

**1 PROPOSED SITE PLAN**  
1:400 @ A3

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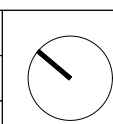
**CHRIS  
CONNELL  
DESIGN**

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Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

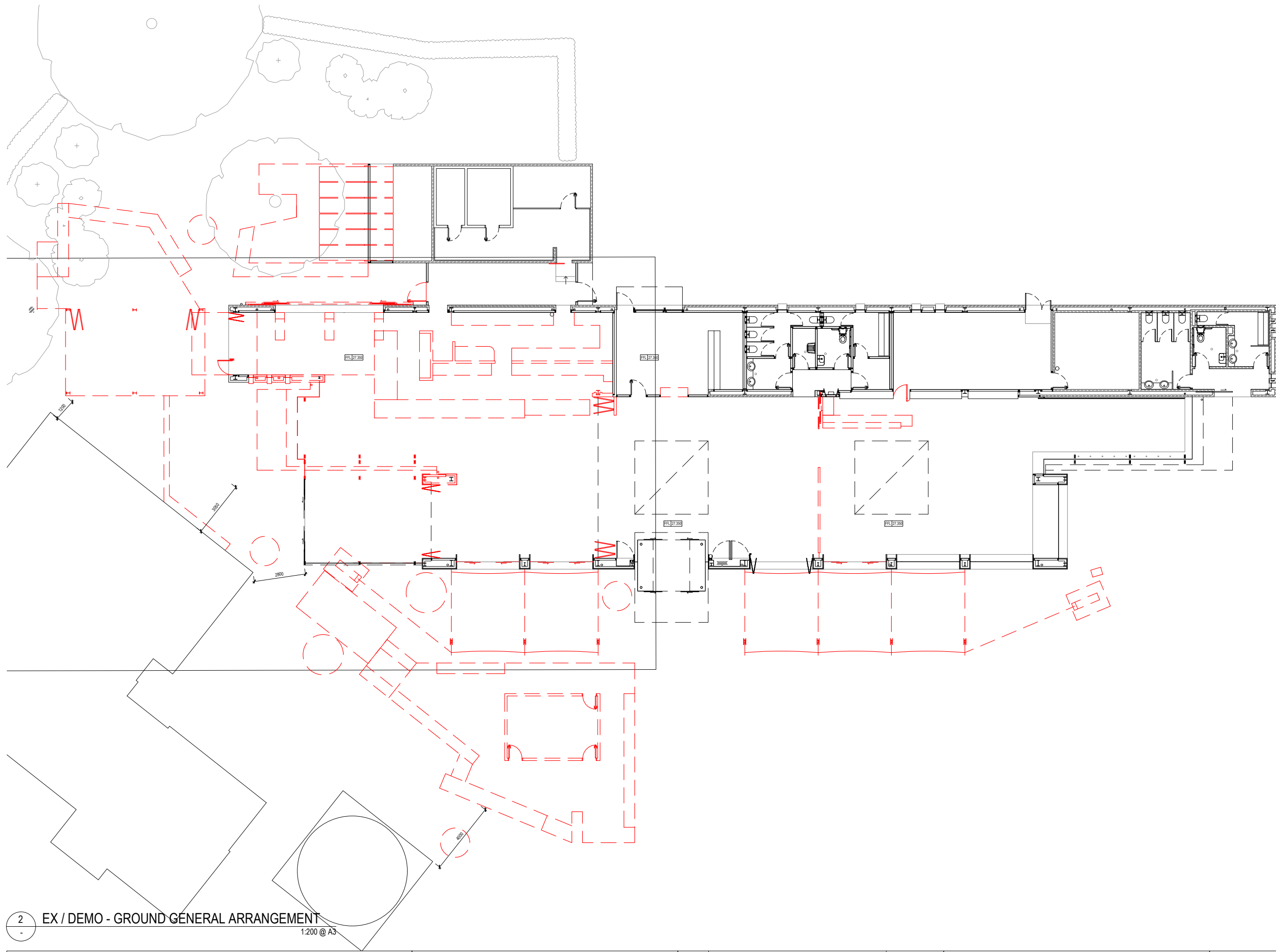
Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title	THE OBSERVATORY
Date	JUNE 2024
Project No.	2024_003
Drawn	SC
Check	CC



Drawing Title		PROPOSED SITE PLAN	
Drawing No.	A010	Revision	[1]
Scale	1:400 @ A3		

LEGEND	
EX HWS	EXISTING HOT WATER
EX S	EXISTING SWITCHBOARD
J-EX	EXISTING JOINERY TO REMAIN
J..	JOINERY REFERENCE NO. REFER TO INTERIOR JOINERY DOCUMENTATION
	EXISTING BUILDING FABRIC
	PROPOSED EXTENT OF DEMOLITION



2 EX / DEMO - GROUND GENERAL ARRANGEMENT  
1:200 @ A3

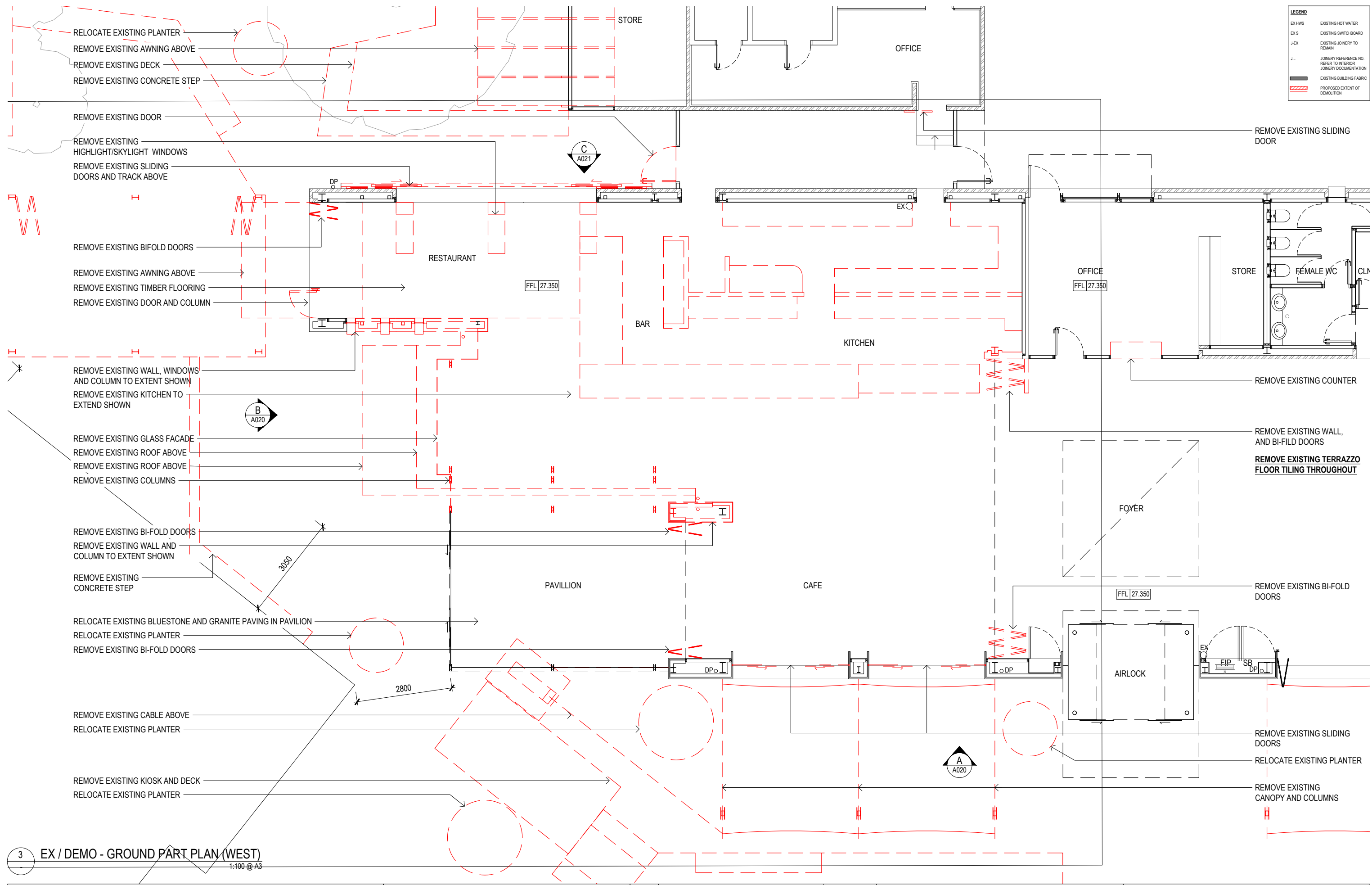
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Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title	EX / DEMO - GROUND GENERAL ARRANGEMENT		
Date	JUNE 2024		
Project No.	2024_003		
Drawn	SC	Check	CC
Drawing No.	A015	Revision	[1]
Scale	1:200 @ A3		



**LEGEND**

- EX HWS EXISTING HOT WATER
- EX S EXISTING SWITCHBOARD
- J-EX EXISTING JOINERY TO REMAIN
- J- JOINERY REFERENCE NO. REFER TO INTERIOR JOINERY DOCUMENTATION
- EXISTING BUILDING FABRIC
- PROPOSED EXTENT OF DEMOLITION

