



**DECISION PLANS**

# 102 - 104 GORE STREET, FITZROY

## TOWN PLANNING

**REV. DRAWING LIST**

- D A0.00 COVER SHEET
- A0.01 SITE DESCRIPTION PLAN
- D A0.02 DESIGN RESPONSE PLAN
- D A0.03 SHADOW DIAGRAMS
- D A0.04 SHADOW DIAGRAMS
- D A0.05 SHADOW DIAGRAMS
- D A0.06 SHADOW DIAGRAMS
- D A0.07 SHADOW DIAGRAMS
- D A0.08 SHADOW DIAGRAMS
- D A0.09 SHADOW DIAGRAMS
- A0.10 DEMOLITION GROUND FLOOR PLAN
- D A0.11 DEMOLITION FIRST FLOOR PLAN
- A0.12 DEMOLITION ROOF PLAN
- A0.13 DEMOLITION ELEVATIONS
- A0.14 DEMOLITION ELEVATIONS
- A0.15 SITE CONTEXT PHOTOS
- D A1.01 PROPOSED GROUND FLOOR PLAN
- D A1.02 PROPOSED FIRST FLOOR PLAN
- D A1.03 PROPOSED ROOF DECK PLAN
- D A1.04 PROPOSED ROOF PLAN

**REV. DRAWING LIST**

- A2.01 PROPOSED ELEVATIONS
- D A2.02 PROPOSED ELEVATIONS
- D A2.03 PROPOSED ELEVATIONS
- D A3.01 PROPOSED SECTION
- D A4.01 HERITAGE DIAGRAMS
- D A4.02 OVERLOOKING DIAGRAM
- D A4.03 OVERLOOKING DIAGRAMS
- A4.04 OVERLOOKING DIAGRAMS
- D A4.05 OVERLOOKING DIAGRAM
- A4.06 OVERLOOKING DIAGRAMS
- A4.07 OVERLOOKING SECTIONS
- A4.08 OVERLOOKING SECTIONS
- A5.01 RENDER
- A5.02 RENDER
- A6.01 MATERIALS SCHEDULE
- A6.02 MATERIALS SCHEDULE

**STRUCTURE LEGEND**

- OBJECT TO BE DEMOLISHED
- SURFACE TO BE DEMOLISHED
- EXISTING BUILDING
- EXISTING WALL
- NEW LIGHTWEIGHT CONSTRUCTION

**SITE LEGEND**

- AC AIR CONDITIONER
- CL CLOTHESLINE
- EX EXISTING ITEMS
- BG BOX GUTTER
- HFW HABITABLE ROOM WINDOW
- MIG METER - GAS
- MW METER - WATER
- POS PRIVATE OPEN SPACE
- SKY SKYLIGHT
- SP SOLAR PANEL
- SPOS SECLUDED PRIVATE OPEN SPACE
- RWT RAINWATER TANKS

**GENERAL NOTES**

LEVELS OF 53 LITTLE SMITH STREET ESTABLISHED THROUGH TOWN PLANNING APPLICATION DRAWINGS (PERMIT NO PLN 19/0572, DATED 12.06.2019), AS SUPPLIED BY CITY OF YARRA.

LEVELS OF 100 GORE STREET ESTABLISHED THROUGH DRAWINGS PROVIDED BY OWNER.

**FINISHES LEGEND**

- CONCRETE BREEZE BLOCK (PERMEABLE)
- CONCRETE
- CEMENT SHEET
- CERAMIC TILES
- GLASS
- METAL CLADDING - DARK
- METAL CLADDING - LIGHT
- PERFORATED MESH (MAX. 25% TRANSPARENCY)
- MASONRY PAVERS
- METAL ROOFING
- STAINLESS STEEL CABLES
- STEEL BALUSTRADE
- TIMBER DECKING
- TIMBER FLOORING
- TIMBER SCREEN TO DECK

Architecture Architecture

NOT FOR CONSTRUCTION

**A0.00 COVER SHEET**

JOB NO	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NIS @ A3	AH/MR/XN	24.10.19	D

ARC/ARCHITECTURE / 57 BRIDGE STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0795 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 156 537 350

RECEIVED  
25 OCT 2019



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



1 GORE STREET STREETSCAPE  
NTS



2 FACADE OF NO.104, NO.102 & NO.100 GORE STREET  
NTS

DECISION PLANS



3 FENCE BETWEEN NO.102 GORE ST & NO.53 LT. SMITH ST.  
NTS



4 BOUNDARY BETWEEN NO. 102 & NO.100  
NTS



5 WESTERN FACADE OF NO. 53 LT SMITH STREET  
NTS

Architecture Architecture

NOT FOR CONSTRUCTION

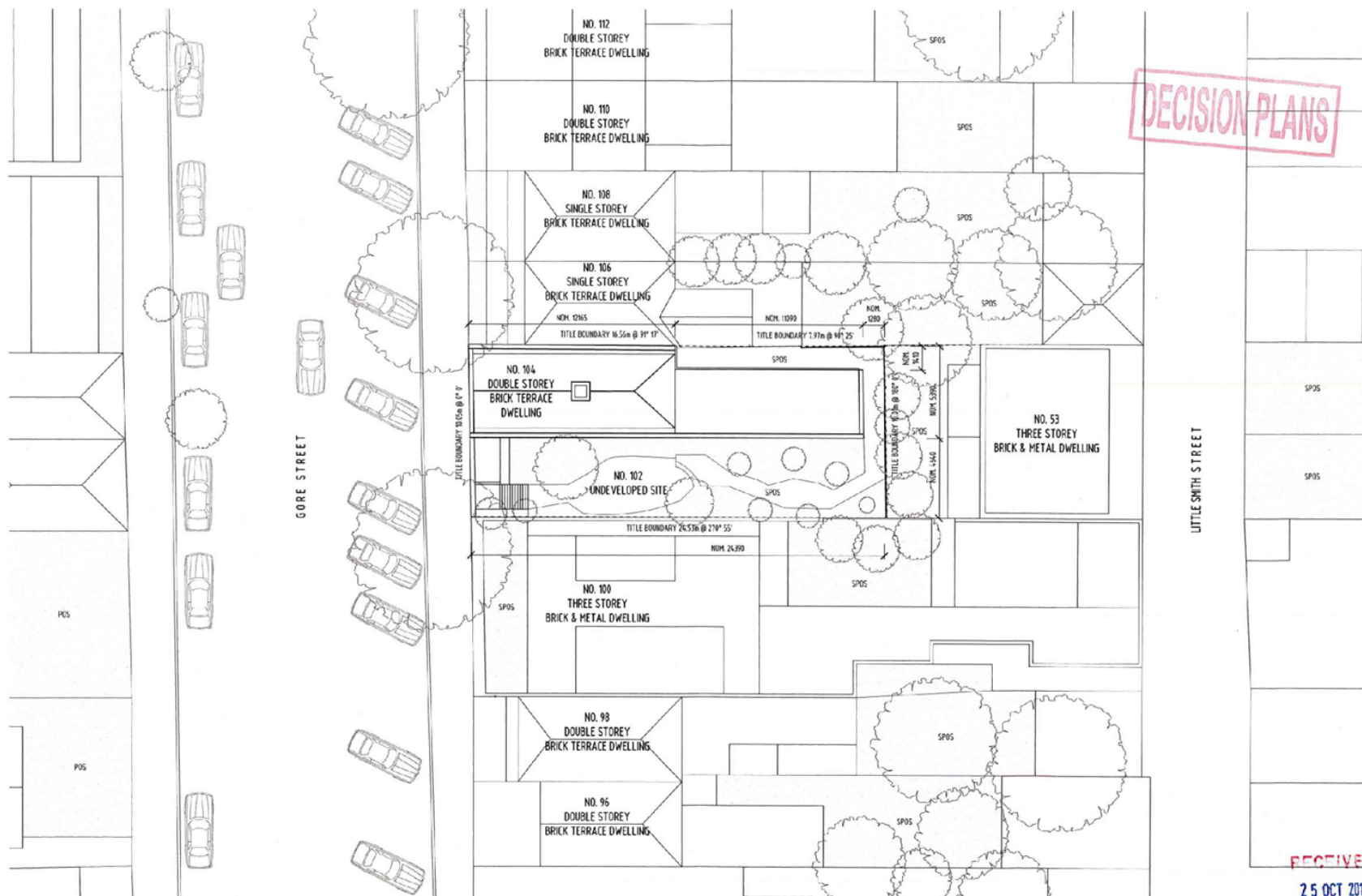
A0.15 SITE CONTEXT PHOTOS

25 OCT 2019

JOB NO.	PROJECT	PHASE	SCALE	DESIGNED BY	CHECKED BY	REV.
1877-GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 57 BRIMBACH STREET MURDOCH STATE VIC AUSTRALIA / PH: 03 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / MOB: 08 9417 380

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

A0.01 SITE DESCRIPTION PLAN

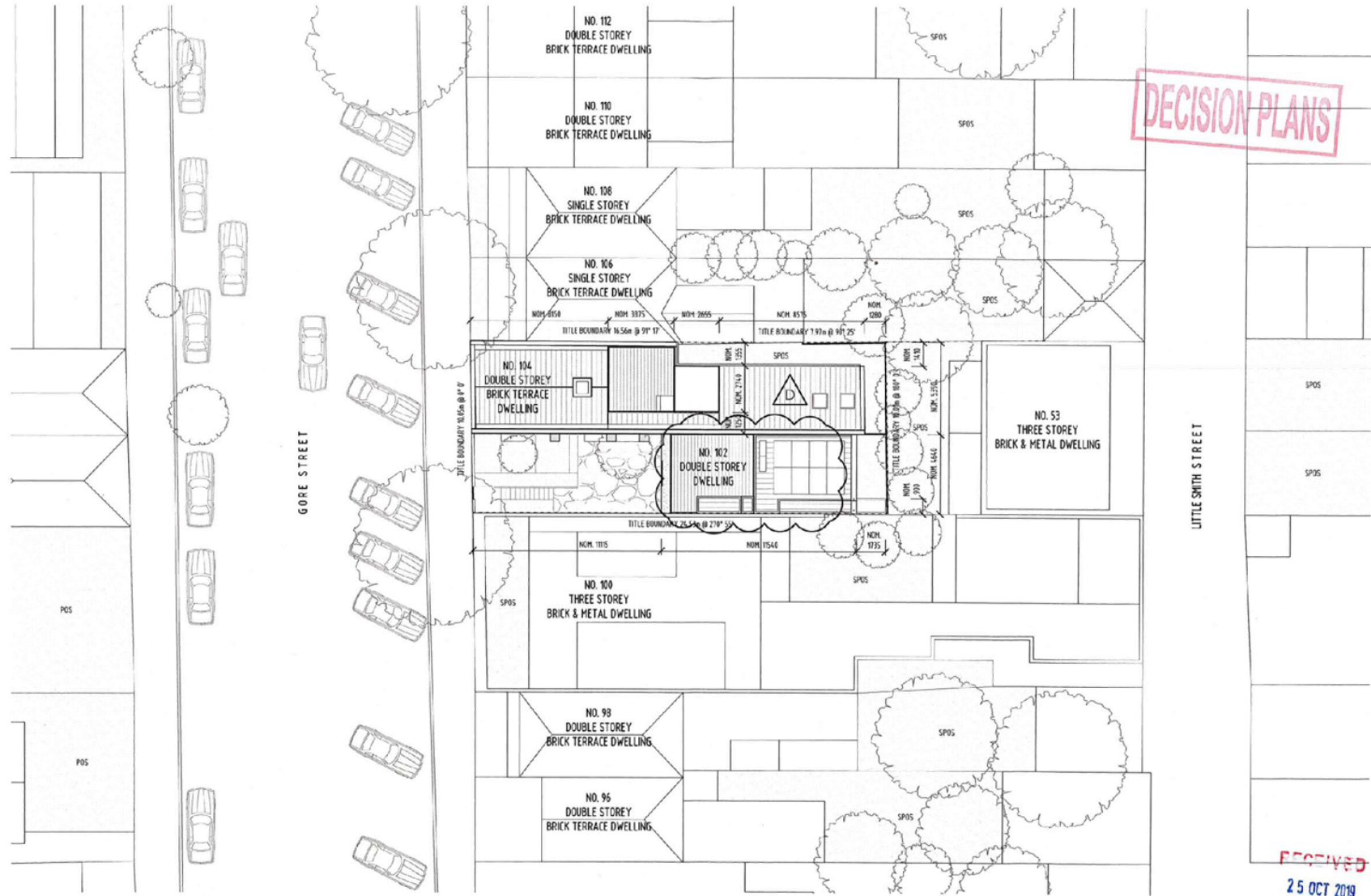
NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:200 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 57 BRURDICK STREET FITZROY 3045 VIC AUSTRALIA / 461 3 941 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABE: 19 155 517 350



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



DECISION PLANS

RECEIVED  
25 OCT 2019

Architecture Architecture

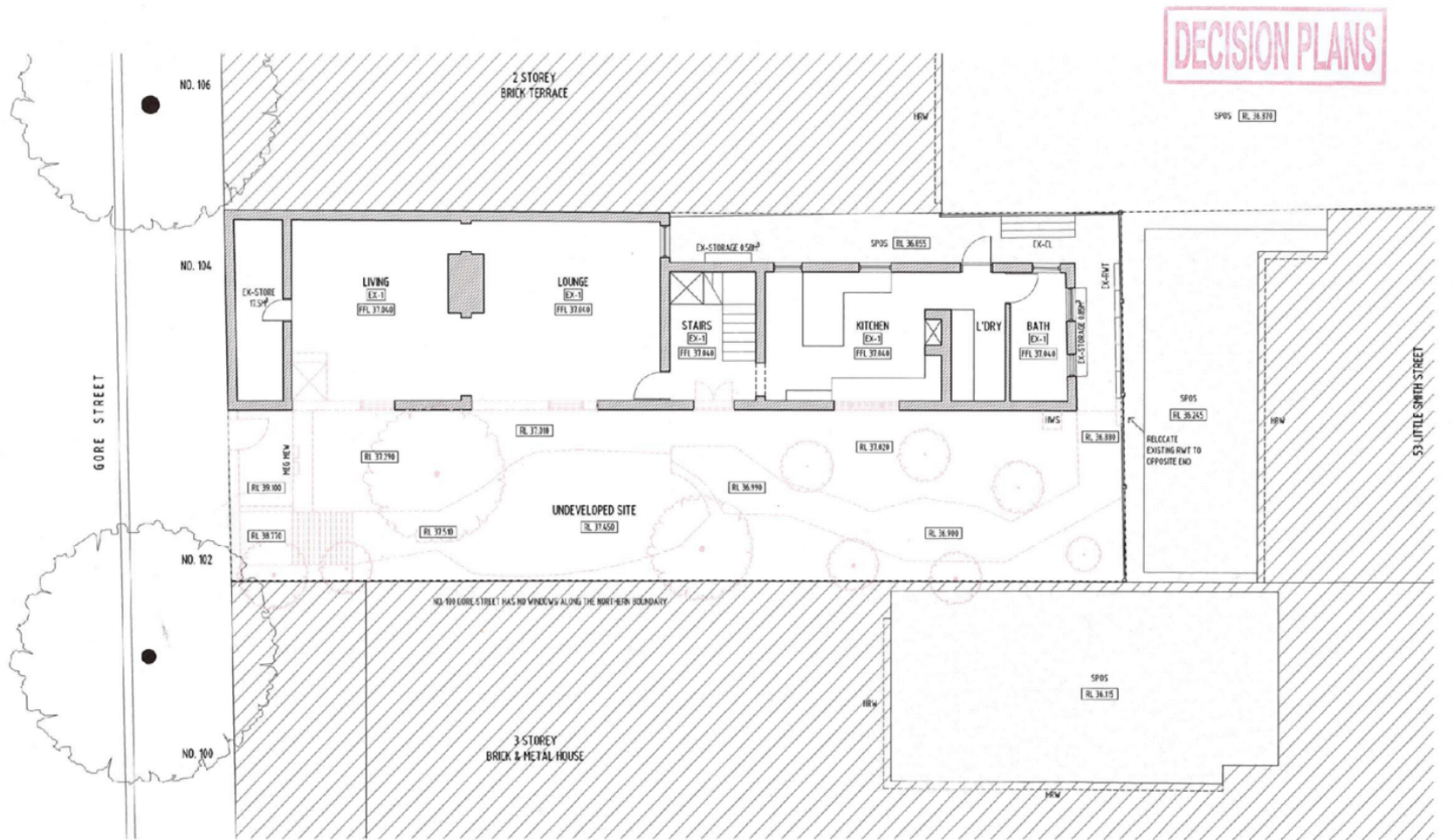
A0.02 DESIGN RESPONSE PLAN

NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:200 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV D
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE / 57 BRURWICK STREET / FITZROY 3066 VIC AUSTRALIA / +61 3 9427 0955 / CH@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / ABN: 19 156 517 350

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



ACTIVE  
25 OCT 2019

Architecture Architecture

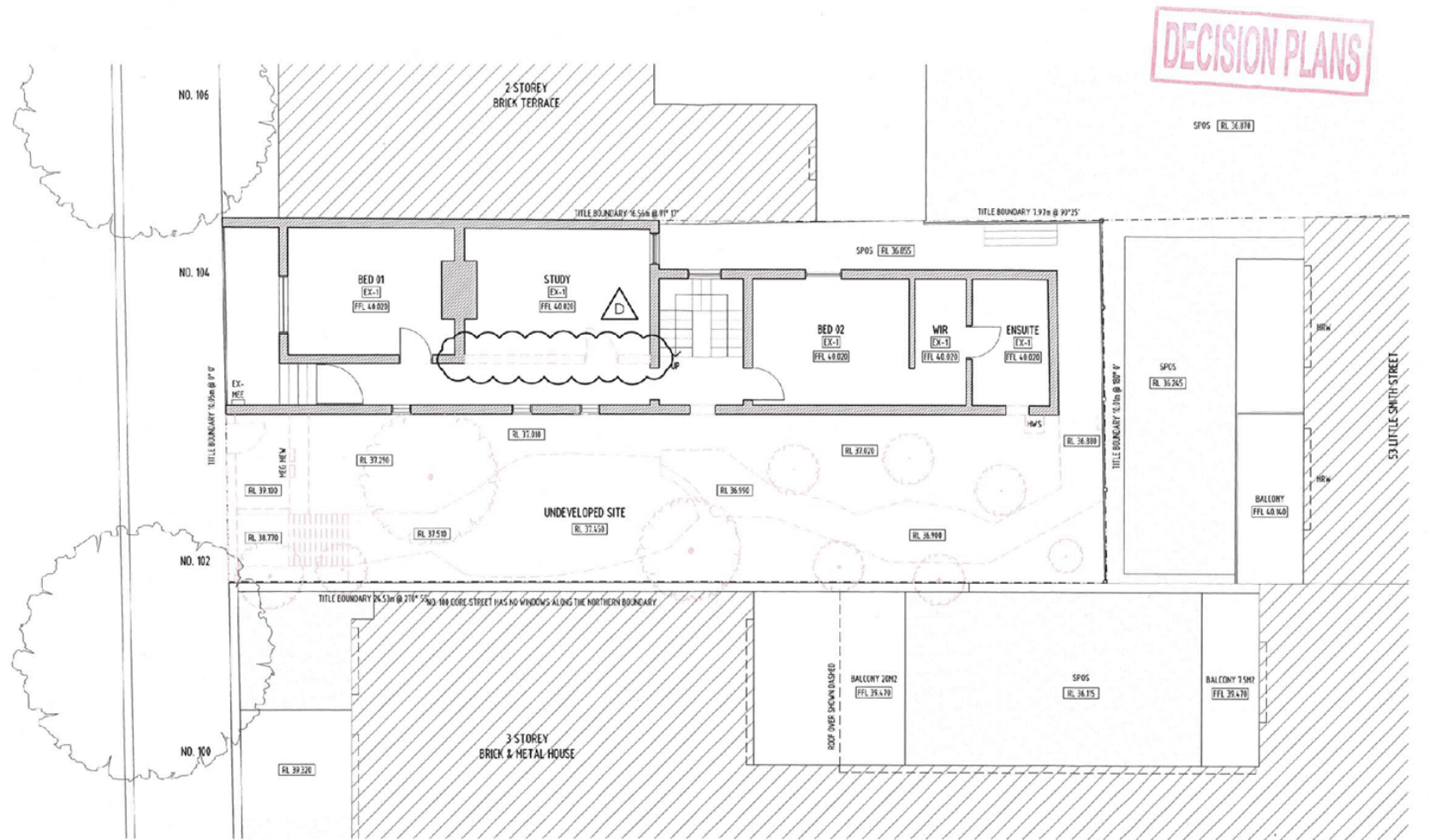
A0.10 DEMOLITION GROUND FLOOR PLAN

NOT FOR CONSTRUCTION

JOB NO	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 57 BRINDAVILLE STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 2295 / GIVESEARCHARCH.COM.AU / WWW.ARCHITECTURE.COM.AU / AHN19184517302

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

NOT FOR CONSTRUCTION

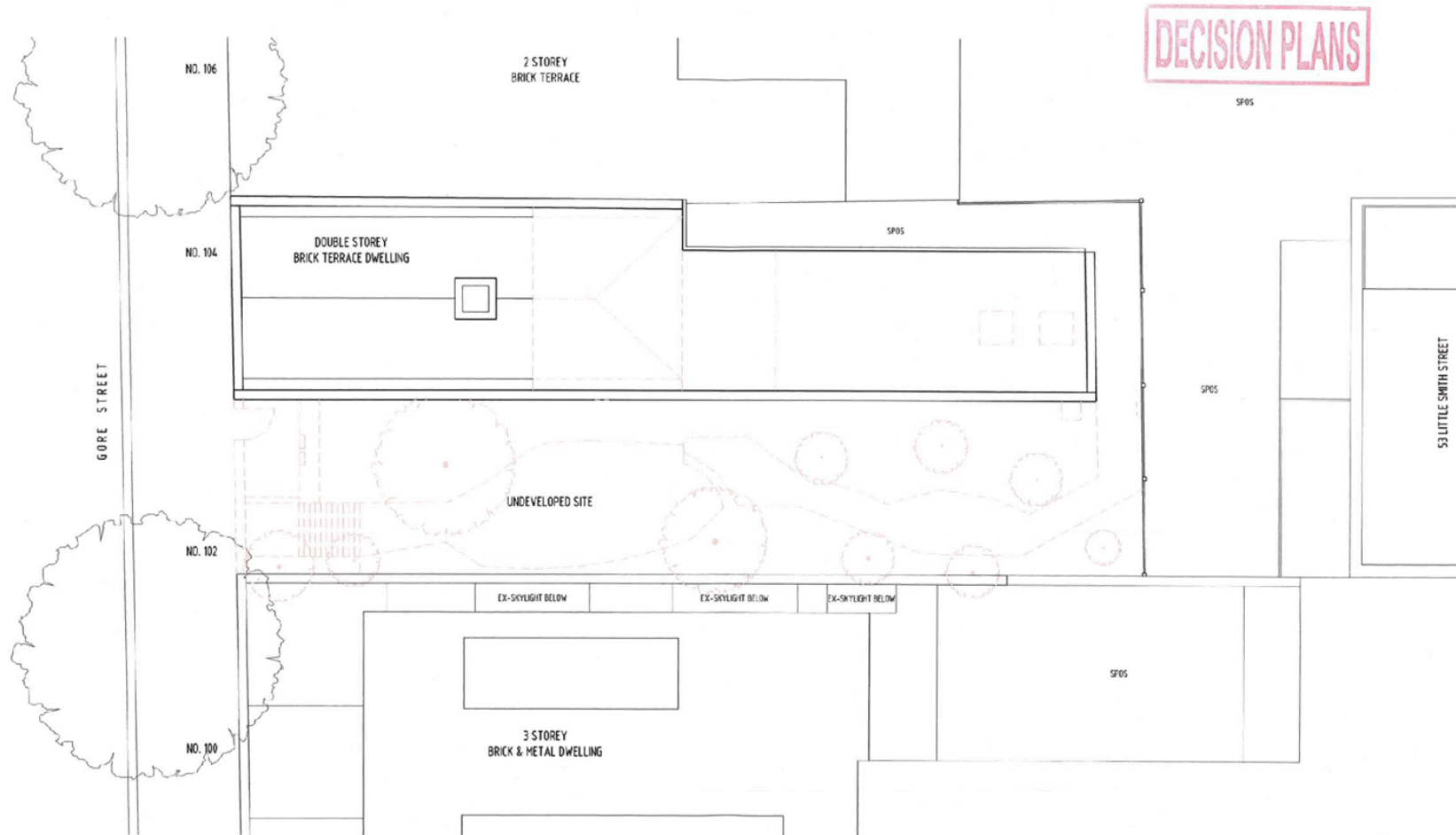
A0.11 DEMOLITION FIRST FLOOR PLAN

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET / FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A01119156-017-000



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

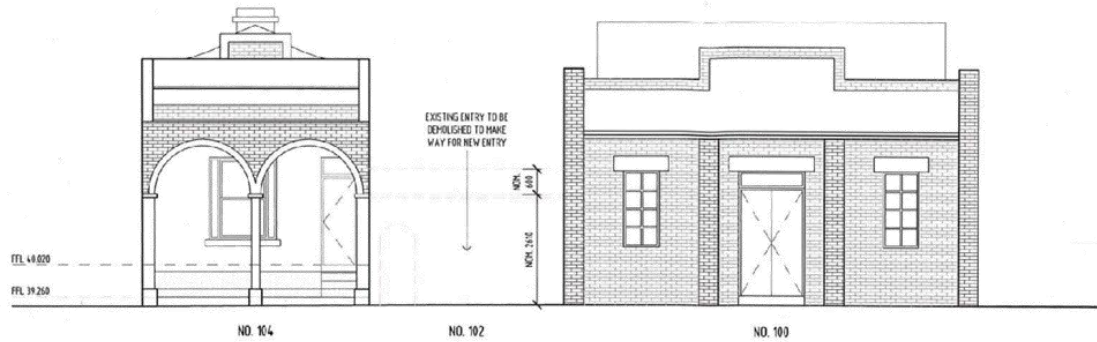
NOT FOR CONSTRUCTION

A0.12 DEMOLITION ROOF PLAN

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

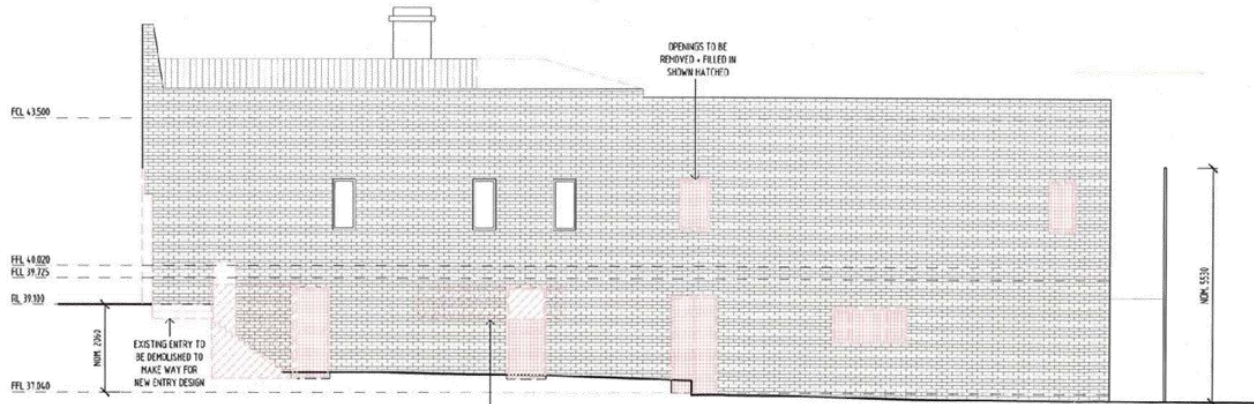
ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABR 19 158 517 350

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



DECISION PLANS

1 WEST ELEVATION (FROM GORE STREET)  
1:100



2 SOUTH ELEVATION (FROM NO.102 GARDEN)  
1:100

25 OCT 2019

Architecture Architecture

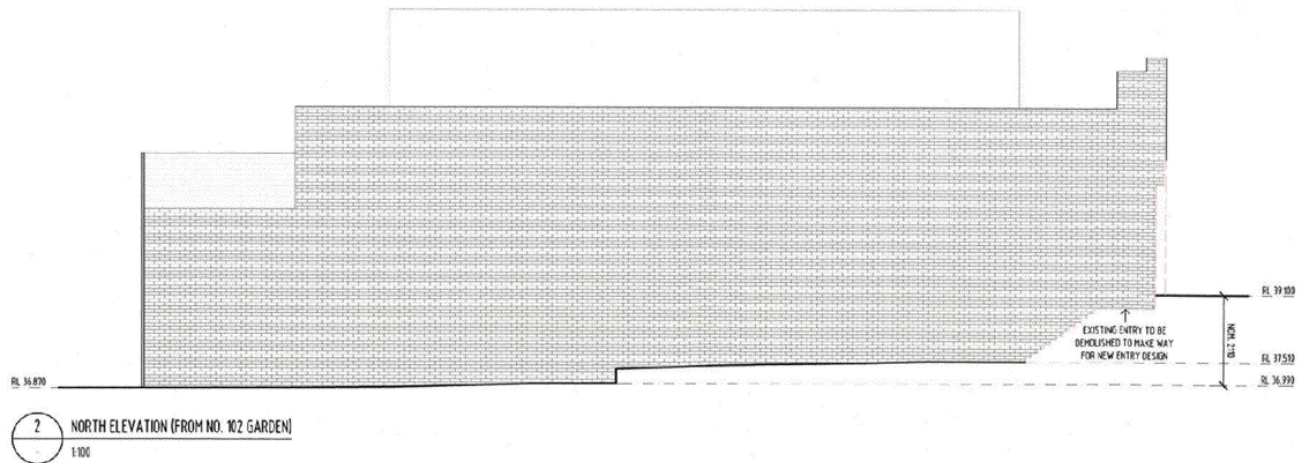
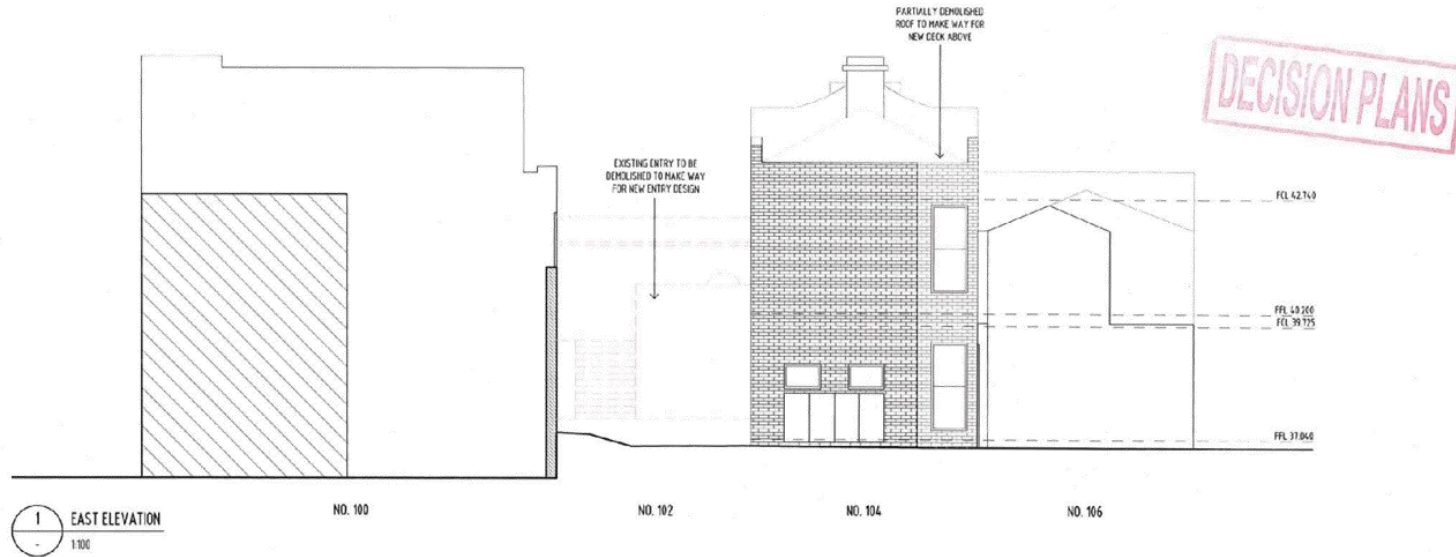
A0.13 DEMOLITION ELEVATIONS

