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9 Bruce Street, Toorak
 Objections: ●

8/06/2021
 1:670



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VCAT Plans Received 25/05/2021



01. 4 CLOVERDALE AVE - MODERN 3 STORY DWELLING



03. 10 BRUCE ST- 3 STOREY APARMENT BLOCK



04. BRUCE ST-4 STOREY APARMENT BLOCK



02. 26A CLOVERDALE AVE - MODERN 2.5 STORY DWELLING



03. 30 CLOVERDALE AVE - MODERN 2 STORY DWELLING



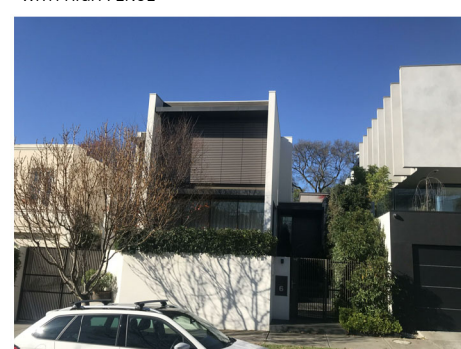
02. 12A BRUCE ST- MODERN 3 STOREY APARMENT DEVELOPMENT



04. 8 BRUCE ST- 3 STOREY APARMENT BLOCK



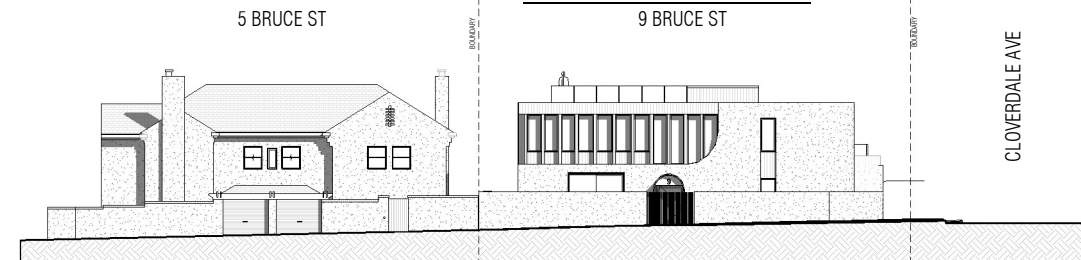
12 CLOVERDALE AVE -MODERN 2 STORY DWELLING WITH HIGH FENCE



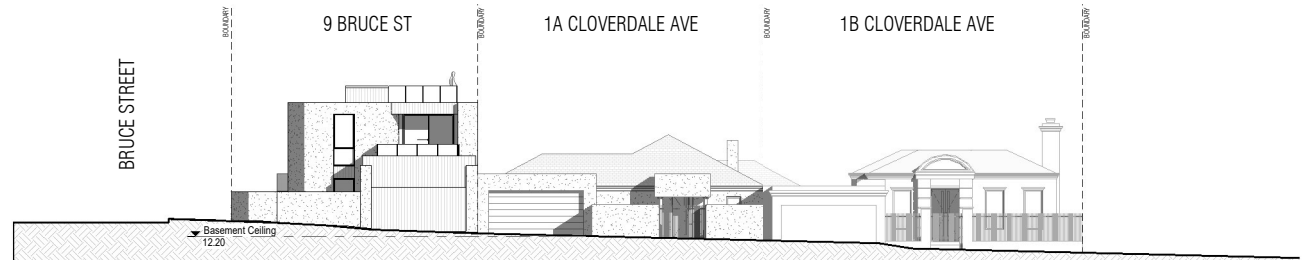
06 CLOVERDALE AVE - MODERN 2.5 STORY DWELLING WITH HIGH FENCE



DESIGN RESPONSE PLAN



STREETSCAPE - BRUCE ST



STREETSCAPE - CLOVERDALE AVE

SHEET NAME | DESIGN RESPONSE & NEIGHBOURHOOD CHARACTER

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No.	Description	Date	By	No.	Description	Date	By
A	TOWN PLANNING DRAFT	09.06.20					
B	FURTHER INFORMATION	20.08.20					
C	ROOF MATERIAL AMENDMENT	18.09.11					
D	WITHOUT PREJUDICE	19.04.21					
E	VCAT SUBMISSION	24.05.21					

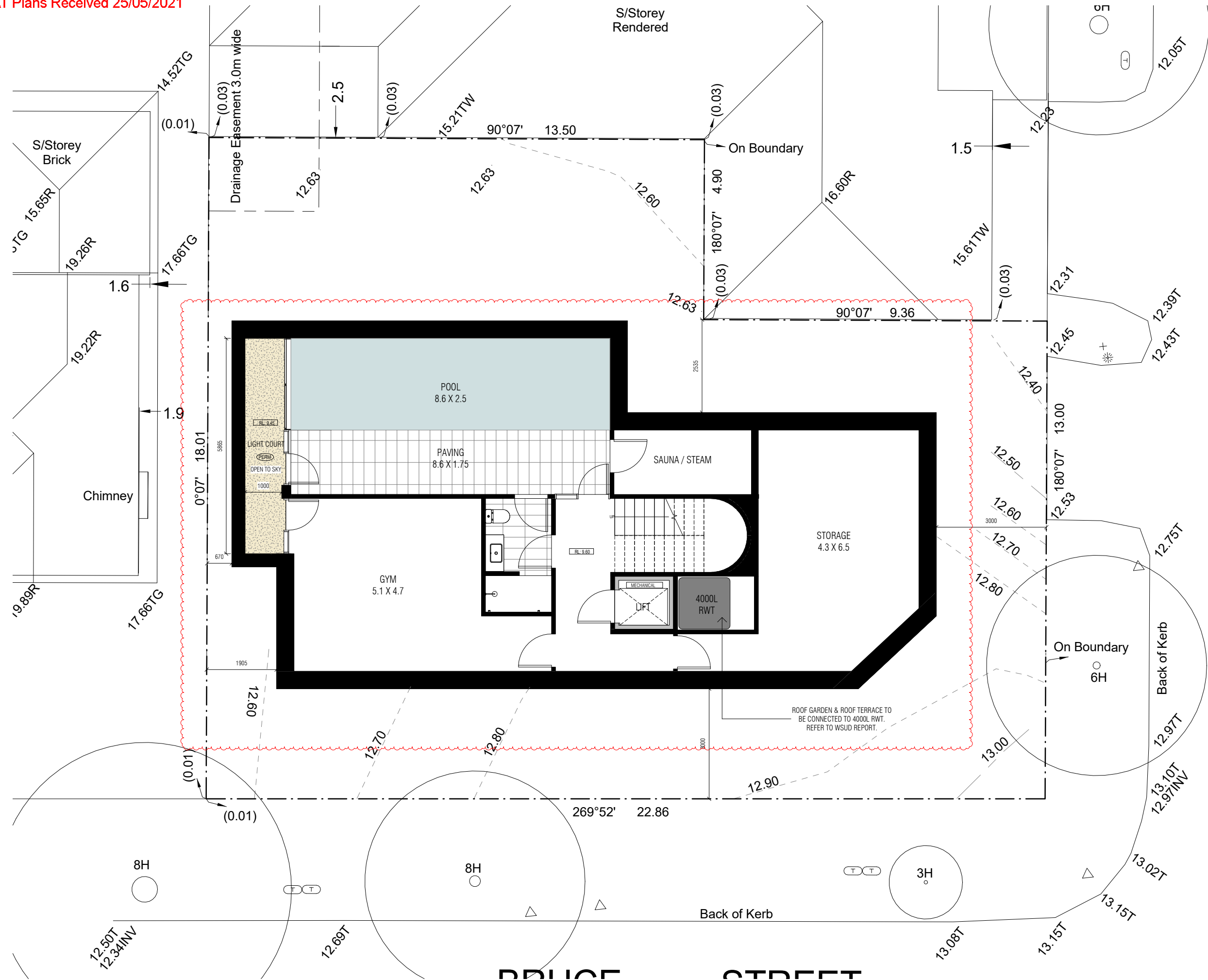
PROJECT | PROPOSED DWELLING
 ADDRESS | 9 BRUCE STREET, TOORAK VIC
 CLIENT | KUNAL SHAH & MANSHI SHAH

architecture | interior design | urban design | landscape
 ph 9002 0285 e info@roorak.com.au