**3 EX / DEMO - GROUND PART PLAN (WEST)**  
1:100 @ A3

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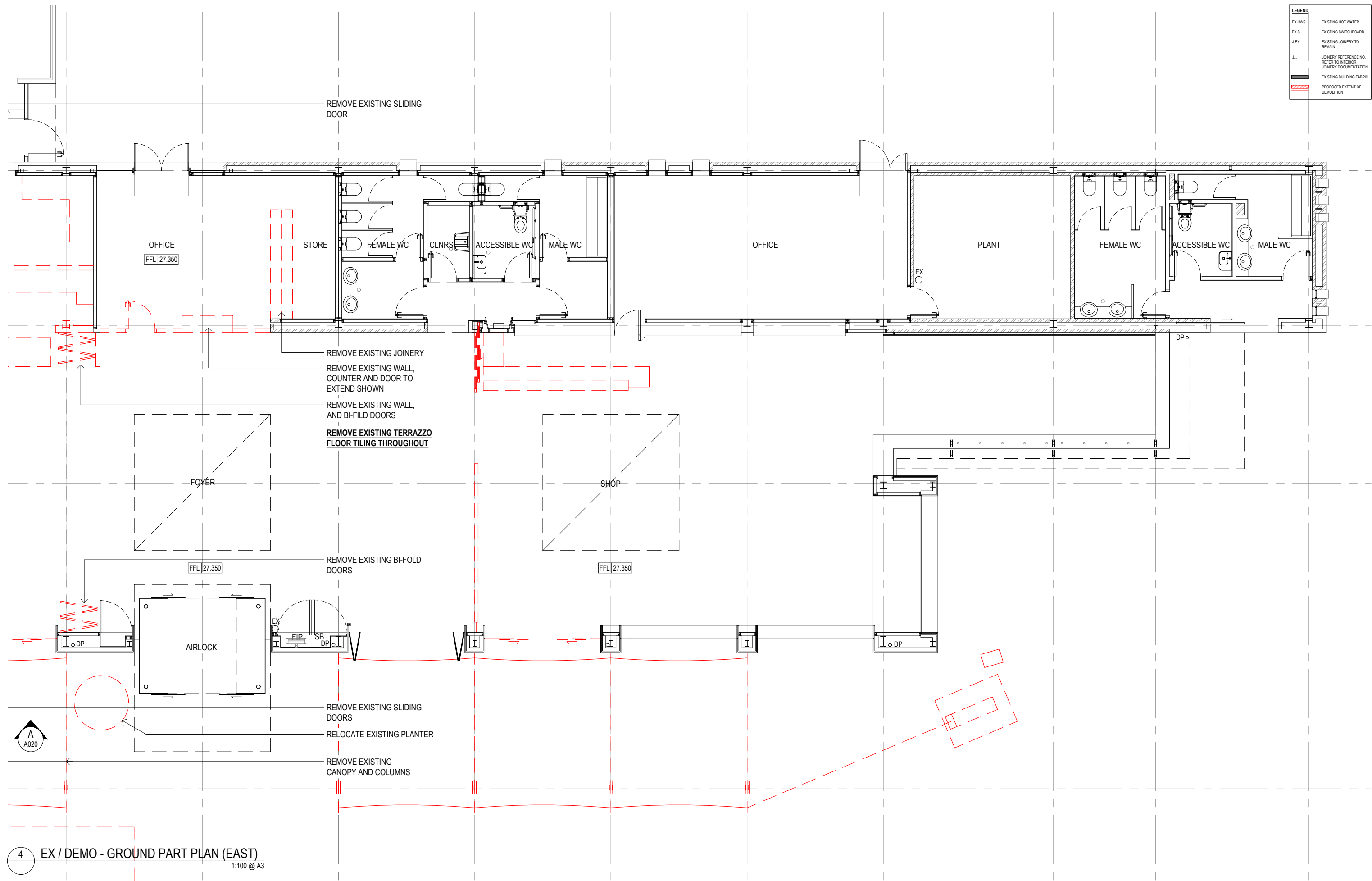
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Rev	Revision Description	Date
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Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title		EX / DEMO - GROUND PART PLAN (WEST)	
Date	JUNE 2024	Drawing No.	A016 [1]
Project No.	2024_003	Revision	[1]
Drawn	SC	Check	CC
Scale		1:100 @ A3	

LEGEND	
EX HWS	EXISTING HOT WATER
EX S	EXISTING SWITCHBOARD
J-EX	EXISTING JOINERY TO REMAIN
J-	JOINERY REFERENCE NO. REFER TO INTERIOR JOINERY DOCUMENTATION
(Solid line)	EXISTING BUILDING FABRIC
(Red dashed line)	PROPOSED EXTENT OF DEMOLITION

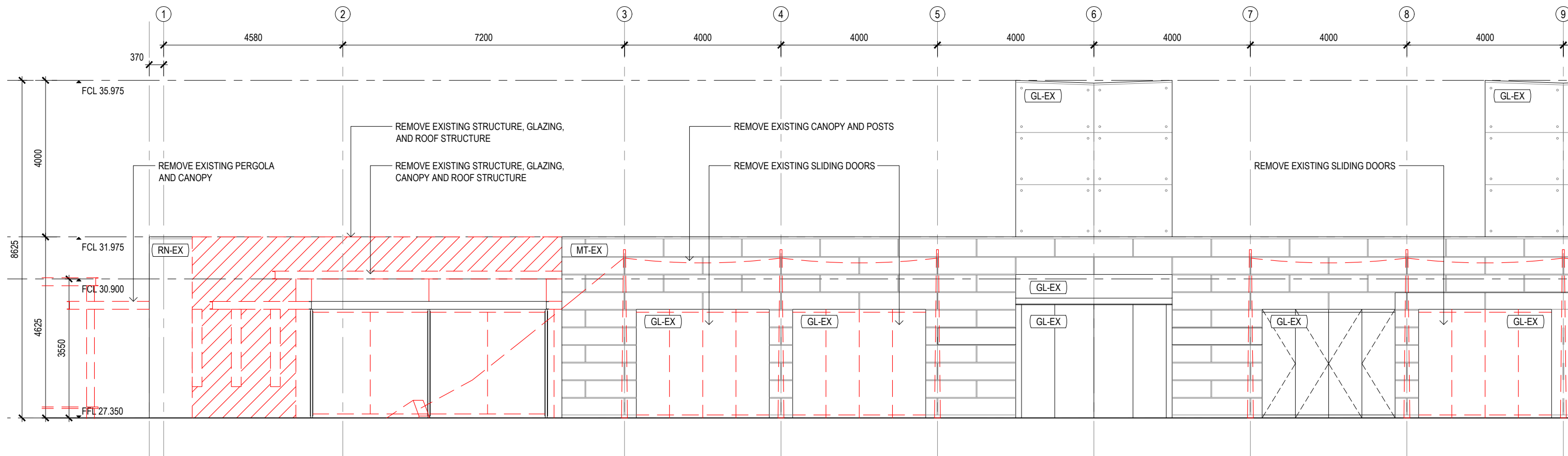


4 EX / DEMO - GROUND PART PLAN (EAST)  
1:100 @ A3

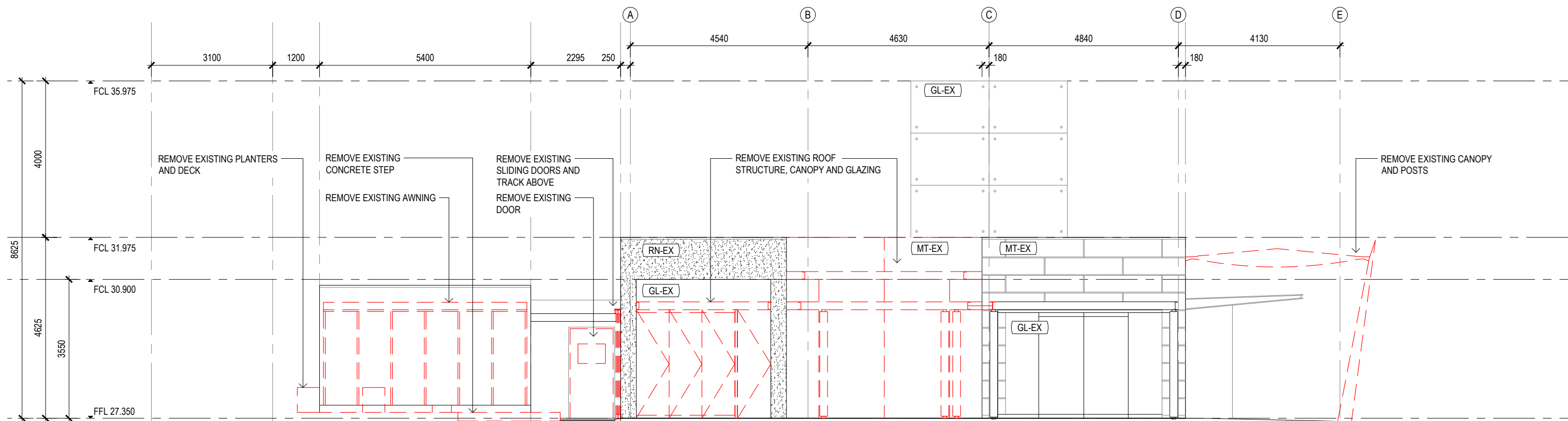
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Rev	Revision Description	Date	Project	Drawing Title	Date	Revision
1	TOWN PLANNING SUBMISSION	03.07.2024	THE OBSERVATORY	EX / DEMO - GROUND PART PLAN (EAST)	JUNE 2024	A017 [1]
			Client	DARLING HOSPITALITY GROUP PTY LTD	Project No.	2024_003
			Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004	Drawn	SC
			Issue	TOWN PLANNING	Check	CC
					Scale	1:100 @ A3