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET / FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0953 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 156 537 350

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

NOT FOR CONSTRUCTION

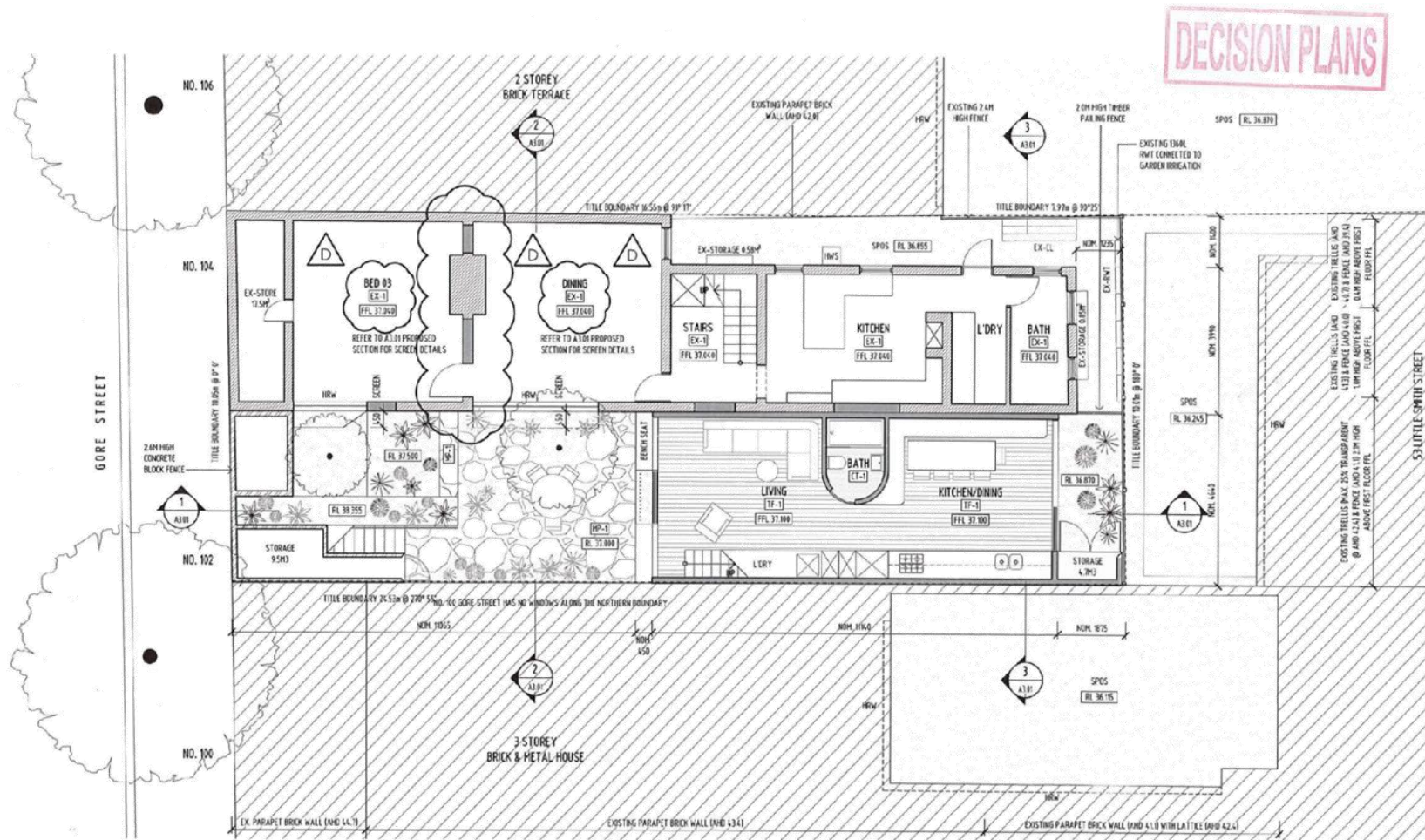
A0.14 DEMOLITION ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
18/77 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET / MELBOURNE VIC 3000 / 461 3 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABR 19 156 517 308



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

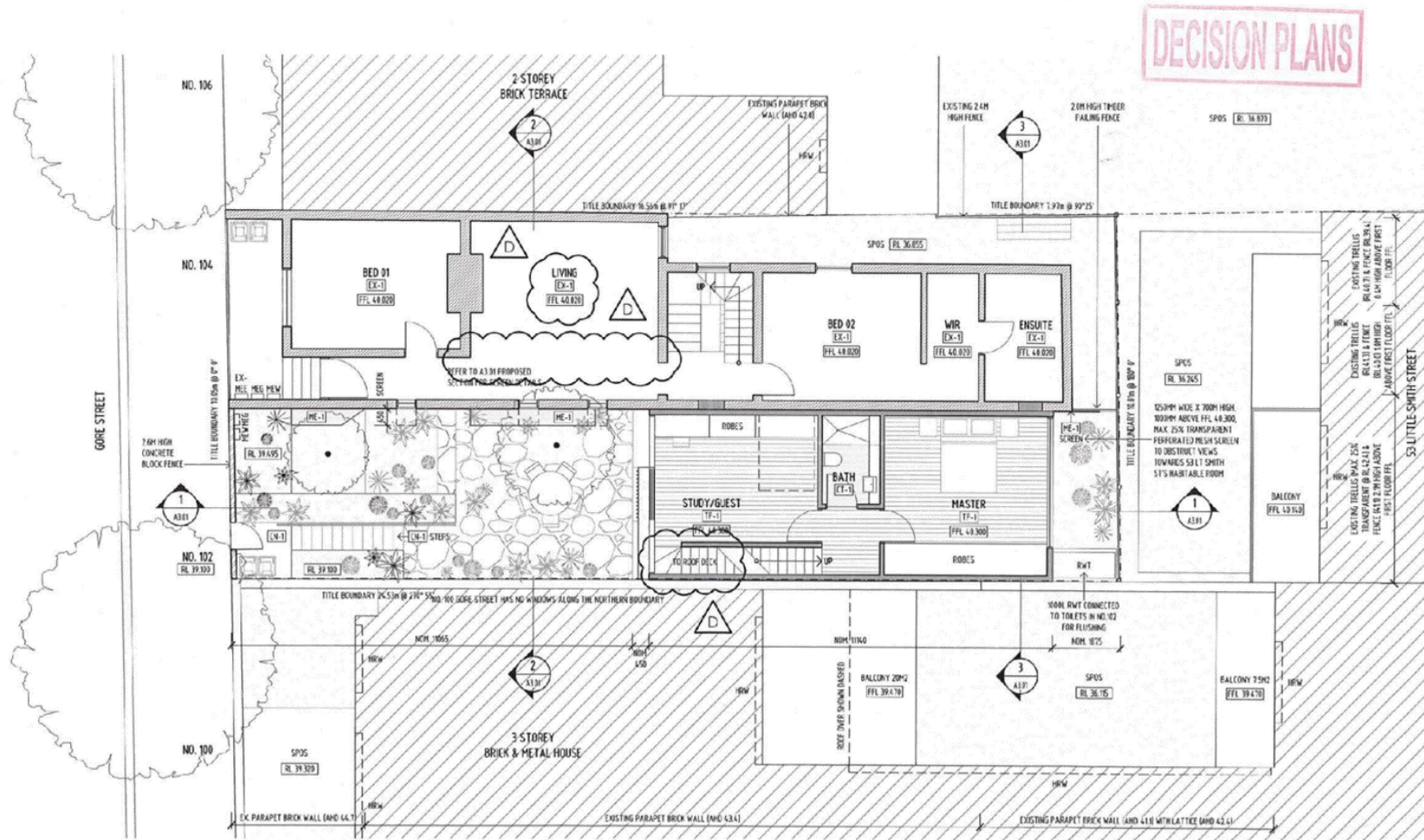
NOT FOR CONSTRUCTION

A1.01 PROPOSED GROUND FLOOR PLAN

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV D
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET HEIDELBERG VIC 3058 AUSTRALIA / +61 3 9417 0995 / CIVIL@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABRN 19 134 837 282

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



REVISED  
25 OCT 2019

Architecture Architecture

A1.02 PROPOSED FIRST FLOOR PLAN

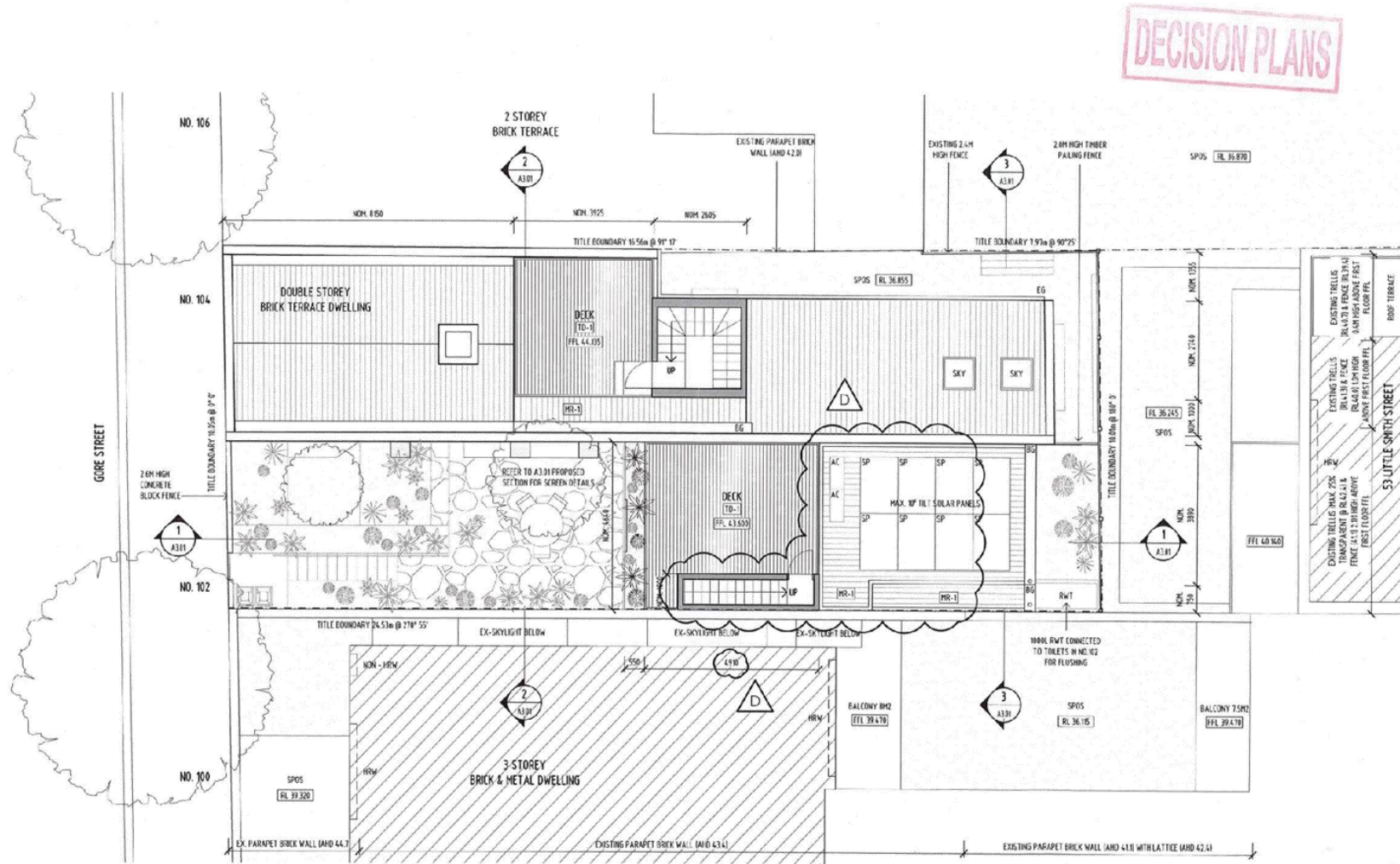
NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV D
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 BRICKWORK STREET HEAVY 3065 VIC AUSTRALIA / +61 3 9437 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABR 19 134 537 350



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



DECISION PLANS

Architecture Architecture

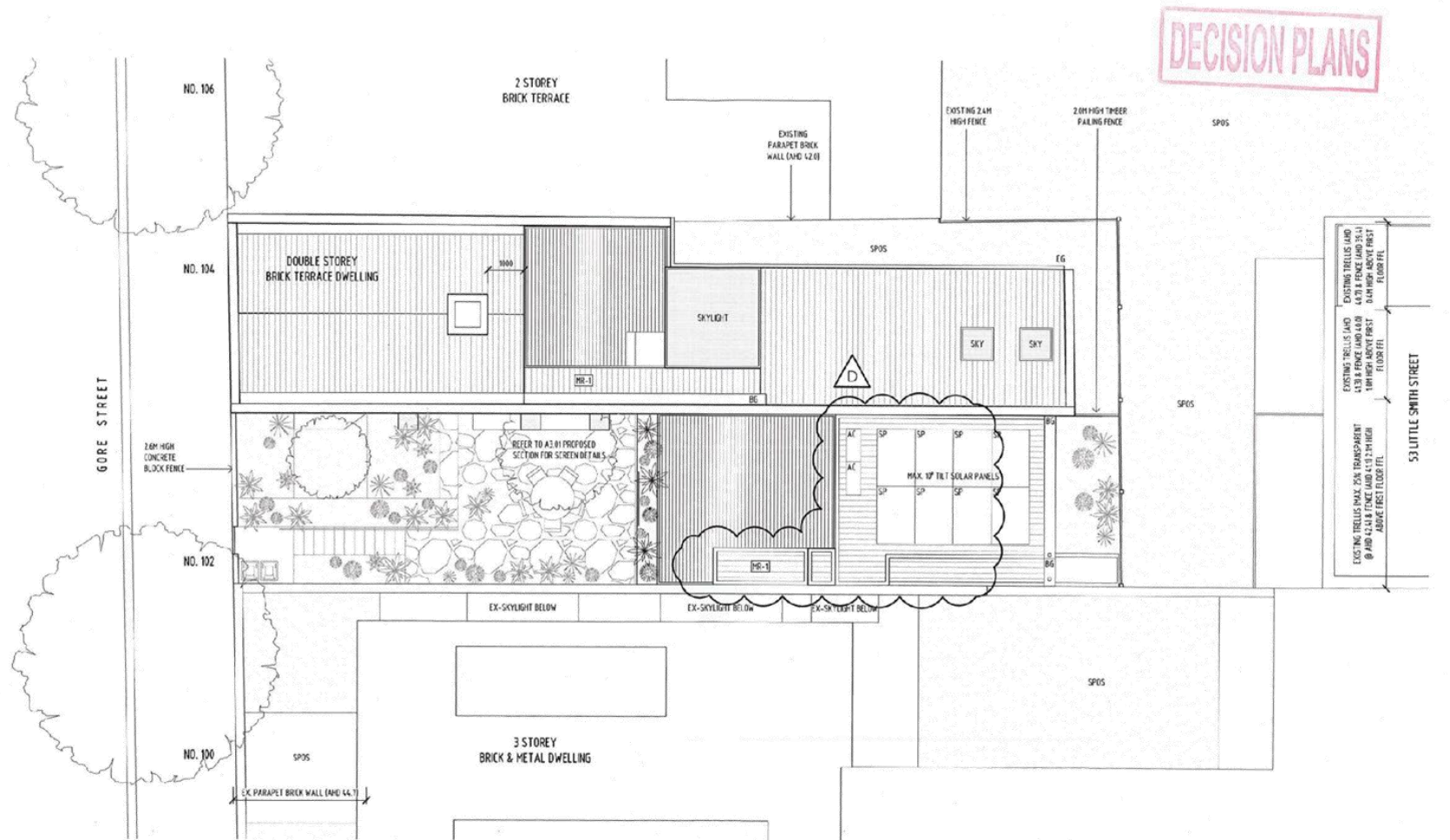
NOT FOR CONSTRUCTION

A1.03 PROPOSED ROOF DECK PLAN

①	JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
	1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 3 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABRN: 19 154 517 305

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

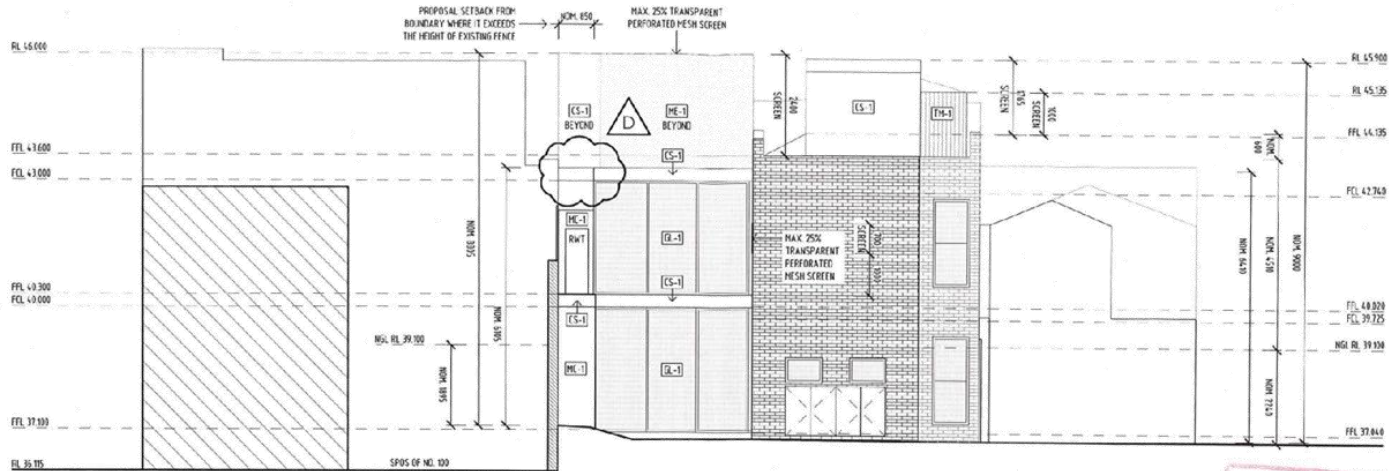
NOT FOR CONSTRUCTION

A1.04 PROPOSED ROOF PLAN

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV D
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

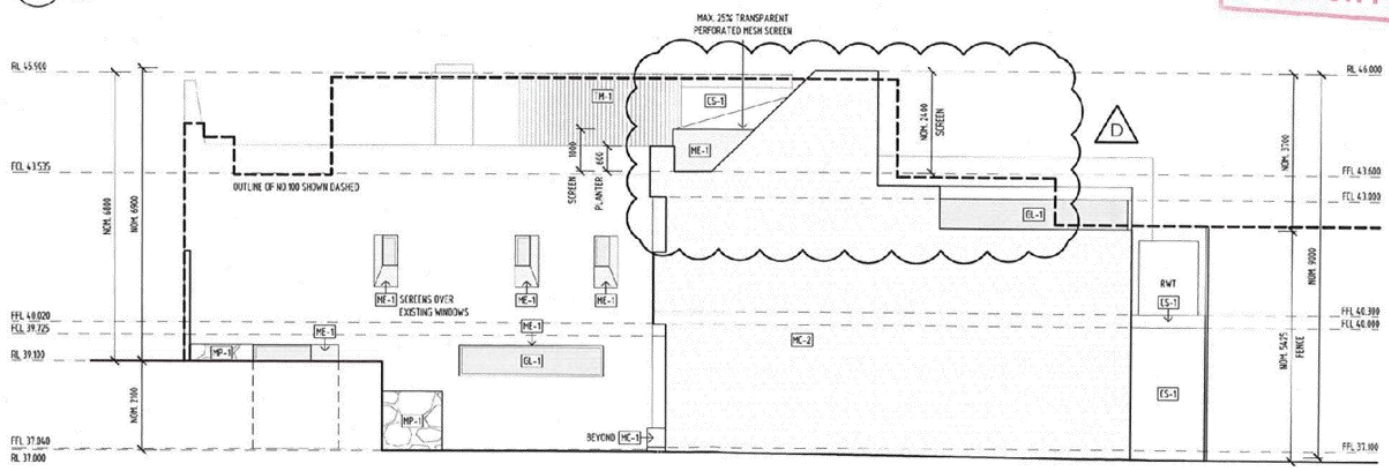
ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 3 941 0195 / OFFICE RESEARCH@CAAJAU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABRN: 19 134 837 380

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



1 EAST ELEVATION  
1:100

DECISION PLANS



2 SOUTH ELEVATION  
1:100

25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

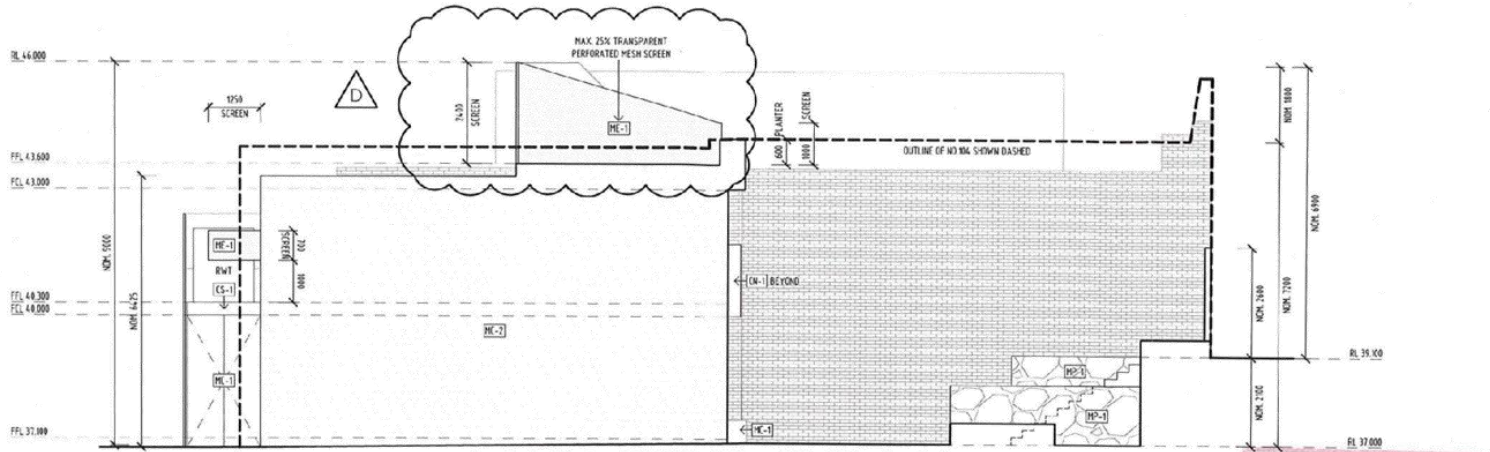
A2.02 PROPOSED ELEVATIONS

JOB NO. 18/77 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV 0
-----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 17 BRIDGEMAN STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 156 517 350

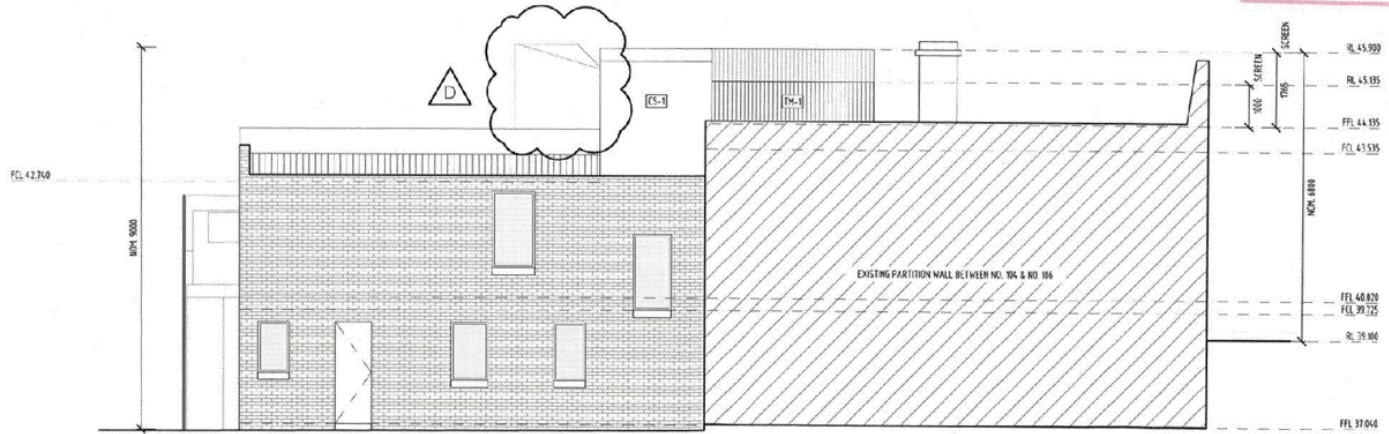


Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



5 NORTH ELEVATION (FROM NO. 102 GARDEN)  
1:100

DECISION PLANS



6 NORTH ELEVATION (FROM NO. 104 SPOTS)  
1:100

REVISED  
25 OCT 2019

Architecture Architecture

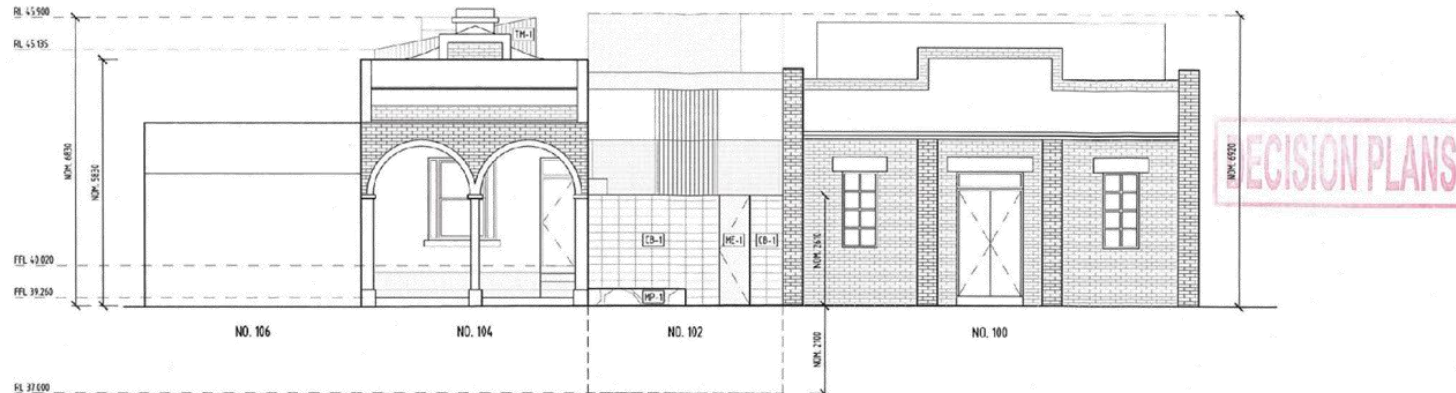
A2.03 PROPOSED ELEVATIONS

NOT FOR CONSTRUCTION

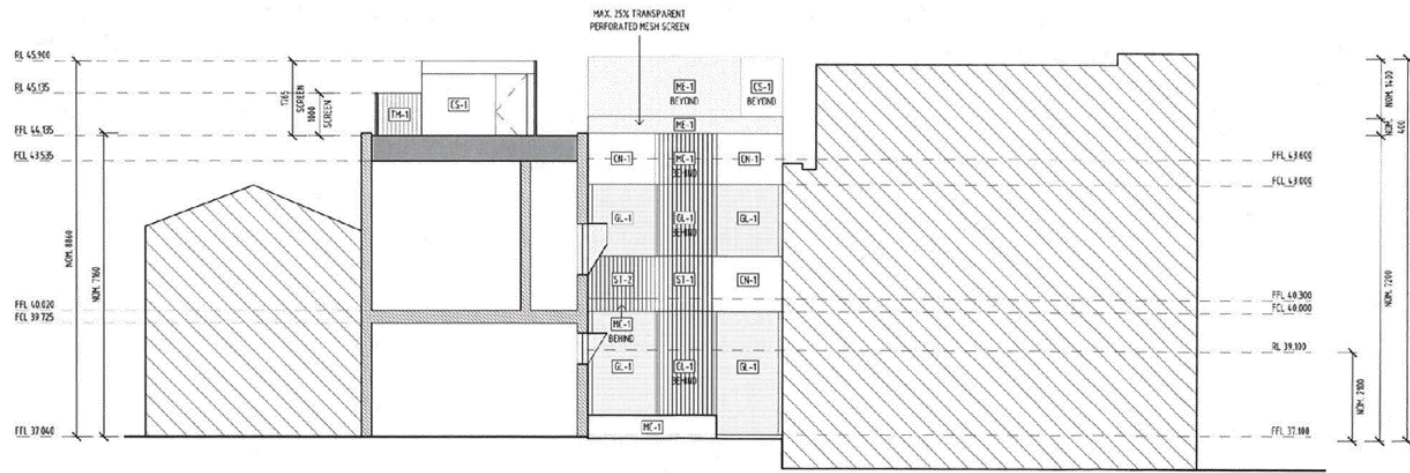
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL: 3 941 0795 / ONLINE: ARCHITECTURE.AU / WWW.ARCHITECTURE.AU / ABRN: 19 154 517 352

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



1 WEST ELEVATION (FROM GORE STREET)  
1:100



2 WEST ELEVATION (FROM GARDEN)  
1:100

RECEIVED  
25 OCT 2019

Architecture Architecture

A2.01 PROPOSED ELEVATIONS

NOT FOR CONSTRUCTION

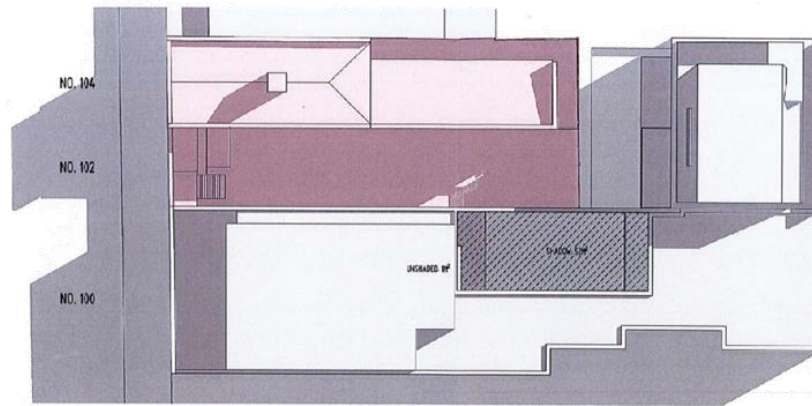
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	

ARCHITECTURE ARCHITECTURE / 57 BRILEWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0915 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARC-ARCH.COM.AU / ABN 11 156 517 305





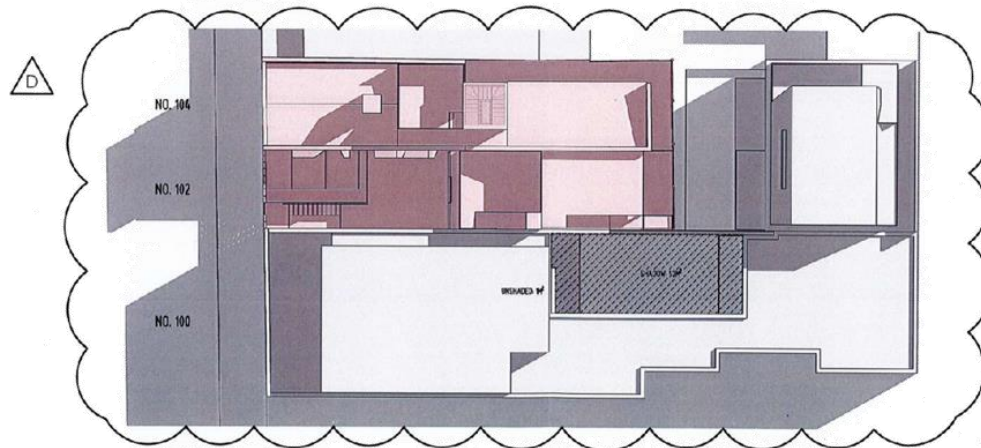
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



NOTE: DUE TO THE LOW GROUND LEVEL OF NO.100, THE SPDS OF NO. 100 REMAINS IN SHADOW BETWEEN 9AM-3PM AT THE SEPTEMBER EQUINOX.  
TRELLIS ABOVE EXISTING WALL AND FENCE. MODELED TO CAST ACCURATE SHADOWS ON NO.100 GORE STREET AND 53 LITTLE SMITH STREET.

