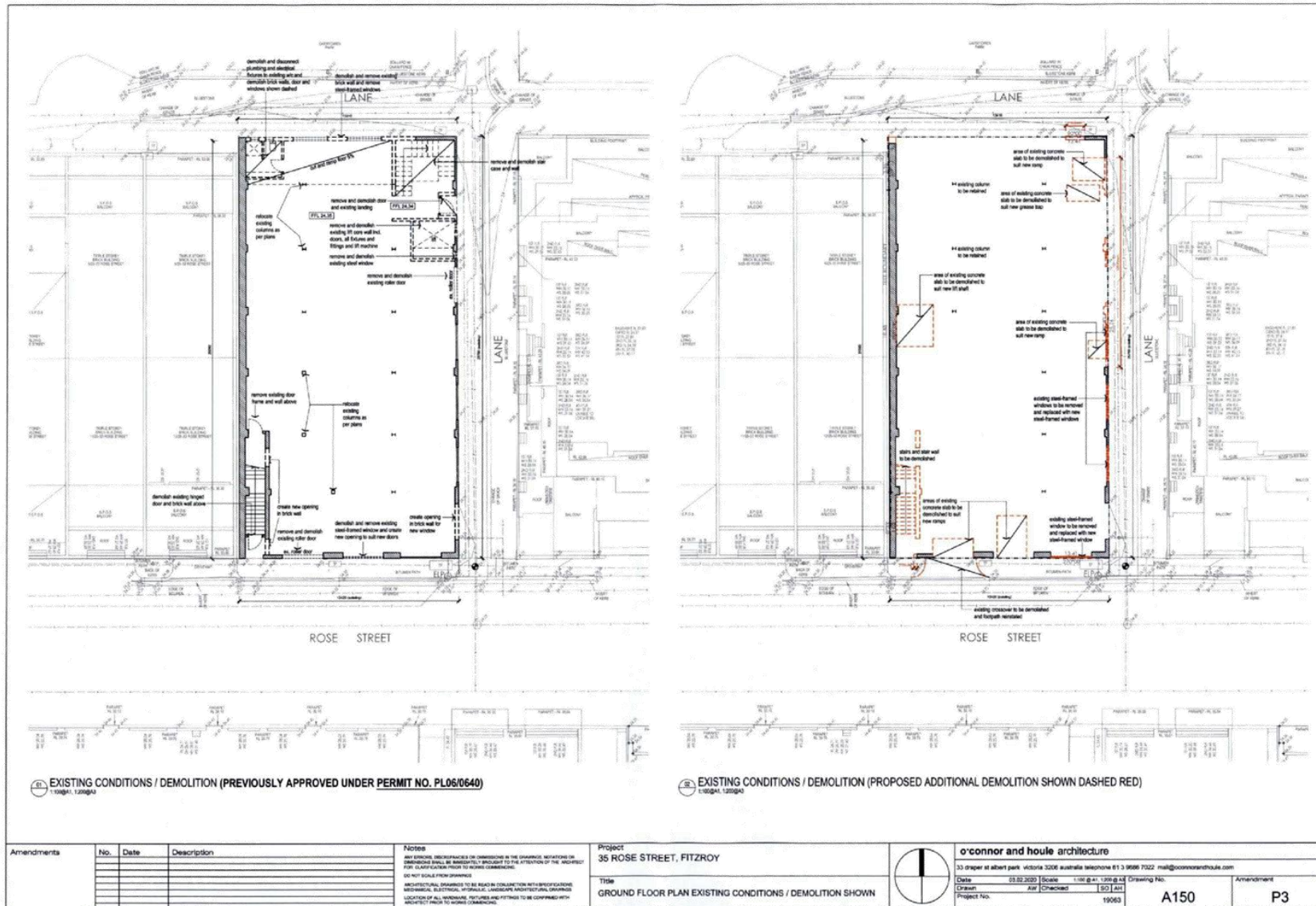
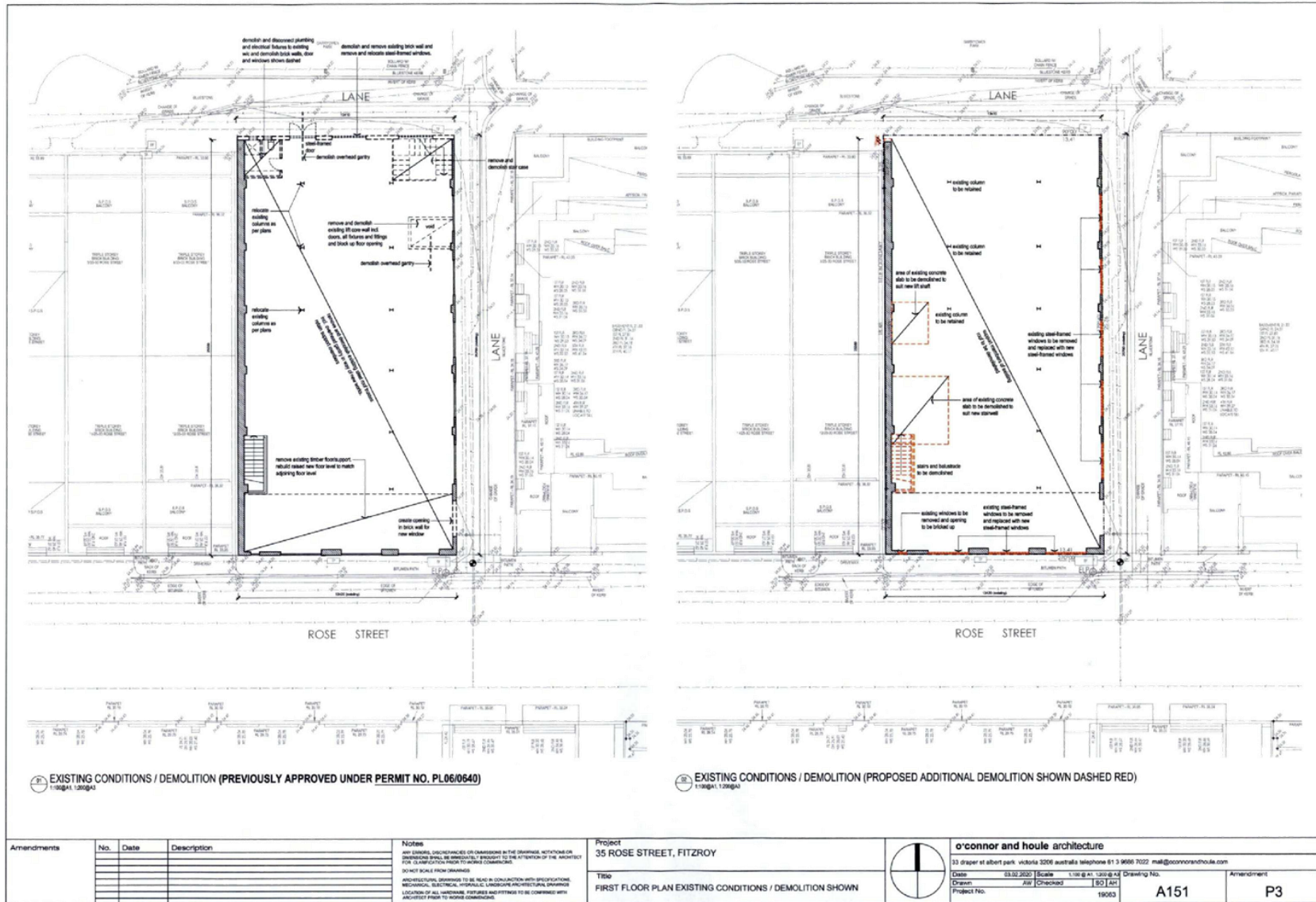


Attachment 1 - Original - Demolition Plans



Attachment 1 - Original - Demolition Plans



Attachment 2 - Original Section 72 Plans















Prepared by:  
O'Connor and Houle Architecture + Landscapes  
33 Draper Street, Albert Park Vic 3206

**APPLICATION TO AMEND A PLANNING PERMIT**  
**35 Rose Street, Fitzroy**  
**Project No: 19063**  
**Issue Date: December 2019**

**ARCHITECTURAL DRAWINGS**

- A000 Coversheet
- A001 Existing Land Survey  
(prepared by Breese Pitt Dixon)
- A100 Key Architectural Concepts
- A101 Key Architectural Concepts
- A102 Key Architectural Concepts
- A200 Site and Roof Plan
- A201 Ground Floor Plan
- A202 First Floor Plan
- A203 Second Floor Plan
- A204 Third Floor Plan
- A205 Fourth Floor Plan
- A206 Fifth Floor Plan
- A207 Roof Garden Plan
- A400 Sections
- A401 Sections
- A500 Streetscape Elevation
- A501 South and North Elevations
- A502 East Elevation
- A503 West Elevation
- A700 Shadow Diagrams at 22 September 9am
- A701 Shadow Diagrams at 22 September 10am
- A702 Shadow Diagrams at 22 September 11am
- A703 Shadow Diagrams at 22 September 12pm
- A704 Shadow Diagrams at 22 September 1pm
- A705 Shadow Diagrams at 22 September 2pm
- A706 Shadow Diagrams at 22 September 3pm
- L200 Landscape Plan

**EXTERNAL MATERIALS AND FINISHES SCHEDULE**

<p><b>02A</b> Sand Cement Render Grey</p> 	<p><b>02B</b> Metal Deck Roofing Light Grey</p> 	<p><b>02C</b> Metal Mesh Rainscreen White/Light Grey Powdercoat Finish</p> 
<p><b>04A</b> Painted Steel-Framed Glazing Dark Grey</p> 	<p><b>05</b> Timber Decking</p> 	<p><b>04L</b> Aluminium Glazing Frames and Shrouds White/Light Grey Powdercoat Finish</p> 
<p><b>05B</b> Painted Steel Ventilation Screen Dark Grey</p> 	<p><b>06L</b> Tiles Nom.300 X 600mm Grey</p> 	<p><b>06D</b> Steel Mesh Gralling Galvanised Finish</p> 
<p><b>07C</b> CFC Sheet with Paint Finish Light Grey</p> 	<p><b>07T</b> Paint Finish Light Grey</p> 	<p><b>07E</b> Paint Finish Light Grey to match render</p> 
<p><b>08A</b> Brickwork existing</p> 	<p><b>08B</b> Brickwork new to match existing</p> 	

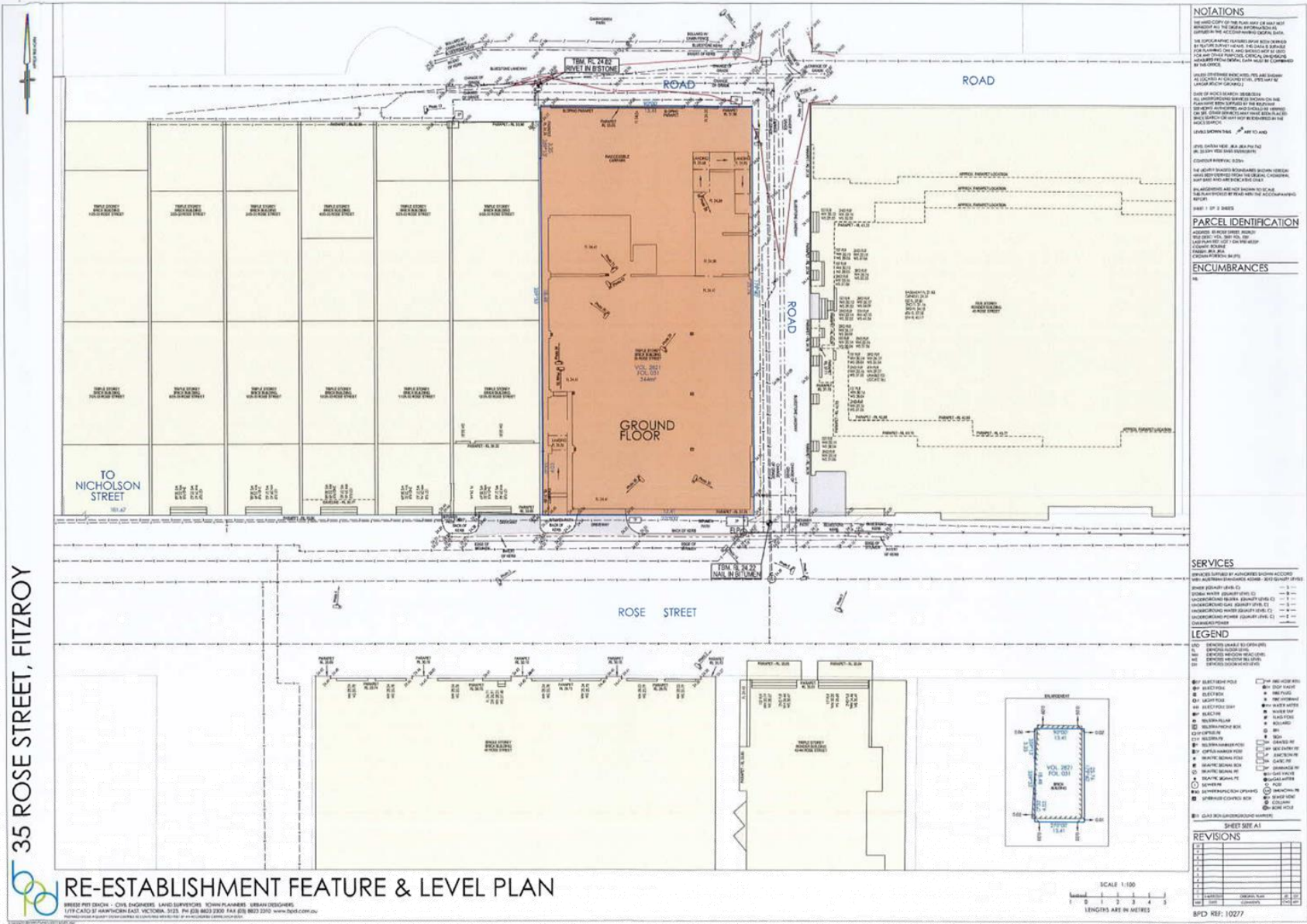


**19063 - 35 Rose Street, Fitzroy**

Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture							
				ANY CHANGE, DISCREPANCIES OR OMISSIONS IN THE DRAWING NOTATIONS OR INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT. DO NOT SCALE DIMENSIONS. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE ARCHITECTURAL DRAWINGS. LOCATION OF ALL SERVICES, FINISHES AND FITTINGS TO BE COMPARED WITH ARCHITECT FROM TO WORK CONDITIONS.	35 ROSE STREET, FITZROY	33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com							
					Title	Date	12.12.2019	Scale	1:50	Drawing No.	A000	Amendment	P2
					COVERSHEET	Drawn	aw	Checked	[Signature]	Project No.	19063		



Attachment 2 - Original Section 72 Plans





Attachment 2 - Original Section 72 Plans



**MASSING**  
 the new architecture will be clearly differentiated from the original warehouse fabric in both form and materiality. the new form steps back at the third floor from the existing facade alignment along the Rose St frontage and the side lane.

**MESH RAINSCREEN GLADDING**  
 the perforated mesh facade allows for a playful interaction with glazing, with neatly trimmed openings projecting through the mesh in some places, and on the east facade the perforated skin floats over the glazing, providing solar protection and visual privacy

Amendments	No.	Date	Description	Notes ANY CHANGES, ADDITIONS OR DELETIONS TO THE DRAWINGS, SPECIFICATIONS OR INFORMATION CONTAINED HEREIN SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND NOT THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CLARIFICATION OF THE DRAWINGS. ARCHITECTURAL CONCEPTS TO BE USED IN CONNECTION WITH OTHER SERVICES, INCLUDING ALL SERVICES, INCLUDING ARCHITECTURAL CONCEPTS, SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND NOT THE CLIENT. LOCATIONS, AS SHOWN, FACTORS AND OTHERS TO BE DETERMINED BY ARCHITECT PRIOR TO WORK COMMENCEMENT.	Project 35 ROSE STREET, FITZROY	o'connor and houle architecture 33 draper albert park victoria 3206 australia telephone 61 3 9588 7022 mail@oconnorandhoule.com		
					Title KEY ARCHITECTURAL CONCEPTS	Date 10.12.2019	Scale as	No. in scale 1/501



Attachment 2 - Original Section 72 Plans



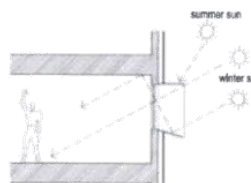
**ROOFTOP TERRACE AND GARDEN**  
the proposed rooftop terrace and garden shared by the office tenants provides both outdoor workspaces, and rest and relaxation opportunities with a mix of sunny, shaded and weather-protected areas



**ROOFTOP SOLAR PANELS**  
solar panels are proposed to be located on top of the rooftop terrace sunshade structure to supply base-load power to the building



**SUN SHADES AND DAYLIGHT SCOOPS**  
projecting metal shrouds facing the park protect office interiors from the summer sun whilst allowing winter sun deep into the plan, with the angled base helping to reflect additional winter sun into the interior



Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture			
				<p>ANY CHANGES, SPECIFIC NOTES OR COMMENTS ON THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE INDICATED BY RED LINES OR RED TEXT TO THE ARCHITECT FOR CLARIFICATION PRIOR TO ANY COMMENCEMENT OF WORK.</p> <p>ARCHITECTURAL CHANGES TO BE MADE IN CONJUNCTION WITH SPECIFICATIONS, MATERIALS, FINISHES, FIXTURES AND APPLIANCES, DIMENSIONS, LOCATION OF ALL HARDWARE, FINISHES AND FITTINGS TO BE COORDINATED WITH APPLICABLE TRADES TO BE DETERMINED.</p>	<p>35 ROSE STREET, FITZROY</p> <p>Title: KEY ARCHITECTURAL CONCEPTS</p>	<p>33 draper st albert park vic3008 australia telephone 61 3 9688 7022 mail@oconnoranhoule.com</p> <p>Date: 12.12.2019   Scale: Not to scale   Drawing No: A101   Amendment: P2</p> <p>Drawn: AM   Checked: JRS   Rev: 10083</p>			



Attachment 2 - Original Section 72 Plans








**RESTAURANT**  
a restaurant is proposed for the ground floor space, with the interior highlighting the existing building fabric, consisting of concrete floor slabs and exposed structure and services, along with new steel framed windows and doors to match the existing.  
A new picture window at the rear of the restaurant provides a vista over Garry Owen Park to the north.



**THIRD FLOOR BALCONY**  
the new architecture steps back from the existing facade alignment at the third floor, with the existing parapet extended up to conceal a wrap-around terrace adjacent to the office providing occupants with options for outdoor work or lunchtime enjoyment.

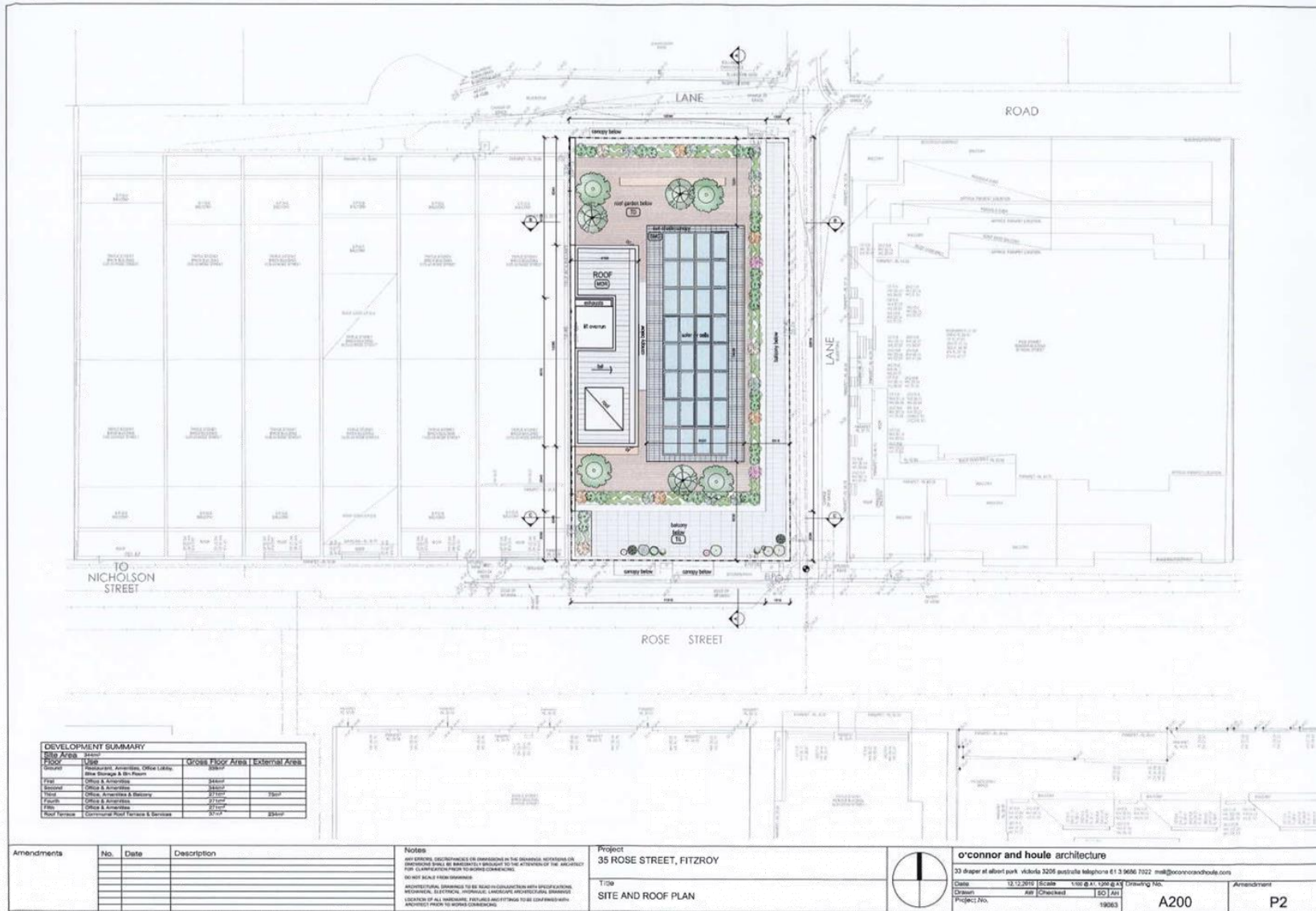


**BIKE PARKING**  
bike storage for the building occupants and guests is accessible via the side lane. shower, change and locker facilities are provided on every floor.



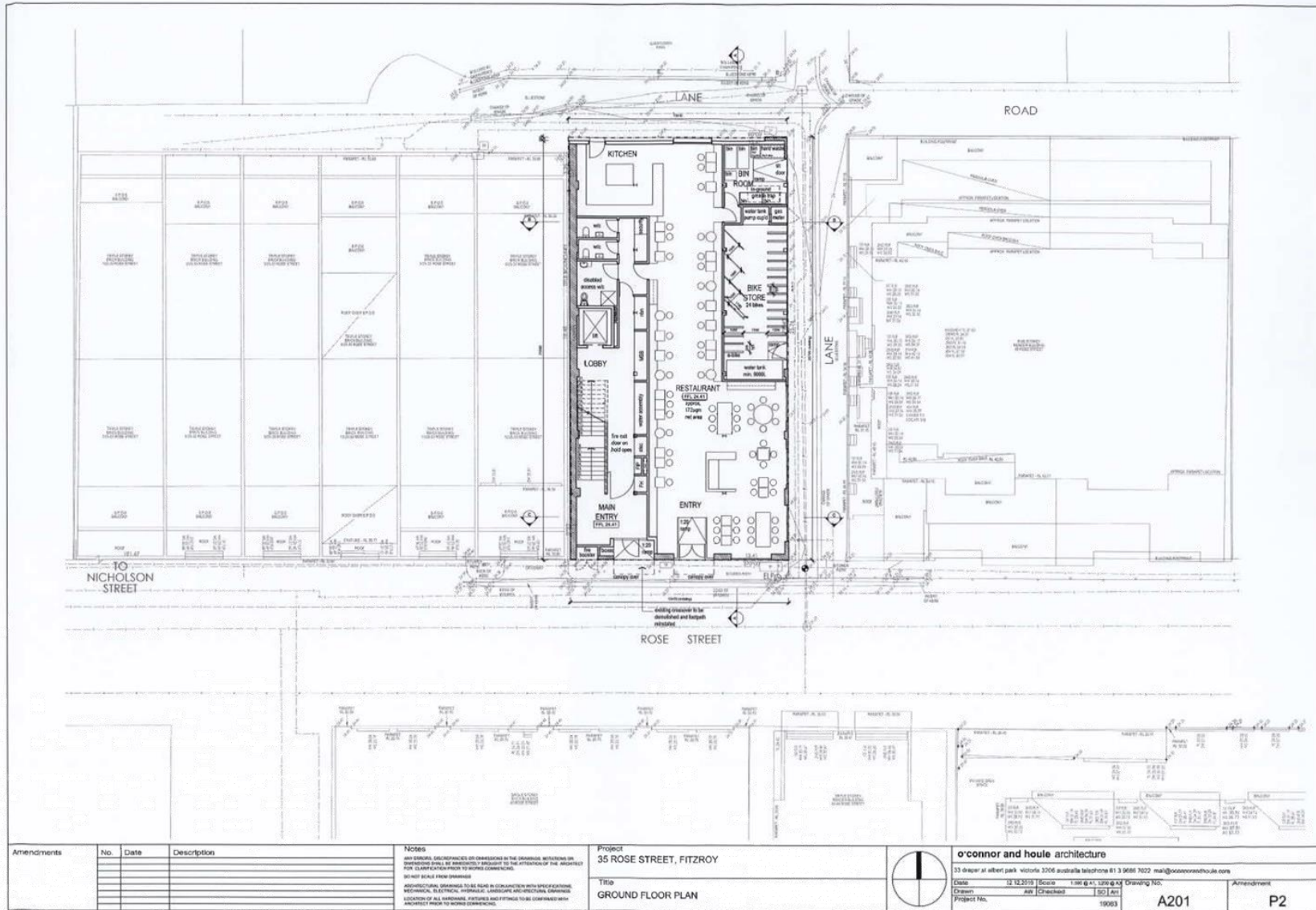
Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture
				<small>ANY CHANGES, DELETIONS OR ADDITIONS TO THE DRAWINGS, SPECIFICATIONS OR CONDITIONS SHALL BE INDICATED BY A RED LINE AND APPROVED BY THE ARCHITECT FOR CLARIFICATION TO THE CLIENT'S COMMENTS.</small> <small>ARCHITECTURAL DRAWINGS SHALL BE IN CONFORMANCE WITH AUSTRALIAN STANDARDS, SPECIFICATIONS, REGULATIONS AND LEGISLATION. ALL DRAWINGS SHALL BE CHECKED AND APPROVED BY THE ARCHITECT PRIOR TO BEING USED FOR CONSTRUCTION.</small>	Project 35 ROSE STREET, FITZROY  Title KEY ARCHITECTURAL CONCEPTS	33 draper st elbert park victoria 3206 australia telephone 61 3 9686 1002 email@oconnorandhoule.com Date: 12.12.2019 / Scale: Not to scale / Drawing No: / Amendment: Drawn: AW / Checked: JRO / LAM Project No: 19063
						A102
						P2

Attachment 2 - Original Section 72 Plans





Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description

**Notes**  
 ANY GENERAL DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, WITHIN THE PERFORMANCE LEVEL, BE REFERENCED TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING.  
 30-MIN BOUND FROM DRAWINGS  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MEMORANDUM, ELECTRICAL, MECHANICAL, LANDSCAPE ARCHITECTURAL SERVICES. LOCATION OF ALL MATERIALS, PARTS AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.

