Toorak Village Activity Centre Design Guidelines
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)
- 5.5 Storeys (max. 19.0m)
- 4.5 Storeys (max. 16.5m)
- 3.5 Storeys (max. 12.5m)
- 2.5 Storeys (max. 11.0m)
- Proposed public square
- Shadow cast by proposed building

NEW PUBLIC SQUARE AND ENVIRONS
SOLAR ACCESS
TOORAK VILLAGE STRUCTURE PLAN
SK 02
28 July 2010
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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 obliterating 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 calm 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 retains sunlight access to key activity streets such as Toorak Road and Jackson Street and open spaces including the proposed new public squares. Sunlight access is an important amenity performance standard which should be recognised 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 minimises the overshadowing of Toorak Road and public spaces such as the proposed public squares.

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 minimised, and where it can enhance infrastructural, activity, and the quality if 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 obliterating 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 obliterating residential areas.
- Ensure that new development
  - avoids direct views into the secluded private open space and habitable room windows of an exiting dwelling within a horizontal distance of 3m of the viewing point.
  - allows adequate daylight into habitable room windows and secluded private open space of the exiting dwellings.
- Ensure that new development recognises that new development south of Toorak Road particularly in Canterbury Road, Ross Road and Cotter’s Avenue needs to give careful consideration to residential interfaces and relative narrowness of the streets and access paths.

LEGEND

- 6-7 Storeys (max. 20.0m)
- 3-4 Storeys (max. 20.0m)
- 3-5 Storeys (max. 16.0m)
- 3-4 Storeys (max. 12.0m)
- 3-3 Storeys (max. 11.0m)

- Signature corner buildings that contribute to “Village” character.
- Buildings to contribute valued “Village” scale of compact development.
- Proposed lots
- Existing lots
- Maintain amenity to existing obliterating dwelling (maintain appropriate visual privacy and solar access).