

# 1-19 Clarendon St

Prepared For Heritage Victoria



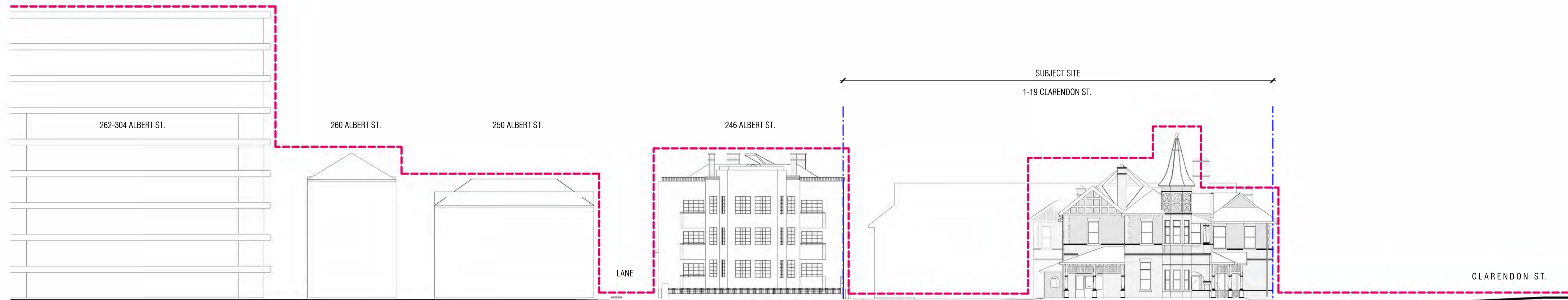
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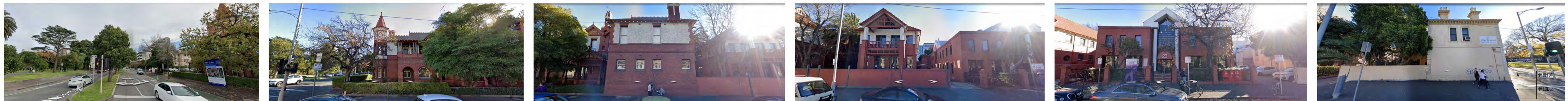
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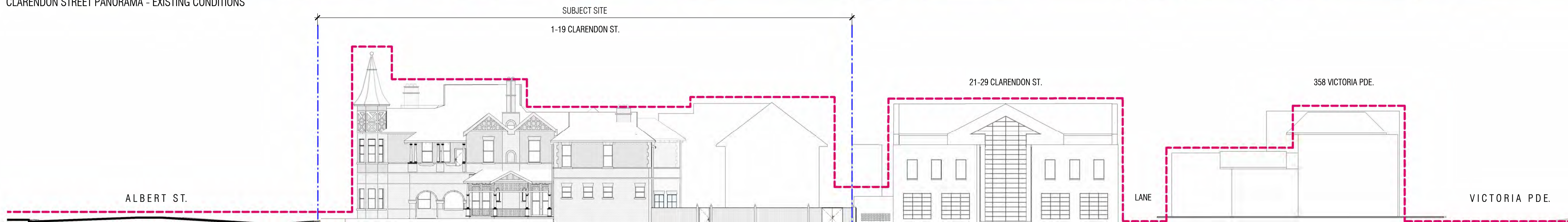
ALBERT STREET PANORAMA - EXISTING CONDITIONS



EXISTING - STREET ELEVATION (ALBERT STREET)



CLARENDON STREET PANORAMA - EXISTING CONDITIONS



EXISTING - STREET ELEVATION (CLARENDON ST)

NOV  
2024  
SEPT  
2024

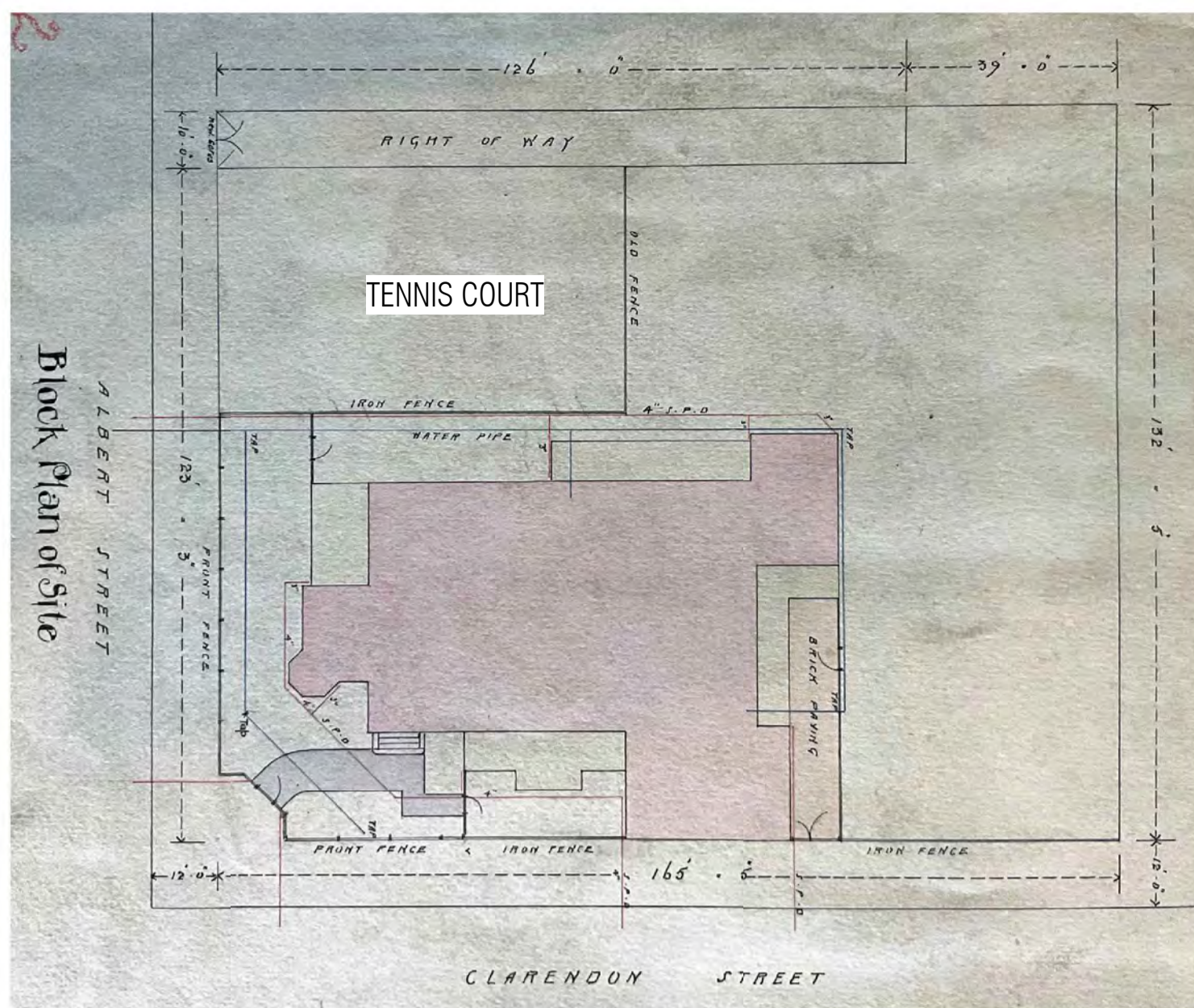
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	COVER PAGE	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	