**Project**  
 35 ROSE STREET, FITZROY

**Title**  
 GROUND FLOOR PLAN

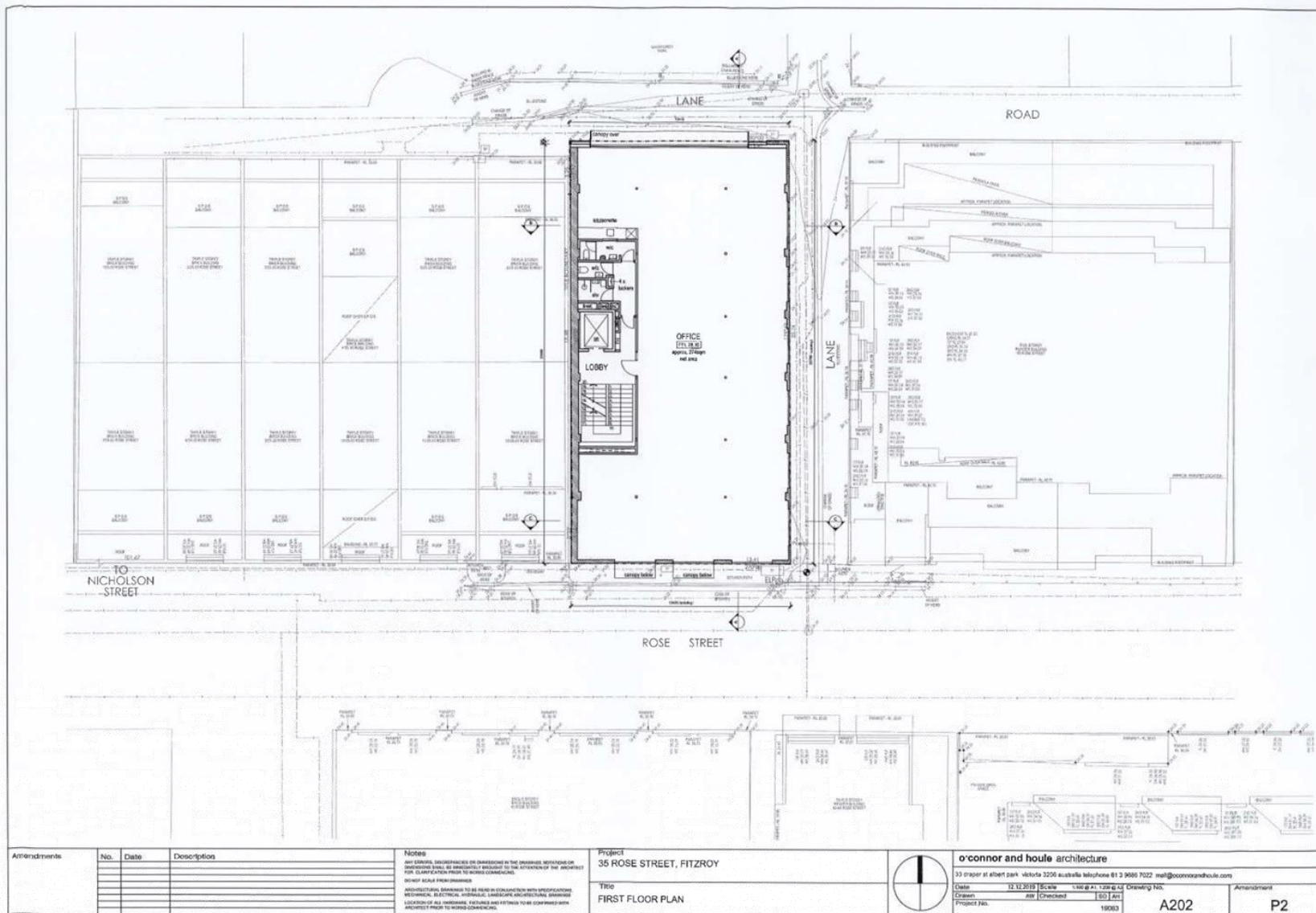


**o'connor and houle architecture**  
 33 deayer at salfert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com

Date: 12.12.2019 Scale: 1:100 @ A1: 1200 x 900 Drawing No.:  
 Drawn: AWH [Checked] [SC] AHJ  
 Project No.: 19093

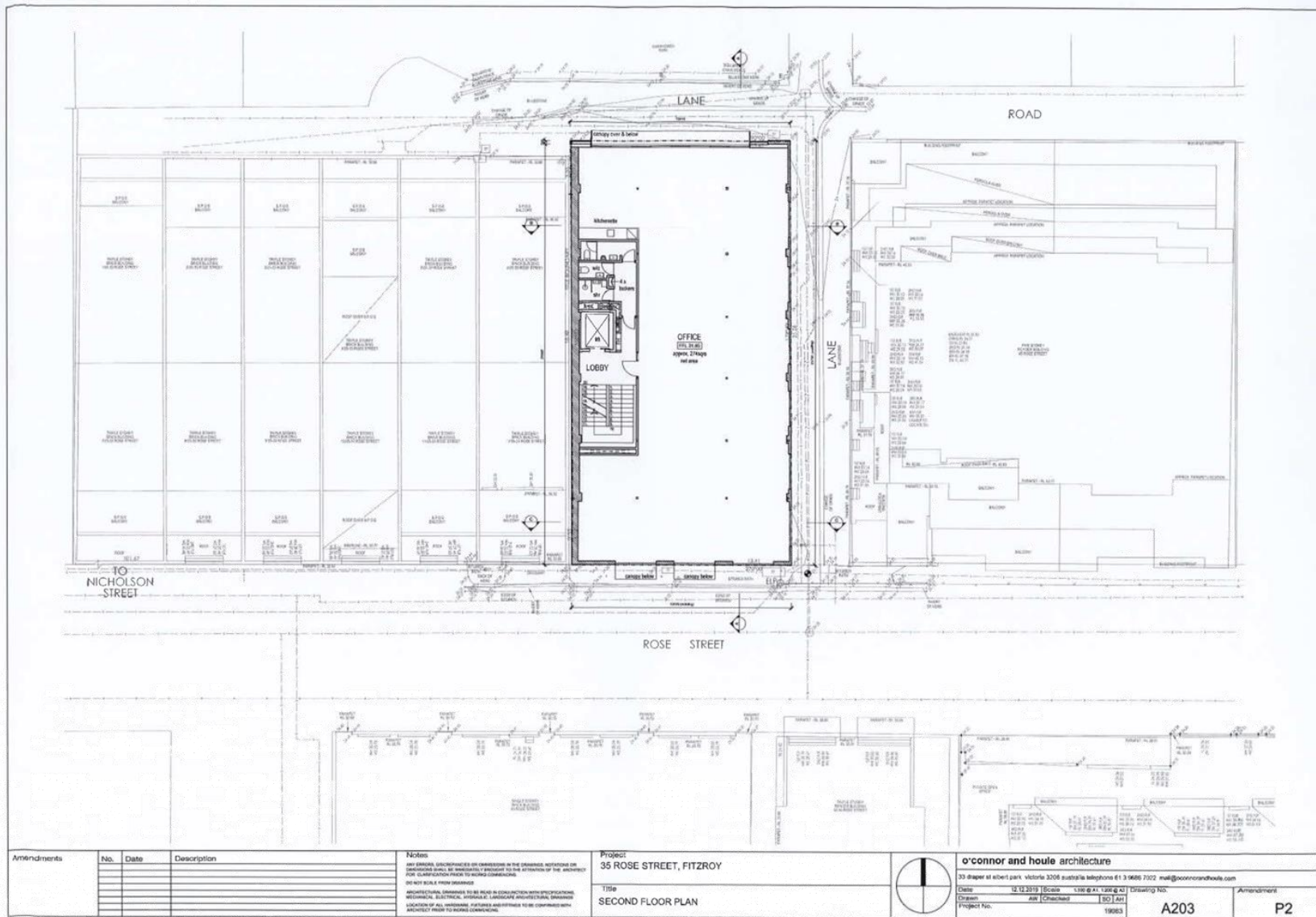
Amendment: P2

Attachment 2 - Original Section 72 Plans

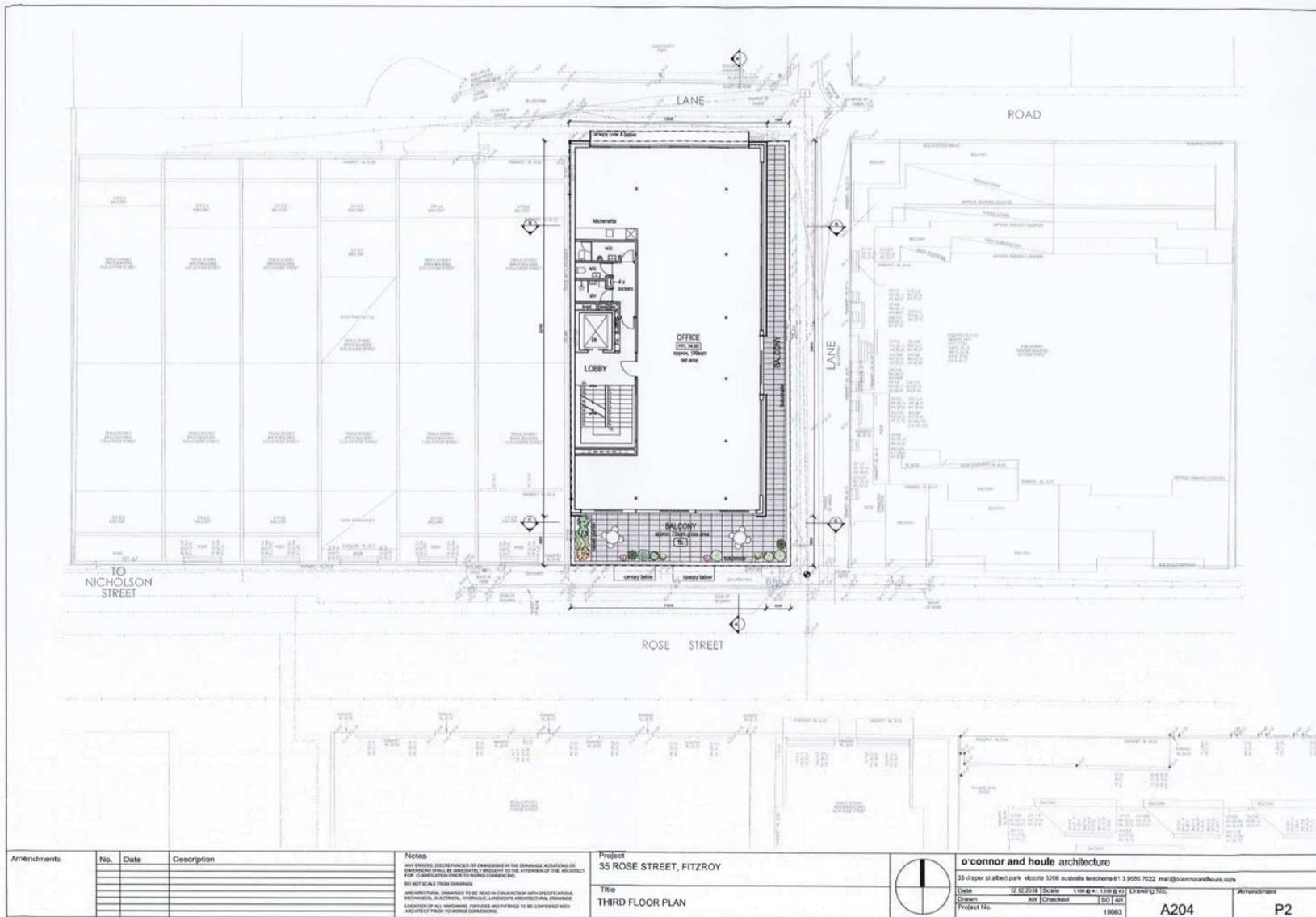




Attachment 2 - Original Section 72 Plans

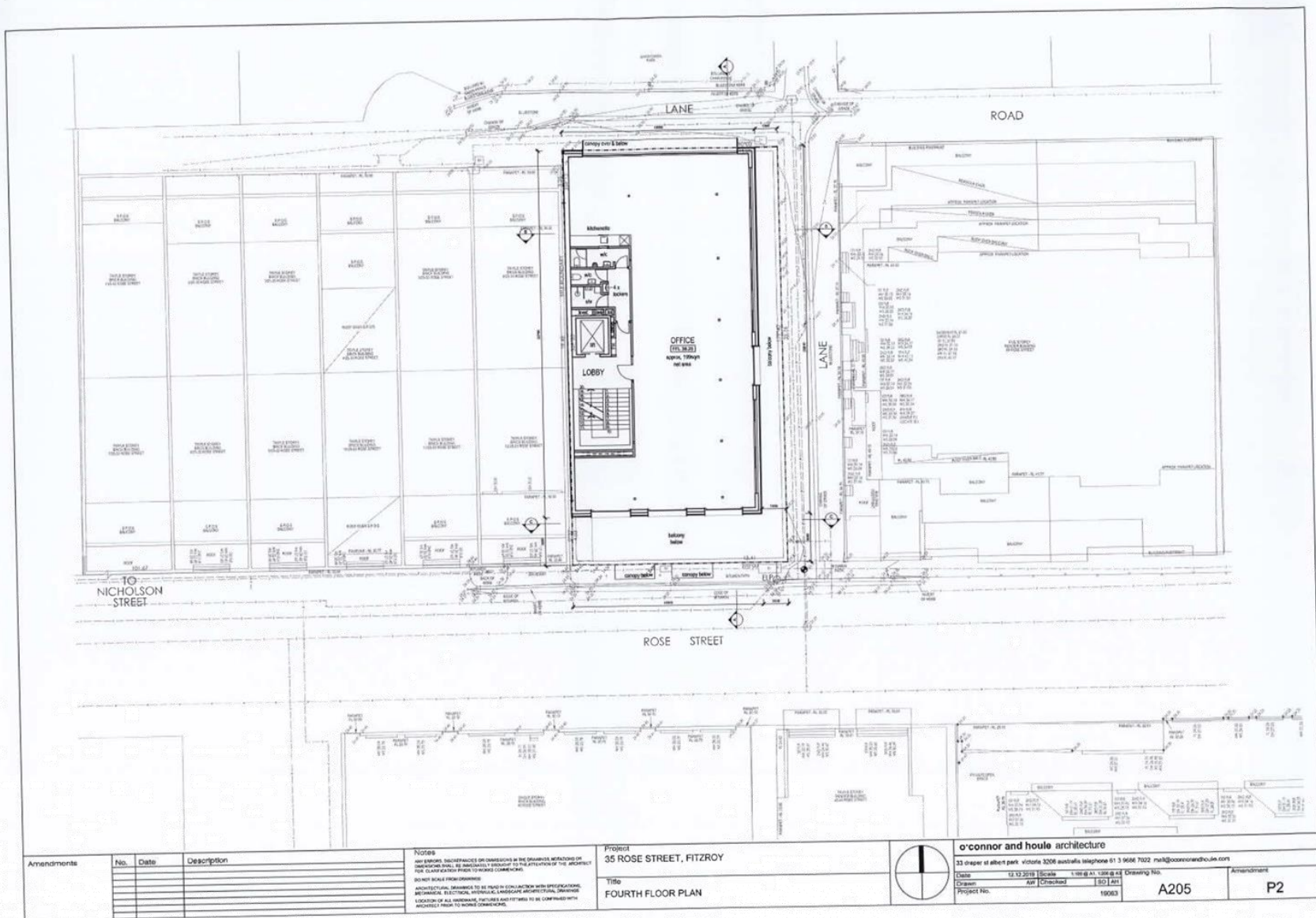


Attachment 2 - Original Section 72 Plans





Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description

**Notes**  
 ALL SPACES INDICATED ON THIS DRAWING BY THE DIMENSIONAL NOTATION OF DIMENSIONS SHALL BE ACCURATELY SITUATED TO THE SATISFACTION OF THE ARCHITECT FOR CLIENT REVIEW PRIOR TO COMMENCEMENT.  
 DO NOT SCALE DIMENSIONS.  
 ARCHITECTURAL DIMENSIONS TO BE TAKEN IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURE, SHADING.  
 LOCATION OF ALL INTERIORS, PARTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT FROM THE HOME CONNECTIONS.

**Project**  
 35 ROSE STREET, FITZROY

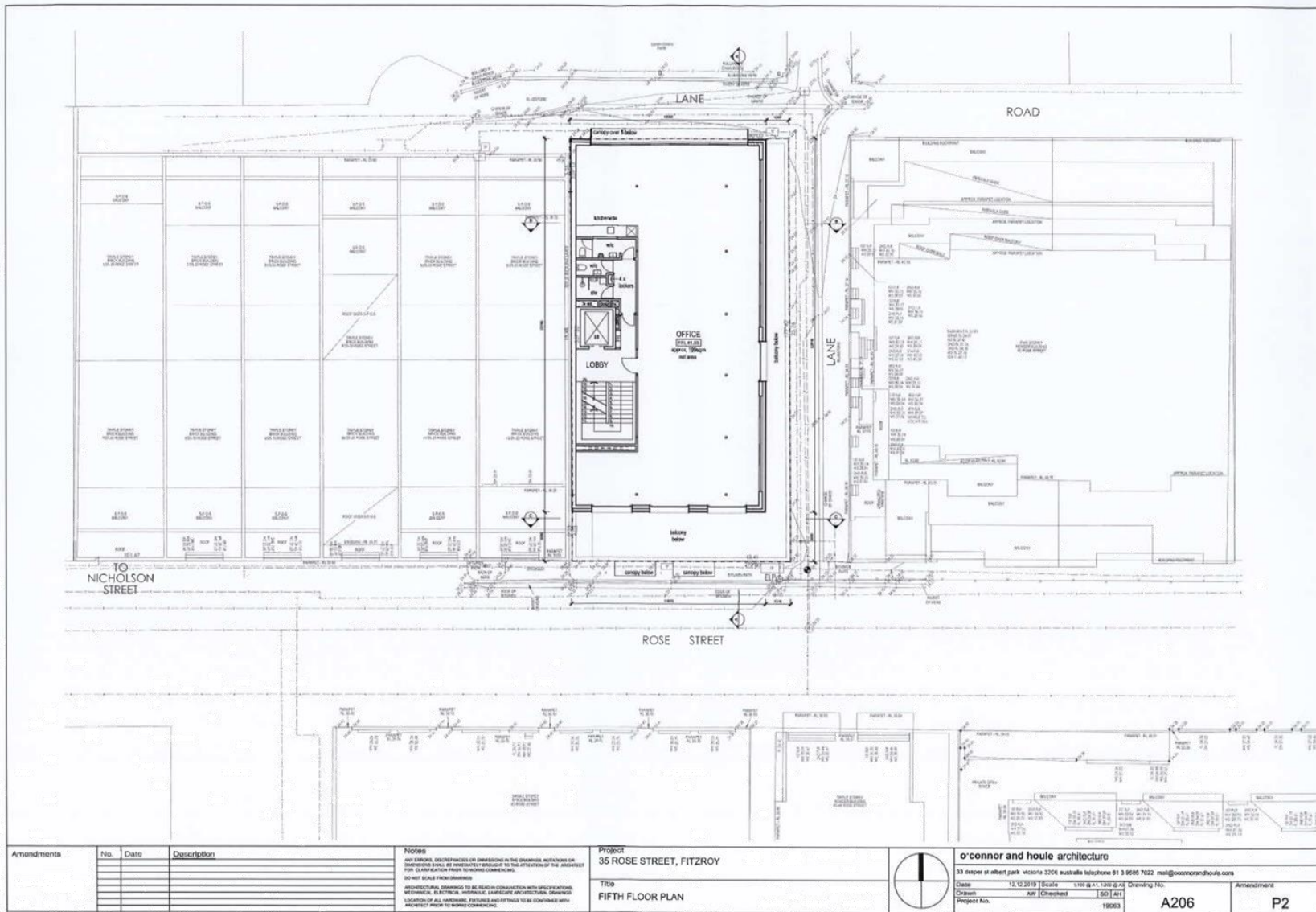
**Title**  
 FOURTH FLOOR PLAN



**o'connor and houle architecture**  
 33 chapel st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com

Date: 13.12.2018 | Scale: 1:100 @ A1 | Drawing No. 1501-011  
 Created: AH | Checked: [ ]  
 Project No. 10063 | Amendment: A205 | P2

Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description

**Notes**  
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO SURFACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO FINISH UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO SURFACE UNLESS OTHERWISE SPECIFIED.  
 ALL DIMENSIONS TO FINISH UNLESS OTHERWISE SPECIFIED.

**Project**  
 35 ROSE STREET, FITZROY

**Title**  
 FIFTH FLOOR PLAN

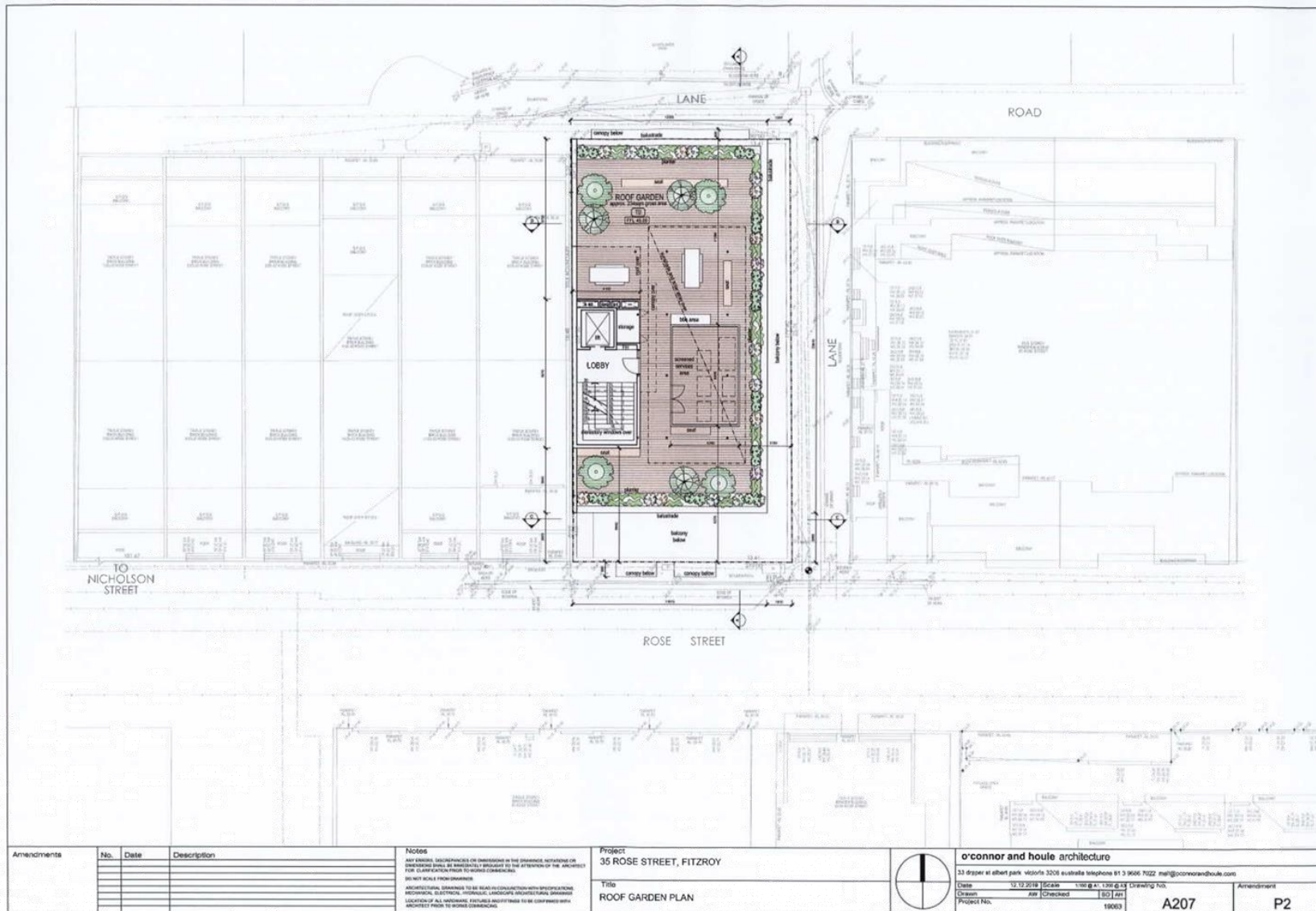


**o'connor and houle architecture**  
 33 esplanade at albert park victoria 3206 australia telephone 013 9656 7022 mail@oconnorandhoule.com

Drawn: **AW** | Checked: **SO** | Date: **15/12/2019** | Scale: **1:100** | Drawing No: **19063** | Amendment: **P2**



Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description

**Notes**  
 ANY ERRORS, OMISSIONS OR OVERSIGHTS IN THE DETAILED NOTICES OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURE, GRADING, LOCATION OF ALL MEMBERS, FINISHES, HEIGHTS FOR ALL CONSTRUCTION ARCHITECT PRIOR TO WORK COMMENCEMENT.