DECISION PLANS

1 9AM 22 SEPT - EXISTING  
- 1:250



2 9AM 22 SEPT - PROPOSED  
- 1:250

RECEIVED  
25 OCT 2019

Architecture Architecture

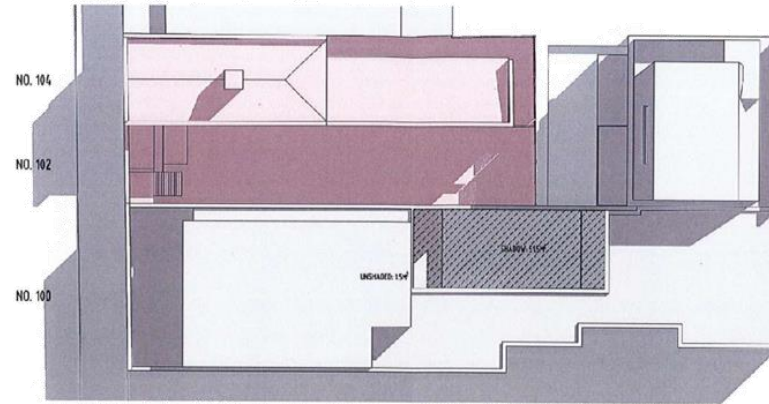
NOT FOR CONSTRUCTION

A0.03 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV. D
----------------------	---	------------------------	---------------------	----------------------	------------------	-----------

ARCHITECTURE ARCHITECTURE / 51 SPURWHEEL STREET HURSTVILLE NSW VIC AUSTRALIA / +61 3 9417 0995 / 01VIC@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABR: 19 134 517 332

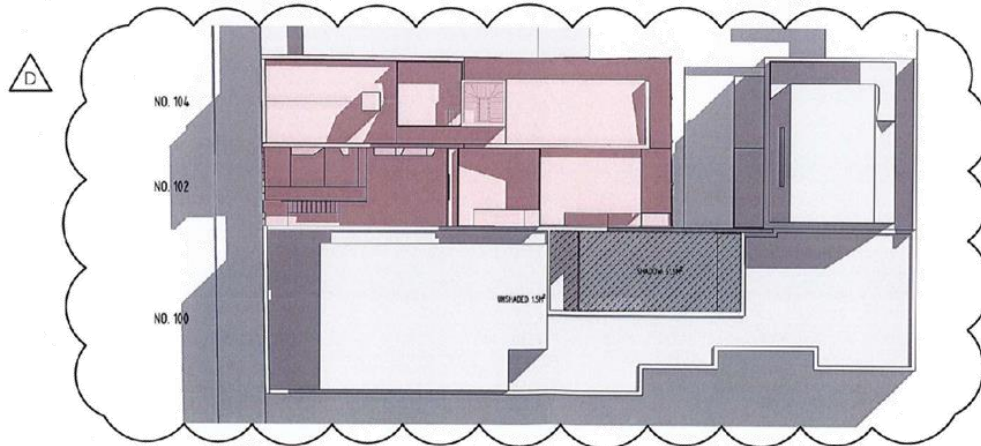
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



NOTE: DUE TO THE LOW GROUND LEVEL OF NO.100, THE SPIS OF NO. 100 REMAINS IN SHADOW BETWEEN 9AM-3PM AT THE SEPTEMBER EQUINOX.  
TRELLIS ABOVE EXISTING WALL AND FENCES MODELED TO CAST ACCURATE SHADOWS ON NO.100 GORE STREET AND 53 LITTLE SMITH STREET.

DECISION PLANS

1 10AM 22 SEPT - EXISTING  
1:250



2 10AM 22 SEPT - PROPOSED  
1:250

RECEIVED  
25 OCT 2019

Architecture Architecture

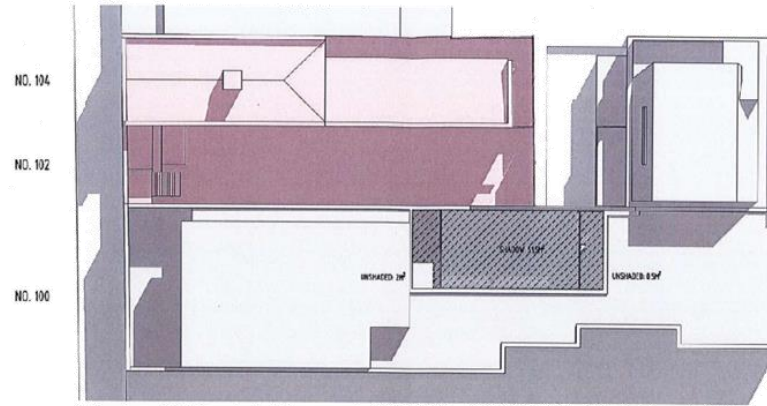
NOT FOR CONSTRUCTION

A0.04 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV D
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 AMBROSE STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 5715 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABN: 19 154 517 903

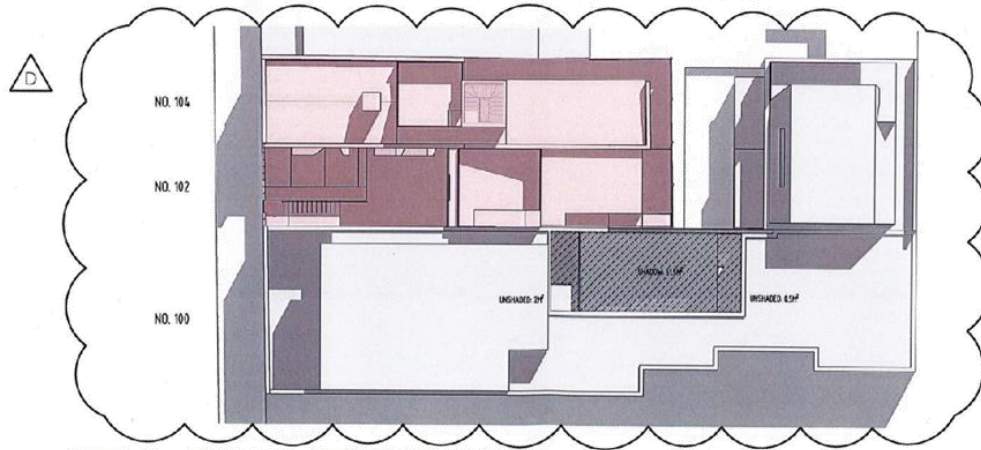
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



NOTE: DUE TO THE LOW GROUND LEVEL OF NO.100, THE SPCS OF NO. 100 REMAINS IN SHADOW BETWEEN 9AM-3PM AT THE SEPTEMBER EQUINOX.  
TRELLIS ABOVE EXISTING WALL AND FENCES MOBBLED TO EAST. ACCURATE SHADOWS ON NO.100 GORE STREET AND 53 LITTLE SMITH STREET.

DECISION PLANS

1 11AM 22 SEPT - EXISTING  
1:250



2 11AM 22 SEPT - PROPOSED  
1:250

RECEIVED  
25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

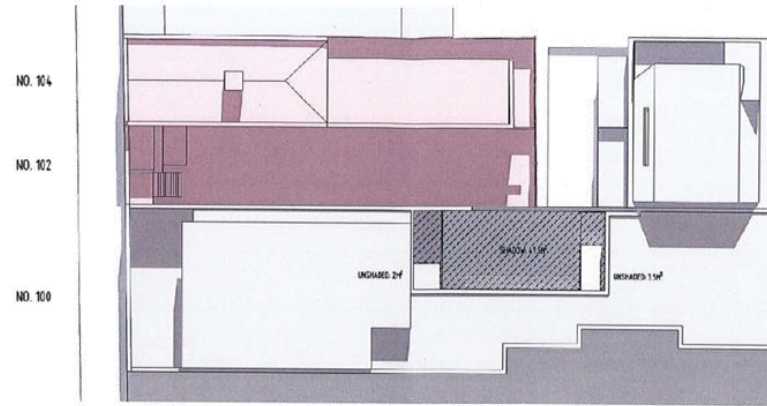
A0.05 SHADOW DIAGRAMS

JOBS NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AI/(MR)/XN	24.10.19	D

ARC+ARCHITECTURE / 57 EBBWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9412 0993 / OFFICE@ARC+ARCHITECTURE.COM.AU / WWW.ARC+ARCHITECTURE.COM.AU / ABN: 19 154 317 382



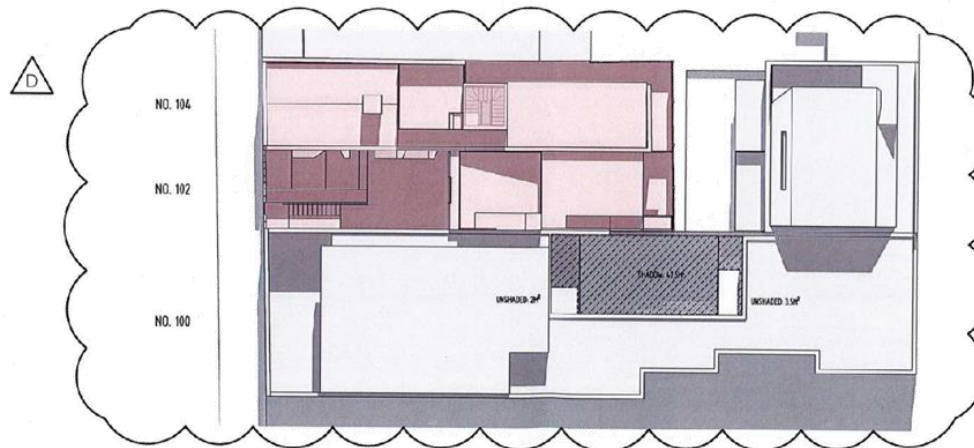
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



NOTE: DUE TO THE LOW GROUND LEVEL OF NO.100, THE SPDS OF NO. 100 REMAINS IN SHADOW BETWEEN 9AM-3PM AT THE SEPTEMBER EQUINOX.  
TRELLIS ABOVE EXISTING WALL AND FENCES MODELLED TO CAST ACCURATE SHADOWS ON NO.100 GORE STREET AND 53 LITTLE SMITH STREET.

DECISION PLANS

1 12PM 22 SEPT - EXISTING  
1:250



2 12PM 22 SEPT - PROPOSED  
1:250

Architecture Architecture

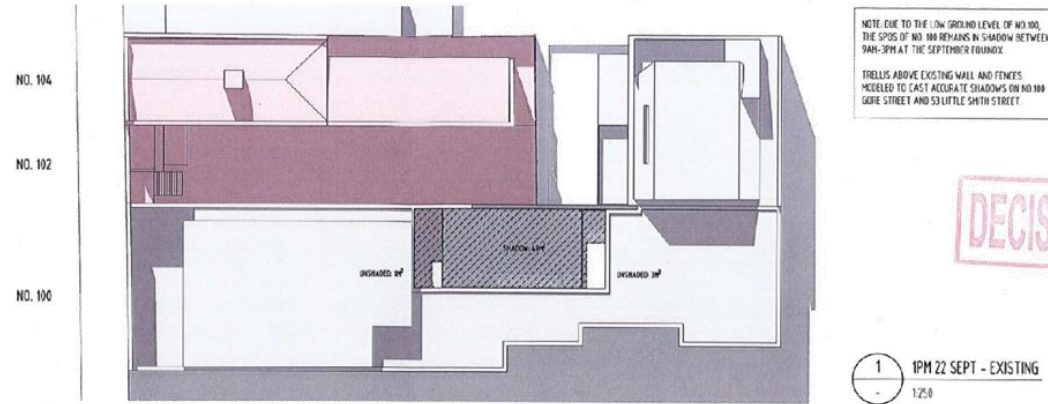
NOT FOR CONSTRUCTION

A0.06 SHADOW DIAGRAMS

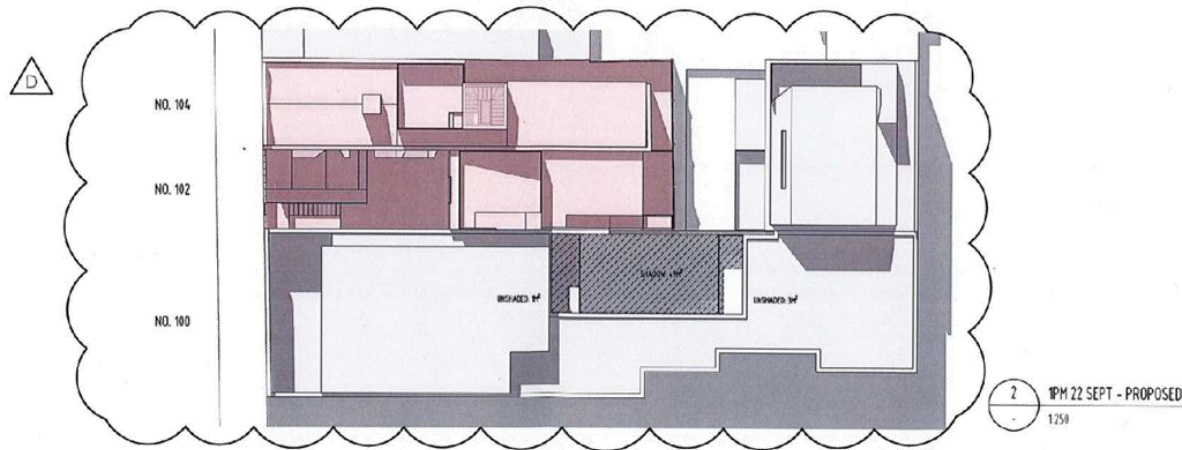
JOB NO. 18/77 GORE	PROJ. NO. 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY A.H./MR./X.N	DATE 24.10.19	REV D
-----------------------	---	------------------------	---------------------	--------------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 BRINEWORKS STREET / FITZROY 3066 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABRN 19 54 817 350

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



DECISION PLANS



RECEIVED  
25 OCT 2019

Architecture Architecture

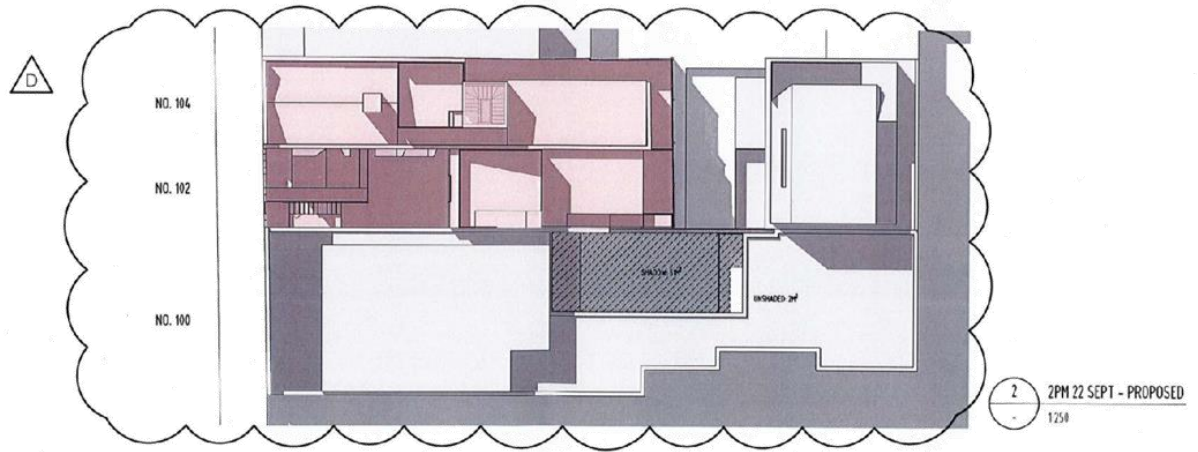
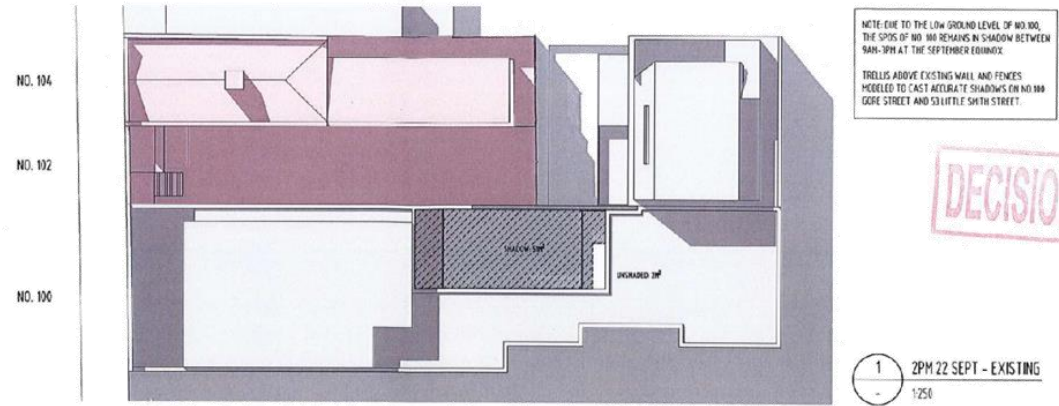
NOT FOR CONSTRUCTION

A0.07 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 57 BRICKWICK STREET FITZROY 3060 VIC AUSTRALIA / +61 3 9437 0895 / OFFICE@ARCHITECTURE.AU / WWW.ARCHITECTURE.AU / ABRN 19 154 837 350

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



PROPOSED  
25 OCT 2019

Architecture Architecture

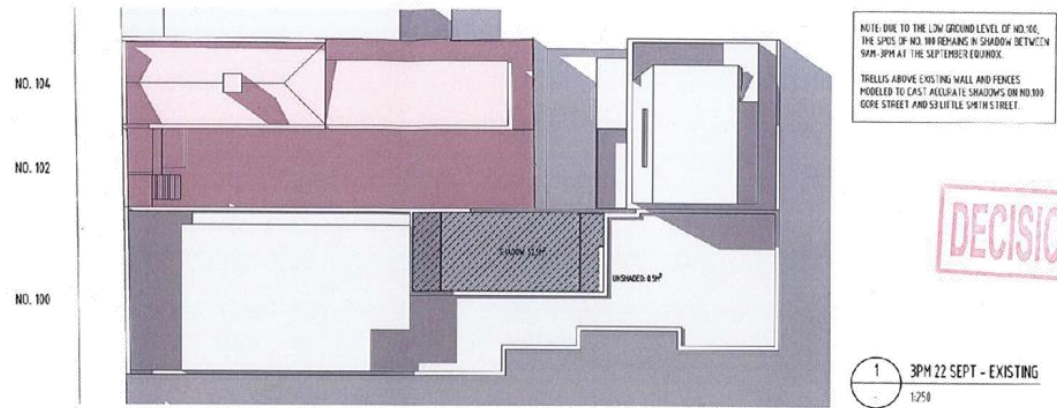
NOT FOR CONSTRUCTION

A0.08 SHADOW DIAGRAMS

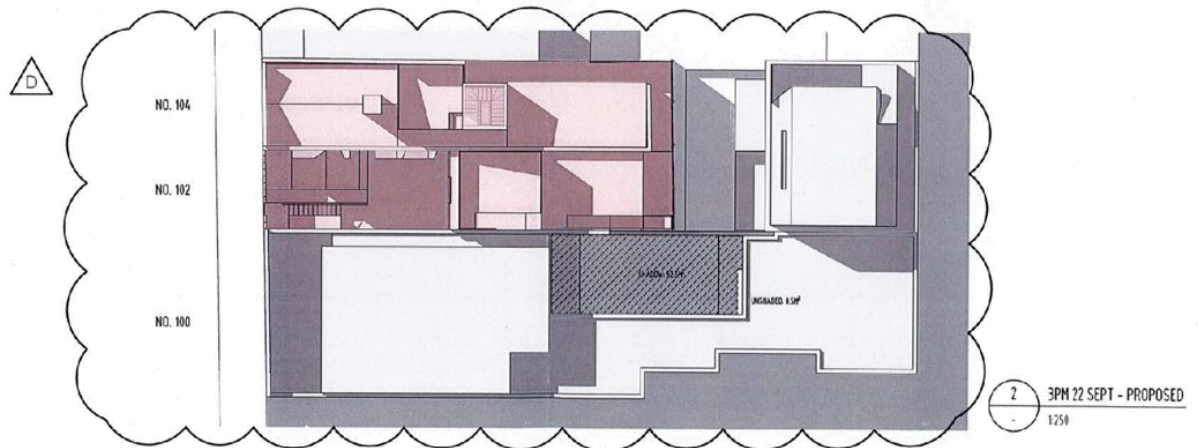
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MAR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 52 BRADSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 3 9417 0195 / OFFICE@ARCHITECTURE.AU / WWW.ARCHITECTURE.AU / ABRN 19 156 617 380

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



DECISION PLANS



PROPOSED  
25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

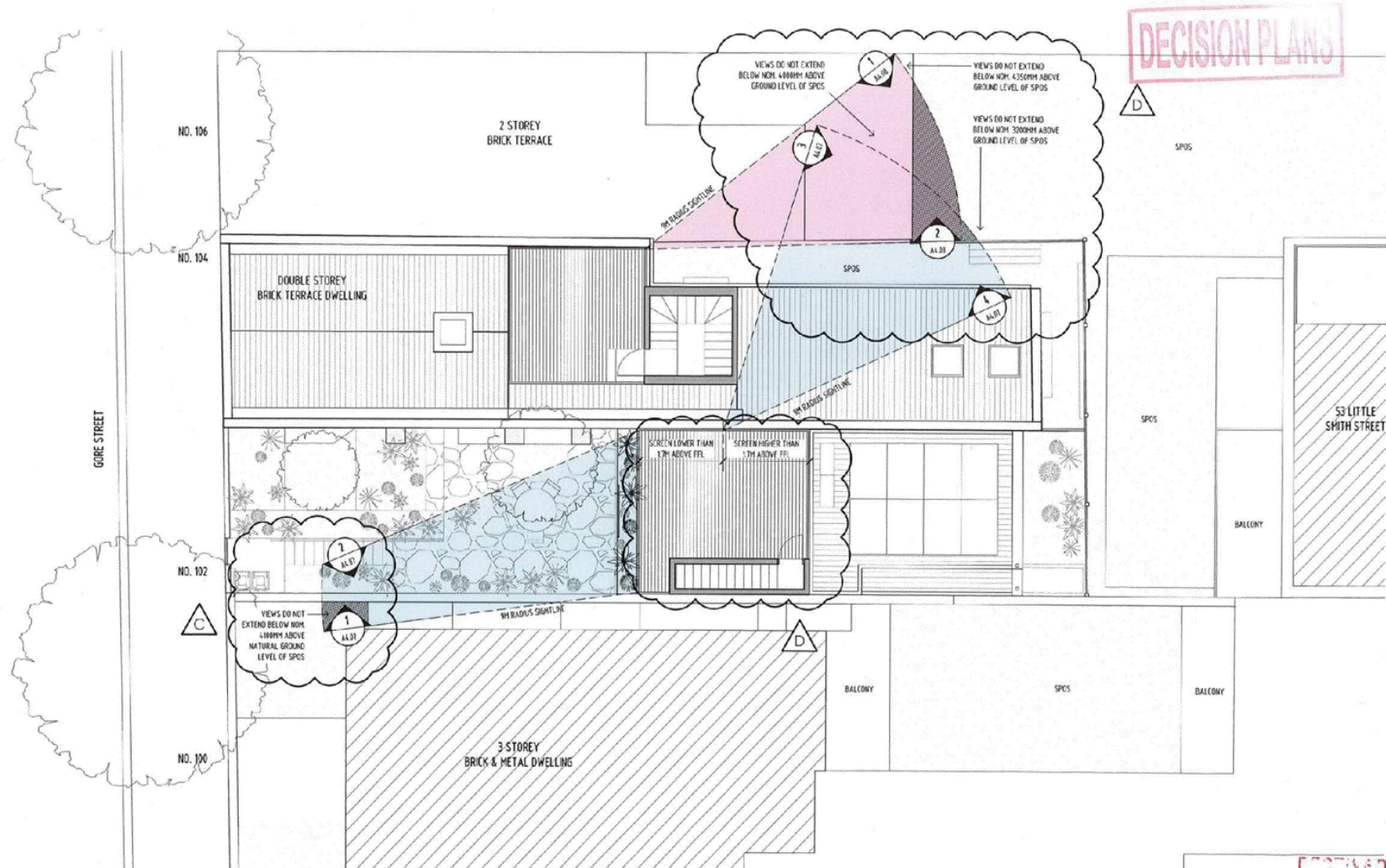
A0.09 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
18/77 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 57 BRISWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A001/19/150/517/350



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



**DECISION PLANS**

Architecture Architecture

NOT FOR CONSTRUCTION

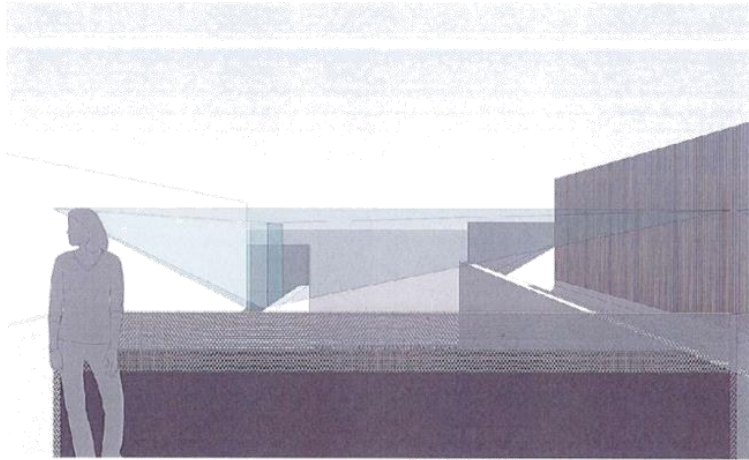
**A4.02 OVERLOOKING DIAGRAM**

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, HIZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

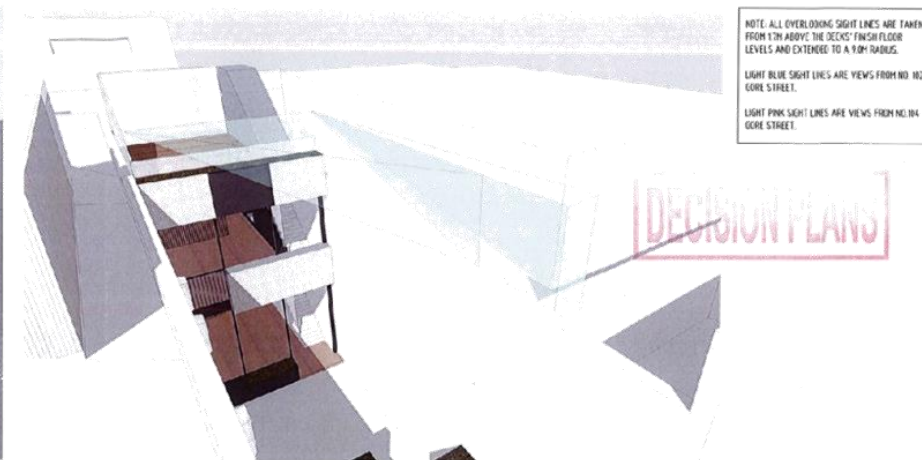
ARCHITECTURE ARCHITECTURE / 52 BRUNSWICK STREET HURSTVILLE NSW VIC AUSTRALIA / +61 3 9437 0995 / OFFICE@AAO-ARCH.COM.AU / WWW.AAARCH.COM.AU / AEN: 19 134 517 202



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



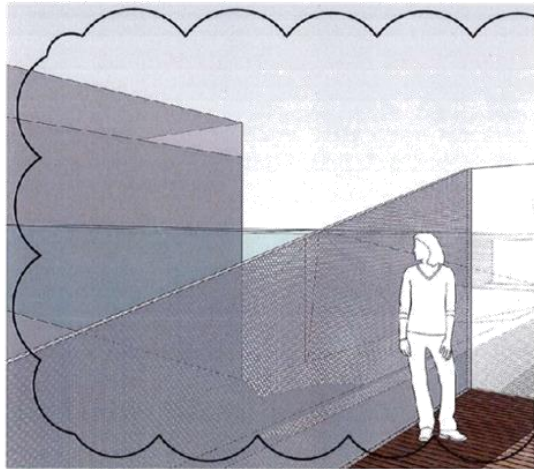
1 LOOKING WEST FROM 102 DECK TOWARDS 100 SPOS  
NTS



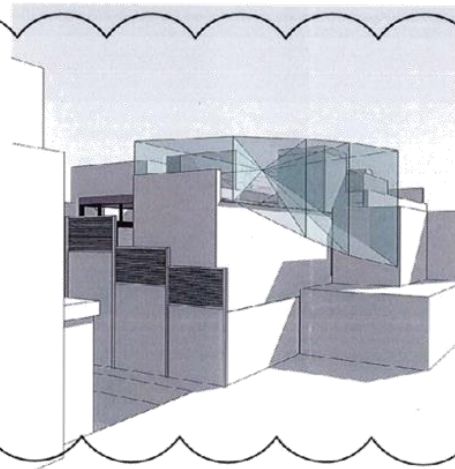
2 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 100 SPOS  
NTS

NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.2M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 90M RADIUS.  
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.  
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.

