

## Report to the Future Melbourne Committee

Agenda item 6.3

### Planning Permit Application: TP-2021-326 120 Toorak Road West, South Yarra

12 April 2022

Presenter: Marjorie Kennedy, Head of Statutory Planning

#### Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of Planning Permit Application TP-2021-326 for land located at 120 Toorak Road West, South Yarra (refer Attachment 2 – Locality Plan). The proposal includes Partial demolition; the removal of vegetation; the construction of alterations and additions to the existing building; and the alteration of access to a road in a Transport Zone, Category 2.
2. The applicant is Jane Hansen c/- Urbis Pty Ltd; the owner is Jane Hansen; and the architect is Powell & Glenn.
3. The land is located in the General Residential Zone 5 (GRZ5); and is affected by the Environmental Significance Overlay Schedule 2 (ESO2); the Heritage Overlay Schedule 6 (HO6); the Design and Development Overlay Schedule 15, Area 1 (DDO15-A1); the Design and Development Overlay Schedule 66 (DDO66); and the Design and Development Overlay Schedule 70 (DDO70).
4. Public notice of the proposal was given and a total of two objections were received.
5. The applicant has since submitted formally amended plans under Section 57A of the *Planning and Environment Act 1987* (Act) and they have been informally circulated to the objectors.

#### Key issues

6. Key issues for consideration are heritage and the removal of vegetation, given a ‘Significant’ graded building is proposed to undergo substantial redevelopment and it is proposed to remove trees on the City of Melbourne Exceptional Tree Register 2012 (as amended in 2014).
7. Subject to conditions, the proposed development is considered to be an acceptable outcome. The removal of vegetation will allow redevelopment of the site in a way that is sensitive to its heritage significance. The partial demolition proposed to the significant building retains much of the original footprint and will not unduly impact the heritage character of the place.
8. The proposed double storey addition will replace a later, now dilapidated, addition and will sit behind the prominent heritage building. Restoration works will ensure the preservation of the significant building for the future.
9. Extensive landscaping throughout the site will contribute to the landscape character of the area and balances the loss of some significant trees from the site.

#### Recommendation from management

10. That the Future Melbourne Committee resolves that a Notice of Decision to Grant a Permit be issued subject to the conditions outlined in the Delegate Report (refer Attachment 4 - Delegate Report).

#### Attachments:

1. Supporting Attachment (Page 2 of 65)
2. Locality Plan (Page 3 of 65)
3. Selected Plans (Page 4 of 65)
4. Delegate Report (Page 33 of 65)

## Supporting Attachment

---

### Legal

1. Division 1 of Part 4 of the Act sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As objections have been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and the objectors notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which the objectors may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

### Finance

3. There are no direct financial issues arising from the recommendations contained in this report.

### Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

### Health and Safety

5. Relevant planning considerations and potential amenity impacts that could impact on health and safety have been considered within the planning permit application and assessment process.

### Stakeholder consultation

6. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

### Relation to Council policy

7. Relevant Council policies are discussed in the attached Delegate Report (refer Attachment 4).

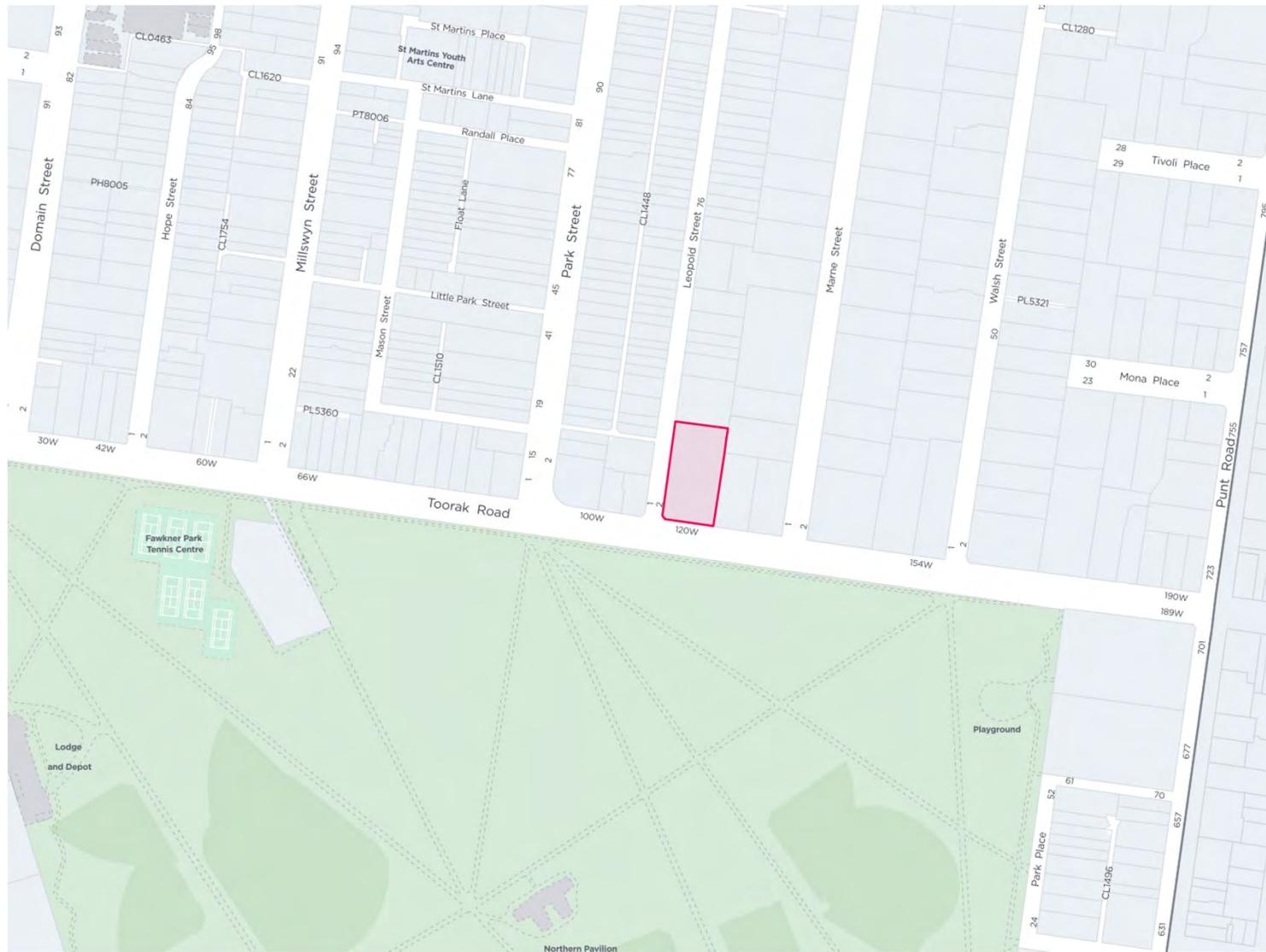
### Environmental sustainability

8. Standard permit conditions will ensure the development achieves the relevant performance measures set out in Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

# Locality Plan

Attachment 2  
Agenda item 6.3  
Future Melbourne Committee  
12 April 2022

## 120 Toorak Road West, South Yarra





**POWELL & GLENN**

**PROPOSED ALTERATIONS & ADDITIONS AT 120 W TOORAK ROAD, SOUTH YARRA**  
**TOWN PLANNING DOCUMENTATION**

DRAWING INDEX PLANNING SET		
NUMBER	NAME	REV
TP01	COVER SHEET	TP-G
TP02	SITE PHOTOGRAPHS	TP-G
TP03	EXISTING SITE PLAN	TP-G
TP04	EXISTING & DEMOLITION PLAN - GROUND FLOOR	TP-G
TP05	EXISTING & DEMOLITION PLAN - FIRST FLOOR	TP-G
TP06	EXISTING & DEMOLITION PLAN - ROOF FLOOR	TP-G
TP07	PROPOSED SITE PLAN	TP-G
TP08	PROPOSED BASEMENT PLAN	TP-G
TP09	PROPOSED GROUND FLOOR PLAN	TP-G
TP10	PROPOSED FIRST FLOOR PLAN	TP-G
TP11	PROPOSED SECOND FLOOR PLAN ROOF PLAN	TP-G
TP12	EXISTING & DEMOLITION ELEVATIONS	TP-G
TP13	EXISTING & DEMOLITION ELEVATIONS	TP-G
TP14	PROPOSED SOUTH AND WEST ELEVATIONS	TP-G
TP15	PROPOSED NORTH AND EAST ELEVATIONS	TP-G
TP16	PROPOSED SECTIONS	TP-G
TP17	SHADOW DIAGRAMS	TP-G
TP18	3D VIEWS	TP-G
TP19	ADDITIONAL REQUIRED 3D VIEWS	TP-G
TP20	ADDITIONAL EAST SECTIONS	TP-G

**TOWN PLANNING  
ISSUE**  
NOT FOR CONSTRUCTION

18/03/22 TP-G TOWN PLANNING - FOR FMC KR P&G  
 18/02/22 TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR KR P&G  
 17/12/22 TP-E TOWN PLANNING - FOR DISCUSSION KR P&G  
 15/09/21 TP-D TOWN PLANNING - RE SUBMISSION KR P&G  
 08/09/21 TP-C BUILDERS PRICING KR P&G  
 27/08/21 TP-B BUILDERS PRICING KR P&G  
 21/05/21 TP-A TOWN PLANNING SUBMISSION KR P&G

DATE NO. REVISION D Y CHECKED

DO NOT SCALE DRAWINGS  
 ALL DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RELATION TO EXISTING LEVELS. DO NOT SCALE DRAWINGS FIGURED DIMENSION TAKE PRECEDENCE OVER SURVEY LEVEL.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORKS. INFORMATION CONTAINED ON THIS DOCUMENT IS THE COPYRIGHT OF POWELL & GLENN PTY LTD. ARCHITECTS. ALL OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF POWELL & GLENN PTY LTD ARCHITECTS IS UNLAWFUL COPYRIGHT.

