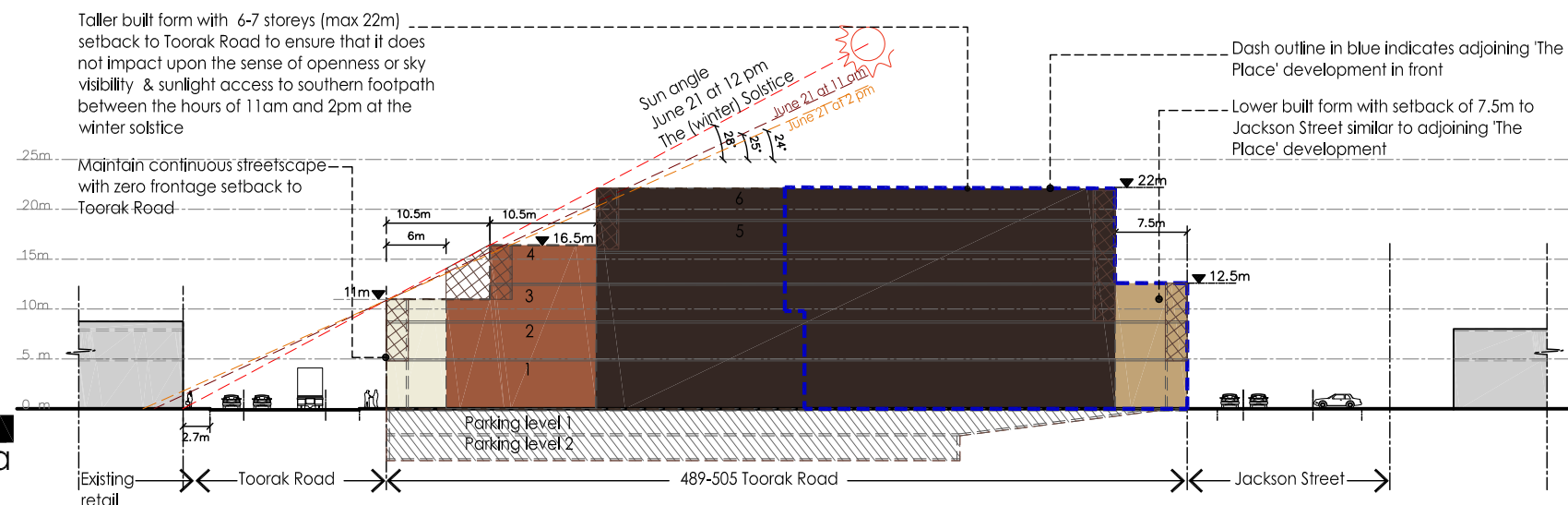


Toorak Village Activity Centre Design Guidelines



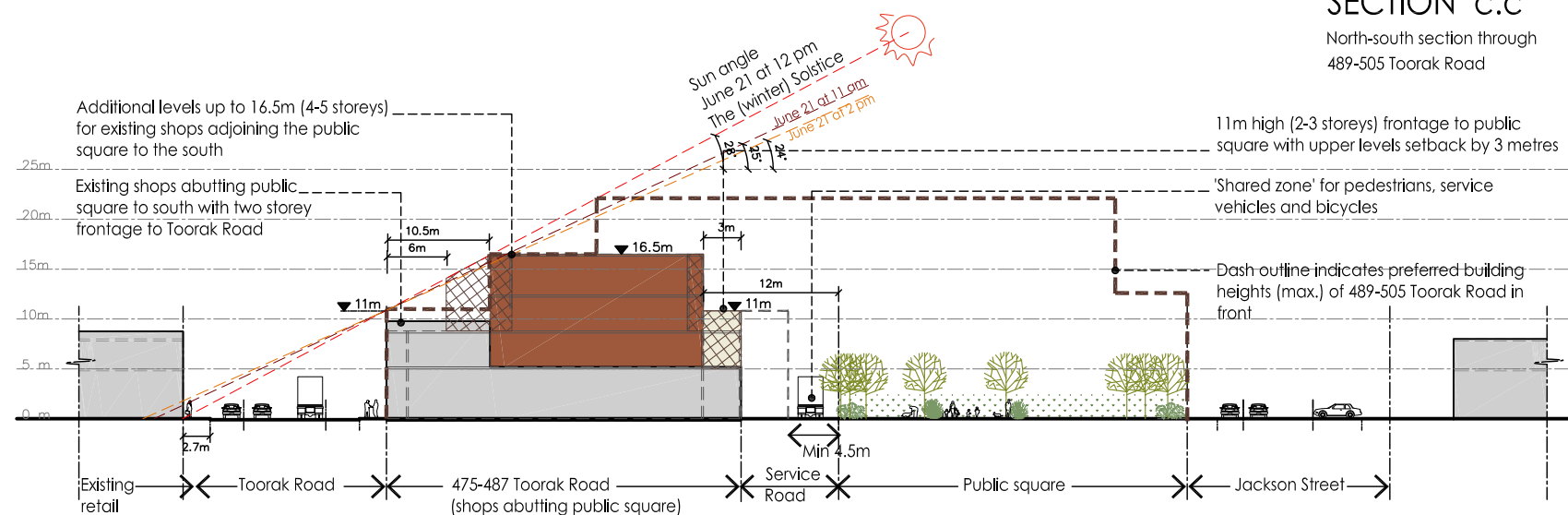
KEY PLAN

Public square and environs



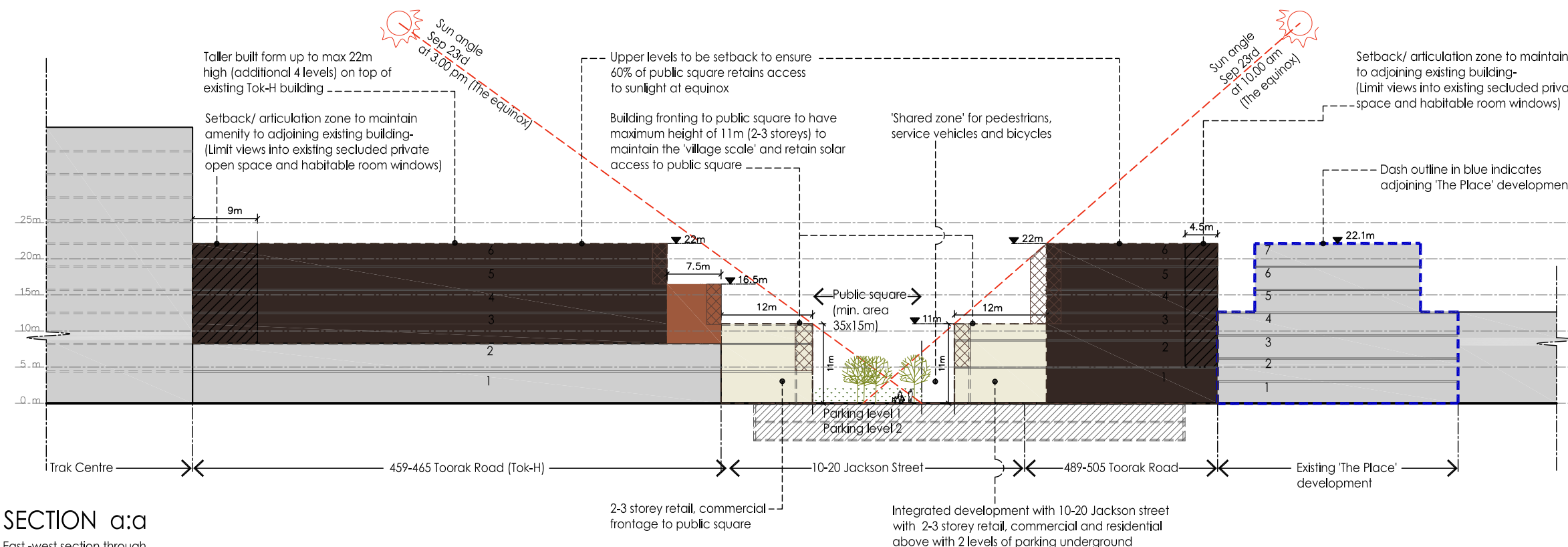
SECTION c:c

