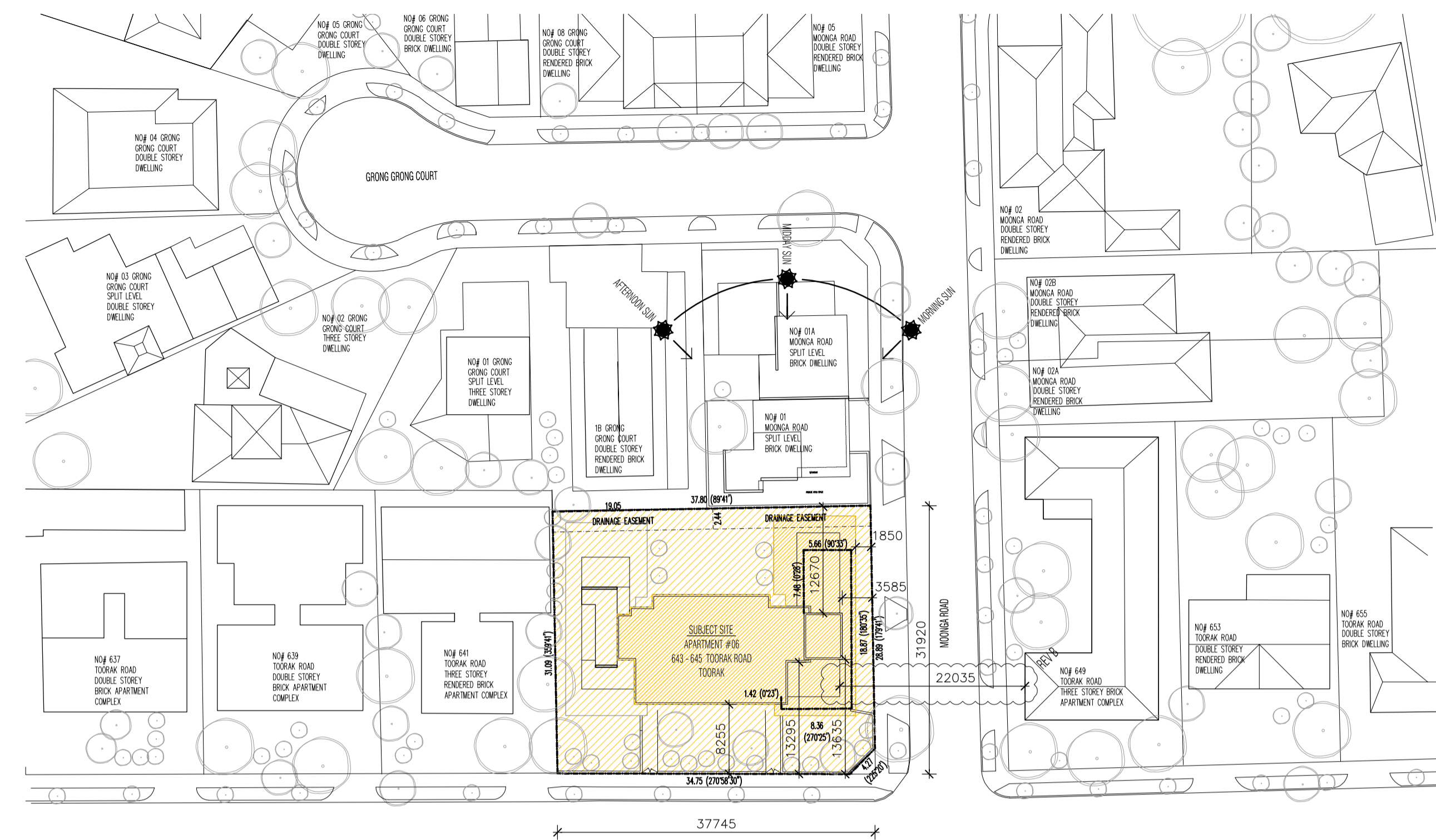
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APARTMENT #6 - EXISTING ROOF PLAN



APARTMENT #6 - EXISTING FLOOR PLAN

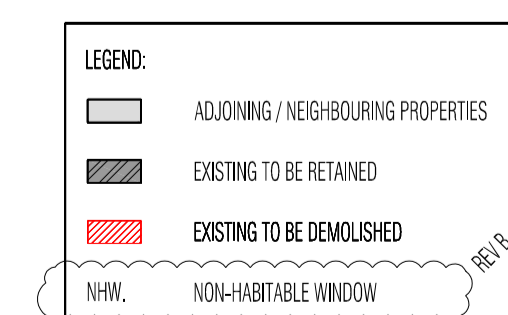


SITE PLAN 1:500

NEIGHBOURHOOD CONTEXT

THE SUBJECT PROPERTY IS LOCATED ON THE TOP FLOOR OF AN APARTMENT COMPLEX ON THE CORNER OF TOORAK AND MOONGA ROAD IN TOORAK. SITUATED WITHIN A GENERAL RESIDENTIAL ZONE 1 (GRZ1) THE PROPERTY IS ALSO SUBJECT TO A SCHEDULE TO THIS ZONE AFFECTING SITE COVERAGE, SETBACKS AND BUILDING HEIGHTS. THE LOT HAS A PRIMARY STREET FRONTAGE OF 37.75 METRES TO TOORAK ROAD AND A SECONDARY FRONTAGE TO MOONGA ROAD OF 31.92 METERS. TOORAK ROAD IS USED PRIMARILY FOR PEDESTRIAN ACCESS, WHILST VEHICLE ACCESS IS GAINED VIA TWO EXISTING CROSSOVERS LOCATED ON THE MOONGA ROAD EDGE OF THE SITE. OCCUPIED BY A MULTI-STORY RENDERED BRICK APARTMENT COMPLEX THE SUBJECT SITE SHARES ITS WESTERN BOUNDARY AND EASTERN BOUNDARY (BEYOND MOONGA ROAD) WITH MORE APARTMENT BUILDINGS OF A SIMILAR TYPOLOGY.

TO THE NORTH, THE SITE ADJOINS A SPLIT-LEVEL BRICK DWELLING AT NO. 1 MOONGA ROAD AND A DOUBLE STOREY RENDERED BRICK RESIDENCE LOCATED AT NO. 18 GRONG GRONG COURT. THE PROPOSAL SEEKS TO PRESERVE THE EXISTING ARCHITECTURAL LANGUAGE OF THE BUILDING WHILST EXTENDING THE BUILDING ENVELOPE OF APARTMENT #6 OVER THE EXISTING TOORAK AND MOONGA ROAD FACING OUTDOOR TERRACE. IT ALSO PROPOSES WORKS TO THE NORTH FACING (REAR) FAÇADE TO REPLACE THE EXISTING WINDOWS WITH NEW. THE DESIGN HAS BEEN CONSIDERED TO ENSURE THE EXTENSION WILL NOT OVERWHELM THE EXISTING DWELLING. THIS IS ACHIEVED THROUGH THE PRESERVATION OF THE MAIN STREET FACING FAÇADE, THE USE OF AN ARCHITECTURAL LANGUAGE THAT BORROWS FROM THE EXISTING AND THE USE OF A SHARED MATERIAL PALETTE.