**POWELL & GLENN**

2 / 6 MARNE ST, SOUTH YARRA 3141

T: 9534 6367  
 F: 9525 3615  
 E: INFO@POWELLANDGLENN.COM.AU

ACN 006 768 225 ABN 21 006 768 225

PROJECT GOODREST RESIDENCE  
 120W Toorak Rd  
 South Yarra, VIC

PROJECT NORTH

COVER SHEET

DATE	18/03/2022	SCALE	1:1
DESIGNED	EG	JOB NUMBER	557
DRAWN	KR LW	DRAWING NO	TP01
CHECKED	P&G	REV NO	G
(557) LITTLE NEW			
PRINTED: 18/03/2022			



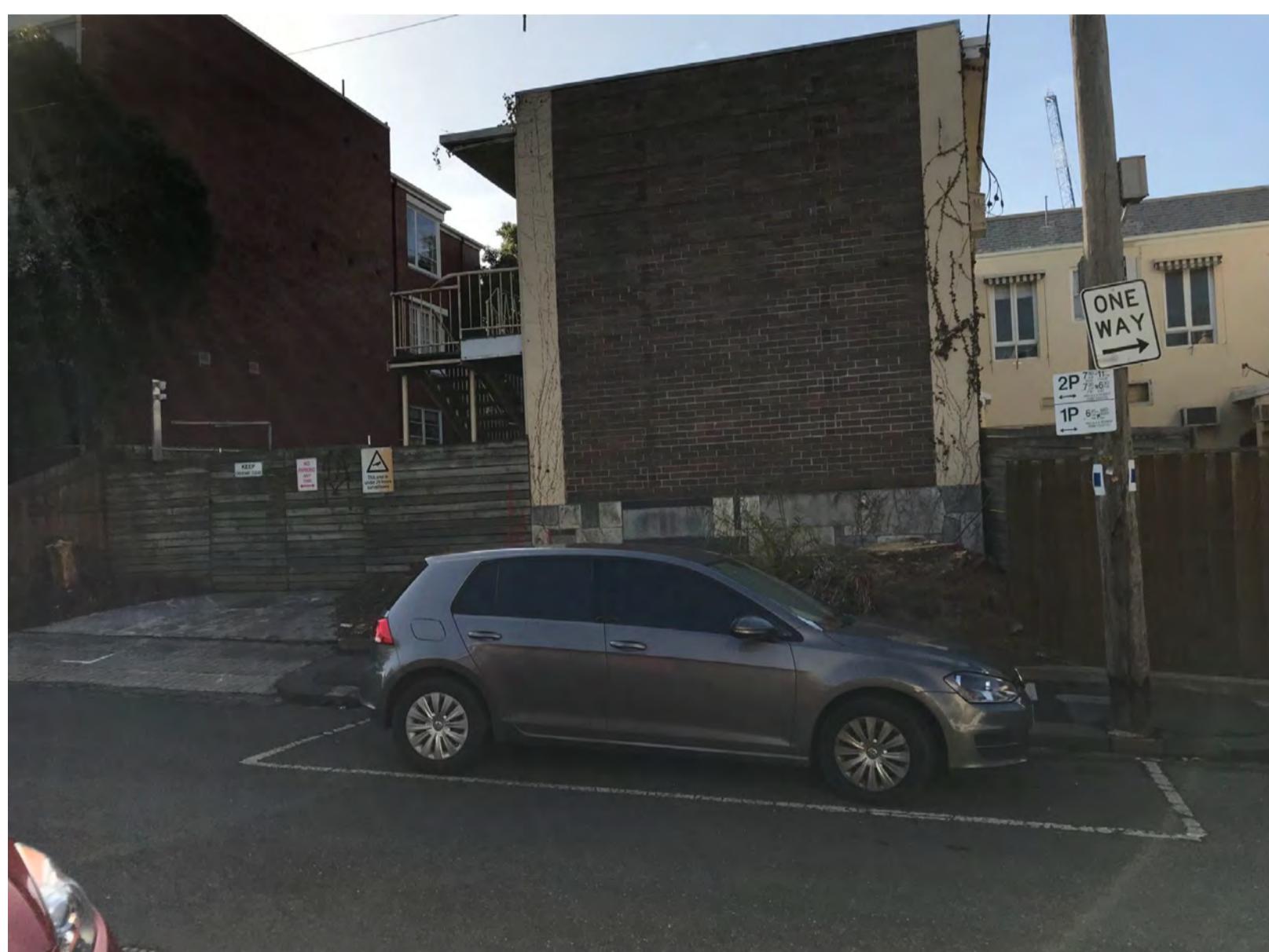
SUBJECT SITE - WEST ELEVATION



SUBJECT SITE - VIEW FROM SOUTH WEST



SUBJECT SITE - SOUTH ELEVATION



SUBJECT SITE - VIEW FROM LEOPOLD STREET



SUBJECT SITE - VIEW FROM LEOPOLD STREET



SUBJECT SITE - VIEW FROM LEOPOLD STREET



SUBJECT SITE - WEST ELEVATION



SUBJECT SITE - NORTH ELEVATION



SUBJECT SITE - EAST ELEVATION

## TOWN PLANNING ISSUE

NOT FOR CONSTRUCTION

18/03/22	TP-G TOWN PLANNING - FOR FMC	KR P&G
18/02/22	TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR	KR P&G
17/12/21	TP-E TOWN PLANNING - FOR DISCUSSION	KR P&G
15/09/21	TP-D TOWN PLANNING - RE SUBMISSION	KR P&G
08/09/21	TP-C BUILDERS PRICING	KR P&G
27/08/21	TP-B BUILDERS PRICING	KR P&G
21/05/21	TP-A TOWN PLANNING SUBMISSION	KR P&G

B Y CHECKED

DO NOT SCALE DRAWINGS

ALL DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWINGS TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RELATION TO EXISTING LEVELS. DO NOT SCALE DRAWINGS FIGURED DIMENSION TAKE PRECEDENCE OVER SURVEY LEVEL.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORKS. INFORMATION CONTAINED ON THIS DOCUMENT IS THE PROPERTY OF POWELL & GLENN PTY LTD. ARCHITECTS. ALL OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ALAN POWELL PTY LTD ARCHITECTS IS UNLAWFUL COPYRIGHT.

**POWELL & GLENN**

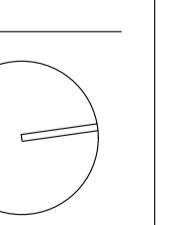
PTY LTD

2 / 6 MARNE ST, SOUTH YARRA 3141

T: 9534 6367  
F: 9525 3615  
E: INFO@POWELLANDGLENN.COM.AU

ACN 006 768 225 ABN 21 006 768 225

**PROJECT**  
**GOODREST RESIDENCE**  
120W Toorak Rd  
South Yarra, VIC

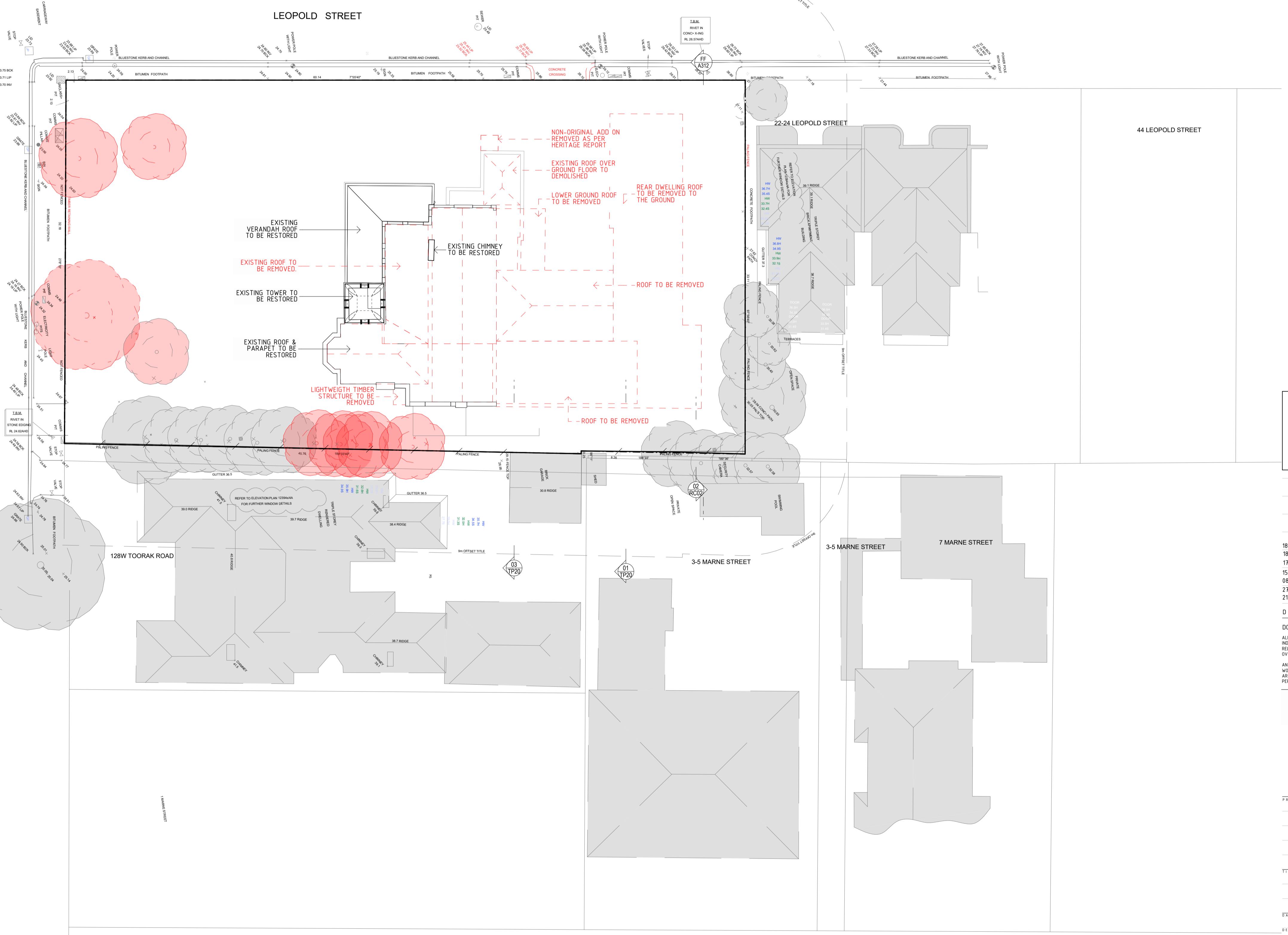
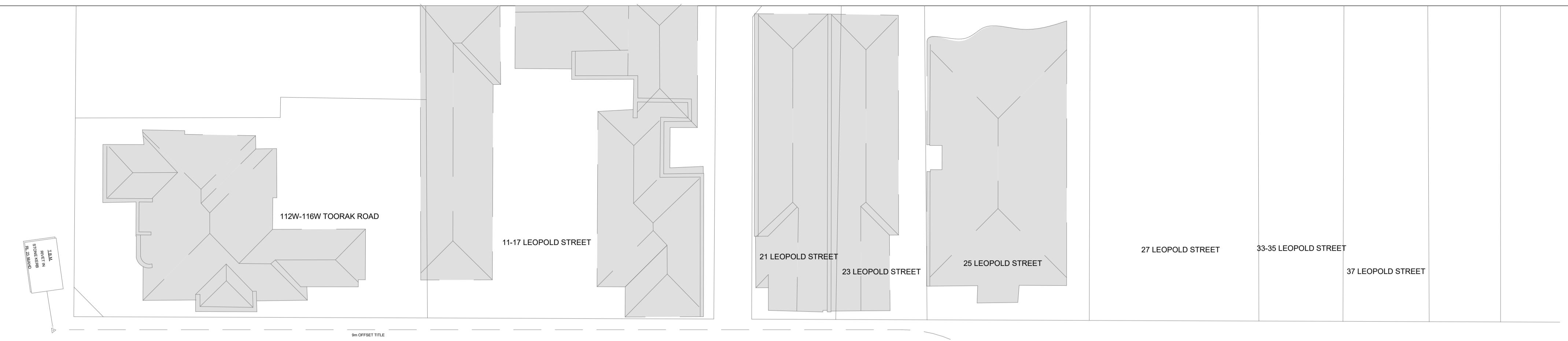