North-south section through 489-505 Toorak Road



SECTION b:b

North-south section through new public square



SECTION a:a

East-west section through new public square

LEGEND

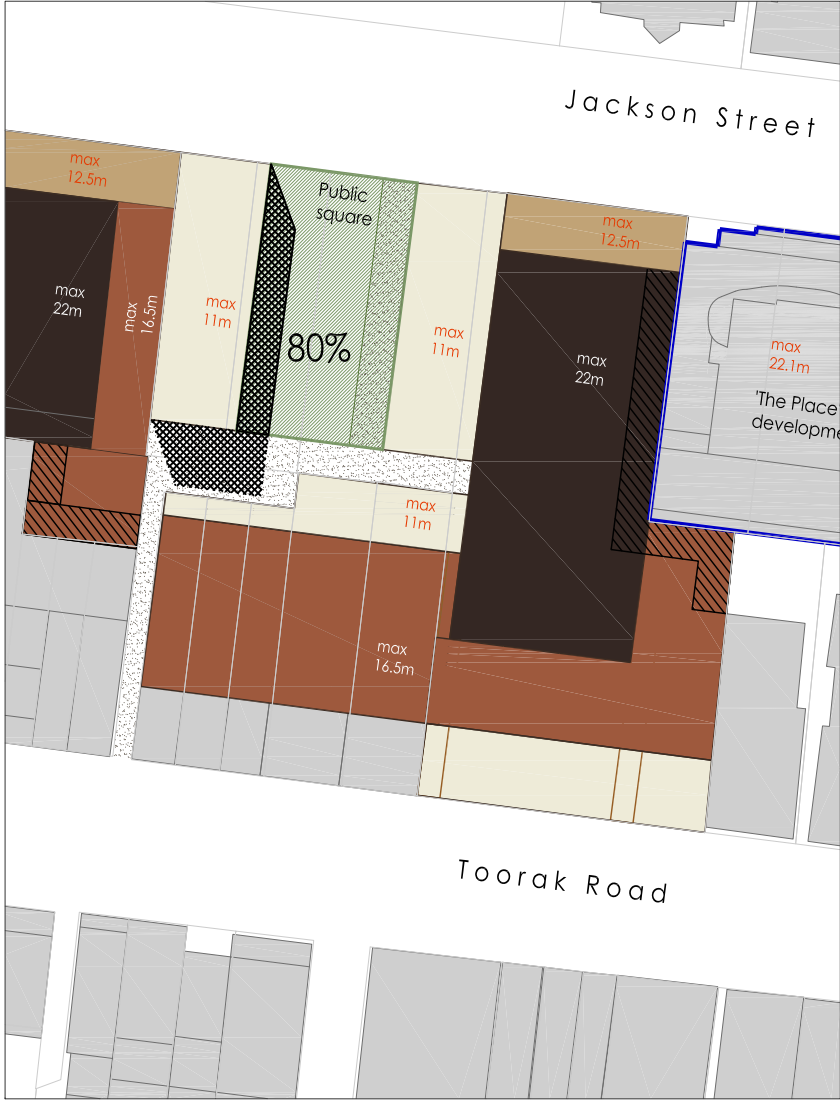
- 6-7 Storeys (max. 22.0m)
- 3-6 Storeys (max. 20.0m)
- 3-5 Storeys (max. 16.50m)
- 3-4 Storeys (max. 12.5m)
- 2-3 Storeys (max. 11.0m)
- Transition zone
- Setbacks between existing buildings and new development to enable min. 9m between habitable room windows