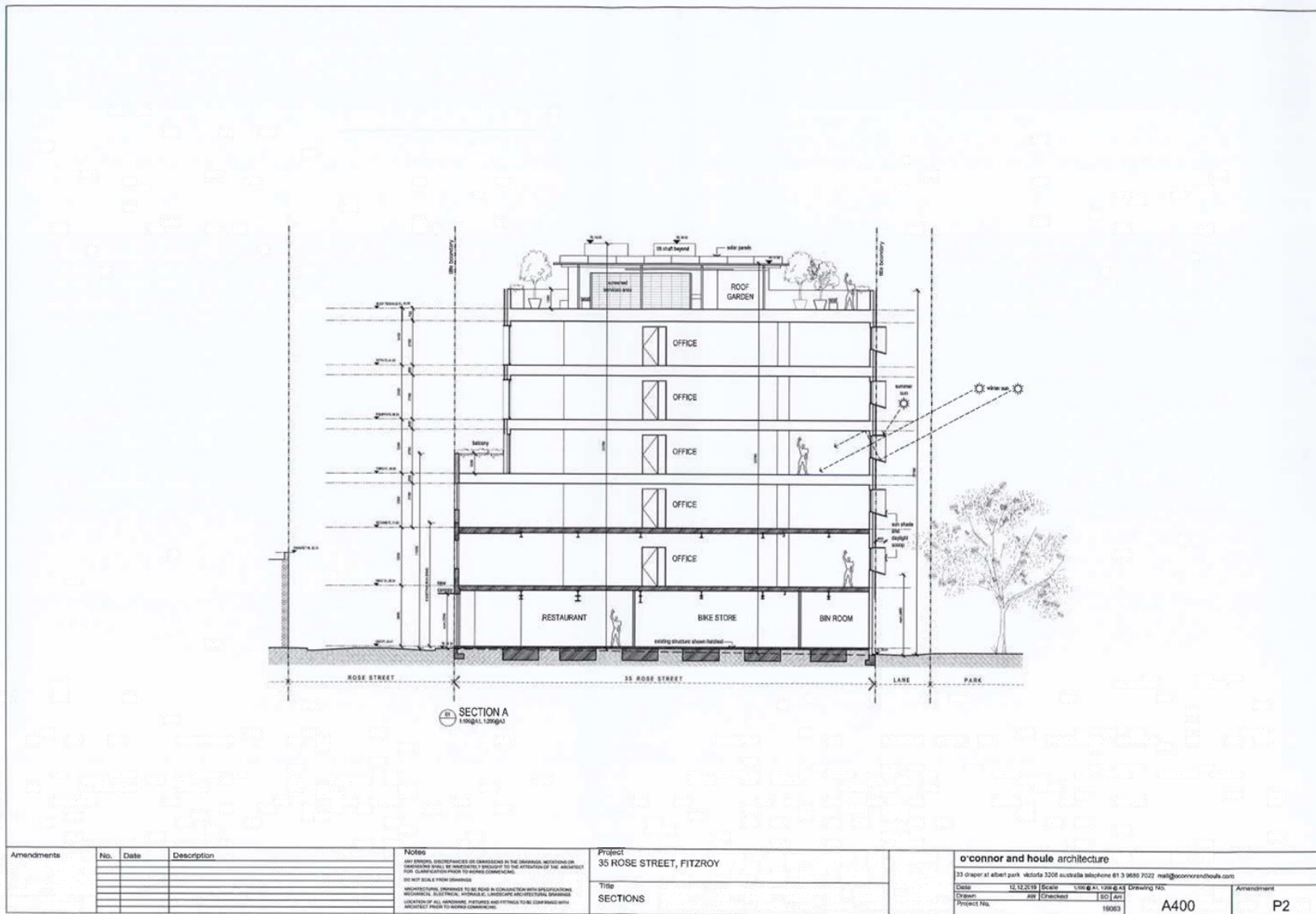
**Project**  
 35 ROSE STREET, FITZROY  
**Title**  
 ROOF GARDEN PLAN

**o'connor and houle architecture**  
 33 draper st elbert park victoria 3208 australia telephone 61 3 9666 7022 mail@oconnorandhoule.com

Date: 12/12/2018 Scale: 1:100 @ A1 1:200 @ A2 Drawing No:   
 Drawn: AM Checked: BOJ/AM   
 Project No: 18003

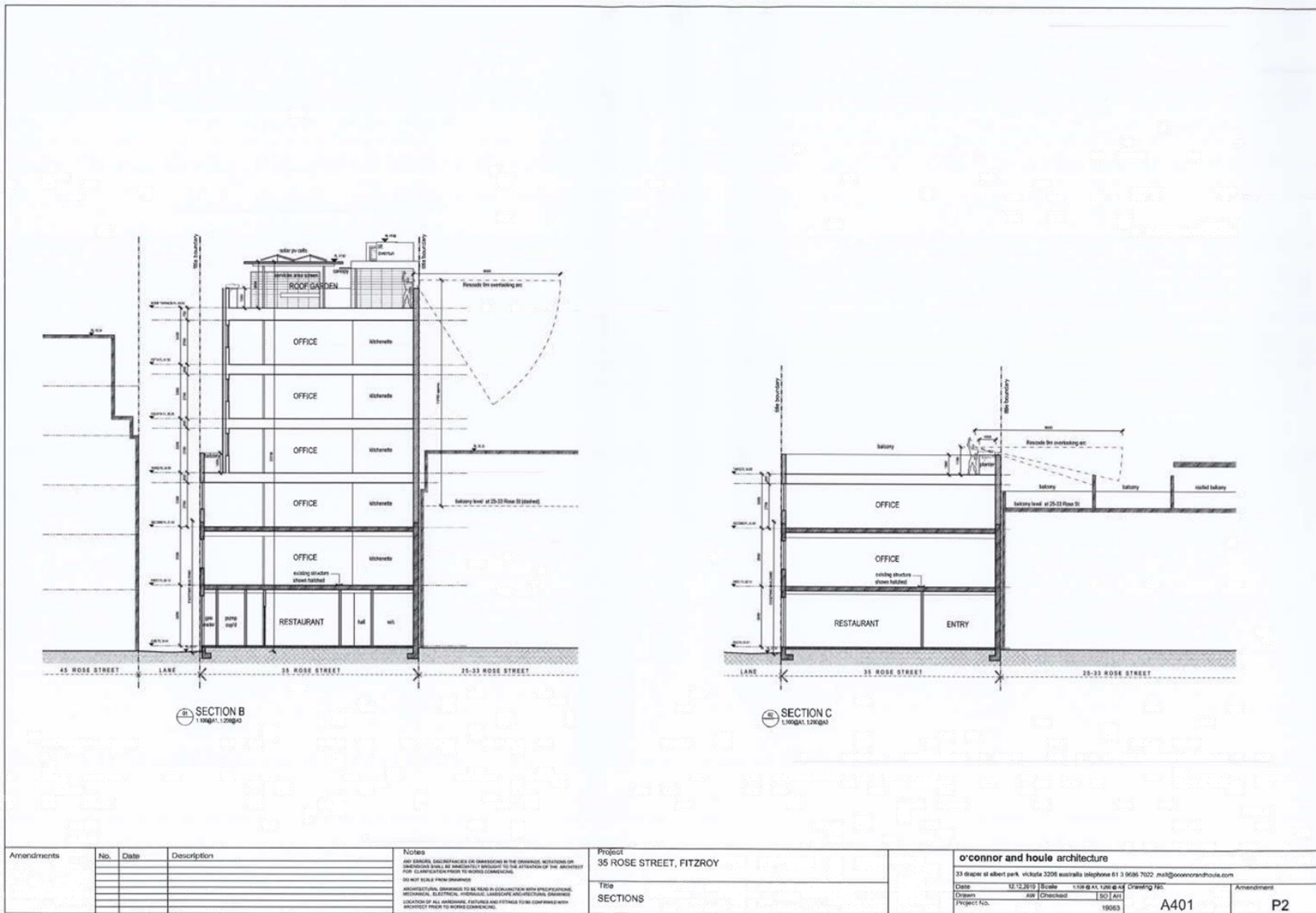
Amendment  
**A207**  
**P2**

Attachment 2 - Original Section 72 Plans

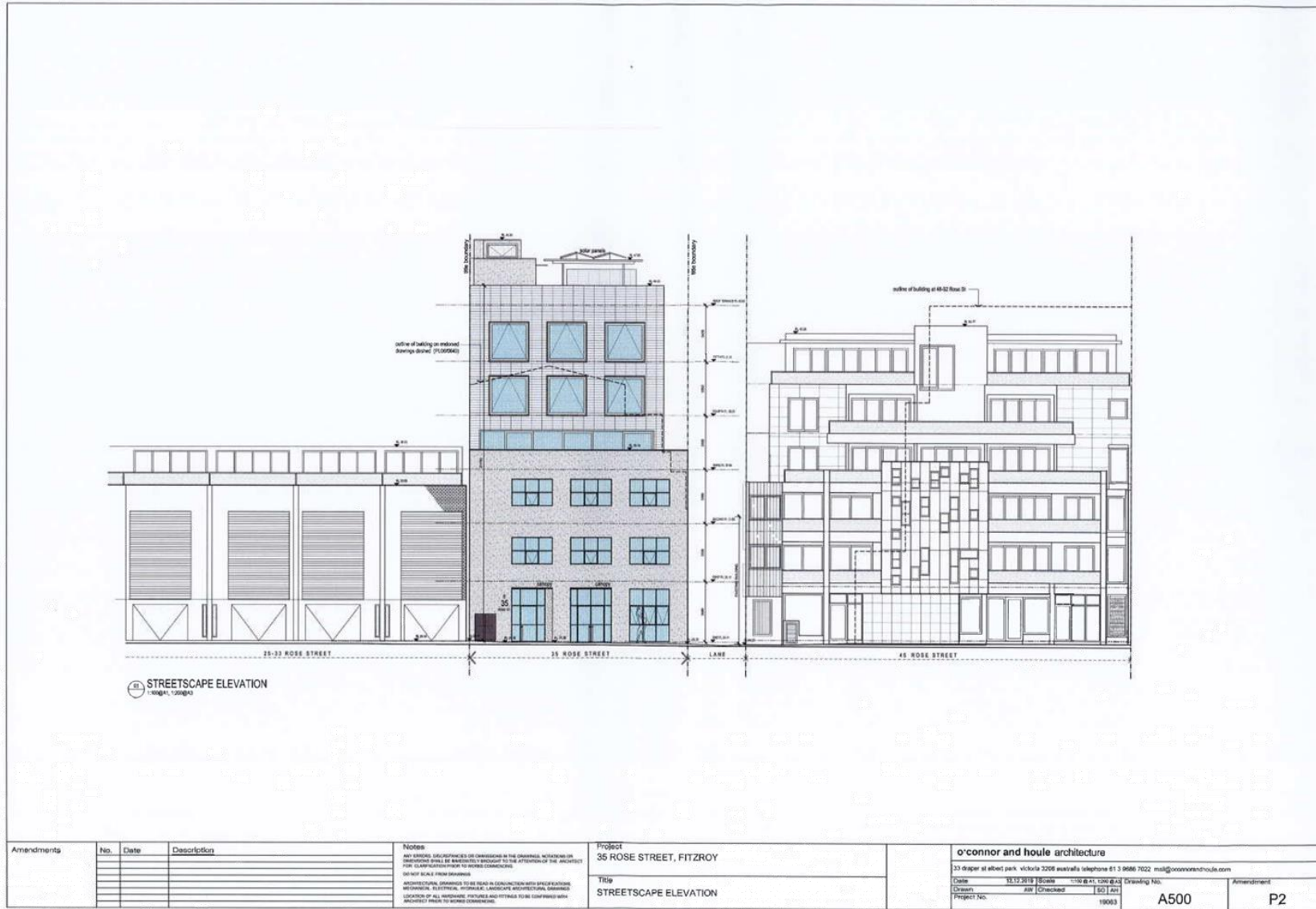




Attachment 2 - Original Section 72 Plans



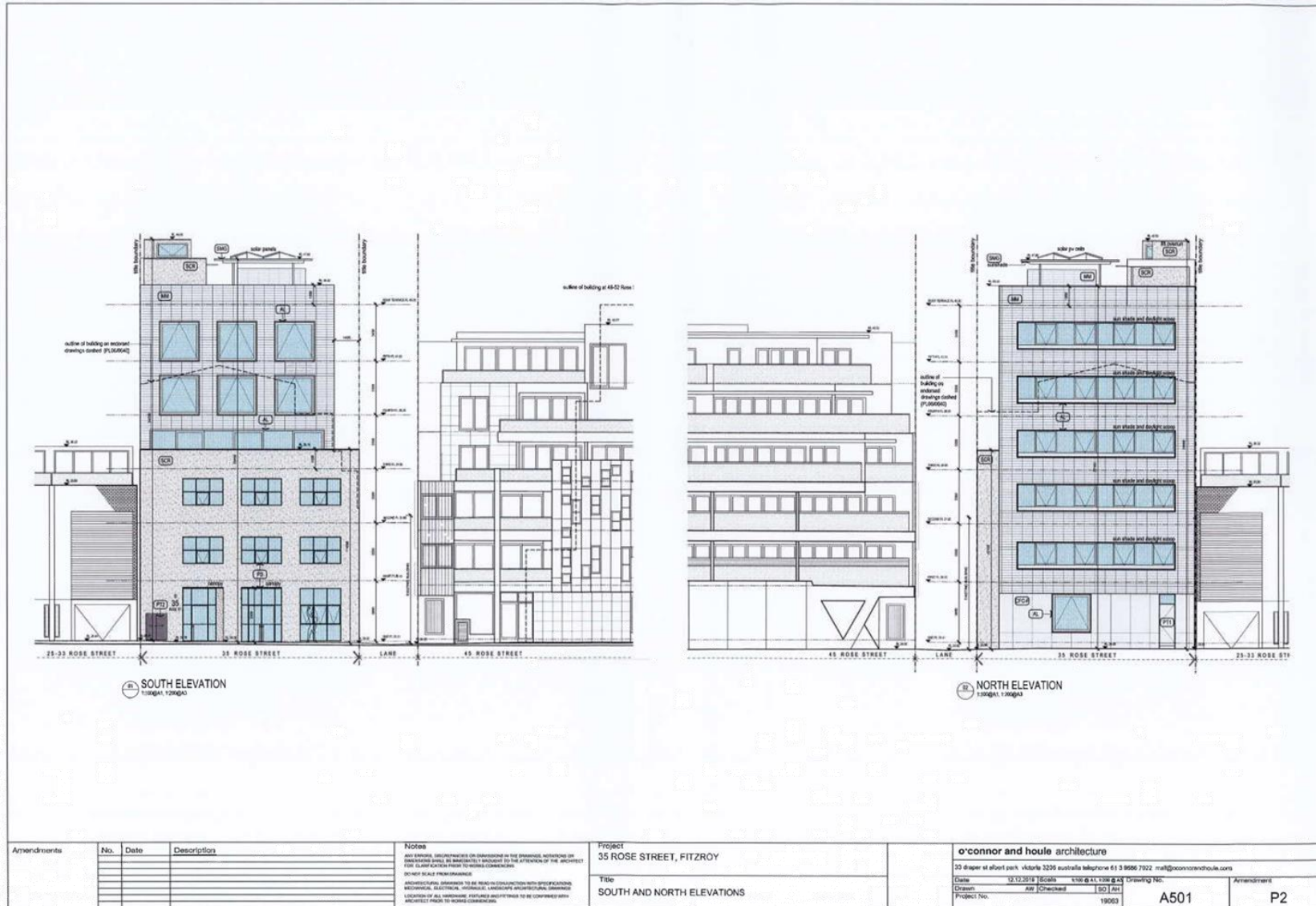
Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture			
				ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE REMEDIATED AND REPORT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION ONLY TO HOUSERS COMMERCIAL.	35 ROSE STREET, FITZROY	33 diaper st elstree park victoria 3208 australia telephone 61 3 9086 7022 mail@oconnorandhoule.com			
				DO NOT SCALE FROM DRAWINGS	Title	Date	Scale	Drawing No.	Amendment
				ARCHITECTURAL DRAWINGS MUST BE MADE IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE AND STRUCTURAL DRAWINGS	STREETSCAPE ELEVATION	15.12.2019	1:100 @ A1, LANE @ A2	50	
				LOCATION OF ALL HORIZONTAL FINISHES AND DETAILS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.		Drawn	AW / Checked	50	
						Project No.	19003	A500	P2



Attachment 2 - Original Section 72 Plans



Attachment 2 - Original Section 72 Plans

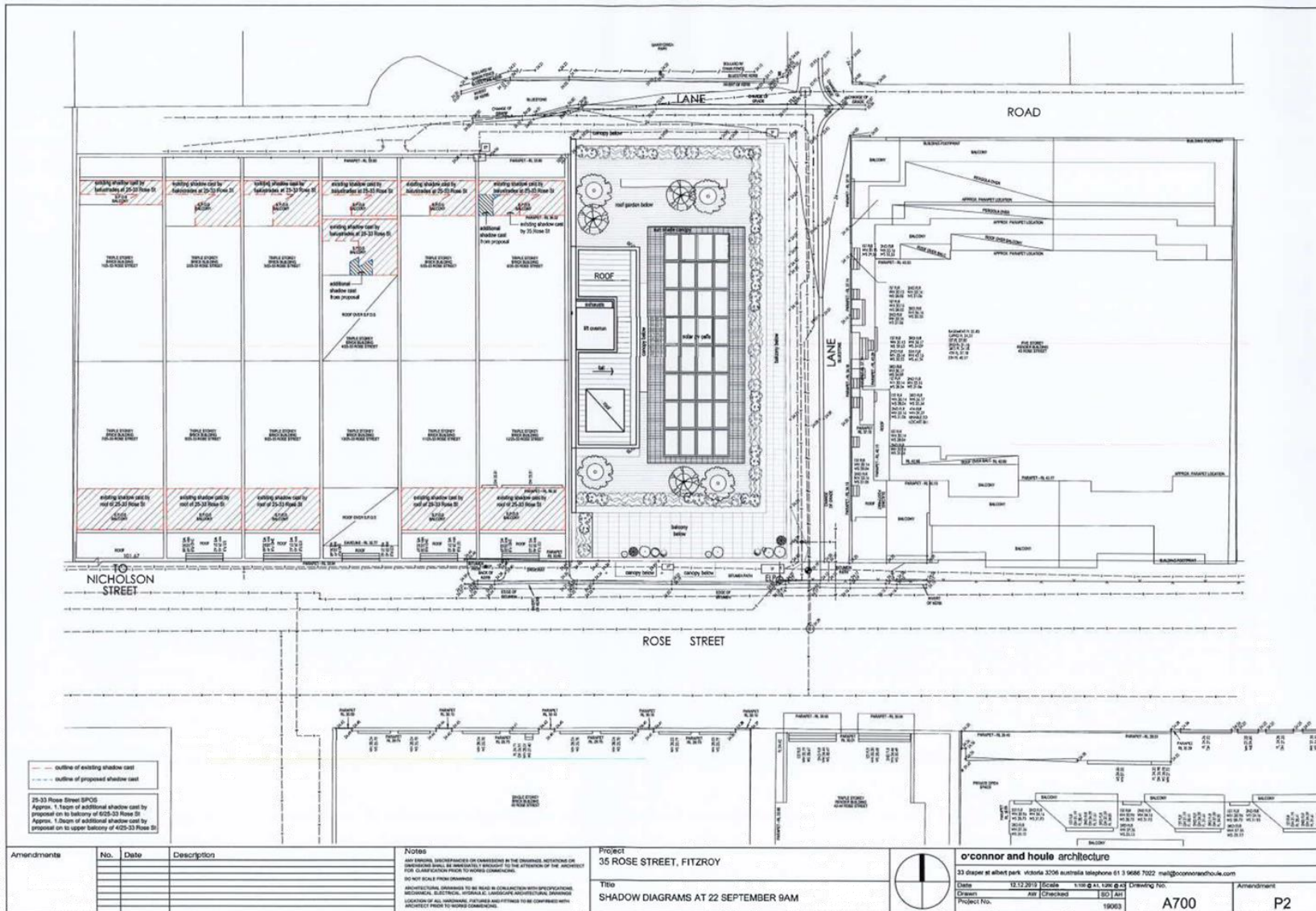
**EAST ELEVATION**  
1:100 (A1, C2000)

Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture
				<p>NOTES:</p> <p>ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS, NOTATIONS OR SCHEDULES SHALL BE METRICALLY EXPRESSED TO THE NEAREST MILLIMETER FOR CONSTRUCTION PRIOR TO COMMENCEMENT.</p> <p>DO NOT SCALE FROM DRAWINGS.</p> <p>ARCHITECTURAL SERVICES TO BE PROVIDED IN CONJUNCTION WITH SPECIALIST CONSULTANTS: MECHANICAL, ELECTRICAL, STRUCTURAL, LANDSCAPE ARCHITECTURE, GEOTECHNICAL, SURVEYING, AND OTHER AS REQUIRED AND REFERENCED TO THE CONTRACT DOCUMENTS ARCHITECT PRIOR TO COMMENCEMENT.</p>	<p>35 ROSE STREET, FITZROY</p> <p>Title EAST ELEVATION</p>	<p>33 draper st albert park victoria 3206 australia telephone 61 3 9086 7522 mail@oconnorandhoule.com</p> <p>Date: 12/12/2018   Scale: 1:100 @ A1, 1:200 @ A2   Drawing No.   Amendment</p> <p>Drawn: AH   Checked: BO   AH</p> <p>Project No. 19063   A502   P2</p>