Drawing No | TP02
 Scale@A1 | 1:200
 Scale@A3 | 1:400
 Revision | E Date: 24.05.21
 Drawn | Author

NORTH

ISSUED FOR TOWN PLANNING



CLOVERDALE AVENUE

FINISHES LEGEND

- (CON-1) CONCRETE DRIVEWAY
- (PV-1) PAVING
- (PERM) PERMEABLE PAVING / SURFACE
- (RN-1) RENDER FINISH
- (CLD-1) TIMBER CLADDING
- (CP-1) TIMBER CANOPY
- (WN-1) ALUMINIUM FRAME WINDOWS
- (BAL-1) FRAMELESS GLASS BALUSTRADE
- (RG-1) ROOF GARDEN (PYTOGREEN PROPRIETARY SYSTEM OR SIMILAR)
- (BR-1) BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH: LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR)
ROOF	ENCLOSED ROOFS : GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: IRON ASH (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING COLOUR: BLACK
DOORS	TIMBER CLADDING TO MAIN ENTRY DOOR COLOUR: IRON ASH TIMBER CLAD PANEL LIFT GARAGE DOOR COLOUR: IRON ASH
DRIVEWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVERS	CONCRETE OR STONE PAVERS COLOUR: NATURAL CONCRETE FINISH

DEVELOPMENT SUMMARY
9 BRUCE ST, TOORAK, VIC.

SITE AREA	365 M ²
NUMBER OF DWELLINGS	1 DWELLINGS
CAR SPACES	3 RESIDENT
SITE COVERAGE	188 M ² 51.50 %
GARDEN AREA	145.9 M ² 39.97%
PERMEABLE SURFACES	128 M ² 35.06%
DRIVEWAY	6 M ²

AREA SUMMARY

AREA TYPE	AREA
INTERNAL AREA	
BASEMENT	155 m ²
DOUBLE GARAGE	38 m ²
FIRST FLOOR	149 m ²
GROUND FLOOR	149 m ²
	492 m ²
PRIVATE OPEN SPACE	
BALCONY	10 m ²
COURTYARD	67 m ²
FRONT YARD	31 m ²
SERVICES YARD	35 m ²
TERRACE	58 m ²
	200 m ²

SHEET NAME: BASEMENT PLAN

ISSUED FOR TOWN PLANNING

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No.	Description	Date	By	No.	Description	Date	By
A	SECOND FLOOR REDUCTION	30.10.20					
B	WITHOUT PREJUDICE	19.04.21					
C	VCAT SUBMISSION	24.05.21					

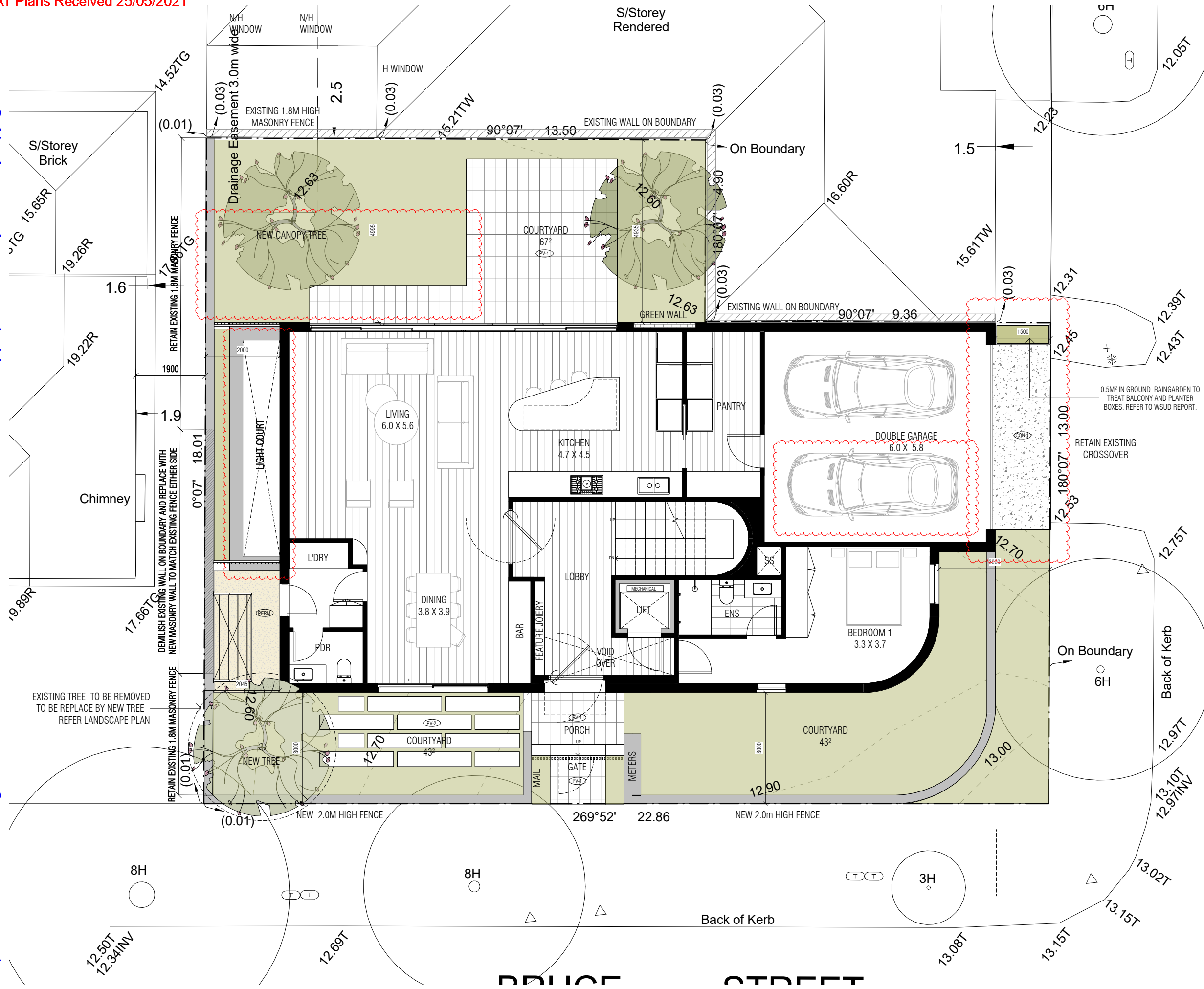
PROJECT: PROPOSED DWELLING
ADDRESS: 9 BRUCE STREET, TOORAK VIC
CLIENT: KUNAL SHAH & MANSHI SHAH