SHADOW DIAGRAMS - BETWEEN 10AM TO 3PM IN EQUINOX CONDITIONS



Shadow at 3.0 pm - September 23

* 37% of proposed square receives solar access



Shadow at 1.0 pm - September 23

* 80% of proposed square receives solar access



Shadow at 10.0 am - September 23

* 66% of proposed square receives solar access

LEGEND

	6-7 Storeys (max. 22.0m)
	3-6 Storeys (max. 20.0m)
	3-5 Storeys (max. 16.50m)
	3-4 Storeys (max. 12.5m)
	2-3 Storeys (max. 11.0m)
	Proposed public square
	Shadow cast by proposed built form





PLAN

Scale 1:1500

TOORAK VILLAGE ACTIVITY CENTRE

PREFERRED HEIGHTS & SETBACKS | TOORAK VILLAGE STRUCTURE PLAN

SK 03

28 July 2010

BUILT FORM - HEIGHTS & SETBACKS

Reinforce the sense of place/ Complements the village character and quality of its built form

- Maintain the lower 'Village scale' built form (maximum of 2-3 storeys) within the 6m setback to Toorak road.
- Better articulate the edges of the activity centre hub, and the appropriate scale and form of new development in terms of streetscape, amenity and abutting development.
- Protect the built heritage of Toorak Village as a significant part of its urban fabric.
- Direct larger scale development to key change areas and strategic sites where change is both desirable and where existing character supports increased height and density.
- Create a sense of arrival through the use of built form to mark strategic sites and gateways in a manner that reinforces village character.

Ensure new development retains sunlight access to all principle activity streets and public open spaces

- Ensure that new development retain sunlight access to key activity streets such as Toorak Road and Jackson Street and open spaces including the proposed new public square. Sunlight access is an important amenity performance standard which should be recognized given the important pedestrian role of Toorak Road and Jackson Street and its primacy as a retail strip.
- Ensure that new development does not impact upon the sense of openness, sky visibility and sunlight access to footpaths especially on the southern side of the street.
- Ensure that the design of development on strategic sites minimizes the overshadowing of Toorak Road and public spaces such as the proposed public square.

Encourage integrated built form solution that improve the public realm and the interface of the centre with surrounding area.

- Encourage a built form mix which facilitates development where its impacts on the public realm can be minimized, and where it can enhance infrastructure, activity, and the quality of pedestrian places and connections.
- Better articulate the edges of the retail core, and appropriate scale of buildings to streets and the appropriate form of new development relative to streetscape amenity, views and abutting development.
- Encourage new building and additions to reinforce the visible coherence and identity of the 'Village'.
- Ensure that new development minimizes any physical impacts on abutting residential areas.
- Ensure that new development
 - avoids direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9m of the viewing point.
 - allows adequate daylight into habitable room windows and secluded private open space of the existing dwellings.
- Ensure that new development recognizes that new development south of Toorak Road-particularly in Canterbury Road, Ross Road and Carvers Avenue - needs to give careful consideration to residential interfaces and relative narrowness of the streets and access paths.