be architecture  
100 Stephenson Street, Cremorne  
VIC 3121  
P. 03 9416 1600

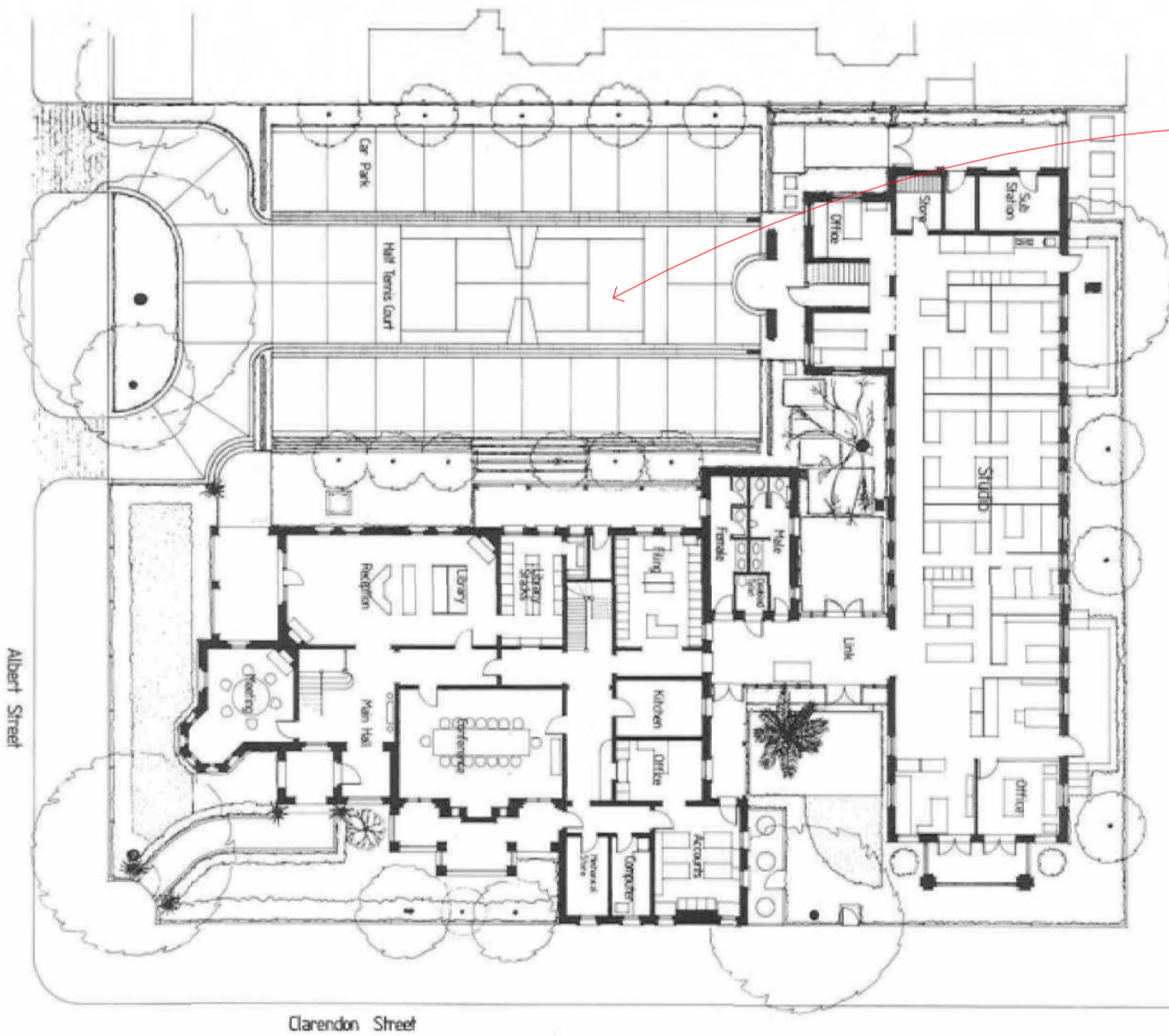
REVISION A  
JOB NO: 2309 H01

COVER PAGE





1 ORIGINAL SITE PLAN  
YEAR: 1907 (BUILT WORKS)

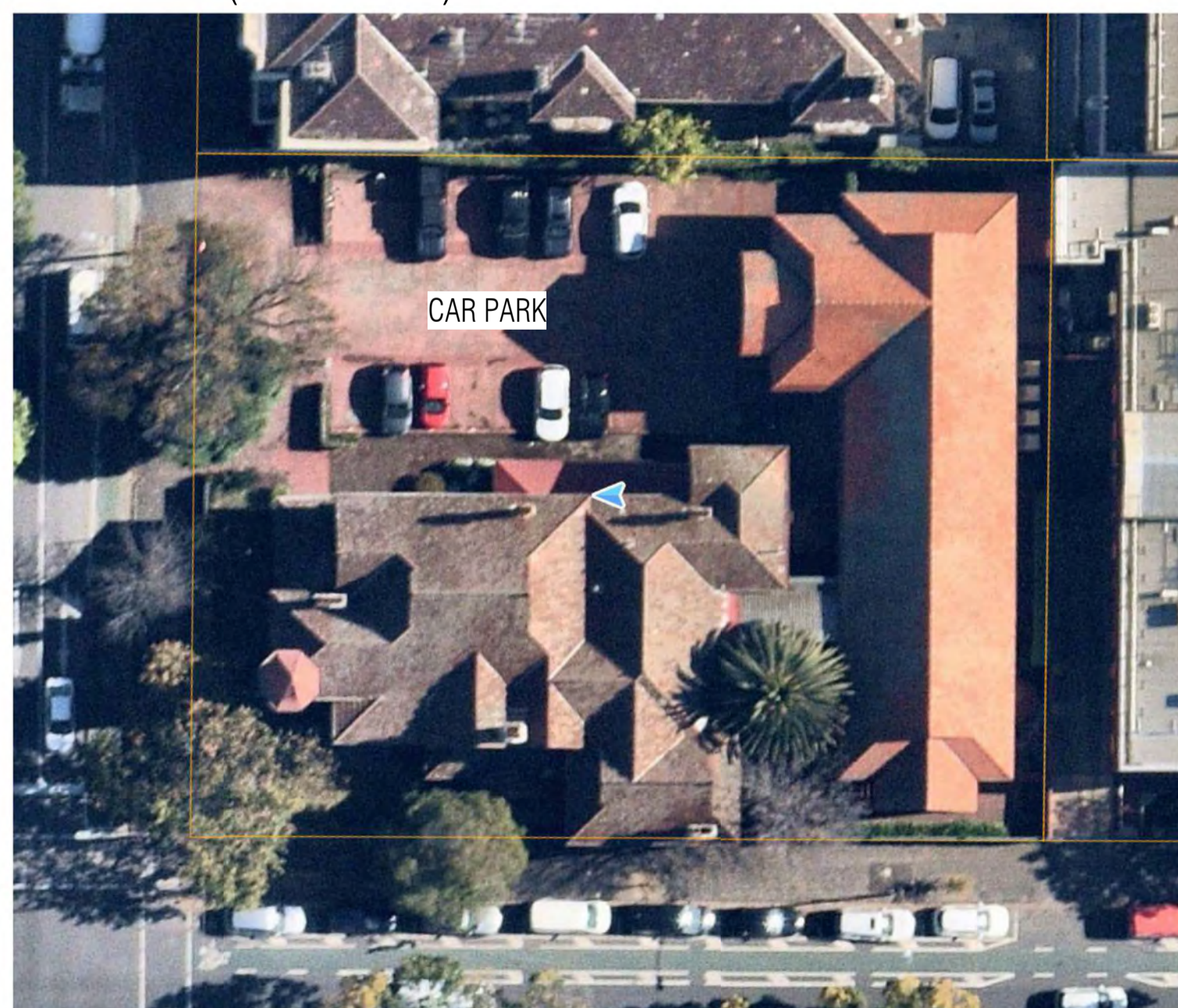


2 BATES SMART OFFICE PLAN  
YEAR: 1981 (BUILT WORKS)

CARPARKING WITH 1/2 TENNIS COURT  
1982 - PURCHASED BY 'BATES SMART AND McCUTCHEON'  
• CHANGE OF USE FROM RESIDENTIAL TO OFFICES  
• PERMIT ISSUED FOR RESTORATION AND CONSTRUCTION OF NEW BUILDING



4 PROPOSED SITE PLAN  
YEAR: 2024  
DEMOLISH REAR OFFICE ADDITION AND LINK BRIDGE.  
PROPOSED BUILDING WITH MORE SEPARATION / SET-BACK FROM ST HILDA HOUSE  
RE-ESTABLISH GARDENS AREAS AROUND THE SITE



3 CURRENT SITE PLAN  
YEAR: 2001 - PRESENT (INTERNAL WORKS)

2001 - PURCHASED BY THE POLICE ASSOCIATION. PERFORMED A SERIES OF INTERNAL WORKS

TIMELINE

- 1907 - BUILT AS TRAINING INSTITUTION FOR WOMEN MISSIONARIES
- 1908 - ST HILDA HOUSE OPENED AS A CHURCH OF ENGLAND MISSIONARY TRAINING HOME (FOR WOMEN)
- 1919 - GIVEN TO THE CHURCH OF ENGLAND EVANGELICAL TRUST
- 1930 - CHANGED TO ST HILDA'S CHURCH OF ENGLAND DEACONESS HOUSE.
- 1936 - MCC ISSUED BUILDING PERMIT FOR ALTERATION
- 1938 - 1944 - USED AS ACCOMMODATION FOR CHRISTIAN MEMBERS AND THEIR FAMILIES
- 1946 - REOPENED AS CHRISTIAN MISSIONARY TRAINING FACILITY
- 1953 - MCC ISSUED PERMIT TO ENCLOSE THE FIRST FLOOR BALCONY
- 1960 - SOLD
- 1963 - USED AS BOARDING HOUSE
- 1982 - PURCHASED BY 'BATES SMART AND McCUTCHEON'
- 2001 - PURCHASED BY THE POLICE ASSOCIATION. PERFORMED A SERIES OF INTERNAL WORKS
- 2020 - PURCHASED BY CURRENT OWNER
- 2024 - PROPOSAL SUBMITTED TO HERITAGE VICTORIA

A	HW RR 01	NOV 2024
-	HW LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING SITE TIMELINE - OVERALL

ADDRESS 1-19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG '24

SHEET SIZE A3

FILE b.e

be architecture

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REVISION A

JOB NO: 2309



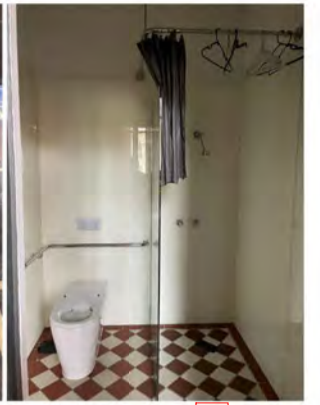
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**LEGEND:**

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- EXISTING FABRIC ADDED AT A LATER DATE.
- BLUE TEXT INDICATES LATER ADDITIONS



SITE PHOTO 1



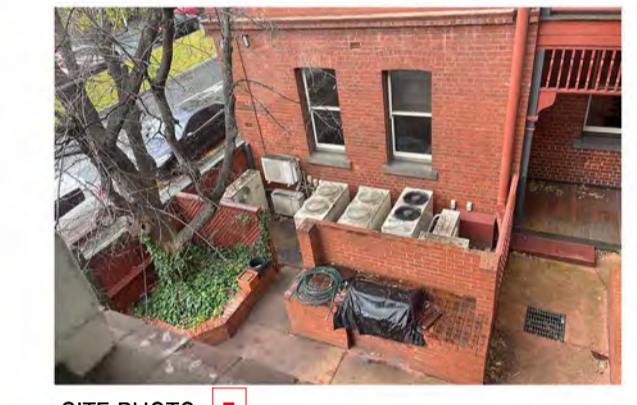
SITE PHOTO 2



SITE PHOTO 3



SITE PHOTO 4



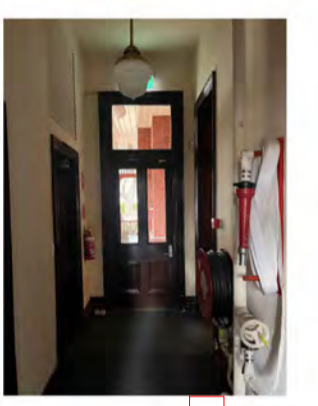
SITE PHOTO 5



SITE PHOTO 6



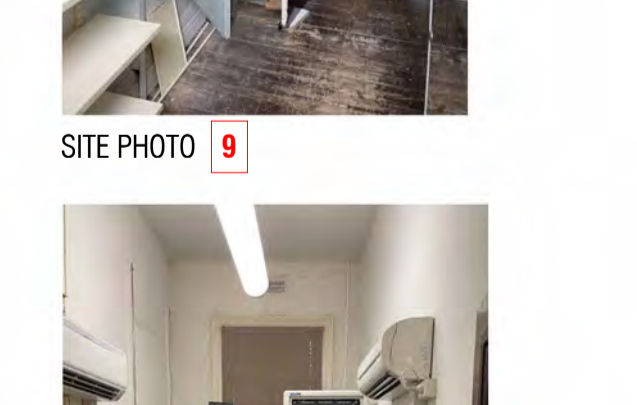
SITE PHOTO 7



SITE PHOTO 8



SITE PHOTO 9



SITE PHOTO 10

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-	HV LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING EXISTING - GROUND FLOOR PLAN