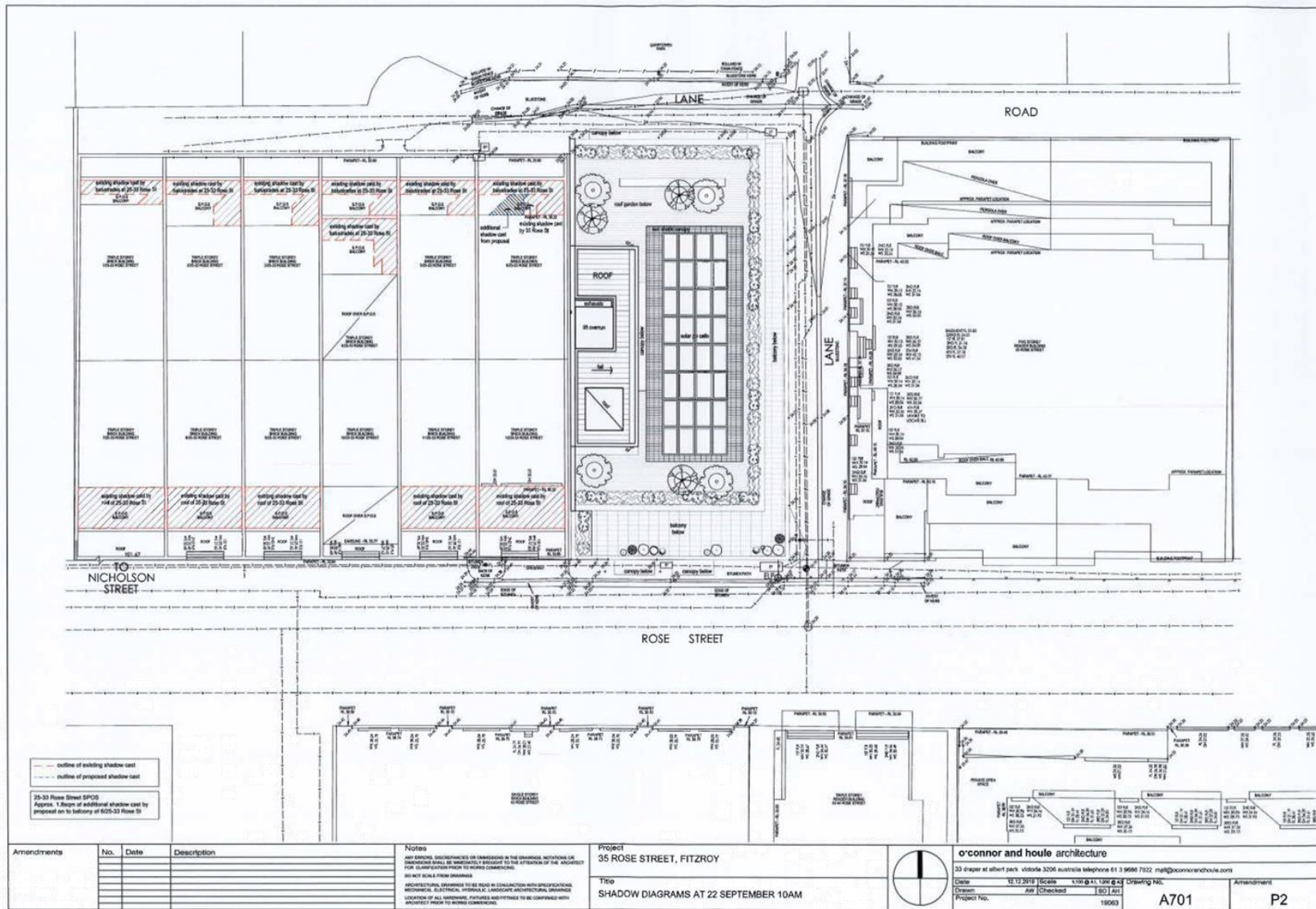


Attachment 2 - Original Section 72 Plans

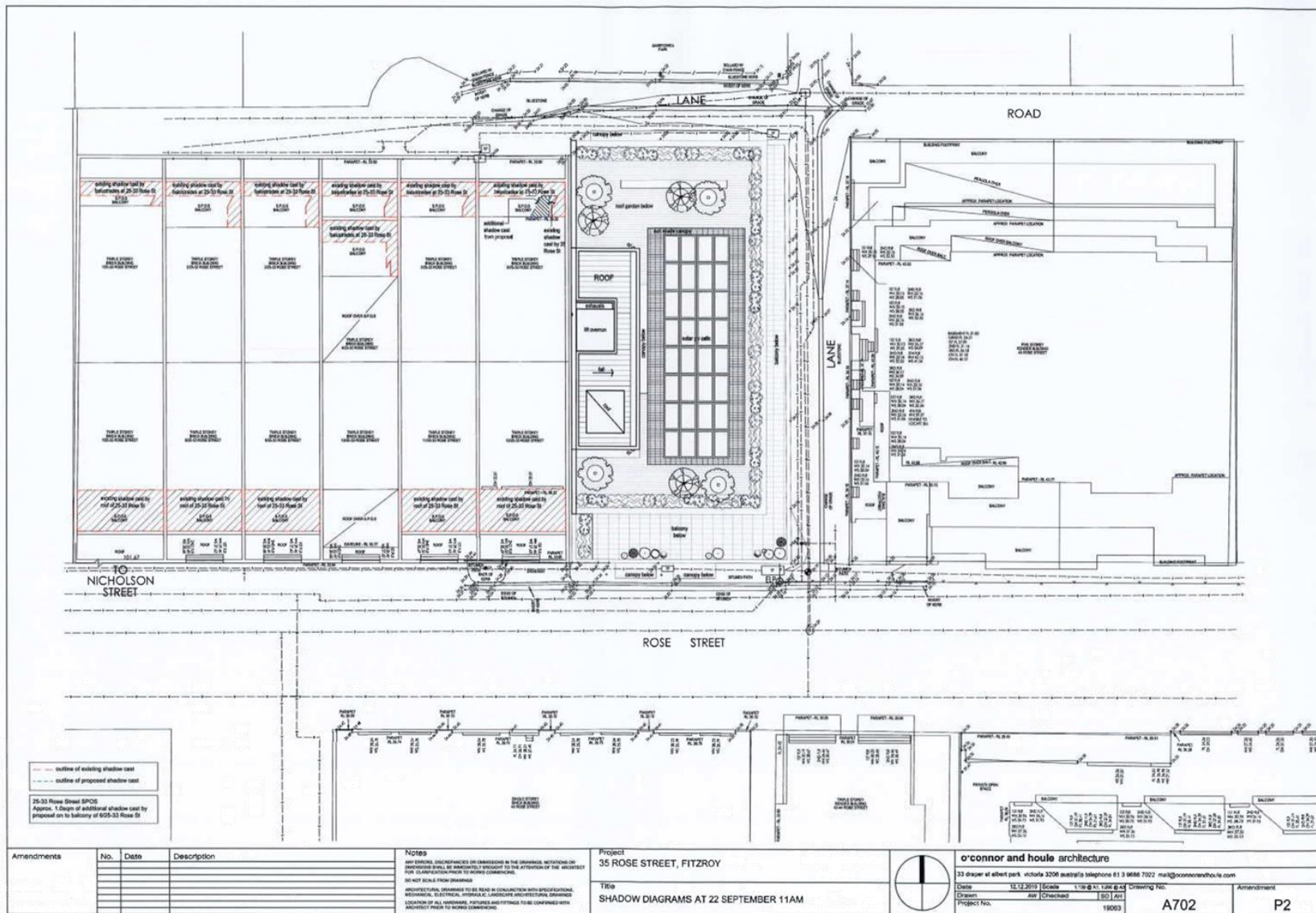




Attachment 2 - Original Section 72 Plans

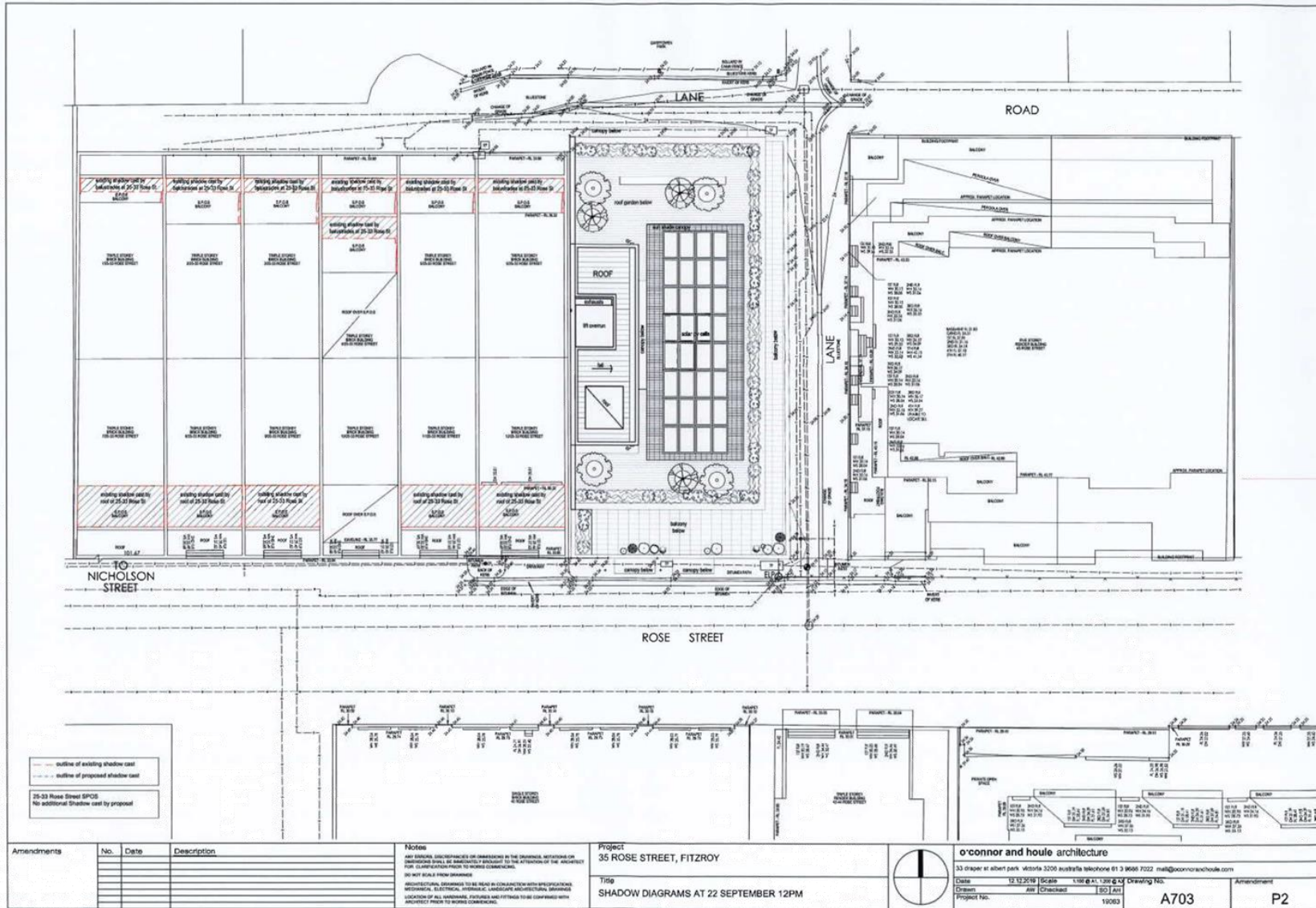


Attachment 2 - Original Section 72 Plans





Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description

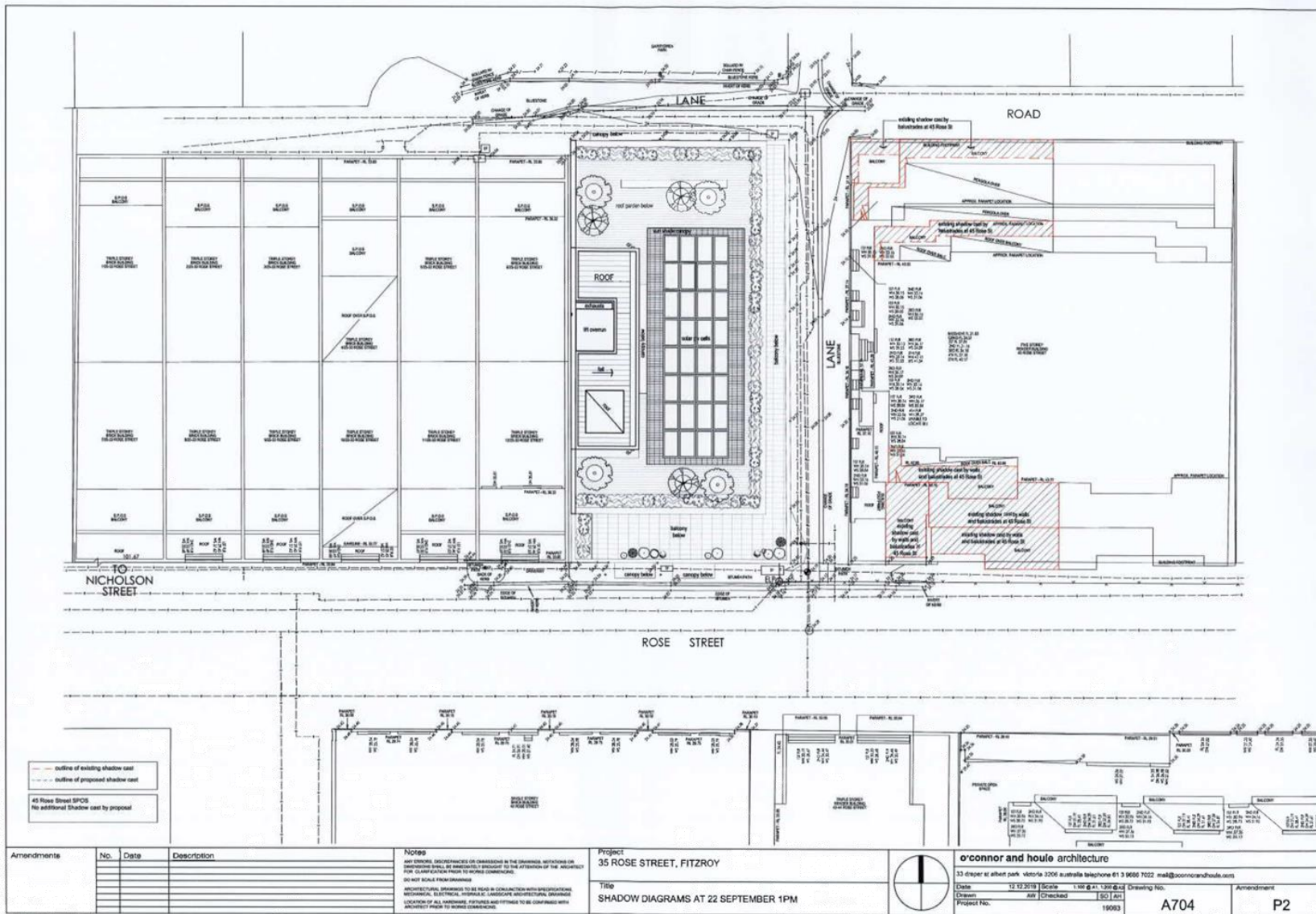
**Notes**  
 ANY ERRATA, DISCREPANCIES OR OMISSIONS IN THE ORIGINAL NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO WORKING COMMENCEMENT.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DECISIONS TO BE MADE IN CONSULTATION WITH SPECIFICATIONS: MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL, SHADING.  
 LOCATIONS OF ALL NEIGHBOURS, SERVICES AND UTILITIES TO BE COMPATIBLE WITH ARCHITECT PRIORITY TO WORKING COMMENCEMENT.

**Project**  
 35 ROSE STREET, FITZROY  
**Trig**  
 SHADOW DIAGRAMS AT 22 SEPTEMBER 12PM

**o'connor and houle architecture**  
 33 draper at albert park victoria 3206 australia telephone 61 3 9566 7222 mail@oconnorandhoule.com

Date: 12.12.2016 Scale: 1:100 @ A1 1200x1600 Drawing No. Amendment  
 Drawn: AH Checked: SOJ/AM  
 Project No: 11063 A703 P2

Attachment 2 - Original Section 72 Plans



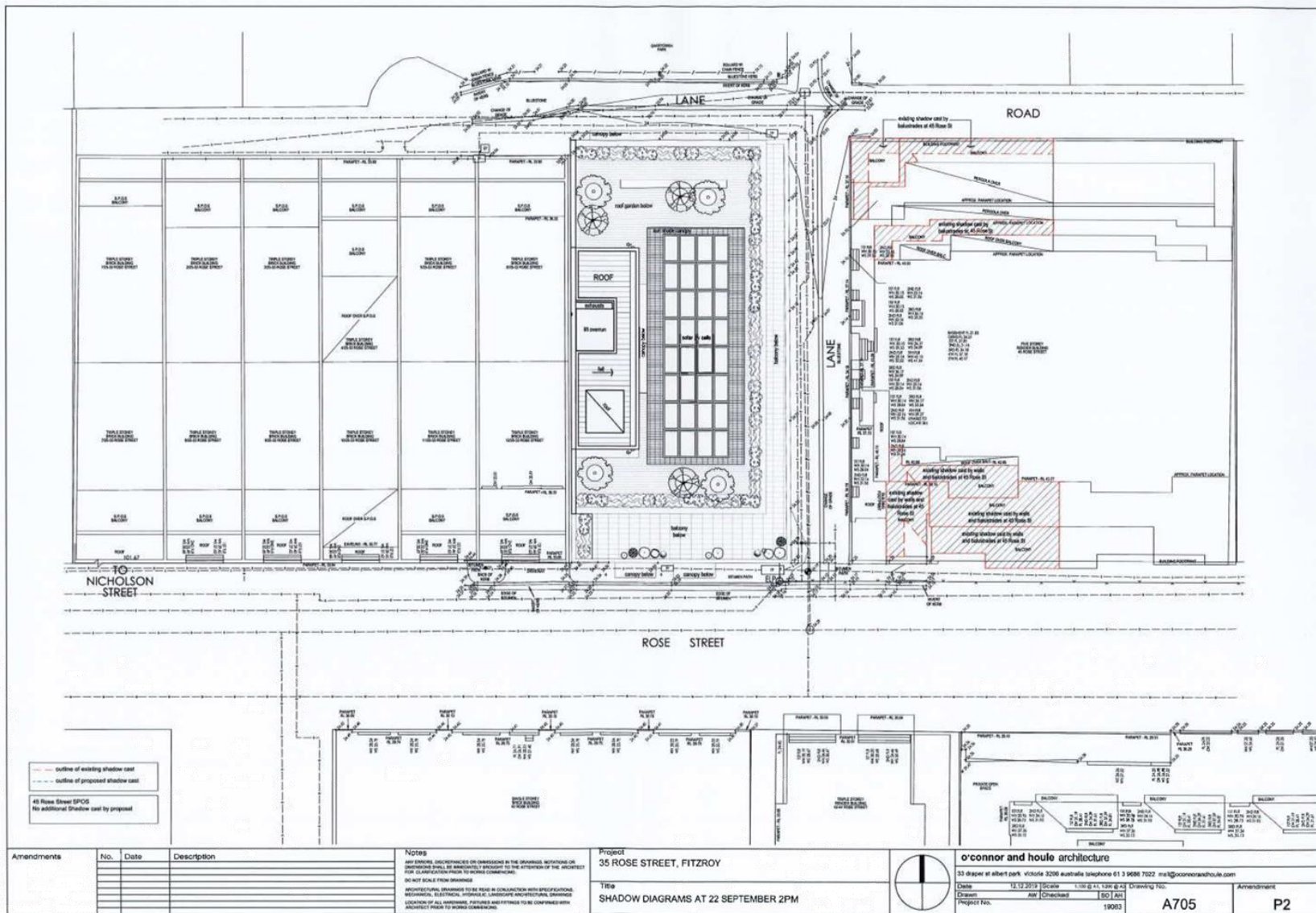
Amendments	No.	Date	Description

<p><b>Notes</b></p> <p>ANY DIMENSIONS, SPECIFICATIONS OR COORDINATES IN THE DIMENSIONAL NOTATIONS OR DIMENSIONS SHALL BE PRECEDENT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT.</p> <p>DO NOT SCALE FROM DRAWINGS.</p> <p>ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH DIMENSIONAL, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE, ARCHITECTURAL, DRAWINGS.</p> <p>LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.</p>	<p><b>Project</b></p> <p>35 ROSE STREET, FITZROY</p> <p><b>Title</b></p> <p>SHADOW DIAGRAMS AT 22 SEPTEMBER 1PM</p>	<p><b>o'connor and houle architecture</b></p> <p>33 draper st albert park victoria 3206 australia telephone 61 3 9566 7022 mail@oconnorandhoule.com</p> <p>Date: 12/12/2019   Scale: 1:100 @ A1   1:200 @ A2   Drawing No. A704   Amendment P2</p> <p>Drawn: AH   Checked: SO   JAH</p> <p>Project No. 19093</p>
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Attachment 2 - Original Section 72 Plans



Amendments	No.	Date	Description

**Notes**  
 ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO BEING COMMENCED.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE MADE IN CONSULTATION WITH SPECIFICATIONS MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURAL DRAWINGS LOCATION OF ALL SERVICES, SERVICES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO BEING COMMENCED.

**Project**  
 35 ROSE STREET, FITZROY

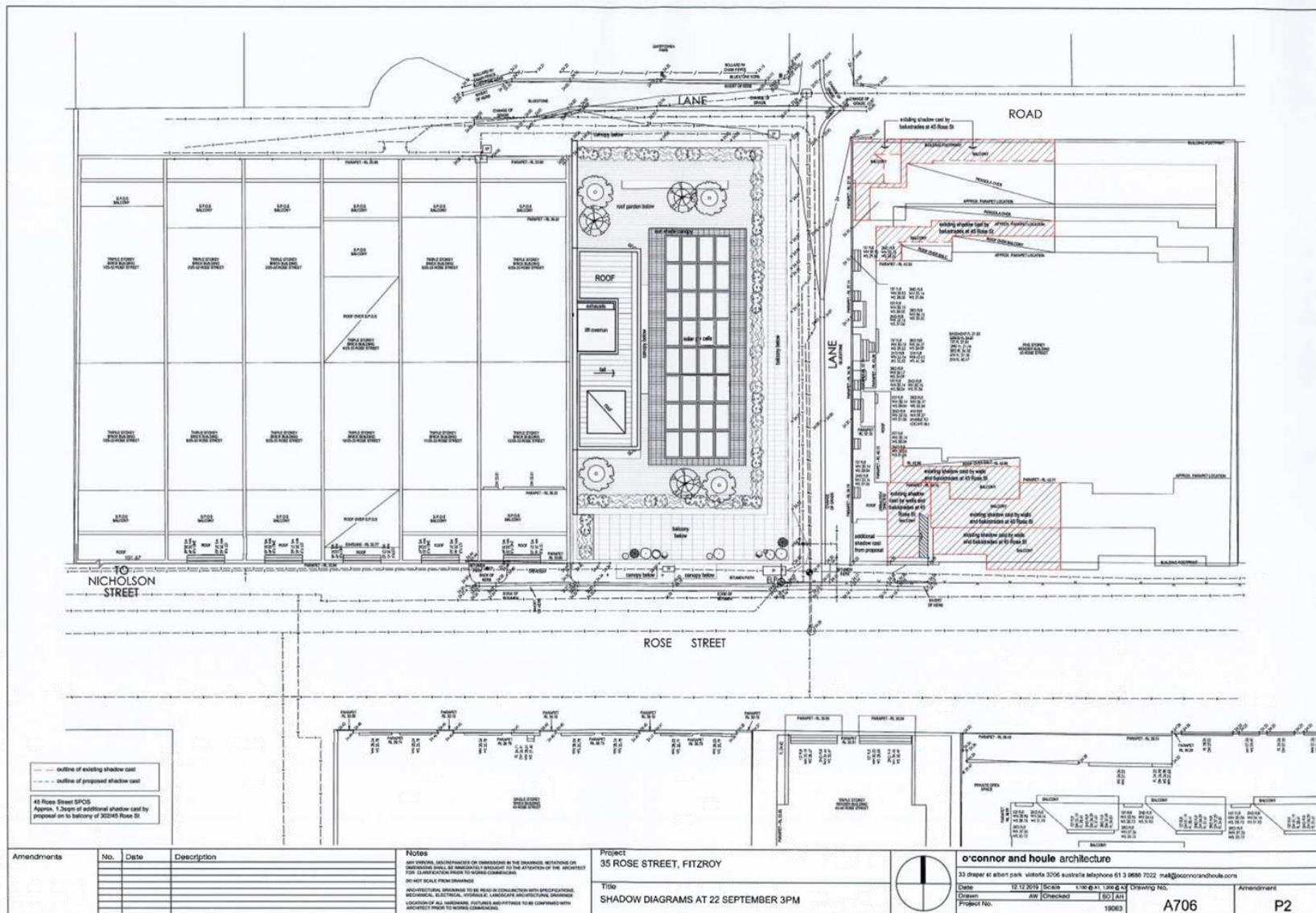
**Title**  
 SHADOW DIAGRAMS AT 22 SEPTEMBER 2PM

**o'connor and houle architecture**  
 33 dapper at albert park vic02e 3208 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com

Date: 12.12.2019 Scale: 1:100 @ A1, 1:200 @ A2 Drawing No.:  
 Drawn: AM Checked: BO/AH  
 Project No.: 19083

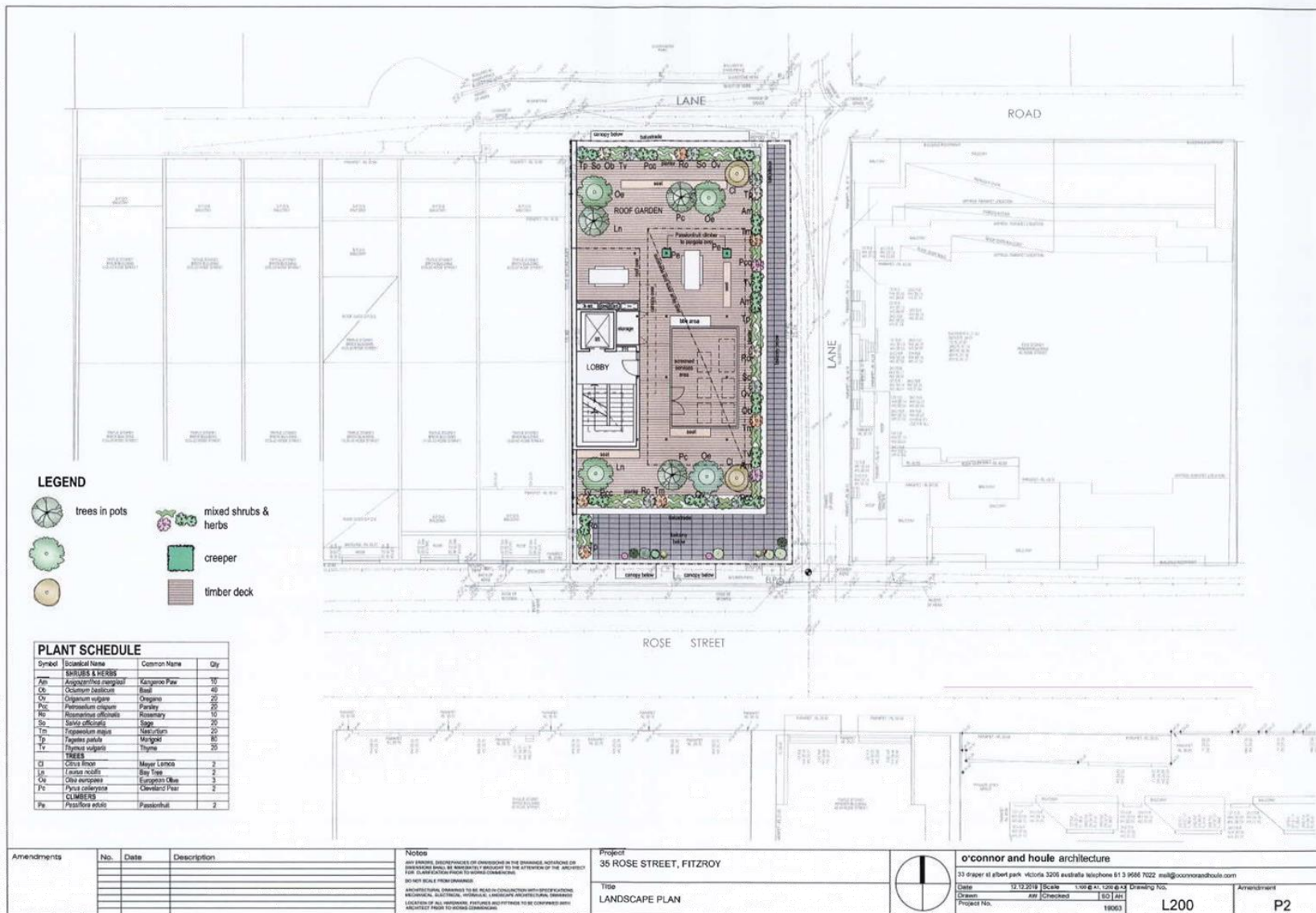
Amendment  
**P2**

Attachment 2 - Original Section 72 Plans

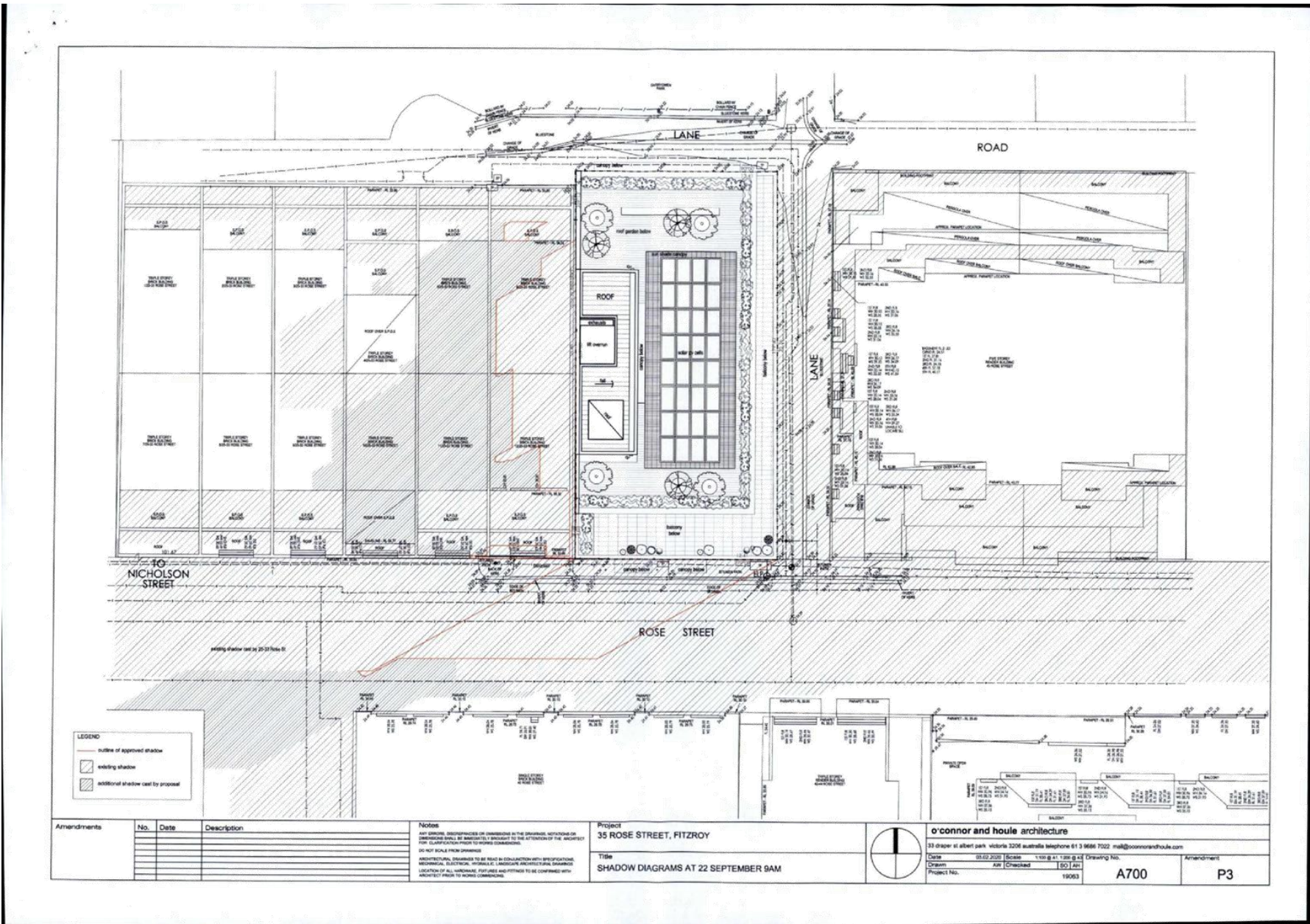




Attachment 2 - Original Section 72 Plans



Attachment 3 - Shadow Plans as per the original design



**LEGEND**  
 outline of approved shadow  
 existing shadow  
 additional shadow cast by proposal

Amendments	No.	Date	Description

**Notes**  
 ANY ERRORS, DISCREPANCIES OR OMISSIONS ON THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, INSTRUMENTAL CONDITIONS, NOTES AND LANDSCAPE ARCHITECTURAL DRAWINGS.  
 LOCATION OF ALL HANDRAILS, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.