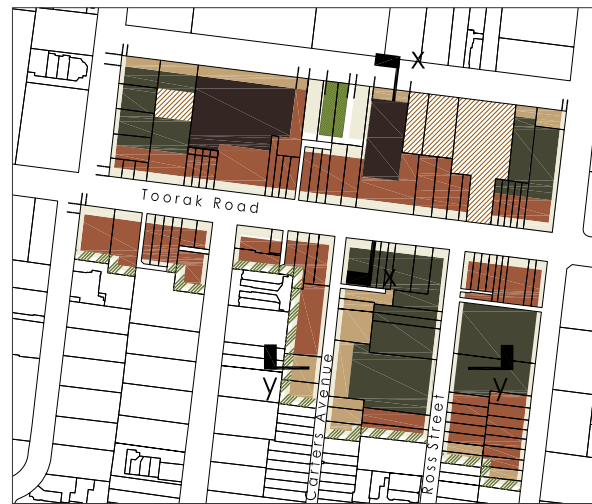
LEGEND

- | | | | |
|--|---|--|--|
| | 6-7 Storeys (max. 22.0m) | | Signature corner buildings that contribute to 'Tudor' Village character |
| | 3-6 Storeys (max. 20.0m) | | Buildings to contribute valued 'Tudor' village scale of adjacent development |
| | 3-5 Storeys (max. 16.50m) | | Proposed links |
| | 3-4 Storeys (max. 12.5m) | | Existing links |
| | 2-3 Storeys (max. 11.0m) | | Maintain amenity to existing abutting dwellings (maintain appropriate visual privacy and solar access) |
| | Heritage Overlay | | |
| | Existing developed precinct to its highest capacity in height and density | | |

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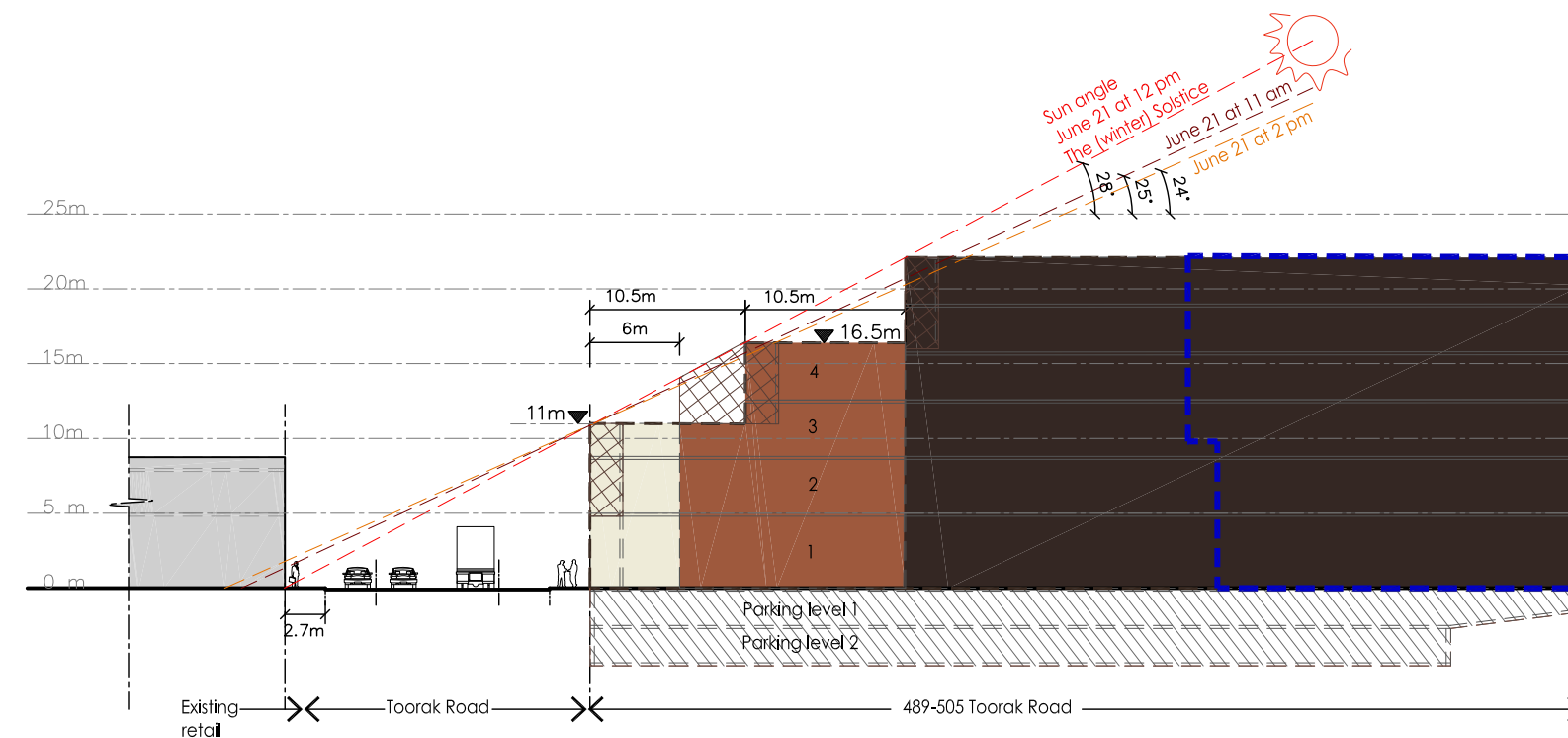
Telephone (613) 9670 1800 Facsimile (613) 9670 1808