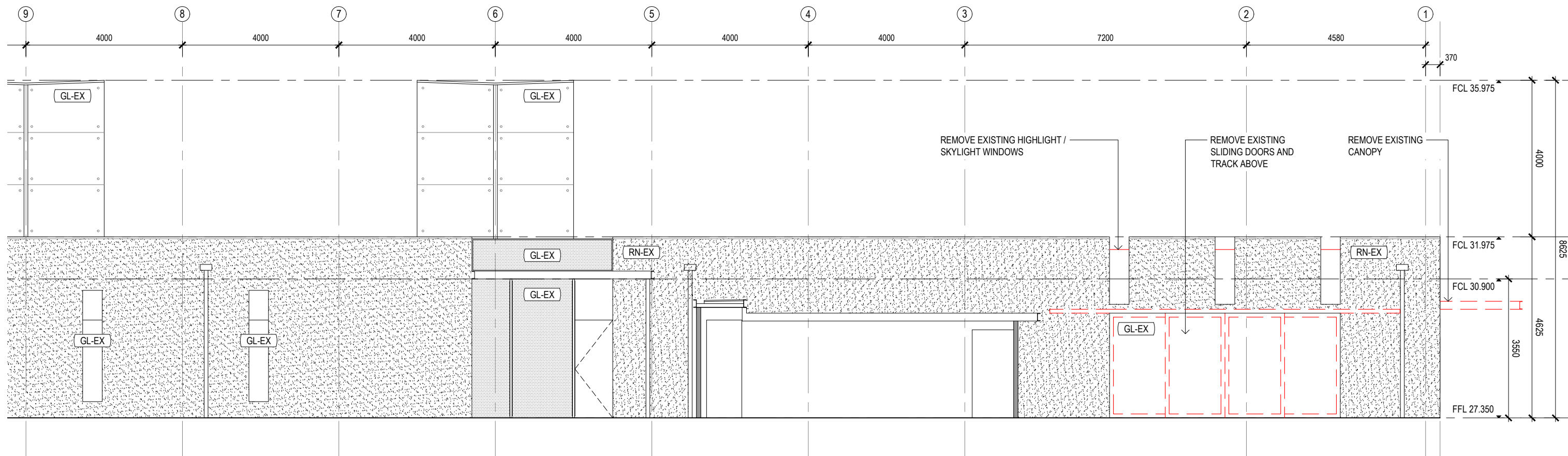
**A** EXISTING / DEMOLITION - ELEVATION A  
A015 1:100 @ A3



**B** EXISTING / DEMOLITION - ELEVATION B  
A015 1:100 @ A3

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		1	TOWN PLANNING SUBMISSION	03.07.2024	Client	DARLING HOSPITALITY GROUP PTY LTD		Date	JUNE 2024	
					Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004		Project No.	2024_003	
					Issue	TOWN PLANNING		Drawn	SC	Check
									<p>Drawing No.</p> <p><b>A020</b> [1]</p> <p>Revision</p>	
									<p>Scale</p> <p>1:100 @ A3</p>	

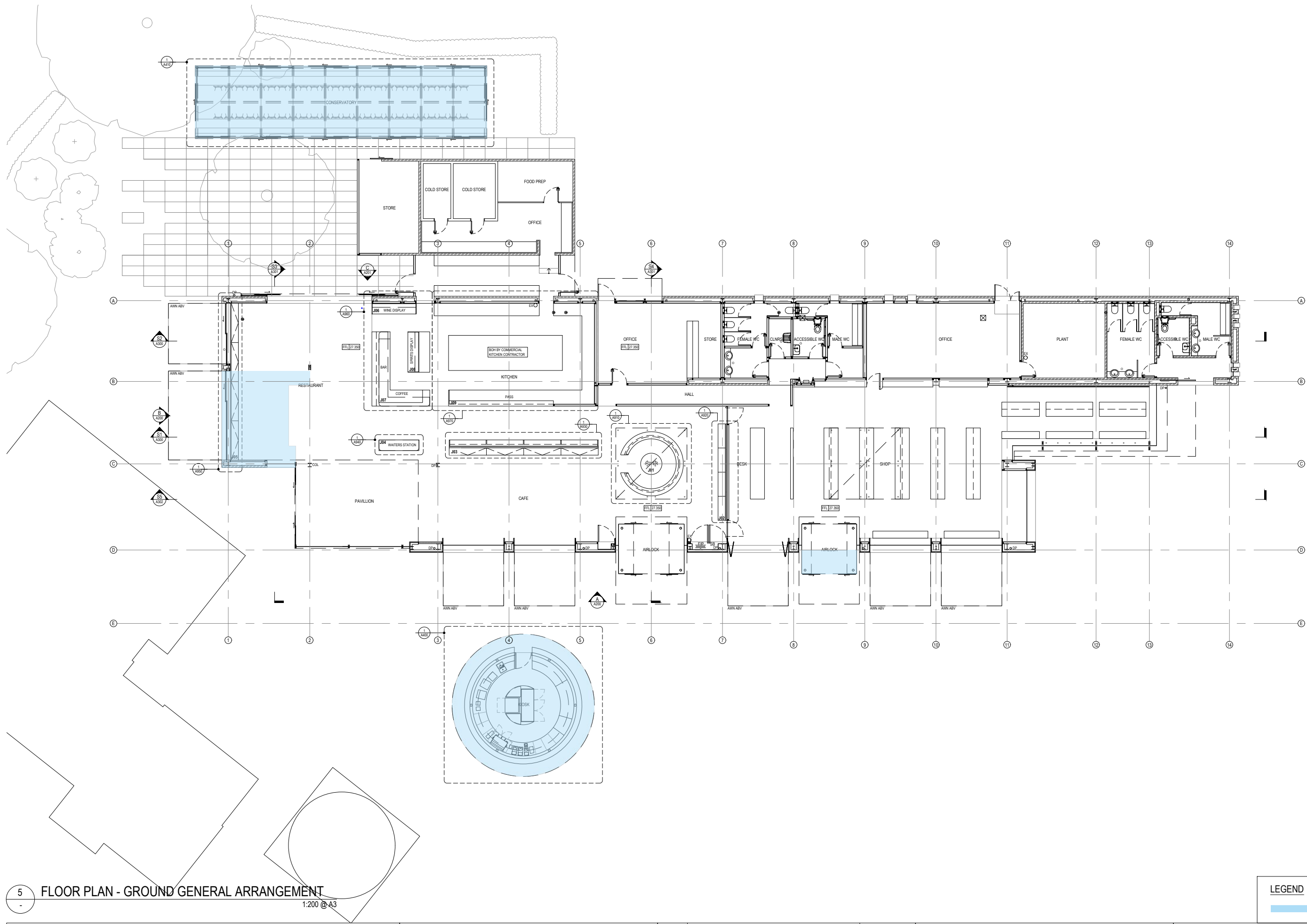




**C** EXISTING / DEMOLITION - ELEVATION C  
A015 1:100 @ A3

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		1	TOWN PLANNING SUBMISSION	03.07.2024	Client	DARLING HOSPITALITY GROUP PTY LTD		Date	JUNE 2024		
					Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004		Project No.	2024_003		
					Issue	TOWN PLANNING		Drawn	SC	Check	CC