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architecture | interior design | urban design | landscape
ph 9002 0228 e info@rarchitecture.com.au

Drawing No: TP03
Scale: A1 1:50
Scale: A3 1:100
Revision: C Date: 24.05.21
Drawn: Author

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CLOVERDALE AVENUE

FINISHES LEGEND

- CON-1 CONCRETE DRIVEWAY
- PV-1 PAVING
- PERM PERMEABLE PAVING / SURFACE
- RN-1 RENDER FINISH
- CLD-1 TIMBER CLADDING
- CP-1 TIMBER CANOPY
- WN-1 ALUMINUM FRAME WINDOWS
- BAL-1 FRAMELESS GLASS BALUSTRADE
- RG-1 ROOF GARDEN (PYTOGREEN PROPRIETARY SYSTEM OR SIMILAR)
- BR-1 BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH: LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING: IRON ASH TIMBER CLADDING COLOUR: NATURAL TIMBER (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: IRON ASH (OR SIMILAR)
WINDOWS	ALUMINUM FRAME WINDOWS WITH GLAZING COLOUR: BLACK
DOORS	TIMBER CLAD TO MAIN ENTRY DOOR COLOUR: IRON ASH TIMBER CLAD PANEL LIFT GARAGE DOOR COLOUR: IRON ASH
DRIVEWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVERS	CONCRETE OR STONE PAVERS COLOUR: NATURAL CONCRETE FINISH

DEVELOPMENT SUMMARY
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DRIVEWAY	6 M ²

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COURTYARD	67 M ²
FRONT YARD	31 M ²
SERVICES YARD	35 M ²
TERRACE	58 M ²
	200 M ²

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E	WITHOUT PREJUDICE	19.04.21					
F	VCAT SUBMISSION	24.05.21					

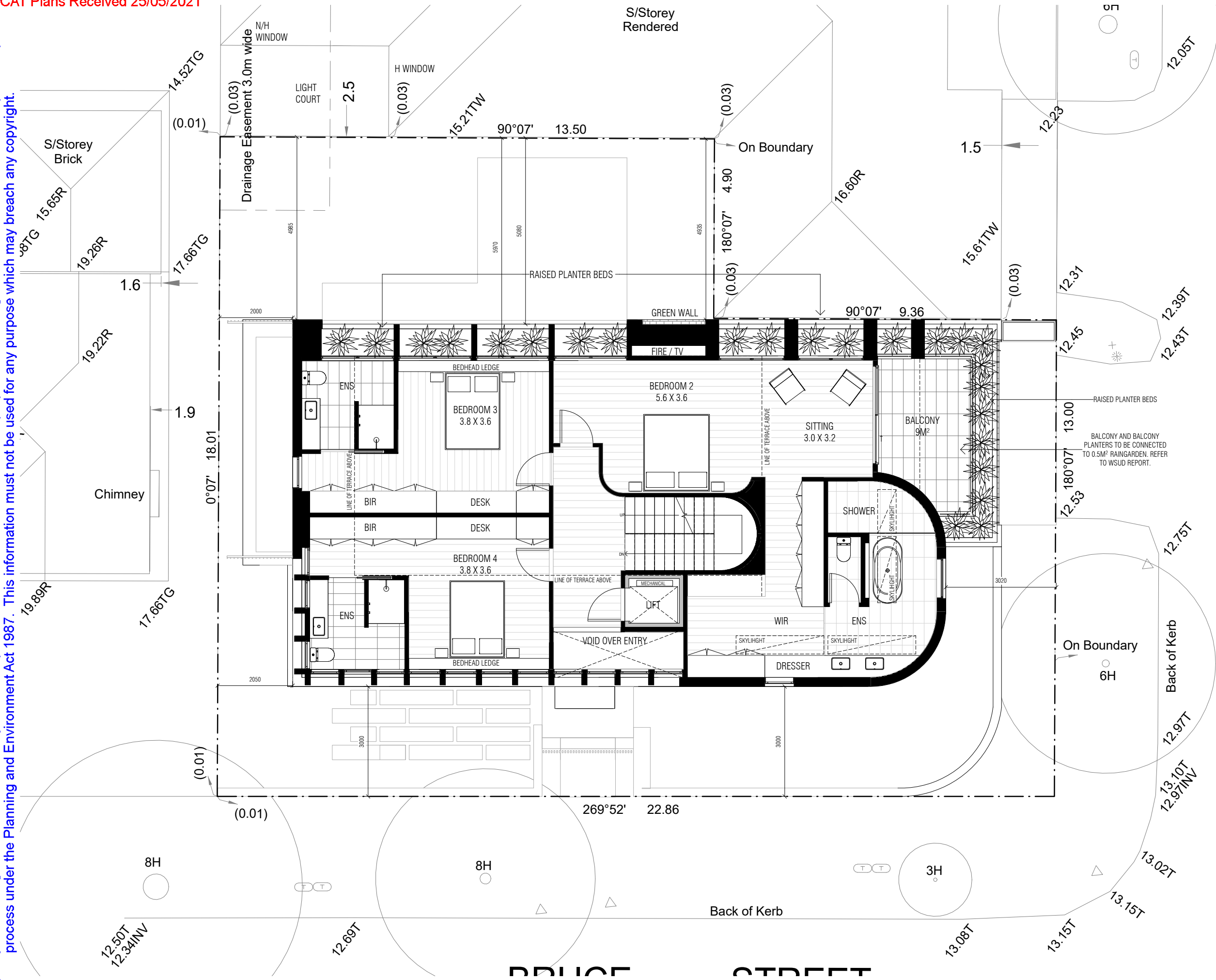
PROJECT PROPOSED DWELLING
ADDRESS 9 BRUCE STREET, TOORAK VIC
CLIENT KUNAL SHAH & MANSHI SHAH

rarchitecture
 architecture | interior design | urban design | landscape
 ph: 9022 0222 | e: info@rarchitecture.com.au

Drawing No: TP04
 Scale@A1: 1:50
 Scale@A3: 1:100
 Revision: F Date: 24.05.21
 Drawn: Author

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CLOVERDALE AVENUE

FINISHES LEGEND

- (CON-1) CONCRETE DRIVEWAY
- (PV-1) PAVING
- (PERM) PERMEABLE PAVING / SURFACE
- (RN-1) RENDER FINISH
- (CLD-1) TIMBER CLADDING
- (CP-1) TIMBER CANOPY
- (WN-1) ALUMINIUM FRAME WINDOWS
- (BAL-1) FRAMELESS GLASS BALUSTRADE
- (RG-1) ROOF GARDEN (PYTOGREEN PROPRIETARY SYSTEM OR SIMILAR)
- (BR-1) BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH: LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING: IRON ASH TIMBER CLADDING COLOUR: NATURAL (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: IRON ASH (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING. COLOUR: BLACK
DOORS	TIMBER CLADDING TO MAIN ENTRY DOOR COLOUR: IRON ASH TIMBER CLAD PANEL LIFT GARAGE DOOR COLOUR: IRON ASH
DRIVEWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVERS	CONCRETE OR STONE PAVERS COLOUR: NATURAL CONCRETE FINISH

DEVELOPMENT SUMMARY
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DRIVEWAY	6 M ²

AREA SUMMARY

AREA TYPE	AREA
INTERNAL AREA	
BASEMENT	155 m ²
DOUBLE GARAGE	38 m ²
FIRST FLOOR	149 m ²
GROUND FLOOR	492 m ²
PRIVATE OPEN SPACE	
BALCONY	10 m ²
COURTYARD	67 m ²
FRONT YARD	31 m ²
SERVICES YARD	35 m ²
TERRACE	58 m ²
	200 m ²