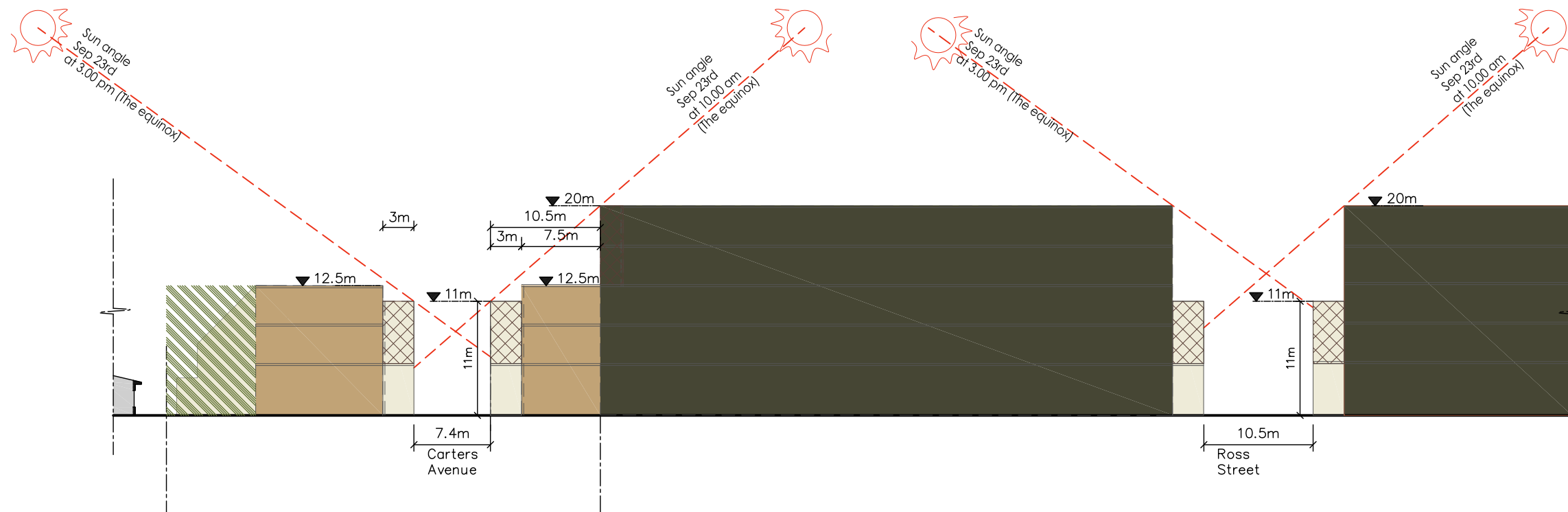
KEY PLAN

Scale 1:5000



SECTION x:x - Toorak Road

scale 1:500



SECTION y:y - CARTERS AVENUE & ROSS STREET

scale 1:500

LEGEND

- 6-7 Storeys (max. 22.0m)
- 3-6 Storeys (max. 20.0m)
- 3-5 Storeys (max. 16.50m)
- 3-4 Storeys (max. 12.5m)
- 2-3 Storeys (max. 11.0m)
- Transition zone
- New built form to maintain amenity to existing abutting dwellings (maintain visual privacy and solar access)