**SITE PHOTOGRAPHS**

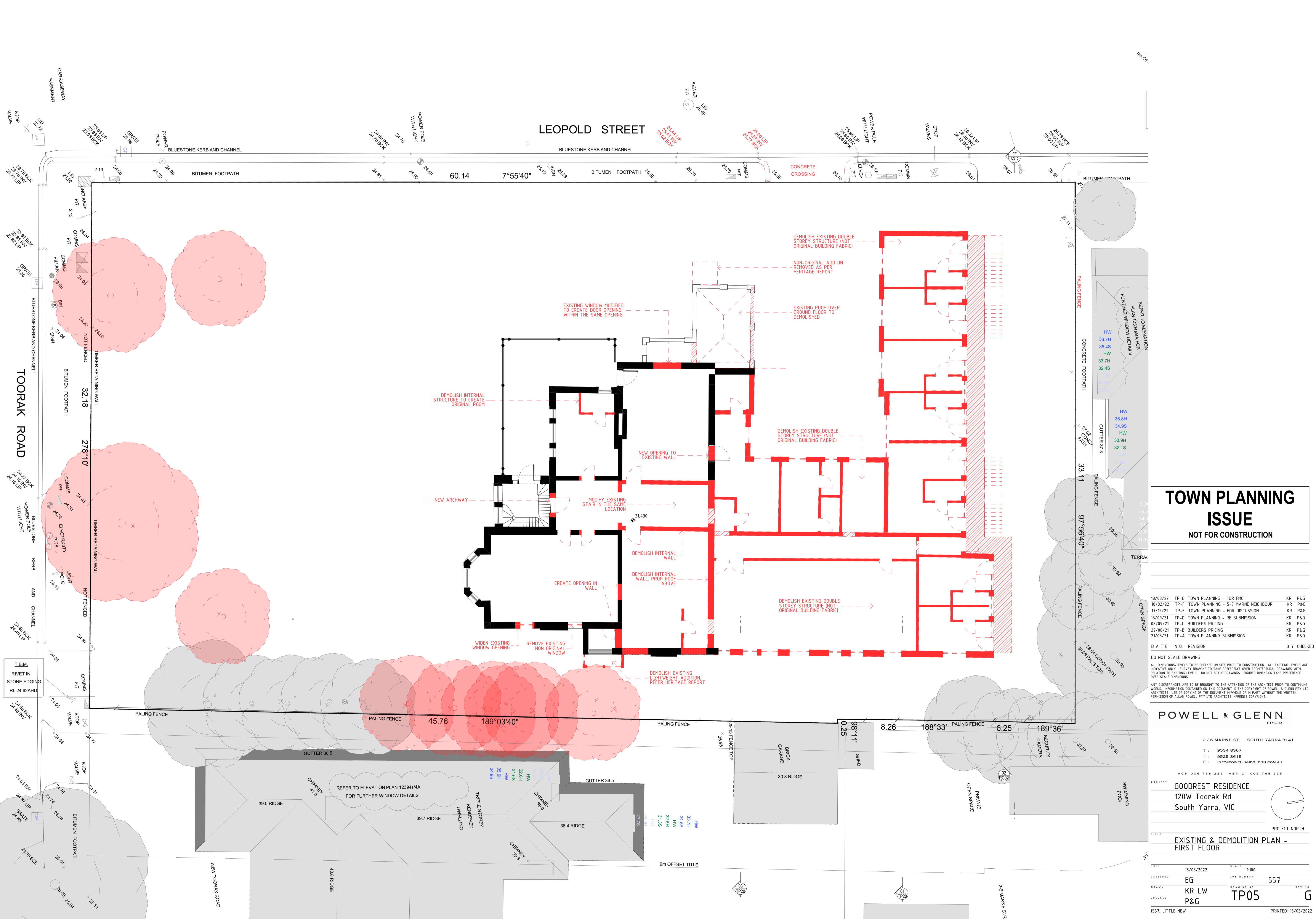
DATE	18/03/2022	SCALE	1:33, 1:67, 1:663
DESIGNED	EG	JOB NUMBER	557
DRAWN	KR LW	DRAWING NO	TP02
CHECKED	P&G	REV NO	G