SHEET NAME: FIRST FLOOR PLAN

PRELIMINARY *NOT FOR CONSTRUCTION*

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F	VCAT SUBMISSION	24.05.21					

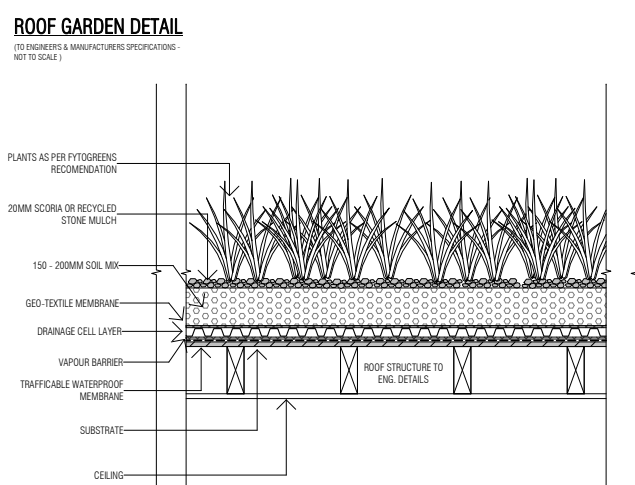
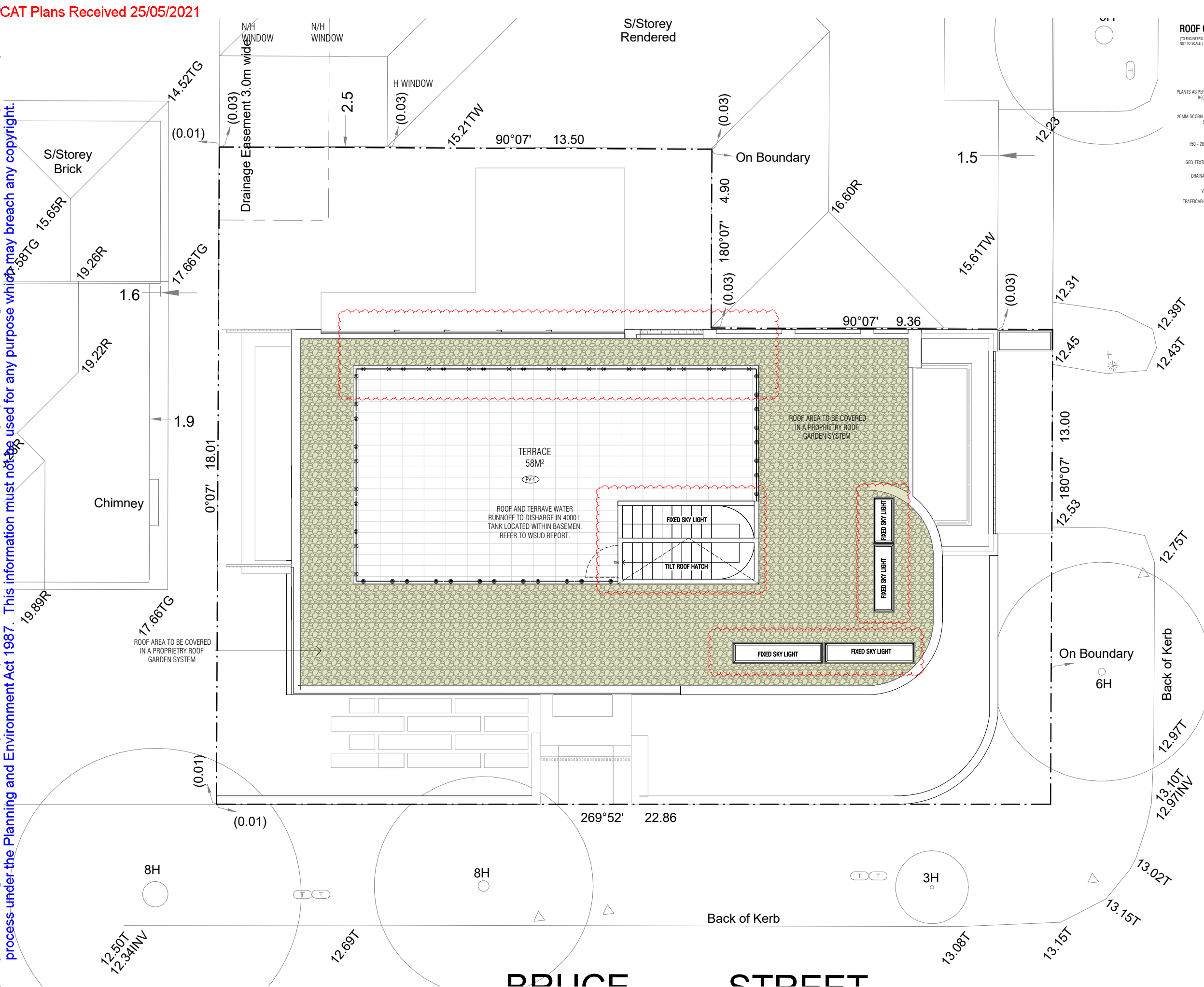
PROJECT: PROPOSED DWELLING
ADDRESS: 9 BRUCE STREET, TOORAK VIC
CLIENT: KUNAL SHAH & MANSHI SHAH

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ph 9022 0222 e info@rarchitecture.com.au

Drawing No: TP05
Scale@A1: 1:50
Scale@A3: 1:100
Revision: F Date: 24.05.21
Drawn: Author

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CLOVERDALE AVE

FINISHES LEGEND

- CON-1 CONCRETE DRIVEWAY
- PV-1 PAVING
- PERM PERMEABLE PAVING / SURFACE
- RN-1 RENDER FINISH
- CLD-1 TIMBER CLADDING
- CP-1 TIMBER CANOPY
- WN-1 ALUMINUM FRAME WINDOWS
- BAL-1 FRAMELESS GLASS BALUSTRADE
- RG-1 ROOF GARDEN (PHYTOGREEN PROPRIETARY SYSTEM OR SIMILAR)
- BR-1 BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

WALLS	RENDER FINISH: LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING: IRON ASH TIMBER CLADDING COLOUR: NATURAL TIMBER (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING (LEVEL 1)
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WINDOWS	ALUMINUM FRAME WINDOWS WITH GLAZING. COLOUR: BLACK
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DRIVEWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVERS	CONCRETE OR STONE PAVERS COLOUR: NATURAL CONCRETE FINISH

DEVELOPMENT SUMMARY

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SITE AREA	365 M ²
NUMBER OF DWELLINGS	1 DWELLINGS
CAR SPACES	3 RESIDENT
SITE COVERAGE	188 M ² 51.50%
GARDEN AREA	145.9 M ² 39.97%
PERMEABLE SURFACES	128 M ² 35.06%
DRIVEWAY	6 M ²

AREA SUMMARY

AREA TYPE	AREA
INTERNAL AREA	
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BALCONY	10 m ²
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FRONT YARD	31 m ²
SERVICES YARD	35 m ²
TERRACE	58 m ²
	200 m ²