ADDRESS 1-19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG 24

SHEET SIZE A3

FILE b.e

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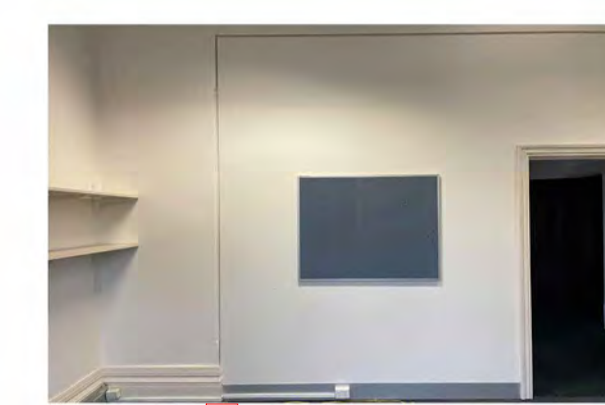
EXISTING - GROUND FLOOR PLAN



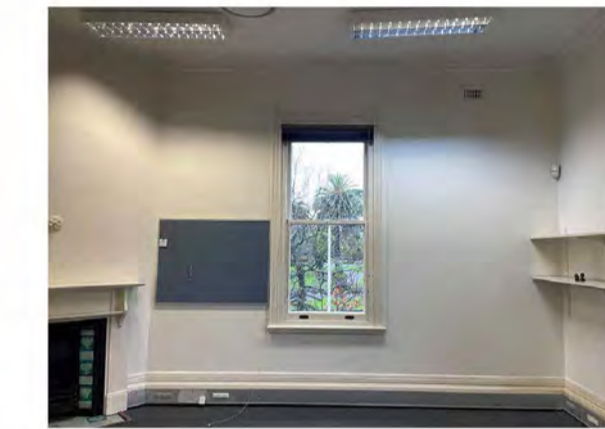
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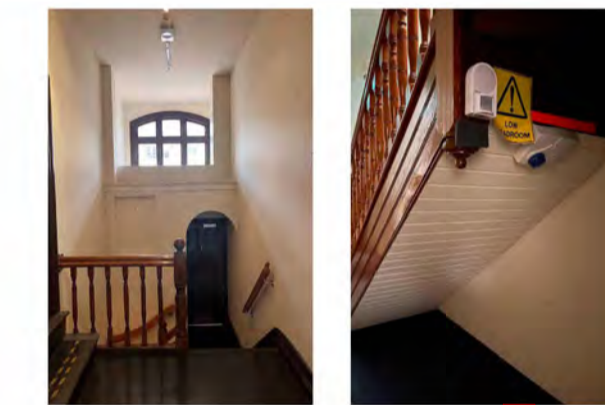
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-  EXISTING FABRIC ADDED AT A LATER DATE.
-  BLUE TEXT INDICATES LATER ADDITIONS



SITE PHOTO 1



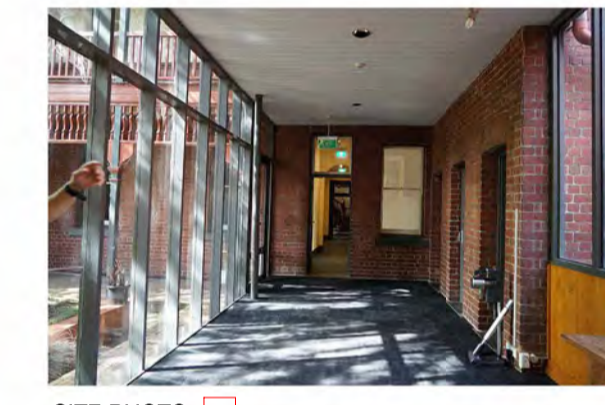
SITE PHOTO 2



SITE PHOTO 3



SITE PHOTO 4



SITE PHOTO 5



SITE PHOTO 6



SITE PHOTO 7

A	HV RFI 01	NOV 2024
-	HV LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING EXISTING FIRST FLOOR PLAN

ADDRESS 1-19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG 24

SHEET SIZE A3

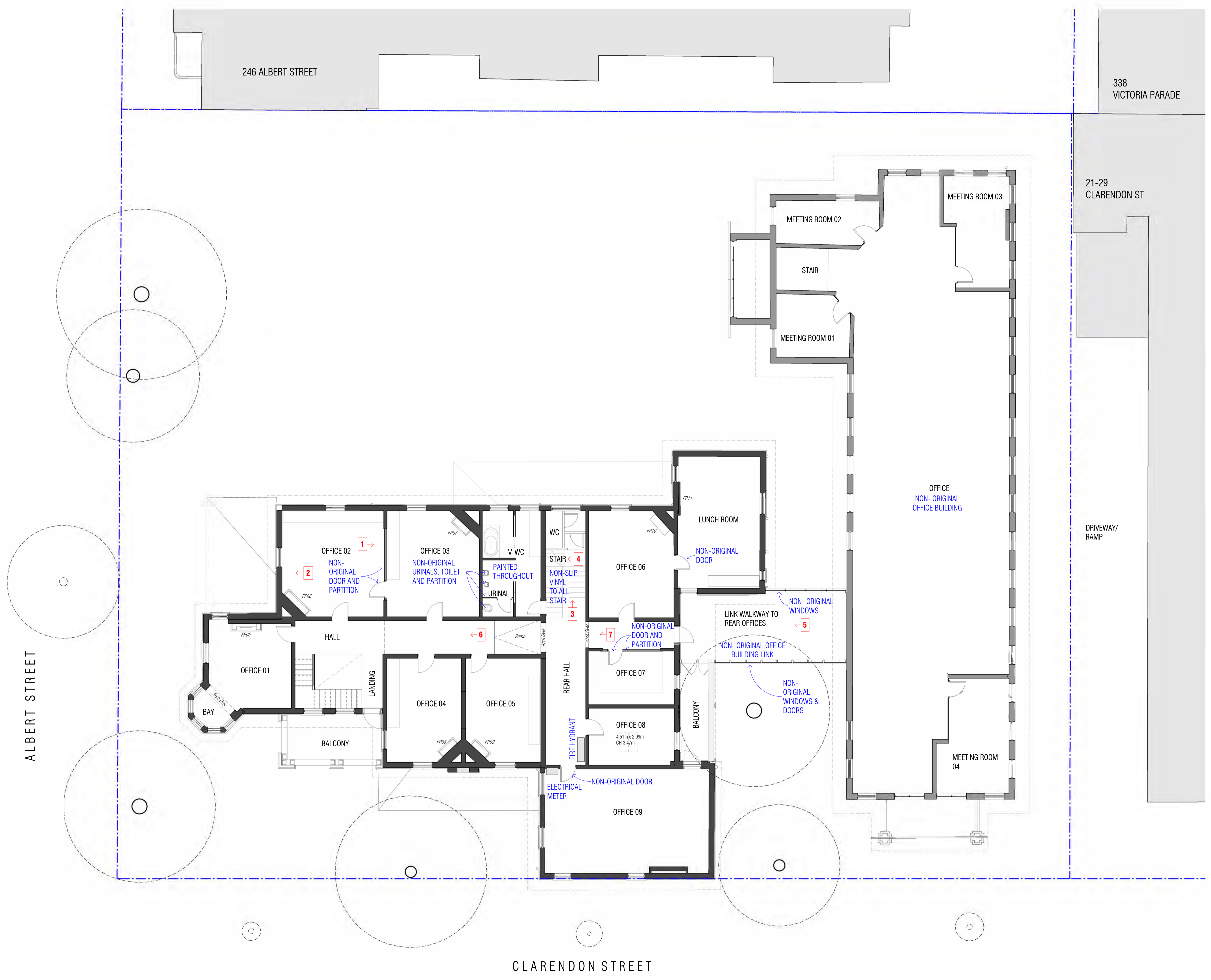
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H04



EXISTING - LEVEL 01 FLOOR PLAN





LEGEND - DEMOLITION

- EXISTING ORIGINAL FABRIC TO BE RETAINED.
- PROPOSED DEMOLITION TO ORIGINAL BUILDING ELEMENTS
- PROPOSED DEMOLITION TO NON-ORIGINAL BUILDING ELEMENTS
- TEXT ORIGINAL FABRIC
- TEXT NON-ORIGINAL FABRIC

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1. NON-ORIGINAL CONCRETE SURFACE / PARKING AREA REMOVED
2. NON-ORIGINAL TREES REMOVED. REFER ARBORIST PRELIM ADVICE
3. NON-ORIGINAL CHICKEN WIRE FENCE AND GATE REMOVED
4. NON-ORIGINAL PALM TREE RELOCATED.
5. NON-ORIGINAL REAR BUILDING REMOVED
6. NON-ORIGINAL BUILDING LINK ENCLOSURE REMOVED.
7. NON-ORIGINAL HARD LANDSCAPING SURFACES REMOVED.
8. NON-ORIGINAL ABOVE GROUND WATER TANKS REMOVED.
9. NON-ORIGINAL BBQ REMOVED
10. NON-ORIGINAL A/C CONDENSERS AND SERVICES REMOVED
11. NON-ORIGINAL TIMBER DECK RAMPS REMOVED
12. NON-ORIGINAL GLASS PIVOT COMMERCIAL DOOR REMOVED.
13. NON-ORIGINAL URINAL / FIXTURES & FITTINGS / WC / VINYL & TILE FLOORING ALL REMOVED
14. NON-ORIGINAL GLAZED PARTITION AND DOOR REMOVED
15. NON-ORIGINAL DOOR REMOVED
16. NON-ORIGINAL INFILL TO ORIGINAL OPENING REMOVED.
17. NON-ORIGINAL HVAC DUCTING / SERVICES / COMMS SERVICES / VENTILATION GRILLES IN WALLS REMOVED
25. NON-ORIGINAL REAR DOOR REPLACED WITH NEW GLAZED DOOR
26. NON-ORIGINAL WC DOORS REPLACED WITH NEW GLAZED WINDOW AND DOOR
18. PARTIALLY REMOVE ORIGINAL FLOOR BOARDS AND FLOOR JOISTS FOR NEW LIFT SHAFT
19. REMOVE DOOR AND PUT INTO STORAGE ON SITE.
20. MIRROR STAIR TO RE-USE.
21. NEW OPENING 01 TO ORIGINAL WALL.
22. NEW OPENING 02 TO ORIGINAL WALL.
23. REMOVE INTERNAL WALLS AND NON-ORIGINAL DOORS
24. SHIFT CROSSOVER AND MOVE BLUSTONE PAVERS ACCORDINGLY