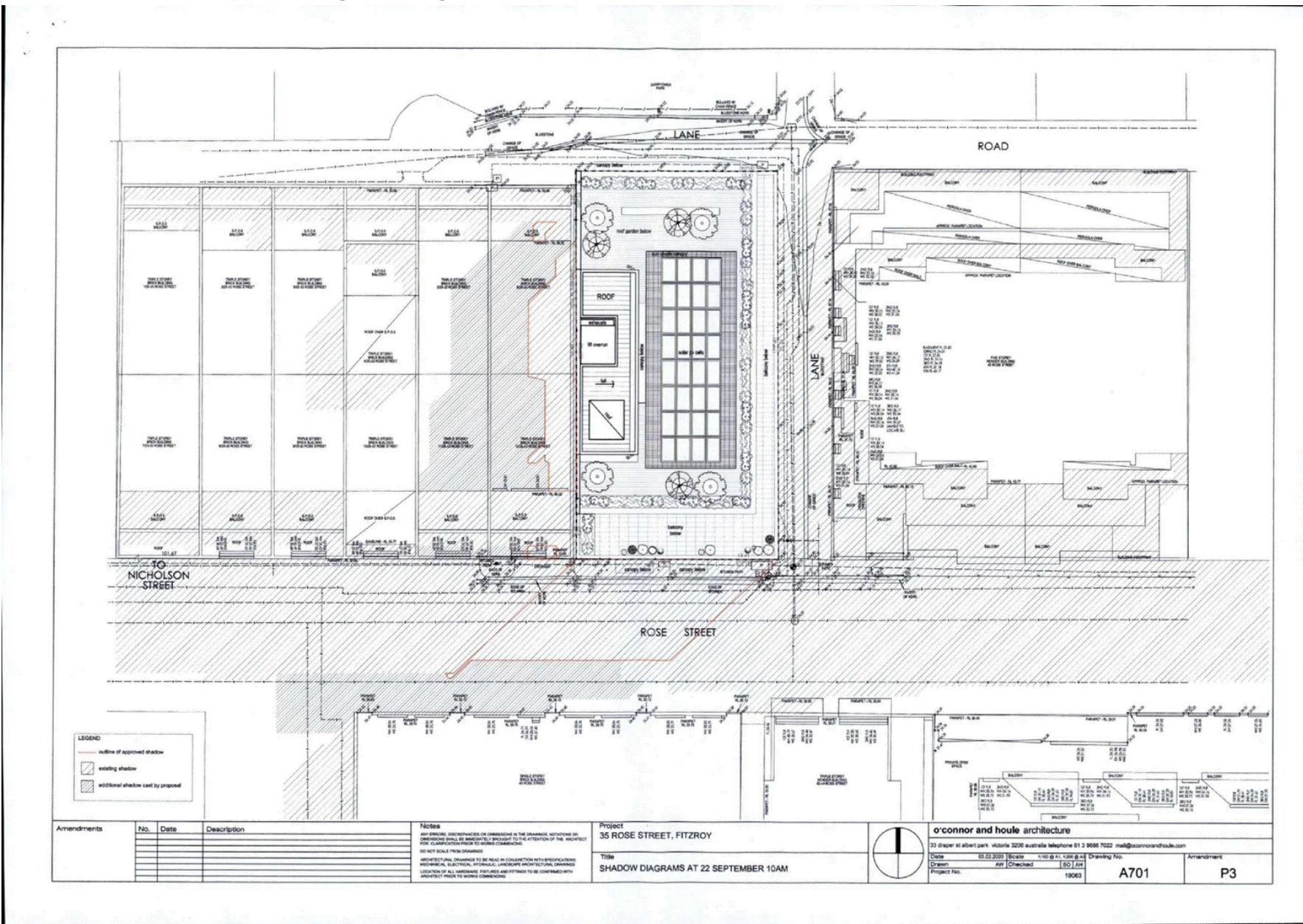
**Project**  
 35 ROSE STREET, FITZROY  
**Title**  
 SHADOW DIAGRAMS AT 22 SEPTEMBER 9AM



**o'connor and houle architecture**  
 33 draper st albert park victoria 3208 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com  
 Date: 03.02.2020 Scale: 1:100 @ A1 1:200 @ A2 Drawing No.:  
 Drawn: AMH Checked: BOJ AHJ  
 Project No.: 19053 A700 P3

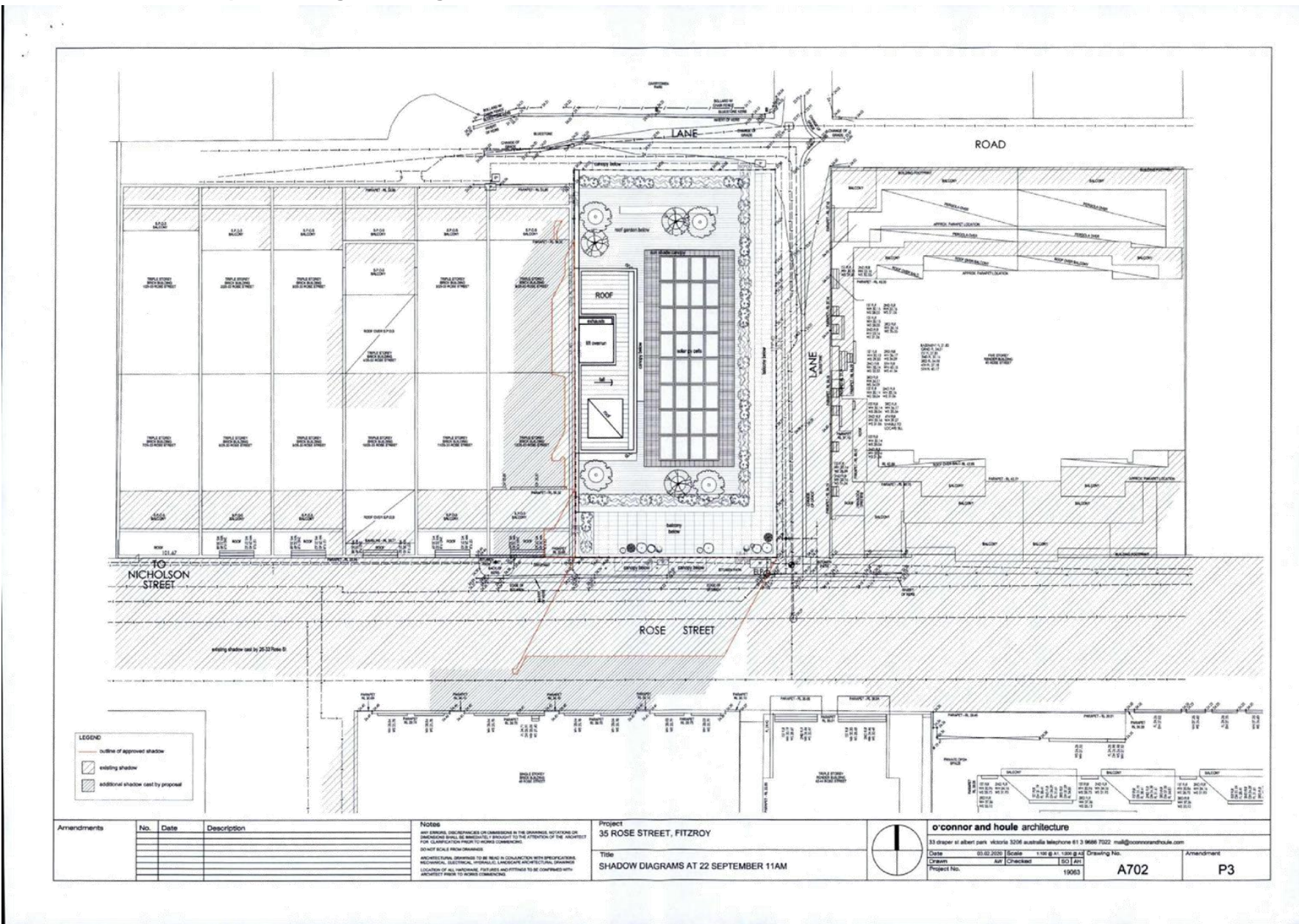


Attachment 3 - Shadow Plans as per the original design



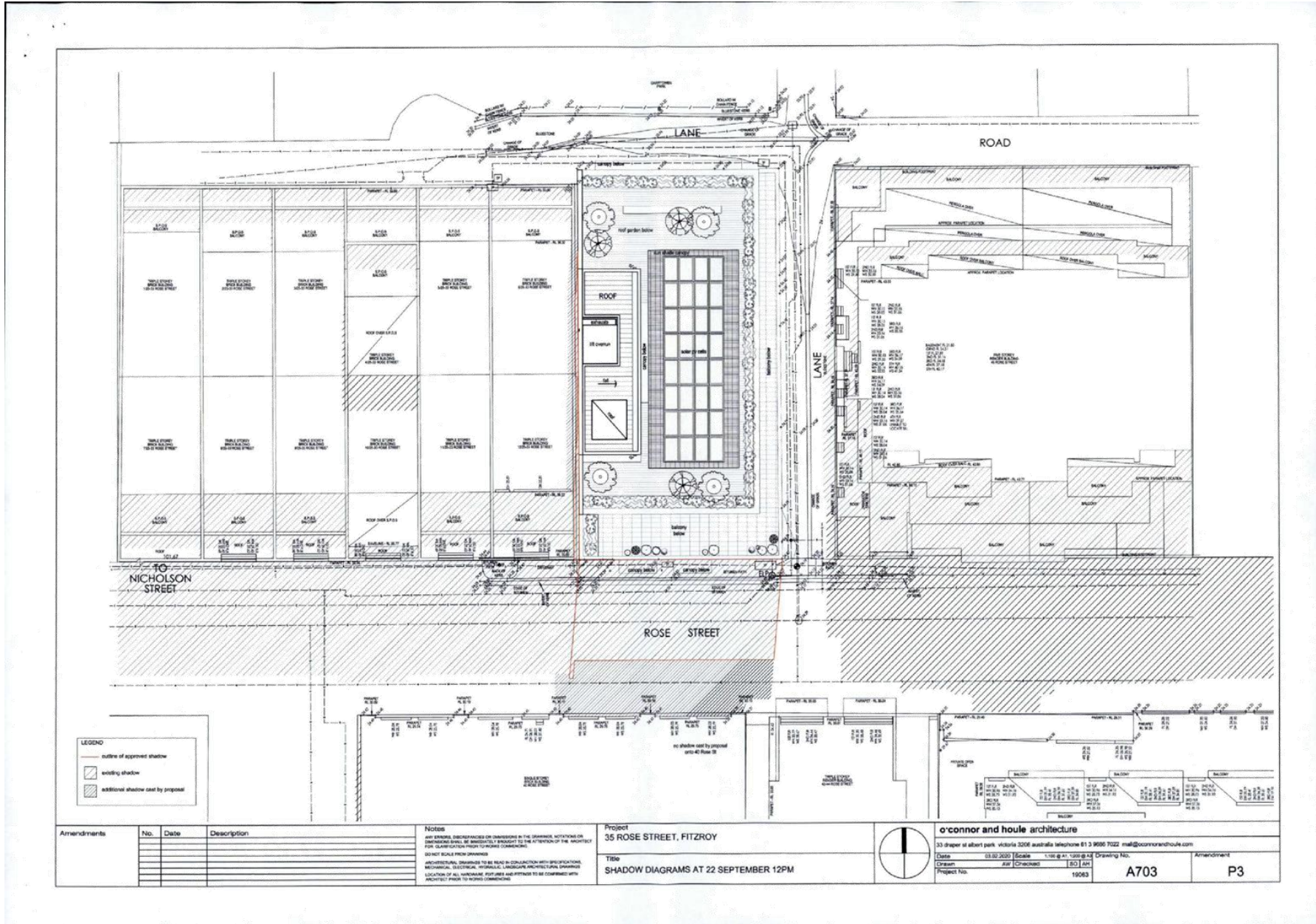


Attachment 3 - Shadow Plans as per the original design





Attachment 3 - Shadow Plans as per the original design



Amendments	No.	Date	Description

**NOTES**  
 ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR INFORMATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO FURTHER COMMENCEMENT.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.  
 LOCATION OF ALL HARDWARE, FLOOR AREA AND FITTINGS TO BE COORDINATED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.

**Project**  
 35 ROSE STREET, FITZROY

**Title**  
 SHADOW DIAGRAMS AT 22 SEPTEMBER 12PM

**o'connor and houle architecture**  
 33 shaper st albert park victoria 3208 australia telephone 013 9686 7022 mail@oconnorandhoule.com

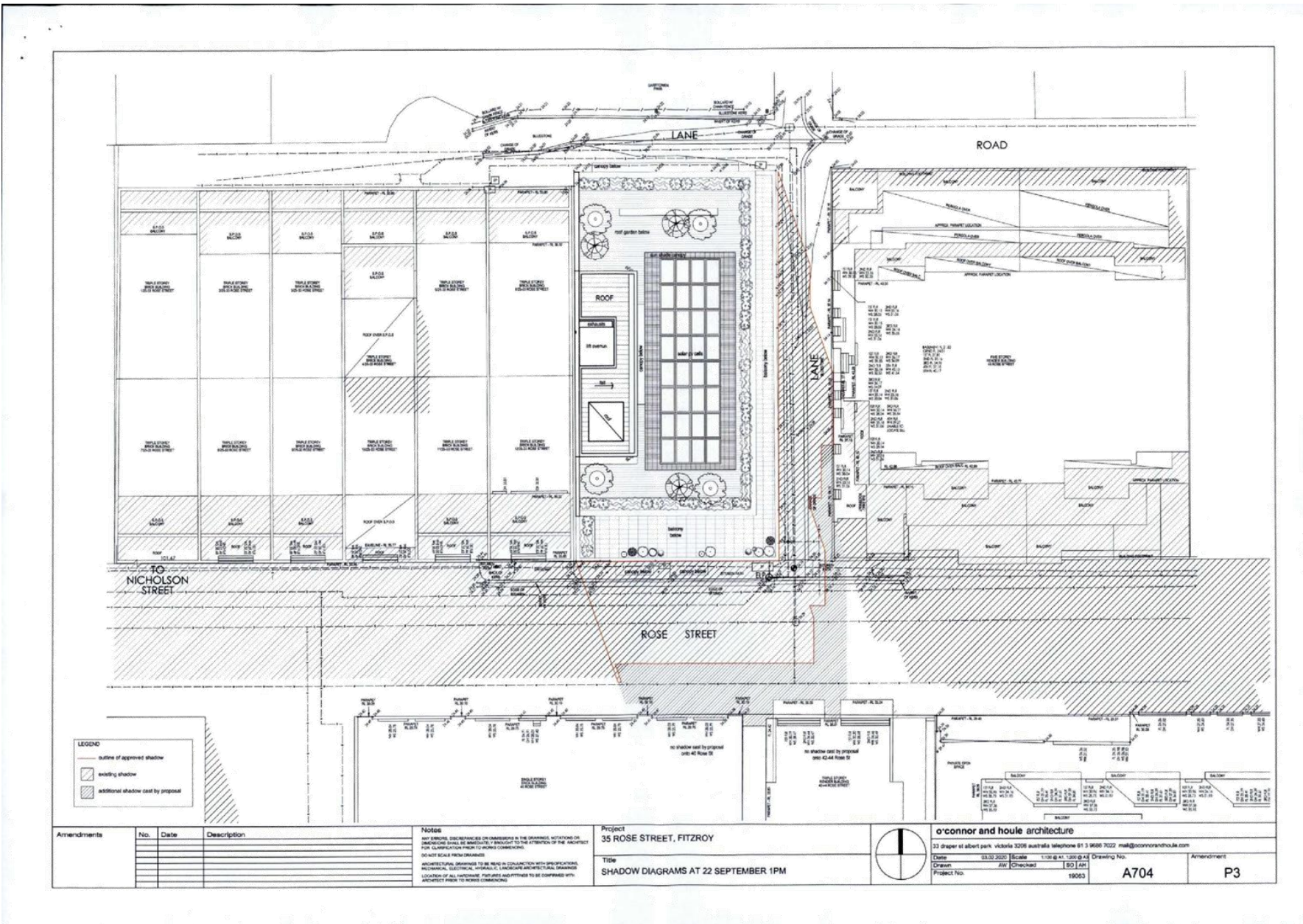
Date: 03.02.2020 Scale: 1:100 @ A1 Drawing No.:  
 Client: JPP (Township) 15031  
 Project No: 16063

Drawing No. **A703**

Amendment **P3**



Attachment 3 - Shadow Plans as per the original design



Amendments	No.	Date	Description

**NOTES**  
 ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE REMEDIATED IN ACCORDANCE WITH THE REQUIREMENTS FOR CLARIFICATION FROM TO HOMEOWNERS.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE USED IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE ARCHITECTURAL DRAWINGS.  
 LOCATION OF ALL UTILITIES FOR THIS ADDITION TO BE COMPARED WITH ARCHITECT FROM TO HOMEOWNERS.

**Project**  
 35 ROSE STREET, FITZROY

**Title**  
 SHADOW DIAGRAMS AT 22 SEPTEMBER 1PM

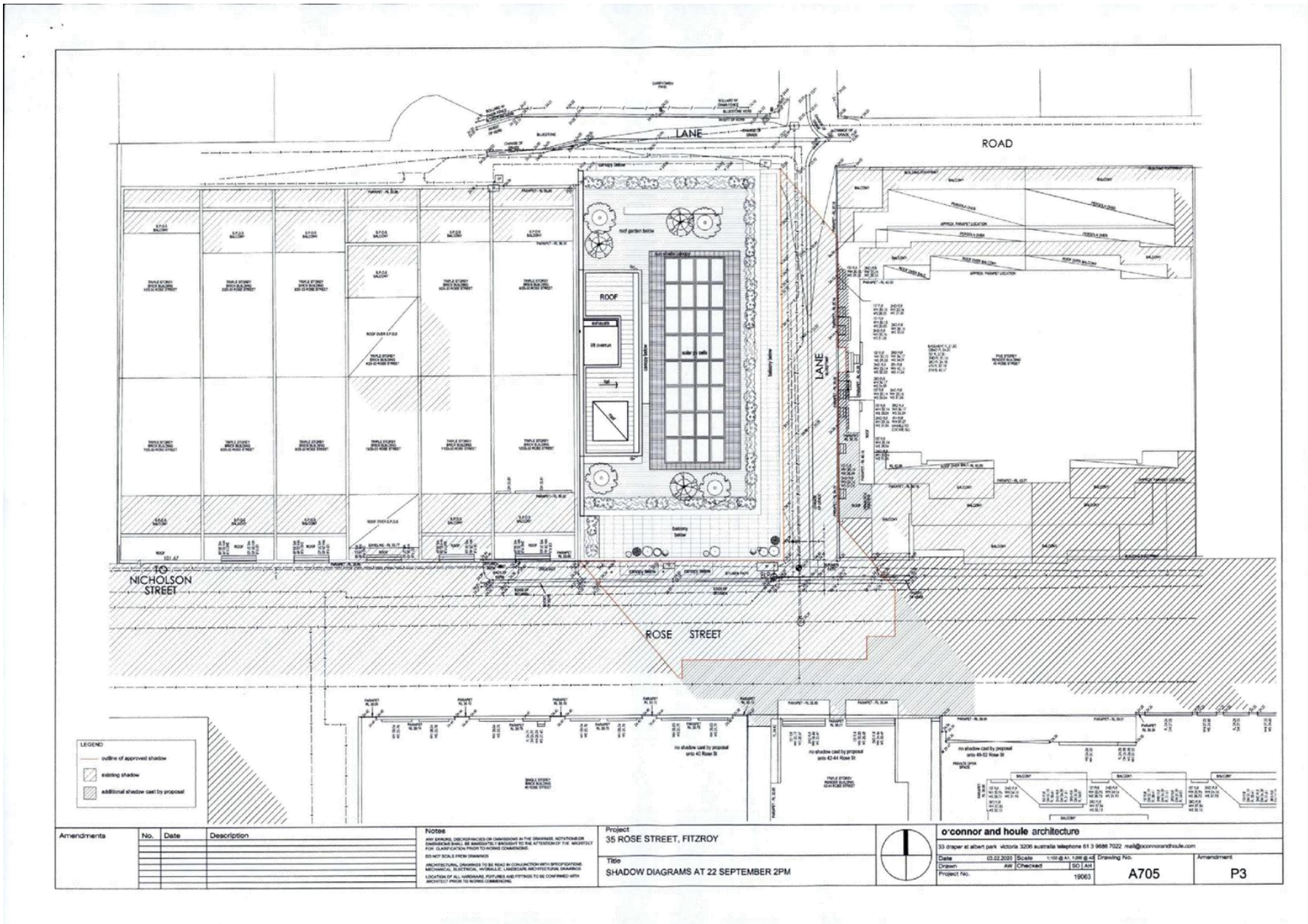
**o'connor and houle architecture**  
 33 Shaper st albert park, victoria 3208 australia telephone 013 9698 7022 mail@oconnorandhoule.com

Date: 03.02.2020 Scale: 1:100 @ A1, 1:200 @ A2 Drawing No. [ ]  
 Drawn: JHJ (Checked) [ ] 150 [ ]  
 Project No. 19003

Amendment: A704 P3



Attachment 3 - Shadow Plans as per the original design



Amendments	No.	Date	Description

**NOTES**  
 ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THE DRAWING, NOTATION OR DIMENSIONS SHALL BE INDICATED BY RED TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT.  
 DO NOT SCALE FROM DRAWING.  
 ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS. LOCATION OF ALL VERTICAL FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.

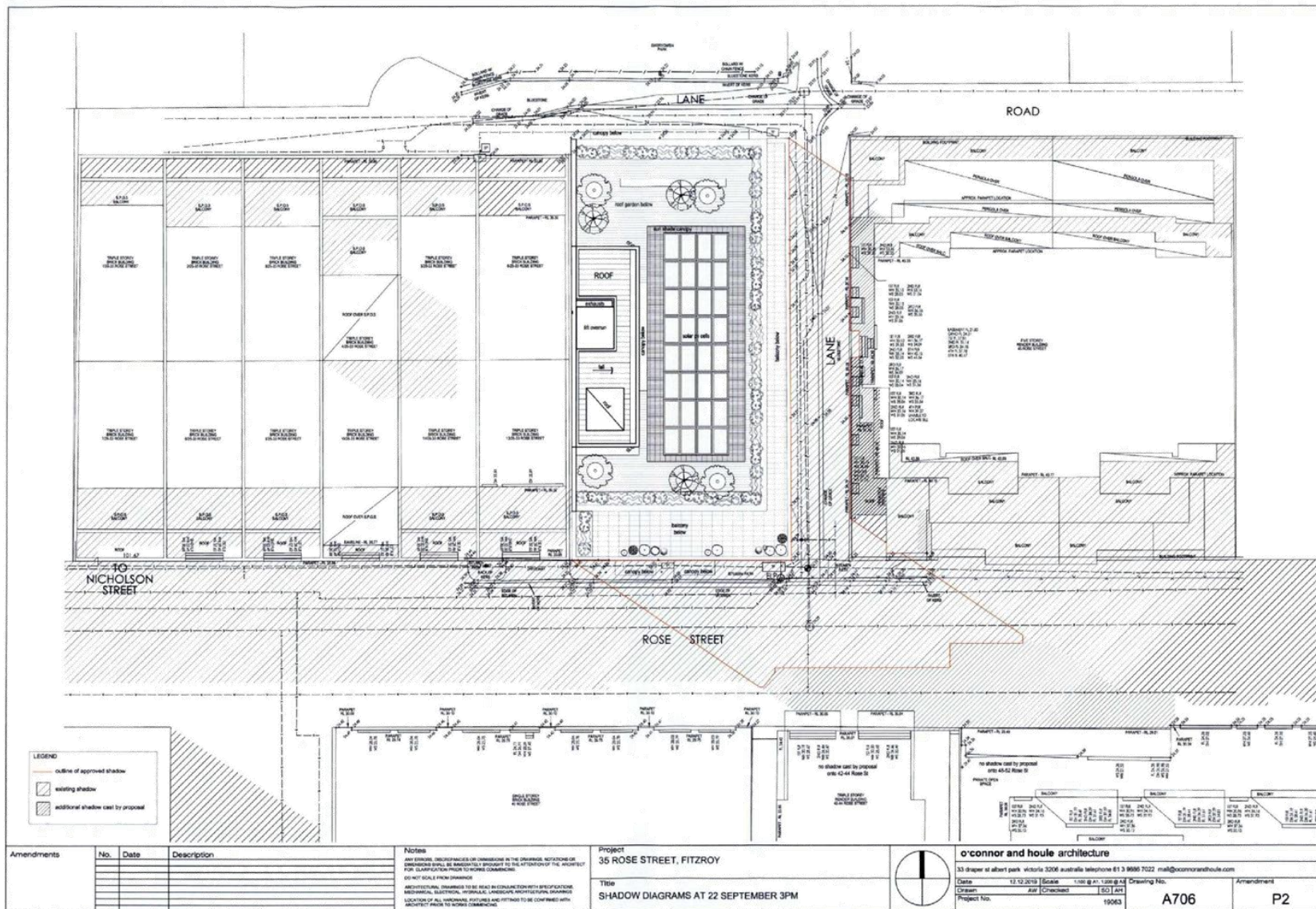
Project  
**35 ROSE STREET, FITZROY**  
 Title  
**SHADOW DIAGRAMS AT 22 SEPTEMBER 2PM**

**o'connor and houle architecture**  
 33 Graper at albert park victoria 3006 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com

Date: 03.02.2020 Scale: 1:100 @ A1, 1:200 @ A2  
 Client: AHC (Checked) 1801 AHC  
 Project No: 19063 A705 Amendment: P3