SHADOW DIAGRAM

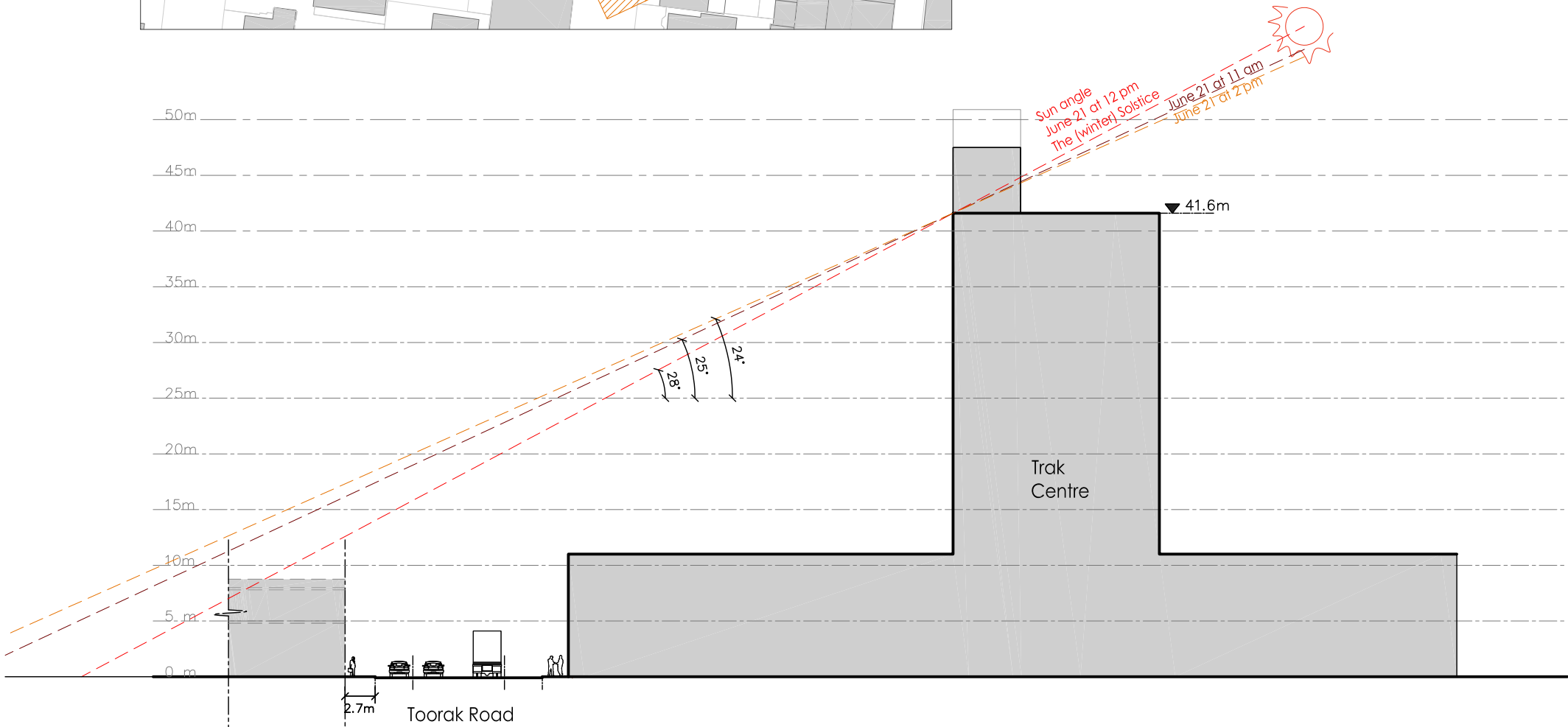
A

NORTH

KEY PLAN

Existing Track Centre
Scale 1:1500

Note:
Assumed height of the front
podium -11m



SECTION A:A

Existing Track Centre
Scale 1:500

LEGEND

- Shadow at 11.0 am - June 21 (Winter Solstice)
- Shadow at 2.0 pm - June 21 (Winter Solstice)