DO NOT SCALE PLANS. USE WRITTEN DIMENSIONS ONLY. THE BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

REV	DATE	DESCRIPTION
A	DEC. 2019	TOWN PLANNING APPLICATION
B	MAR. 2020	TOWN PLANNING RFI RESPONSE

TP APPLICATION
ISSUED FOR

2 STEPHENSON STREET CREMORNE VICTORIA 3121 AUSTRALIA
INFO@PICCOLOARCHITECTURE.COM WWW.PICCOLOARCHITECTURE.COM

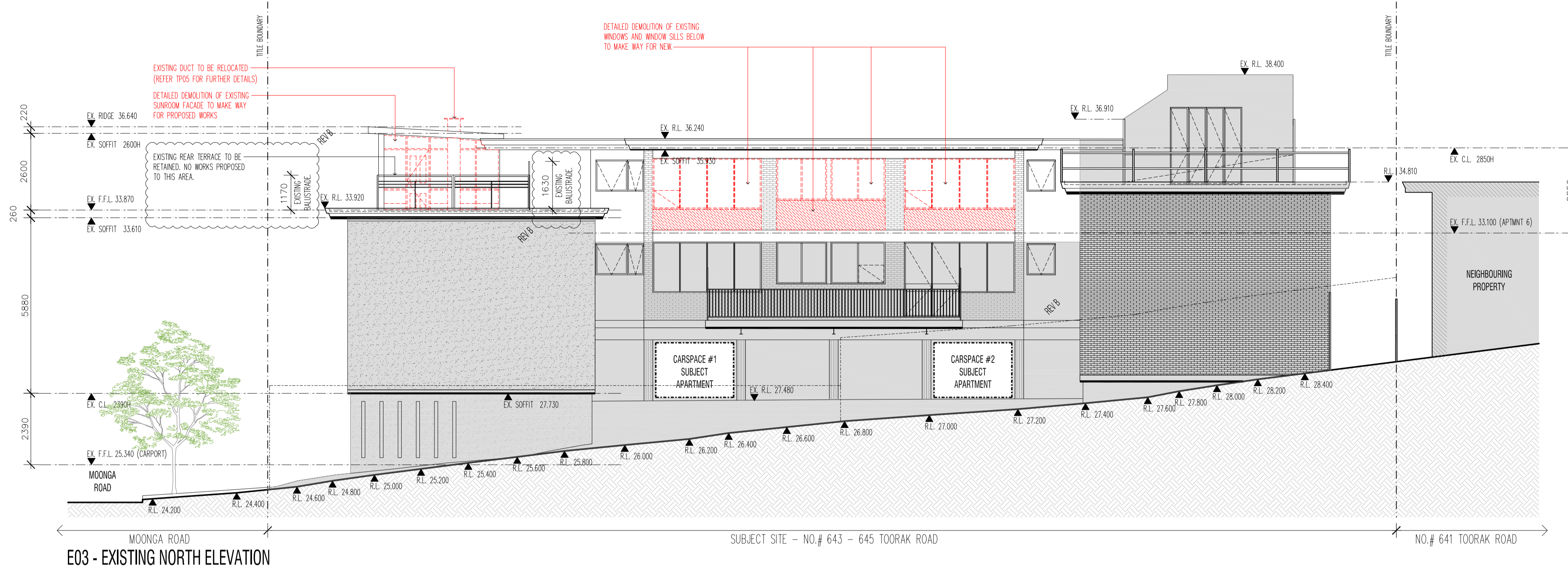
PICCOLO ARCHITECTURE

TOORAK APARTMENT 6 / 643-645 TOORAK RD TOORAK

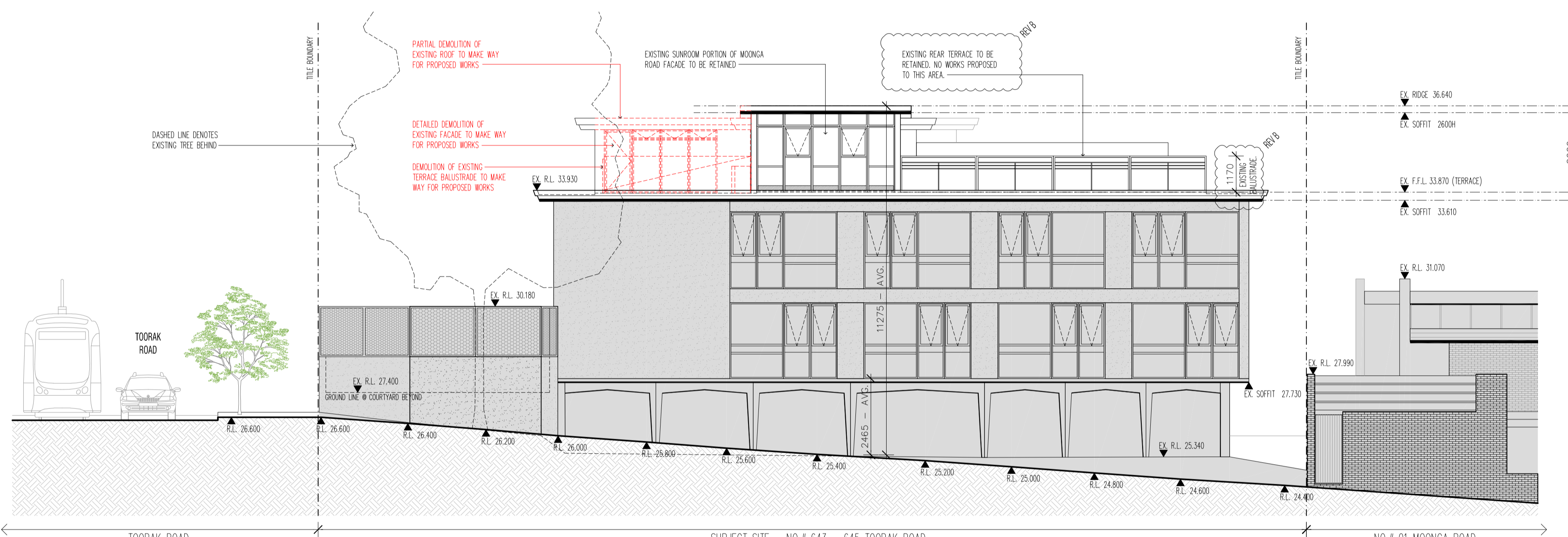
1:100 @ A1 171030 3-Dec-19

EXISTING / DEMO PLANS + SITE PLAN

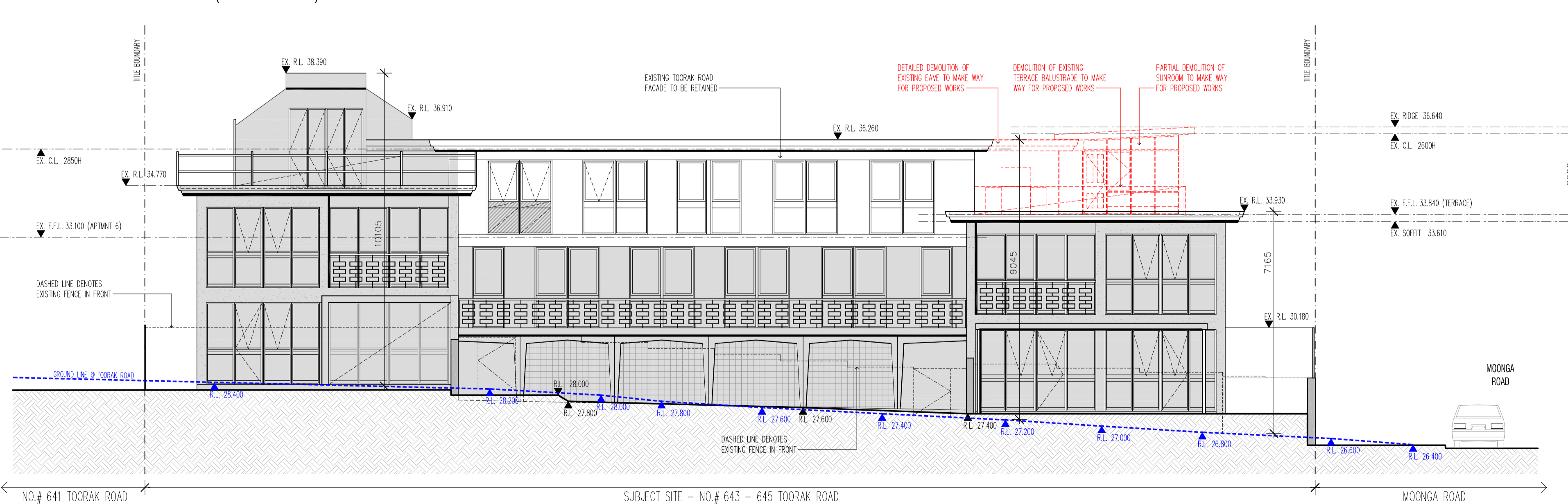
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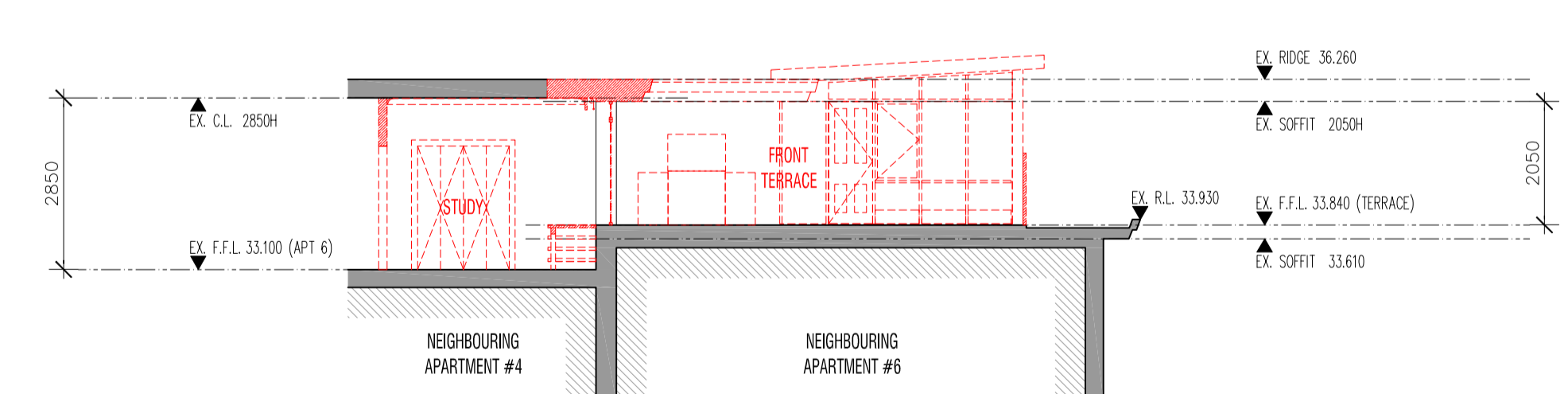
E03 - EXISTING NORTH ELEVATION



E02 - EXISTING EAST ELEVATION (MOONGA ROAD)



E01 - EXISTING SOUTH ELEVATION (TOORAK ROAD)



SECTION AA - EXISTING FRONT TERRACE

LEGEND:

- ADJUNING / NEIGHBOURING PROPERTIES
- EXISTING TO BE RETAINED
- EXISTING TO BE DEMOLISHED

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2 STEPHENSON STREET CREMORNE VICTORIA 3121 AUSTRALIA
INFO@PICCOLOARCHITECTURE.COM
WWW.PICCOLOARCHITECTURE.COM

PICCOLO ARCHITECTURE

TOORAK APARTMENT
6 / 643-645 TOORAK RD
TOORAK

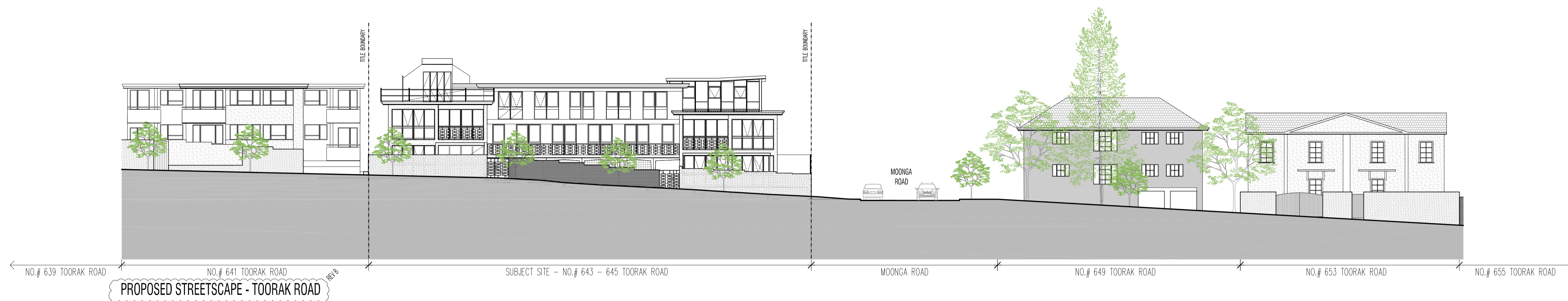
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171030
3-Dec-19

EXISTING / DEMO
ELEVATIONS

TP02 B

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TP APPLICATION
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2 STEPHENSON STREET CREMORNE
VICTORIA 3121 AUSTRALIA
INFO@PICCOLOARCHITECTURE.COM
WWW.PICCOLOARCHITECTURE.COM

1:200 @ A1
171030
3-DEC-19

PICCOLO ARCHITECTURE

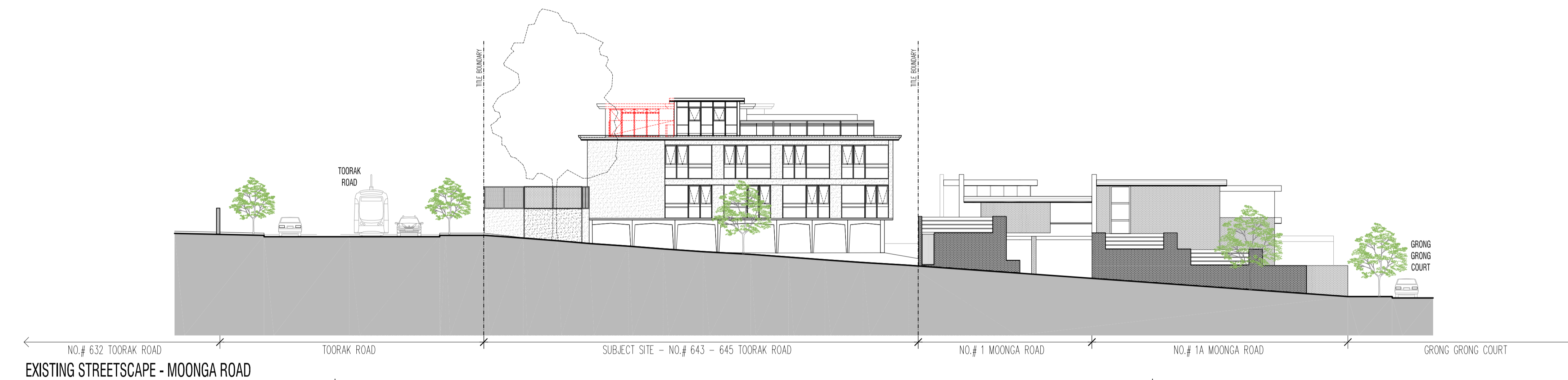
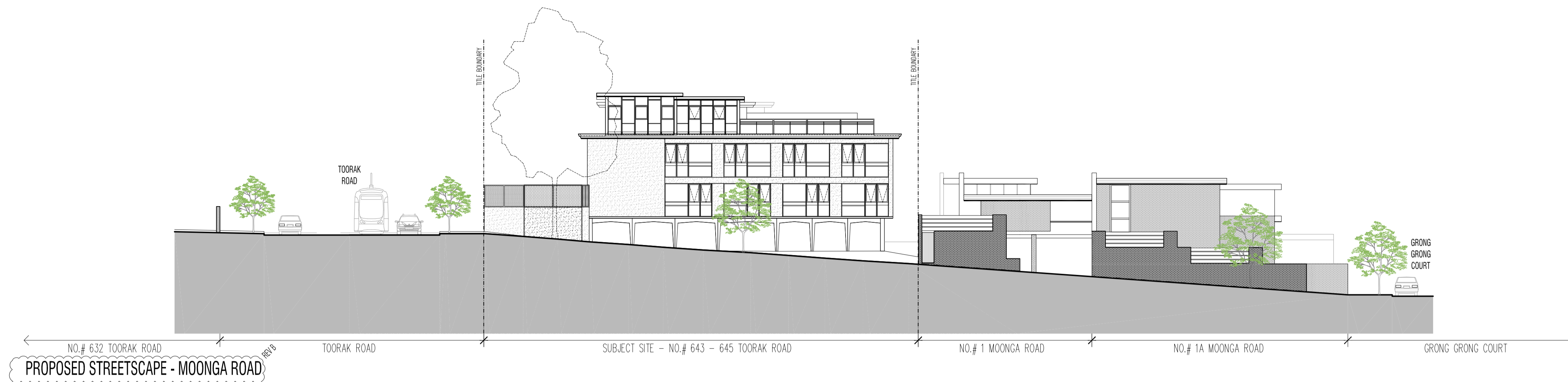
TOORAK APARTMENT
6 / 643-645 TOORAK RD
TOORAK