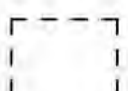
A	HV RFI 01	NOV 2024
-	HV LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	DEMOLITION - GROUND FLOOR PLAN	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG 24	
SHEET SIZE	A3	
FILE	b.e	
<b>be</b> architecture		
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REVISION	A	
JOB NO:	2309	H05

DEMOLITION - GROUND FLOOR PLAN



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**LEGEND - DEMOLITION**

-  EXISTING ORIGINAL FABRIC TO BE RETAINED.
-  PROPOSED DEMOLITION TO ORIGINAL BUILDING ELEMENTS
-  PROPOSED DEMOLITION TO NON-ORIGINAL BUILDING ELEMENTS
- RED TEXT** ORIGINAL FABRIC
- BLUE TEXT** NON-ORIGINAL FABRIC

1. NON-ORIGINAL WALL AND DOOR REMOVED
2. NON ORIGINAL URINAL / WC / AND VINYL FLOORING REMOVED
3. NON-ORIGINAL DOOR REMOVED
4. NON-ORIGINAL WC / BASIN / AND PARTITION WALL REMOVED
5. NON-ORIGINAL DOOR AND PARTITION REMOVED
6. NON-ORIGINAL DOOR REMOVED
7. NON-ORIGINAL WALKWAY LINK REMOVED
8. NON-ORIGINAL REAR BUILDING REMOVED
9. NEW OPENING 11 TO EXISTING WALL
10. NEW OPENING 09 TO EXISTING WALL
11. NEW OPENING 08 TO EXISTING WALL
12. NEW OPENING 10 TO EXISTING WALL
13. MIRROR AND REUSE EXISTING STAIR
14. NEW OPENING 07 TO EXISTING WALL
15. NEW LIFT SHAFT LOCATION
16. NEW OPENING 06 TO EXISTING WALL CAREFULLY REMOVE AND STORE EXISTING BATH / BATH SURROUND AND PARTITION RETAIN AND EXISTING VANITY, BASINS AND PRESSED METAL PANELS
- 17.



NON-ORIGINAL URINAL



NON-ORIGINAL SHOWER SURROUND (GLASS SPLASHBACK) AND FITTINGS TO BE REMOVED

REVISION	DESCRIPTION	DATE
A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024

REVISION SCHEDULE

CLIENT: KFO

PROJECT: 1-19 CLARENDON ST

DRAWING: DEMOLITION - FIRST FLOOR PLAN

ADDRESS: 1-19 CLARENDON ST, EAST MELBOURNE

SCALE: AS SHOWN

DATE: AUG 24

SHEET SIZE: A3

FILE: b.e

**be architecture**

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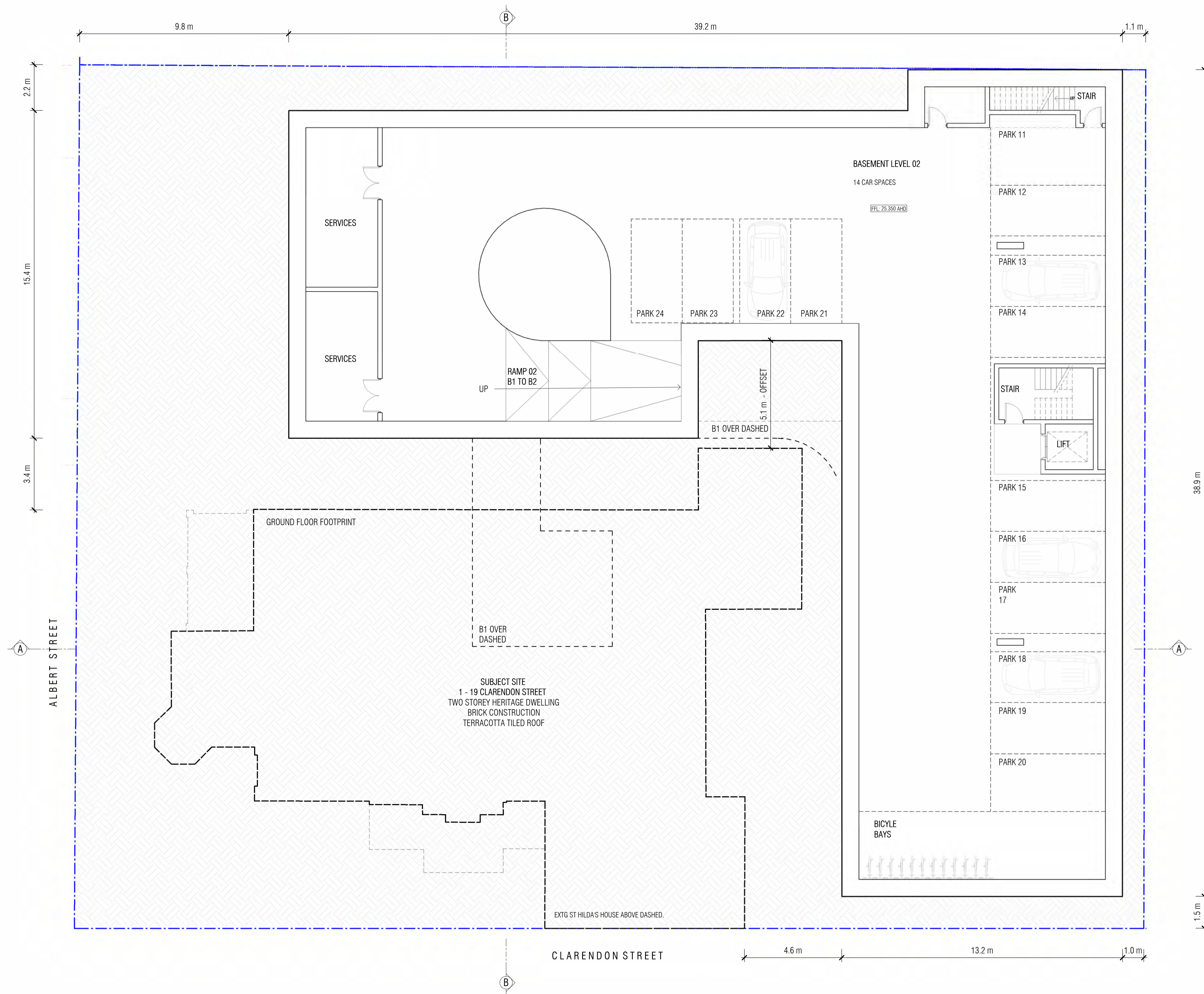
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JOB NO: 2309

DEMOLITION - LEVEL 01 FLOOR PLAN





A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1 - 19 CLARENDON ST

DRAWING PROPOSED BASEMENT PLAN - LOWER

ADDRESS 1 - 19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG 24

SHEET SIZE A3

FILE b.e

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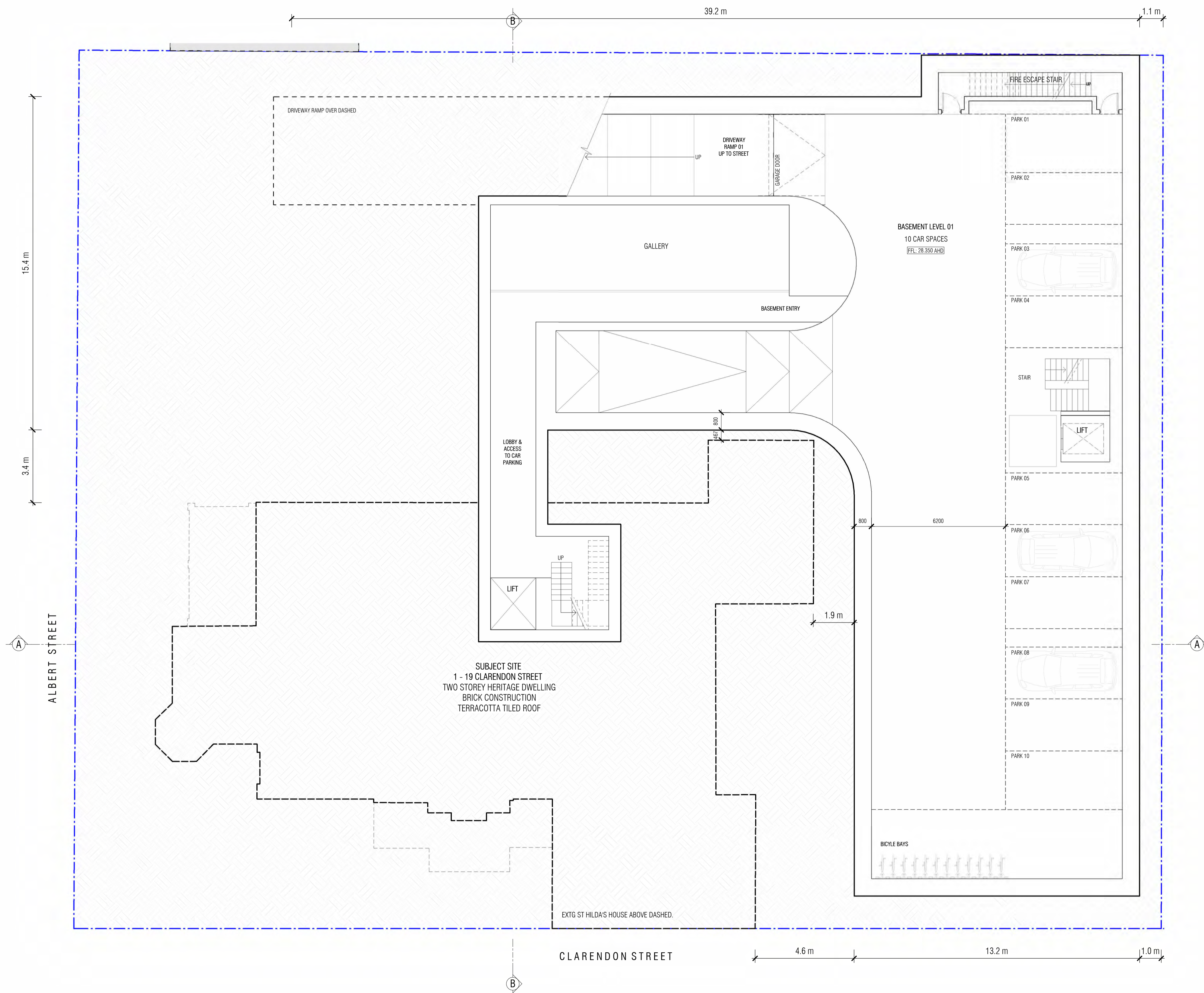
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JOB NO: 2309