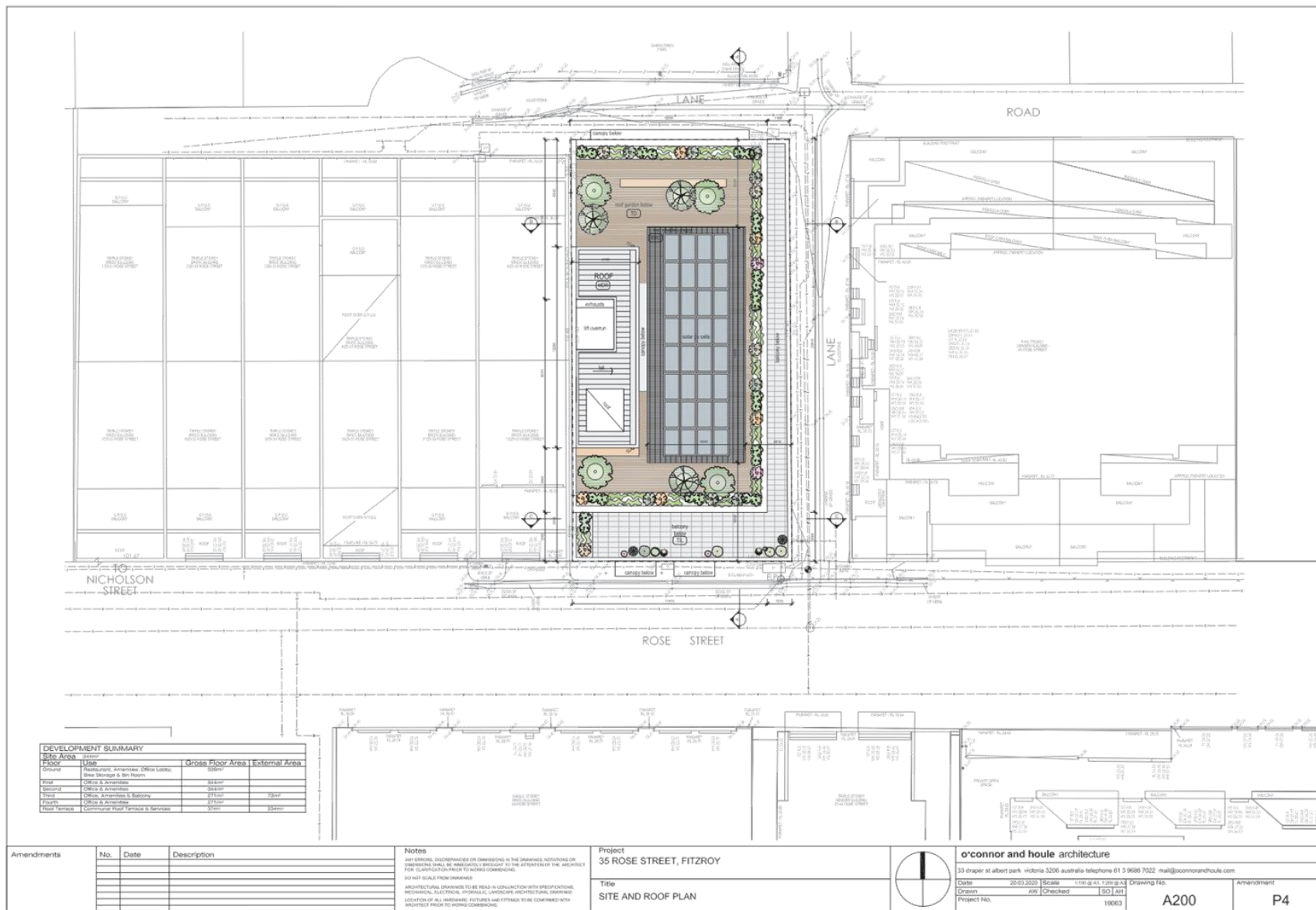


Attachment 3 - Shadow Plans as per the original design

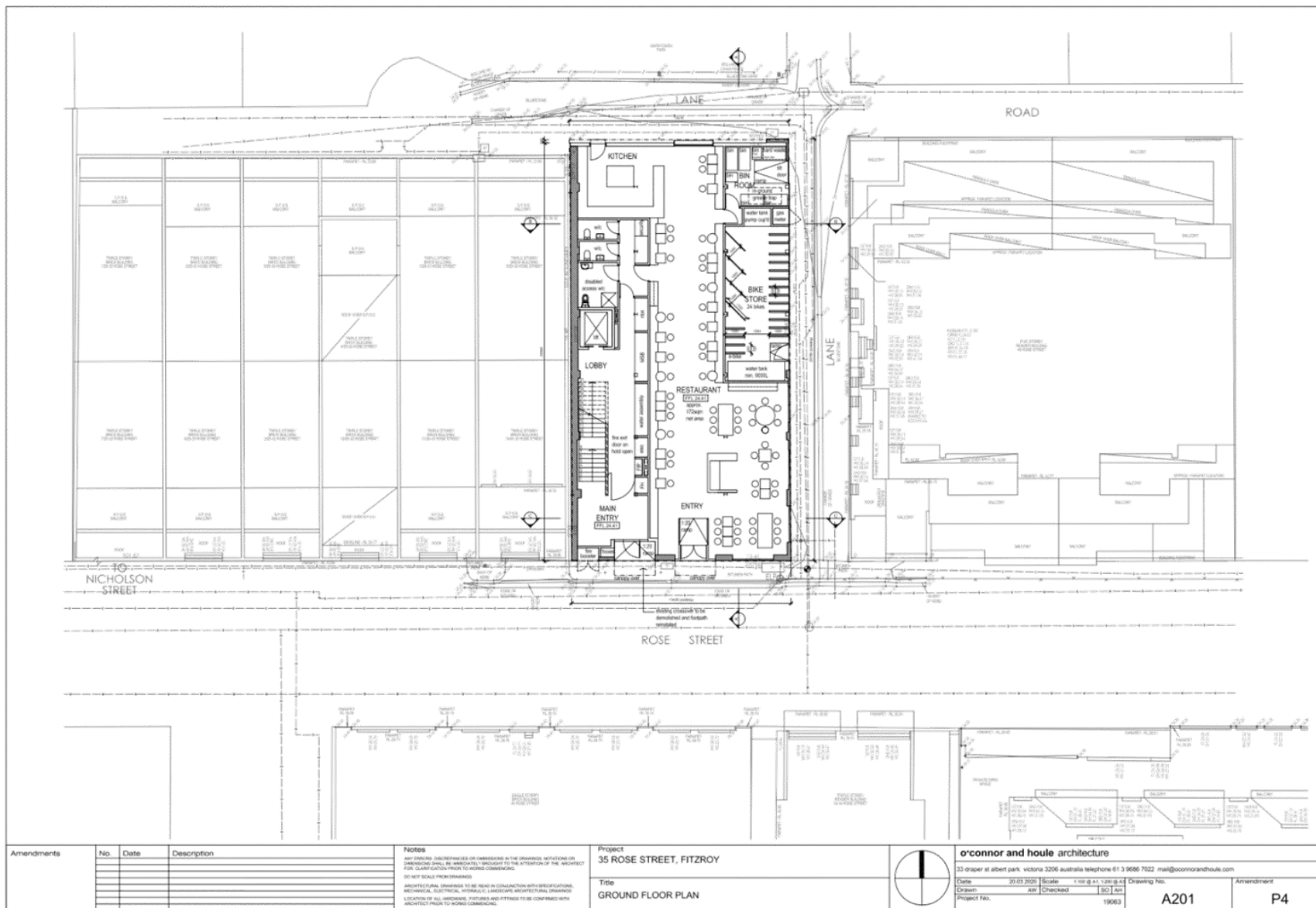




Attachment 4 - S57A Amended / "Decision Plans"



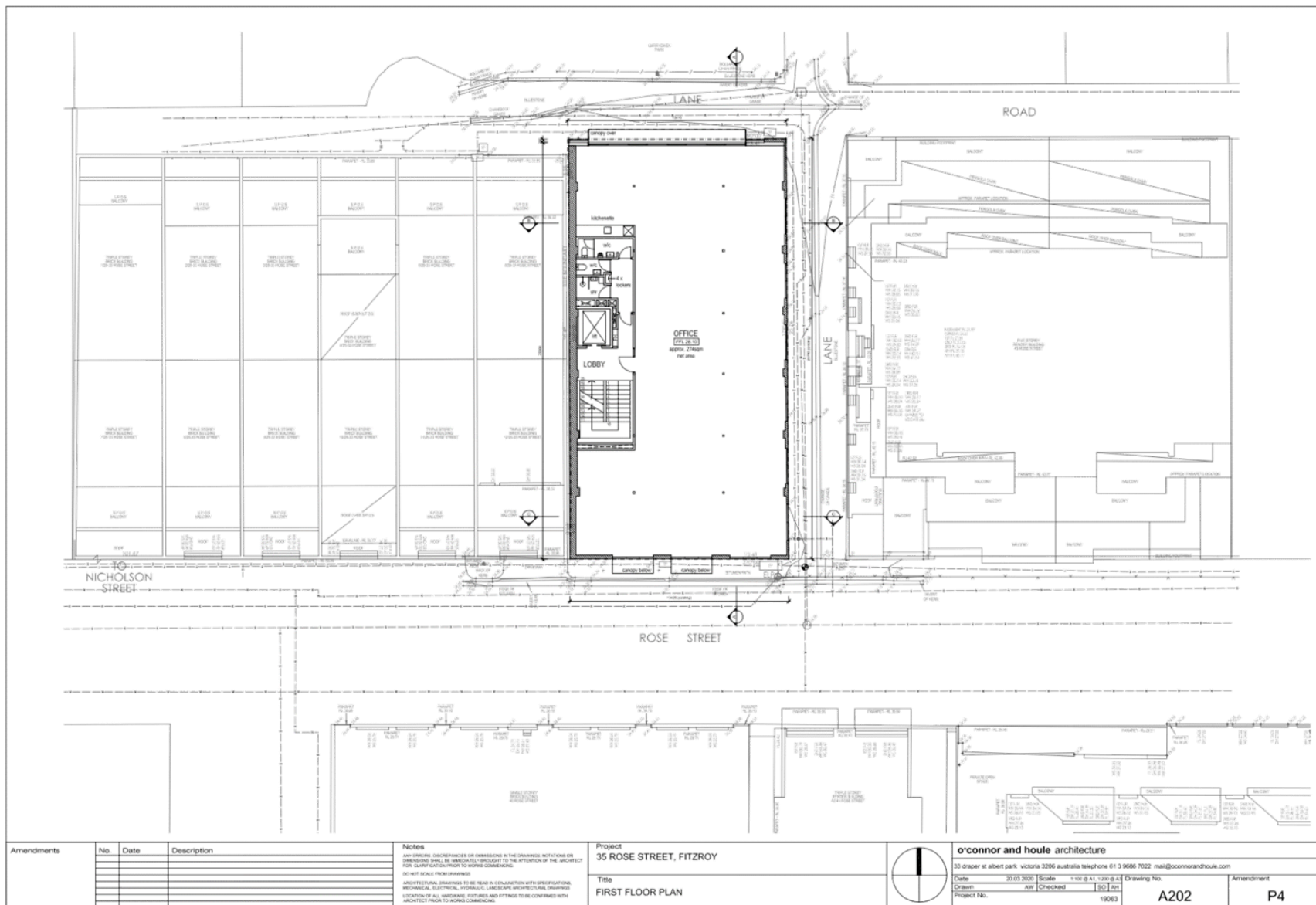
Attachment 4 - S57A Amended / "Decision Plans"



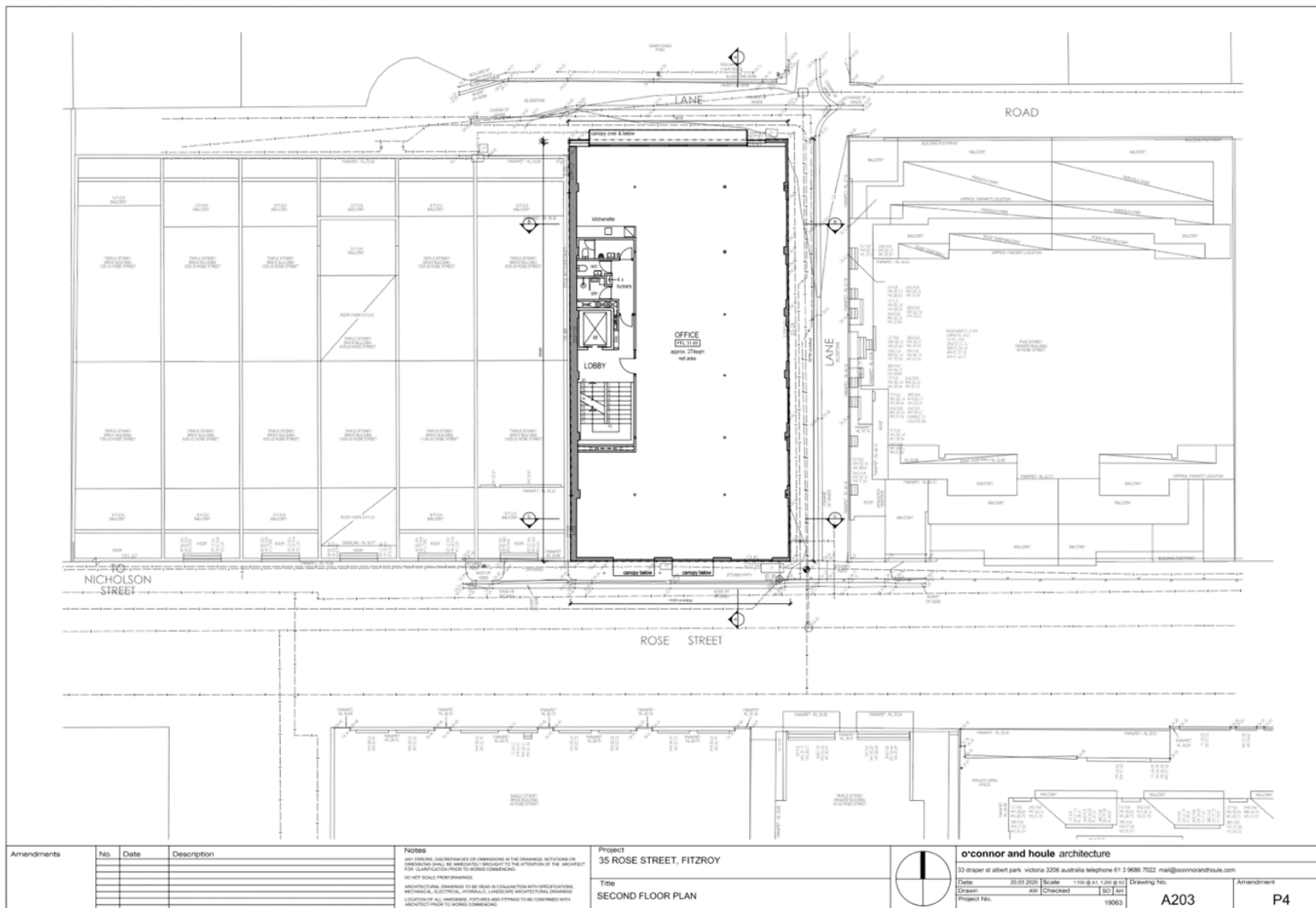
Amendments	No.	Date	Description	Notes	Project	 <b>o'connor and houle architecture</b> 33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com	Date	Scale	Drawing No.	Amendment
				ANY CHANGES, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS, NOTIFICATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BRINGED TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING. DO NOT SCALE FROM DRAWINGS. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE, STRUCTURAL AND DRAINAGE. LOCATION OF ALL WINDOWS, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.	35 ROSE STREET, FITZROY  Title GROUND FLOOR PLAN		20.03.2020 1:100 @ A1 1:200 @ A2	101/101	A201	P4



Attachment 4 - S57A Amended / "Decision Plans"



Attachment 4 - S57A Amended / "Decision Plans"




Amendments	No.	Date	Description

**Notes**  
 ANY ERRORS, INCONGRUENCIES OR OMISSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BRING TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING.  
 DO NOT SCALE DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.  
 LOCATION OF ALL HARDWARE, FITTINGS AND FINISHES TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.

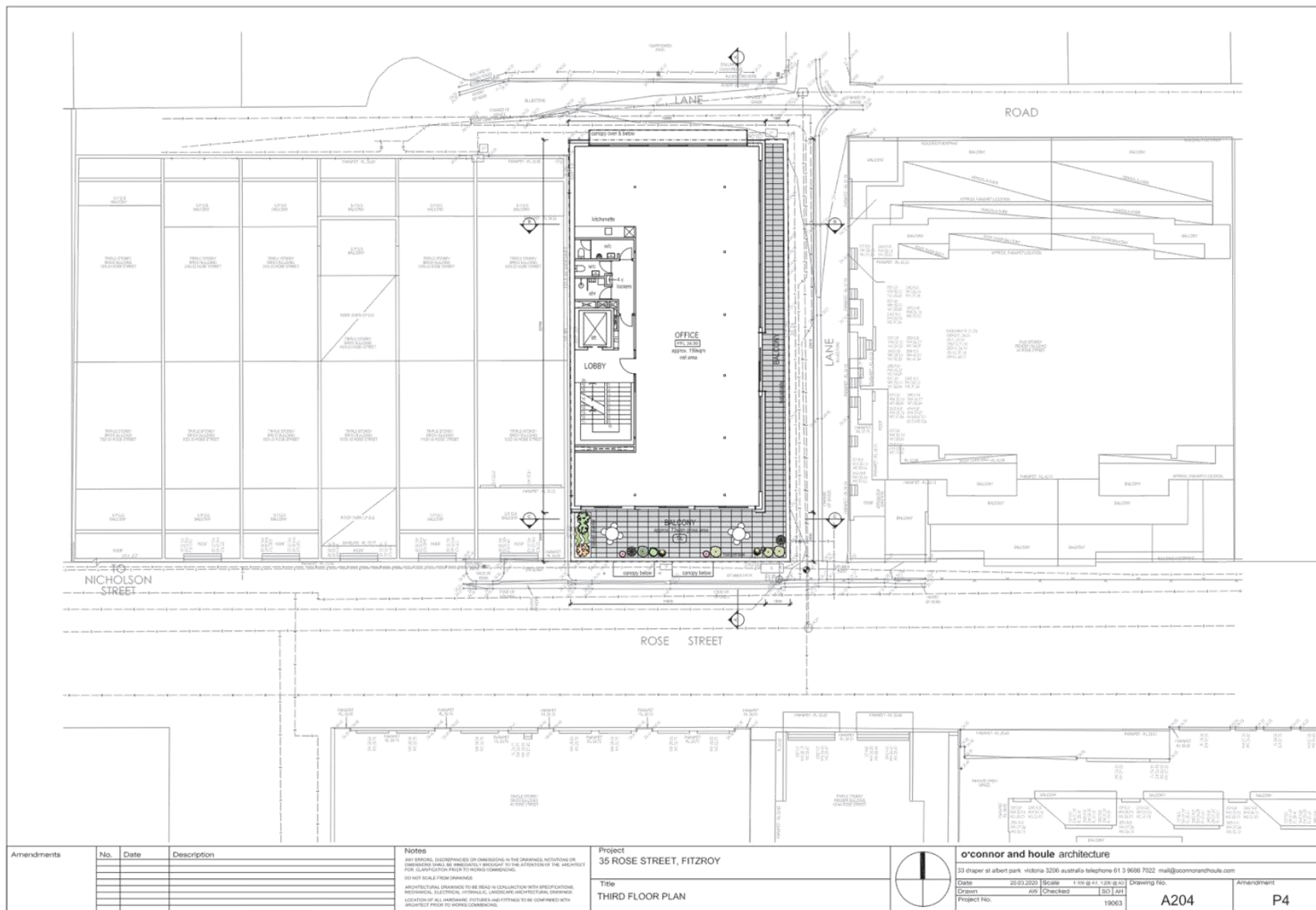
**Project**  
 35 ROSE STREET, FITZROY

**Title**  
 SECOND FLOOR PLAN

		<b>o'connor and houle architecture</b> 33 draper at albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com	
		Date: 20.03.2020 Scale: 1:100 @ A1, 1:200 @ A2	Drawing No.: 1501 040
Project No.: 19063	Checked:	A203	P4

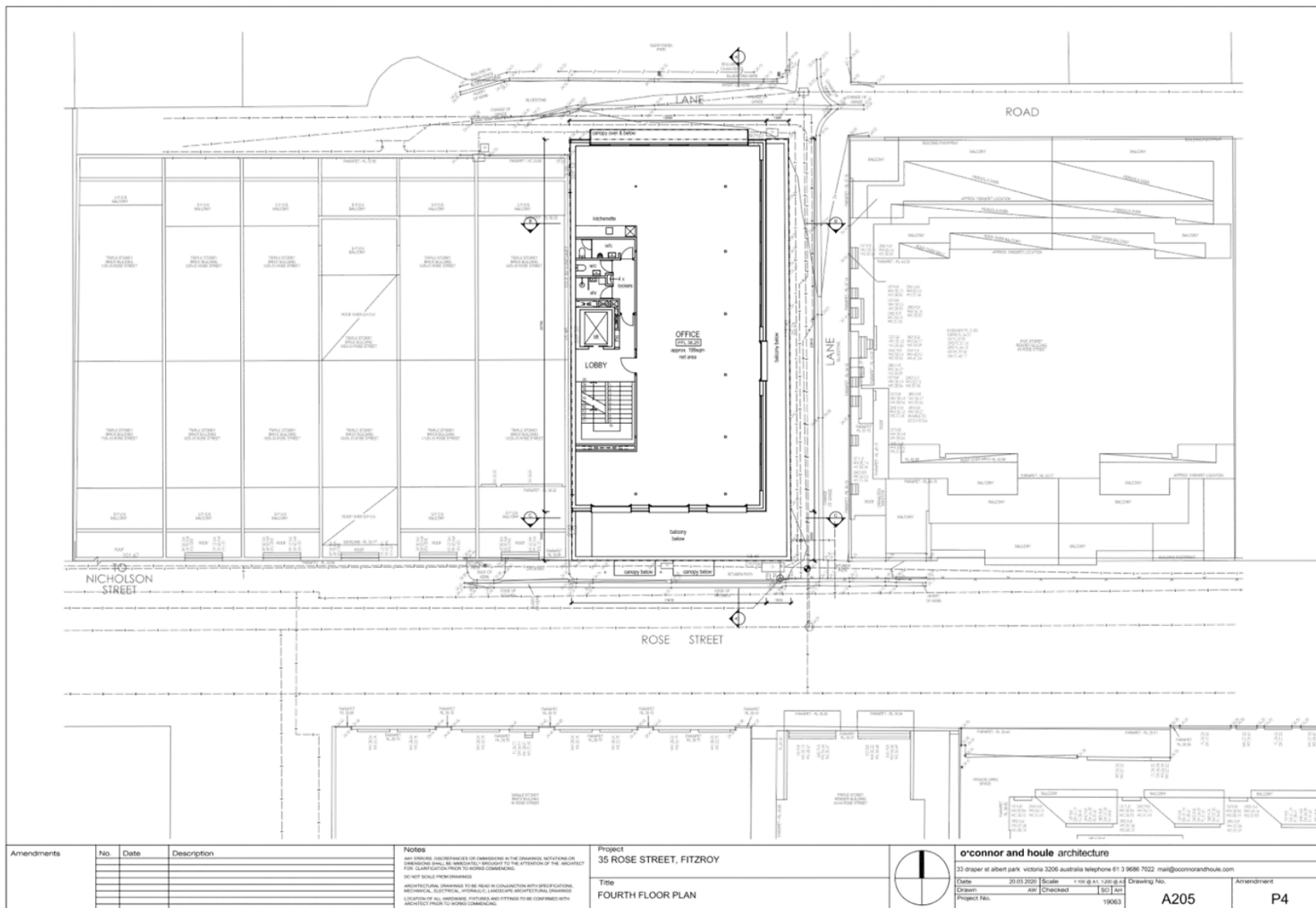


Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture	Amendment	
				ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DIMENSIONS NOTATIONS OR DIMENSIONS SHALL BE INDICATED BY DIMENSIONAL BREAKS TO THE ARCHITECT'S FIRM QUALIFICATION PRIOR TO COMMENCEMENT. DO NOT SCALE FROM DRAWINGS. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, AND/OR ARCHITECTURAL DRAWINGS. LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE COMPLETED BY CONTRACTOR PRIOR TO WORKING COMMENCEMENT.	35 ROSE STREET, FITZROY  Title THIRD FLOOR PLAN	33 elaper at albert park victoria 3206 australia telephone 01 3 9606 7022 mail@oconnorandhoule.com Date: 28.03.2020   Scale: 1:100 @ A1   Layer: 3   Drawing No. Drawn: [signature]   Checked: [signature]   1501 MH Project No. 19063	A204	P4

Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description

**Notes**  
 ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DIMENSIONS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BRING TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING.  
 DO NOT SCALE DIMENSIONS.  
 ARCHITECTURAL DIMENSIONS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS.  
 LOCATION OF ALL WARDROBES, FITTINGS AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.