(557) LITTLE NEW

PRINTED: 18/03/2022

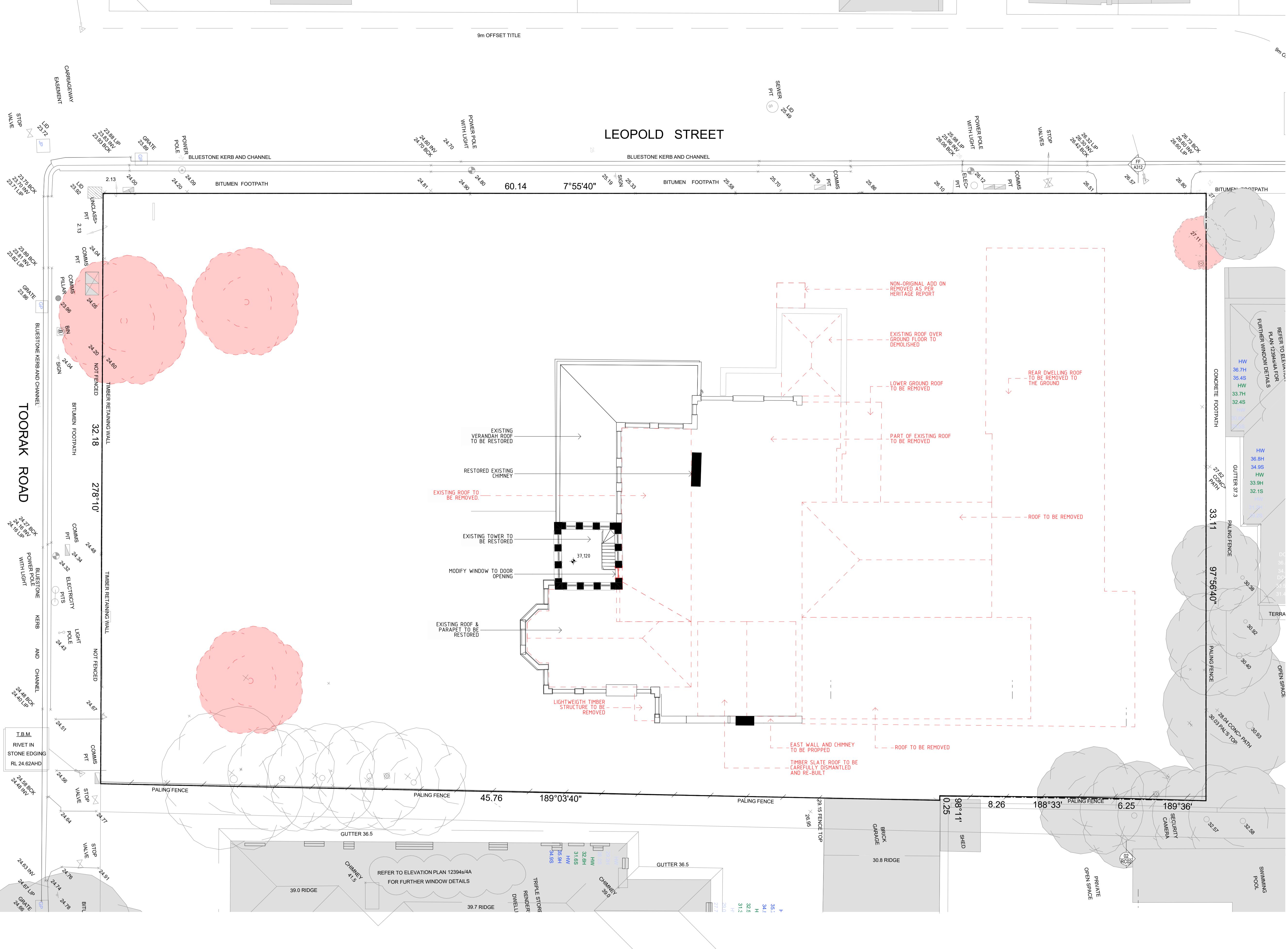






---

9m OFFSET TITL



# **TOWN PLANNING ISSUE**

**NOT FOR CONSTRUCTION**

/22	TP-G	TOWN PLANNING - FOR FMC	KR	P&G
/22	TP-F	TOWN PLANNING - 5-7 MARNE NEIGHBOUR	KR	P&G
/21	TP-E	TOWN PLANNING - FOR DISCUSSION	KR	P&G
/21	TP-D	TOWN PLANNING - RE SUBMISSION	KR	P&G
/21	TP-C	BUILDERS PRICING	KR	P&G
/21	TP-B	BUILDERS PRICING	KR	P&G
/21	TP-A	TOWN PLANNING SUBMISSION	KR	P&G

DATE NO. REVISION BY CHECKED

NOT SCALE DRAWING  
DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE  
LIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH  
REFERENCE TO EXISTING LEVELS. DO NOT SCALE DRAWINGS. FIGURED DIMENSION TAKE PRECEDENCE  
OVER SCALE DIMENSIONS.  
DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING  
INFORMATION CONTAINED ON THIS DOCUMENT IS THE PROPERTY OF BOMA. IT MAY NOT BE COPIED

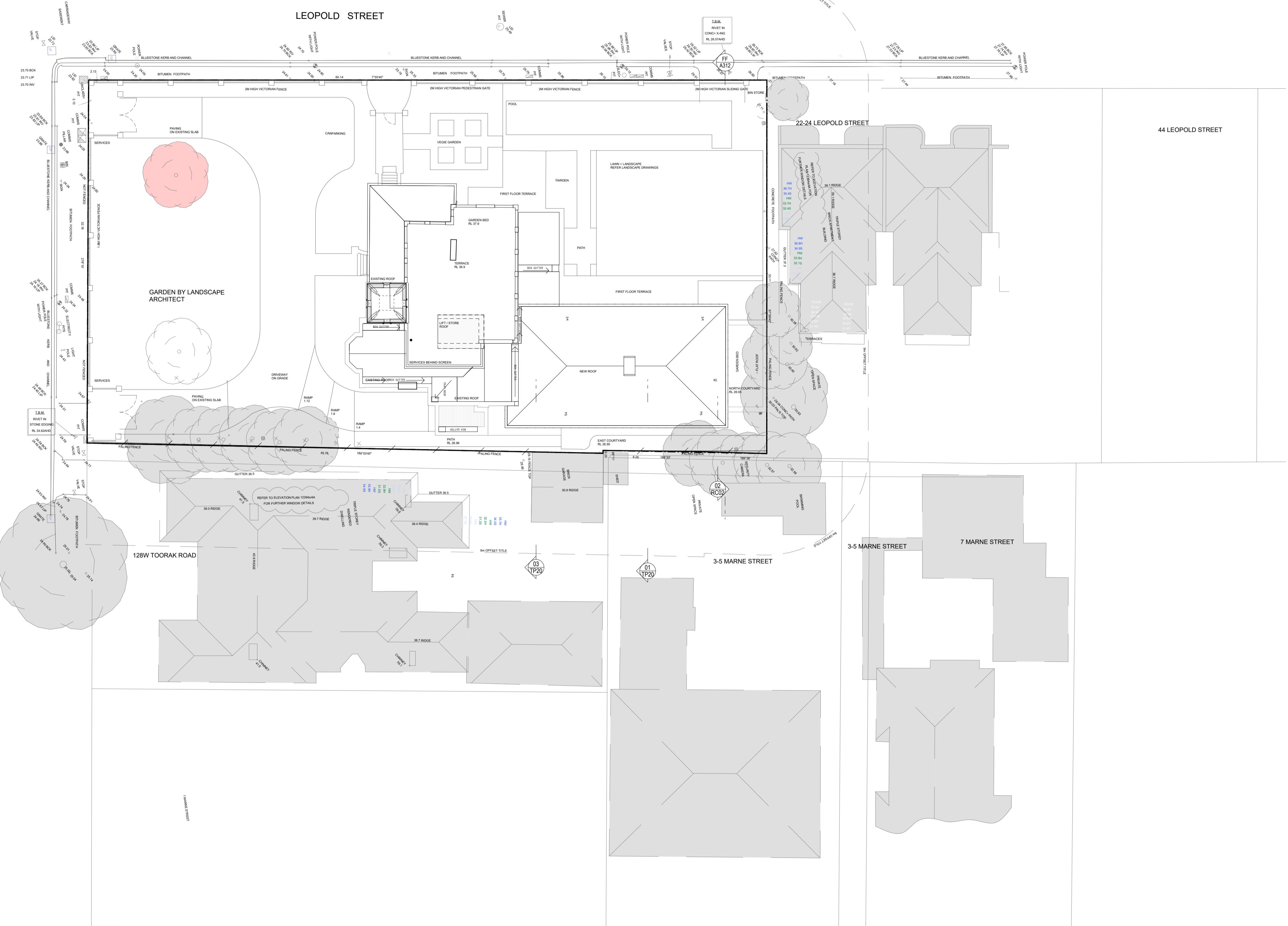
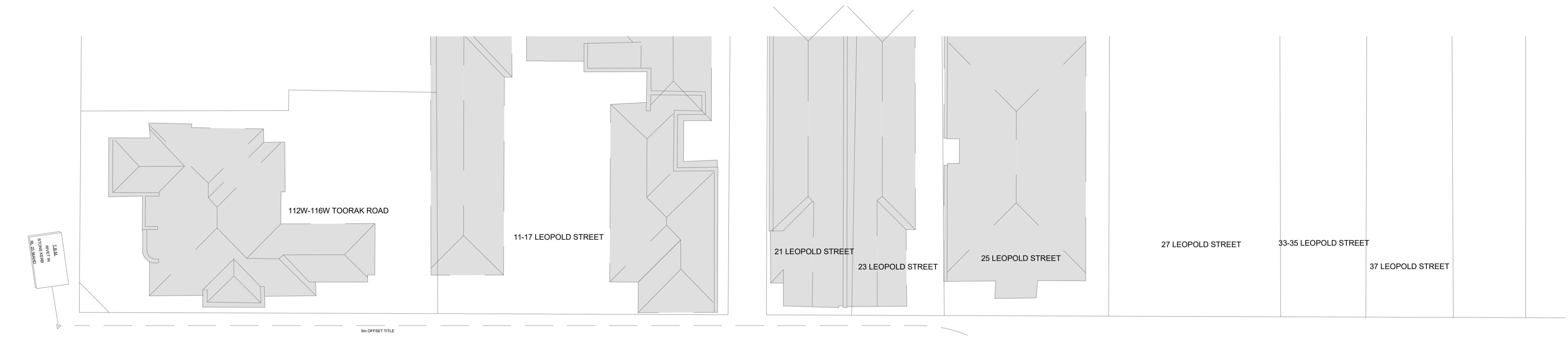
POWELL & GLENN

2 / 6 MARNE ST, SOUTH YARRA 3141

ACN 006 768 225 ABN 21 006 76  
CT GOODREST RESIDENCE  
120W Toorak Rd

EXISTING & DEMOLITION PLAN -  
PGCE FL 202

18/03/2022		SCALE 1:100
N E D	EG	J O B N U M B E R 557
N	KR LW	D R A W I N G N O . TP06
E D	P & G	R E V N O . G
LITTLE NEW		PRINTED: 18/03/2022



18/03/22 TP-G TOWN PLANNING - FOR FMC KR P&G  
18/02/22 TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR KR P&G  
17/12/21 TP-E TOWN PLANNING - FOR DISCUSSION KR P&G  
15/09/21 TP-D TOWN PLANNING - RE SUBMISSION KR P&G  
08/09/21 TP-C BUILDERS PRICING KR P&G  
27/08/21 TP-B BUILDERS PRICING KR P&G  
21/05/21 TP-A TOWN PLANNING SUBMISSION KR P&G

DATE NO. REVISION BY CHECKED

DO NOT SCALE DRAWINGS  
ALL DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RELATION TO EXISTING LEVELS. DO NOT SCALE DRAWINGS. FIGURED DIMENSION TAKE PRECEDENCE OVER DRAWN SCALING.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORKS. INFORMATION CONTAINED ON THIS DOCUMENT IS THE PROPERTY OF POWELL & GLENN PTY LTD. ARCHITECTS. COPIES OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ALAN POWELL PTY LTD ARCHITECTS IS UNLAWFUL.