1:200 @ A1
171030
3-DEC-19

STREETScape ELEVATIONS
TOORAK ROAD

TP03 B

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EXISTING STREETSCAPE - MOONGA ROAD

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VICTORIA 3121 AUSTRALIA
INFO@PICCOLOARCHITECTURE.COM
WWW.PICCOLOARCHITECTURE.COM

PICCOLO
ARCHITECTURE

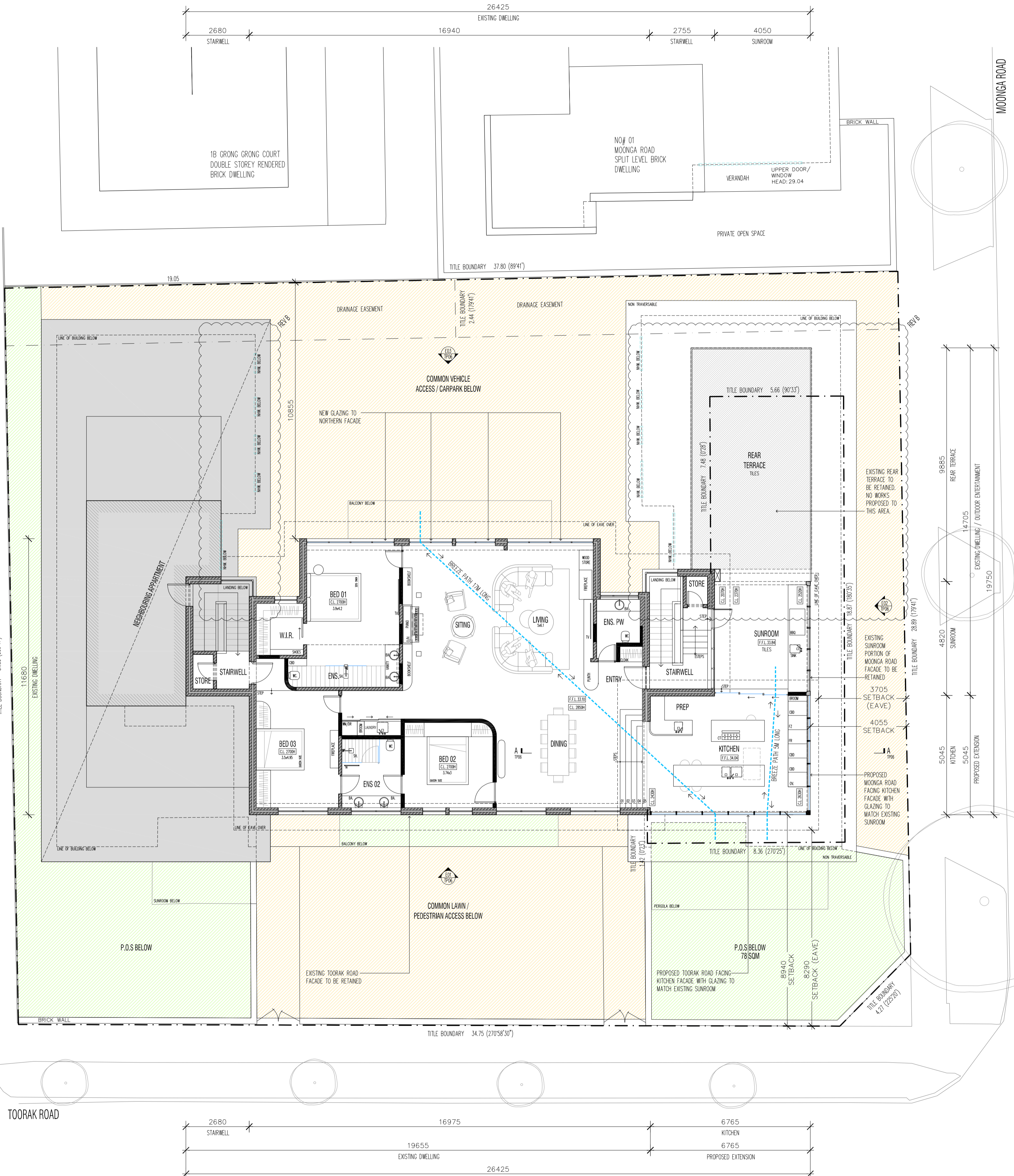
TOORAK APARTMENT
6 / 643-645 TOORAK RD
TOORAK

1:200 @ A1
171030
3-Dec-19

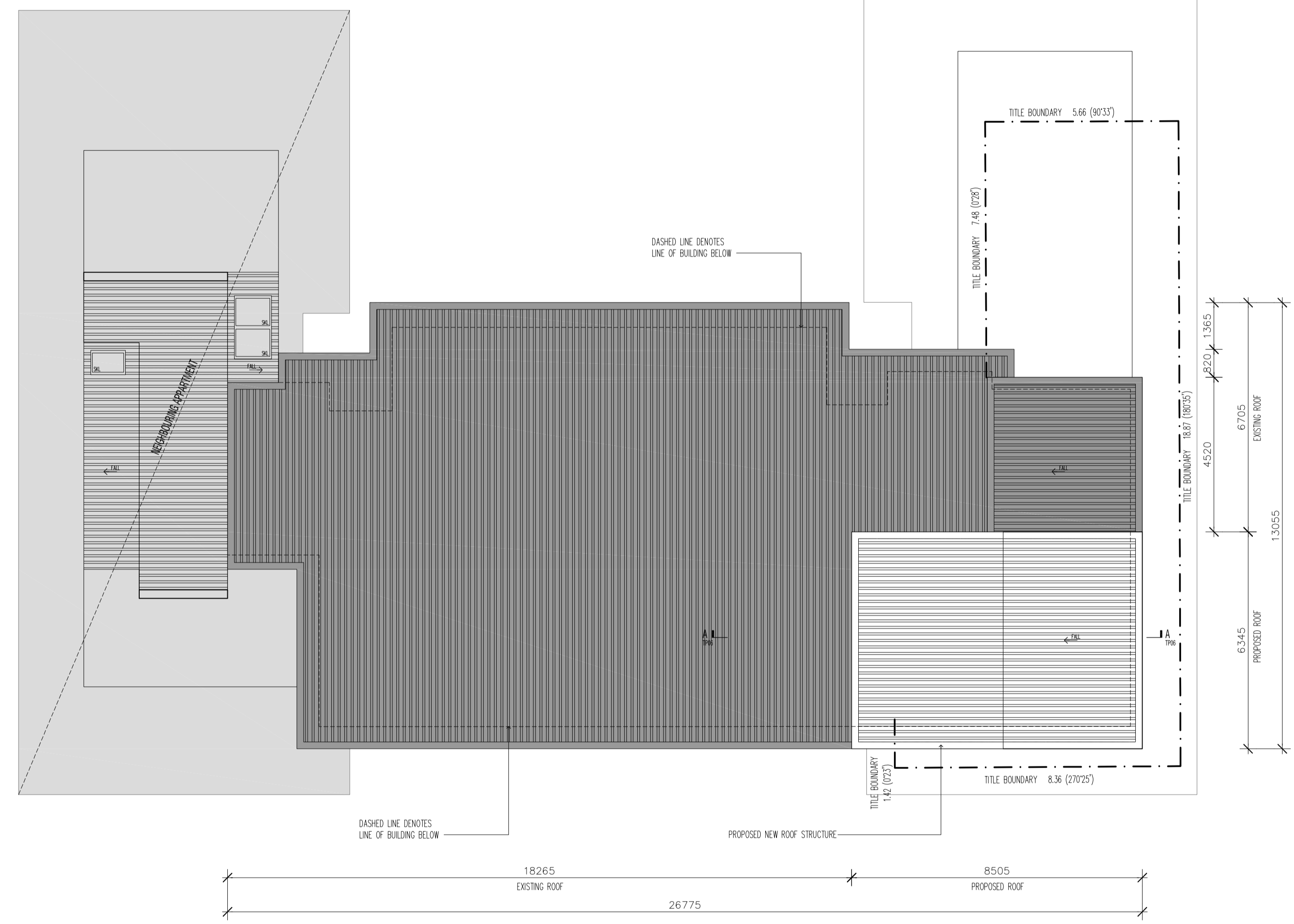
STREETSCAPE ELEVATIONS
MOONGA ROAD

TP04 B

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APARTMENT #6 - PROPOSED FLOOR PLAN



APARTMENT #6 - PROPOSED ROOF PLAN

LEGEND:

- Private Open Space
- Common Areas / Access

SITE AREA: 1,187 SQ.M	
EXISTING AREA (APARTMENT #6)	
DWELLING:	222 SQ.M
FRONT TERRACE (TRAVERSABLE):	34 SQ.M
REAR TERRACE (TRAVERSABLE):	50 SQ.M
TOTAL:	306 SQ.M
PROPOSED AREA (APARTMENT #6)	
DWELLING:	256 SQ.M
REAR TERRACE (TRAVERSABLE):	50 SQ.M
TOTAL:	306 SQ.M

DESIGN RESPONSE

THE PROPOSAL SEEKS TO MAKE EFFECTIVE USE OF THE SITE AND PROVIDE AN IMPROVED INTERNAL AMENITY, WHILE AT THE SAME TIME PROVIDING A MODEST ADDITION WHICH IS COMPLEMENTARY TO THE EXISTING APARTMENT BLOCK.

- IT IS SUBMITTED THAT:
- THE PROPOSED EXTENSION PROVIDES A SYMPATHETIC, MODERN DESIGN RESPONSE THAT REPRESENTS A CONTEMPORARY INTERIOR AND AN EXTERIOR THAT INTEGRATES WELL INTO THE FABRIC OF THE EXISTING BUILDING.
 - THE ADDITION WILL EXTEND THE INTERIOR DWELLING SPACE AND RE-ORIENTATE THE INTERNAL LAYOUT TO IMPROVE THE USE OF SPACE THROUGHOUT THE APARTMENT.
 - THE PROPOSED INTERIOR LAYOUT ORIENTATES THE LIVING SPACES AND MASTER BEDROOM TO THE NORTH, MAXIMISING NATURAL LIGHT AND INCREASING INTERNAL AMENITY TO THESE AREAS.
 - THE PROPOSAL FURTHER OPENS UP THE APARTMENT WITH INCREASED GLAZING TO THE NORTHERN FACADE, AND UTILISES THE EXISTING EAVES TO INCREASE SOLAR GAIN THROUGH THE WINTER AND PROVIDE PROTECTION DURING THE SUMMER.
 - THE PROPOSED ADDITION WILL BE SUBSERVIENT TO THE EXISTING BUILT ELEMENTS, INTEGRATED SEAMLESSLY BETWEEN THE OLD AND NEW TO PRESENT AS A WHOLE WHEN VIEWED FROM BOTH THE TOORAK ROAD AND MOONGA ROAD FRONTAGES.
 - A PALLETTE OF TIMBER FRAMED WINDOWS WITH CLEAR AND OBSCURED GLAZING PANELS WILL BE USED TO CONNECT THE TWO BUILT FORMS.