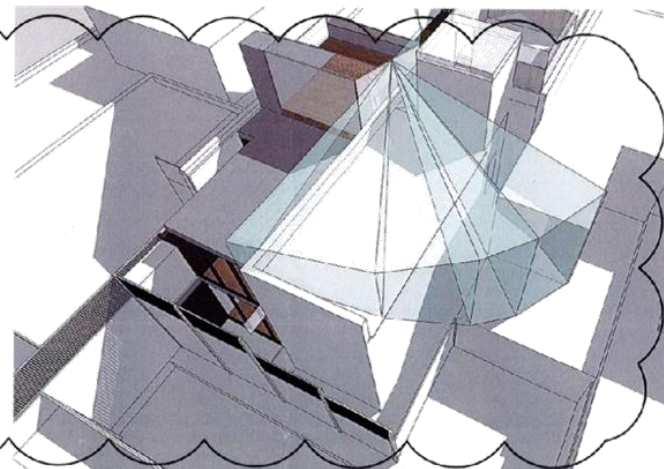
DECISION PLANS



3 LOOKING NORTHEAST FROM 102 DECK TOWARDS 106 SPOS  
NTS



4 LOOKING SOUTHWEST FROM 106 SPOS  
NTS



5 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 106 SPOS  
NTS

Architecture Architecture

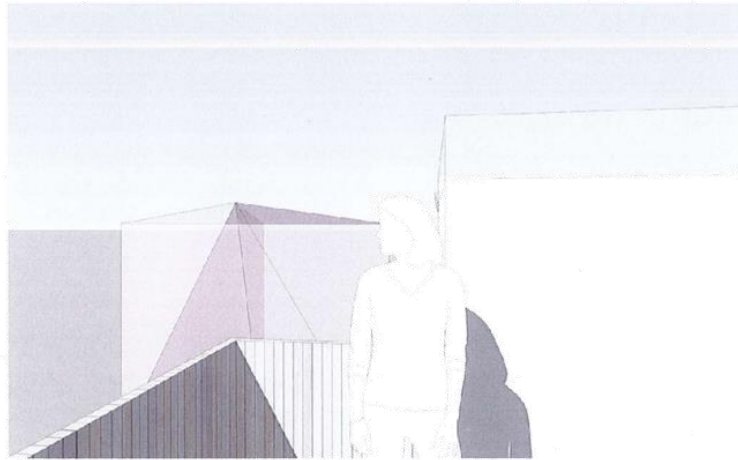
NOT FOR CONSTRUCTION

A4.03 OVERLOOKING DIAGRAMS

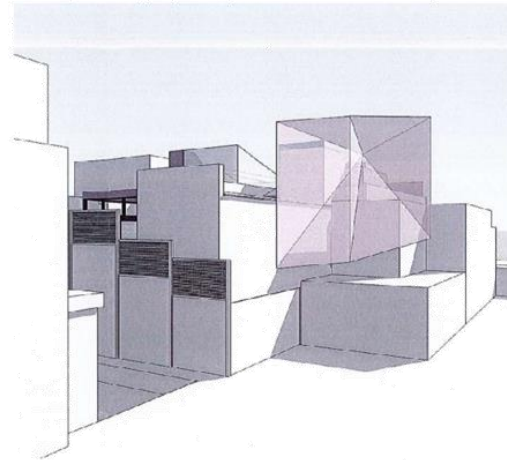
JOB NO. 1877 GORE	PROJECT 102- 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NTS @ A3	DESIGNED BY AH/JMR/XN	DATE 24.10.19	REV D
----------------------	--	------------------------	-------------------	--------------------------	------------------	----------

ARCHITECTURE ARCHITECTURE // ST MARIAN'S COLLEGE FITZROY VIC AUSTRALIA // TEL: 03 9417 0295 // DR@ARCHITECTURE.COM.AU // WWW.ARCHITECTURE.COM.AU // ABL 19 106 012 300

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



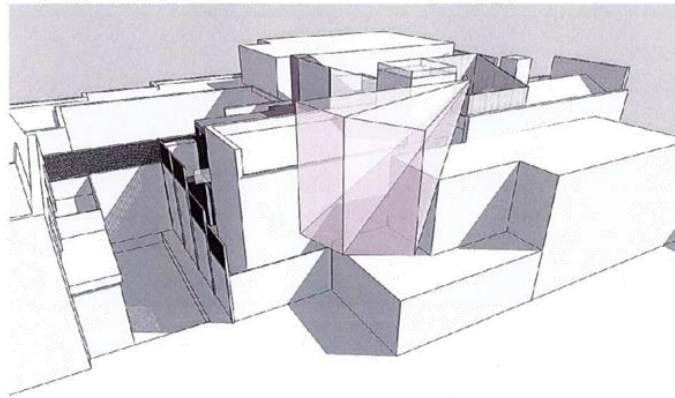
1 LOOKING NORTHEAST FROM 104 DECK TOWARDS 106 SPOS  
NTS



2 LOOKING SOUTHWEST FROM 106 SPOS  
NTS

NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 3.0M RADIUS.  
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.  
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.

DECISION PLANS



3 BIRDS EYE VIEW OF 104 DECK TOWARDS 106 SPOS  
NTS

Architecture Architecture

NOT FOR CONSTRUCTION

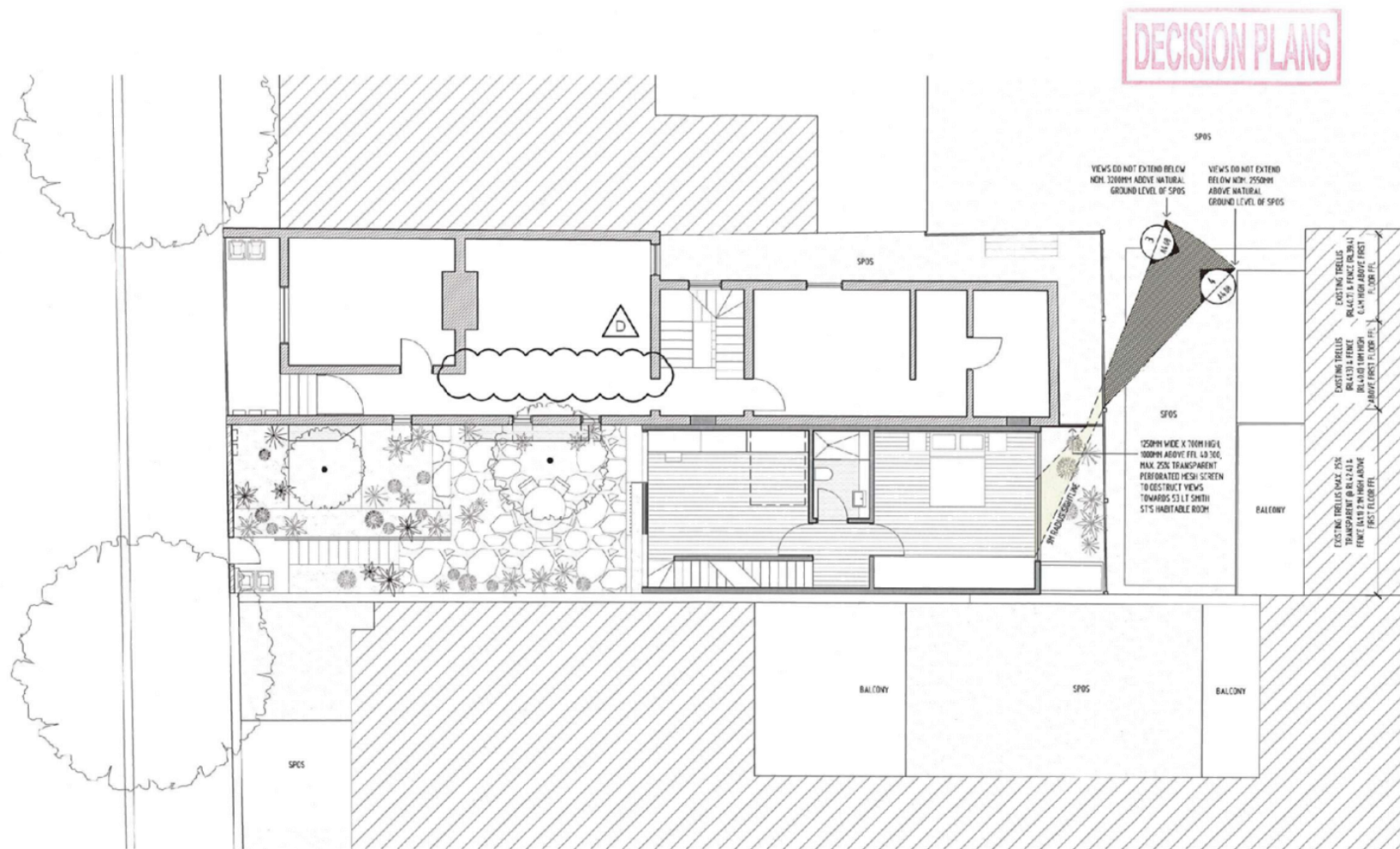
25 OCT 2019

A4.04 OVERLOOKING DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0991 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ARCH19154517300

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

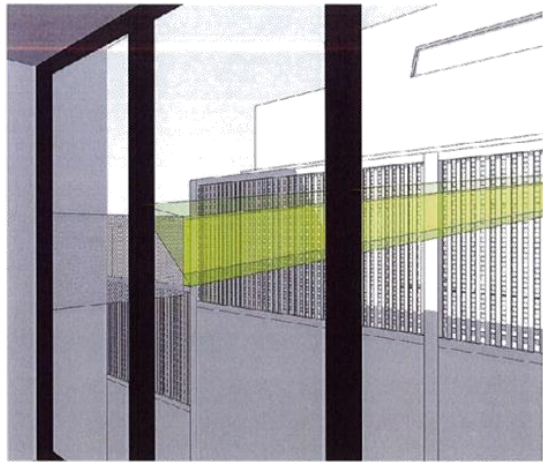
A4.05 OVERLOOKING DIAGRAM

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

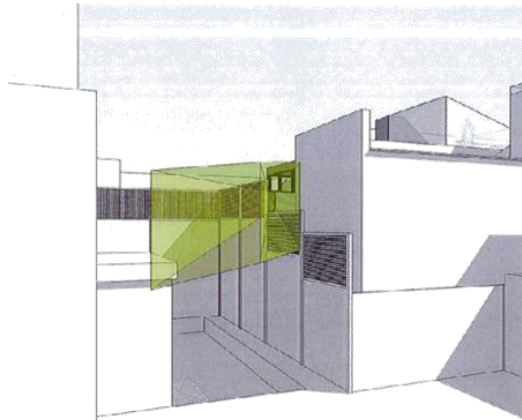
ARCHITECTURE ARCHITECTURE / 57 SPRINGBONE STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9412 3915 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AHN 19 156 517 302



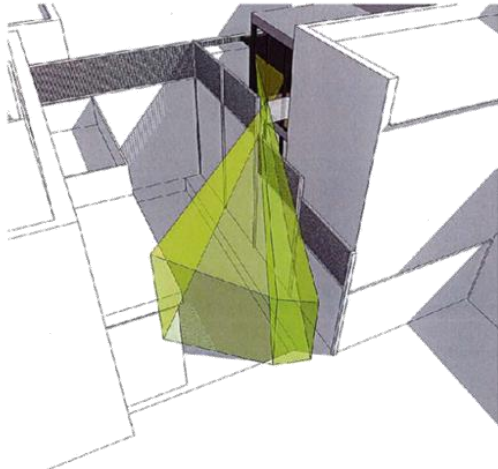
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



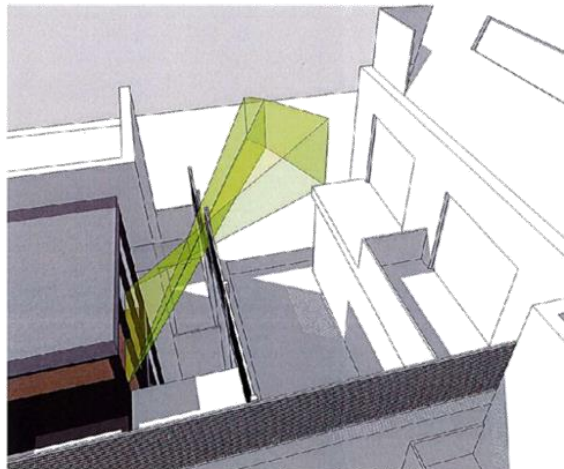
1 LOOKING NORTHEAST FROM 102 MASTER TOWARDS 53 SPOTS  
- NTS



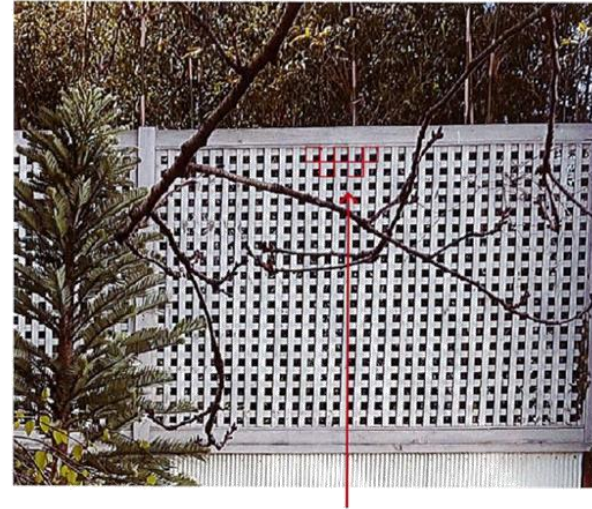
2 LOOKING SOUTHWEST FROM 53 SPOTS  
- NTS



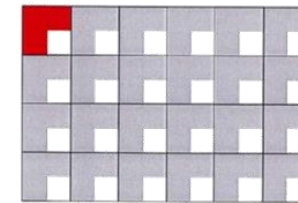
3 BIRDS EYE VIEW OF 102 MASTER OVERLOOKING INTO 53 SPOTS  
- NTS



4 BIRDS EYE VIEW OF 102 MASTER OVERLOOKING INTO 53 SPOTS  
- NTS



NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECKS' FINISH FLOOR LEVELS AND EXTENDED TO A 5.0M RADIUS.  
LIGHT GREEN SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET'S MASTER BEDROOM.



ONLY ONE QUARTER OF EACH UNIT IN THE GRID IS OPEN. THEREFORE, THE TRELLIS IS ONLY 25% TRANSPARENT.

DECISION PLANS

PROPOSED  
25 OCT 2019

5 EXISTING TRELLIS TRANSPARENCY ABOVE FENCE BETWEEN 102 GORE ST & 53 LT SMITH ST  
- NTS

Architecture Architecture

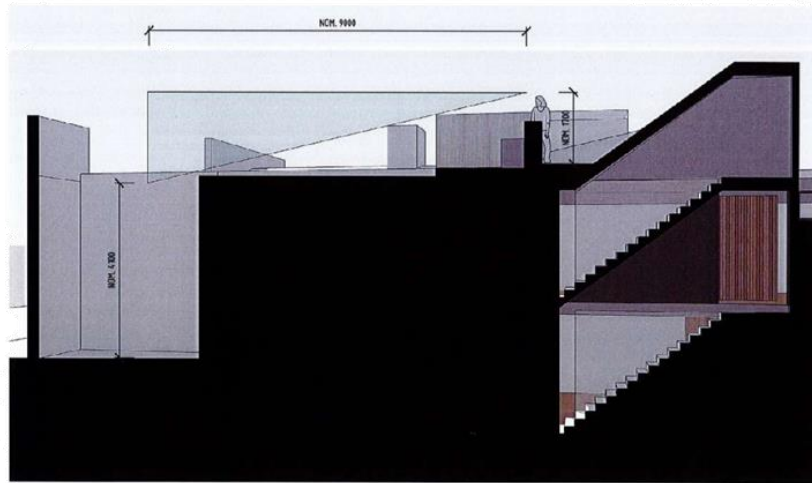
NOT FOR CONSTRUCTION

A4.06 OVERLOOKING DIAGRAMS

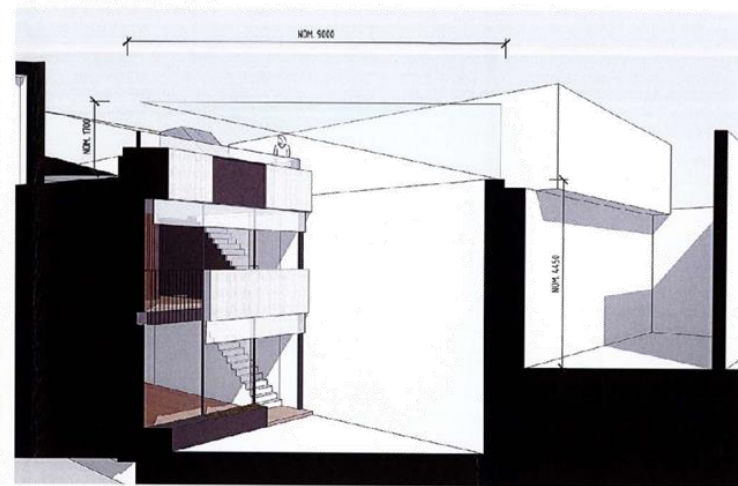
JOB NO.	PROJECT	PHASE	SCALE	DATE	DATE	BY
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NIS @ A3	24.10.19		

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET (HUBBY 305) VIC 3068 / TEL: 3 9427 8955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A40019158-517-300

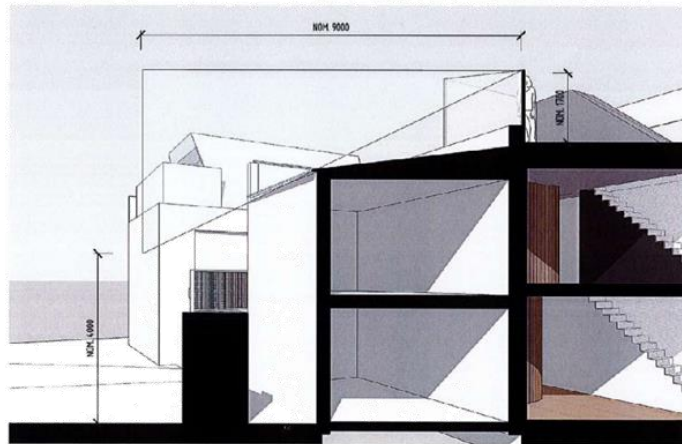
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



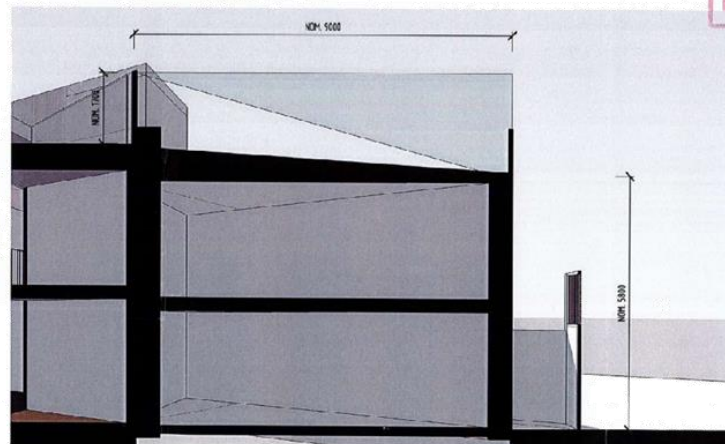
1 OVERLOOKING SECTION  
A4.02 1:100



2 OVERLOOKING SECTION  
A4.02 1:100



3 OVERLOOKING SECTION  
A4.02 1:100



4 OVERLOOKING SECTION  
A4.02 1:100

DECISION PLANS

REVISED  
25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

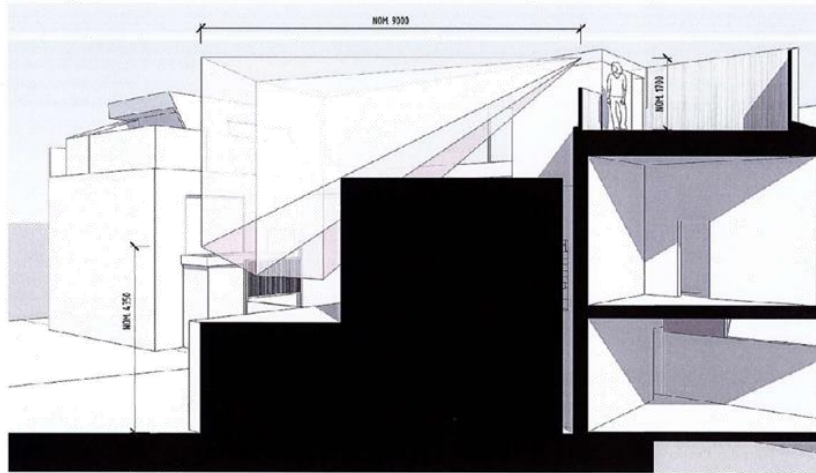
A4.07 OVERLOOKING SECTION

JOB NO.	PROJ. NO.	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NIS @ A3	A1/1/MR/XN	24.10.19	-

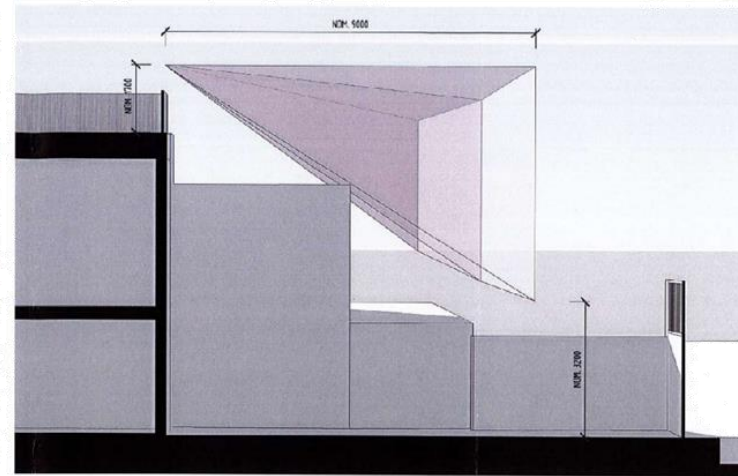
ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3066 VIC AUSTRALIA / +61 3 9417 0953 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A407 19 10 01 001



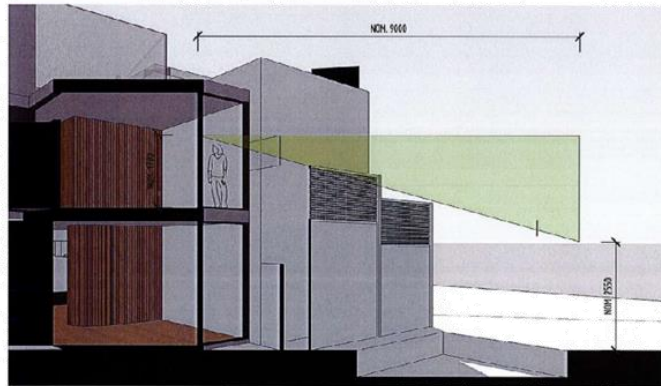
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



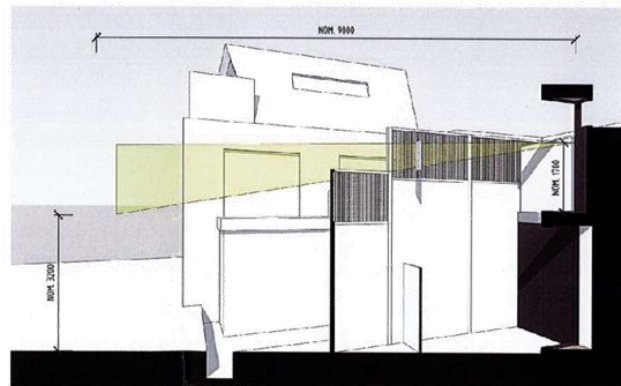
1 OVERLOOKING SECTION  
A4.02 1:100



2 OVERLOOKING SECTION  
A4.02 1:100



3 OVERLOOKING SECTION  
A4.05 1:100



4 OVERLOOKING SECTION  
A4.05 1:100

DECISION PLANS

RECEIVED  
25 OCT 2019

Architecture Architecture

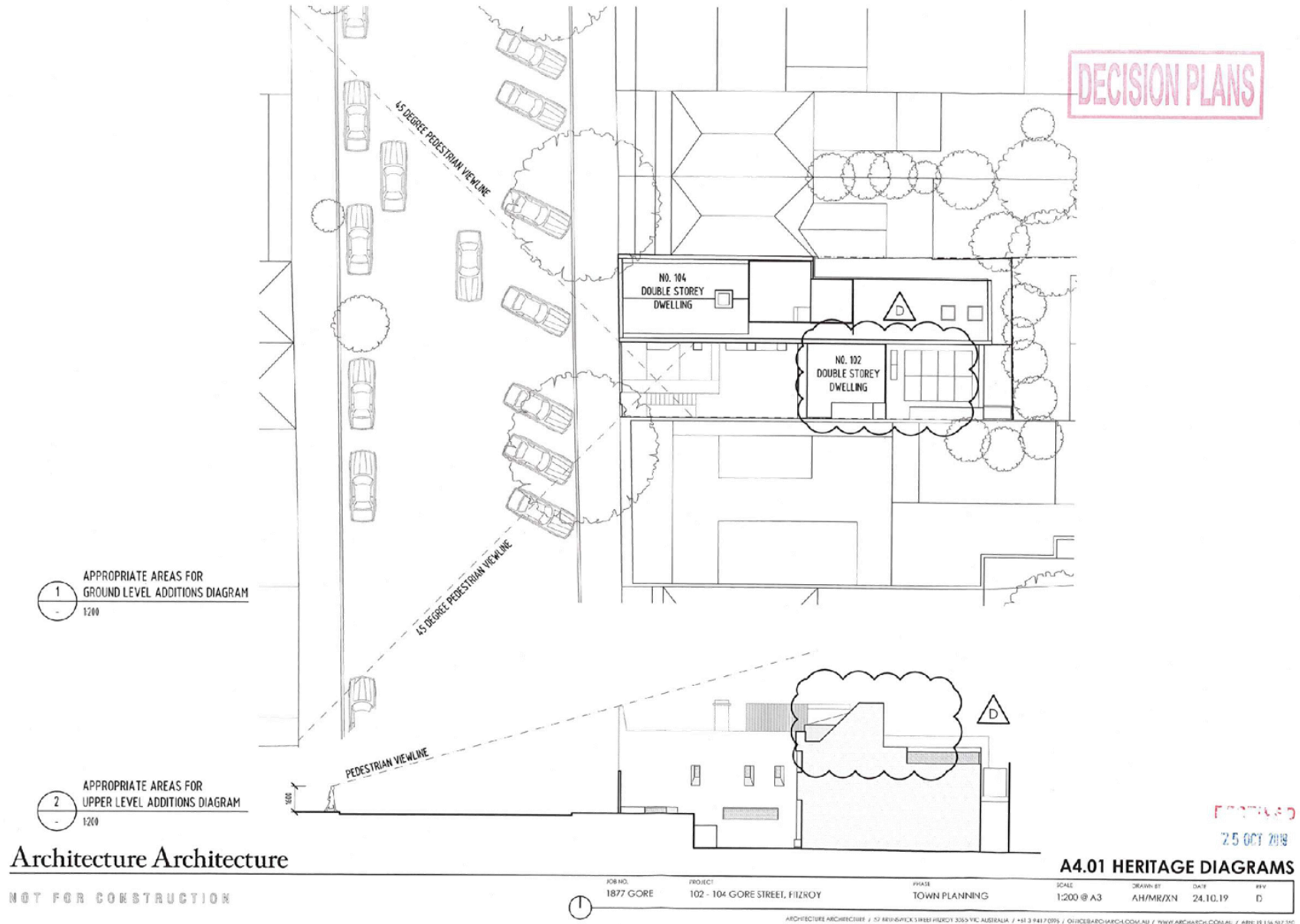
NOT FOR CONSTRUCTION

A4.08 OVERLOOKING SECTIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 57 BRURWICK STREET FITZROY 3046 VIC AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 156 517 350

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version





Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

NOT FOR CONSTRUCTION

A5.01 RENDER

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NIS @ A3	DRAWN BY AH/MR/XN	DATE 24.10.19	REV
----------------------	---	------------------------	-------------------	----------------------	------------------	-----

HEWLETT PACKARD / 51 BROADVIEW STREET / FITZROY VIC 3065 AUSTRALIA / TEL 03 9437 0795 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 156 517 330



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



DECISION PLANS

25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

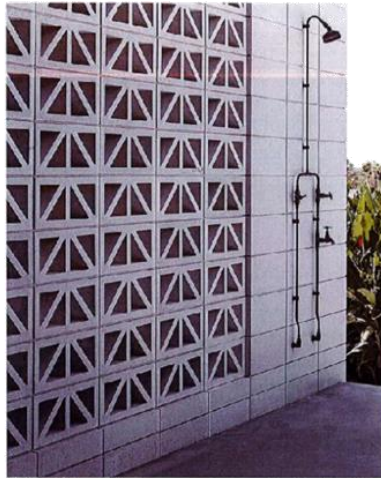
A5.02 RENDER

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	24.10.19	

ARCHITECTURE ARCHITECTURE / 57 BRIMBANK STREET FITZROY 3060 VIC AUSTRALIA / +61 3 947 7 099 / CHICKEN@ARCHITECTURE.AU / WWW.ARCHITECTURE.AU / ABN 19 156 917 282



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



**CB-1 CONCRETE BREEZE BLOCKS**  
Concrete Breeze Blocks [Permeable]



**CN-1 CONCRETE**  
Concrete (Formed Profile)



**CS-1 CEMENT SHEET**  
Cement Sheet Cladding



**CT-1 CERAMIC TILES**  
Ceramic Tiles



**GL-1 GLASS**  
Double Glazed Finish: Clear



**MC-1 METAL CLADDING - DARK**  
Metal Cladding



**MC-2 METAL CLADDING - LIGHT**  
Metal Cladding



**ME-1 PERFORATED MESH**  
Perforated Mesh Opening: Max. 25% Transparency

Architecture Architecture

NOT FOR CONSTRUCTION

RECEIVED  
25 OCT 2019

**A6.01 MATERIALS SCHEDULE**

ITEM NO.	DESCRIPTION	PHASE	SCALE	DRAWN BY	DATE	REV
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	23.10.19	

ARCHITECTURE ARCHITECTURE / 51 BAKER STREET MELBOURNE VIC 3000 AUSTRALIA / +61 3 9427 0055 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / AIN 17 156317 000



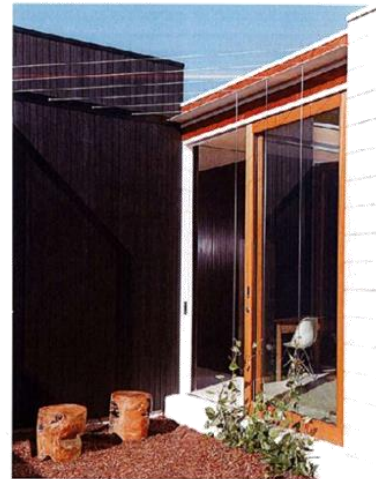
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



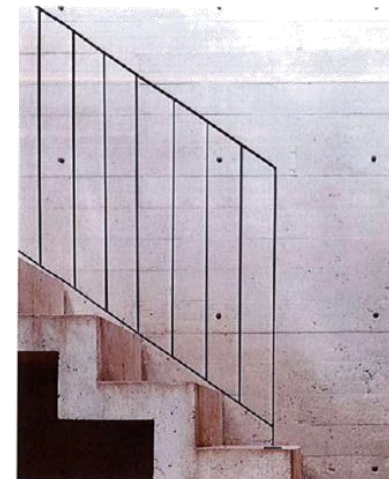
**MP-1 MASONRY PAVERS**  
Bluestone Masonry Pavers



**MR-1 METAL ROOFING**  
Metal Roofing Finish: Zincalume



**ST-1 STAINLESS STEEL CABLES**  
Stainless Steel Cables



**ST-2 STEEL BALUSTRADE**  
Steel Balustrade



**TD-1 TIMBER DECKING**  
Timber Decking



**TF-1 TIMBER FLOORING**  
Timber Flooring



**TM-1 TIMBER SCREEN TO DECK**  
Finish: White Washed

DECISION PLANS

RECEIVED  
25 OCT 2019

Architecture Architecture

NOT FOR CONSTRUCTION

**A6.02 MATERIALS SCHEDULE**

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	23.10.19	

ARCHITECTURE ARCHITECTURE / 51 HERRICK STREET MURPHY'S BROS AUSTRALIA / +61 3 9417 0055 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABL 19 156307 000



**Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice****City of Yarra****Heritage Advice**

---

<b>Application No.:</b>	PLN19/0100
<b>Address of Property:</b>	<b>102 &amp; 104 Gore Street, Fitzroy</b>
<b>Planner:</b>	Chris Stathis
<b>Yarra Planning Scheme</b>	STATE POLICY:
<b>References:</b>	<ul style="list-style-type: none"> <li>• Clause 15.03 Heritage</li> </ul> LOCAL POLICY: <ul style="list-style-type: none"> <li>• Clause 21.05-1 Built Form (Heritage)</li> <li>• Clause 43.01 Heritage Overlay</li> <li>• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</li> </ul>
<b>Heritage Overlay No. &amp; Precinct:</b>	HO334 – South Fitzroy Precinct
<b>Level of significance:</b>	Contributory, constructed 1900-1915 (Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007- updated from time to time)
<b>General description:</b>	102 Gore Street: New roof deck including stair run; AND 104 Gore Street: Part demolition for the construction of a two-storey addition, including roof deck.
<b>Drawing Nos.:</b>	Set of 36 drawings prepared by Architecture Architecture, received by Council and date stamped 18 Sep 2019

---

**CONTEXT DESCRIPTION:**

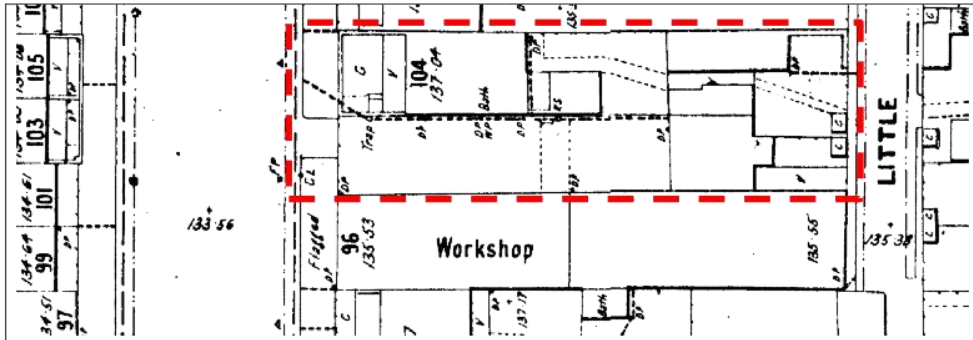
The subject site is a rectangular allotment with principal frontage to Gore Street and no rear access. It is located on the Eastern side of the street, between Webb Street to the north and Gertrude Street to the south. Gore Street is a wide street, measuring 17metres footpath to footpath.