POWELL & GLENN PTY LTD

2 / 6 MARNE ST, SOUTH YARRA 3141

T: 9534 6367  
F: 9525 3615  
E: INFO@POWELLANDGLENN.COM.AU

ACN 006 768 225 ABN 21 006 768 225

PROJECT GOODREST RESIDENCE  
120W Toorak Rd  
South Yarra, VIC

PROJECT NORTH

PROPOSED SITE PLAN

DATE 18/03/2022 SCALE 1:200  
DESIGNED EG JOB NUMBER 557  
DRAWN KR LW DRAWING NO TP07 REV NC  
CHECKED P&G G  
(557) LITTLE NEW PRINTED: 18/03/2022



---

9m OFFSET TITL

# LEOPOLD STREET

## BLUESTONE KERB AND CHANNEL

This detailed architectural site plan illustrates the layout of a residential property situated between Leopold Street and Toorak Road. The plan shows the main house, various outdoor areas, and surrounding infrastructure.

**Key Features and Labels:**

- Leopold Street (Top):** Includes a swimming pool (20m x 3m), potting area, lawn, planting, and services.
- Toorak Road (Bottom):** Features a garage, shed, and swimming pool.
- House Layout:** Includes rooms such as Entry, Study, Sitting, Garden Dining, Kitchen, Laundry, Bar, Mud Room, Butler's, Library, Lift, PWD, Meals, Living, Gym, and Breezeway.
- Landscaping:** Shows trees (Tree 5, Tree 6), shrubs, and plantings.
- Infrastructure:** Power poles, light poles, water meters, gas meters, and various utility boxes.
- Dimensions:** Internal room dimensions and external boundary dimensions (e.g., 60.14m, 45.76m, 189°03'40").
- Orientation:** Includes cardinal directions (N, S, E, W) and specific angles (e.g., 7°55'40", 97°56'40").
- Notes:** Various notes provide specific instructions for construction, such as "REFER TO ELEVATION PLAN 12394s4A FOR FURTHER WINDOW DETAILS".

# **TOWN PLANNING ISSUE**

NOT FOR CONSTRUCTION

/22	TP-G	TOWN PLANNING - FOR FMC	KR	P&G
/22	TP-F	TOWN PLANNING - 5-7 MARNE NEIGHBOUR	KR	P&G
/21	TP-E	TOWN PLANNING - FOR DISCUSSION	KR	P&G
/21	TP-D	TOWN PLANNING - RE SUBMISSION	KR	P&G
/21	TP-C	BUILDERS PRICING	KR	P&G
/21	TP-B	BUILDERS PRICING	KR	P&G
/21	TP-A	TOWN PLANNING SUBMISSION	KR	P&G

DATE	NO.	REVISION	BY	CHECKED
<b>NOT SCALE DRAWING</b>				
DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE LIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH REGARD TO EXISTING LEVELS. DO NOT SCALE DRAWINGS. FIGURED DIMENSION TAKE PRECEDENCE OVER SCALE DIMENSIONS.				
SCRENCPIANES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING INFORMATION CONTAINED ON THIS DOCUMENT IS THE COPYRIGHT OF POWELL & GLENN PTY LTD.				

POWELL & GLENN

2 / 6 MARNE ST, SOUTH YARRA 3141  
T : 9534 8367  
F : 9525 3615

ACN 006 768 225 ABN 21 006 1  
C T  
GOODREST RESIDENCE  
120W Toorak Rd

---

PROJECT NORTH

---

9m OFFSET TIT

## LEOPOLD STREET

BLUESTONE KERB AND CHANNEL

The site plan illustrates the following features:

- STOP**: Located at the top left.
- LID 23.72**: Located near the bottom left.
- JP**: Located inside a box near the bottom left.
- CARRIAGENWAY**: A horizontal line representing a roadway.
- EASEMENT**: A vertical line representing an easement or right-of-way.
- POWER POLE**: Utility poles located along the property boundary.
- GRATE 23.89**: A rectangular opening with dimensions 23.89 x 23.89.
- 23.88 LIP**, **23.83 INV**, **23.93 BACK**: Dimensions indicating the height of the curb and the distance from the curb to the back of the property line.
- GP**: Located inside a box near the bottom center.
- BLUESTONE KERB AND CHANNEL**: A curved line representing a curb and gutter.

Digitized by srujanika@gmail.com

The diagram shows a rectangular building footprint with various dimensions and labels:

- BITUMEN FOOTPAT** is written at the top right.
- LID 23.92** is written near the top left corner.
- UNCLASS>** is written vertically along the left side.
- PIT 2.13** is written vertically along the bottom left side.
- COMMS PIT 24.04** is written vertically along the bottom right side.
- 2.13** is written above the top left corner.
- 24.00** is written above the top center.
- 24.20** is written above the top right corner.
- 24.09** is written above the top far right corner.
- 23.75 BCK** is written vertically along the left edge near the top.
- 20 INV** is written vertically along the left edge near the middle.
- 23.89 BCK** is written vertically along the left edge near the bottom.
- 21 INV** is written vertically along the left edge near the very bottom.

The image shows an architectural foundation plan with a vertical center line and a horizontal baseline. Key features include:

- A shaded triangular area in the top left corner.
- A circular symbol with a cross inside in the middle left.
- A rectangular box containing the letters "GP" in the bottom left corner.
- A vertical dimension line on the left side indicating a height of 23.86.
- A vertical dimension line on the right side indicating a height of 24.05.
- A horizontal dimension line at the bottom indicating a width of 24.20.
- A horizontal dimension line near the top indicating a width of 24.60.
- A note "NOT" placed between the 24.20 and 24.60 dimensions.
- A dimension line below the 24.20 line indicating a height of 24.04.
- A dimension line below the 24.04 line indicating a height of 23.96.
- A small square box labeled "BIN" with a circled letter "B" inside.
- A small square box labeled "SIGN" with a circle symbol inside.
- A vertical dimension line on the far right indicating a height of 24.05.

TOORAK ROAD  
CHANNEL

---

TIMBER RETAINING WALL  
ENCED 32.18

---

BITUMEN FOOTRATH

A detailed map of the TIMB area, oriented vertically. The map includes a grid of latitude and longitude lines. Key features labeled include:

- BLUES**: Located at approximately 24.33°N, 78.10°E.
- BCK**: Located at approximately 24.48°N, 78.10°E.
- POWER POLL**: Located at approximately 24.33°N, 78.10°E.
- WITH LIGHT**: Located at approximately 24.33°N, 78.10°E.
- INV**: Located at approximately 24.33°N, 78.10°E.
- IP**: Located at approximately 24.33°N, 78.10°E.
- COMMS**: Located at approximately 24.34°N, 78.10°E.
- PIT**: Located at approximately 24.34°N, 78.10°E.
- ELF**: Located at approximately 24.34°N, 78.10°E.

The map also shows several small icons: a globe, a rectangle, a triangle, and a circle with a cross.

A site plan showing a vertical wall on the left with various labels and elevation markers. The wall has a vertical scale on its left side. Labels include 'T.B.M.', 'VET IN', 'NE EDGING', '24.62AHD', '24.58 BCK', '24.59 INV', '24.56', '24.51', and '24.61'. A vertical line labeled 'COMMS PIT' is positioned next to the wall. To the right of the wall is a horizontal 'PALING FENCE'. A large, irregularly shaped rock formation is situated to the right of the fence, with several 'X' marks indicating specific points of interest or excavation. A small circle is also drawn near one of the 'X' marks.

Figure 1. A schematic diagram of the experimental setup. The left panel shows the optical path from the laser source to the sample stage. The right panel shows the sample stage with a rectangular frame and a central square hole.

A survey plan showing property boundaries and roads. The plan includes the following labels:

- 24.90 BCK
- 25.01 X
- 25.00 25.00
- JMEN FOOTPATH
- 128W TOORAK ROAD

The plan features a shaded area representing a property boundary, with several roads and paths marked by lines and crosses. A vertical line labeled "JMEN FOOTPATH" runs along the top boundary of the shaded area. A road labeled "128W TOORAK ROAD" is shown on the right side. Other roads and paths are indicated by lines and crosses throughout the map.