H07

PROPOSED - BASEMENT PLAN LOWER





A	HV RFI 01	NOV 2024
-	HV LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING PROPOSED BASEMENT PLAN - UPPER

ADDRESS 1-19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG 24

SHEET SIZE A3

FILE b.e

**be**architecture

100 Stephenson Street, Cremorne  
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P. 03 9416 1600

NORTH

REVISION A

JOB NO: 2309

PROPOSED - BASEMENT PLAN UPPER

H08





PROPOSED - GROUND FLOOR PLAN

REVISION	DESCRIPTION	DATE
A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024

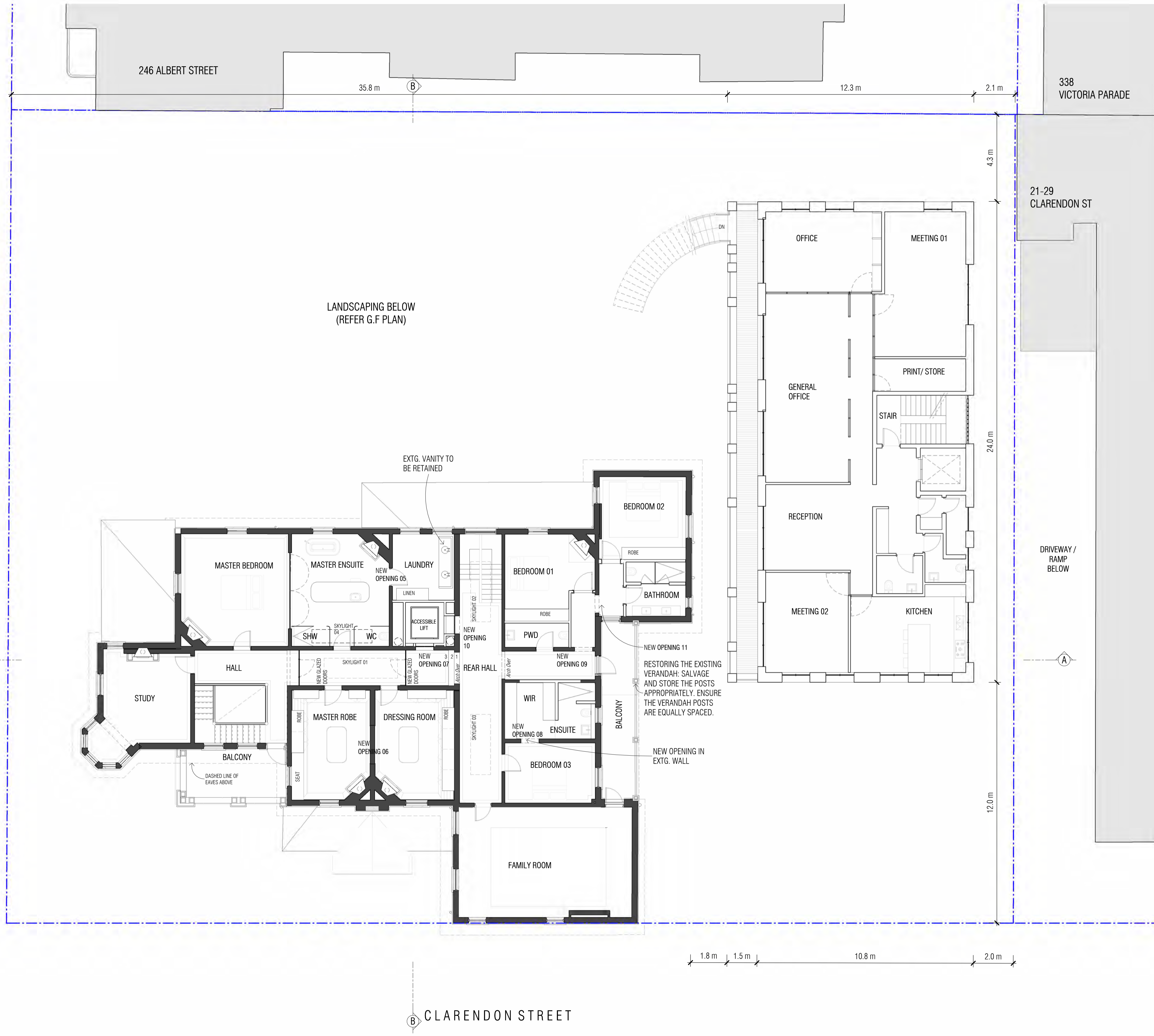
CLIENT	KFO
PROJECT	1-19 CLARENDON ST
DRAWING	PROPOSED GROUND FLOOR PLAN
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE
SCALE	AS SHOWN
DATE	AUG 24
SHEET SIZE	A3
FILE	b.e

100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600	NORTH
REVISION	A
JOB NO:	2309



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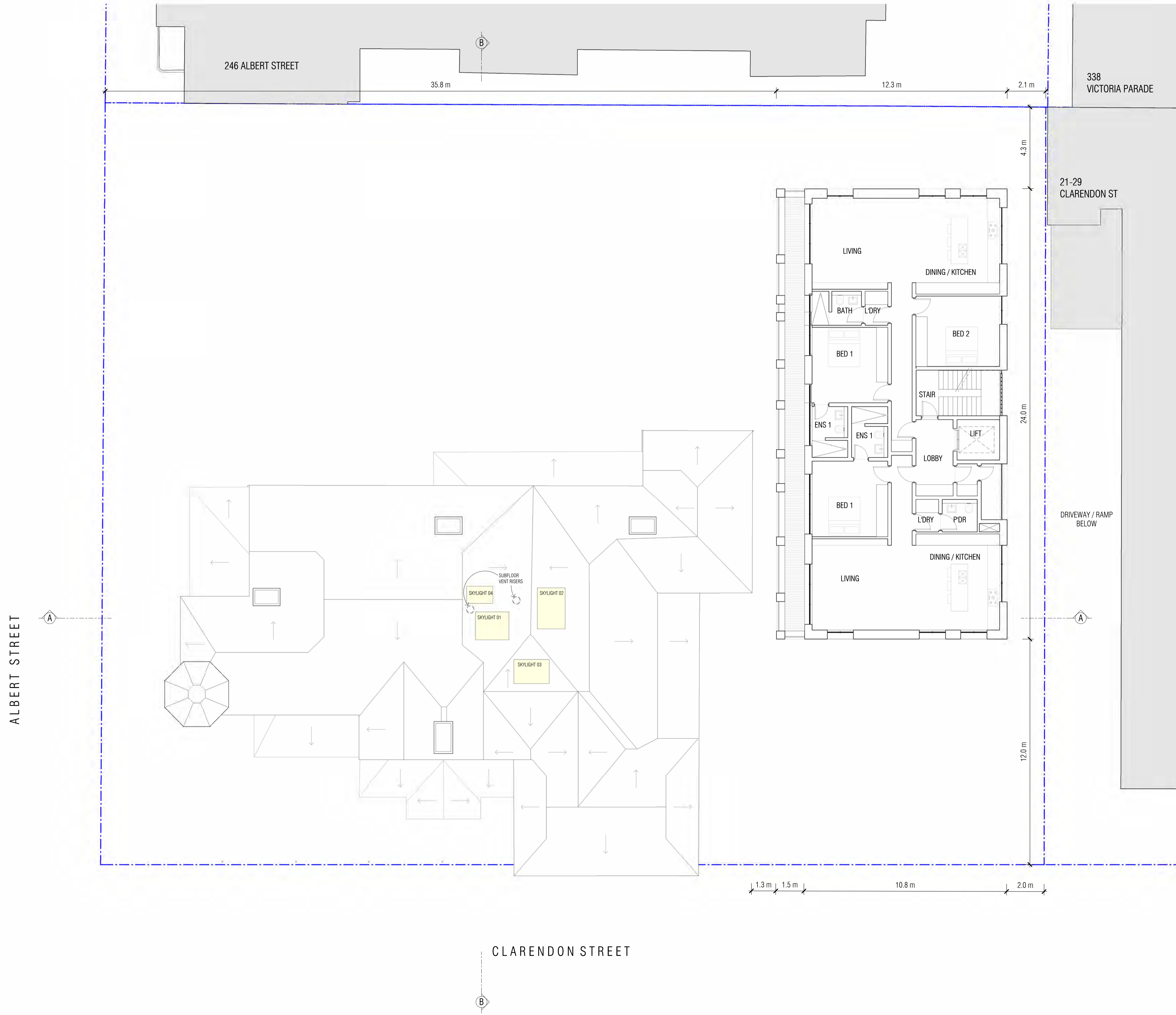
ORIGINAL VANITY AND BASIN TO BE RETAINED / REUSED. VANITY UNIT PLACED OFF THE WALLS IN SAME LOCATION.  
PRESSED METAL WALL PANELS TO REMAIN. REPAINT.  
CHECK IF PRESS METAL CONTINUE BEHIND CURRENT VANITY LOCATION. IF NOT, RELOCATE AND REUSE SOME PRESS METAL PANELS WHERE THE LIFT SHAFT IS TO BE.  
ROOM PARTITION AND DOORS TO BE CAREFULLY REMOVED AND STORED ON SITE.  
BATH SURROUND AND BATH TO BE CAREFULLY REMOVED AND STORED ON SITE.  
NON-ORIGINAL VINYL FLOORING REMOVED.  
NEW TILED FLOORING.  
REFER FLOOR PLAN.