STORAGE VOLUME: 38 CUBIC.M

STORAGE VOLUME WITHIN DWELLINGS: 32.4 CUBIC.M

STORAGE VOLUME (DETACHED): 5.6 CUBIC.M

ROOM DEPTH RATIOS:

BEDROOM 01 (CL 2700H - 4200) = 1:1.55

BEDROOM 02 (CL 2700H - 3600) = 1:1.35

BEDROOM 03 (CL 2700H - 4950) = 1:1.85

LEGEND:

- ADJOINING / NEIGHBOURING PROPERTIES
- EXISTING TO BE RETAINED
- PROPOSED NEW WALLS
- NHW, NON-HABITABLE WINDOW

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY. THE BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS, LOCAL BY-LAWS AND TOWN PLANNING REQUIREMENTS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

REV	DATE	DESCRIPTION
A	DEC. 2019	TOWN PLANNING APPLICATION
B	MAR. 2020	TOWN PLANNING RFI RESPONSE

TP APPLICATION
ISSUED FOR

2 STEPHENSON STREET CREMORNE VICTORIA 3121 AUSTRALIA
INFO@PICCOLOARCHITECTURE.COM WWW.PICCOLOARCHITECTURE.COM

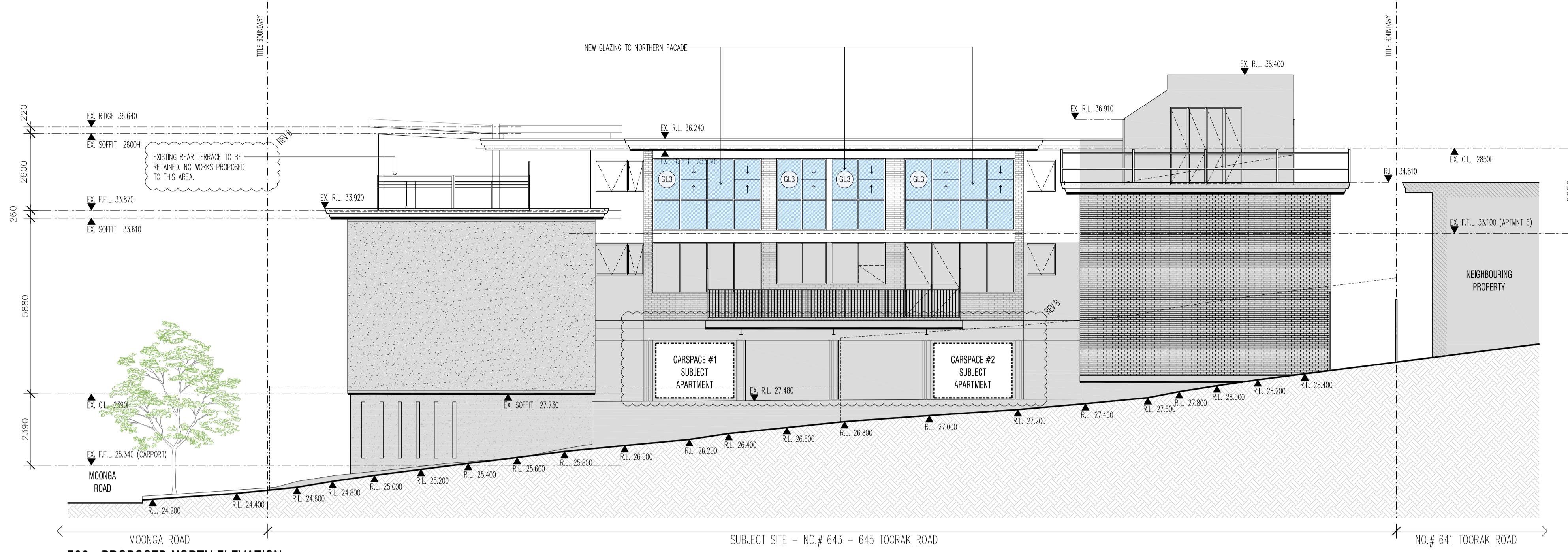
PICCOLO ARCHITECTURE

TOORAK APARTMENT
6 / 643-645 TOORAK RD
TOORAK

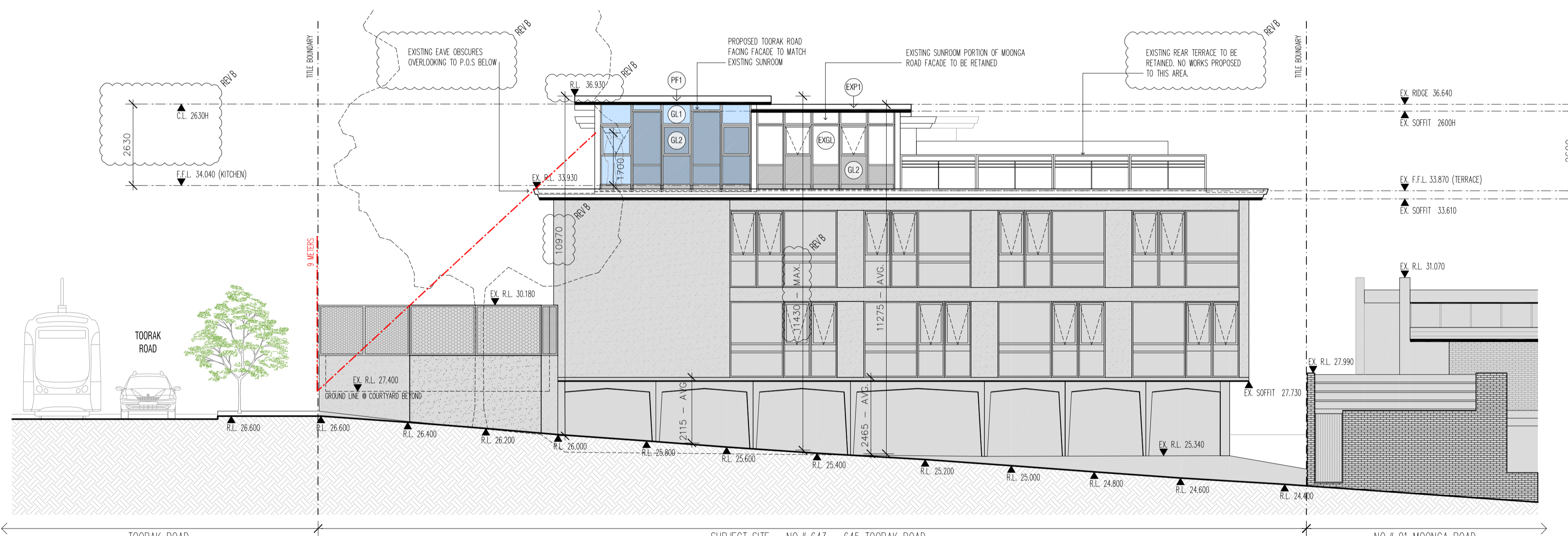
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171030
3-Dec-19

PROPOSED PLANS

TP05 B

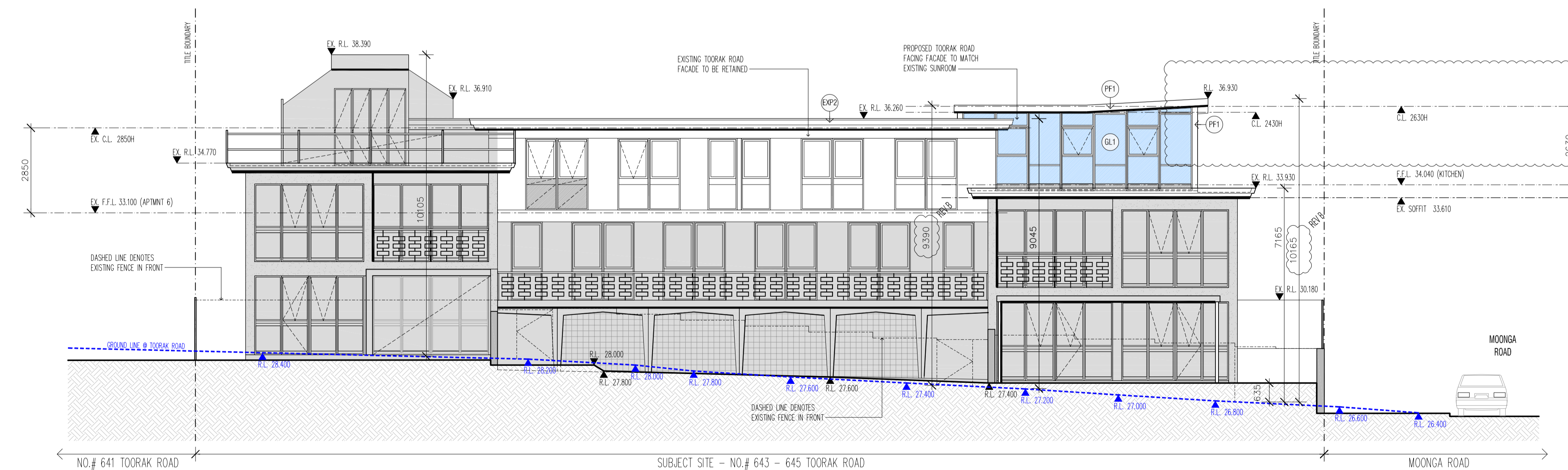


E03 - PROPOSED NORTH ELEVATION

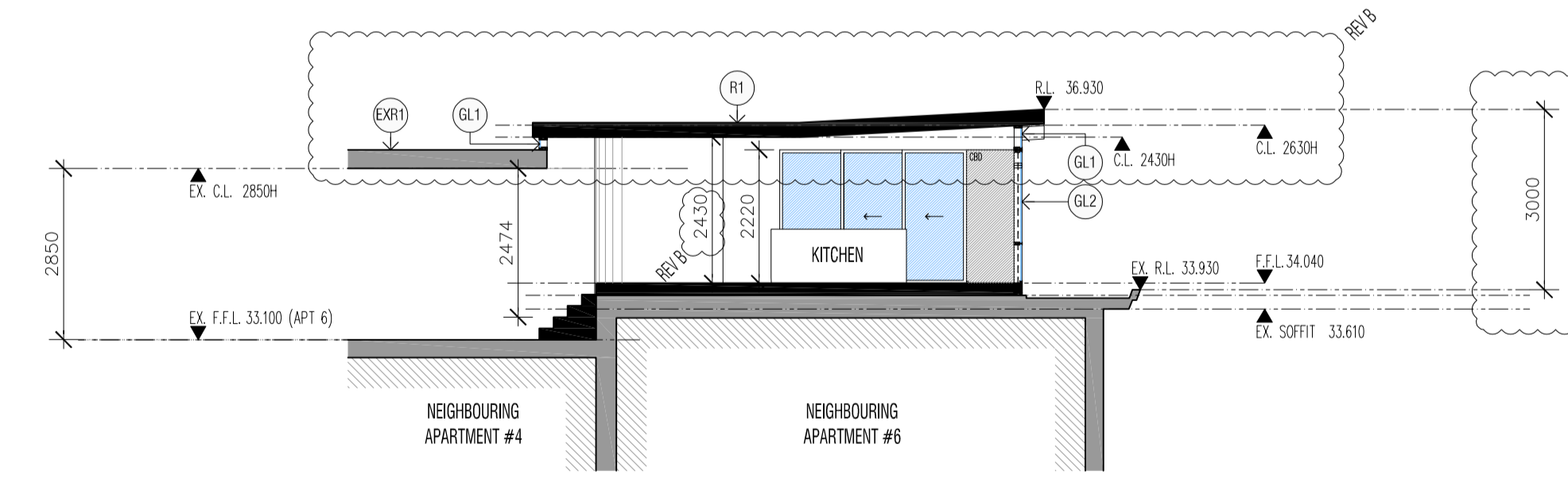


E02 - PROPOSED EAST ELEVATION (MOONGA ROAD)