	Drawing No.	A021	Revision	[1]
	Scale	1:100 @ A3		



5 FLOOR PLAN - GROUND GENERAL ARRANGEMENT  
1:200 @ A3

**LEGEND**  
 PROPOSED ADDITIONS

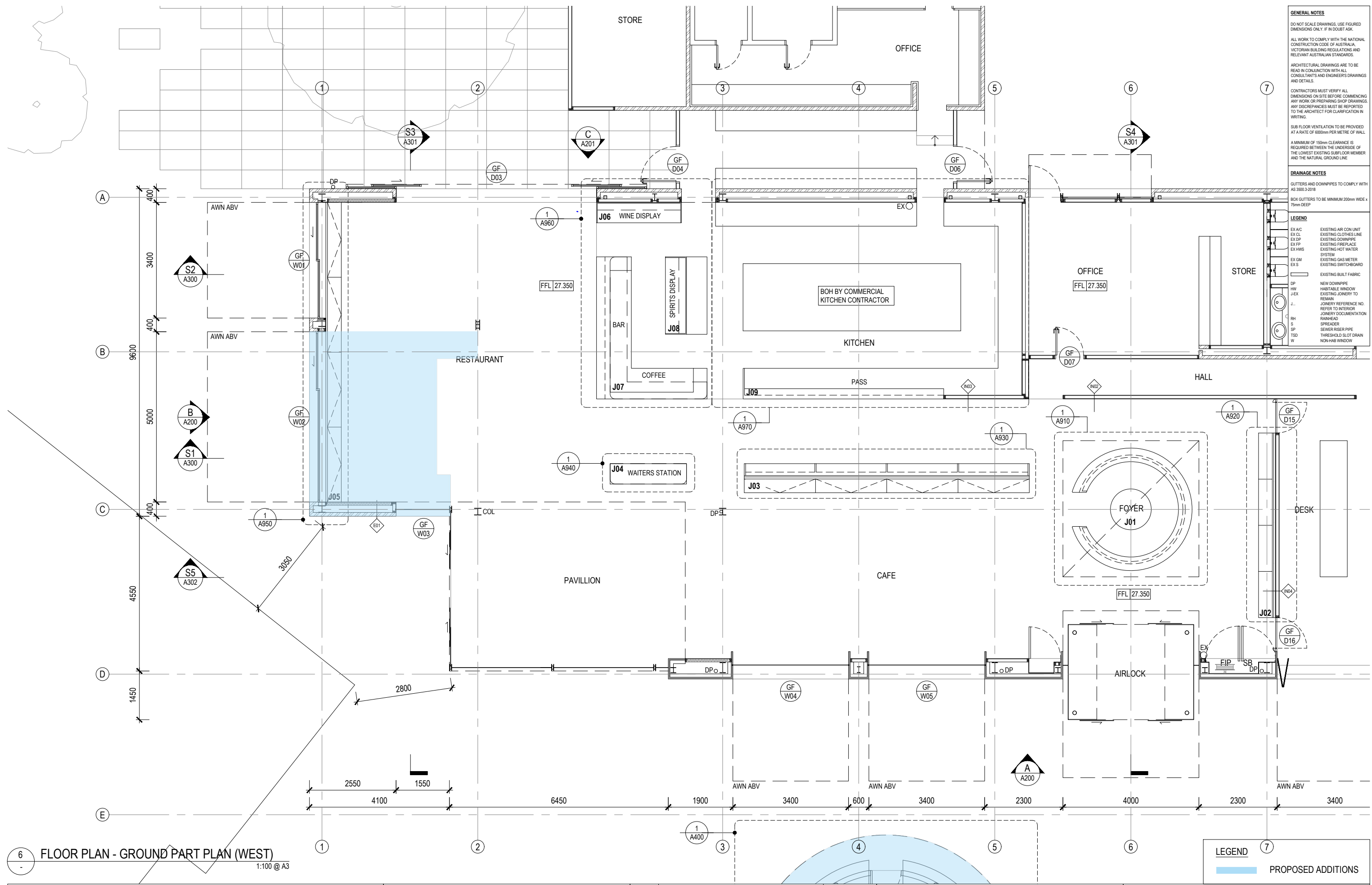
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Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title		FLOOR PLAN - GROUND GENERAL ARRANGEMENT	
Date	JUNE 2024	Drawing No.	A100
Project No.	2024_003	Revision	[1]
Drawn	SC	Check	CC
Scale		1:200 @ A3	



**GENERAL NOTES**  
 DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK.  
 ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, VICTORIAN BUILDING REGULATIONS AND RELEVANT AUSTRALIAN STANDARDS.  
 ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERS DRAWINGS AND DETAILS.  
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION IN WRITING.  
 SUB FLOOR VENTILATION TO BE PROVIDED AT A RATE OF 600mm PER METRE OF WALL.  
 A MINIMUM OF 150mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF THE LOWEST EXISTING SUBFLOOR MEMBER AND THE NATURAL GROUND LINE.

**DRAINAGE NOTES**  
 GUTTERS AND DOWNPIPES TO COMPLY WITH AS 3500.3-2018  
 BOX GUTTERS TO BE MINIMUM 200mm WIDE x 75mm DEEP

**LEGEND**

EX A/C	EXISTING AIR CON UNIT
EX CL	EXISTING CLOTHES LINE
EX DP	EXISTING DOWNPPIPE
EX FP	EXISTING FIREPLACE
EX HWS	EXISTING HOT WATER SYSTEM
EX GM	EXISTING GAS METER
EX S	EXISTING SWITCHBOARD
DP	NEW DOWNPPIPE
HW	HABITABLE WINDOW
J/EX	EXISTING JOINERY TO REMAIN
J	JOINERY REFERENCE NO. REFER TO INTERIOR JOINERY DOCUMENTATION
RH	RAINHEAD
S	SPEAKER
SP	SEWER RISER PIPE
TSD	THRESHOLD SLOT DRAIN
W	NON-HAB WINDOW

6 FLOOR PLAN - GROUND PART PLAN (WEST) 1:100 @ A3

**LEGEND**  
 PROPOSED ADDITIONS

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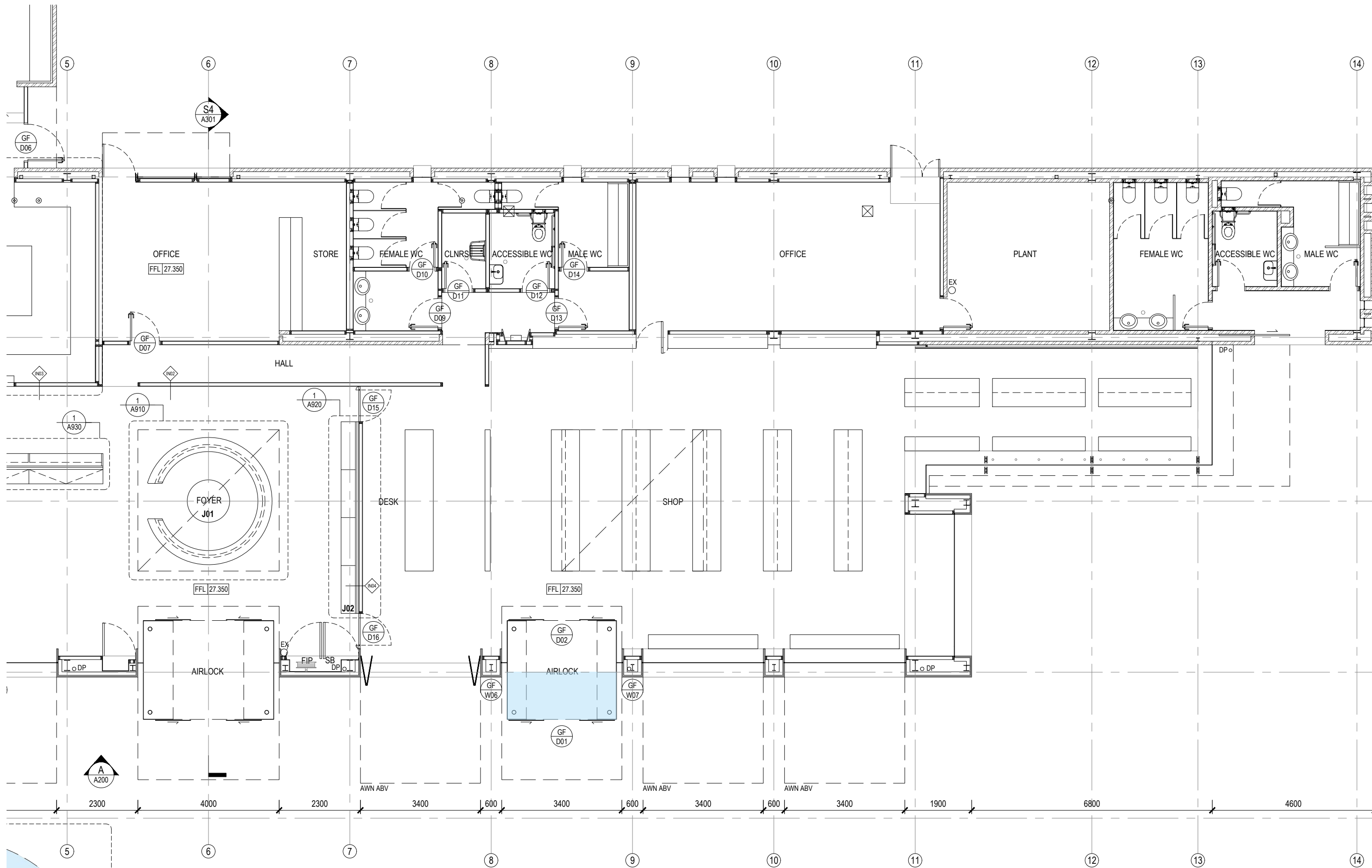
Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

Project: THE OBSERVATORY  
 Client: DARLING HOSPITALITY GROUP PTY LTD  
 Address: 100 BIRDWOOD AVE, MELBOURNE VIC 3004  
 Issue: TOWN PLANNING

Drawing Title: FLOOR PLAN - GROUND PART PLAN (WEST)  
 Date: JUNE 2024  
 Project No.: 2024\_003  
 Drawn: SC  
 Check: CC