# **TOWN PLANNING ISSUE**

NOT FOR CONSTRUCTION

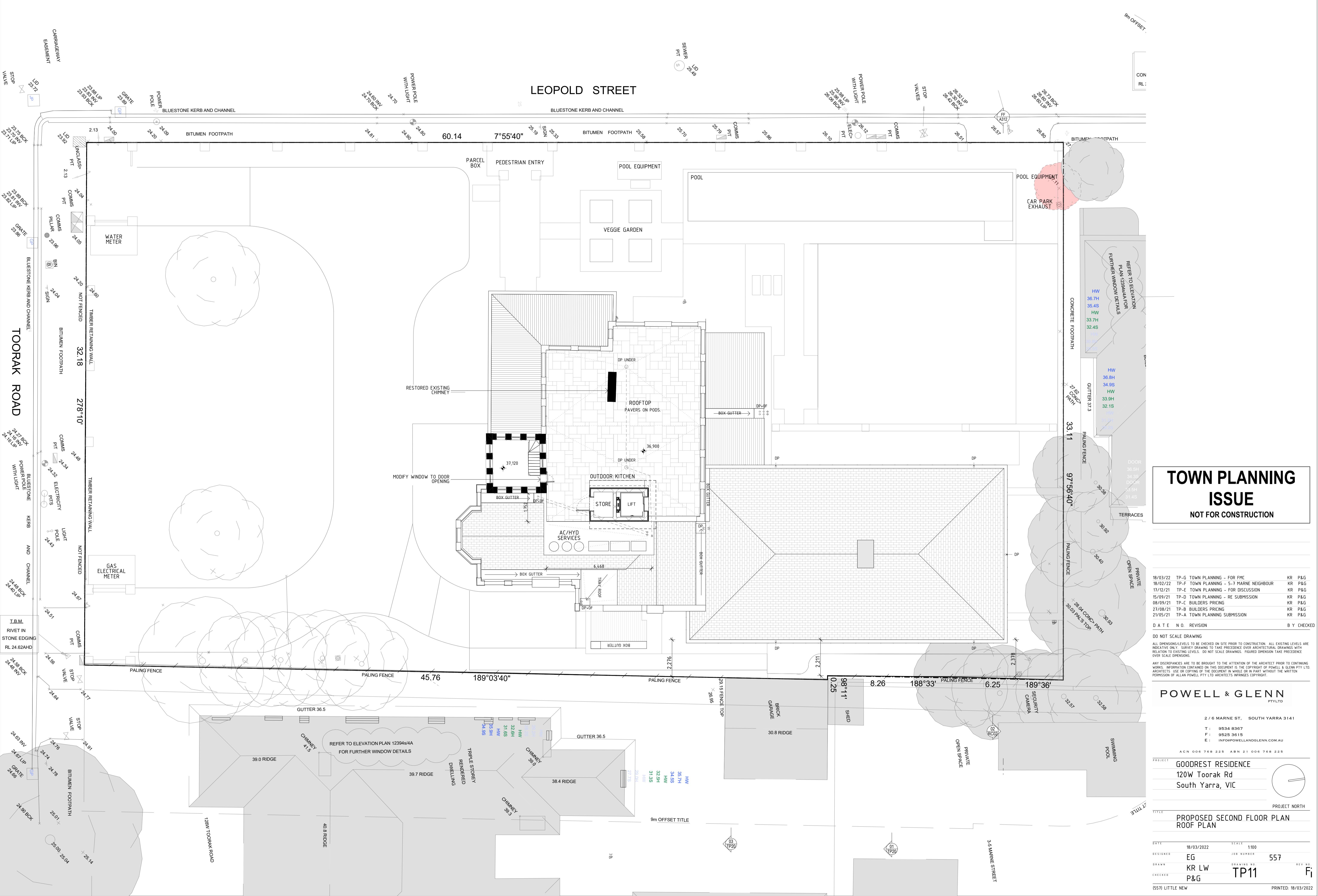
3/22	TP-G	TOWN PLANNING - FOR FMC	KR	P&G
2/22	TP-F	TOWN PLANNING - 5-7 MARNE NEIGHBOUR	KR	P&G
2/21	TP-E	TOWN PLANNING - FOR DISCUSSION	KR	P&G
9/21	TP-D	TOWN PLANNING - RE SUBMISSION	KR	P&G
9/21	TP-C	BUILDERS PRICING	KR	P&G
8/21	TP-B	BUILDERS PRICING	KR	P&G
5/21	TP-A	TOWN PLANNING SUBMISSION	KR	P&G

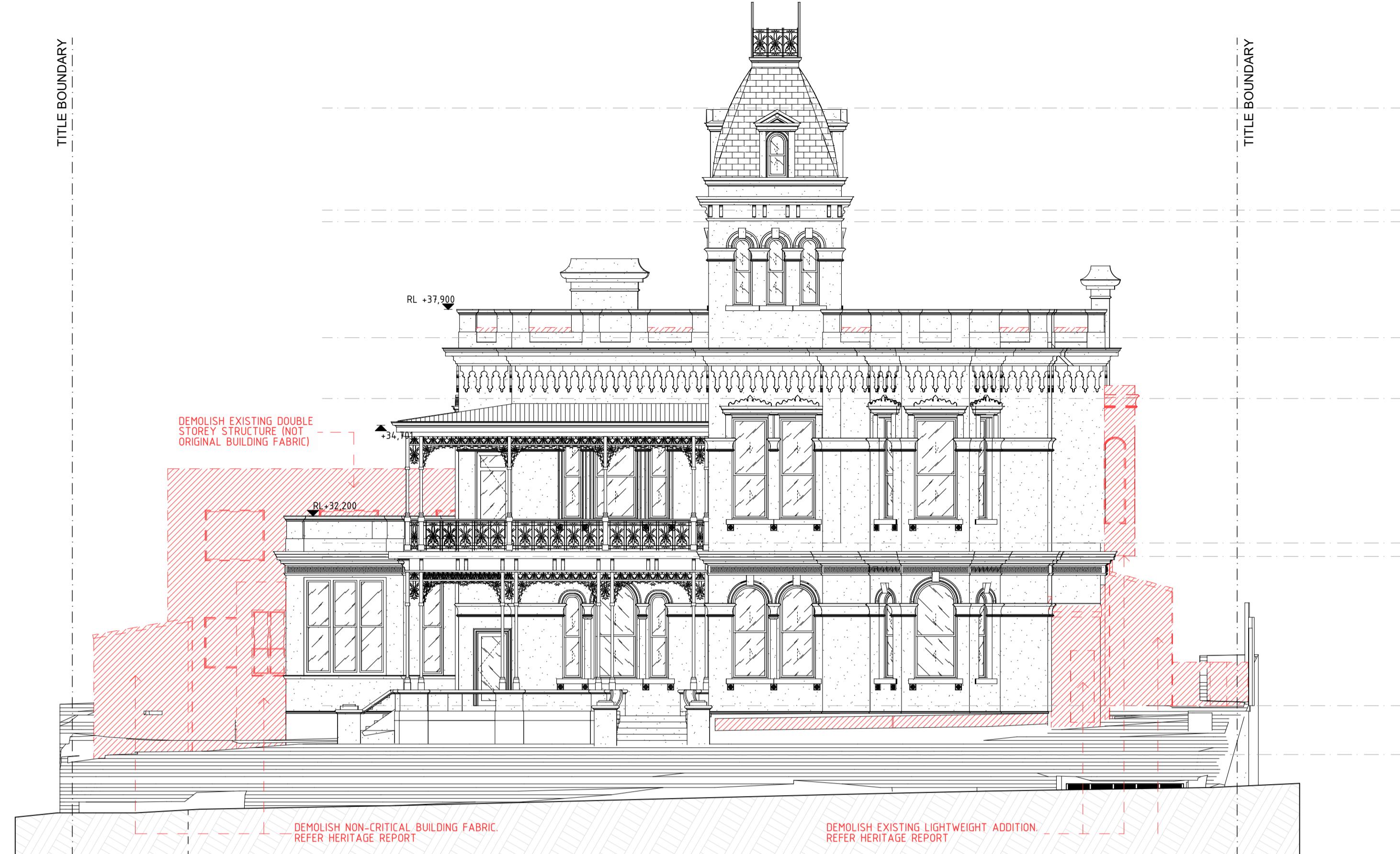
# POWELL & GLENN

2 / 6 MARNE ST, SOUTH YARRA 3141  
T : 9534 8367  
F : 9525 3615

ACN 006 768 225 ABN 21 006 7  
JECT  
**GOODREST RESIDENCE**  
**120W Toorak Rd**

South Yarra, VIC		PROJECT NOR
E		
<b>PROPOSED FIRST FLOOR PLAN</b>		
		SCALE 1:100
18/03/2022		JOB NUMBER 557
G N E D	EG	DRAWING NO. TP10
W N	KR LW	R E
K E D	P&G	
) LITTLE NEW		PRINTED: 18/03/2022





SOUTH ELEVATION (TOORAK RD)

1:100

TITLE BOUNDARY

TITLE BOUNDARY

## TOWN PLANNING ISSUE

NOT FOR CONSTRUCTION

18/03/22 TP-G TOWN PLANNING - FOR FMC KR P&G  
18/02/22 TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR KR P&G  
17/12/21 TP-E TOWN PLANNING - FOR DISCUSSION KR P&G  
15/09/21 TP-D TOWN PLANNING - RE SUBMISSION KR P&G  
08/09/21 TP-C BUILDERS PRICING KR P&G  
27/08/21 TP-B BUILDERS PRICING KR P&G  
21/05/21 TP-A TOWN PLANNING SUBMISSION KR P&G

DATE NO. REVISION BY CHECKED

DO NOT SCALE DRAWINGS

ALL DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RELATION TO EXISTING LEVELS. DO NOT SCALE DRAWINGS. FIGURED DIMENSION TAKE PRECEDENCE OVER SCALING.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORKS. INFORMATION CONTAINED ON THIS DOCUMENT IS THE PROPERTY OF POWELL & GLENN PTY LTD. ARCHITECTS. COPIES OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ALAN POWELL PTY LTD ARCHITECTS ARE PROHIBITED.