The subject site is a two-storey, single fronted brick dwelling which appears to be single storey from the street front. It has an unusual arcaded front porch with tessellated tiles and a large parapet above. To the south of the site is a vacant lot, acquired at some point by No.104 Gore Street. The MMBW plan from 1900 shows that 102 Gore Street has always been substantially vacant.

Gore Street is a highly intact streetscape of Victorian, Edwardian and some inter-war dwellings. Many of the dwellings have a GF below ground, which is unique within the municipality. They are single and two-storey, mostly masonry (though there is a bluestone dwelling across the road), and mostly residential (excluding the historic workshop adjoining the subject site). Sites immediately surrounding the subject site are graded as individually significant or contributory.

*Note: The South Fitzroy Precinct (HO334) is within close proximity to the Royal Exhibition Building and is adjacent to the World Heritage Environs Area precinct. The nineteenth century development and character of the South Fitzroy Precinct contributes to the broader setting and context of the Royal Exhibition Building.*

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice



Above: Extract from MMBW Plan 1202, c.1900. Subject site outlined in red.



Above: Extract from Yarra GIS showing individually significant (pink), contributory (cream) and non-contributory (green) sites surrounding the subject site (outlined in red)



Above: View towards subject site as seen from Google Streetview.

**Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice**



Above: View towards subject site from the south.



Above: View towards subject site from the north.

**ASSESSMENT OF PROPOSED WORKS:**

**Comments regarding proposed demolition:**

The extent of demolition proposed by this application includes:

- Everything on the site of No.102 Gore Street, including the brick front fence;
- The rear portion of the main roof form, 1m beyond the chimney, at No.104 Gore Street.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

Clause 22.02-5.1 of the Yarra Planning Scheme encourages the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place; and generally discourages the demolition of part of a contributory building or removal of contributory elements unless:

- That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).
- that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or
- the removal of the part would not adversely affect the contribution of the building to the heritage place.

The existing brick fence/wall to no.104 is not original. **Full demolition of the brick wall is supported.**

Demolition of the roof, 1m beyond the front chimney, is the maximum amount of fabric which can be removed before the integrity of the site is compromised. **The extent of roof demolition over the existing building is supported.**



### Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

**Comments Regarding New Development, Alterations and Additions:**

The extent of new works proposed by this application includes:

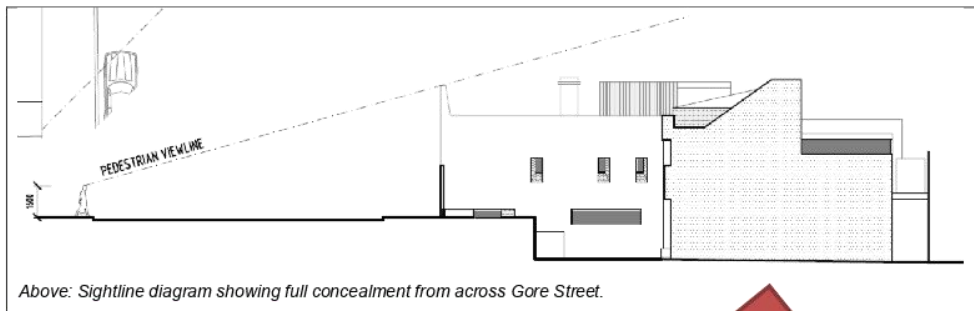
- Construction of a roof deck, including stair run at no. 104 Gore Street; and
- Construction a second dwelling on the vacant site at no. 102 Gore Street, including roof terrace.

The key consideration for assessing this aspect of the works is whether the proposed development will adversely affect the significance, character or appearance of the heritage building or the broader heritage precinct.

*REGARDING A PROPOSED ROOF TERRACE AT No. 104 GORE STREET*

*Setbacks:*

The front setback for the proposed roof deck will be 8.1metres from the front site boundary. The stair run will be 12metres from the front site boundary. The submitted sightline diagram below shows that that non-traditional roof top activity and the proposed stair run are both likely to be fully concealed from immediately across the street.



Above: Sightline diagram showing full concealment from across Gore Street.



Above: Potential visibility of the proposed roof terrace/screening to no. 104

The roof terrace will, however, be fully visibly from oblique angles to the south and partly visible from the north.

Clause 22.02-5.7.1 of the Yarra Planning Scheme discourages elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

The design includes a timber batten screen, to be 2.4metres high on the south, and 1metre high to the north. The screen will be constructed of timber with white washed finish (refer to image below).



**TM-1 TIMBER SCREEN TO DECK**  
Finish: White Washed

**Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice**

Although the screen will help to conceal roof terrace activity and furniture from the public realm, the appearance of bright white timber walls visibly rising above the roof of the heritage building will create a distracting addition to the heritage building. To reduce the visual impact it is strongly suggested that the screens are externally constructed in corrugated metal sheet cladding to match the colour of the existing roof.

The proposed roof terrace is supported on the condition that the proposed screen is constructed of corrugated metal sheet cladding to match the colour of the existing roof.

*Scale/height:*

In addition to the 1m-2.4metre high screen, the proposed roof terrace includes a stair run which is to be 2.4metres high. Whilst visible from the street, the stair run will not be taller than the existing chimney and will not dominate the existing building. The scale of the stair run in this location is acceptable for a contributory graded building and is supported.

*Appearance and Form:*

The contemporary form of the roof terrace and stair run is supported as it will have minimal visibility from across the street. By altering the material and colour, it is considered that the form and appearance of the proposed screening from oblique angles will be consistent with the colouring of the existing roof as well as other nearby roofs.

**REGARDING THE SECOND DWELLING AT No. 102 GORE STREET**

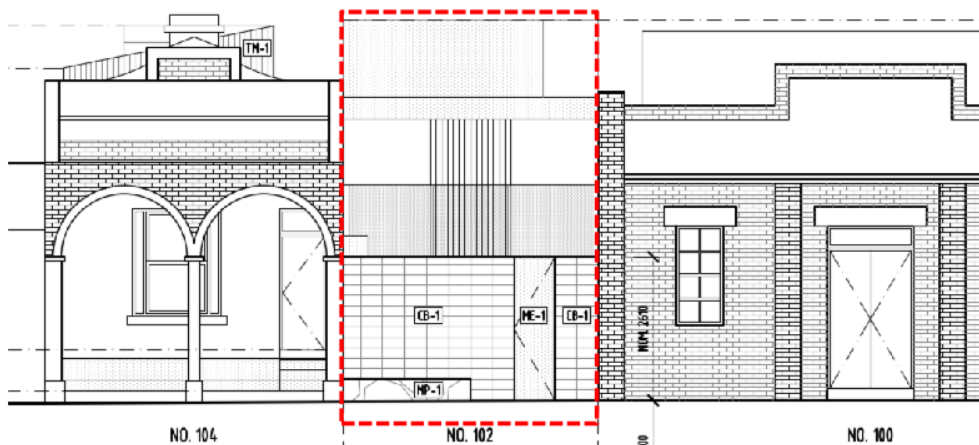
*Setbacks:*

The proposed front setback for the new dwelling will be 11metres from the front boundary. The setback is beyond the front two rooms of the existing building, and meets the sightline analysis diagram in Clause 22.02-5.7.1 Figure 1. **The proposed front setback is supported.**

**The proposal seeks to build to the side boundaries, which is supported** given the historic setting of tightly spaced allotments.

*Scale/height:*

The proposed facade height for the new development, including roof terrace, is 6.9metres. The development will be slightly taller than the contemporary addition at No.100 Gore Street however based on the deep front setback, and the scale of surrounding buildings, **the overall scale of the development is supported.**



**Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice**



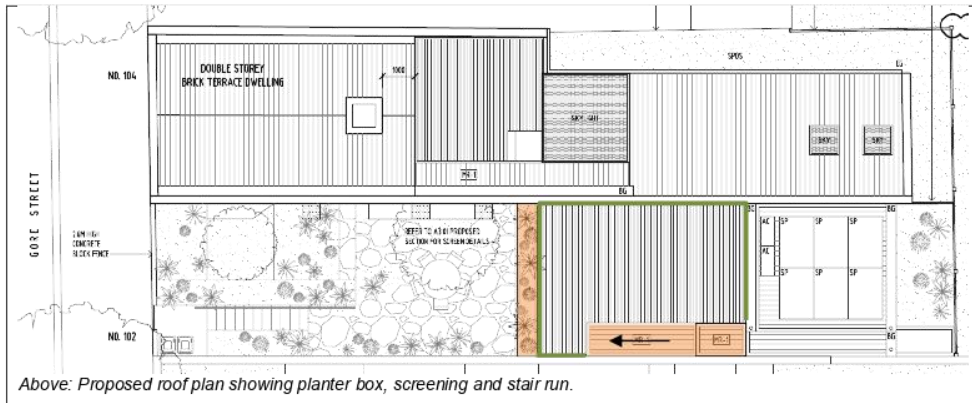
Above: Proposed scale of the new development shown in red.

**Roof form:**

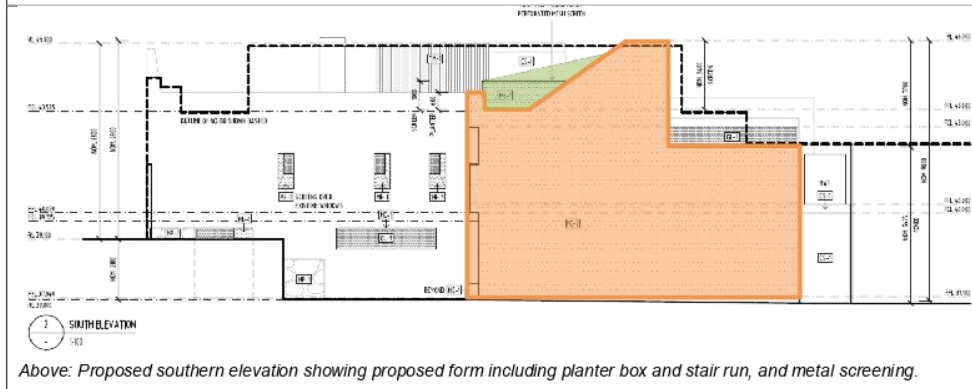
The proposed development will have a roof terrace, including planter box and stair run above the roof. As such there will be a number of forms.

The planter box will create a strong horizontal form, slightly lower than adjoining buildings. The terrace screen to the street front will also create a strong horizontal line, at almost the same height as the adjoining buildings. The stair run will have a very narrow footprint and with its sloping roof, minimal visibility. At the rear of the terrace, 18metres from the front boundary, the terrace screen will have a strong horizontal form.

The proposed forms are supported as being contemporary, but sufficiently setback from the front boundary and in keeping with the general form of parapets adjoining the site.



Above: Proposed roof plan showing planter box, screening and stair run.



Above: Proposed southern elevation showing proposed form including planter box and stair run, and metal screening.

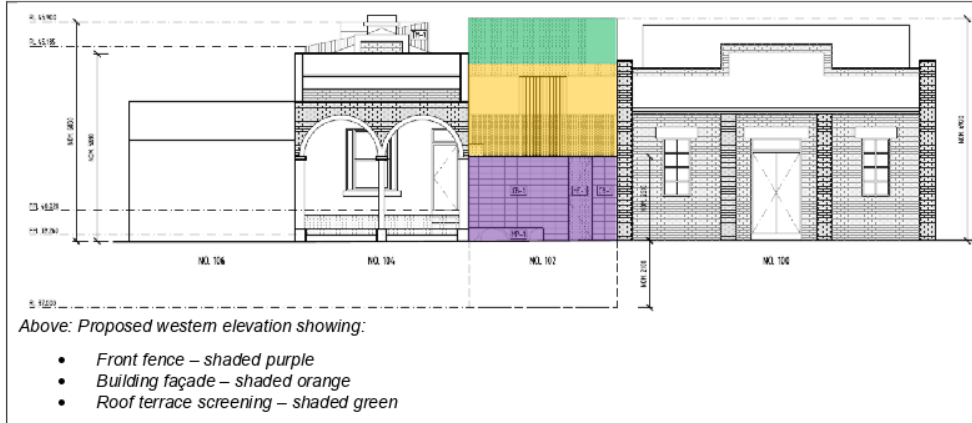


**Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice**

*Appearance:*

A contemporary design approach has been adopted for the proposed new building. This approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details such as external materials, proportions and fenestration.

The new building has been well setback from the street frontage. As a consequence, the building's contemporary appearance will not dominate the character/appearance of the street. The adjacent buildings at nos. 100 and 104 will continue to retain their prominence in the street.



The proposed development consists of three main components: the front fence, the building façade and the roof terrace. These three areas are colour coded above as discussed separately below.

**Front fence:**

The Specific Requirements at Clause 22.02-5.7.2 encourage front fences and gates in heritage overlays to be designed to:

- allow views to heritage places or contributory elements from surrounding streets
- be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts)
- be consistent with the architectural period of the heritage place or contributory element to the heritage place.

The proposed front fence for the new dwelling will be about 2.6 metres high and constructed of concrete breeze blocks, with masonry paving detailing and a metal mesh door.

Although the existing fence is this height, this is not considered justification for reconstruction of a new fence to the same height. Even if the proposed fence was considered a 'side' fence to the property at no. 104, it is still substantially higher than a

Side fences in historic areas were usually constructed with either timber palings or corrugated iron, without the intermediate posts exposed and sometimes with a capping rail. Brick and rendered side fences were only be used in special circumstances. As this side fence is facing a principal street frontage, the use of a rendered or brick fence may b acceptable.

It should also be noted that side fences traditionally did not exceed 2 metres in height.

The proposed height and use of concrete breeze blocks for the front fence will not maintain the heritage character of the street. Breeze blocks are distinctly 1960s in character and appearance. Rather than blending into the streetscape in a respectful way, it is considered that the proposed fence will dominate the streetscape and that this dominance will be exacerbated by its atypical height.

The proposed fence should be reduced to no greater than 2 metres and the fence must be constructed of materials such as timber, corrugated metal or red toned face brickwork, which are typical of the periods represented in the nearby streetscape.

**Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice**



**CB-1 CONCRETE BREEZE BLOCKS**  
Concrete Breeze Blocks (Permeable)

*Above: Proposed breeze blockwork for the front fence*

**Building façade:**

Based on the submitted elevation drawings it appears that only the part of the building outlined in red below will be visible from the street, over the height of the proposed fence. The sightline analysis shows less of the façade will be visible due to the generous proposed front setback.

Although it is recommended above that the proposed front fence be reduced in height, it is considered that the extent of façade visible from the opposite side of the street will be no greater than shown in the outlined area in diagram below.

Due to the restricted extent of façade that will be visible to the street, it is considered that the contemporary appearance of the proposed new building will be acceptable.



*Above: Extent of new building that will be visible above the proposed front fence shown outlined in red*

### Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

**Roof terrace:**

Based on the diagram below and the sightline assessment tool, it appears that the proposed roof terrace, including the screening will not be visible from the street. It is therefore considered that there will be no heritage concerns regarding the proposed roof terrace element.

**RECOMMENDATIONS:**

On heritage grounds the works proposed in this application may be approved subject to the following conditions:

1. That the proposed roof top screening to no. 104 must be constructed of corrugated metal sheet cladding to match the colour of the existing roof.
2. The proposed fence to no. 102 must be reduced to no greater than 2 metres and the fence must be constructed using materials such as timber, corrugated metal or red toned face brickwork, which are typical of the periods represented in the nearby streetscape.

**SIGNED:**



Ruth Redden

**DATED: 25 September 2019**



## Attachment 4 - PLN19/0100 - 104 Gore Street Fitzroy - Engineering Advice



Wed 30/10/2019 10:49 AM

Pisani, Mark

RE: PLN19/0100 - 104 Gore Street Fitzroy - Confirmation of Today's Discussion

To: Stathis, Chris

You replied to this message on 30/10/2019 10:50 AM.

I hi Chris

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site, based on the following:

- The site has excellent pedestrian access to public transport nodes, shops, businesses, essential facilities, potential places of employment and education;
- On street car share facilities are within proximity to the site;
- The site has good connectivity to the on-road bicycle network; and
- The proposal is in line with Clause 21.06 of the Yarra Planning Scheme in terms of sustainable transport use.

Regards  
Mark

**Mark Pisani**  
Senior Development Engineer  
Traffic and Civil Engineering

PO BOX 158 Richmond VIC  
T (03) 9205 5746  
E [mark.pisani@yarracity.vic.gov.au](mailto:mark.pisani@yarracity.vic.gov.au)  
W [yarracity.vic.gov.au](http://yarracity.vic.gov.au)  
Follow us on [Facebook](#), [Instagram](#) and [Twitter](#)



Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)

# 102 - 104 GORE STREET, FITZROY

## TOWN PLANNING

**REV. DRAWING LIST**

- B A0.00 COVER SHEET
- B A0.01 SITE DESCRIPTION PLAN
- B A0.02 DESIGN RESPONSE PLAN
- B A0.03 SHADOW DIAGRAMS
- B A0.04 SHADOW DIAGRAMS
- B A0.05 SHADOW DIAGRAMS
- B A0.06 SHADOW DIAGRAMS
- B A0.07 SHADOW DIAGRAMS
- B A0.08 SHADOW DIAGRAMS
- B A0.09 SHADOW DIAGRAMS
- A A0.10 DEMOLITION GROUND FLOOR PLAN
- B A0.11 DEMOLITION FIRST FLOOR PLAN
- B A0.12 DEMOLITION ROOF PLAN
- B A0.13 DEMOLITION ELEVATIONS
- A A0.14 DEMOLITION ELEVATIONS
- A A0.15 SITE CONTEXT PHOTOS
- B A1.01 PROPOSED GROUND FLOOR PLAN
- B A1.02 PROPOSED FIRST FLOOR PLAN
- B A1.03 PROPOSED ROOF DECK PLAN
- B A1.04 PROPOSED ROOF PLAN

**REV. DRAWING LIST**

- B A2.01 PROPOSED ELEVATIONS
- B A2.02 PROPOSED ELEVATIONS
- B A2.03 PROPOSED ELEVATIONS
- B A3.01 PROPOSED SECTION
- B A4.01 HERITAGE DIAGRAMS
- B A4.02 OVERLOOKING DIAGRAM
- A4.03 OVERLOOKING DIAGRAMS
- A4.04 OVERLOOKING DIAGRAMS
- A4.05 OVERLOOKING DIAGRAM
- A4.06 OVERLOOKING DIAGRAMS
- A5.01 RENDER
- A5.02 RENDER
- A5.03 RENDER
- A6.01 MATERIALS SCHEDULE
- A6.02 MATERIALS SCHEDULE

**STRUCTURE LEGEND**

- OBJECT TO BE DEMOLISHED
- SURFACE TO BE DEMOLISHED
- EXISTING BUILDING
- EXISTING WALL
- NEW LIGHTWEIGHT CONSTRUCTION

**SITE LEGEND**

- AC AIR CONDITIONER
- CL CLOTHESLINE
- EX EXISTING ITEMS
- BG BOX GUTTER
- HRW HABITABLE ROOM WINDOW
- MEG METER - GAS
- MEW METER - WATER
- POS PRIVATE OPEN SPACE
- SKY SKYLIGHT
- SP SOLAR PANEL
- SPOS SECLUDED PRIVATE OPEN SPACE
- RWT RAINWATER TANKS

**FINISHES LEGEND**

- (CB-1) CONCRETE BREEZE BLOCK (PERMEABLE)
- (CM-1) CONCRETE
- (CS-1) CEMENT SHEET
- (CT-1) CERAMIC TILES
- (GL-1) GLASS
- (MC-1) METAL CLADDING - DARK
- (MC-2) METAL CLADDING - LIGHT
- (ME-1) PERFORATED MESH (MAX. 25% TRANSPARENCY)
- (MP-1) MASONRY PAVERS
- (MR-1) METAL ROOFING
- (ST-1) STAINLESS STEEL CABLES
- (ST-2) STEEL BALUSTRADE
- (TD-1) TIMBER DECKING
- (TF-1) TIMBER FLOORING
- (TH-1) TIMBER SCREEN TO DECK

RECEIVED  
03 JUL 2019

Architecture Architecture

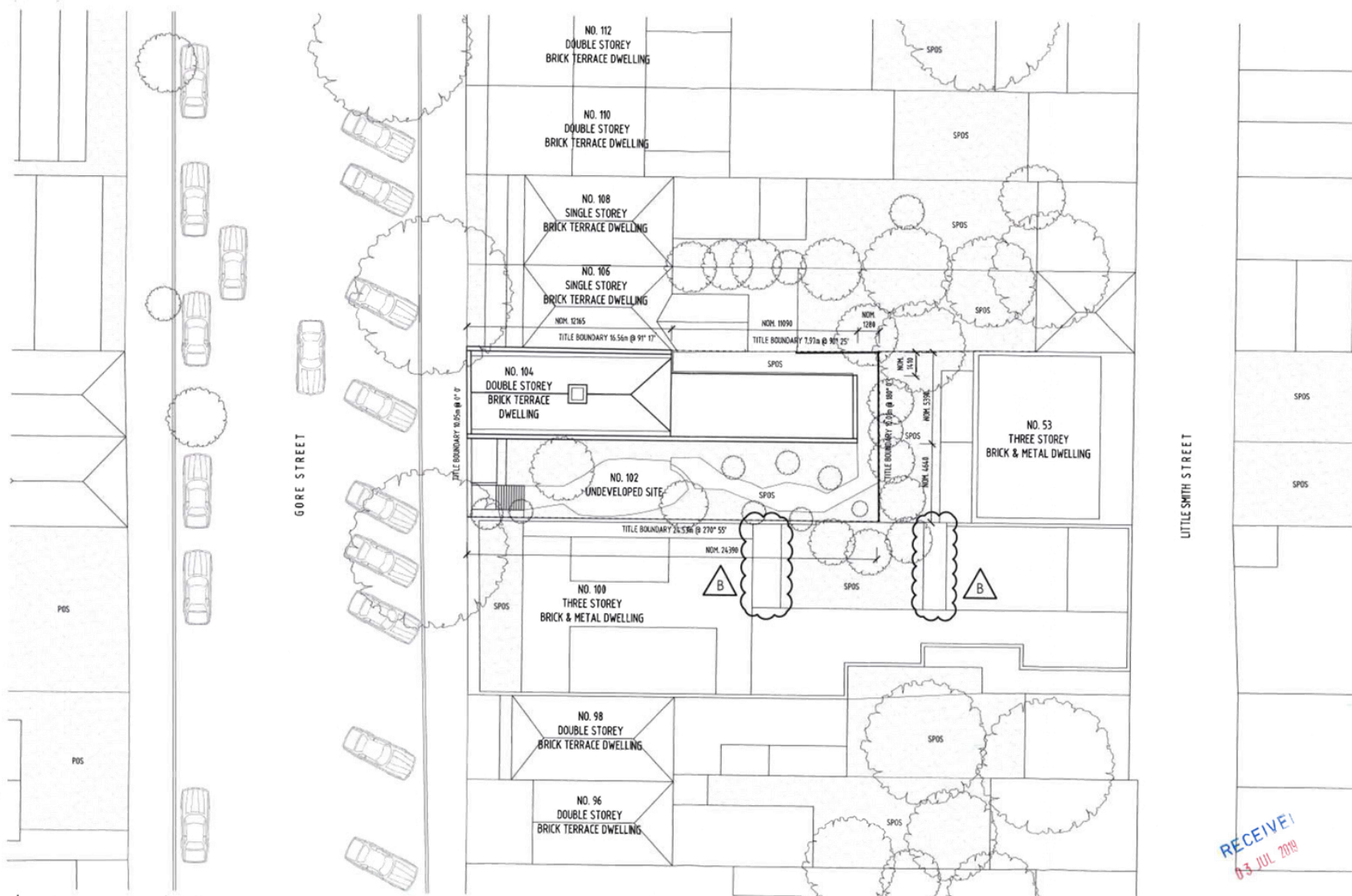
READY FOR CONSTRUCTION

**A0.00 COVER SHEET**

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NTS @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV. B
----------------------	---	------------------------	-------------------	----------------------	------------------	-----------

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3043 VIC AUSTRALIA / +61 3 9412 2895 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABN 14 159 517 332

**Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)**



Architecture Architecture

NOT FOR CONSTRUCTION

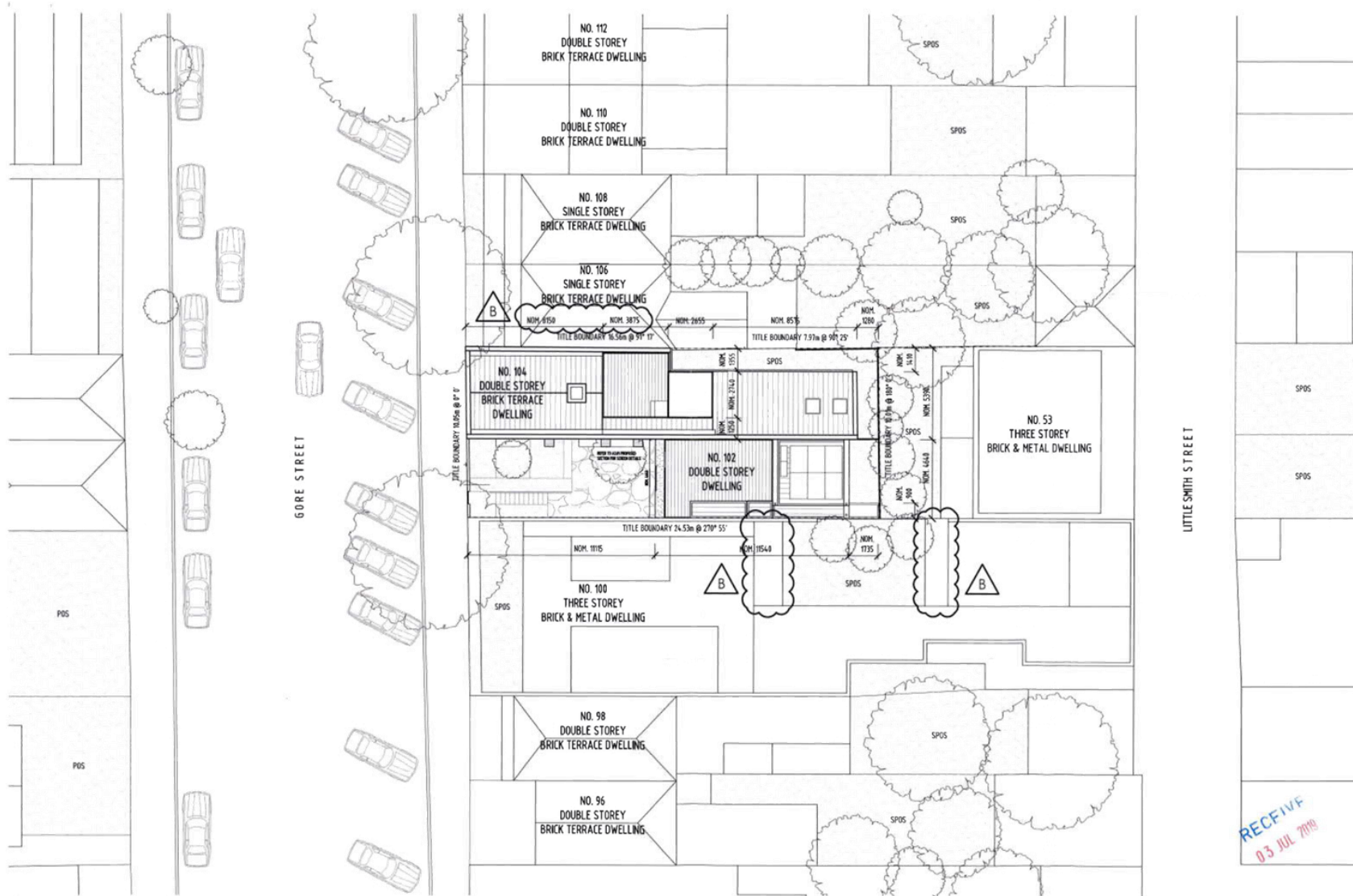
**A0.01 SITE DESCRIPTION PLAN**

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:200 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRIDGEWATER STREET FITZROY 3055 VIC AUSTRALIA T +61 3 9417 0993 / OFFICE@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / ABN: 19 134 917 300



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

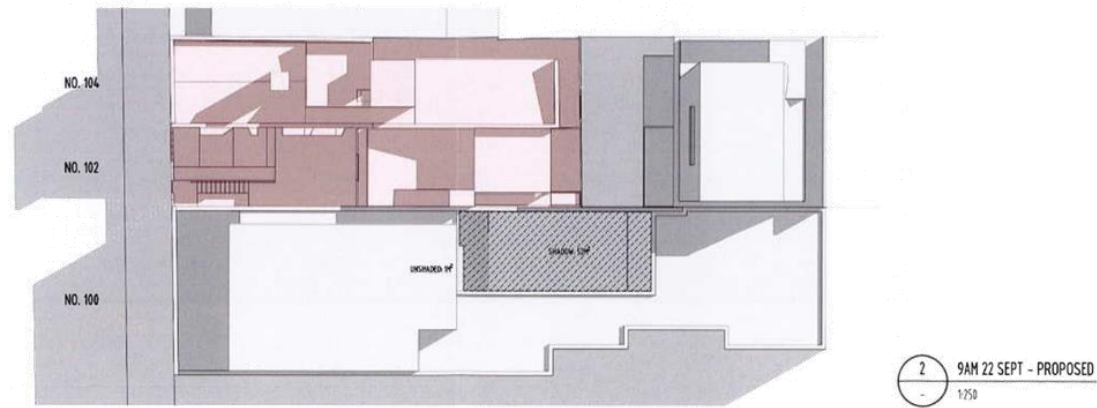
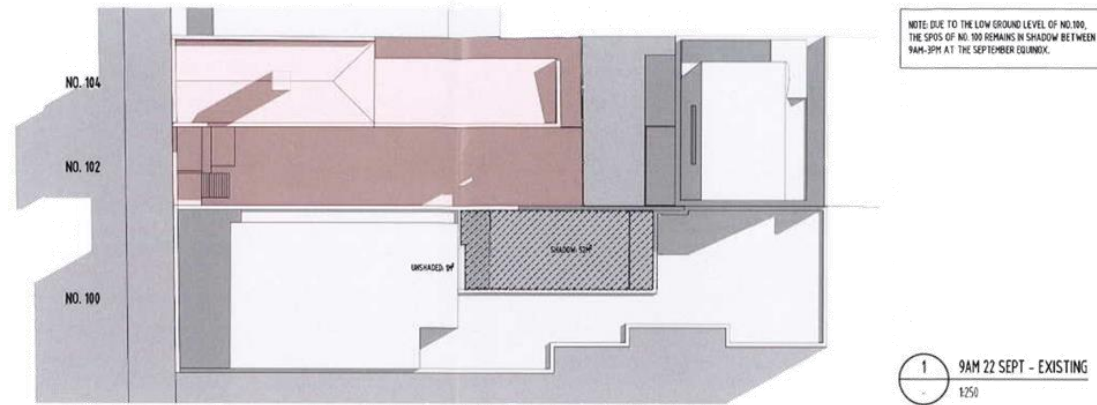
A0.02 DESIGN RESPONSE PLAN