Drawing No.: A101 [1]  
 Scale: 1:100 @ A3





7 FLOOR PLAN - GROUND PART PLAN (EAST)

1:100 @ A3

LEGEND

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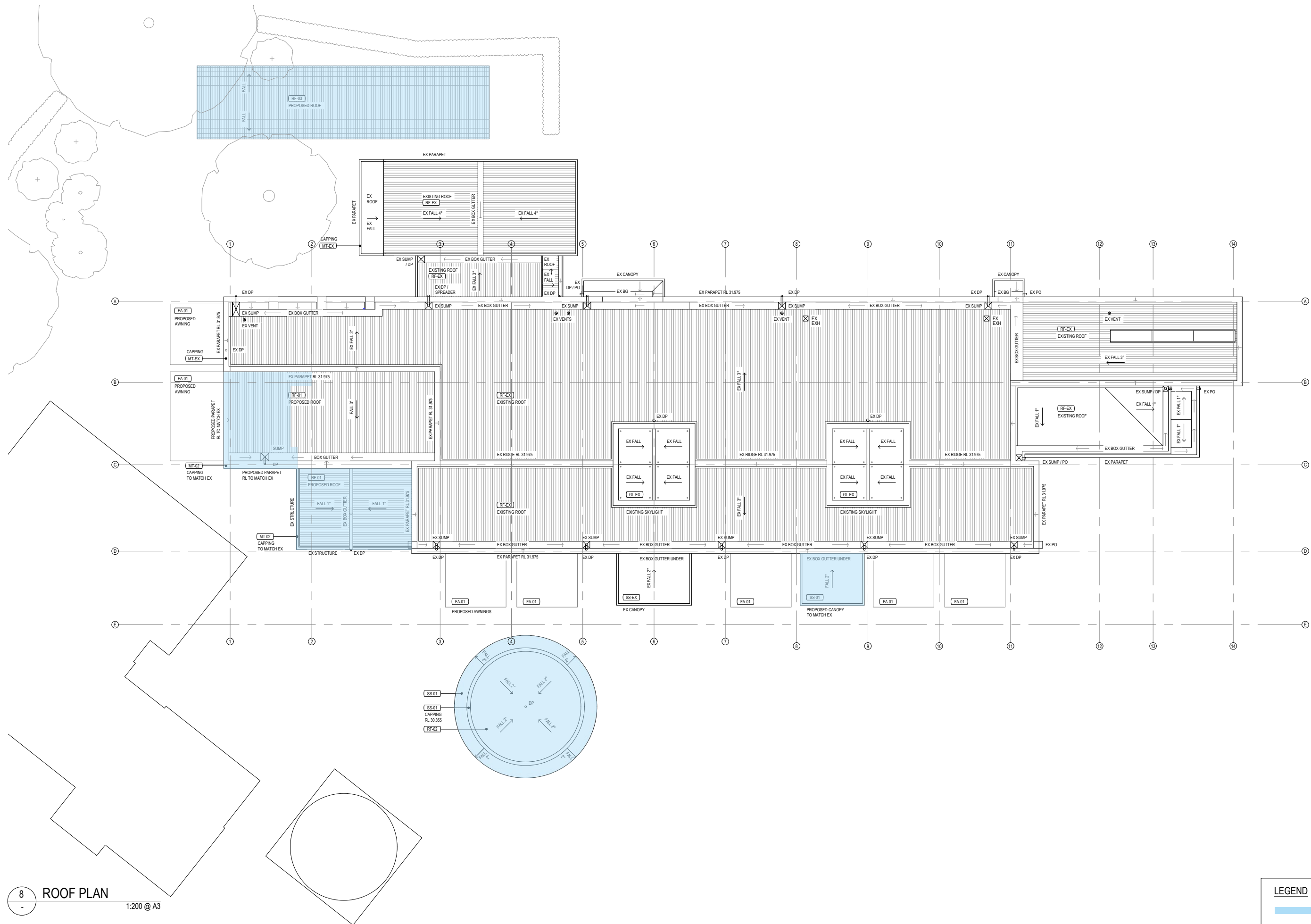
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Rev	Revision Description	Date
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Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title	FLOOR PLAN - GROUND PART PLAN (EAST)	
Date	JUNE 2024	Revision
Project No.	2024_003	<b>A102 [1]</b>
Drawn	SC	Check
		CC
Scale	1:100 @ A3	



8 ROOF PLAN  
1:200 @ A3

LEGEND	
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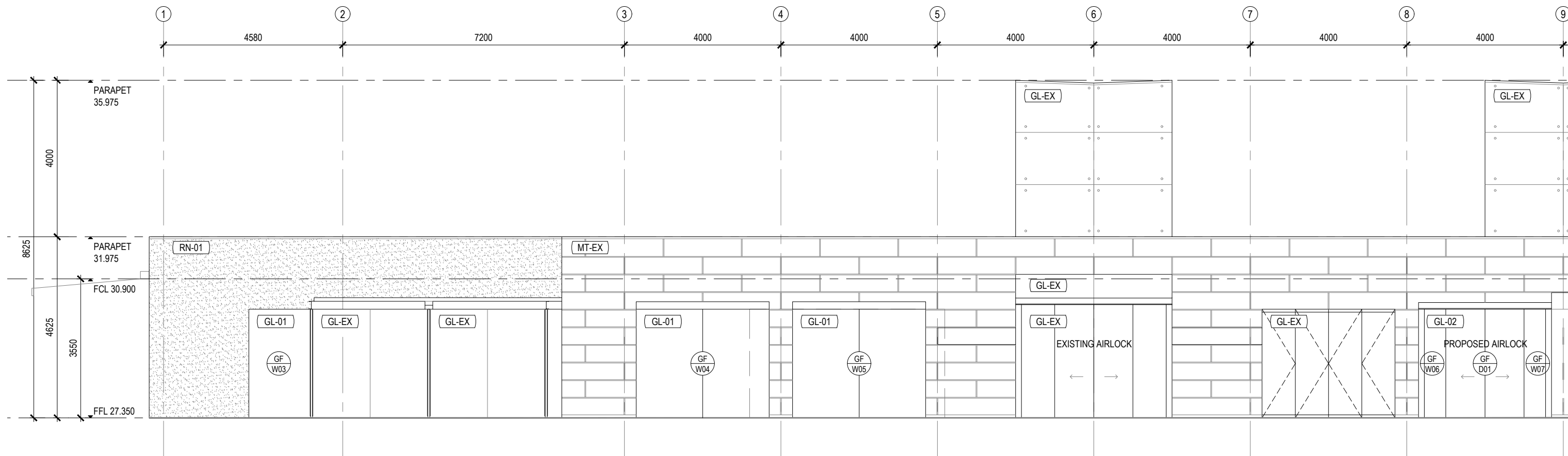
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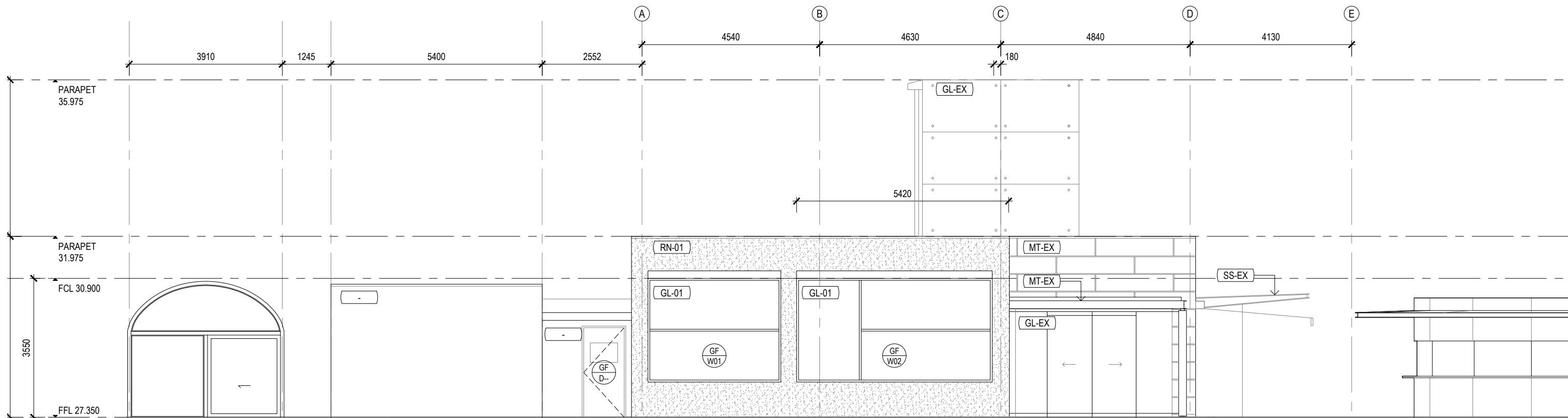
Rev	Revision Description	Date
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Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title	ROOF PLAN
Date	JUNE 2024
Project No.	2024_003
Drawn	SC
Check	CC
Drawing No.	A103 [1]
Scale	1:200 @ A3