DESCRIPTION	COLOUR FINISH	SAMPLE
(EXP1) EXISTING PAINT FINISH 01	EXISTING PAINT FINISH COLOUR: CHARCOAL	[Sample]
(EXP2) EXISTING PAINT FINISH 02	EXISTING PAINT FINISH COLOUR: WHITE	[Sample]
(EXGL) EXISTING CLEAR GLAZING	TIMBER FRAME COLOUR: WHITE	[Sample]
(EXR1) EXISTING METAL DECK ROOFING	METAL DECK COLOUR: GREY	[Sample]
(PF1) PAINT FINISH 01	PAINT FINISH COLOUR: TO MATCH EXISTING	[Sample]
(GL1) CLEAR GLAZING	TIMBER FRAME COLOUR: TO MATCH EXISTING	[Sample]
(GL2) CLEAR GLAZING OBSCURED	TIMBER FRAME COLOUR: TO MATCH EXISTING	[Sample]
(GL3) CLEAR GLAZING	ALUMINUM FRAME COLOUR: BLACK	[Sample]
(R1) METAL DECK ROOFING	METAL DECK ROOFING COLOUR: TO MATCH EXISTING	[Sample]



E01 - PROPOSED SOUTH ELEVATION (TOORAK ROAD)



SECTION AA - PROPOSED KITCHEN

LEGEND:

- [Symbol] ADJOINING / NEIGHBOURING PROPERTIES
- [Symbol] EXISTING TO BE RETAINED
- [Symbol] PROPOSED NEW WALLS

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PICCOLO ARCHITECTURE

TOORAK APARTMENT
6 / 643-645 TOORAK RD
TOORAK

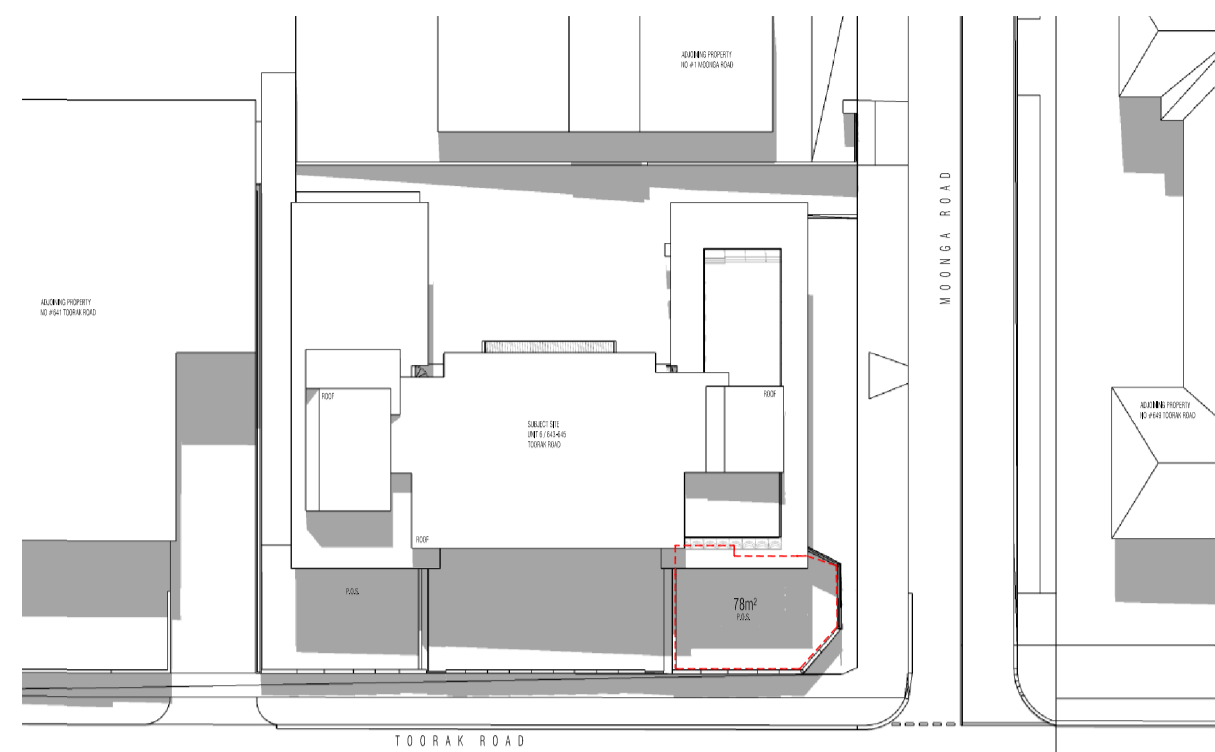
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171030
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PROPOSED ELEVATIONS

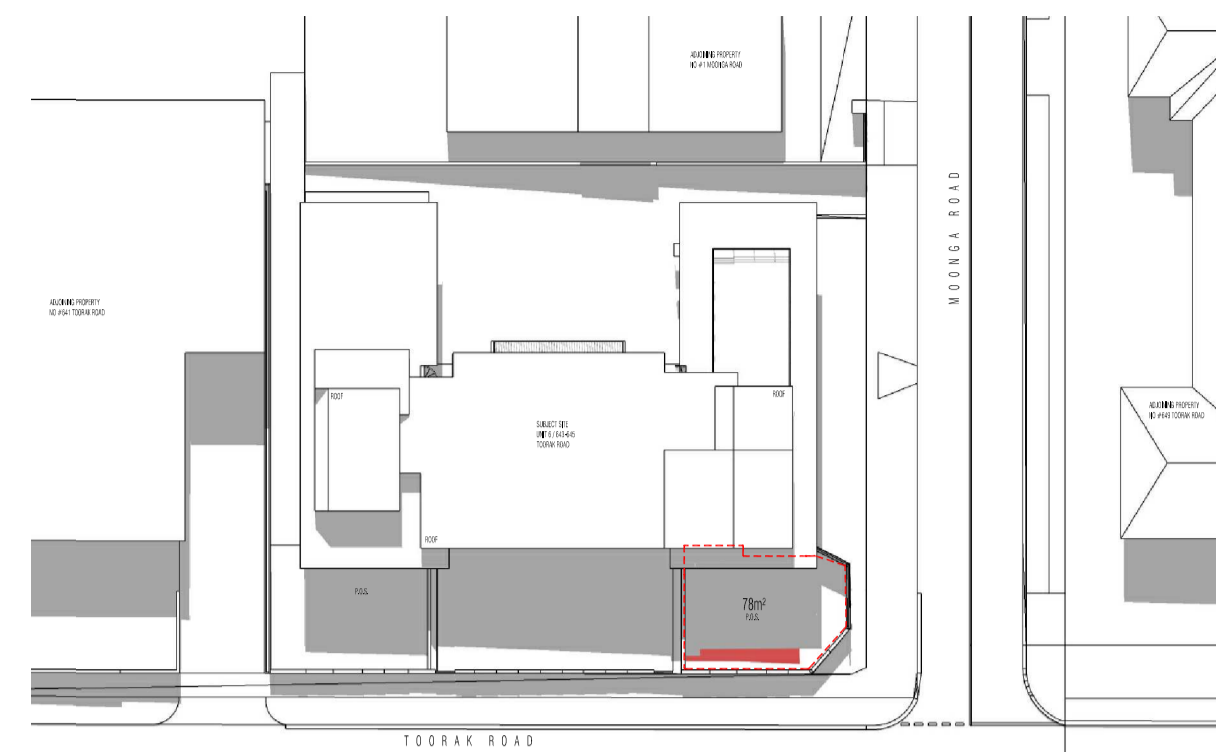
TP06 B

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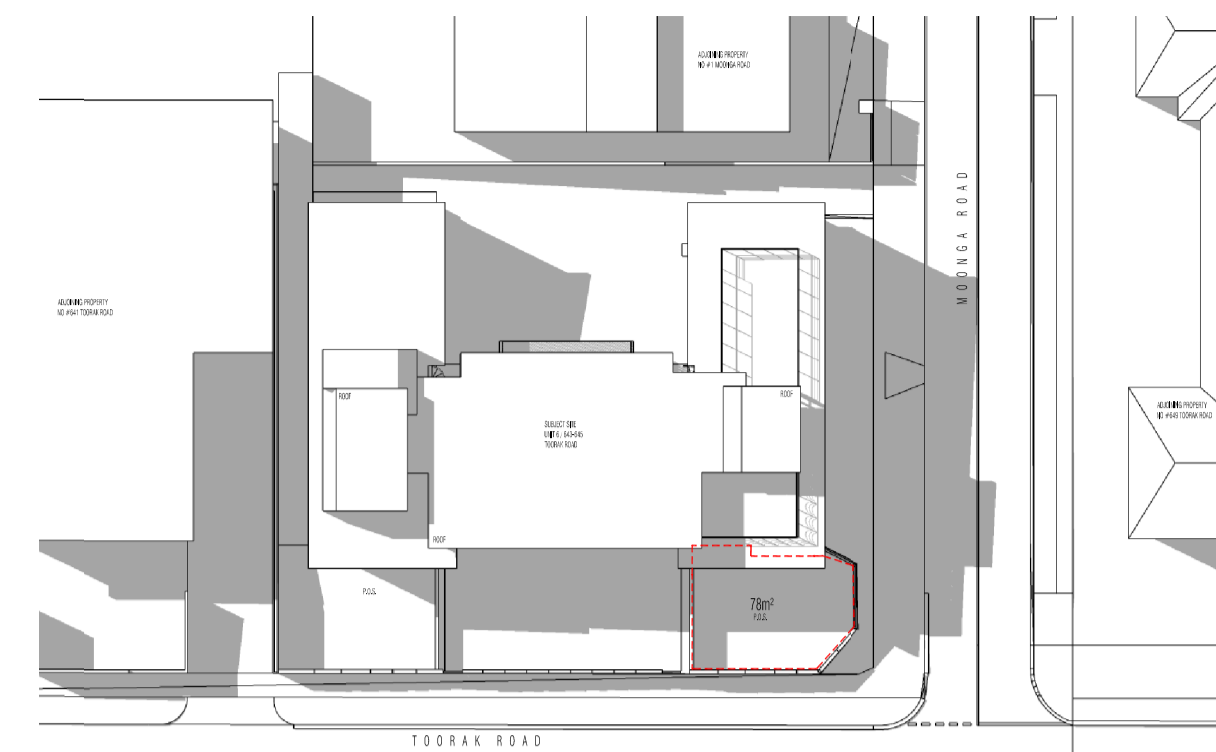
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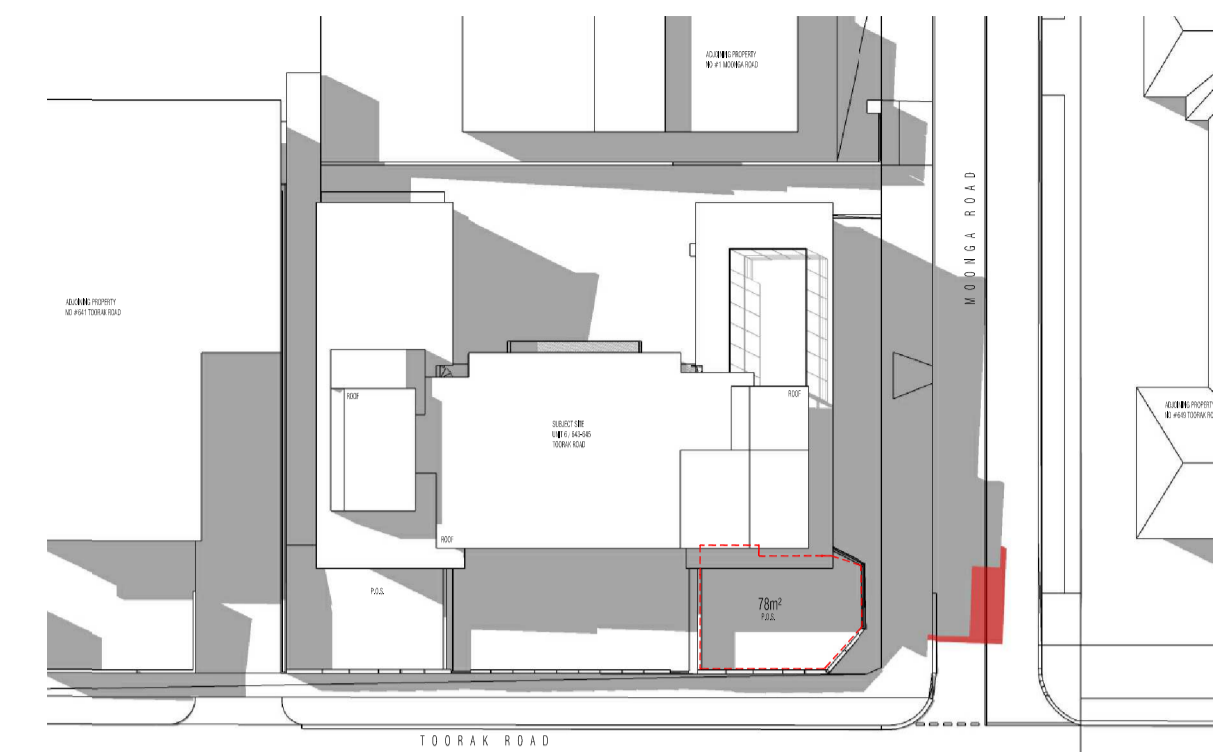
EXISTING SHADOW CONDITIONS 12 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 60.5m² / 77.5%
 EXISTING UN-SHADOWED POS = 17.5m² / 22.5%