**Project**  
 35 ROSE STREET, FITZROY

**Title**  
 FOURTH FLOOR PLAN

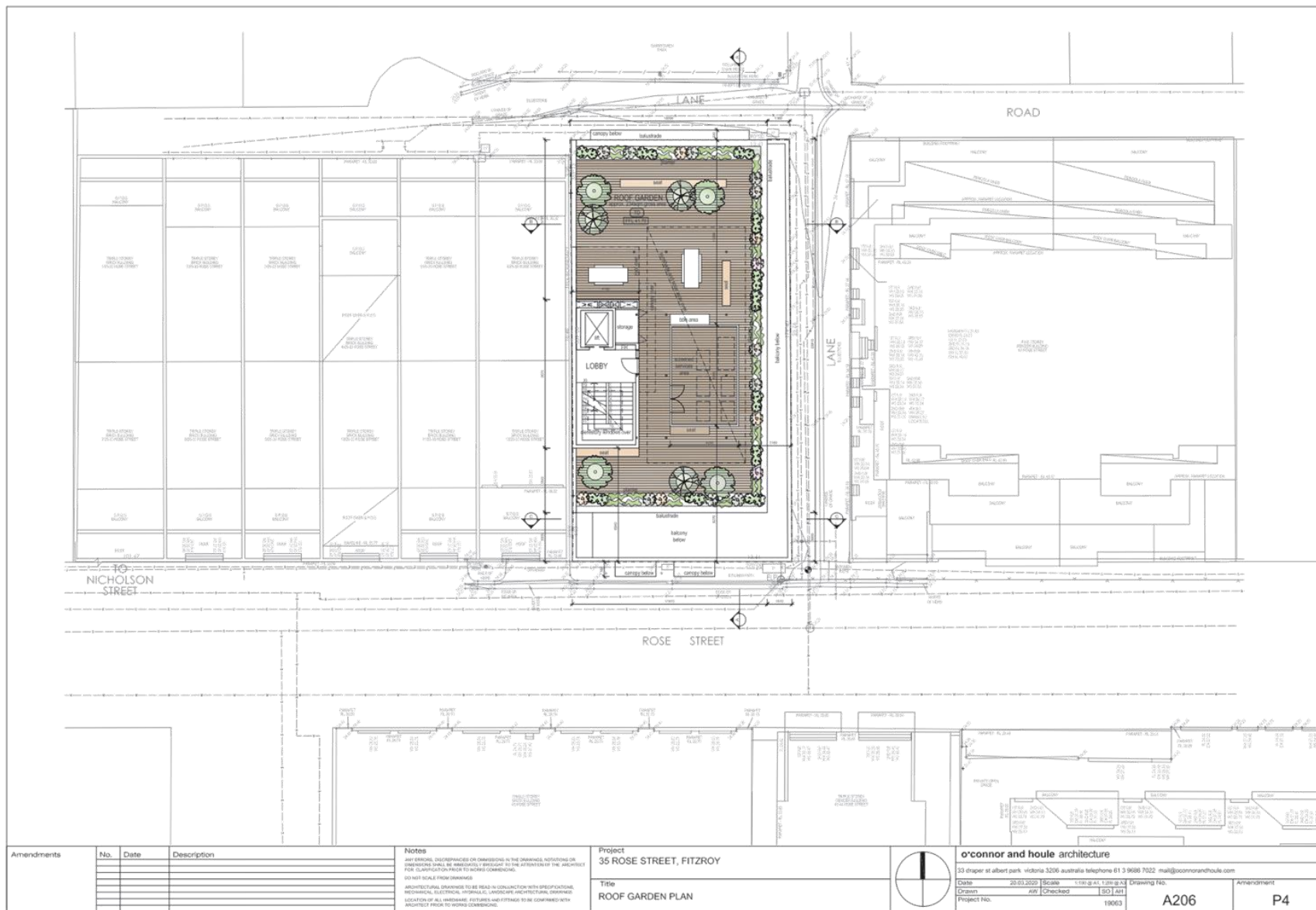


**o'connor and houle architecture**  
 33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com

Date: 20.03.2020 Scale: 1:100 @ A1: 1:200 @ A4 Drawing No. 101/101 Amendment  
 Created: [initials] Checked: [initials]  
 Project No. 19063 A205 P4

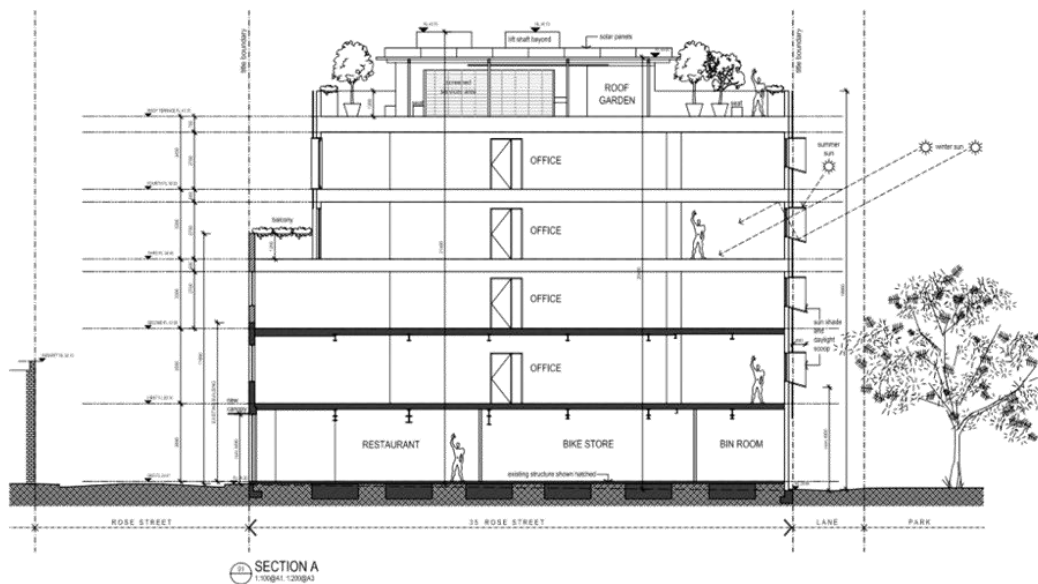


Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture	Amendment
				ANY ERRORS, OMISSIONS OR DIMENSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT DOES NOT SCALE FROM DRAWINGS. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC AND STRUCTURE DRAWINGS. LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE COMPARED WITH INQUIRY FROM THE WORKING DOCUMENTS.	35 ROSE STREET, FITZROY  Title ROOF GARDEN PLAN	33 etager at albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com Date: 28.03.2020 Scale: 1:50 A1 Drawing No. Drawn: AH Checked: [Signature]	A206
						Project No. 19063	P4

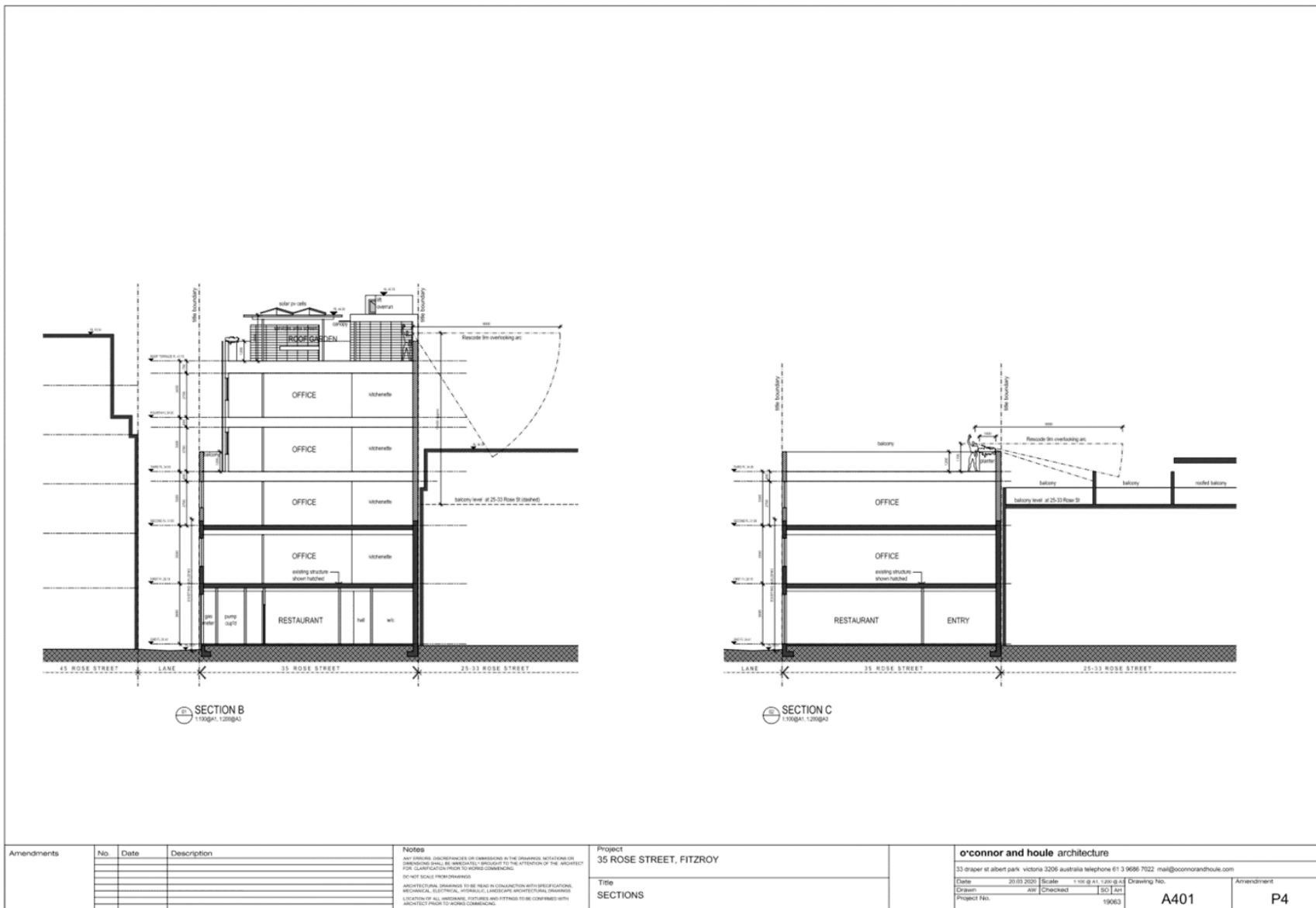
Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture			
				ANY ERRORS, OMISSIONS OR CONFLICTS IN THE DIMENSIONAL NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BRINGED TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING. DO NOT SCALE DIMENSIONS ARCHITECTURAL DIMENSIONS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS LOCATION OF ALL WINDOWS, FURNITURE AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.	35 ROSE STREET, FITZROY	33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com			
					Title	Date	Scale	Drawing No.	Amendment
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						Drawn	rev	Checked	1501 041
						Project No.	19063	A400	P4

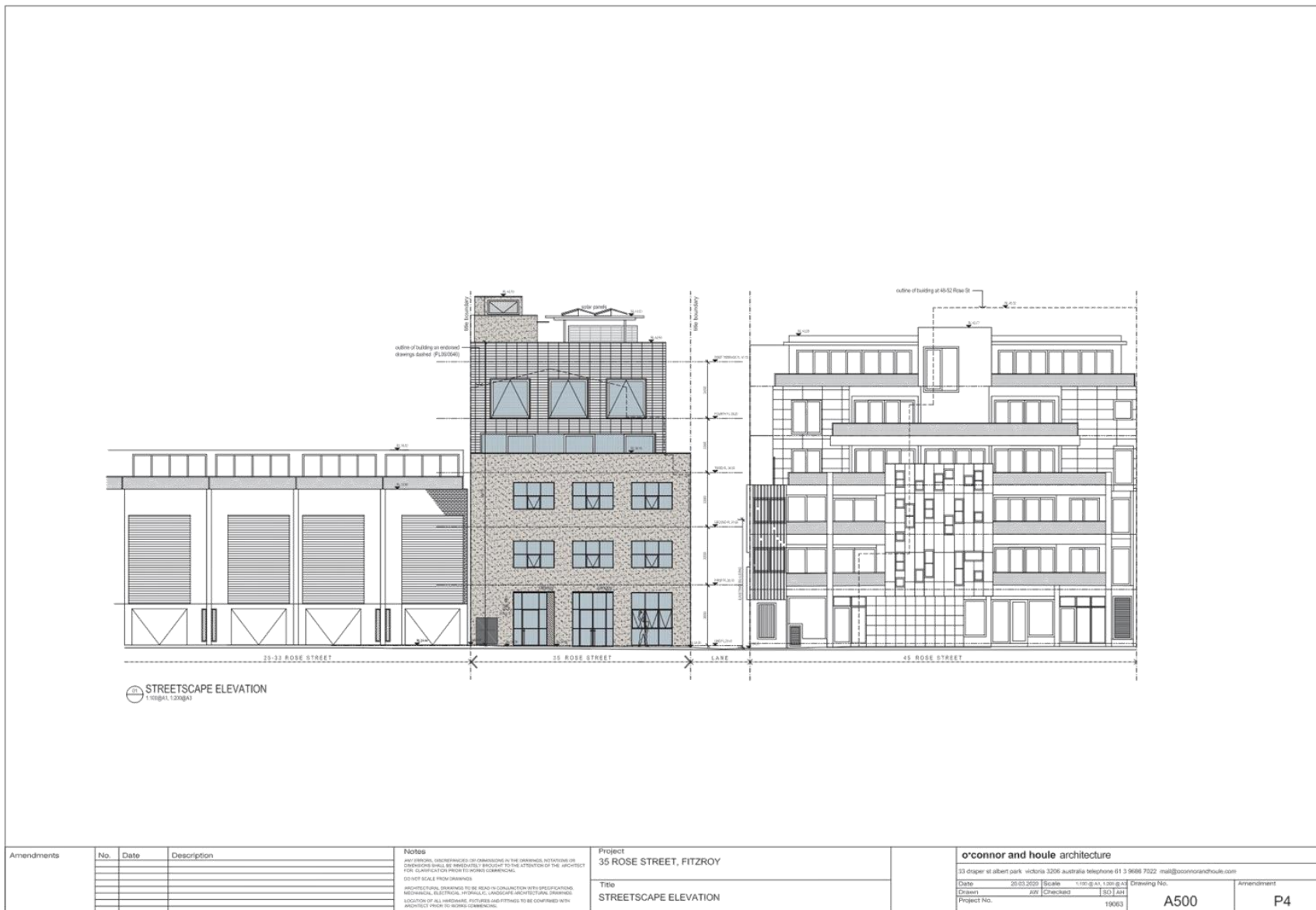


Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture		
				ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE DIMENSIONS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY BRINGED TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING. DO NOT SCALE DIMENSIONS. ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURE DRAWINGS. LOCATION OF ALL WINDOWS, FITTINGS AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.	35 ROSE STREET, FITZROY  Title SECTIONS	33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com Date 20.03.2020 Scale 1:100 @ A1 (1:200 @ A2) Drawing No. Drawn by [initials] Checked by [initials] Project No. 19063	A401	P4

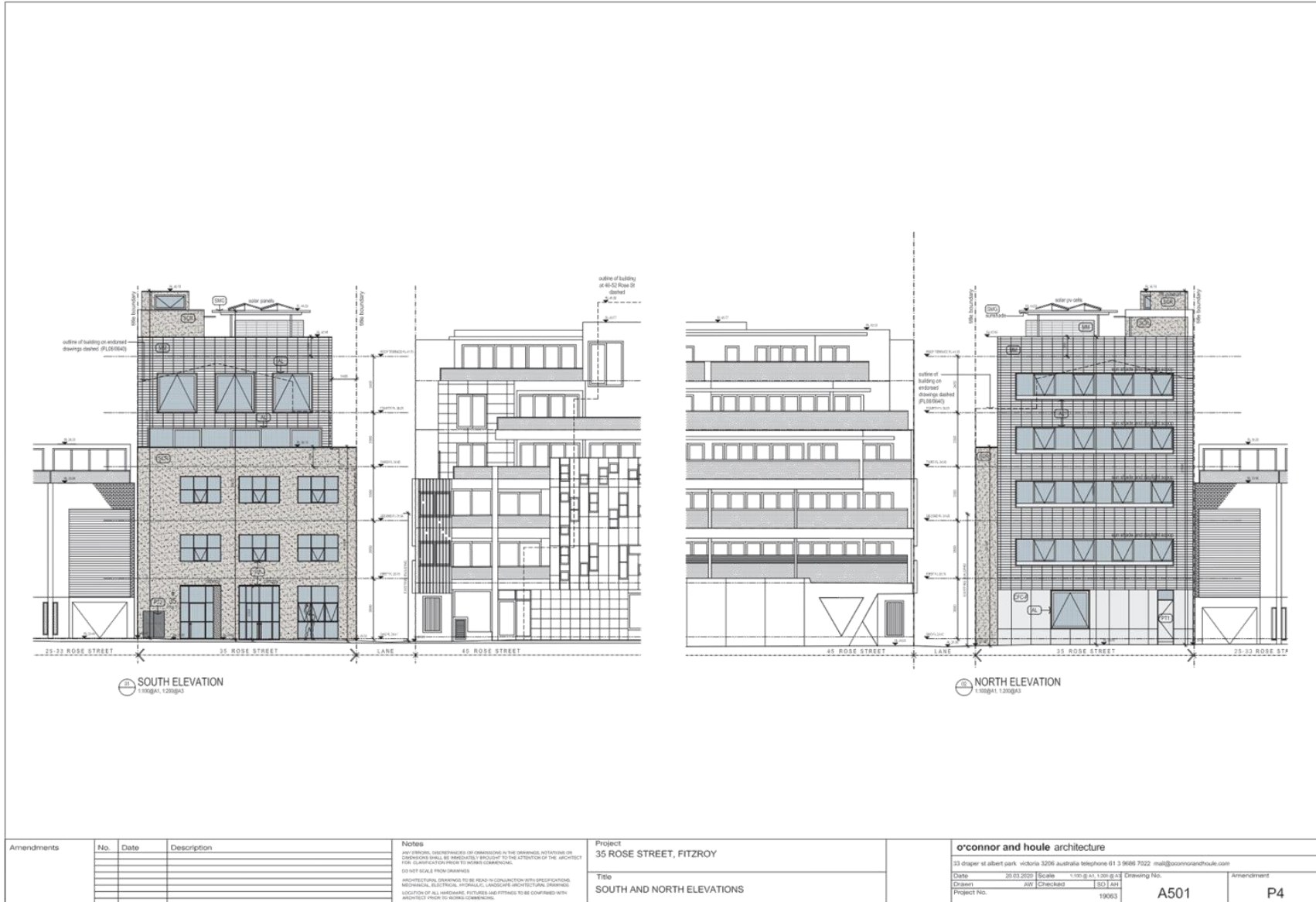
Attachment 4 - S57A Amended / "Decision Plans"



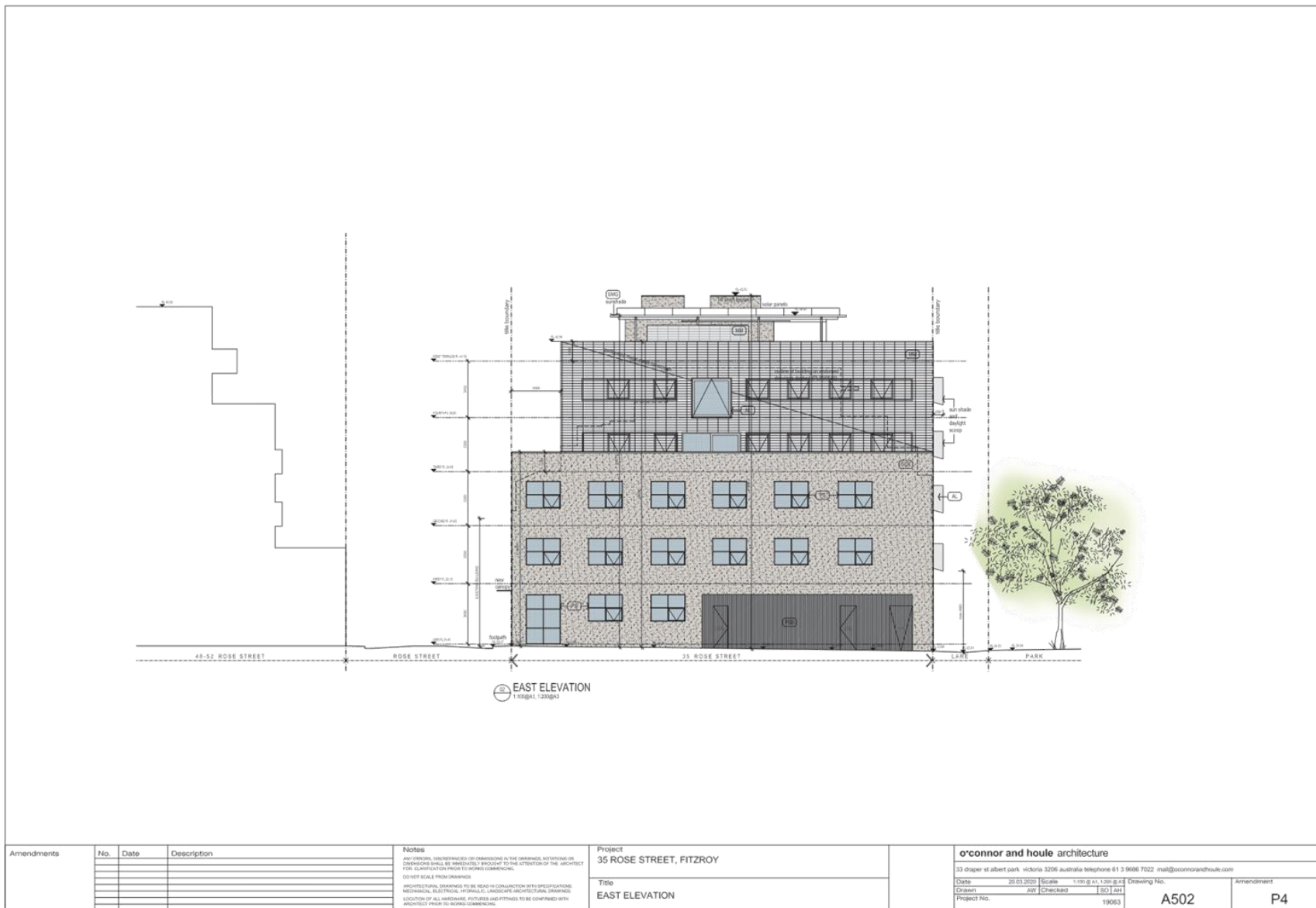
Amendments	No.	Date	Description	<p><b>Notes</b></p> <p>ANY ERRORS, OMISSIONS OR CONFLICTS TO THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OF THE APPLICANT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT.</p> <p>DO NOT SCALE DIMENSIONS</p> <p>ARCHITECTURAL DIMENSIONS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DRAWINGS</p> <p>LOCATION OF ALL HARDWARE, FITTINGS AND FINISHES TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.</p>	Project 35 ROSE STREET, FITZROY	<p><b>o'connor and houle architecture</b></p> <p>33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com</p> <p>Date: 28/03/2020 Scale: 1:100 @ A1 (330x47) Drawing No. Amendment</p> <p>Drawn: jzw [checked] 1/31/2014</p> <p>Project No. 19063 A500 P4</p>
					Title STREETSCAPE ELEVATION	



Attachment 4 - S57A Amended / "Decision Plans"



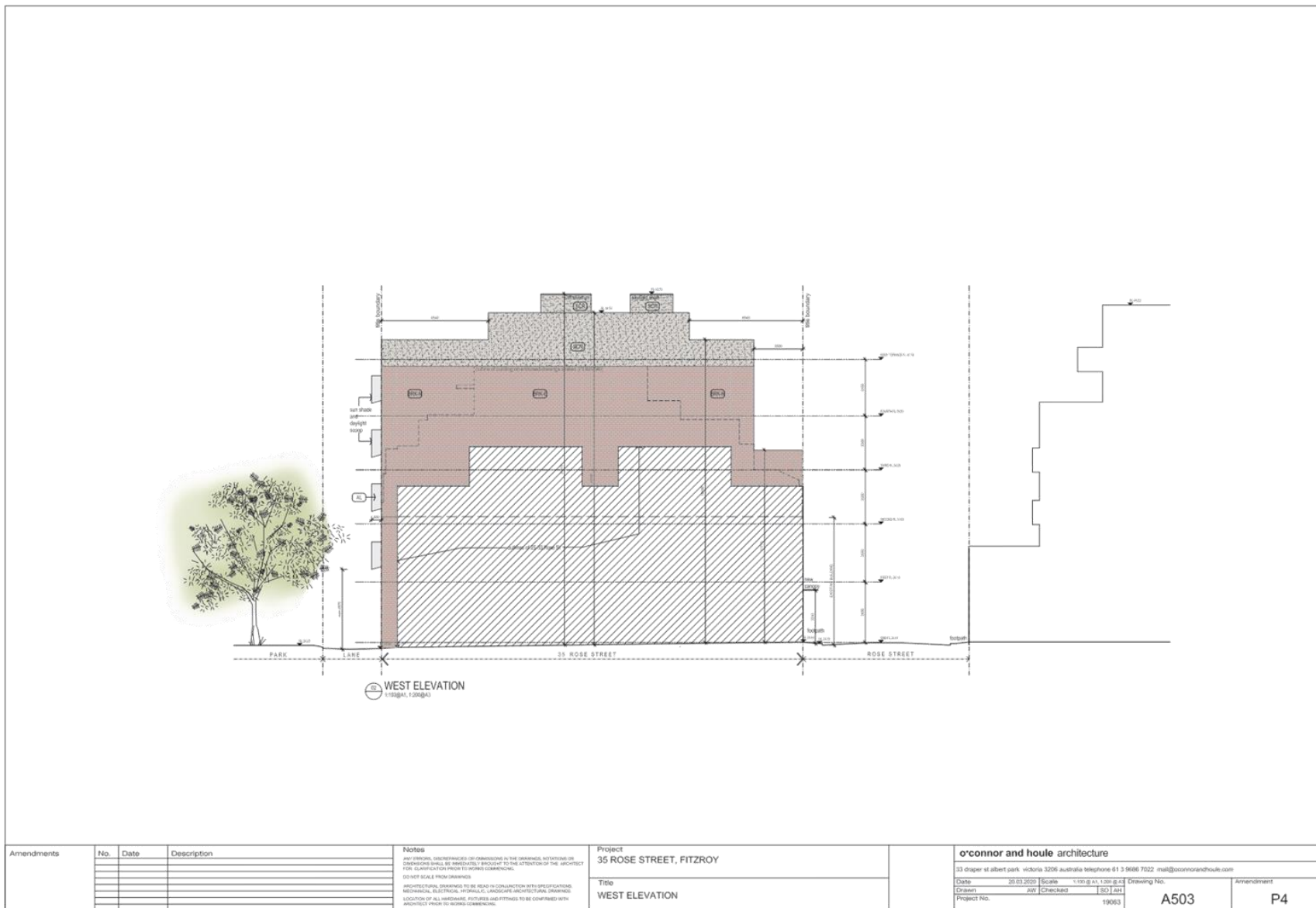
Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description	<b>Notes</b> ANY ERRORS, OMISSIONS OR CONFLICTS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT. DO NOT SCALE DIMENSIONS. ARCHITECTURAL DIMENSIONS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS. MECHANICAL, ELECTRICAL, HYDRAULIC AND/OR STRUCTURAL DIMENSIONS. LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.	Project 35 ROSE STREET, FITZROY  Title EAST ELEVATION	<b>o'connor and houle architecture</b> 33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com					
	Date		28.03.2020			Scale	1:100 @ A1 1200x900	Drawing No.		Amendment	
	Drawn		jzw			Checked	[Signature]				
	Project No.		19063			A502		P4			