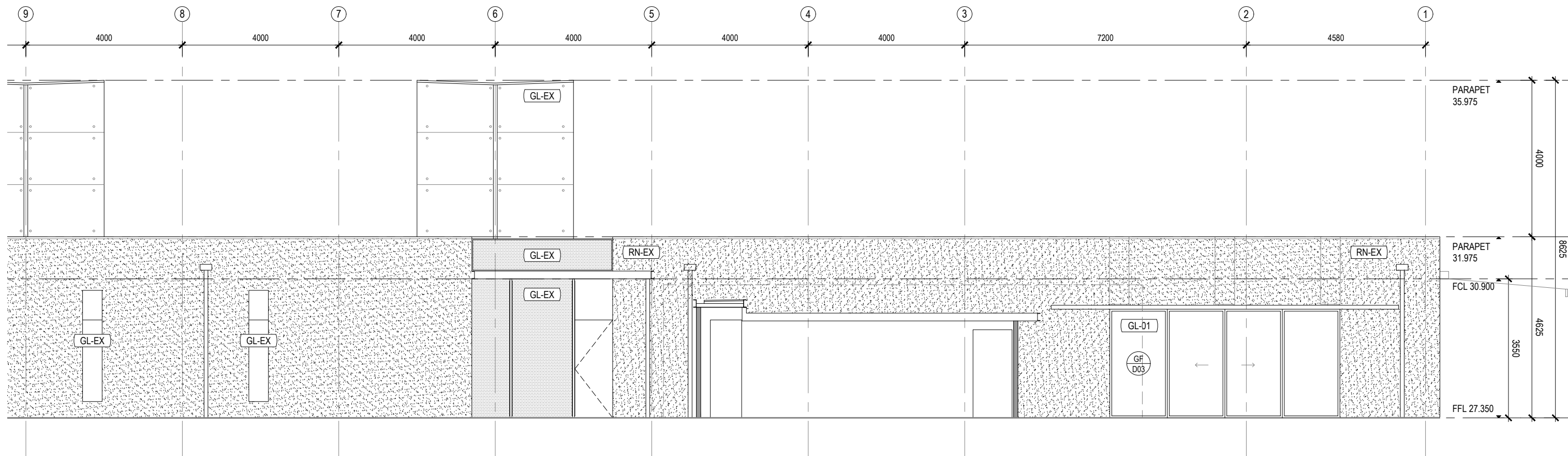


**A** PROPOSED ELEVATION A  
A100 1:100 @ A3



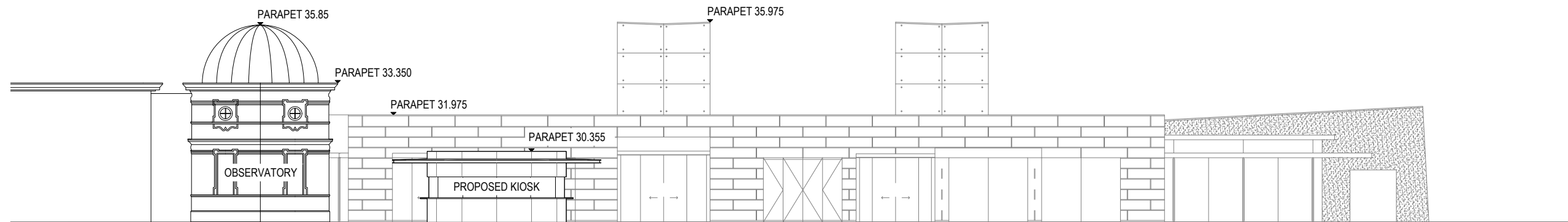
**B** PROPOSED ELEVATION B  
A100 1:100 @ A3

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		1	TOWN PLANNING SUBMISSION	03.07.2024	Client	DARLING HOSPITALITY GROUP PTY LTD	Date	JUNE 2024	Revision	A200 [1]
					Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004	Project No.	2024_003	Scale	1:100 @ A3
					Issue	TOWN PLANNING	Drawn	SC	Check	CC



**C** PROPOSED ELEVATION C  
A100 1:100 @ A3

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		1	TOWN PLANNING SUBMISSION	03.07.2024	Client	DARLING HOSPITALITY GROUP PTY LTD		Date	JUNE 2024
					Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004		Project No.	2024_003
					Issue	TOWN PLANNING		Drawn	SC
								Check	CC
								Scale	1:100 @ A3
								Revision	A201 [1]



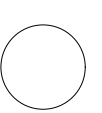
**A** SITE ELEVATION A  
1:200 @ A3

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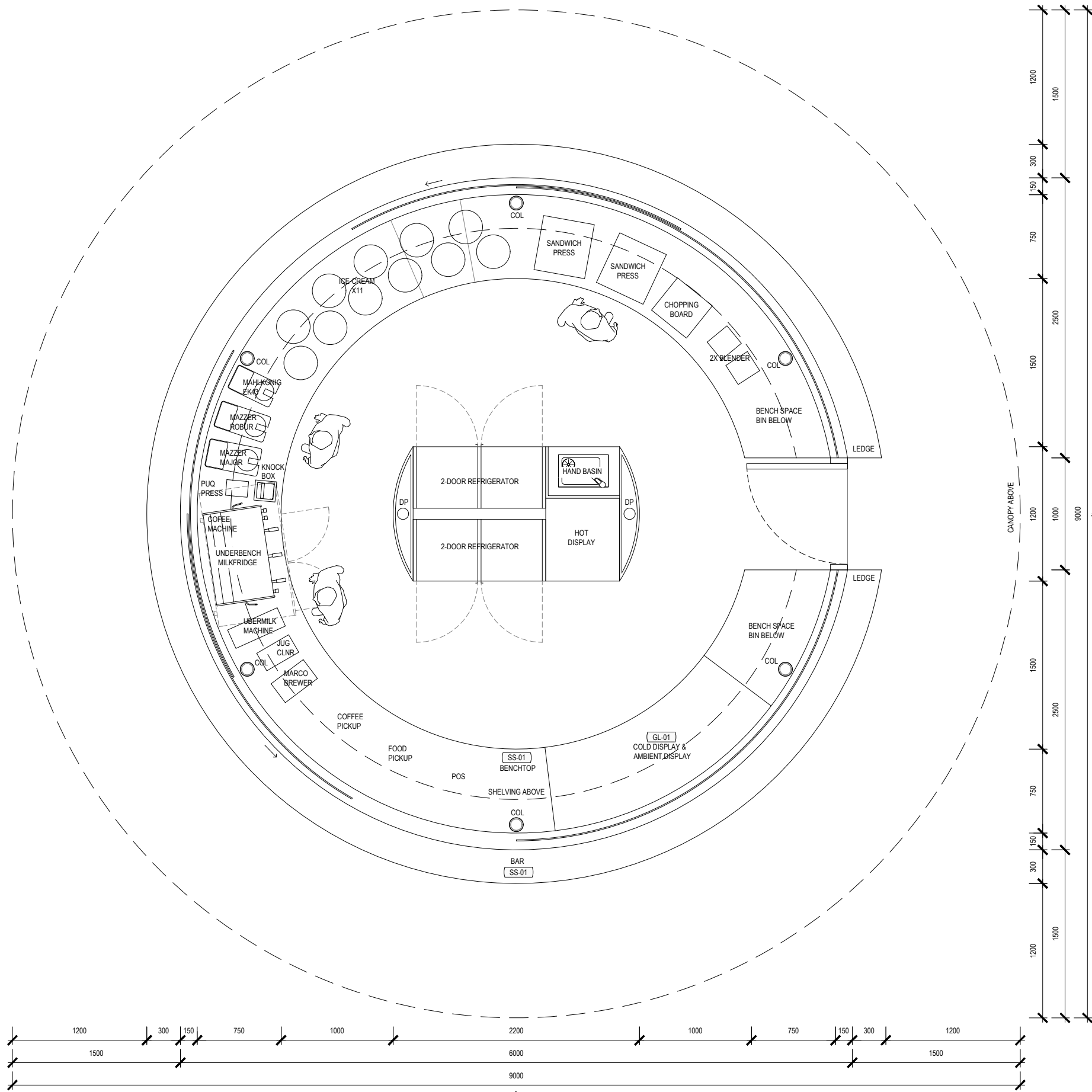
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Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title		SITE ELEVATION	
Date	JUNE 2024		Drawing No. <b>A210</b> [1]
Project No.	2024_003		
Drawn	SC	Check	CC
Scale		1:200 @ A3	





**GENERAL NOTES**

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, VICTORIAN BUILDING REGULATIONS AND RELEVANT AUSTRALIAN STANDARDS.

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERS DRAWINGS AND DETAILS.

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION IN WRITING.

SUB FLOOR VENTILATION TO BE PROVIDED AT A RATE OF 600mm PER METRE OF WALL.

A MINIMUM OF 150mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF THE LOWEST EXISTING SUBFLOOR MEMBER AND THE NATURAL GROUND LINE.