SHEET NAME: ROOF TERRACE

PRELIMINARY *NOT FOR CONSTRUCTION*

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F	VCAT SUBMISSION	24.05.21					

PROJECT: PROPOSED DWELLING
 ADDRESS: 9 BRUCE STREET, TOORAK VIC
 CLIENT: KUNAL SHAH & MANSHI SHAH

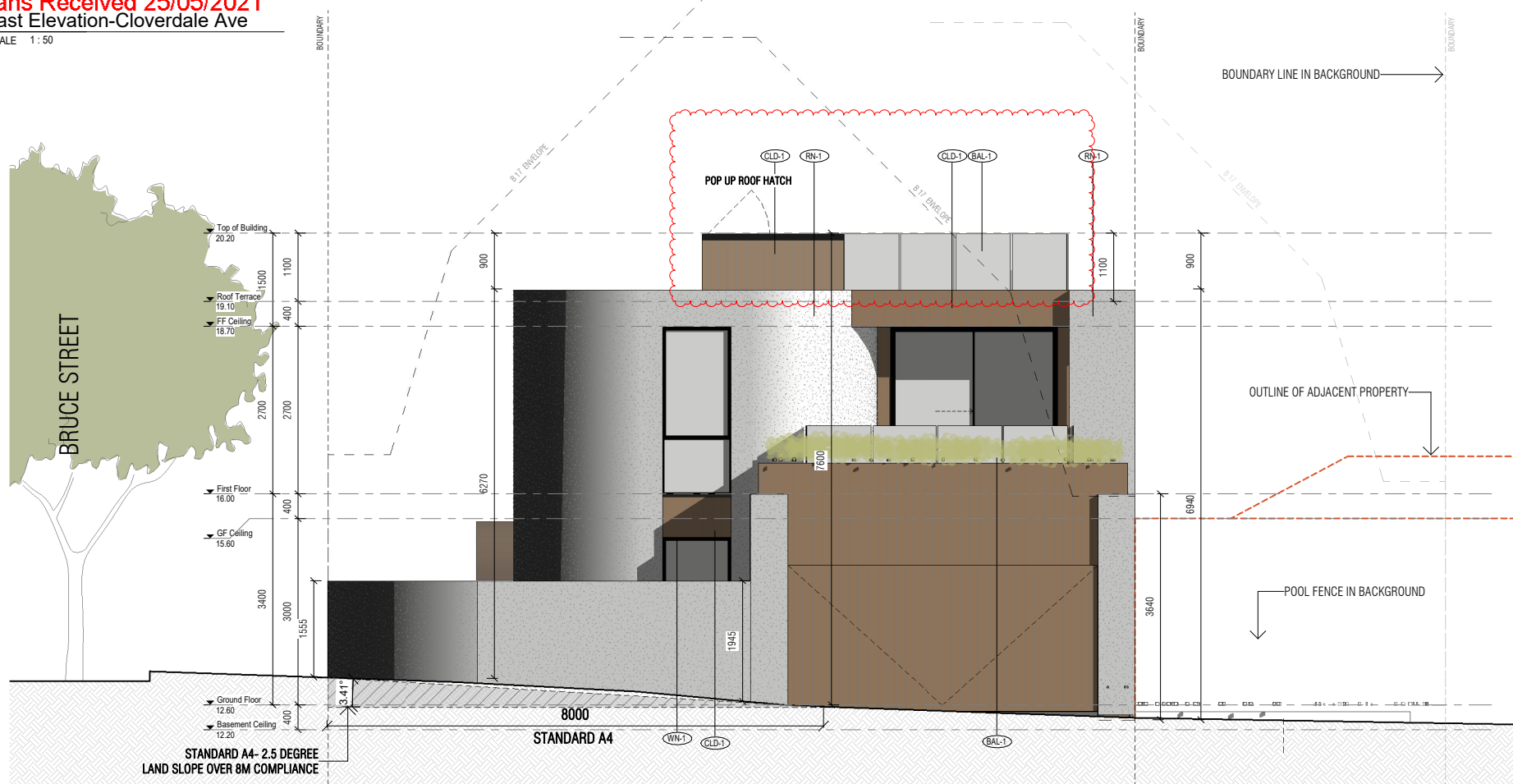
r architecture
 architecture | interior design | urban design | landscape
 ph 9022 0222 e kshah@rarchitecture.com.au

Drawing No: TP06
 Scale@A1: 1:50
 Scale@A3: 1:100
 Revision: F Date: 24.05.21
 Drawn: Author