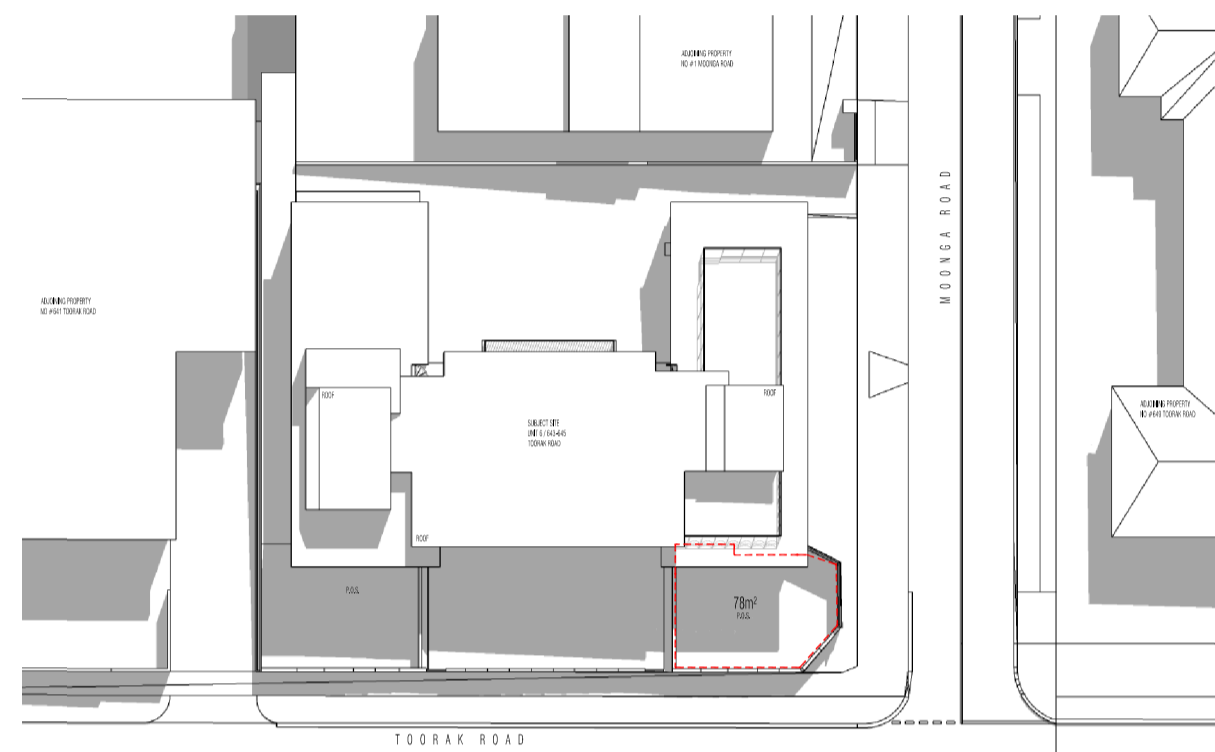
PROPOSED SHADOW CONDITIONS 12 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 60.5m² / 77.5%
 EXISTING UN-SHADOWED POS = 17.5m² / 22.5%
 ADDITIONAL SHADOWED POS = 6.2m²
 POST-DEVELOPMENT UN-SHADOWED POS = 11.3m² / 14.5%



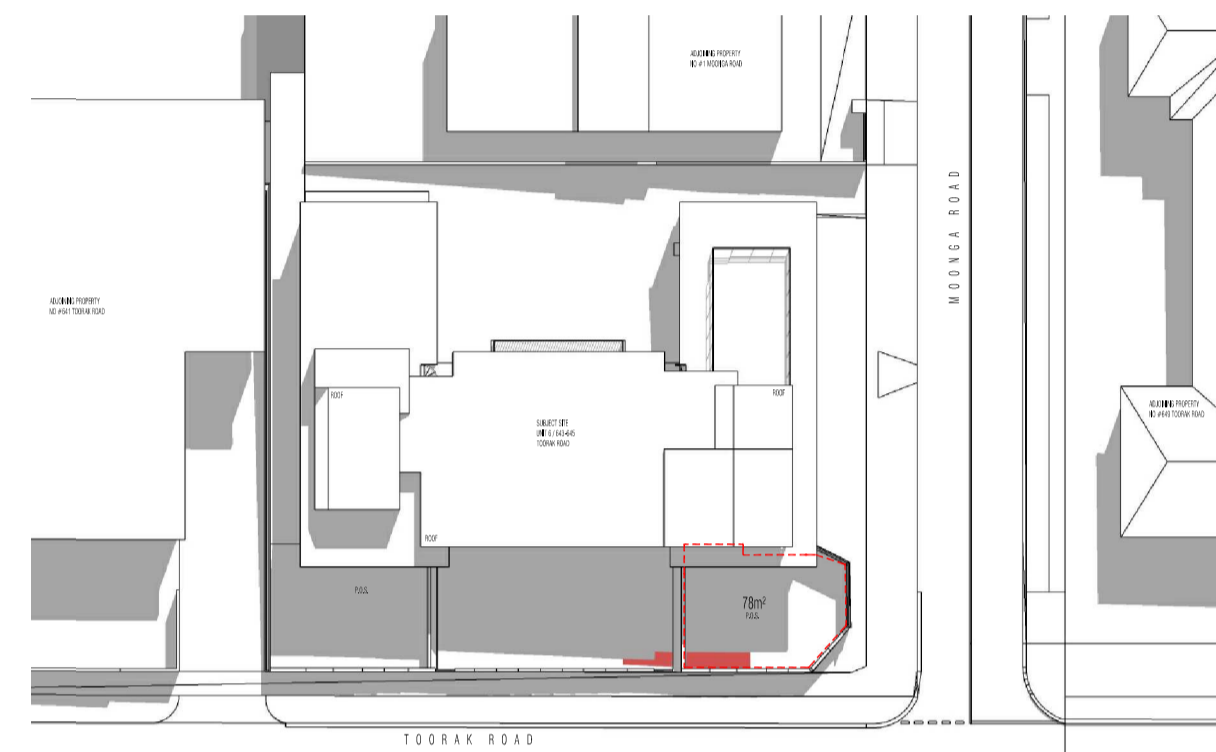
EXISTING SHADOW CONDITIONS 3 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 63m² / 80.7%
 EXISTING UN-SHADOWED POS = 15m² / 19.3%



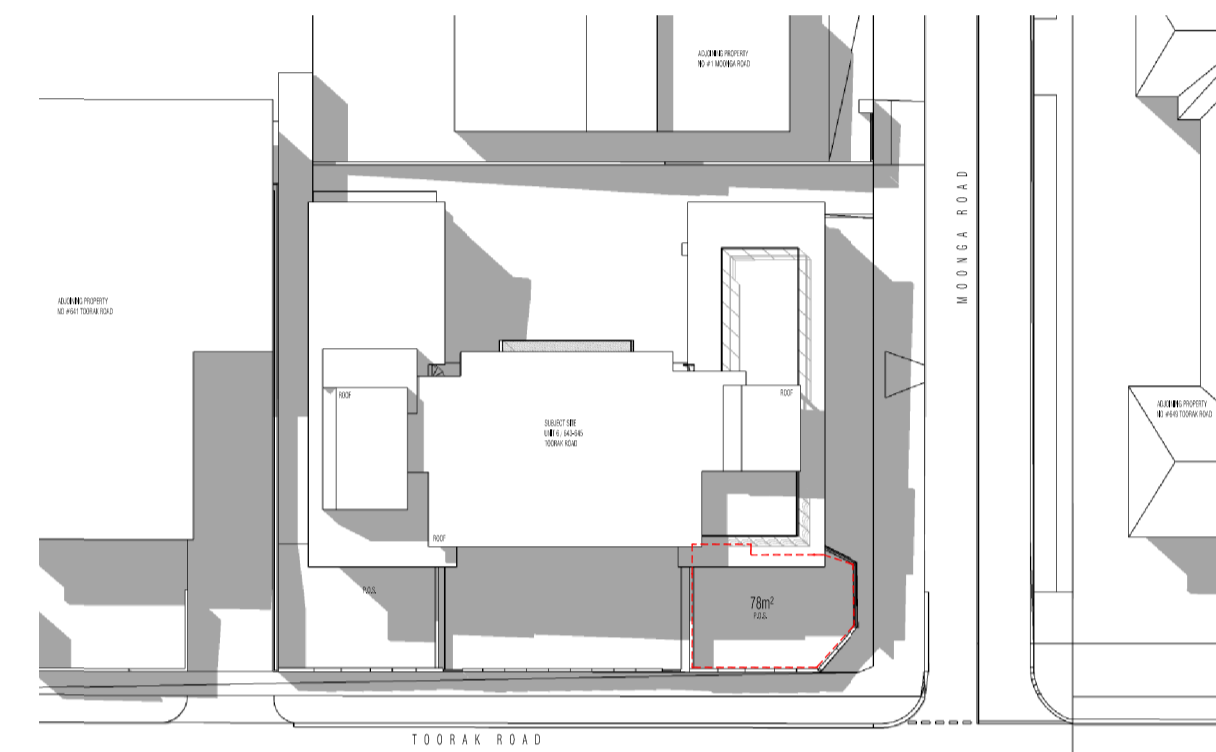
PROPOSED SHADOW CONDITIONS 3 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 60.5m² / 77.5%
 EXISTING UN-SHADOWED POS = 17.5m² / 22.5%
 ADDITIONAL SHADOWED POS = NO CHANGE
 POST-DEVELOPMENT UN-SHADOWED POS = NO CHANGE