NOT FOR CONSTRUCTION

IDB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:200 @ A3	AH/JR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AINR 19 156 517 358

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

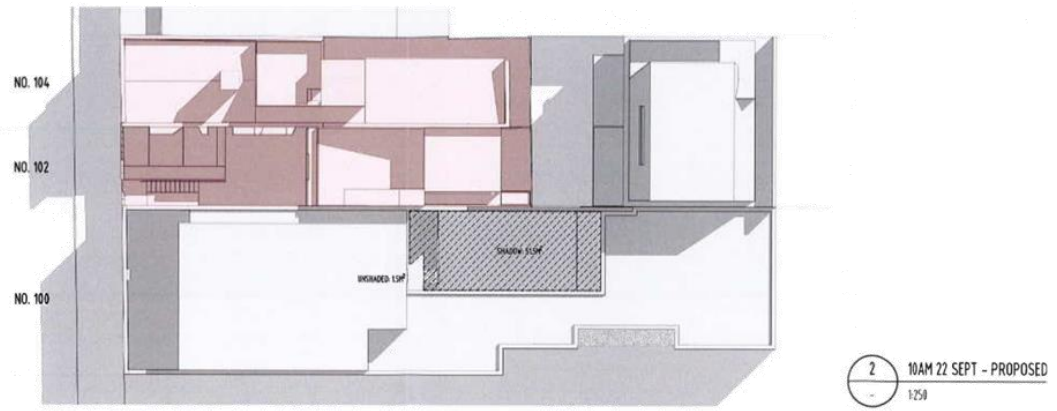
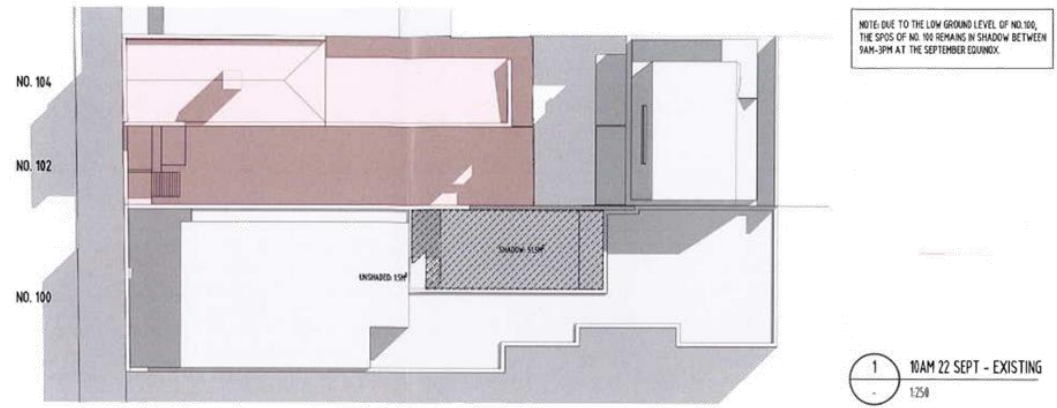
A0.03 SHADOW DIAGRAMS

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 134 517 330

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

NOT FOR CONSTRUCTION

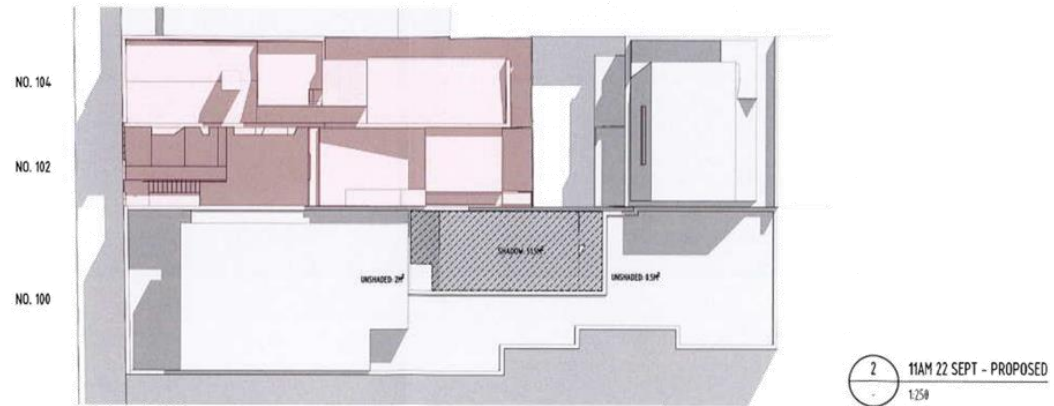
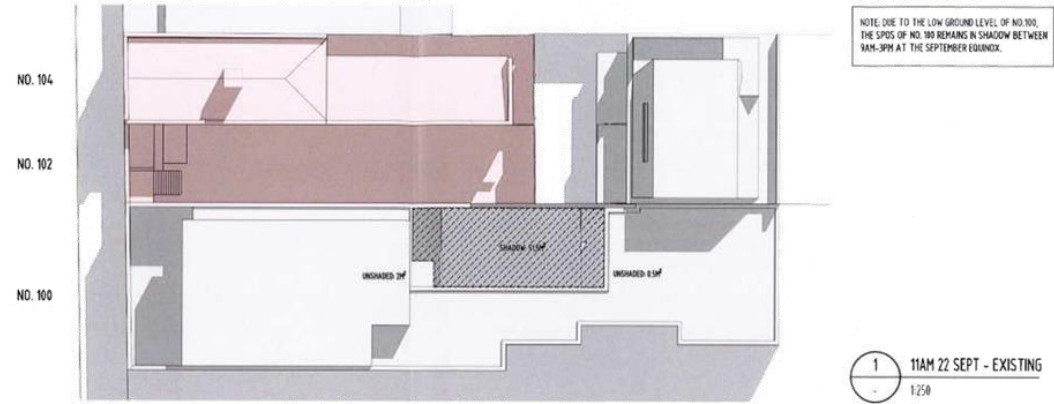
A0.04 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 32 BRIDGEWAY STREET (B2/01) 3045 VIC AUSTRALIA / TEL 3 9447 0895 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABL 19 134 517 338



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

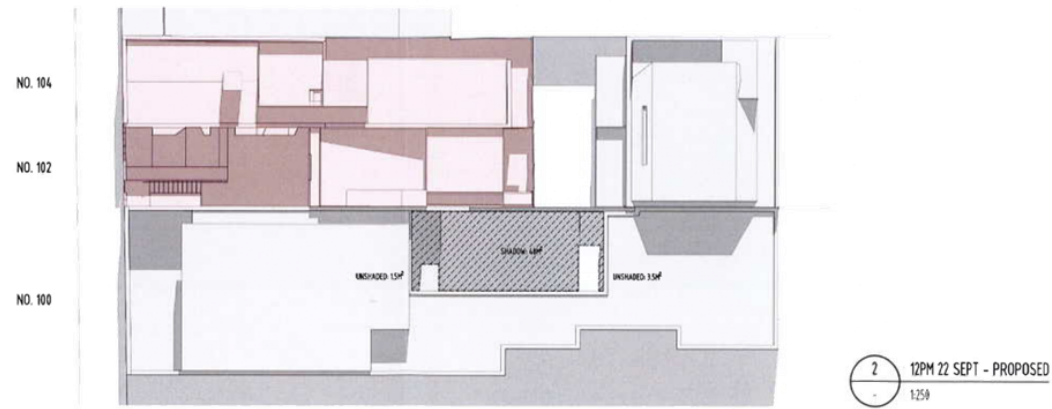
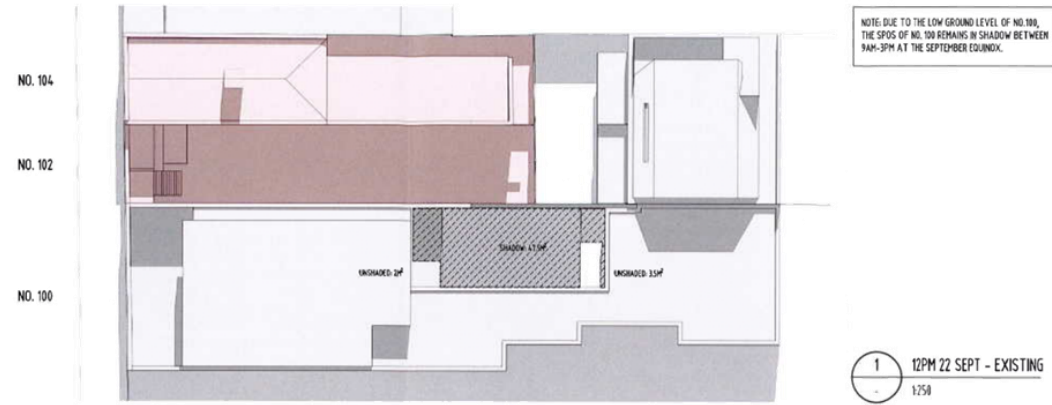
NOT FOR CONSTRUCTION

A0.05 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AHJ/MR/XN	DATE 02.07.19	REV B
----------------------	---	------------------------	---------------------	-----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0953 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 156 517 300

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 NOV 2019

Architecture Architecture

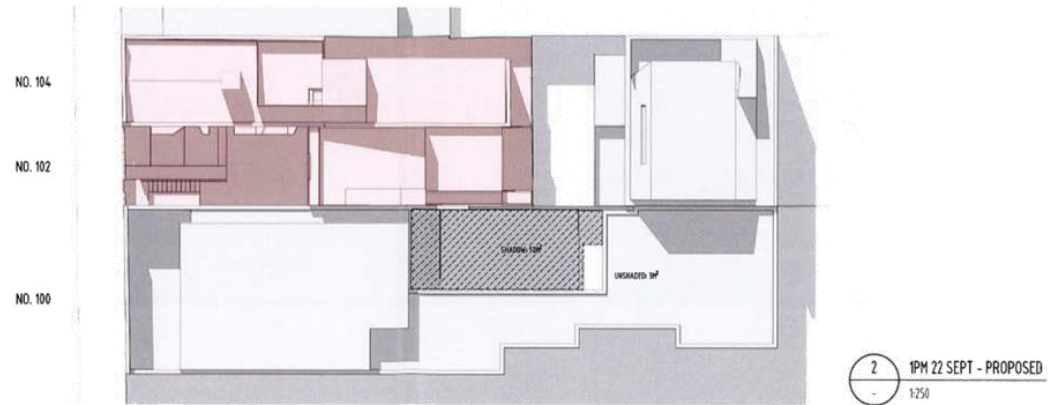
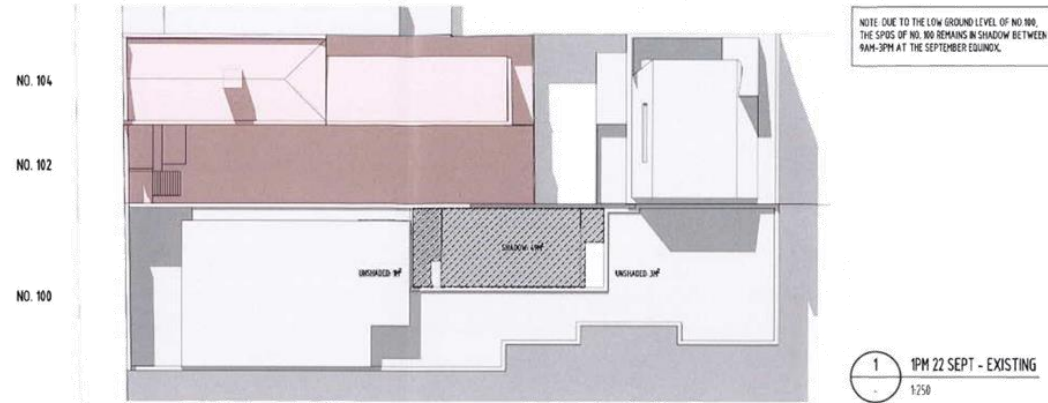
NOT FOR CONSTRUCTION

A0.06 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	02.07.19	8

ARCHITECTURE ARCHITECTURE / 57 BRINDWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0992 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 156 517 305

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

NOT FOR CONSTRUCTION

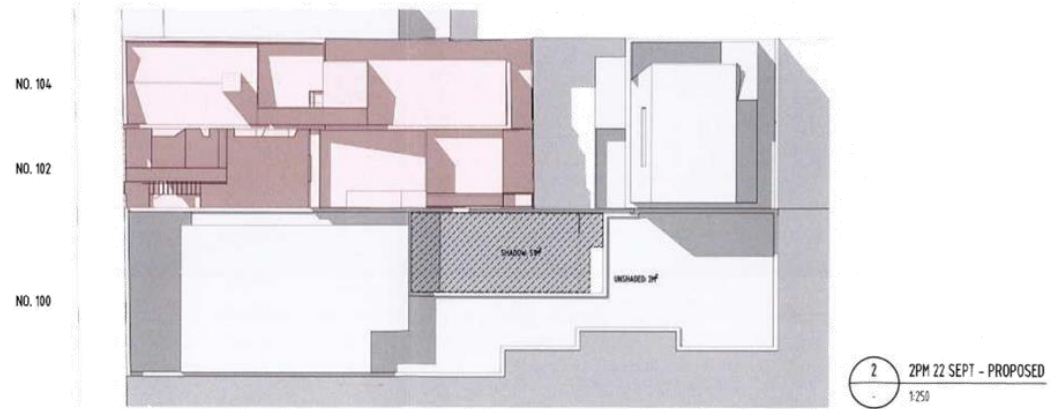
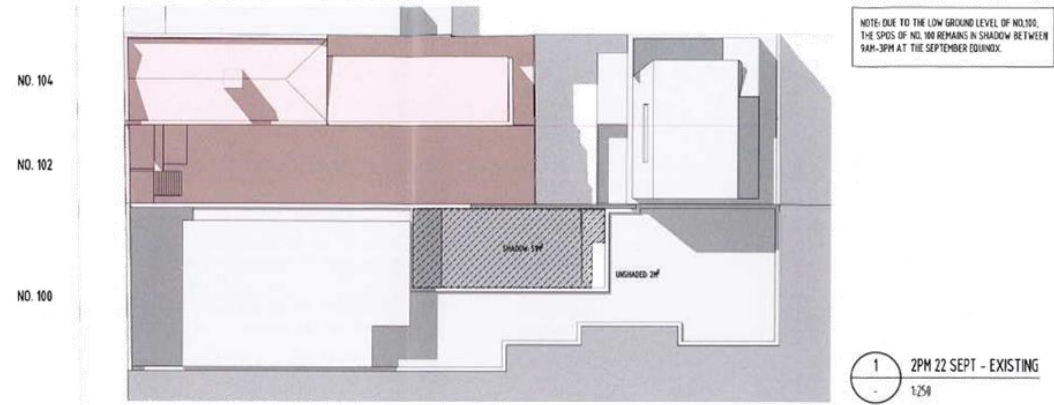
A0.07 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET (NEBOT) 3065 VIC AUSTRALIA / TEL: 51417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AENE 11 124 247 100



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

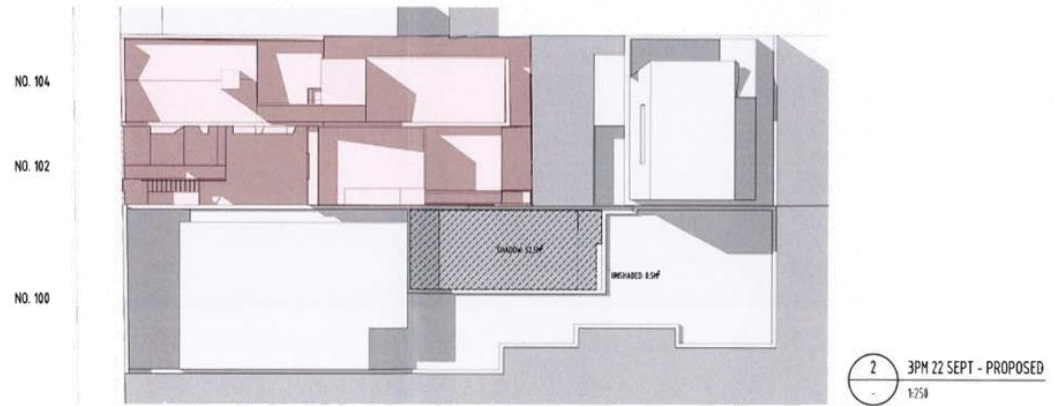
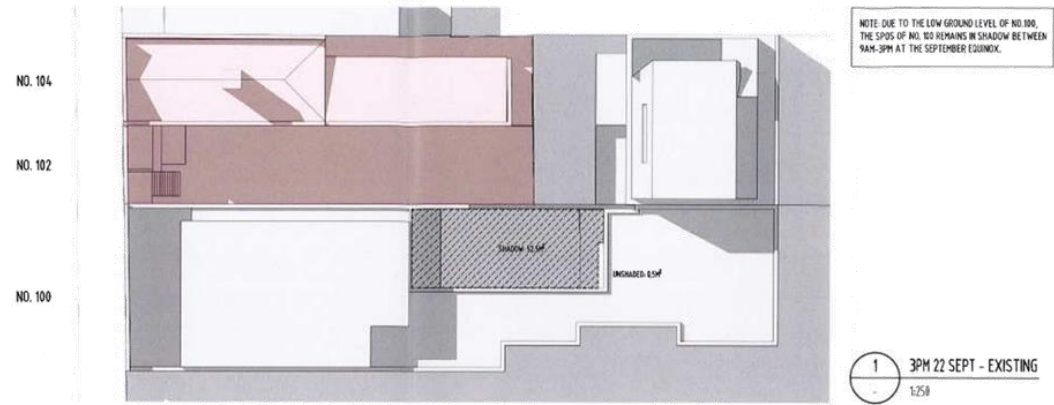
NOT FOR CONSTRUCTION

A0.08 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV B
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 3 9417 0993 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 634 517 339

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

NOT FOR CONSTRUCTION

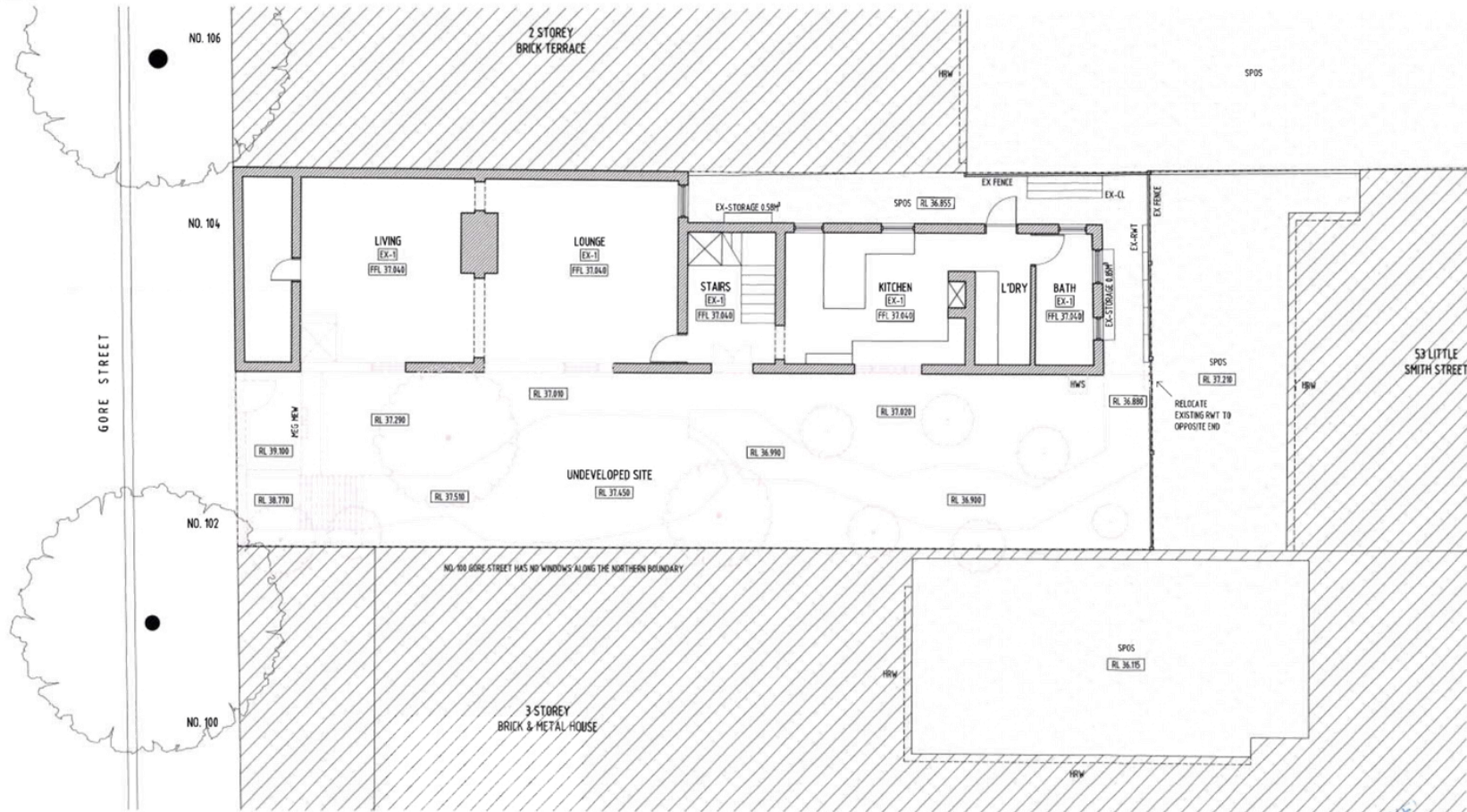
A0.09 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV B
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

1

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / 41 3 9417 2893 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AHN: 19 156 512 350

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

NOT FOR CONSTRUCTION

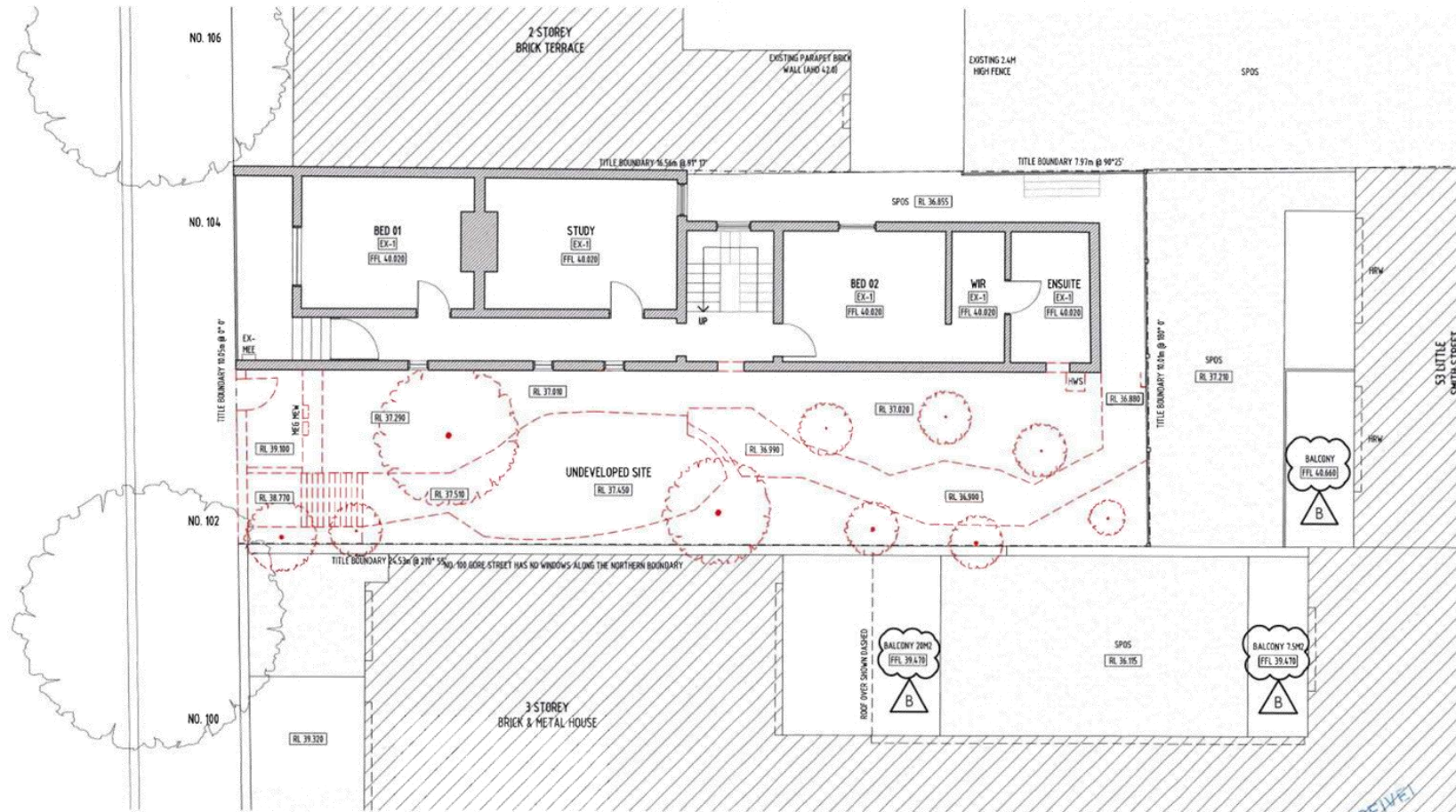
A0.10 DEMOLITION GROUND FLOOR PLAN

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 31 BRUNSWICK STREET FITZROY 3045 VIC 3101 AUSTRALIA / 461 2 9417 2955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AIN: 19 656 547 028



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 7 19

Architecture Architecture

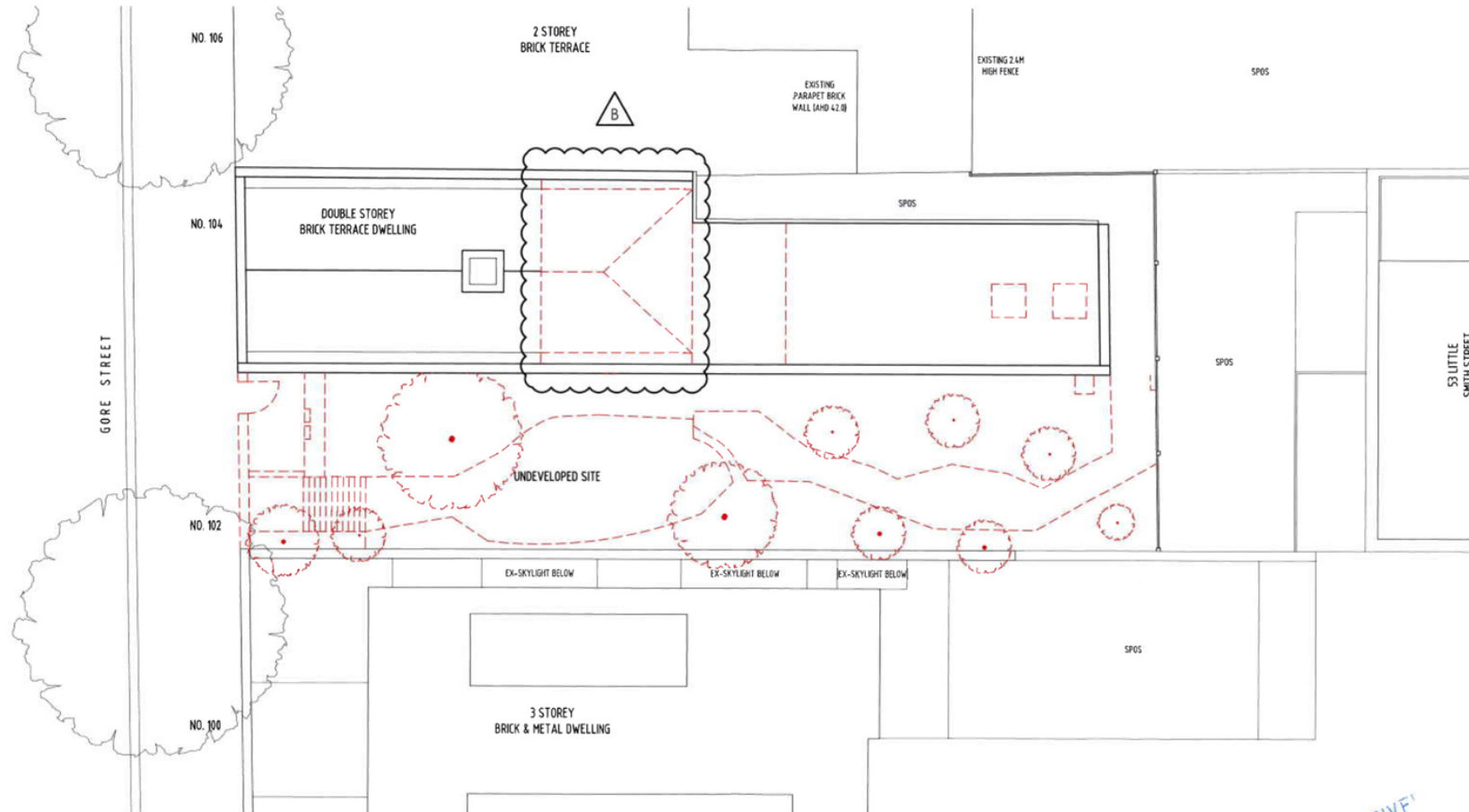
A0.11 DEMOLITION FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3043 VIC AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABLN:FF 134-517-303