POWELL & GLENN PTY LTD

2 / 6 MARNE ST, SOUTH YARRA 3141

T : 9534 6367  
F : 9525 3615  
E : INFO@POWELLANDGLENN.COM.AU

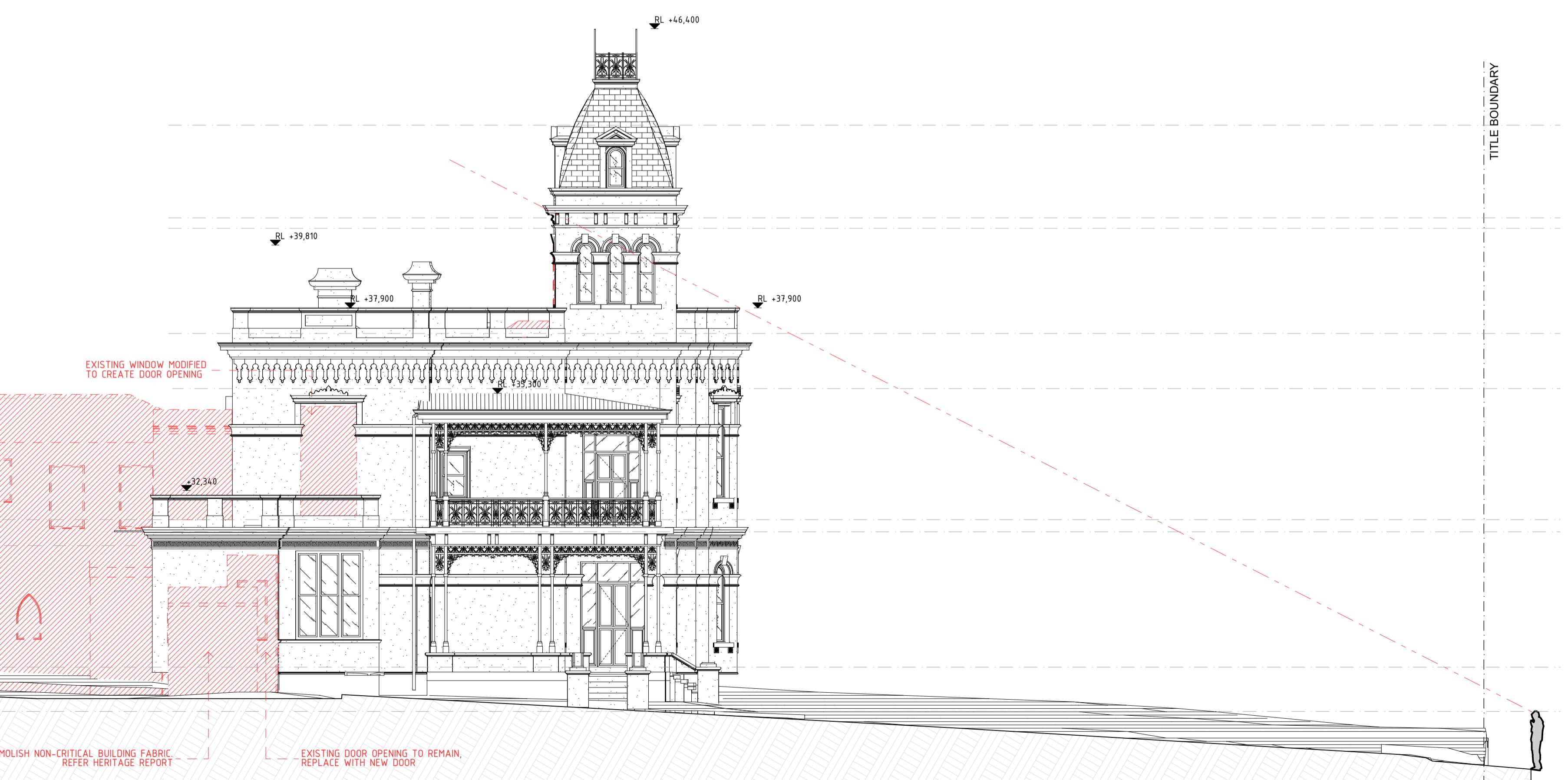
ACN 006 768 225 ABN 21 006 768 225

PROJECT  
GOODREST RESIDENCE  
120W Toorak Rd  
South Yarra, VIC

PROJECT NORTH

EXISTING & DEMOLITION ELEVATIONS

DATE 18/03/2022 SCALE 1:100  
DESIGNED EG JOB NUMBER 557  
DRAWN KR LW DRAWING NO. 557  
CHECKED P&G REV NO. G  
(557) LITTLE NEW TP12 G  
PRINTED: 18/03/2022

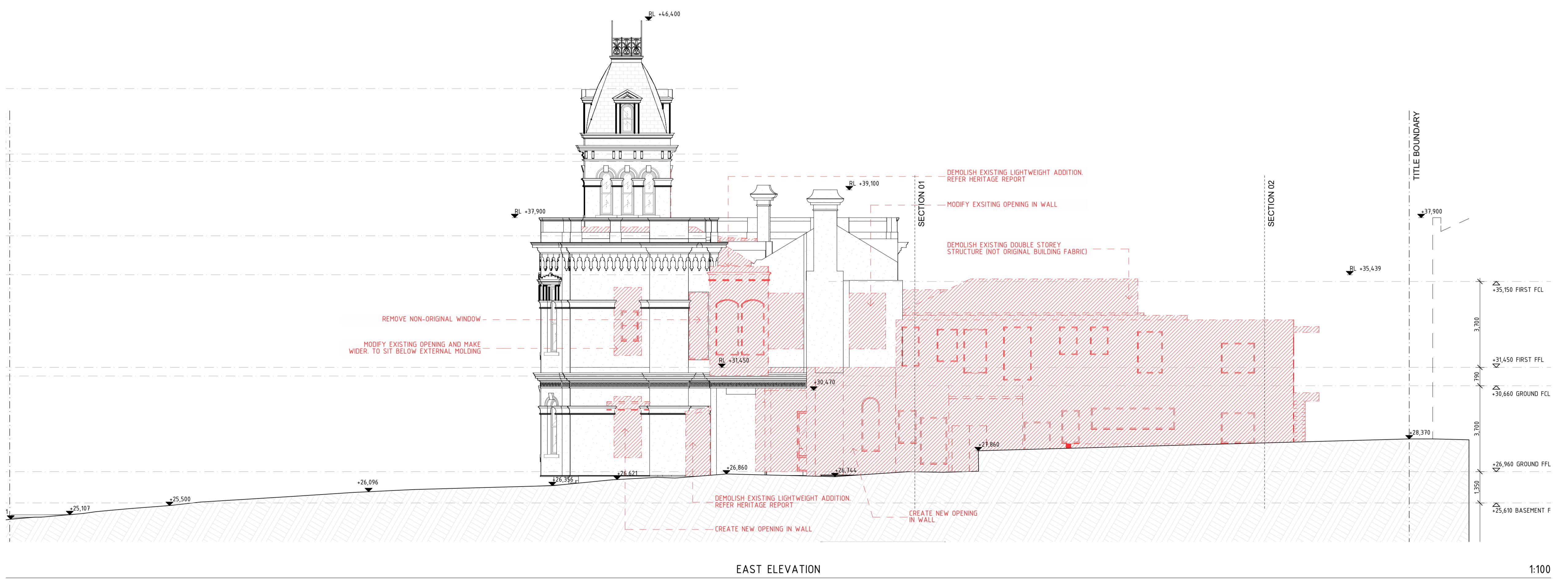
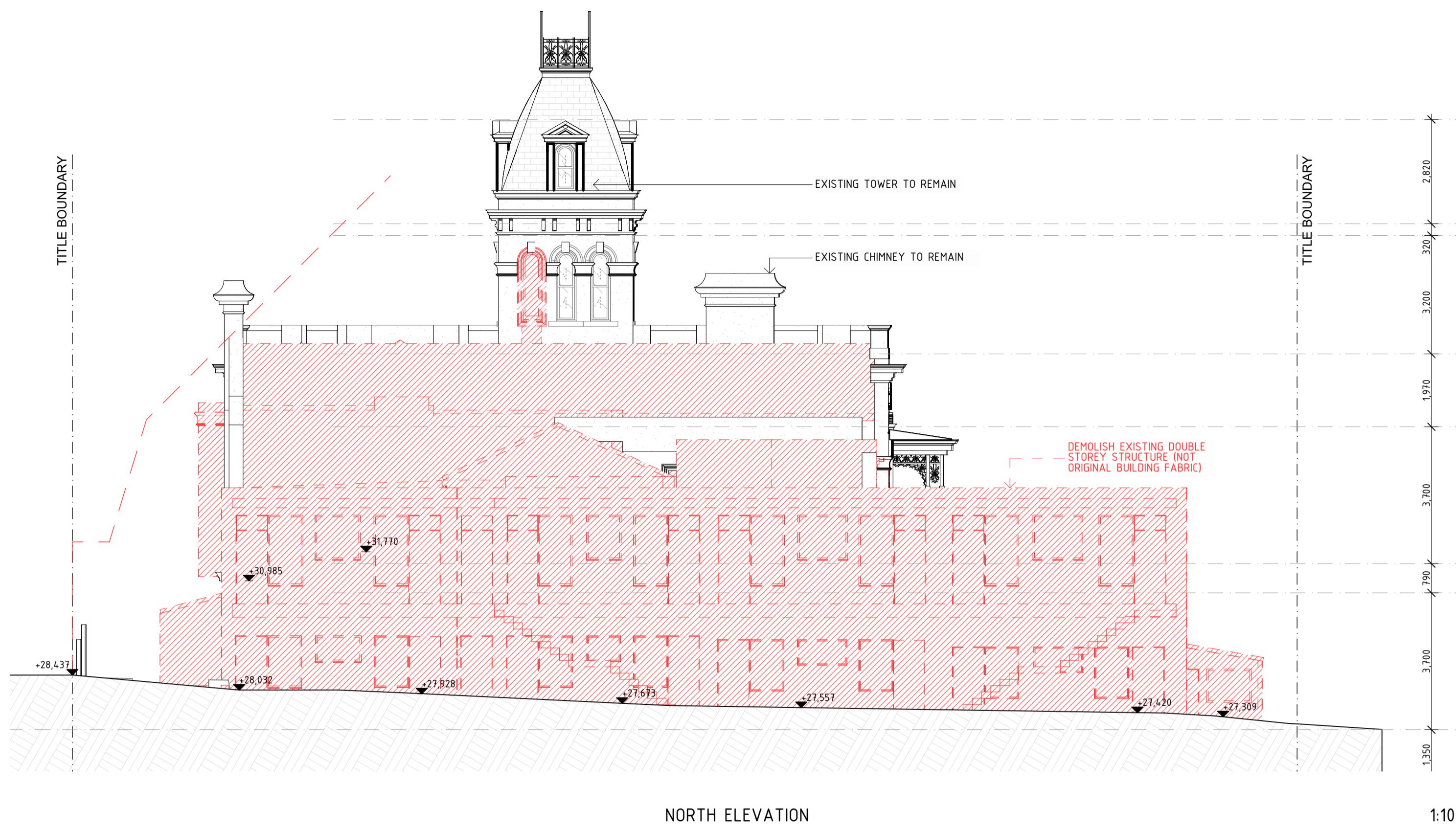


WEST ELEVATION (LEOPOLD ST)

1:100

TITLE BOUNDARY

TITLE BOUNDARY



## TOWN PLANNING ISSUE

NOT FOR CONSTRUCTION

18/03/22 TP-G TOWN PLANNING - FOR FMC KR P&G  
18/02/22 TP-F TOWN PLANNING - 5-7 MARNE NEIGHBOUR KR P&G  
17/12/21 TP-E TOWN PLANNING - FOR DISCUSSION KR P&G  
15/09/21 TP-D TOWN PLANNING - RE SUBMISSION KR P&G  
08/09/21 TP-C BUILDERS PRICING KR P&G  
27/08/21 TP-B BUILDERS PRICING KR P&G  
21/05/21 TP-A TOWN PLANNING SUBMISSION KR P&G

B Y CHECKED

DO NOT SCALE DRAWINGS

ALL DIMENSIONS/LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL EXISTING LEVELS ARE INDICATIVE ONLY. SURVEY DRAWING TO TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS WITH RELATION TO EXISTING LEVELS. DO NOT SCALE DRAWINGS. FIGURED DIMENSION TAKE PRECEDENCE OVER DRAWN SCALING.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORKS. INFORMATION CONTAINED ON THIS DOCUMENT IS THE PROPERTY OF POWELL & GLENN PTY LTD. ARCHITECTS. COPIES OR COPYING OF THE DOCUMENT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ALAN POWELL PTY LTD ARCHITECTS IS UNLAWFUL COPYRIGHT.