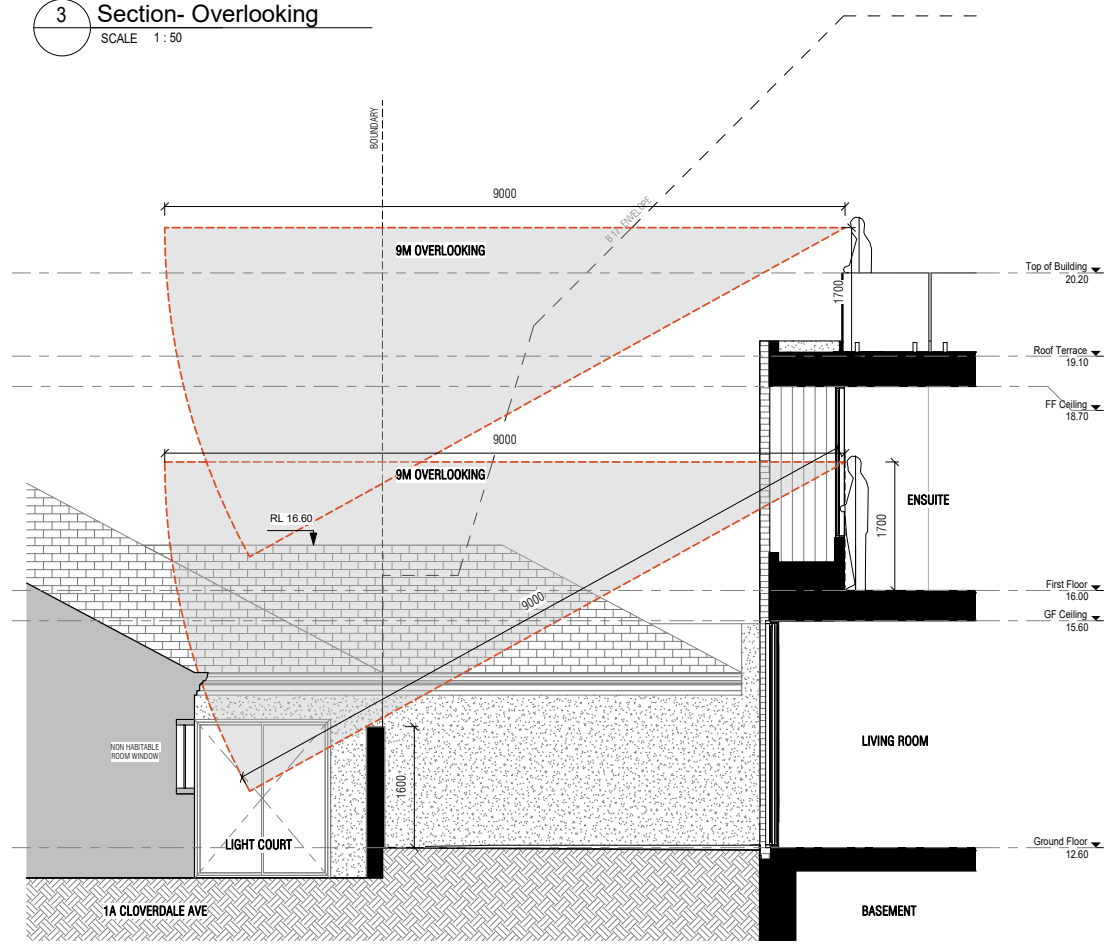


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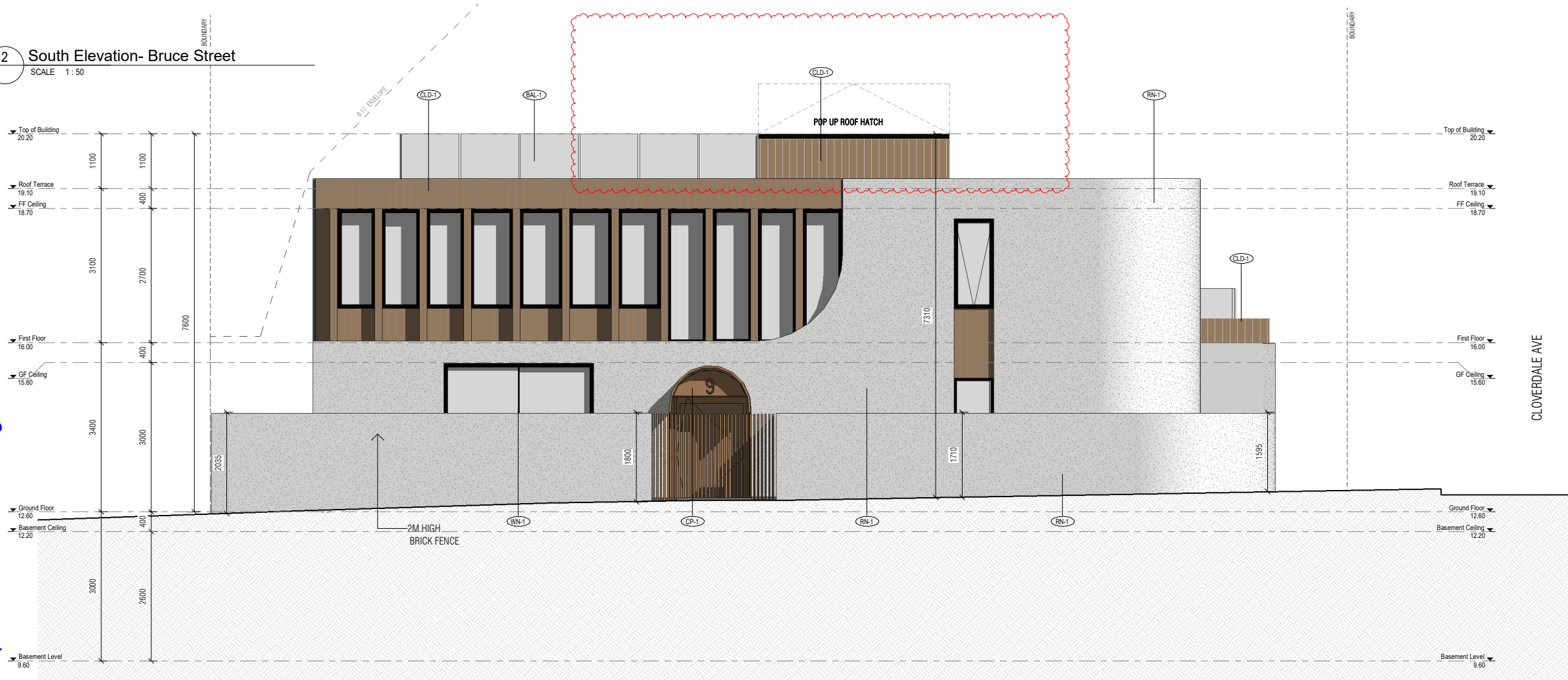
VCAT Plans Received 25/05/2021
1 East Elevation-Cloverdale Ave
 SCALE 1:50



3 Section-Overlooking
 SCALE 1:50



2 South Elevation- Bruce Street
 SCALE 1:50



FINISHES LEGEND

- (CON-1) CONCRETE DRIVEWAY
- (PV-1) PAVING
- (PERM) PERMEABLE PAVING / SURFACE
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- (CLD-1) TIMBER CLADDING
- (CP-1) TIMBER CANOPY
- (WN-1) ALUMINIUM FRAME WINDOWS
- (BAL-1) FRAMELESS GLASS BALUSTRADE
- (RG-1) ROOF GARDEN (PHYTOGREEN PROPRIETARY SYSTEM OR SIMILAR)
- (BR-1) BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

Category	Material / Finish
WALLS	RENDER FINISH: LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING: IRON ASH TIMBER CLADDING COLOUR: NATURAL TIMBER (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: IRON ASH (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING COLOUR: BLACK TIMBER CLADDING TO MAIN ENTRY DOOR COLOUR: IRON ASH
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DRIVEWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVERS	CONCRETE OR STONE PAVERS COLOUR: NATURAL CONCRETE FINISH