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

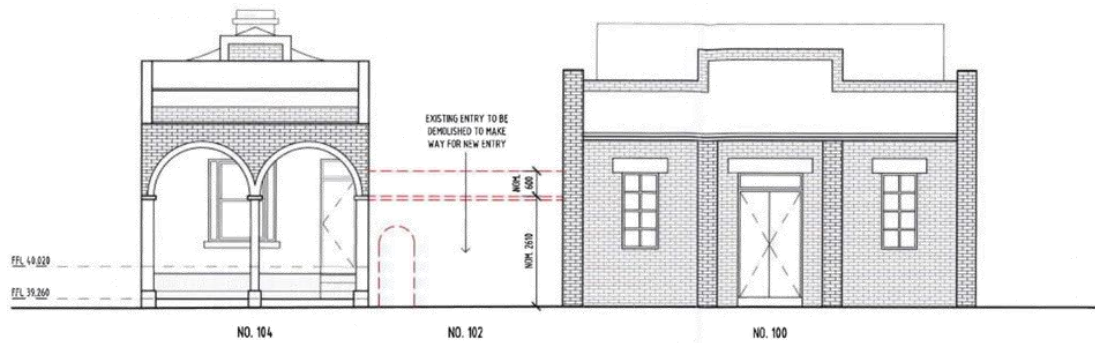
NOT FOR CONSTRUCTION

A0.12 DEMOLITION ROOF PLAN

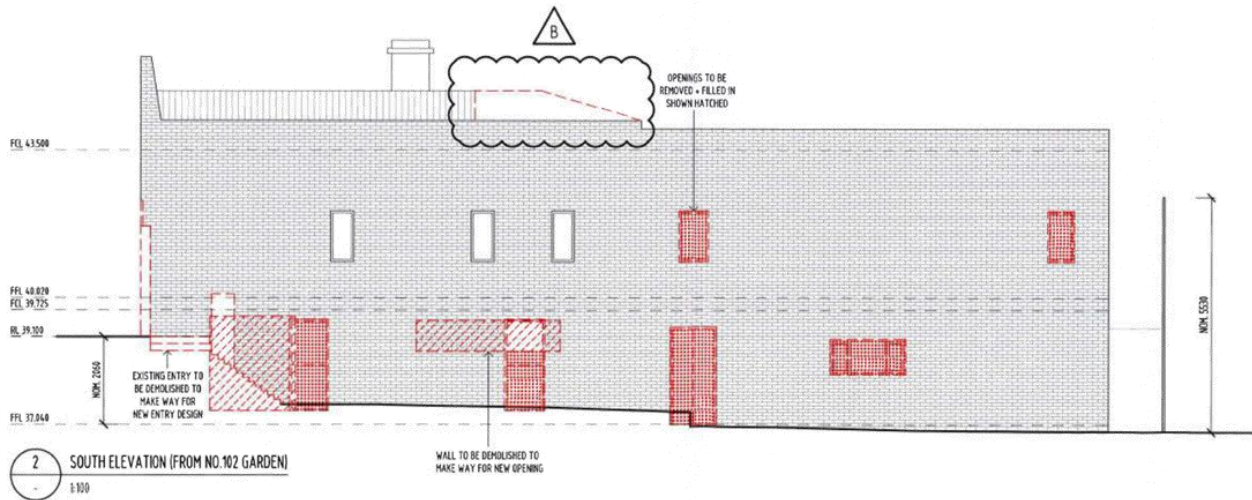
JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV 8
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 BRIDGEMAN STREET FITZROY 3046 VIC AUSTRALIA / +61 3 9417 0915 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABN: 19 154 517 309

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



1 WEST ELEVATION (FROM GORE STREET)  
1:100



2 SOUTH ELEVATION (FROM NO.102 GARDEN)  
1:100

RECEIVED  
03 JUL 2019

Architecture Architecture

NOT FOR CONSTRUCTION

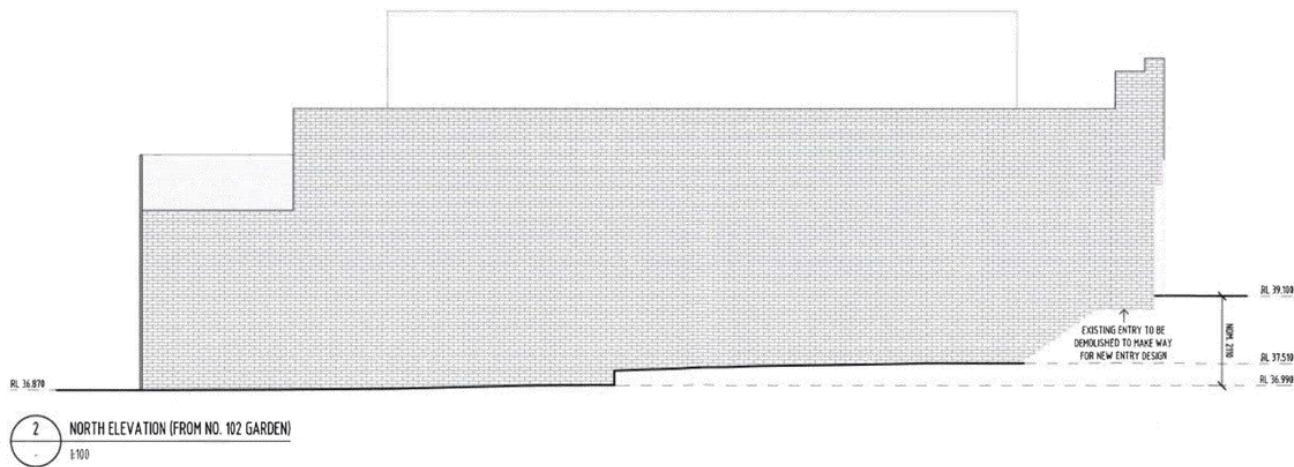
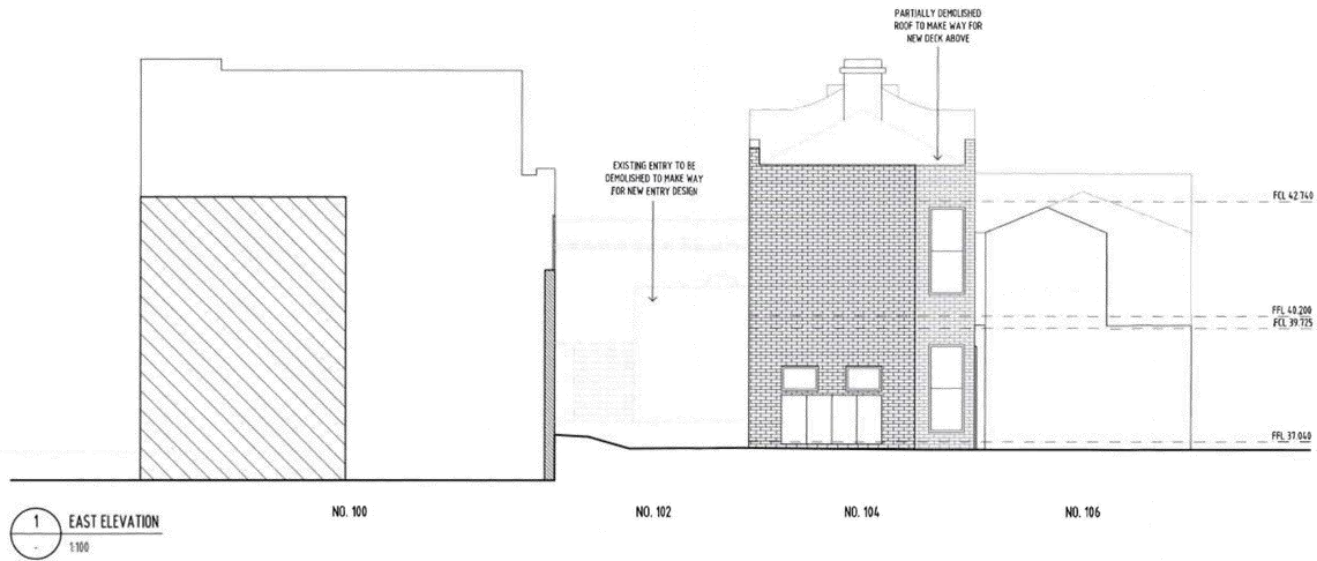
A0.13 DEMOLITION ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRADSHAW STREET FITZROY 3065 VIC AUSTRALIA / TEL 5 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AAM 19 156 317 358



**Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)**



RECEIVED  
03 JUL 2019

Architecture Architecture

NOT FOR CONSTRUCTION

**A0.14 DEMOLITION ELEVATIONS**

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 37 BRIDGEWICK STREET, MELBOURNE 3065 VIC AUSTRALIA / +61 3 9417 0915 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 134 517 138

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



1 GORE STREET STREETScape  
- NTS



2 FACADE OF NO.104, NO.102 & NO.100 GORE STREET  
- NTS



3 FENCE BETWEEN NO.102 GORE ST & NO.53 LT. SMITH ST.  
- NTS



4 BOUNDARY BETWEEN NO. 102 & NO.100  
- NTS



5 WESTERN FACADE OF NO. 53 LT SMITH STREET  
- NTS

Architecture Architecture

NOT FOR CONSTRUCTION

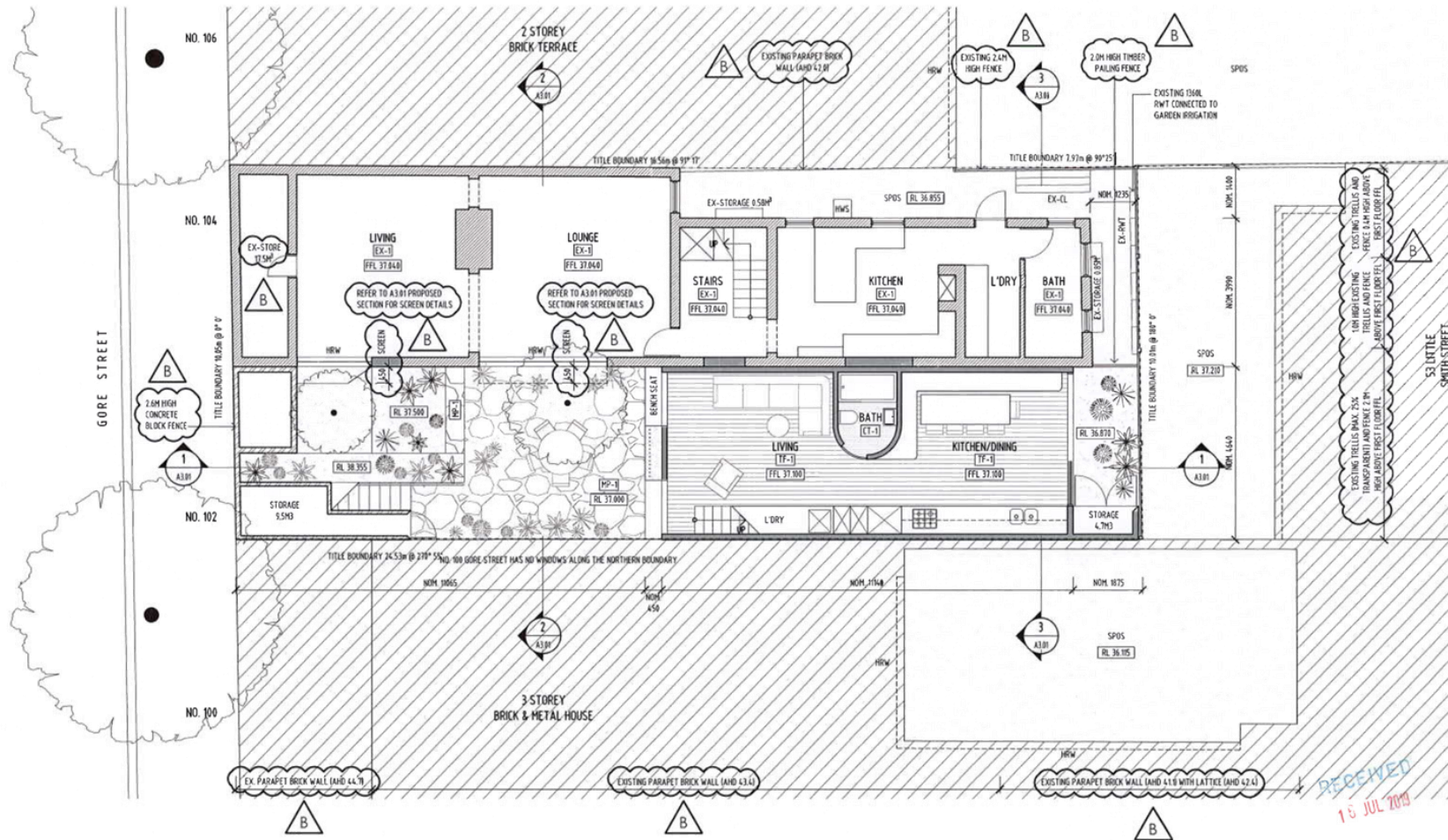
RECEIVED  
03 JUL 2019  
A0.15 SITE CONTEXT PHOTOS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 57 BRIMSWICK STREET FITZROY 3045 VIC AUSTRALIA / 613 9 941 0895 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / 438 19 124 017 330



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

A1.01 PROPOSED GROUND FLOOR PLAN

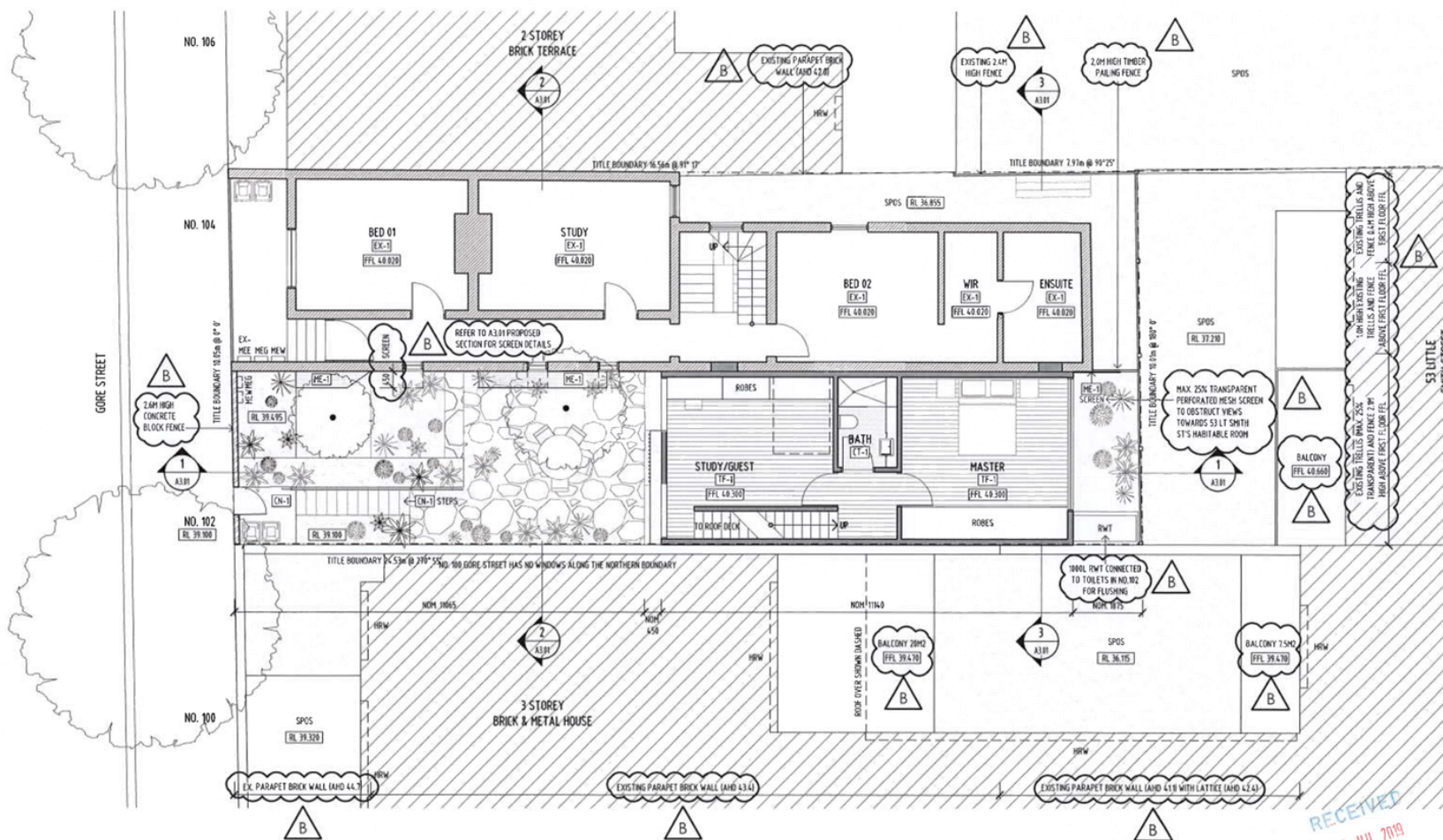
NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 16.07.19	REV B
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 87 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0996 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABR 19 154 517 359



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
16 JUL 2019

Architecture Architecture

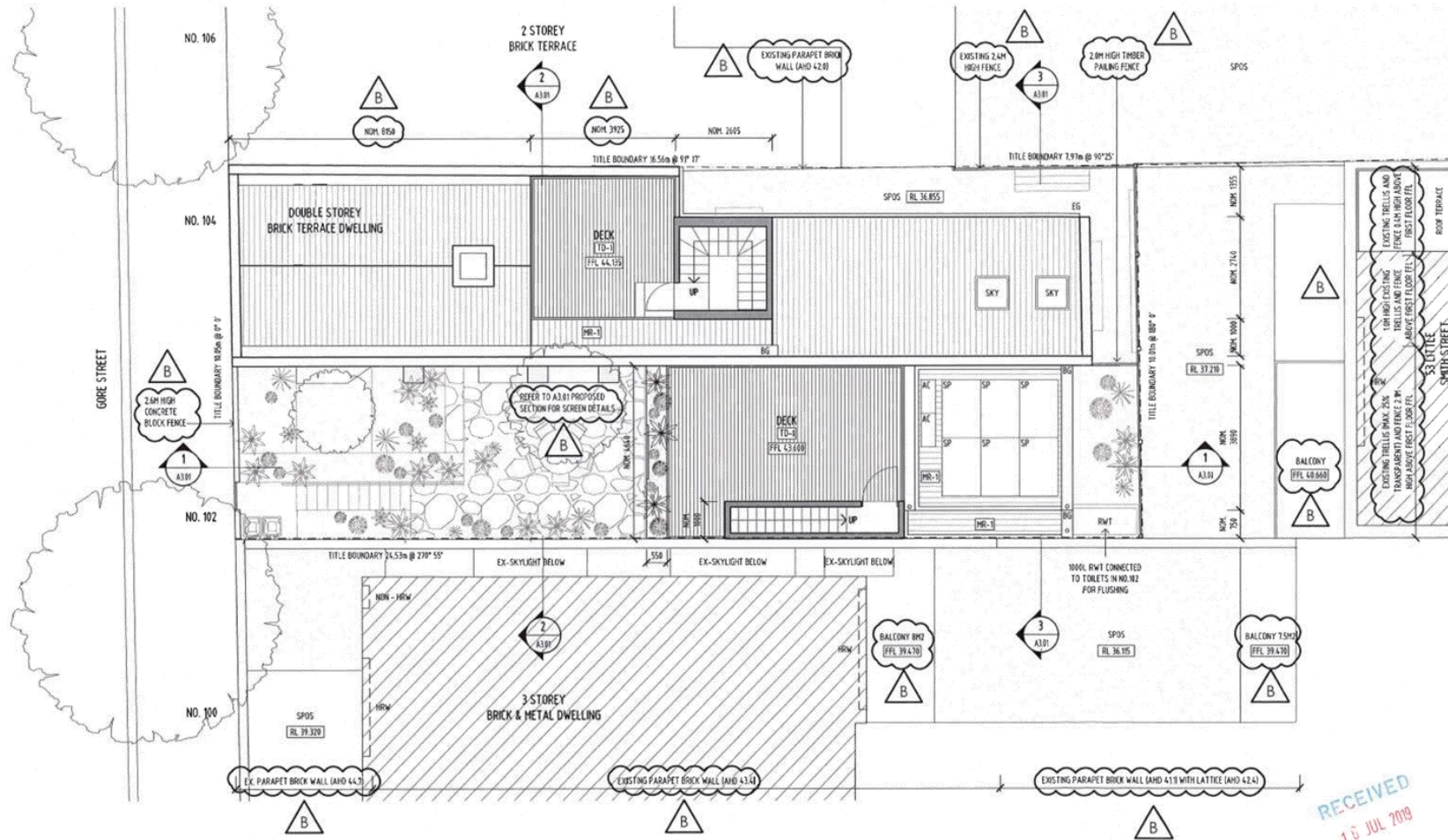
A1.02 PROPOSED FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AIN 19 156 517 308

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

A1.03 PROPOSED ROOF DECK PLAN

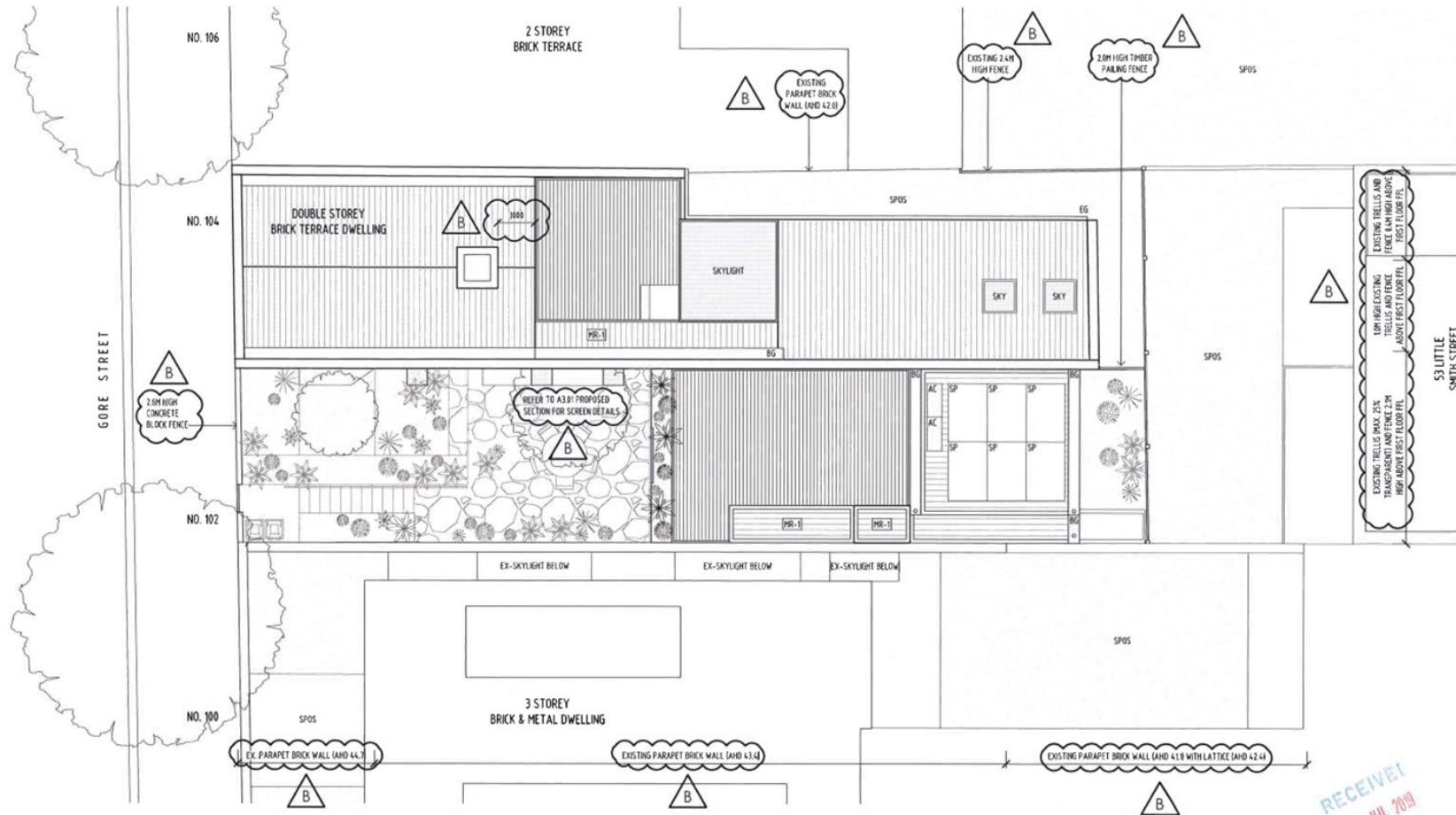
NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 16.07.19	REV B
----------------------	---	------------------------	---------------------	----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 154 517 350



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

NOT FOR CONSTRUCTION

A1.04 PROPOSED ROOF PLAN

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/JXN	DATE 16.07.19	REV B
----------------------	---	------------------------	---------------------	-----------------------	------------------	----------

ARCHITECTURE ARCHITECTURE / 5/7 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AIN 19 154 517 359



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

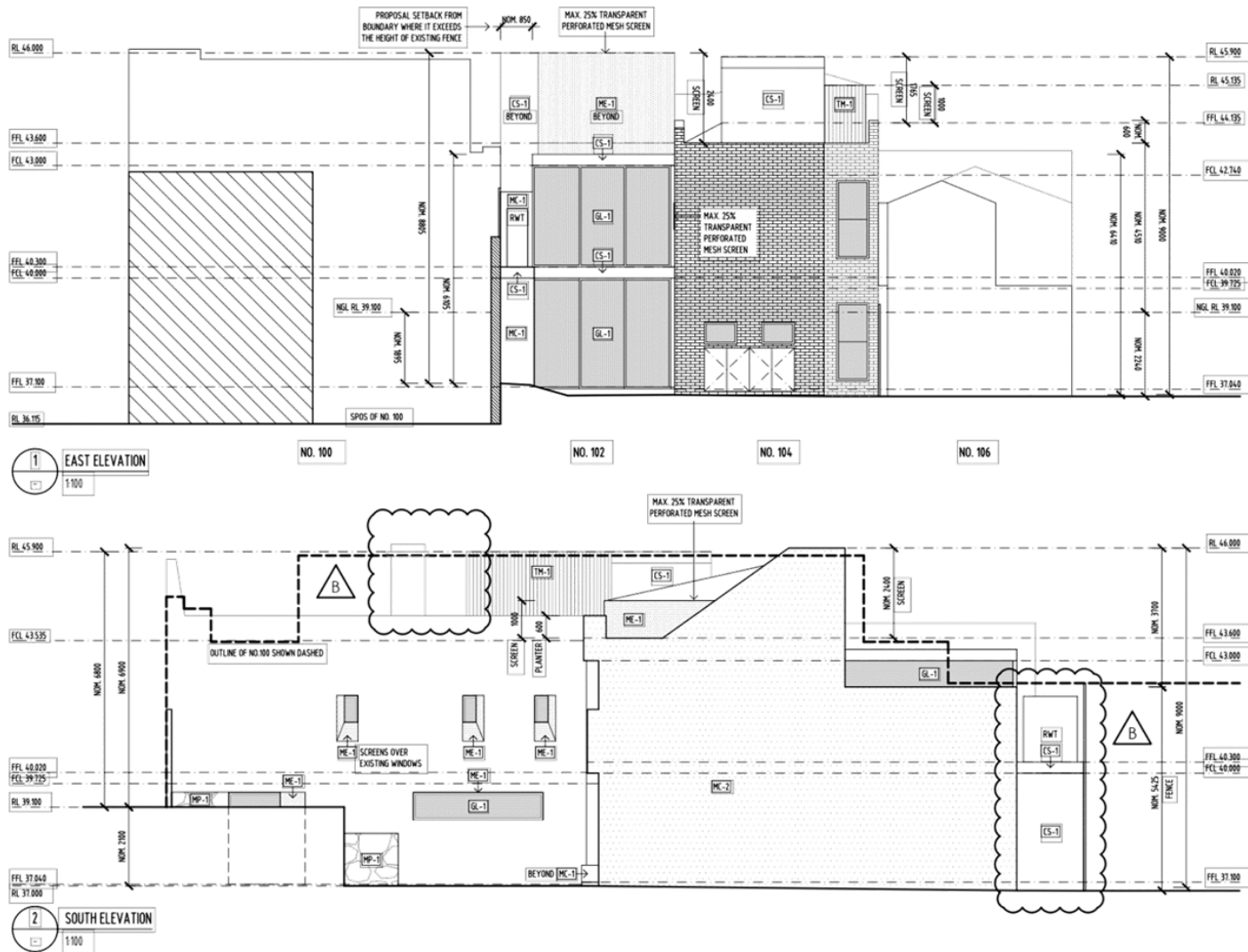
A2.01 PROPOSED ELEVATIONS

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH//MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / AIN: 19 156 517 300

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

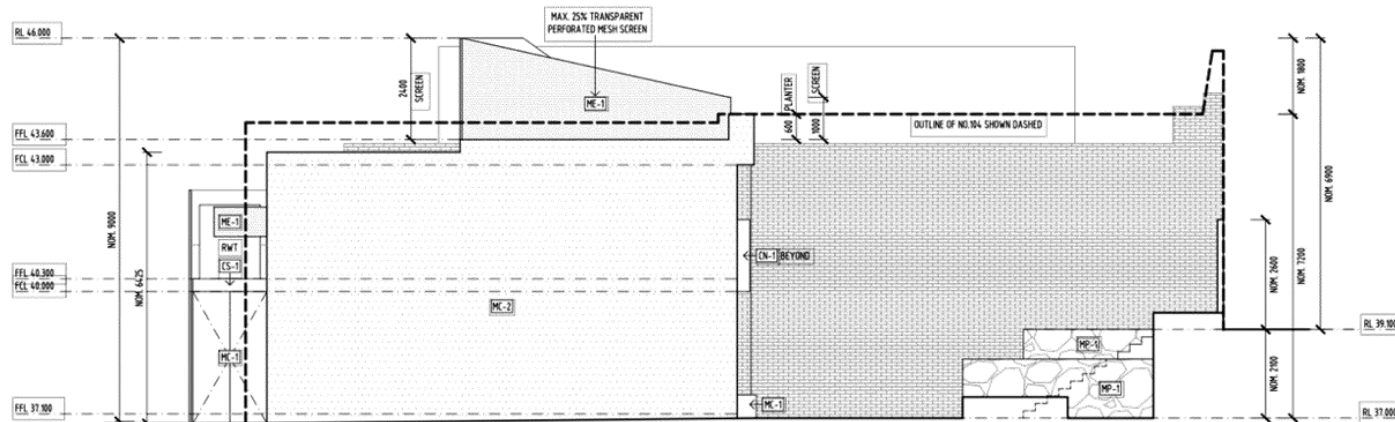
A2.02 PROPOSED ELEVATIONS

NOT FOR CONSTRUCTION

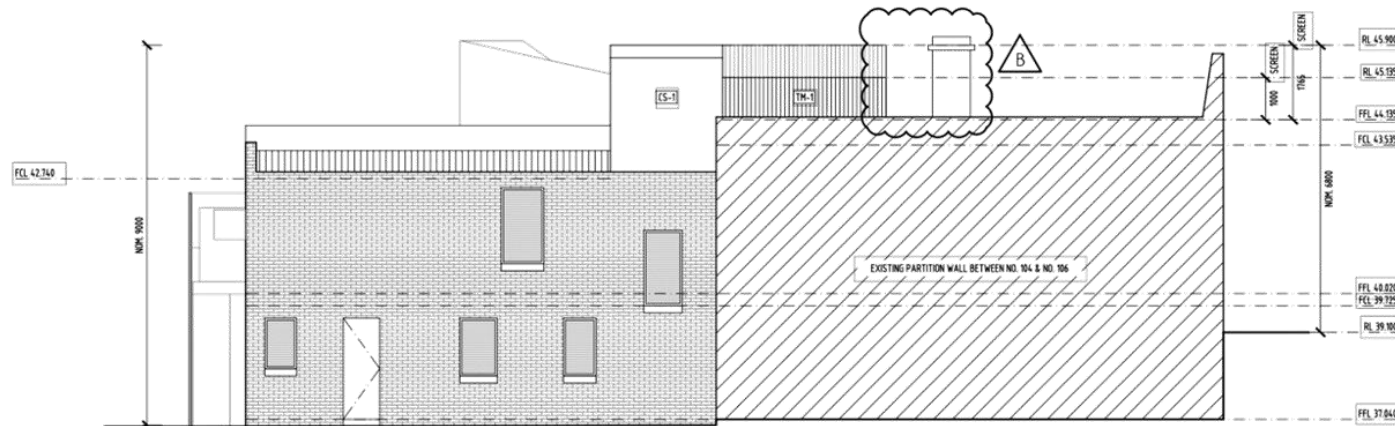
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / AIN 19 156 517 300