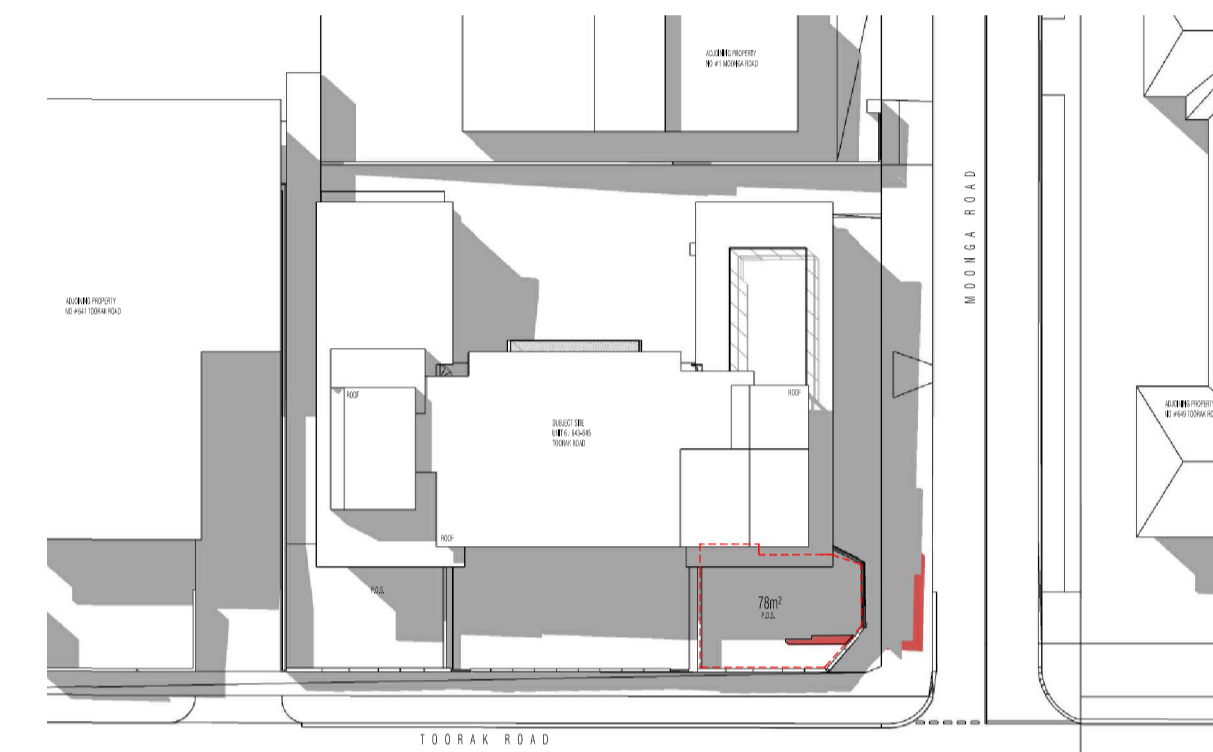
EXISTING SHADOW CONDITIONS 11 AM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 56.5m² / 72%
 EXISTING UN-SHADOWED POS = 21.5m² / 27.5%



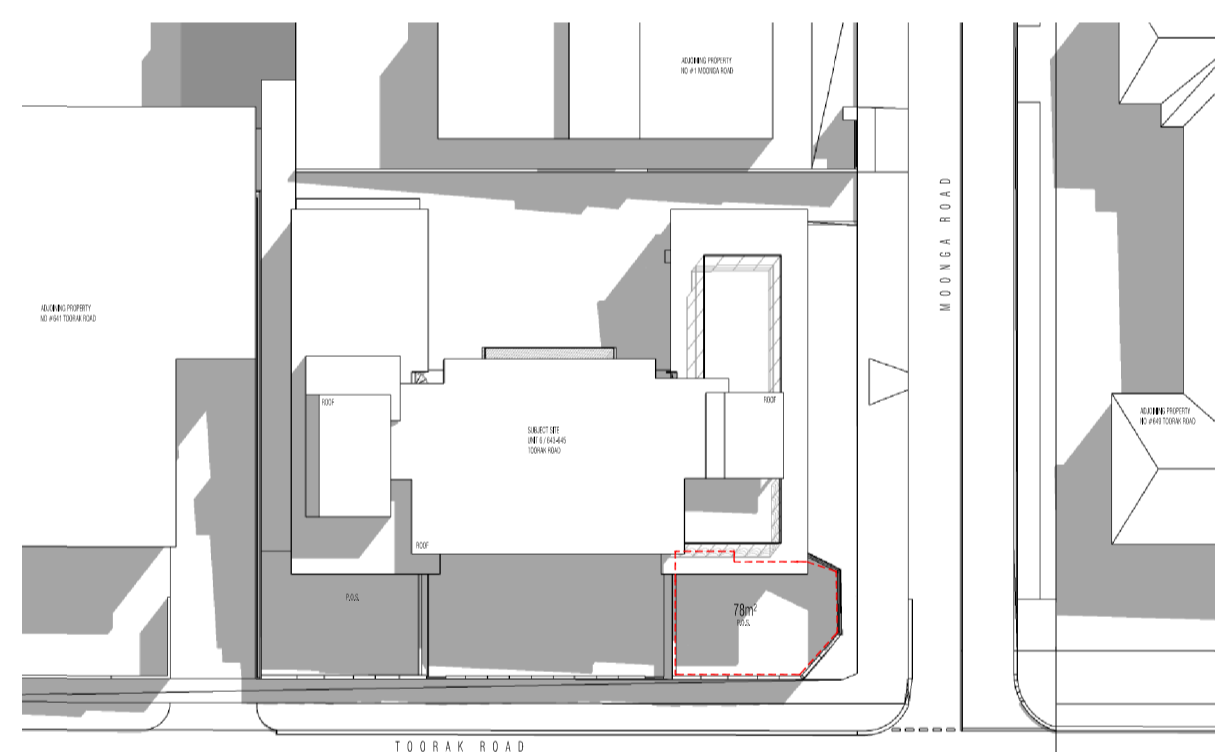
PROPOSED SHADOW CONDITIONS 11 AM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 56.5m² / 72%
 EXISTING UN-SHADOWED POS = 21.5m² / 27.5%
 ADDITIONAL SHADOWED POS = 4.5m²
 POST-DEVELOPMENT UN-SHADOWED POS = 17m² / 21.8%



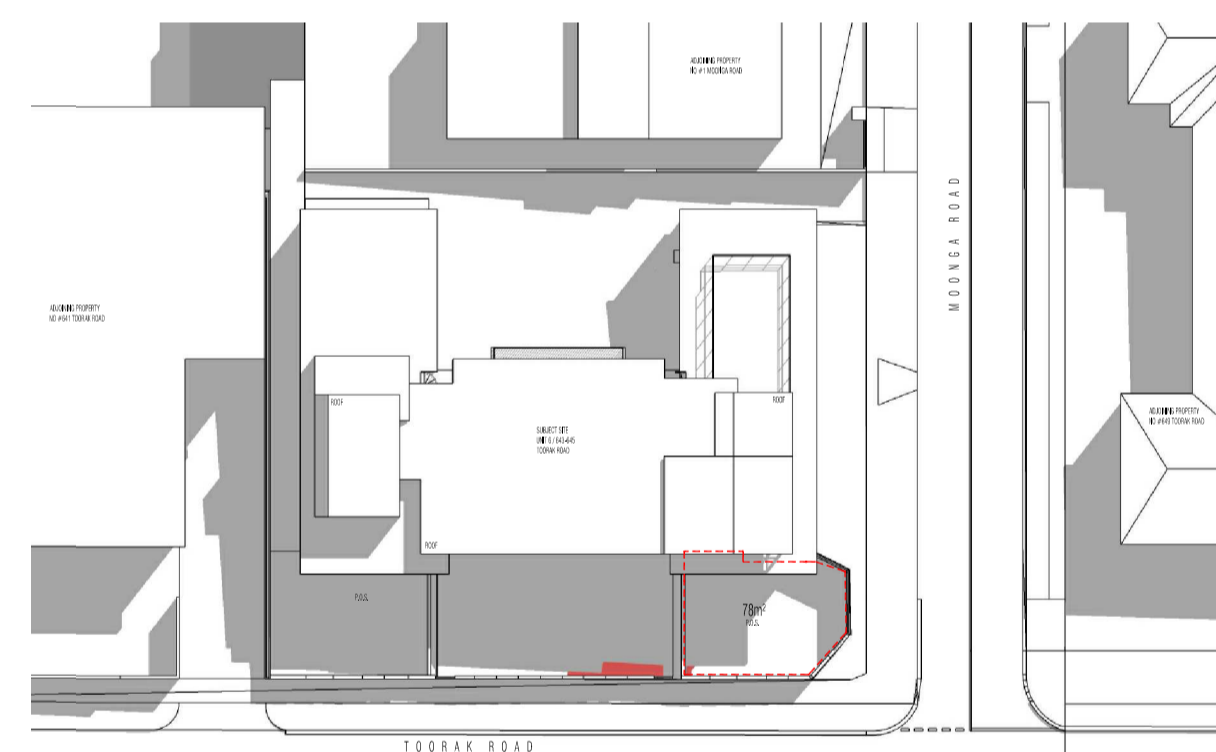
EXISTING SHADOW CONDITIONS 2 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 63m² / 80.7%
 EXISTING UN-SHADOWED POS = 15m² / 19.3%



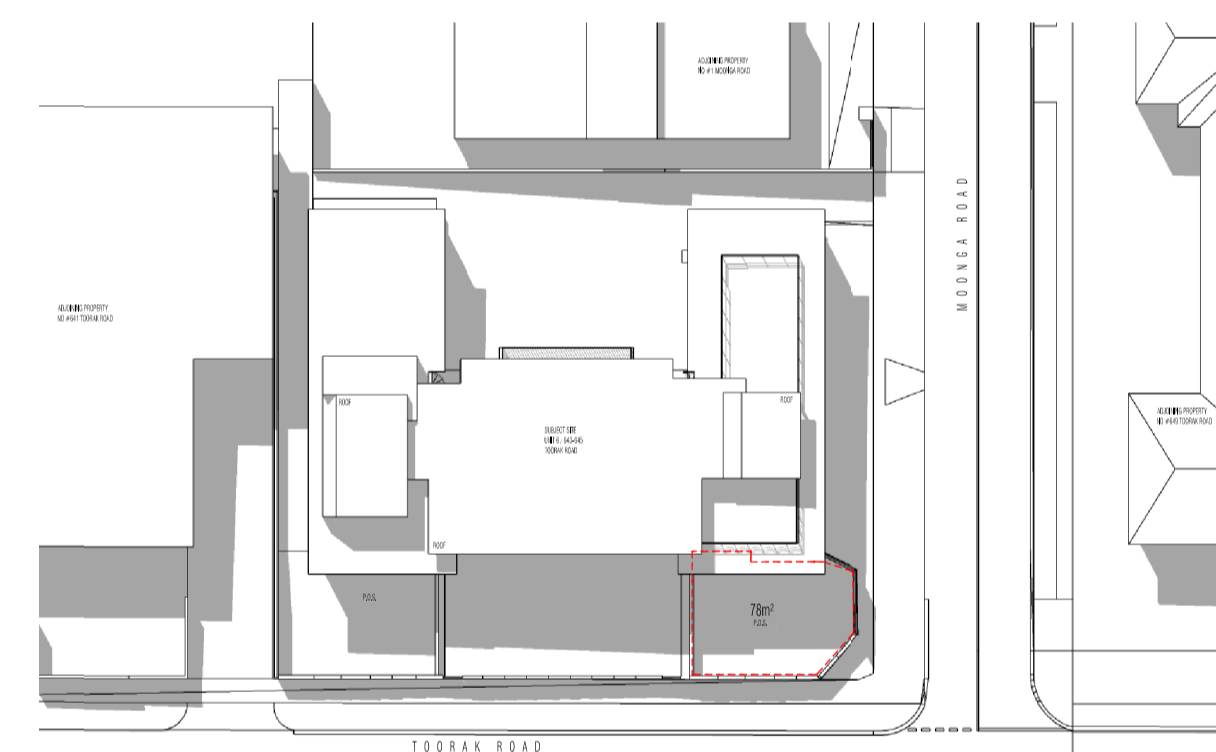
PROPOSED SHADOW CONDITIONS 2 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 63m² / 80.7%
 EXISTING UN-SHADOWED POS = 15m² / 19.3%
 ADDITIONAL SHADOWED POS = 2m²
 POST-DEVELOPMENT UN-SHADOWED POS = 13m² / 16%