A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	PROPOSED FIRST FLOOR PLAN	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG 24	
SHEET SIZE	A3	
FILE	b.e	
<b>be</b> architecture		
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REVISION	A	
JOB NO:	2309	H10

PROPOSED - FIRST FLOOR PLAN



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-	HV LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING PROPOSED ROOF PLAN + L2

ADDRESS 1-19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG '24

SHEET SIZE A3

FILE b.e

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100 Stephenson Street, Cremorne  
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P: 03 9416 1600

REVISION A

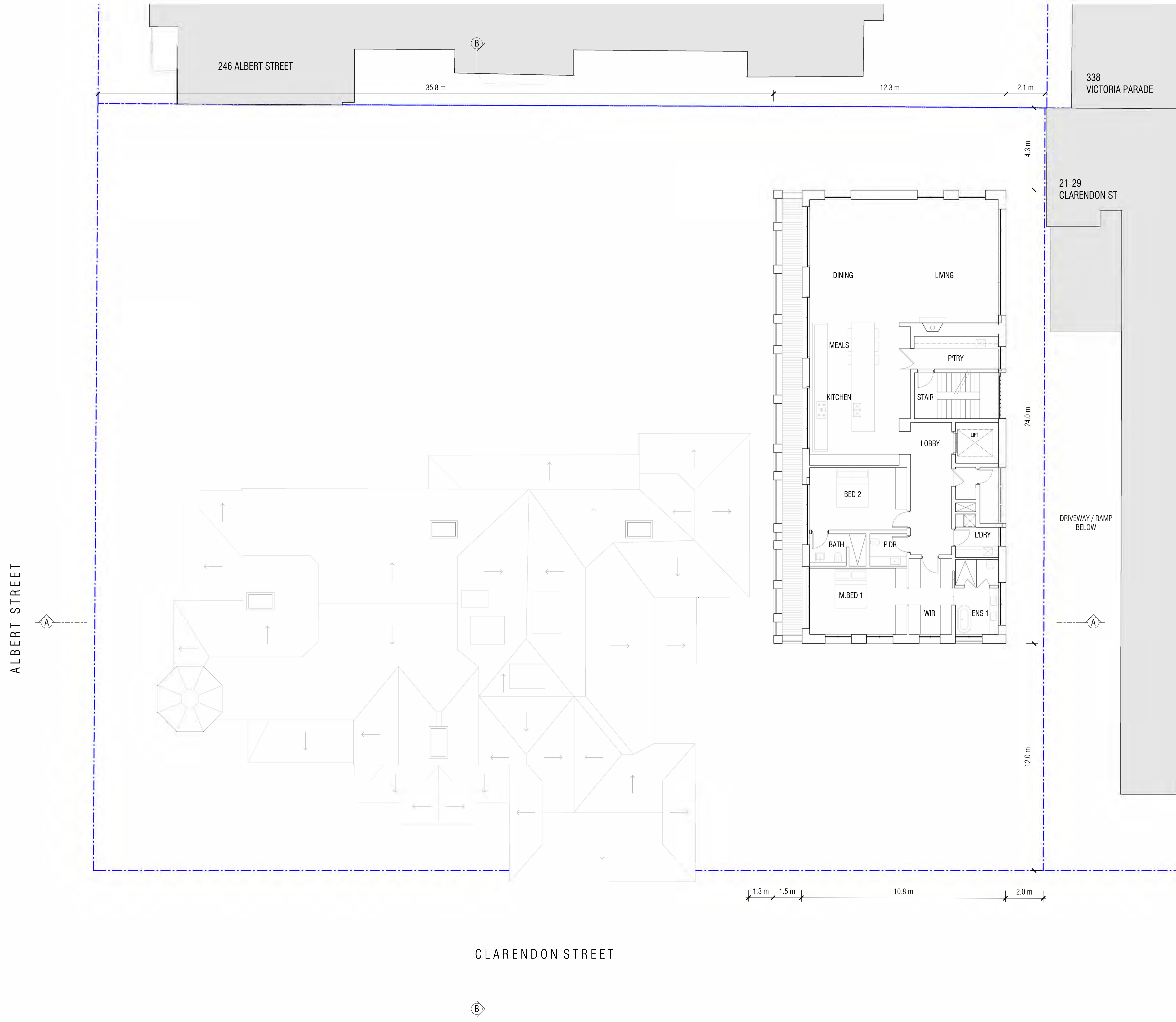
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H11

PROPOSED - LEVEL 02 / ROOF PLAN



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338  
VICTORIA PARADE

21-29  
CLARENDON ST

DRIVEWAY / RAMP  
BELOW

ALBERT STREET

CLARENDON STREET

A	HV RFI 01	NOV 2024
-	HV LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING PROPOSED L3

ADDRESS 1-19 CLARENDON ST,  
EAST MELBOURNE

SCALE AS SHOWN

DATE AUG 24

SHEET SIZE A3

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REVISION A

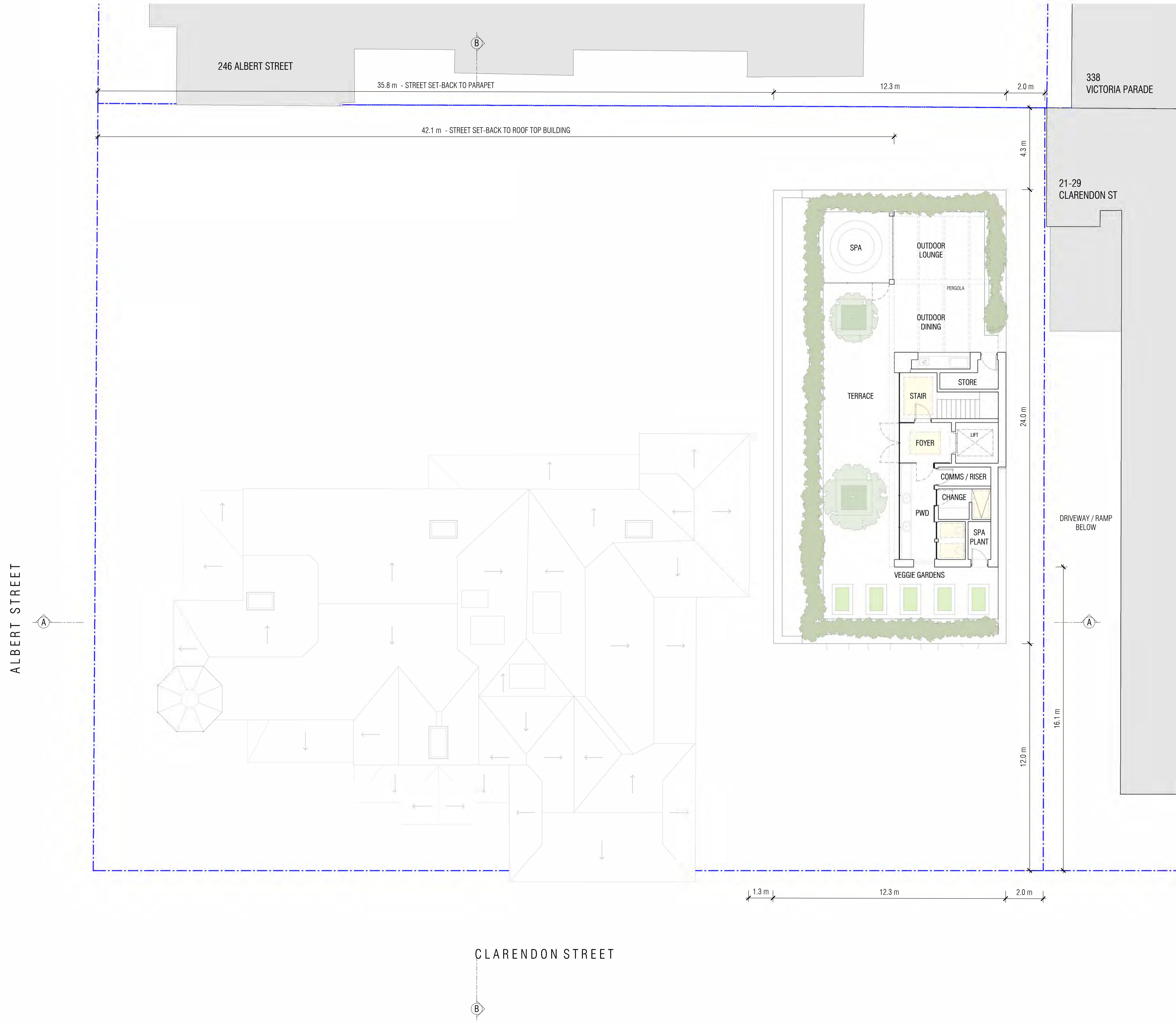
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PROPOSED - LEVEL 03 PLAN

H12



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REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING PROPOSED L4

ADDRESS 1-19 CLARENDON ST, EAST MELBOURNE

SCALE AS SHOWN

DATE AUG '24

SHEET SIZE A3

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PROPOSED - LEVEL 04 PLAN



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**LEGEND - DEMOLITION**

  PROPOSED  
DEMOLITION TO  
NON-ORIGINAL  
BUILDING  
ELEMENTS

**TYPICAL ST HILDA HOUSE  
FAÇADE RESTORATION NOTES:**

- 1 ROUGH SAND AND RE-PAINT ALL TIMBER FRAMES TO WINDOWS AND DOORS. PAINT TYPE TBC FOLLOWING ASSESSMENT. PAINT COLOUR: 'IRONSAND' OR SIMILAR
- 2 ROUGH SAND AND RE-PAINT ALL TIMBER STRAPS AND DUMMY RAFTERS. PAINT TYPE TBC FOLLOWING ASSESSMENT. PAINT COLOUR: 'IRONSAND' OR SIMILAR
- 3 ROUGH SAND AND RE-PAINT ALL FRETWORK AND TIMBER GABLE FASCIA DETAILING. PAINT TYPE TBC FOLLOWING ASSESSMENT COLOUR: 'TO MATCH EXISTING'
- 4 ROUGH SAND AND RE-PAINT ALL VERANDAH FRETWORK, TIMBER COLUMNS, COLLARS. PAINT TYPE TBC FOLLOWING ASSESSMENT COLOUR: RESENE 'WASHED GREEN OR SIMILAR'