POWELL & GLENN PTY LTD

2 / 6 MARNE ST, SOUTH YARRA 3141  
T: 9534 6367  
F: 9525 3615  
E: INFO@POWELLANDGLENN.COM.AU

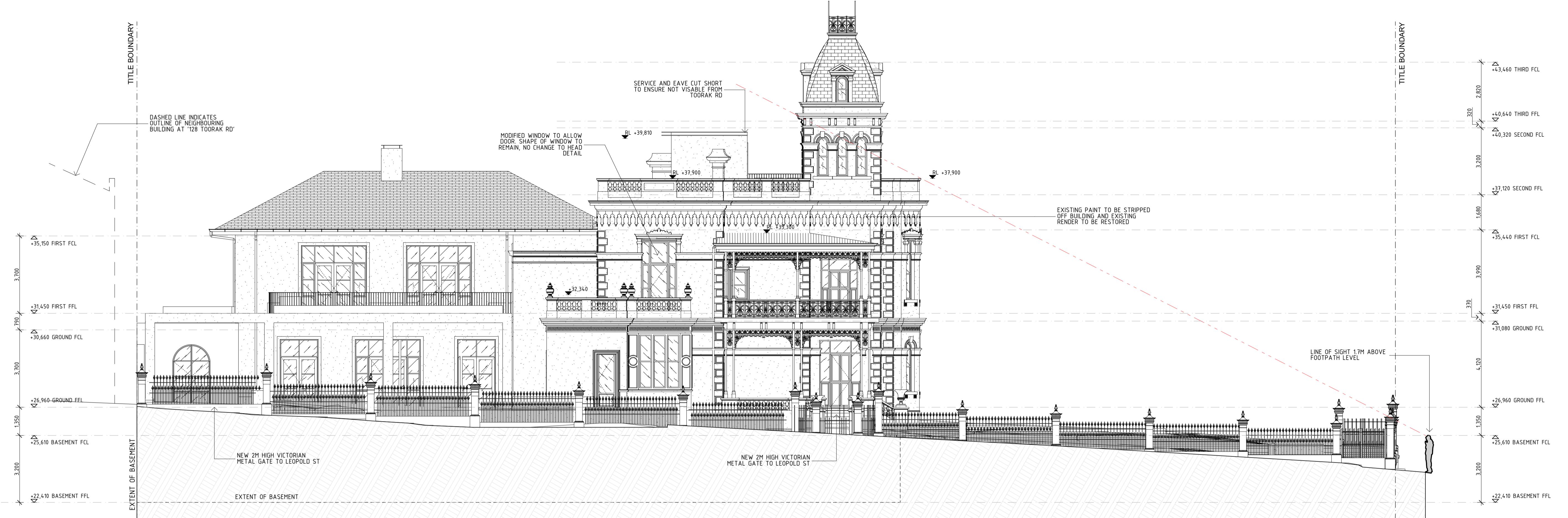
ACN 006 768 225 ABN 21 006 768 225

PROJECT GOODREST RESIDENCE  
120W Toorak Rd  
South Yarra, VIC

EXISTING & DEMOLITION ELEVATIONS

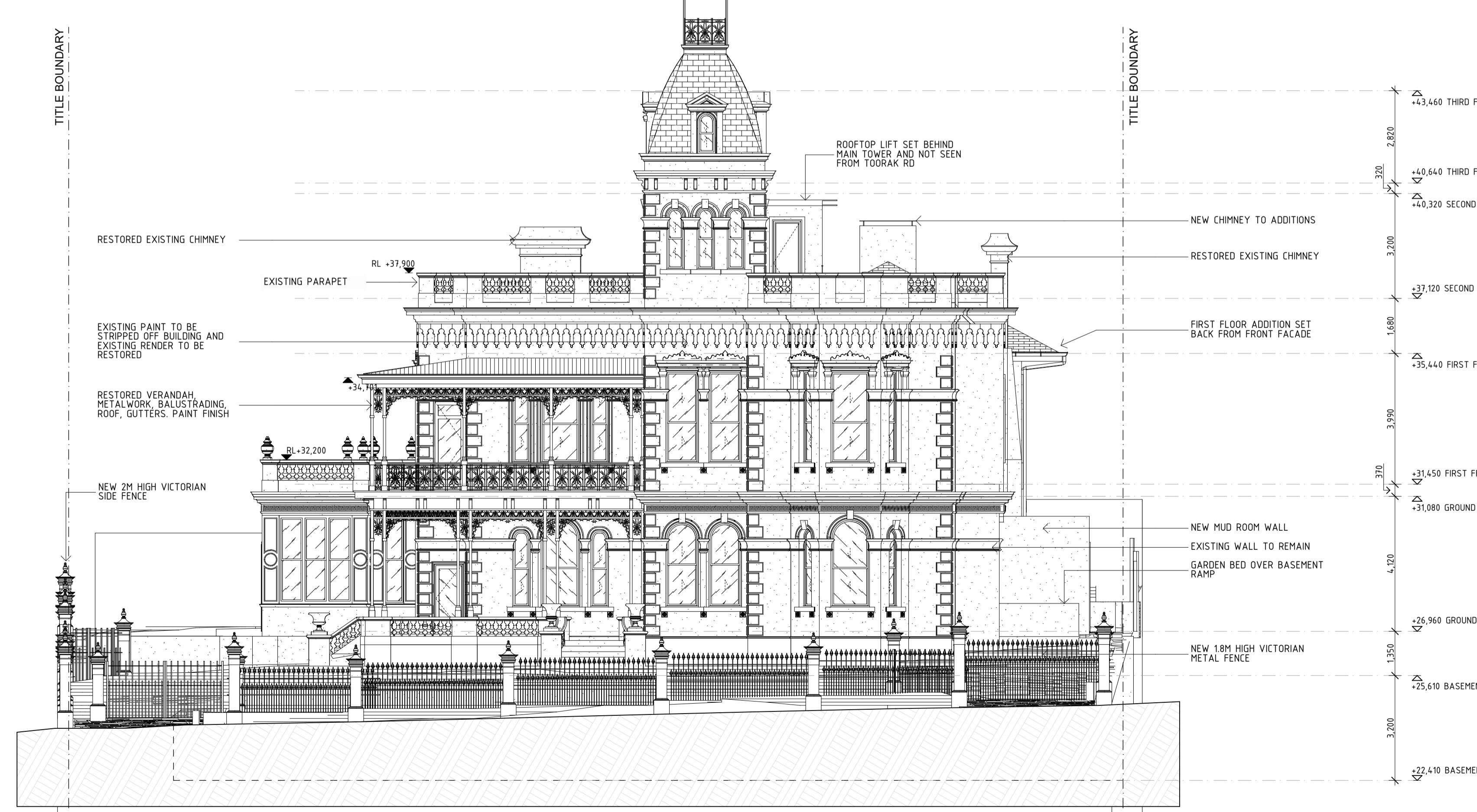
DATE	18/03/2022	SCALE	1:100
DESIGNED	EG	JOB NUMBER	557
DRAWN	KR LW	DRAWING NO	TP13
CHECKED	P&G	REV NO	G

(557) LITTLE NEW PRINTED: 18/03/2022



## WEST ELEVATION (LEOPOLD ST)

1:100



## SOUTH ELEVATION (TOORAK RD)

1:100

# **TOWN PLANNING ISSUE**

NOT FOR CONSTRUCTION

/22	TP-G	TOWN PLANNING - FOR FMC	KR	P&G
/22	TP-F	TOWN PLANNING - 5-7 MARNE NEIGHBOUR	KR	P&G
/21	TP-E	TOWN PLANNING - FOR DISCUSSION	KR	P&G
/21	TP-D	TOWN PLANNING - RE SUBMISSION	KR	P&G
/21	TP-C	BUILDERS PRICING	KR	P&G
/21	TP-B	BUILDERS PRICING	KR	P&G
/21	TP-A	TOWN PLANNING SUBMISSION	KR	P&G

# POWELL & GLENN

2 / 6 MARNE ST, SOUTH YARRA 3141

T : 9534 8367  
F : 9525 3615  
E : INFO@POWELLANDGLENN.COM.AU

6 7 6 8 2 2 5 A B N 2 1 0 0 6 7 6 8 2 2 5

GOODREST RESIDENCE  
120W Toorak Rd  
South Yarra, VIC

PROJECT 1

18/03/2022      SCALE 1:100  
N E D      JOB NUMBER 557  
N      DRAWING NO. TP14      REV NO. Ei  
E D  
P&G  
LITTLE NEW      PRINTED: 18/03/2022