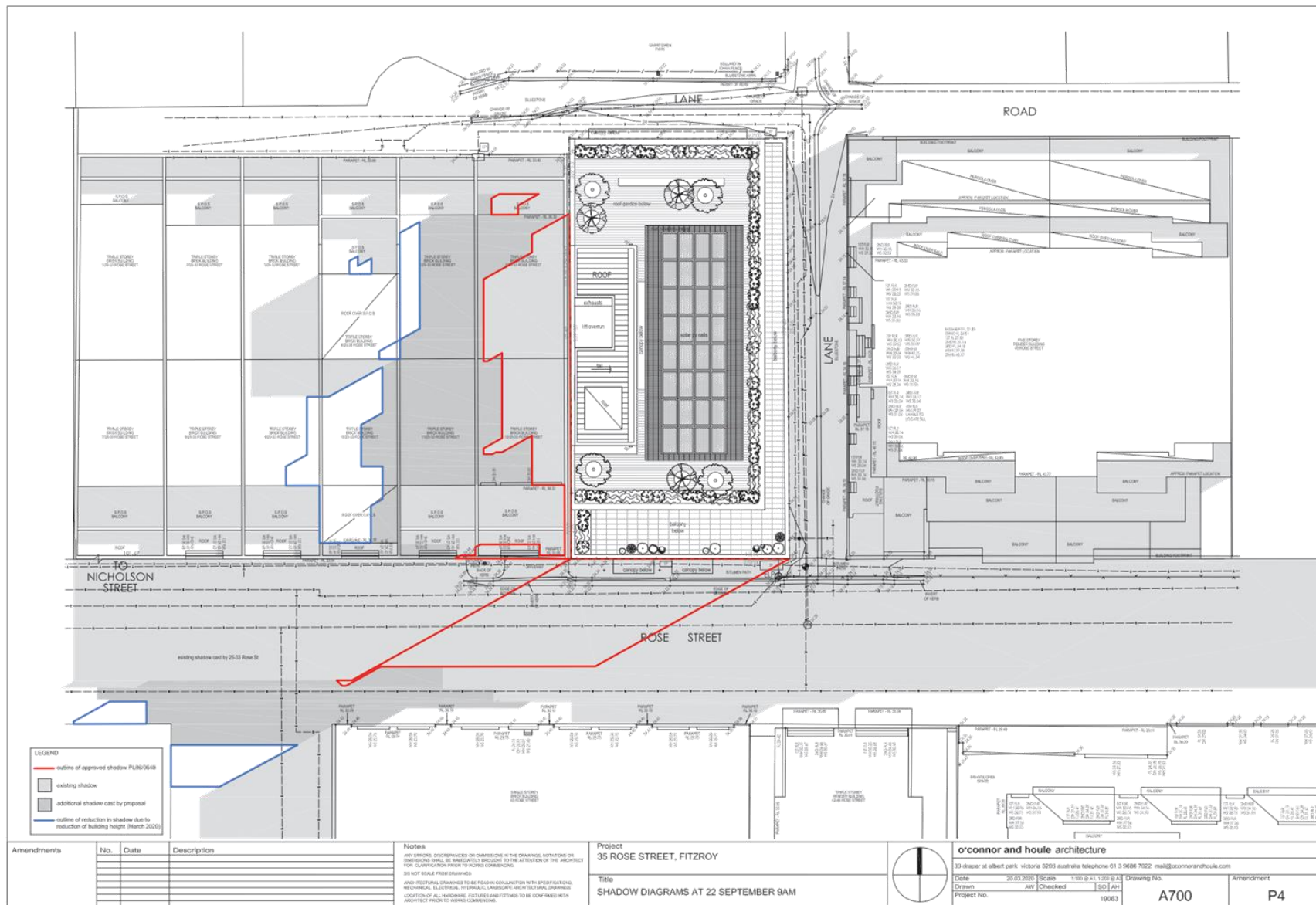


Attachment 4 - S57A Amended / "Decision Plans"

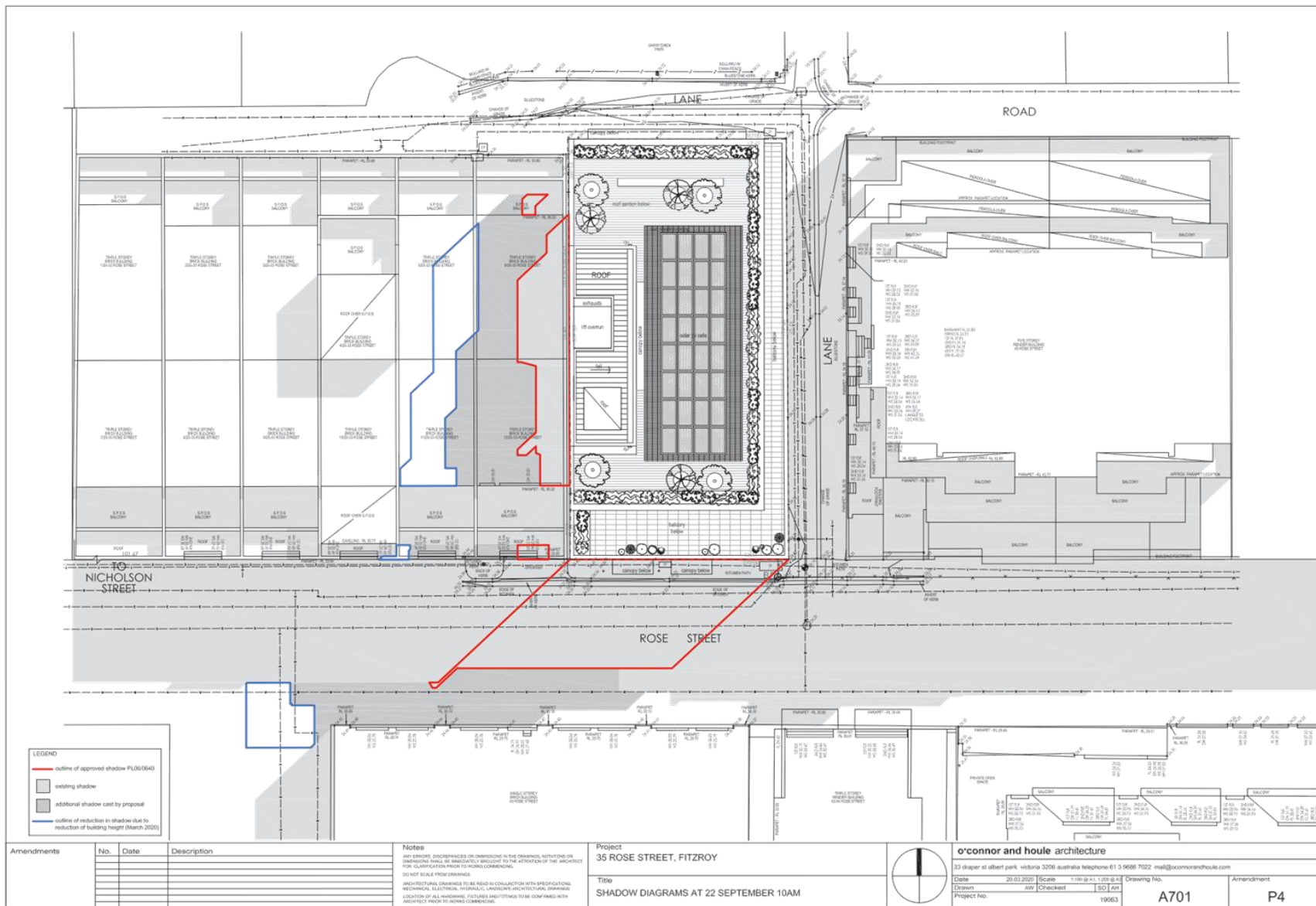


Amendments	No.	Date	Description	Notes	Project	o'connor and houle architecture			
				ANY ERRORS, OMISSIONS OR CONTRADICTIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCEMENT. DO NOT SCALE DIMENSIONS. ARCHITECTURAL DIMENSIONS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS. MECHANICAL, ELECTRICAL, HYDRAULIC, LANDSCAPE ARCHITECTURAL DIMENSIONS. LOCATION OF ALL HARDWARE, FITTINGS AND FINISHES TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.	35 ROSE STREET, FITZROY	33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com			
					Title	Date	Scale	Drawing No.	Amendment
					WEST ELEVATION	28/03/2020	1:100 @ A1, 1:200 @ A2	101/104	
						Drawn	Checked	Project No.	
						zaw	19063	A503	P4

Attachment 4 - S57A Amended / "Decision Plans"

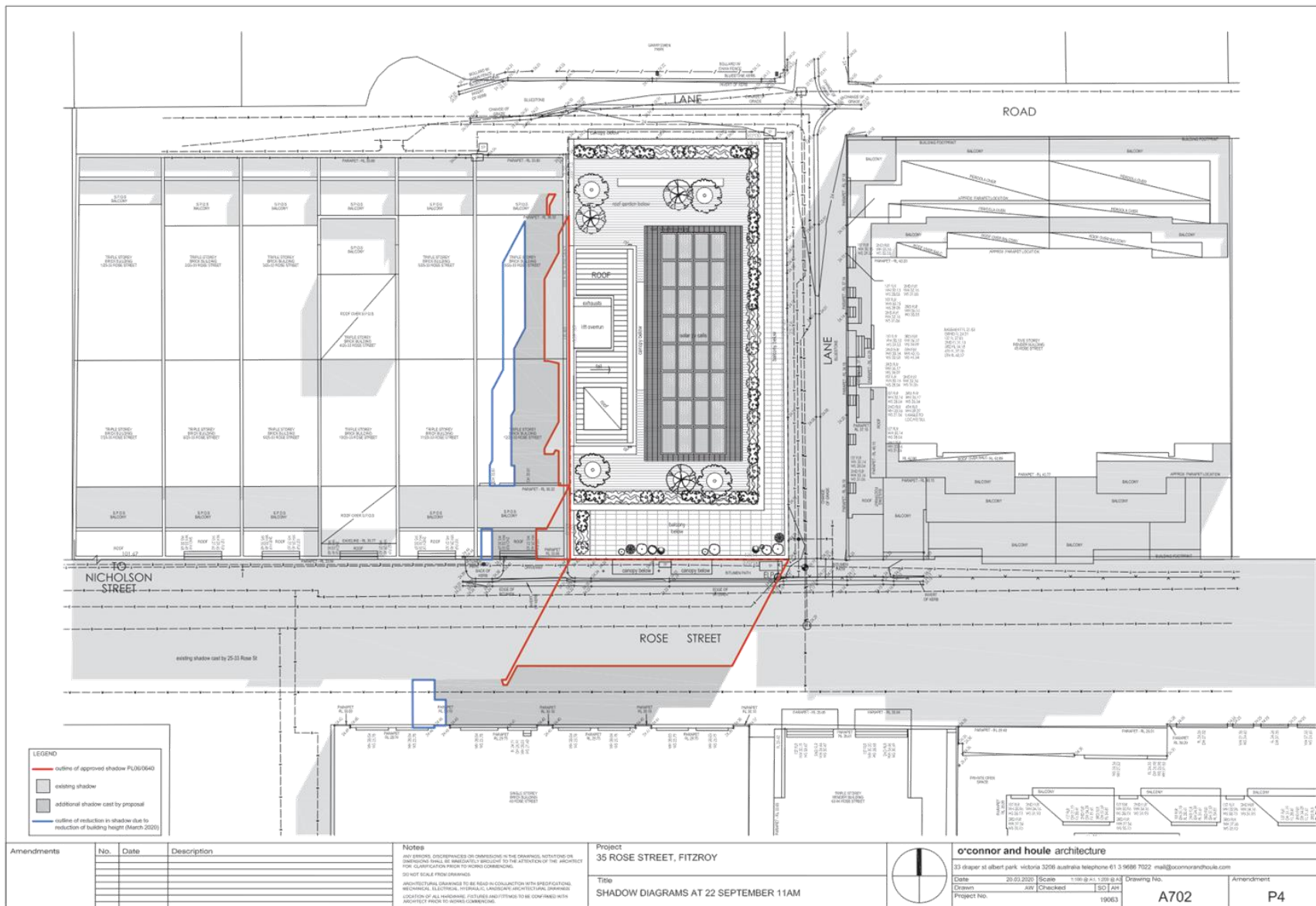


Attachment 4 - S57A Amended / "Decision Plans"





Attachment 4 - S57A Amended / "Decision Plans"



Amendments	No.	Date	Description

**Notes**  
 ANY ERRORS, OMISSIONS OR DIMENSIONS IN THE DRAWINGS, NOTATIONS OR DIMENSIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO WORK COMMENCING.  
 DO NOT SCALE FROM DRAWINGS.  
 ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, MECHANICAL, ELECTRICAL, HYDRAULIC, ENVIRONMENTAL ARCHITECTURAL DRAWINGS.  
 LOCATION OF ALL HARDWARE, FIXTURES AND FITTINGS TO BE CONFIRMED WITH ARCHITECT PRIOR TO WORK COMMENCING.

**Project**  
 35 ROSE STREET, FITZROY

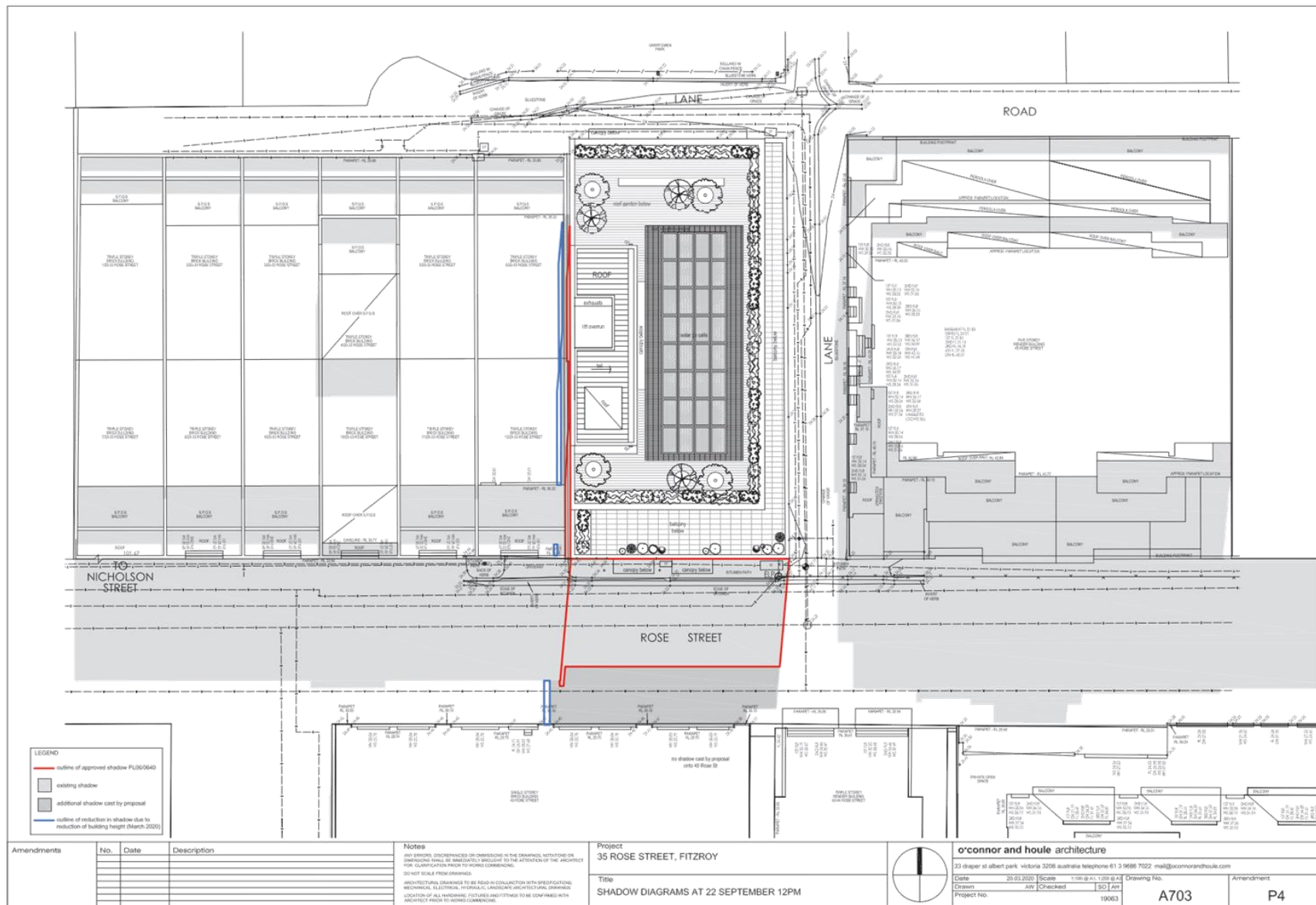
**Title**  
 SHADOW DIAGRAMS AT 22 SEPTEMBER 11AM



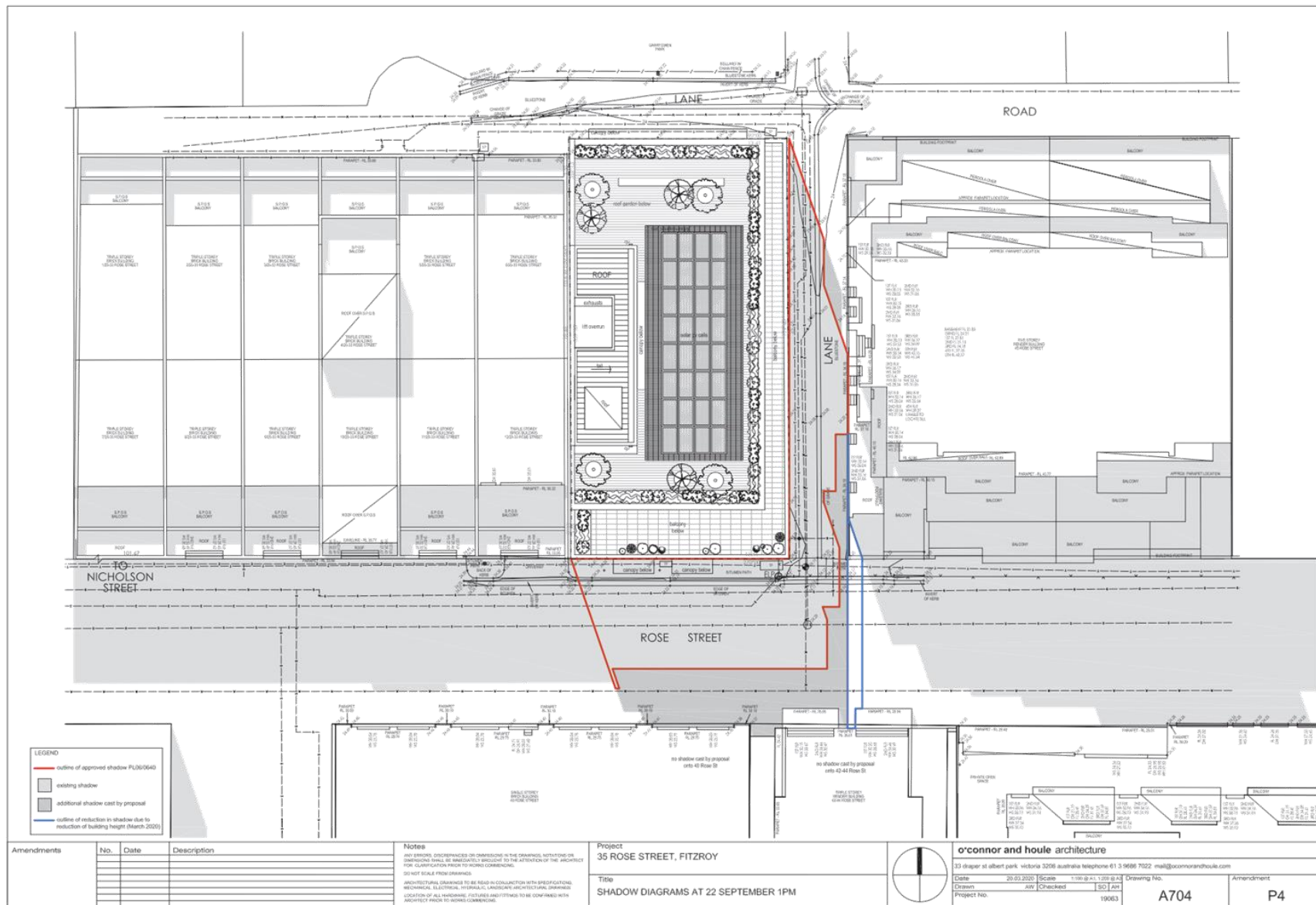
**o'connor and houle architecture**  
 33 draper st albert park victoria 3206 australia telephone 61 3 9686 7022 mail@oconnorandhoule.com

Date: 29.03.2020 Scale: 1:100 @ A1, 1:200 @ A2 Drawing No. [ ] Amendment [ ]  
 Drawn: [ ] Checked: [ ]  
 Project No. 19063 A702 P4

Attachment 4 - S57A Amended / "Decision Plans"

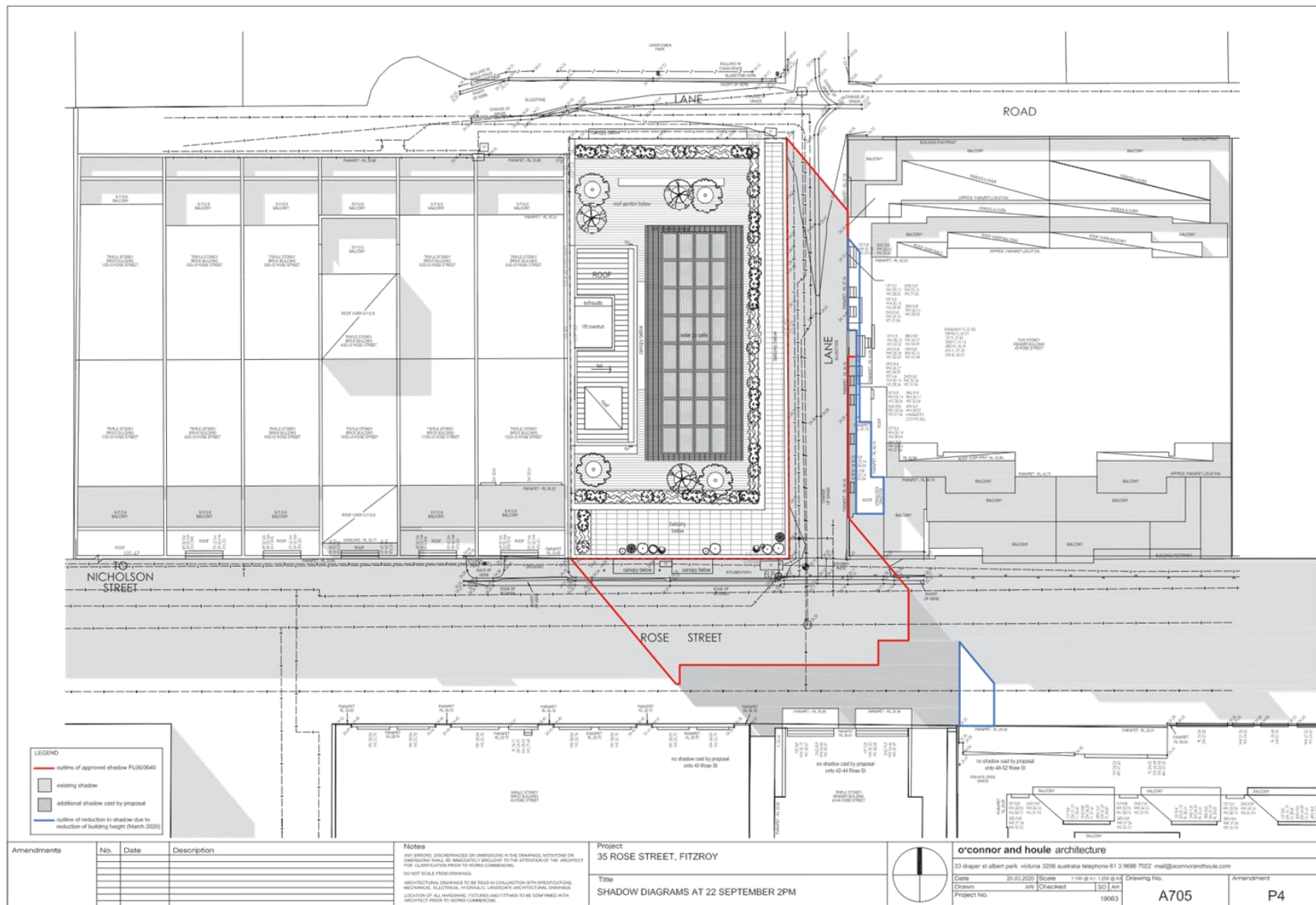


Attachment 4 - S57A Amended / "Decision Plans"

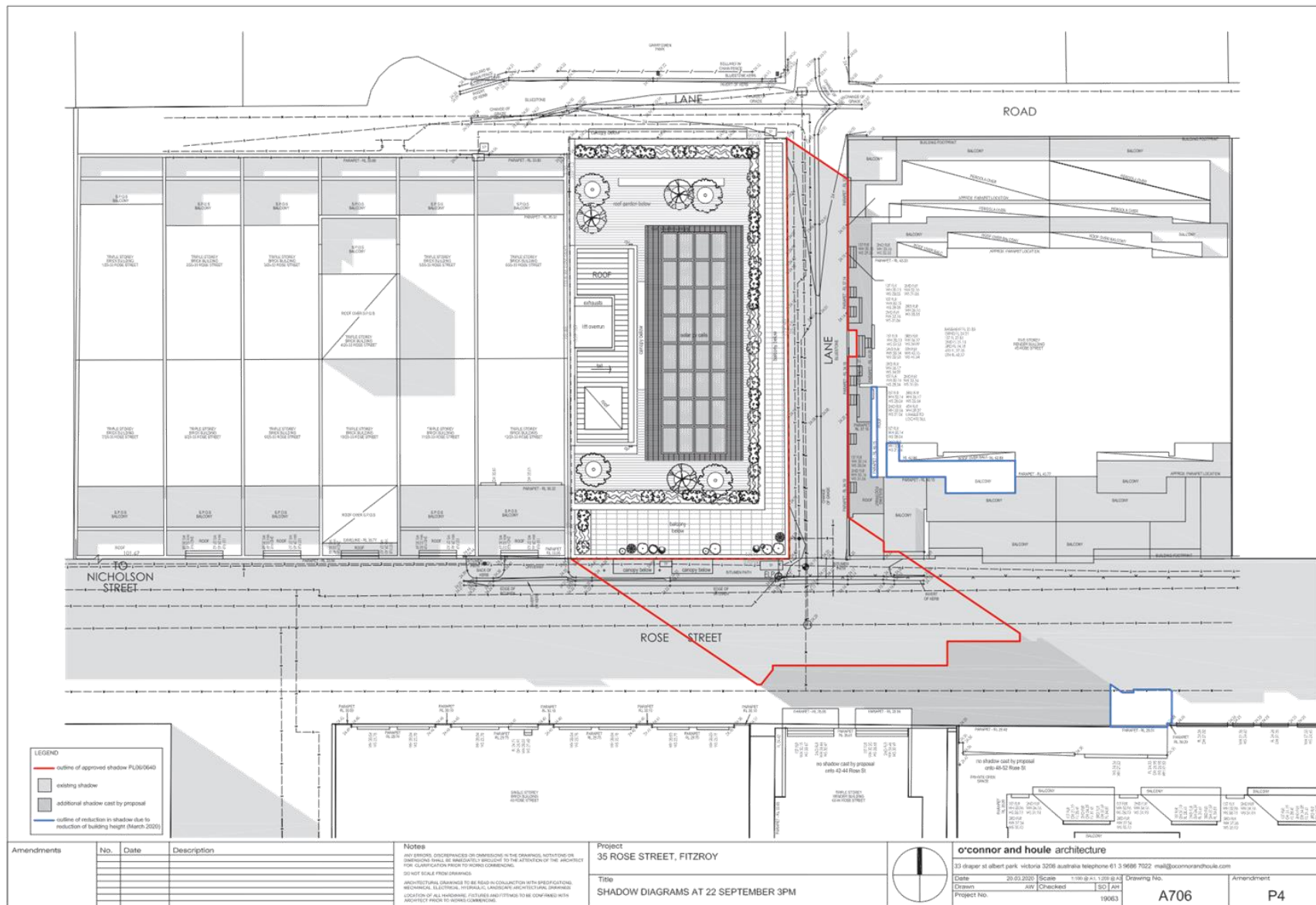




Attachment 4 - S57A Amended / "Decision Plans"



Attachment 4 - S57A Amended / "Decision Plans"



Attachment 5 - Sectional Shadows - emailed to Council 18 June 2020