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



5 NORTH ELEVATION (FROM NO. 102 GARDEN)  
1:100



6 NORTH ELEVATION (FROM NO. 104 SPOS)  
1:100

Architecture Architecture

A2.03 PROPOSED ELEVATIONS

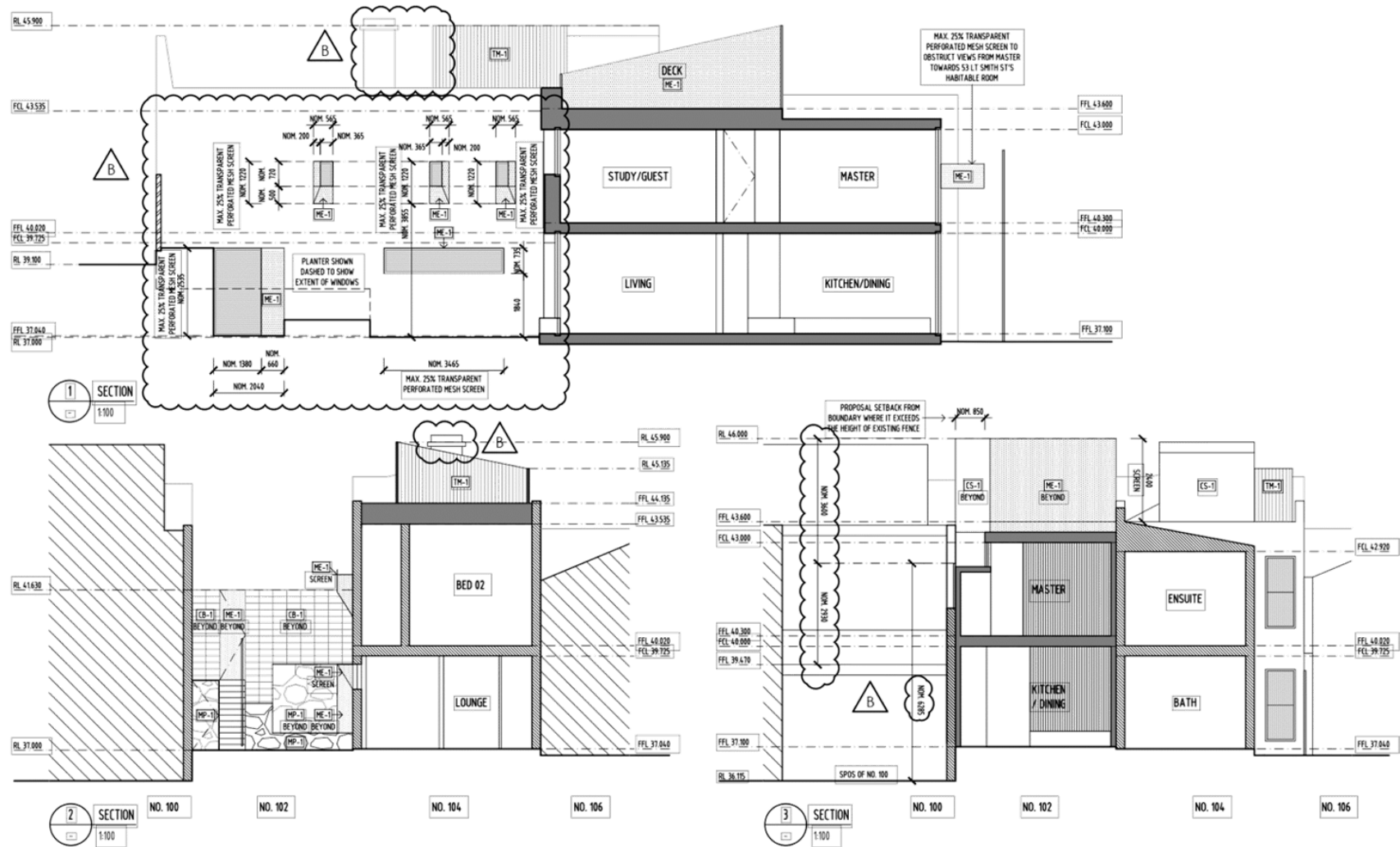
NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET FITZROY, 3065 VIC, AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / ABN: 19 156 517 300



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

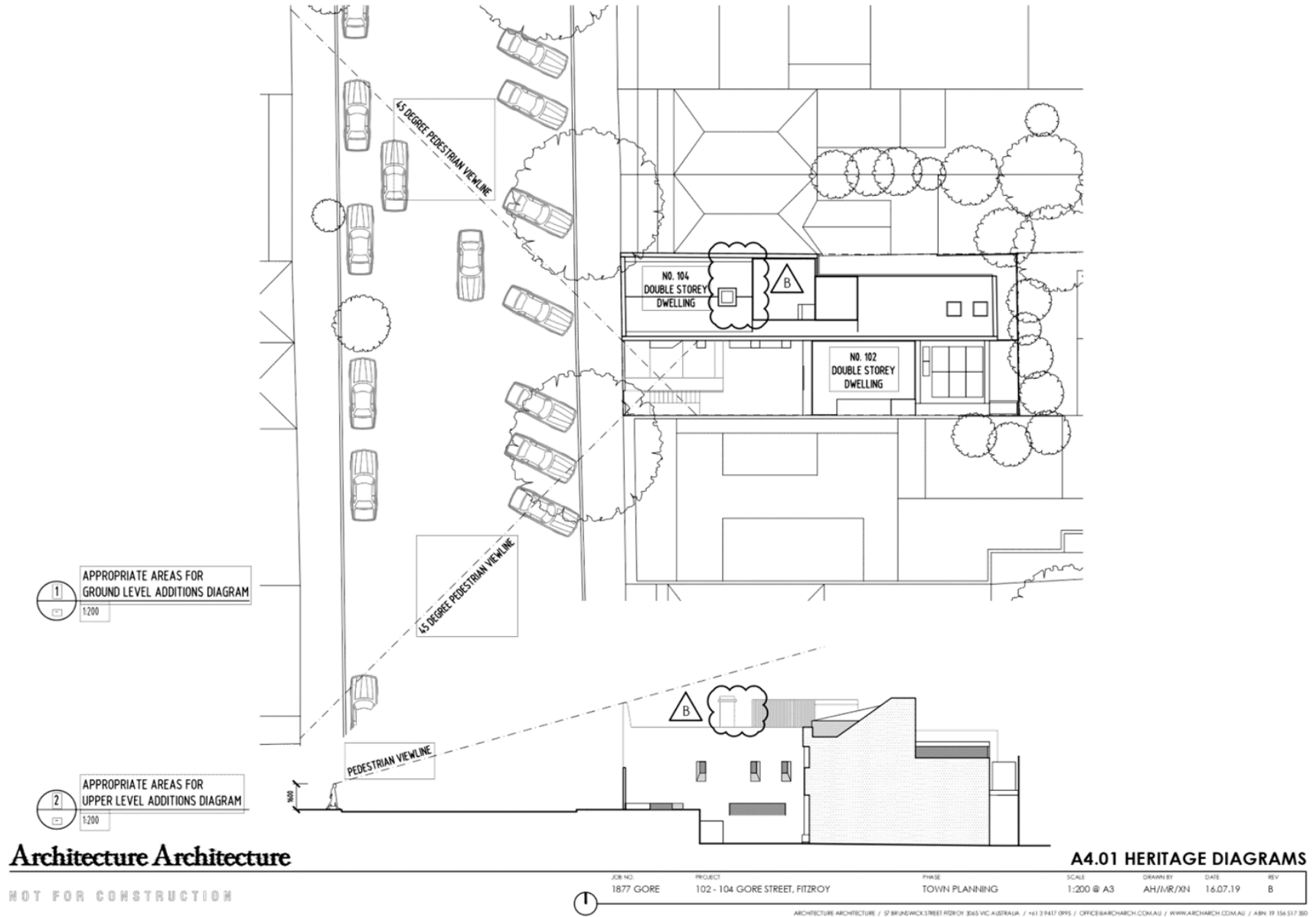
A3.01 PROPOSED SECTION

NOT FOR CONSTRUCTION

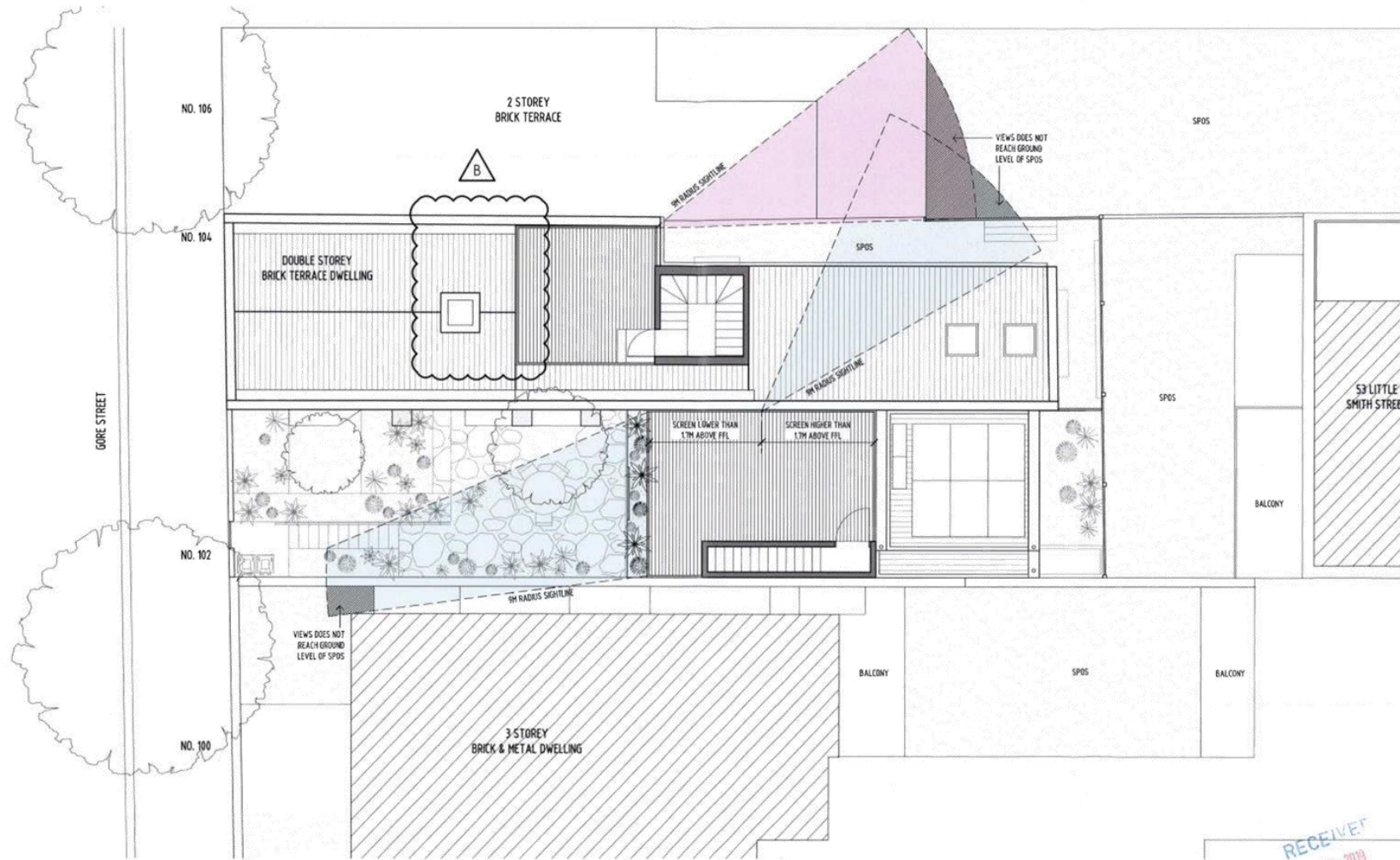
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / A3N 19 156 517 300

**Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)**



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

A4.02 OVERLOOKING DIAGRAM

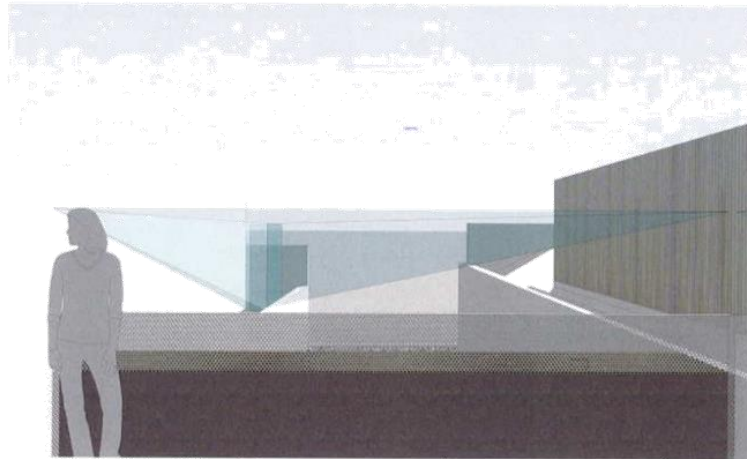
NOT FOR CONSTRUCTION

1	JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
	1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	02.07.19	B

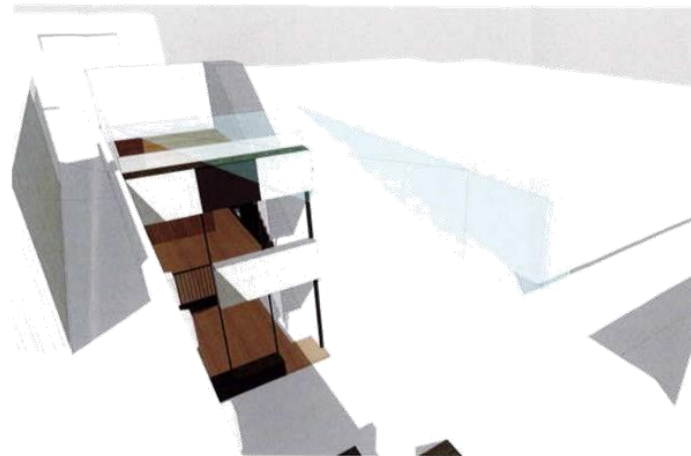
ARCHITECTURE ARCHITECTURE / 57 BARDONICK STREET RINDG-01 3005 VIC AUSTRALIA / HQ 3 9417 090 / OFFICE@ARCHIT.COM.AU / WWW.ARCHIT.COM.AU / ABN 19 158 517 259



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)

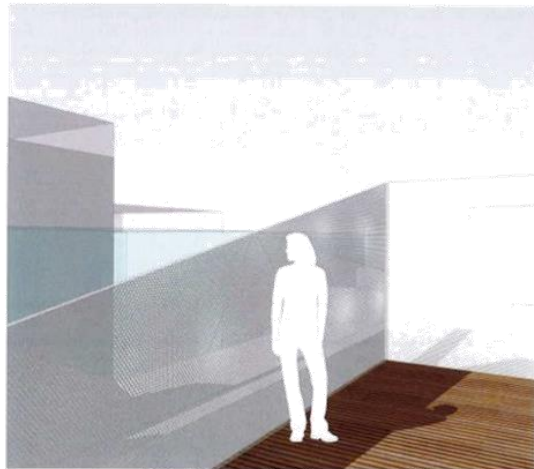


1 LOOKING WEST FROM 102 DECK TOWARDS 100 SPOS  
- NTS

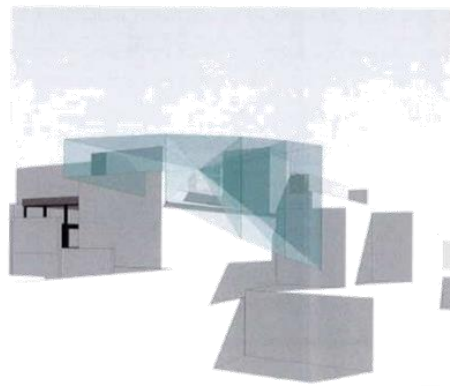


2 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 100 SPOS  
- NTS

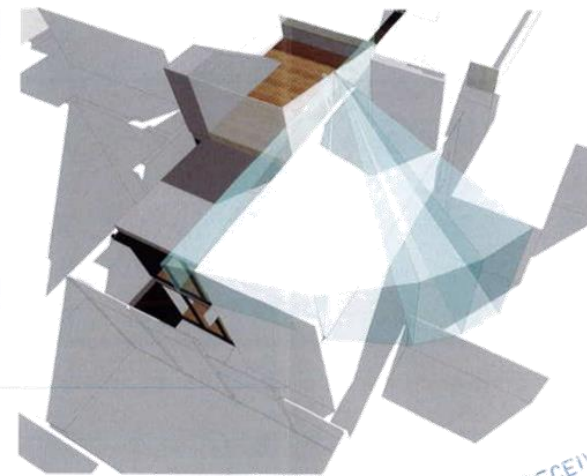
NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 4.0M RADIUS.  
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.  
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.



3 LOOKING NORTHEAST FROM 102 DECK TOWARDS 106 SPOS  
- NTS



4 LOOKING SOUTHWEST FROM 106 SPOS  
- NTS



5 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 106 SPOS  
- NTS

RECEIVED  
03 JUL 2019

Architecture Architecture

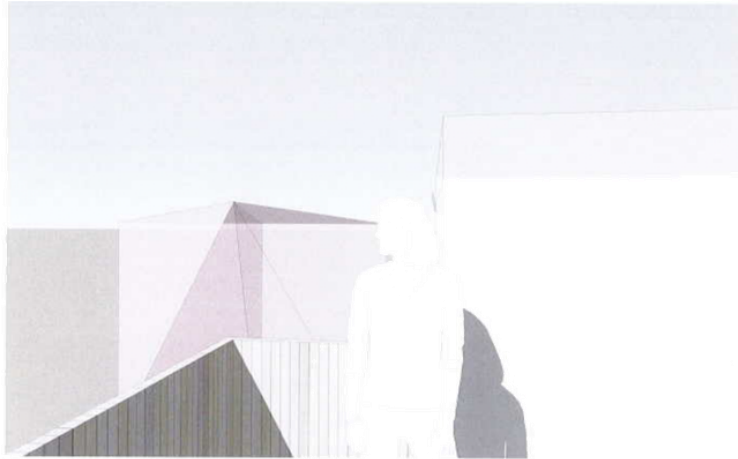
A4.03 OVERLOOKING DIAGRAMS

NOT FOR CONSTRUCTION

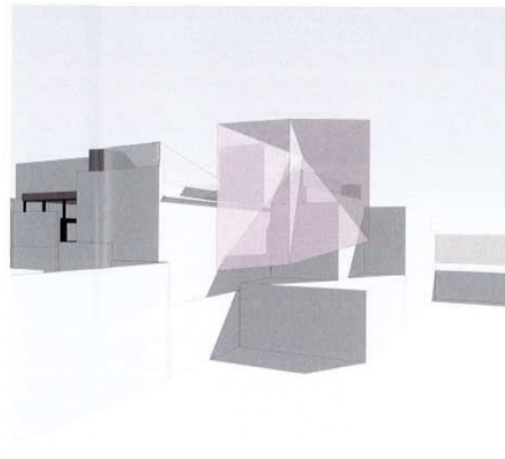
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	-

ARCHITECTURE ARCHITECTURE / 57 BRANWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9437 0993 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 59 126 517 300

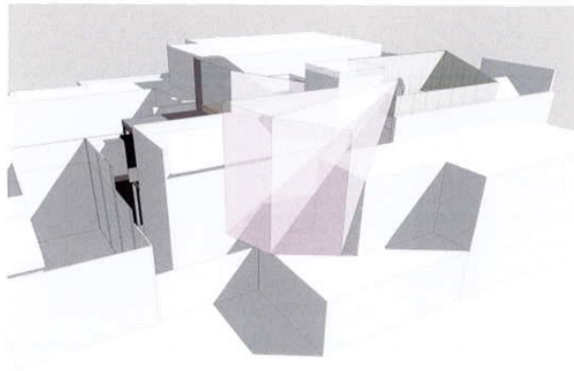
**Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)**



1 LOOKING NORTHEAST FROM 104 DECK TOWARDS 106 SPOS  
- NTS



2 LOOKING SOUTHWEST FROM 106 SPOS  
- NTS



3 BIRDS EYE VIEW OF 104 DECK TOWARDS 106 SPOS  
- NTS

NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 9.0M RADIUS.  
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.  
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.

Architecture Architecture

NOT FOR CONSTRUCTION

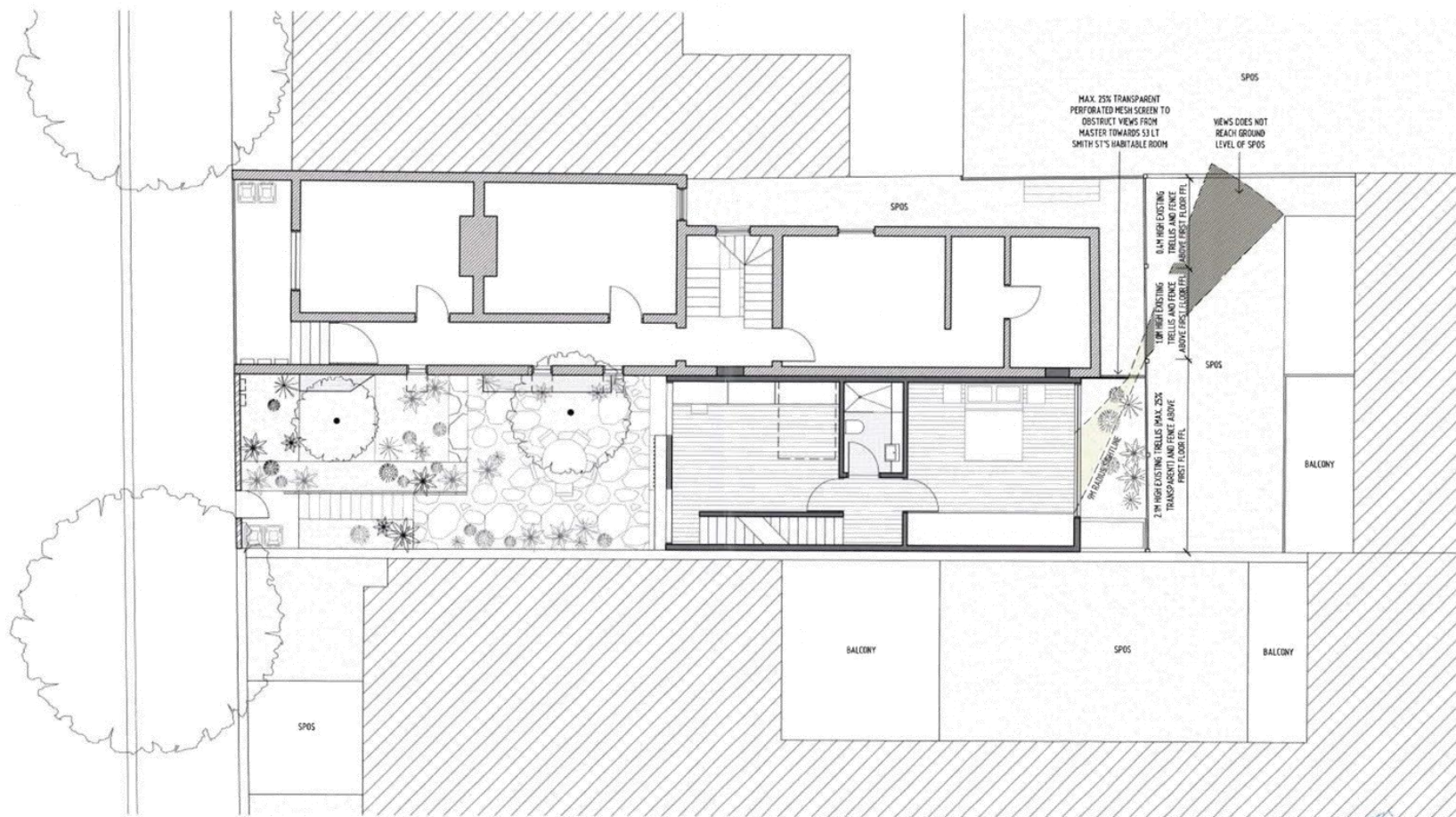
**A4.04 OVERLOOKING DIAGRAMS**

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	-

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 134 517 200

RECEIVED  
03 JUL 2019

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUN 2019

Architecture Architecture

A4.05 OVERLOOKING DIAGRAM

NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 30.05.19	REV
----------------------	---	------------------------	---------------------	----------------------	------------------	-----

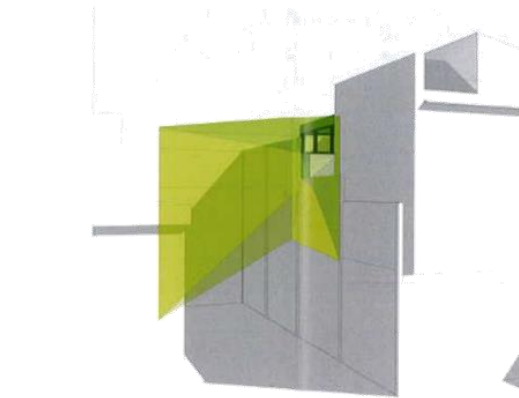
ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / TEL 31412 092 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 124 312 350



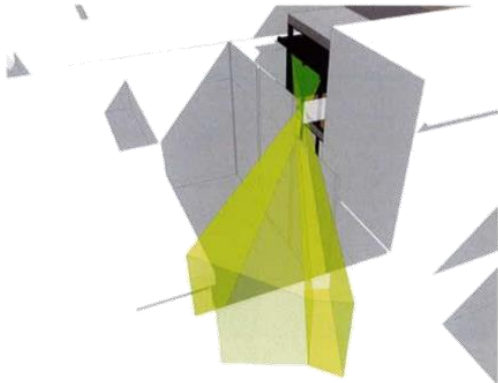
Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



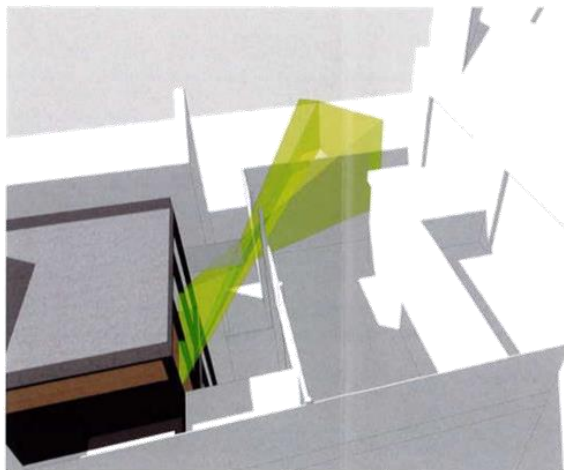
1 LOOKING NORTHEAST FROM 102 MASTER TOWARDS 53 SPOS  
NTS



2 LOOKING SOUTHWEST FROM 53 SPOS  
NTS

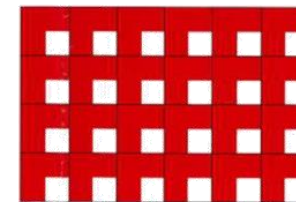
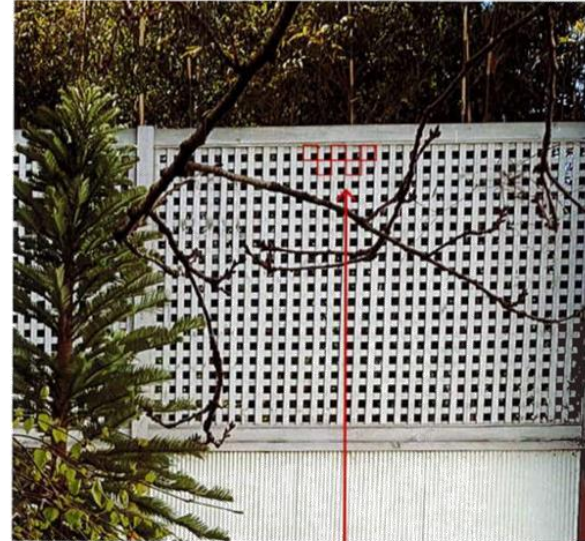


3 BIRDS EYE VIEW OF 102 MASTER OVERLOOKING INTO 53 SPOS  
NTS



4 BIRDS EYE VIEW OF 102 MASTER OVERLOOKING INTO 53 SPOS  
NTS

NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.1M ABOVE THE DECKS' FINISH FLOOR LEVELS AND EXTENDED TO A 9.0M RADIUS.  
LIGHT GREEN SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET'S MASTER BEDROOM.



ONLY ONE QUARTER OF EACH UNIT IN THE GRID IS OPEN. THEREFORE, THE TRELLIS IS ONLY 25% TRANSPARENT.

5 EXISTING TRELLIS TRANSPARENCY ABOVE FENCE BETWEEN 102 GORE ST & 53 LT SMITH ST  
NTS

RECEIVED  
03 JUL 2019

Architecture Architecture

NOT FOR CONSTRUCTION

A4.06 OVERLOOKING DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	-

ARCHITECTURE ARCHITECTURE / 57 BRIDGEWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9431 0993 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABRN 19 154 567 300

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

A5.01 RENDER

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NIS @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 57 BRUNWICK STREET FITZROY 3066 VIC AUSTRALIA / +61 3 9417 0895 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 18 154 517 330



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

NOT FOR CONSTRUCTION

A5.02 RENDER

JOB NO	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 57 BRIMBICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 156 517 336



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



RECEIVED  
03 JUL 2019

Architecture Architecture

A5.03 RENDER

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3063 VIC AUSTRALIA / TEL 53417895 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABL 18 156 517 350



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



**CB-1 CONCRETE BREEZE BLOCKS**  
Concrete Breeze Blocks (Permeable)



**CN-1 CONCRETE**  
Concrete (Formed Profile)



**CS-1 CEMENT SHEET**  
Cement Sheet Cladding



**CT-1 CERAMIC TILES**  
Ceramic Tiles



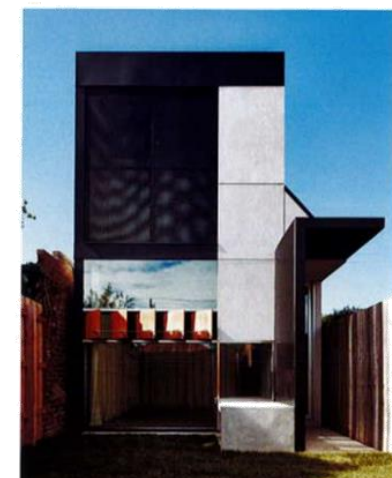
**GL-1 GLASS**  
Double Glazed Finish: Clear



**MC-1 METAL CLADDING - DARK**  
Metal Cladding



**MC-2 METAL CLADDING - LIGHT**  
Metal Cladding



**ME-1 PERFORATED MESH**  
Perforated Mesh Opening: Max. 25% transparency

Architecture Architecture

NOT FOR CONSTRUCTION

**A6.01 MATERIALS SCHEDULE**

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	24.05.19	

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC A/R/REA/JA / +61 3 9412 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABR\_19\_156-517-200

**Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)**



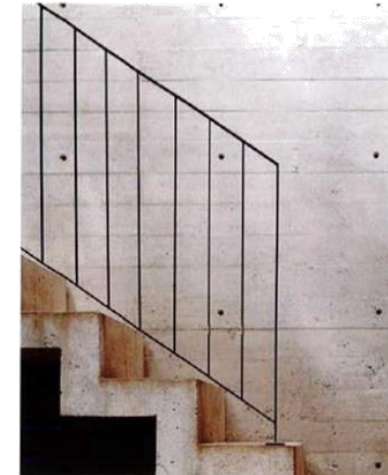
**MP-1 MASONRY PAVERS**  
Bluestone Masonry Pavers



**MR-1 METAL ROOFING**  
Metal Roofing Finish: Zinalume



**ST-1 STAINLESS STEEL CABLES**  
Stainless Steel Cables



**ST-2 STEEL BALUSTRADE**  
Steel Balustrade



**TD-1 TIMBER DECKING**  
Timber Decking



**TF-1 TIMBER FLOORING**  
Timber Flooring



**TM-1 TIMBER SCREEN TO DECK**  
Finish: White Washed

RECEIVED  
03 JUL 2019

Architecture Architecture

**A6.02 MATERIALS SCHEDULE**

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	24.05.19	

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 314470995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABRN 19 136 517 330