SHEET NAME: **ELEVATIONS**

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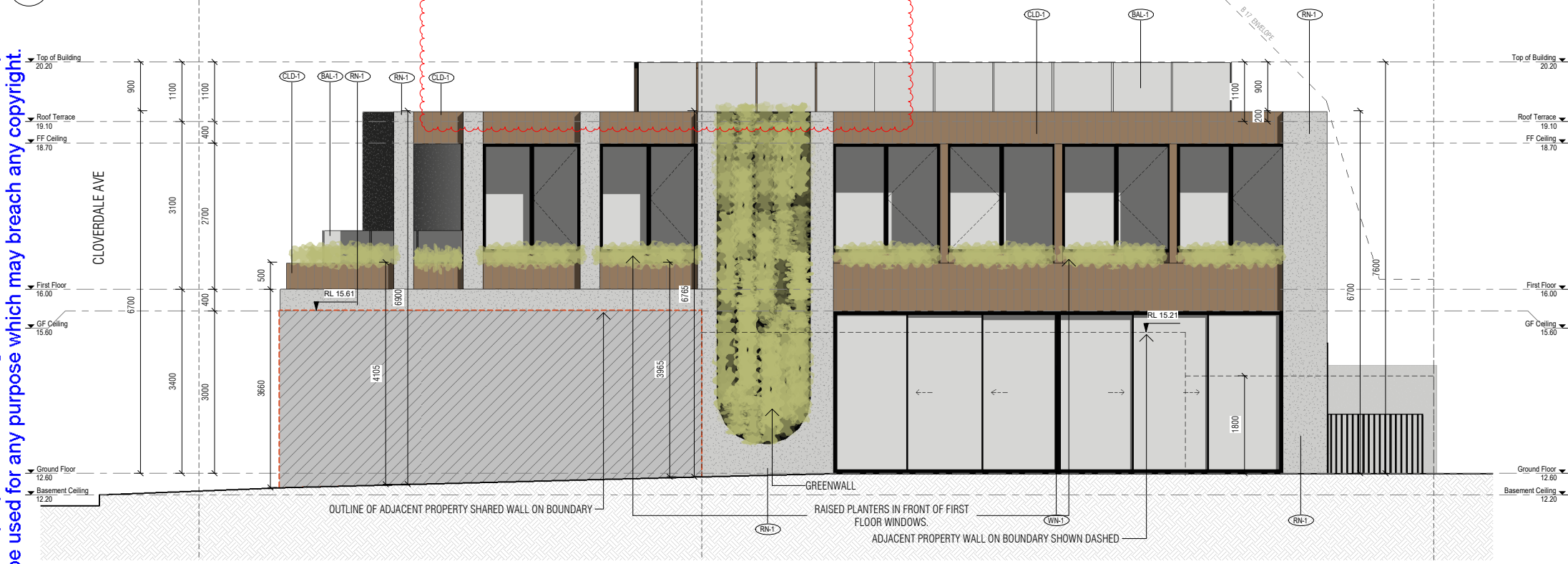
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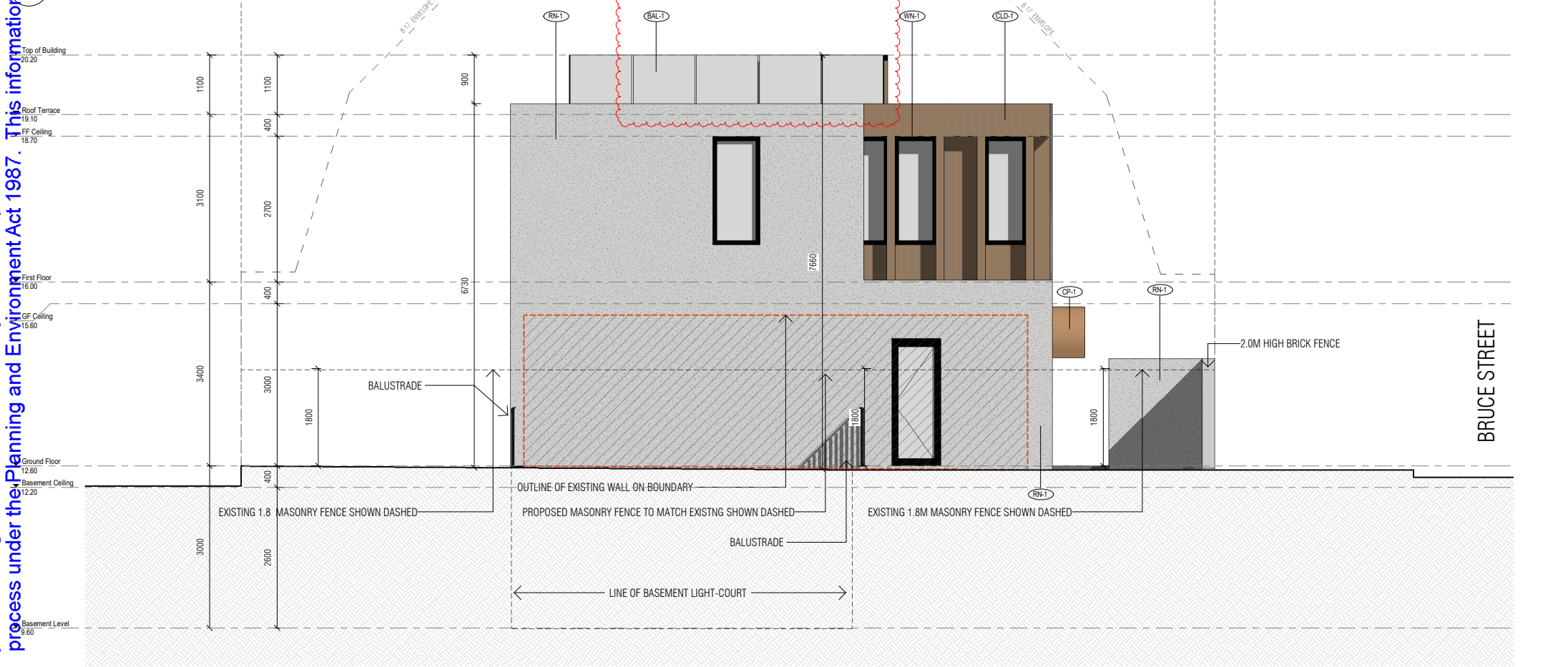
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Drawing No: **TP07.1**
 Scale: A1 1:50
 Scale: A3 1:100
 Revision: F Date: 24.05.21
 Drawn: Author

1 North Elevation
SCALE 1:50



2 West Elevation
SCALE 1:50



FINISHES LEGEND

- CON-1 CONCRETE DRIVEWAY
- PV-1 PAVING
- PERM PERMEABLE PAVING / SURFACE
- RN-1 RENDER FINISH
- CLD-1 TIMBER CLADDING
- CP-1 TIMBER CANOPY
- WN-1 ALUMINIUM FRAME WINDOWS
- BAL-1 FRAMELESS GLASS BALUSTRADE
- RG-1 ROOF GARDEN (FYTOGREEN PROPRIETARY SYSTEM OR SIMILAR)
- BR-1 BALLASTED ROOF

MATERIALS & FINISHED SCHEDULE

Category	Material / Finish
WALLS	RENDER FINISH: LIMESTONE RENDER FINISH COLOUR: WHITE (OR SIMILAR) TIMBER CLADDING: IRON ASH TIMBER CLADDING COLOUR: NATURAL TIMBER (OR SIMILAR)
ROOF	ENCLOSED ROOFS: GREEN ROOF WITH PLANTING (LEVEL 1)
CANOPY	CURVED TIMBER CANOPY COLOUR: IRON ASH (OR SIMILAR)
WINDOWS	ALUMINIUM FRAME WINDOWS WITH GLAZING COLOUR: BLACK
DOORS	TIMBER CLADDING TO MAIN ENTRY DOOR COLOUR: IRON ASH TIMBER CLAD PANEL LIFT GARAGE DOOR COLOUR: IRON ASH
DRIVEWAYS	CONCRETE FINISH COLOUR: NATURAL FINISH
PAVERS	CONCRETE OR STONE PAVERS COLOUR: NATURAL CONCRETE FINISH

SHEET NAME: ELEVATIONS

PRELIMINARY *NOT FOR CONSTRUCTION*

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No.	Description	Date	By	No.	Description	Date	By
A	TOWN PLANNING DRAFT	09.06.20					
B	FURTHER INFORMATION	20.08.20					
C	ROOF MATERIAL AMENDMENT	18.09.21					
D	SECOND FLOOR REDUCTION	30.10.20					
E	WITHOUT PREJUDICE	19.04.21					
F	VCAT SUBMISSION	24.05.21					