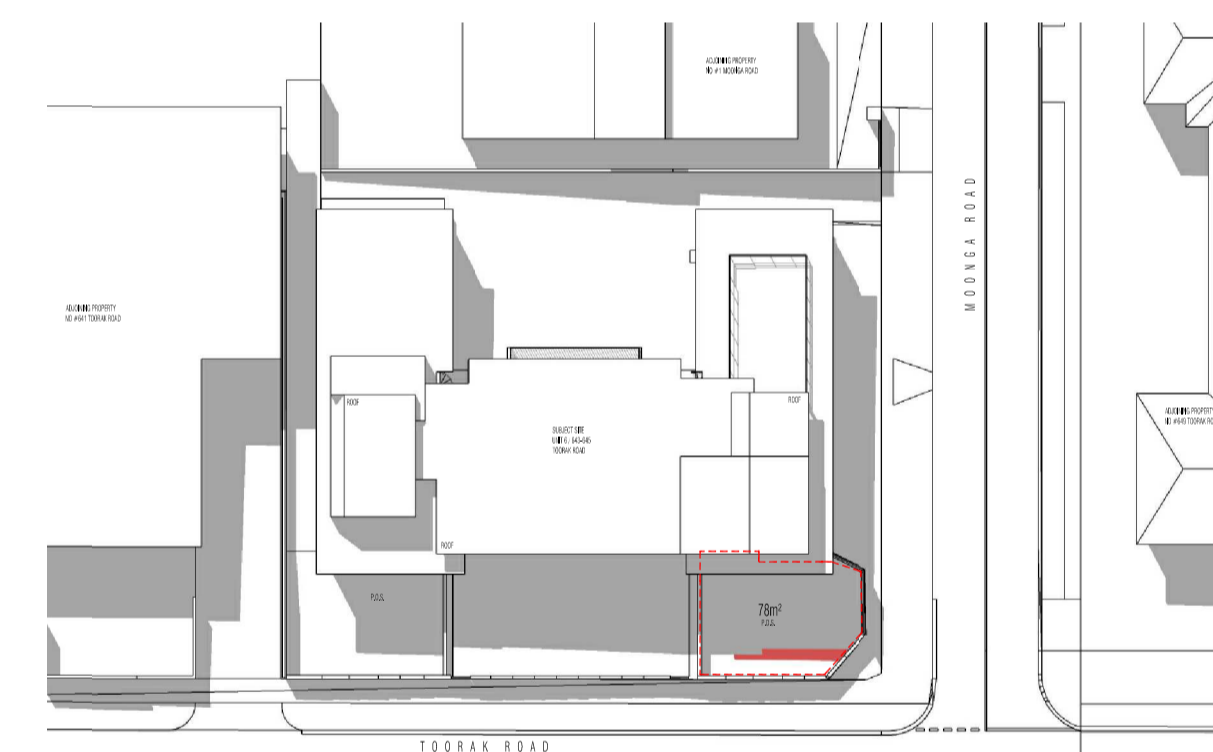
EXISTING SHADOW CONDITIONS 10 AM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 53m² / 68%
 EXISTING UN-SHADOWED POS = 24.5m² / 32%



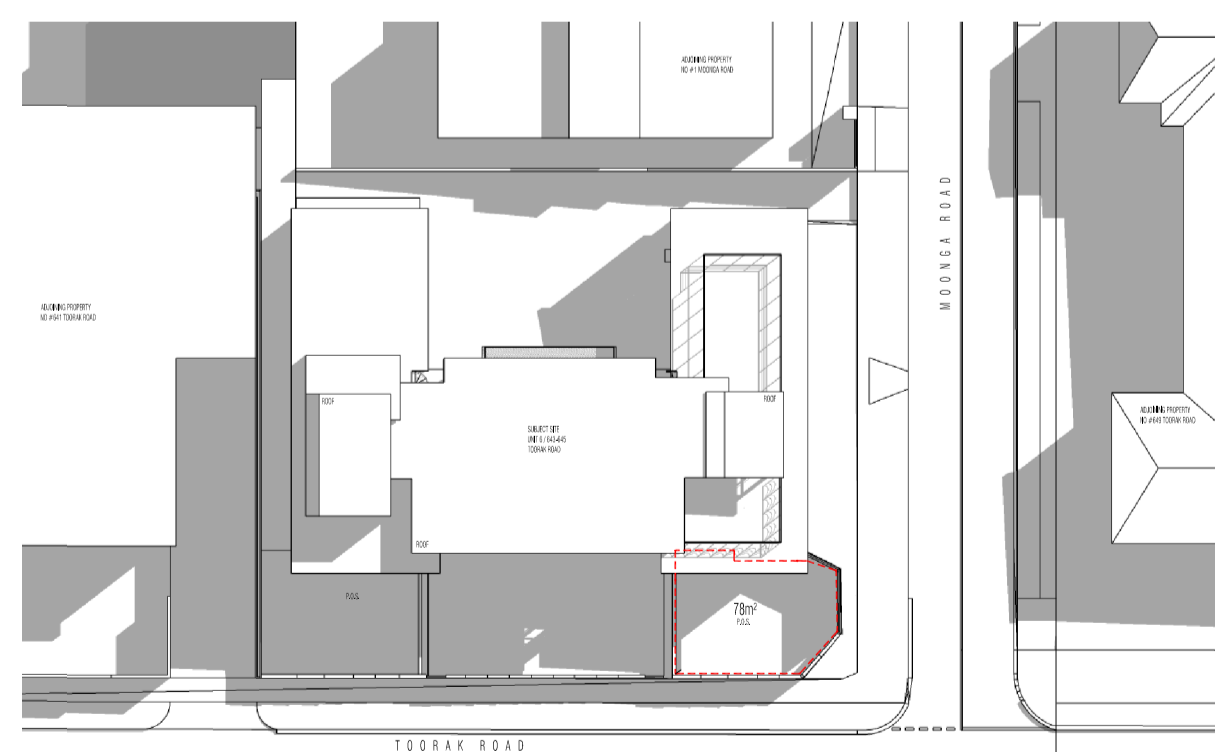
PROPOSED SHADOW CONDITIONS 10 AM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 53.5m² / 68.5%
 EXISTING UN-SHADOWED POS = 24.5m² / 31.5%
 ADDITIONAL SHADOWED POS = 0.3m²
 POST-DEVELOPMENT UN-SHADOWED POS = 24.2m² / 31%



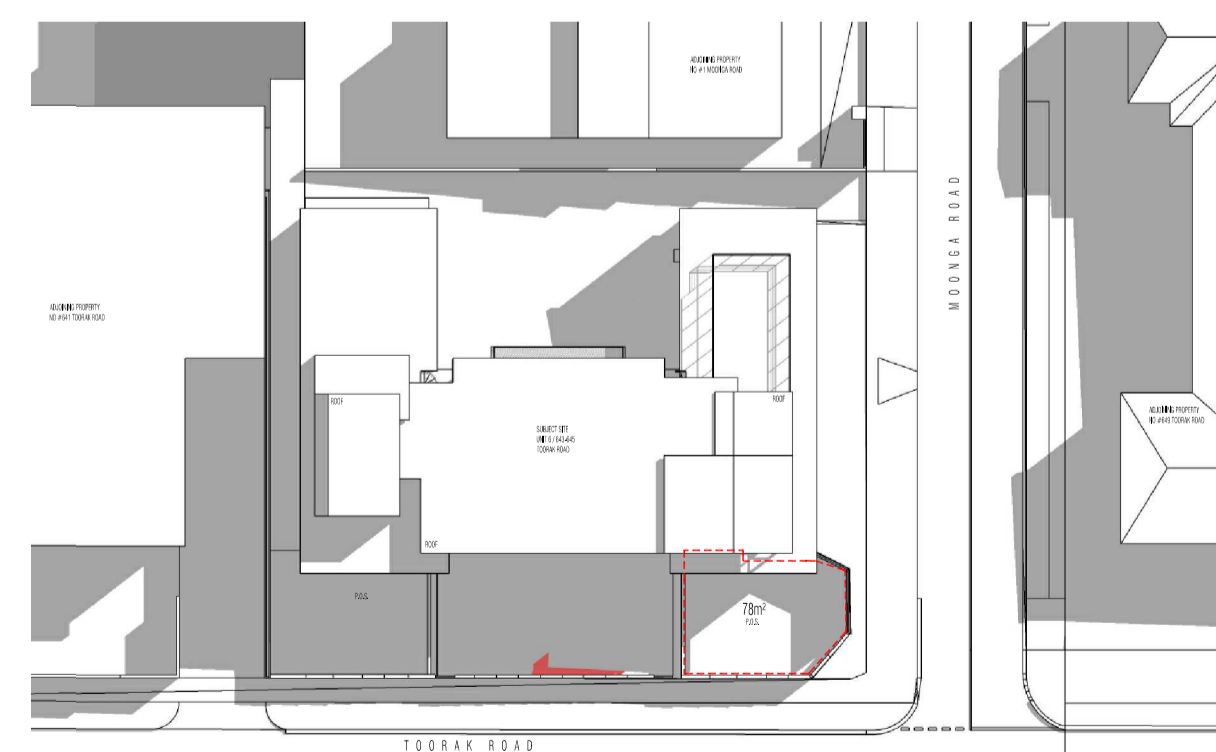
EXISTING SHADOW CONDITIONS 1 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 64.5m² / 82.7%
 EXISTING UN-SHADOWED POS = 13.5m² / 17.3%



PROPOSED SHADOW CONDITIONS 1 PM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 64.5m² / 82.7%
 EXISTING UN-SHADOWED POS = 13.5m² / 17.3%
 ADDITIONAL SHADOWED POS = 4.4m²
 POST-DEVELOPMENT UN-SHADOWED POS = 8.1m² / 12%



EXISTING SHADOW CONDITIONS 9 AM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 50m² / 64%
 EXISTING UN-SHADOWED POS = 28m² / 35%



PROPOSED SHADOW CONDITIONS 9 AM
 AREA SCHEDULE:
 EXISTING SHADOWED POS = 50m² / 64%
 EXISTING UN-SHADOWED POS = 28m² / 35%
 ADDITIONAL SHADOWED POS = NO CHANGE
 POST-DEVELOPMENT UN-SHADOWED POS = NO CHANGE

SUNSHADOW ANALYSIS
 SEPTEMBER 22ND
 RED DENOTES ADDITIONAL
 OVERSHADOWING TO SURROUNDING

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1:500 @ A1
 171030
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EXISTING + PROPOSED
 SHADOW CONDITION

TP07 B