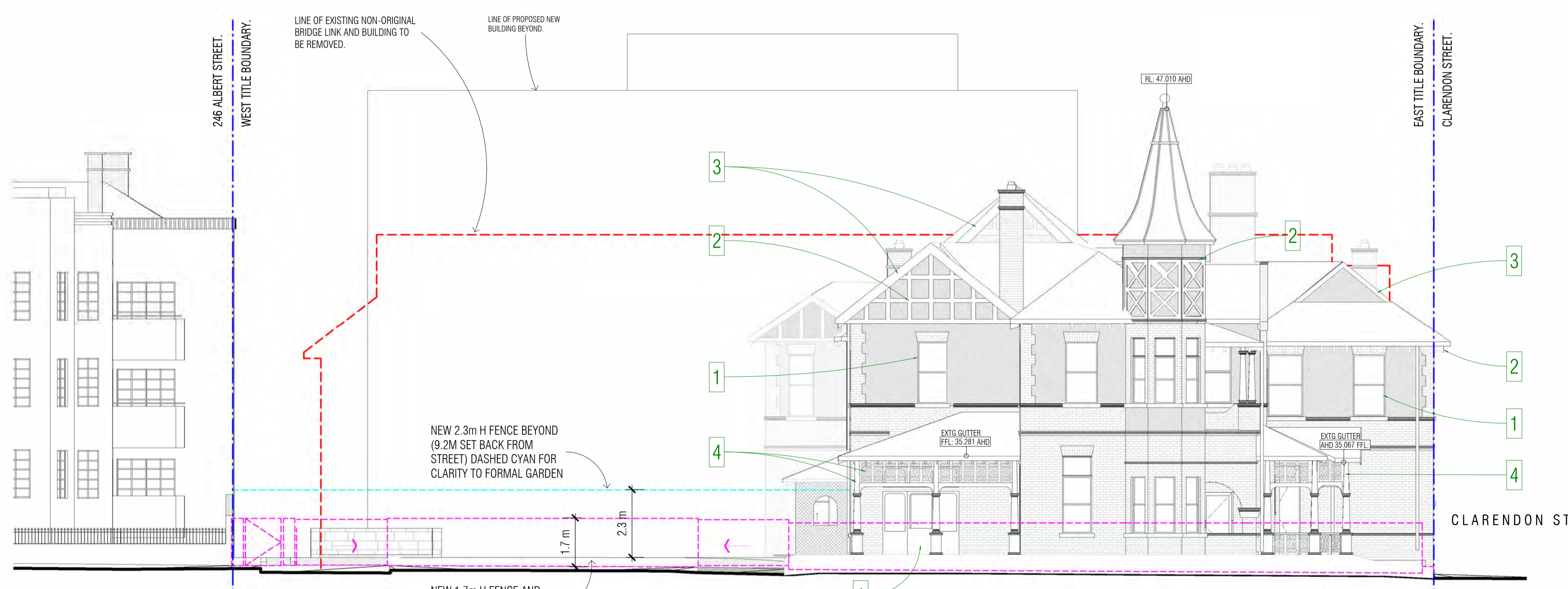
ALBERT STREET VIEW - FROM FITZROY GARDENS



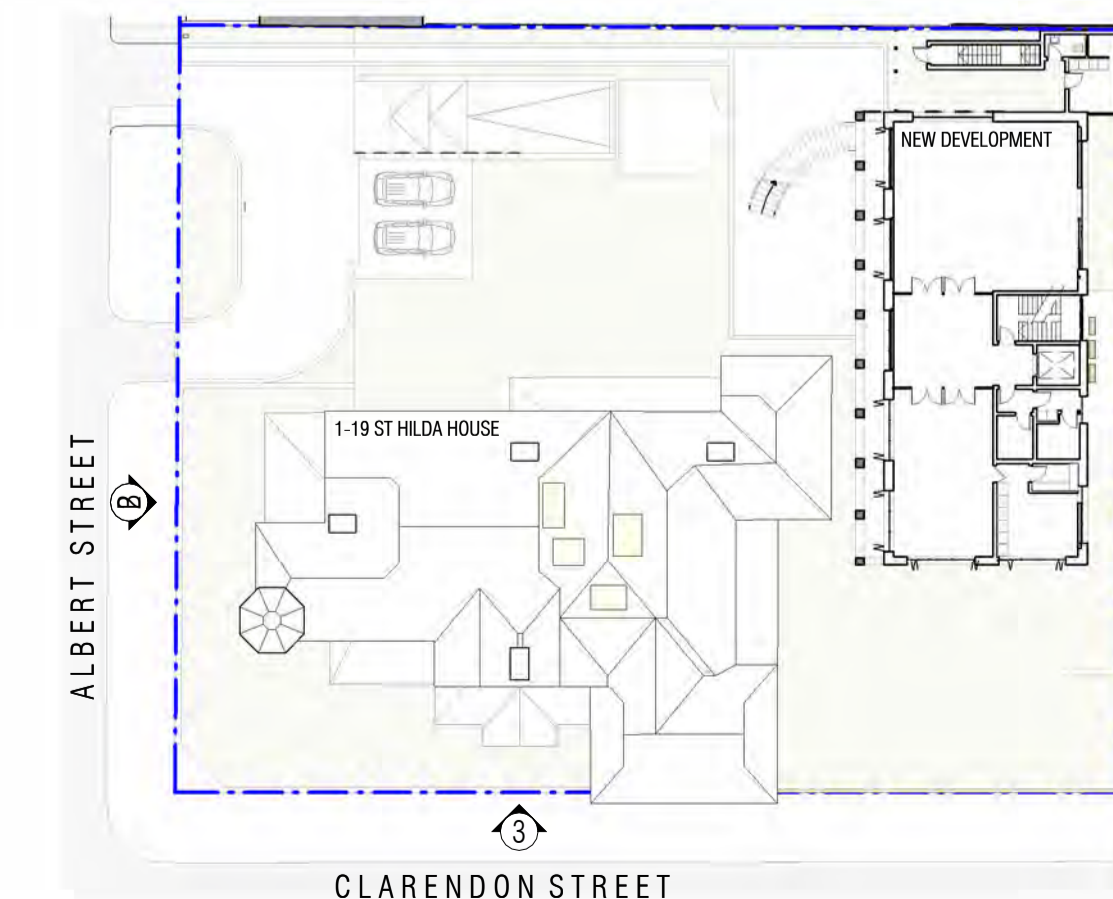
ALBERT STREET VIEW - ST HILDA HOUSE.



**A EXISTING - SOUTH ELEVATION (ALBERT STREET)**  
SCALE 1:100



**B PROPOSED - SOUTH ELEVATION (ALBERT STREET)**  
SCALE 1:100



A	HW R01	NOV 2024
	HW LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	ELEVATIONS - SOUTH (ALBERT ST)	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	
<b>be architecture</b>		
100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600		
NORTH		
REVISION A		
JOB NO:	2309	H14



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**LEGEND - DEMOLITION**

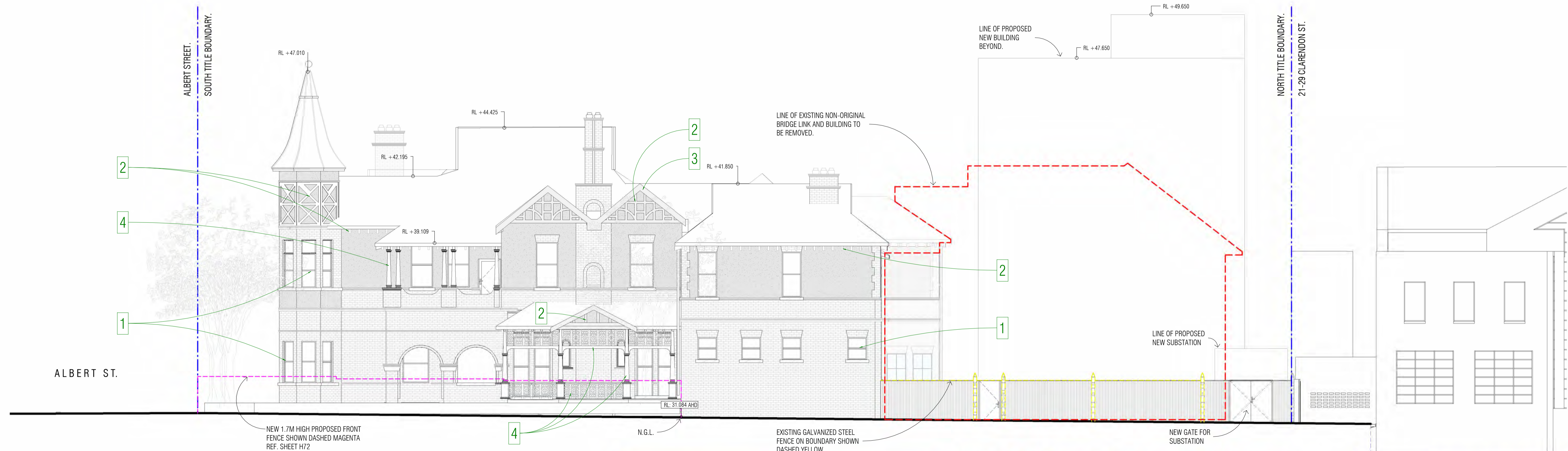
PROPOSED DEMOLITION TO NON-ORIGINAL BUILDING ELEMENTS

**TYPICAL ST HILDA HOUSE FACADE RESTORATION NOTES:**

- 1 ROUGH SAND AND RE-PAINT ALL TIMBER FRAMES TO WINDOWS AND DOORS. PAINT TYPE TBC FOLLOWING ASSESSMENT. PAINT COLOUR: 'IRONSAND' OR SIMILAR
- 2 ROUGH SAND AND RE-PAINT ALL TIMBER STRAPS AND DUMMY RAFTERS. PAINT TYPE TBC FOLLOWING ASSESSMENT. PAINT COLOUR: 'IRONSAND' OR SIMILAR
- 3 ROUGH SAND AND RE-PAINT ALL FRETWORK AND TIMBER GABLE FASCIA DETAILING. PAINT TYPE TBC FOLLOWING ASSESSMENT COLOUR: 'TO MATCH EXISTING'
- 4 ROUGH SAND AND RE-PAINT ALL VERANDAH FRETWORK, TIMBER COLUMNS, COLLARS. PAINT TYPE TBC FOLLOWING ASSESSMENT COLOUR: 'RESENE 'WASHED GREEN OR SIMILAR'