**DRAINAGE NOTES**

GUTTERS AND DOWNPIPES TO COMPLY WITH AS 3500.3-2018

BOX GUTTERS TO BE MINIMUM 200mm WIDE x 75mm DEEP

**LEGEND**

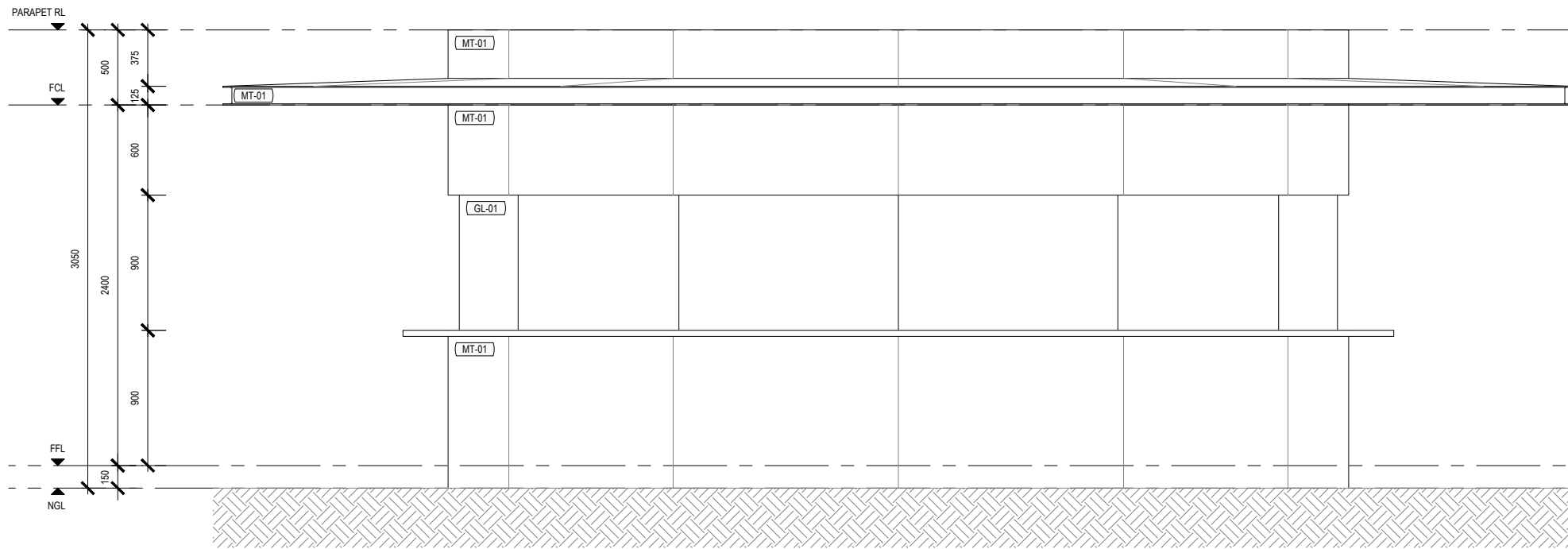
EX A/C EXISTING AIR CON UNIT  
 EX CL EXISTING CLOTHES LINE  
 EX DP EXISTING DOWNPIPE  
 EX FP EXISTING FIREPLACE  
 EX HWS EXISTING HOT WATER SYSTEM  
 EX GM EXISTING GAS METER  
 EX S EXISTING SWITCHBOARD

EXISTING BUILT FABRIC

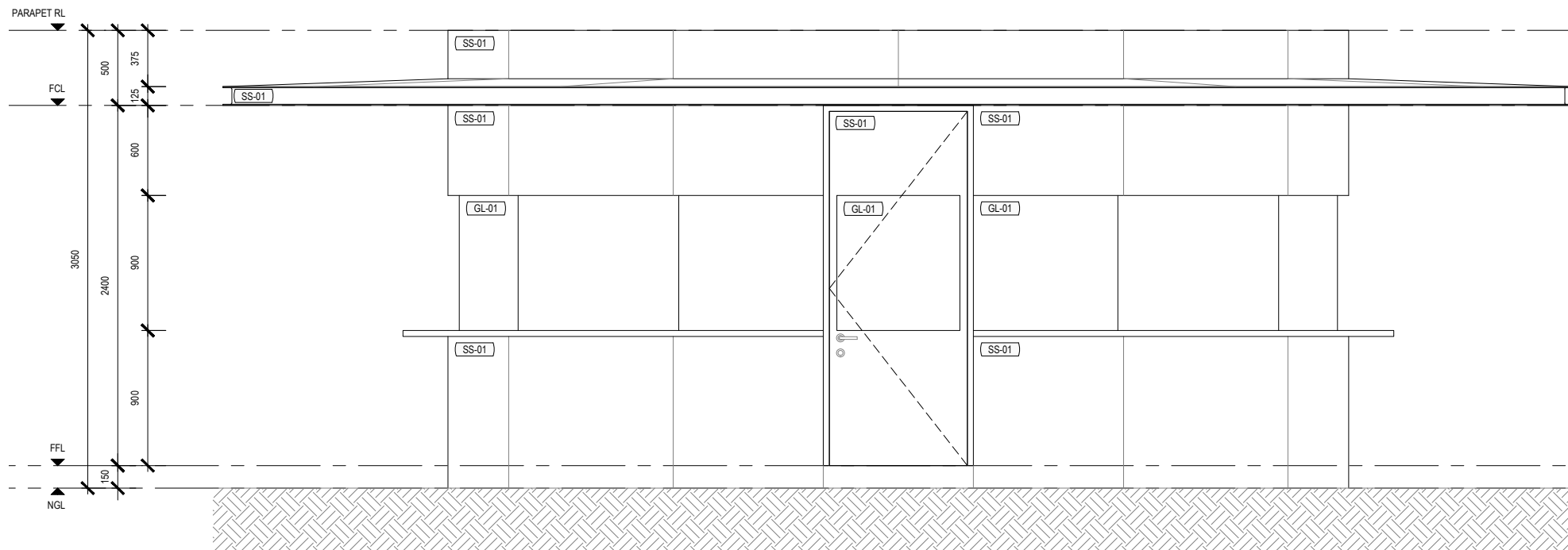
DP NEW DOWNPIPE  
 HW HABITABLE WINDOW  
 J-EX EXISTING JOINERY TO REMAIN  
 J- JOINERY REFERENCE NO. REFER TO INTERIOR JOINERY DOCUMENTATION  
 RH RAINHEAD  
 S SPREADER  
 SP SEWER RISER PIPE  
 TSD THRESHOLD SLOT DRAIN  
 W NON-HAB WINDOW

1 KIOSK - PLAN  
 1:40 @ A3

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		1	TOWN PLANNING SUBMISSION	03.07.2024	Client	DARLING HOSPITALITY GROUP PTY LTD		Date	JUNE 2024		Drawing No.	Revision	
					Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004		Project No.	2024_003				
					Issue	TOWN PLANNING		Drawn	MS	Check		CC	Scale



**A** KIOSK - ELEVATION A  
A400 1:40 @ A3



**B** KIOSK - ELEVATION B  
A400 1:40 @ A3

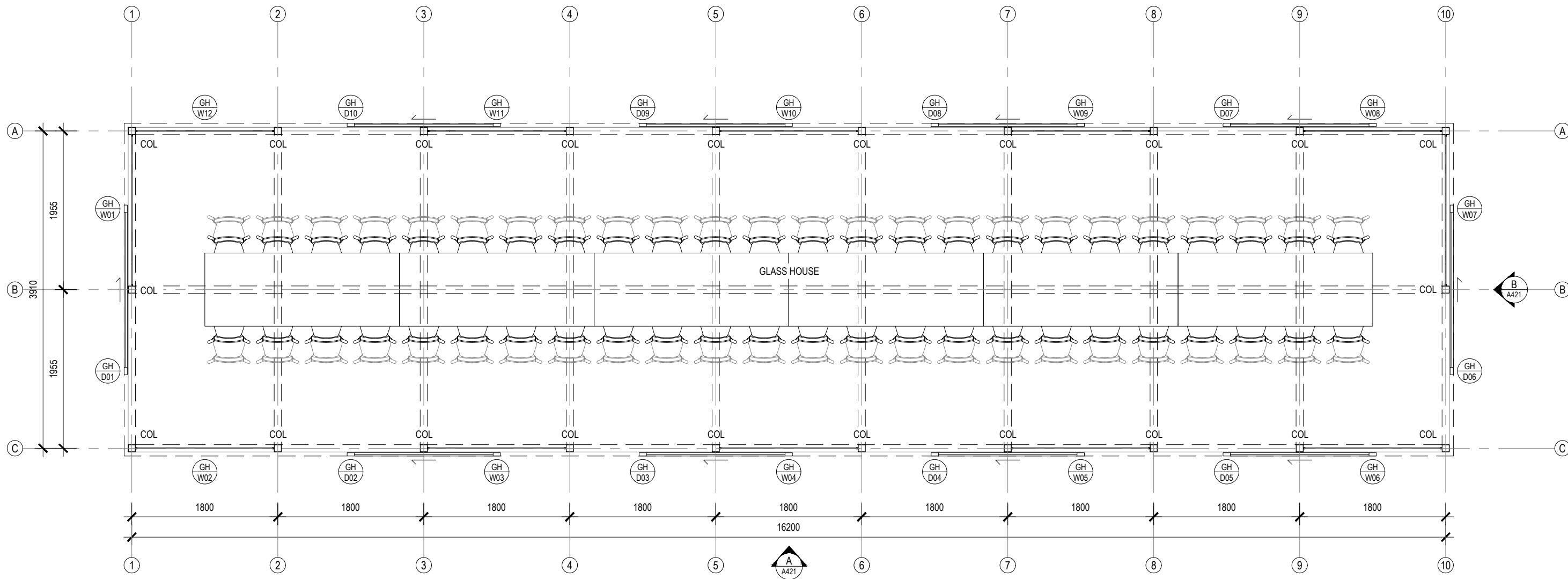
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Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