PROJECT: PROPOSED DWELLING

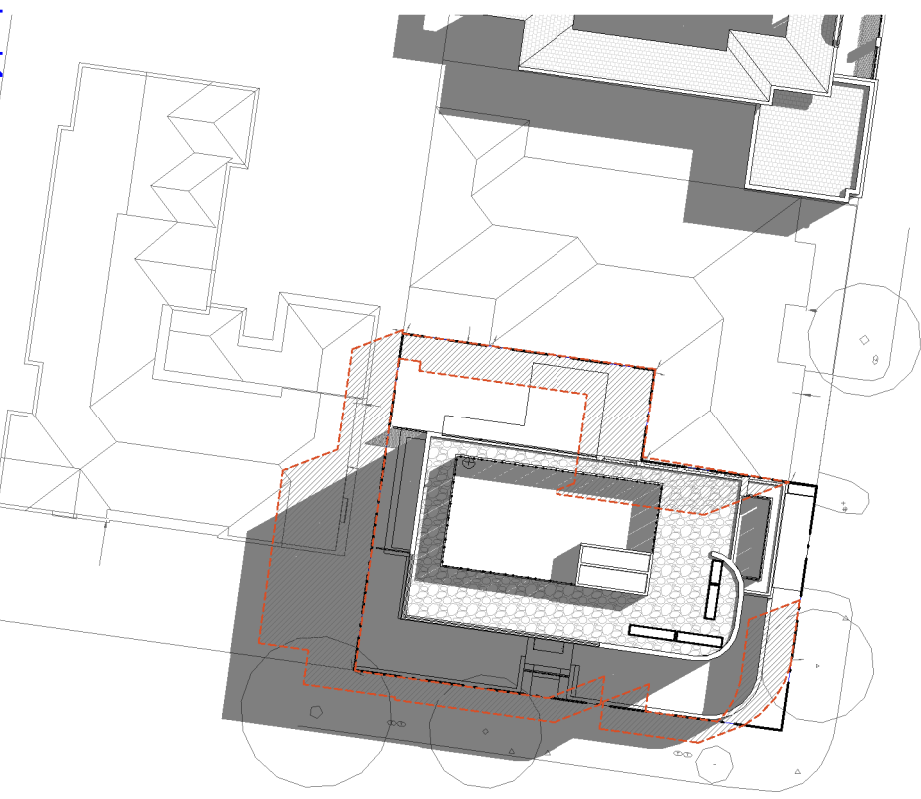
ADDRESS: 9 BRUCE STREET, TOORAK VIC

CLIENT: KUNAL SHAH & MANSHI SHAH

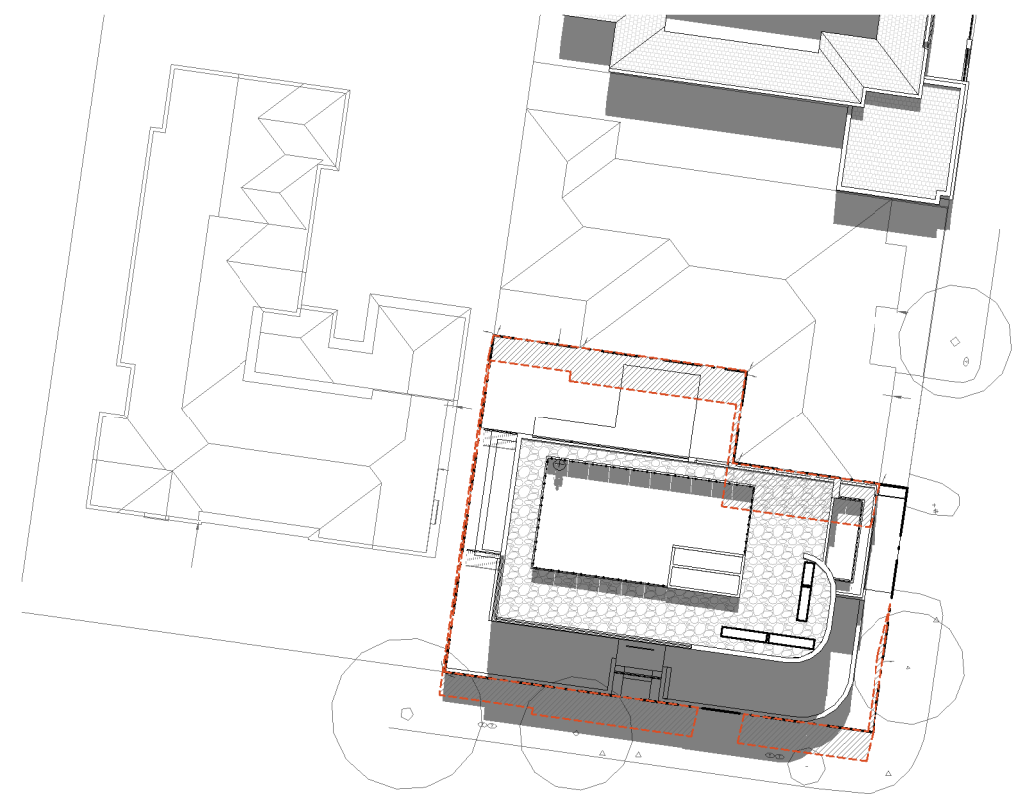
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Scale@A1: 1:50
Scale@A3: 1:100
Revision: F Date: 24.05.21
Drawn: Author

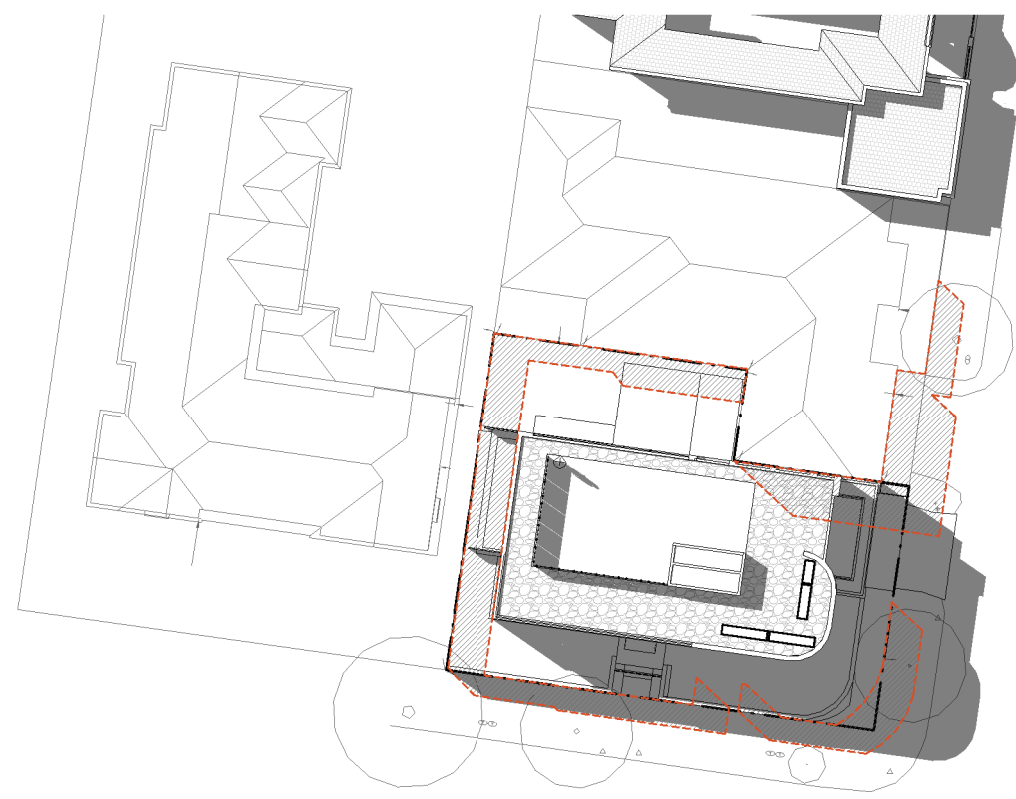
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Shadows - 9am



2 Shadows - 12pm



3 Shadows - 3pm

PROPOSED SHADOWS
 EXISTING SHADOWS

SHEET NAME SHADOW DIAGRAMS

ISSUED FOR TOWN PLANNING

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C	ROOF MATERIAL AMENDMENT	18.09.11					
D	SECOND FLOOR REDUCTION	30.10.20					
E	WITHOUT PREJUDICE	19.04.21					
F	VCAT SUBMISSION	24.05.21					

PROJECT PROPOSED DWELLING
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Drawing No: TP08
 Scale@A1: 1:200
 Scale@A3: 1:400
 Revision: F Date: 24.05.21
 Drawn: Author

NORTH