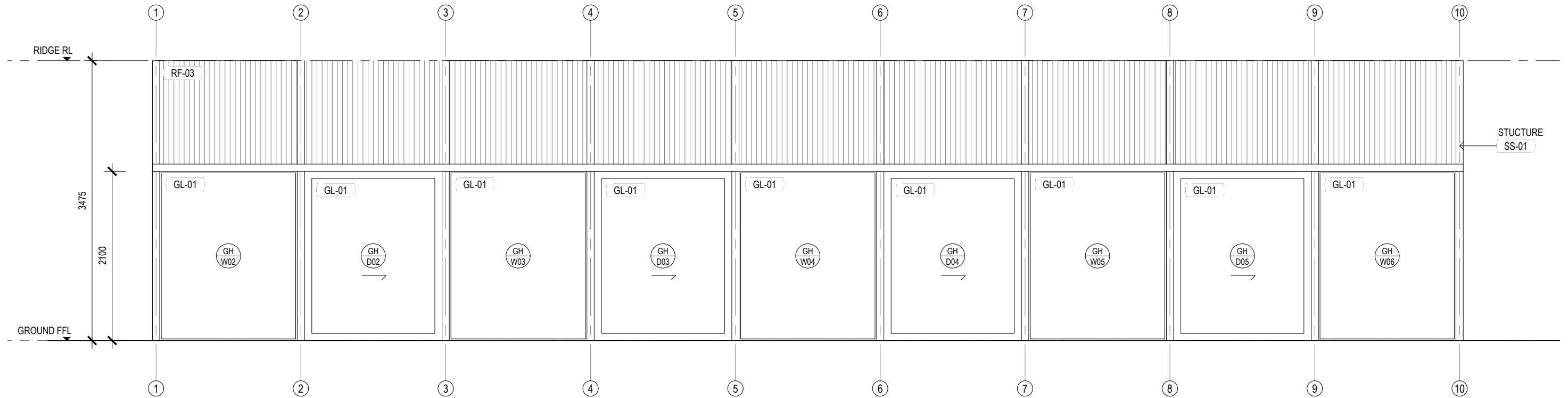
Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title	KIOSK - ELEVATIONS		
Date	JUNE 2024		
Project No.	2024_003		
Drawn	MS	Check	CC
Scale	1:40 @ A3		

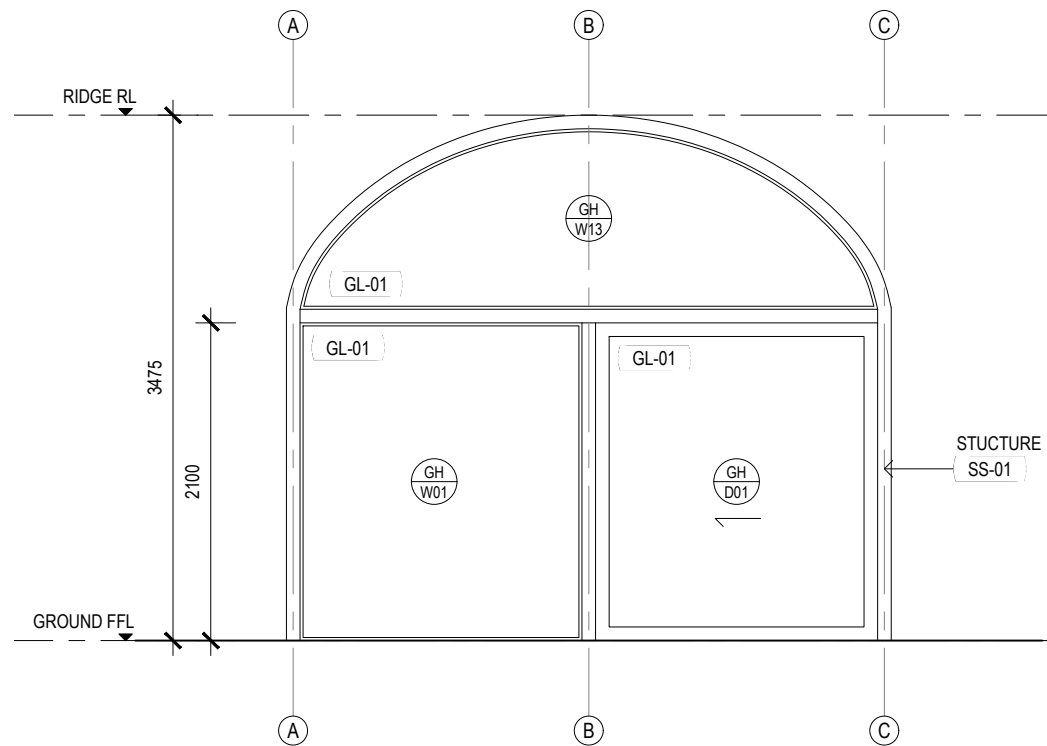


1 CONSERVATORY - PLAN  
1:50 @ A3

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		1	TOWN PLANNING SUBMISSION	03.07.2024	Client	DARLING HOSPITALITY GROUP PTY LTD		Date	JUNE 2024
					Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004		Project No.	2024_003
					Issue	TOWN PLANNING		Drawn	MS
								Check	CC
								Scale	1:50 @ A3



**A** CONSERVATORY - ELEVATION A  
A420 1:50 @ A3



**B** CONSERVATORY - ELEVATION B  
A420 1:50 @ A3

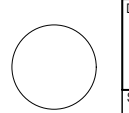
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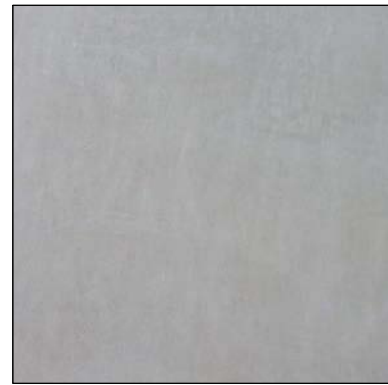
Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title		GLASS HOUSE - ELEVATIONS	
Date	JUNE 2024	Drawing No.	Revision
Project No.	2024_003		
Drawn	MS	Check	CC
Scale		1:50 @ A3	



**A411** [1]



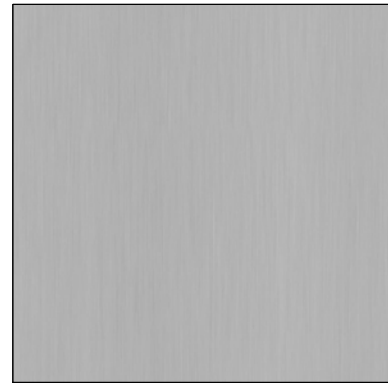
**RN-01**  
 RENDER  
 CEMENT GREY



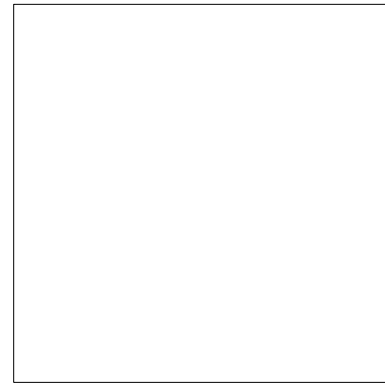
**RF-01**  
 GREY METAL  
 ROOFING &  
 PARAPET CAPPING



**MT-01**  
 EXISTING GREY ZINC  
 CLADDING



**SS-01**  
 STAINLESS STEEL



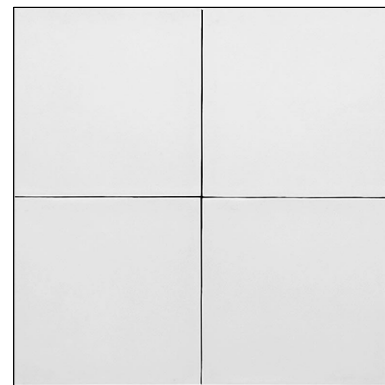
**GL-01**  
 CLEAR GLASS



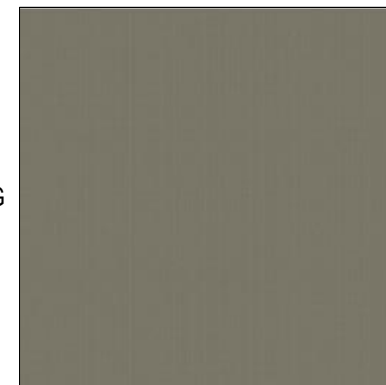
**MT-02**  
 GALVANISED STEEL



**TL-EX**  
 EXISTING GRANITE &  
 BLUESTONE PAVING



**TL-01**  
 WHITE CEMENT PAVING



**FA-01**  
 FABRIC AWNINGS


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Rev	Revision Description	Date
1	TOWN PLANNING SUBMISSION	03.07.2024

Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	TOWN PLANNING

Drawing Title	MATERIALS PALETTE	
Date	JUNE 2024	
Project No.	2024_003	
Scale	1:100 @ A3	Drawing No. <b>A900</b> [1] Revision





01 PERSPECTIVE VIEWS - SHEET 1 OF 2 (EAST)

NTS @ A3

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Rev	Revision Description	Date	Project	Drawing Title	Date	Project No.	Scale	Revision
1	TOWN PLANNING SUBMISSION	03.07.2024	THE OBSERVATORY	PERSPECTIVE VIEWS - SHEET 1 OF 2 (EAST)	JUNE 2024	2024_003	A1000	[1]
			DARLING HOSPITALITY GROUP PTY LTD					
			100 BIRDWOOD AVE, MELBOURNE VIC 3004					
			TOWN PLANNING		MS	CC	NTS @ A3	





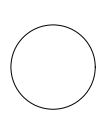
02 PERSPECTIVE VIEWS - SHEET 2 OF 2 (NORTH)  
 NTS @ A3

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Rev	Revision Description	Date
1	BUILDING PERMIT ISSUE	03.07.2024

Project	THE OBSERVATORY
Client	DARLING HOSPITALITY GROUP PTY LTD
Address	100 BIRDWOOD AVE, MELBOURNE VIC 3004
Issue	BUILDING PERMIT

Drawing Title		PERSPECTIVE VIEWS - SHEET 2 OF 2 (NORTH)	
Date	JUNE 2024		Drawing No. <b>A1001</b>
Project No.	2024_003		
Scale	NTS @ A3	Drawn	MS
		Check	CC