**C EXISTING - EAST ELEVATION (CLARENDON ST)**  
SCALE 1:100



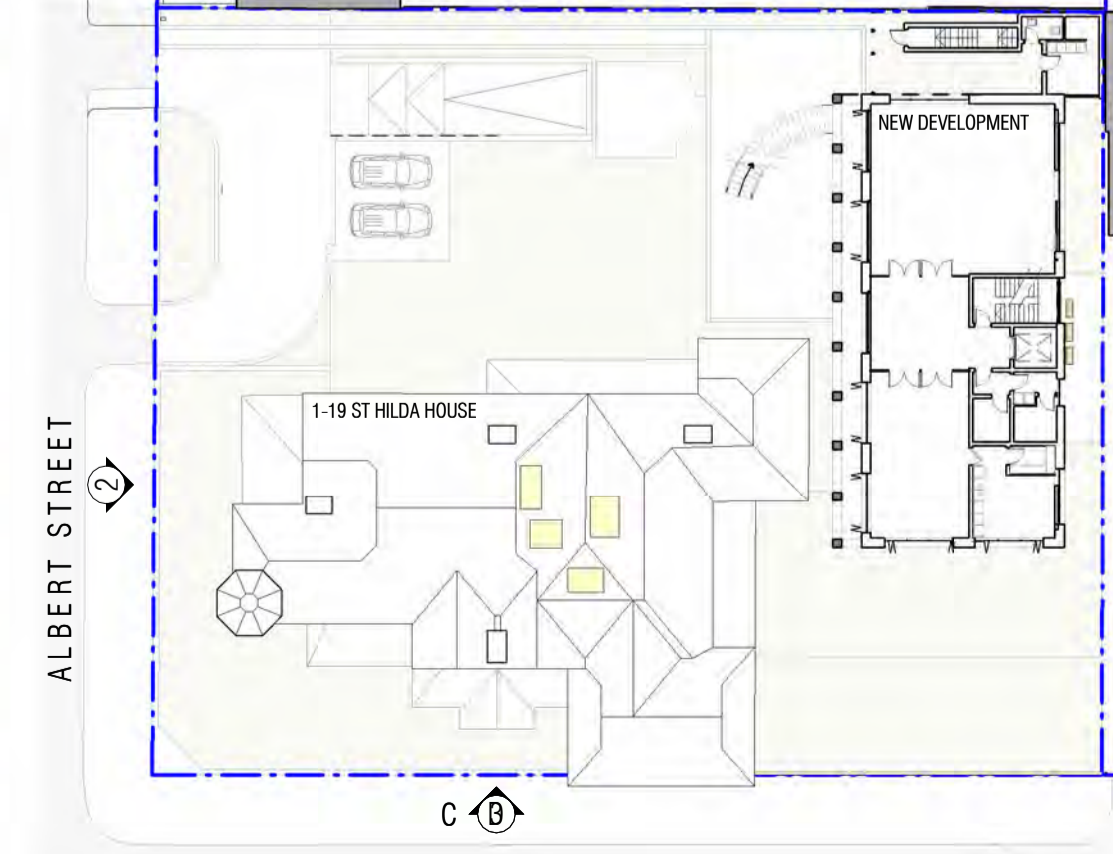
**D PROPOSED - EAST ELEVATION (CLARENDON ST)**  
SCALE 1:100



CLARENDON/ ALBERT ST VIEW - FROM CORNER



CLARENDON ST VIEW



A	HW RFI 01	NOV 2024
	HW LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	ELEVATIONS - EAST (CLARENDON ST)	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	

**be architecture**  
100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600

EXISTING AND PROPOSED - ELEVATIONS EAST (CLARENDON ST)



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**LEGEND - DEMOLITION**

PROPOSED DEMOLITION TO NON-ORIGINAL BUILDING ELEMENTS

**TYPICAL ST HILDA HOUSE FACADE RESTORATION NOTES:**

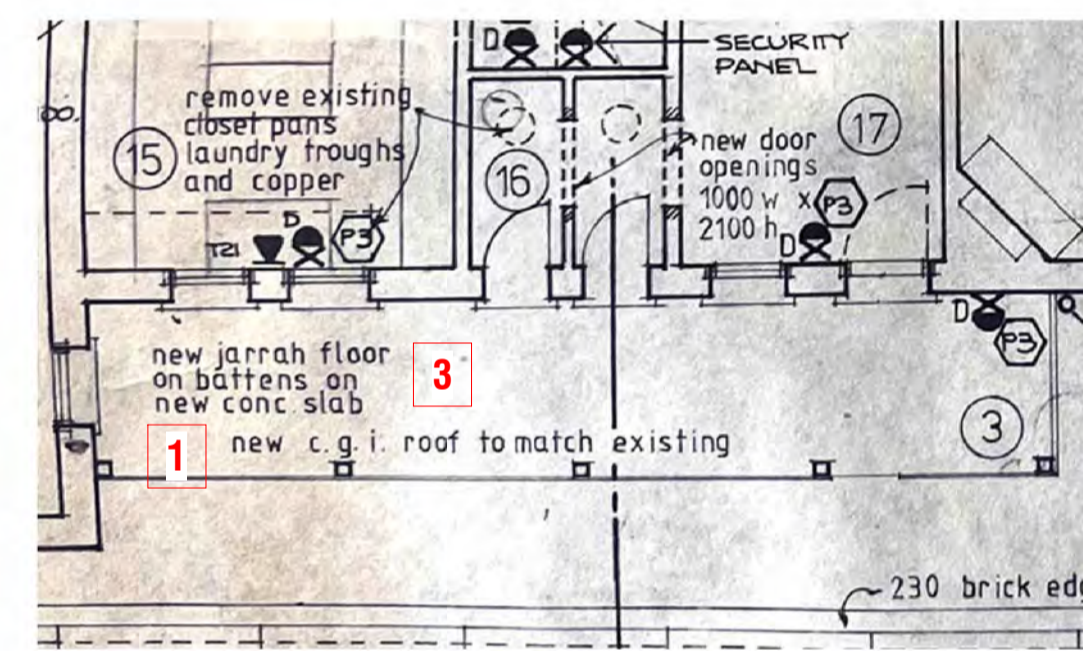
- ROUGH SAND AND RE-PAINT ALL TIMBER FRAMES TO WINDOWS AND DOORS. PAINT TYPE TBC FOLLOWING ASSESSMENT. PAINT COLOUR: 'IRONSAND' OR SIMILAR
- ROUGH SAND AND RE-PAINT ALL TIMBER STRAPS AND DUMMY RAFTERS. PAINT TYPE TBC FOLLOWING ASSESSMENT. PAINT COLOUR: 'IRONSAND' OR SIMILAR
- ROUGH SAND AND RE-PAINT ALL FRETWORK AND TIMBER GABLE FASCIA DETAILING. PAINT TYPE TBC FOLLOWING ASSESSMENT COLOUR: 'TO MATCH EXISTING'
- ROUGH SAND AND RE-PAINT ALL VERANDAH FRETWORK, TIMBER COLUMNS, COLLARS. PAINT TYPE TBC FOLLOWING ASSESSMENT COLOUR: RESENE 'WASHED GREEN OR SIMILAR'

PHOTO - CURRENT VIEW OF EXTERNAL VERANDAH



- NON-ORIGINAL CORRUGATED ROOF
- ORIGINAL EXTERNAL TIMBER DOORS BLOCKED FROM THE INSIDE. RE-PAINT
- NON-ORIGINAL JARRAH DECK FLOORING. SEE DRAWING BELOW FROM 2001 RENOVATION PLAN
- NON-ORIGINAL TRELLIS SCREEN. REMOVE

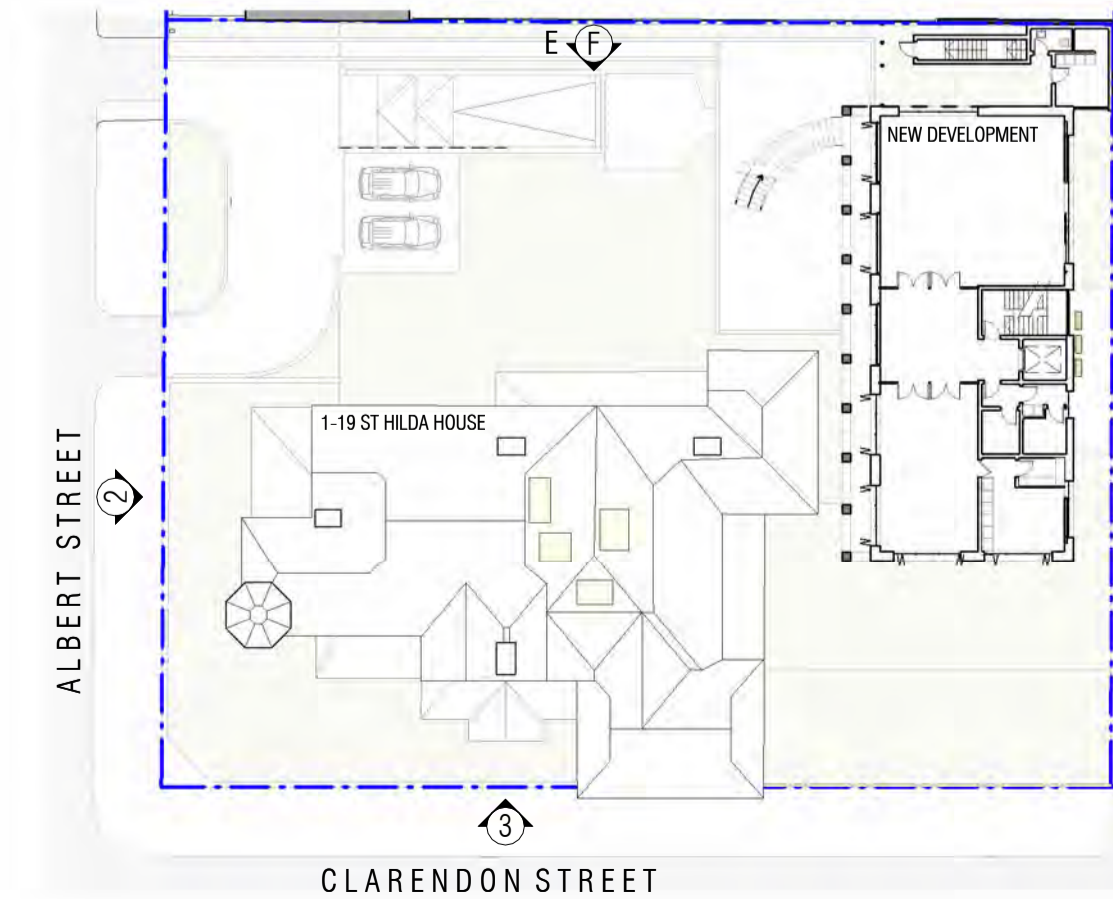
DRAWING - 2001 RENOVATION PLAN EXTRACT



**E EXISTING - WEST ELEVATION - GARDEN**  
SCALE 1:100



**F PROPOSED - WEST ELEVATION - GARDEN**  
SCALE 1:100



A	HV R01	NOV 2024
	HV LODGE	SEPT 2024
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST, EAST MELBOURNE	
DRAWING	ELEVATIONS - WEST	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	
<b>be architecture</b>		
100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600		
NORTH		
REVISION	A	
JOB NO:	2309	H16



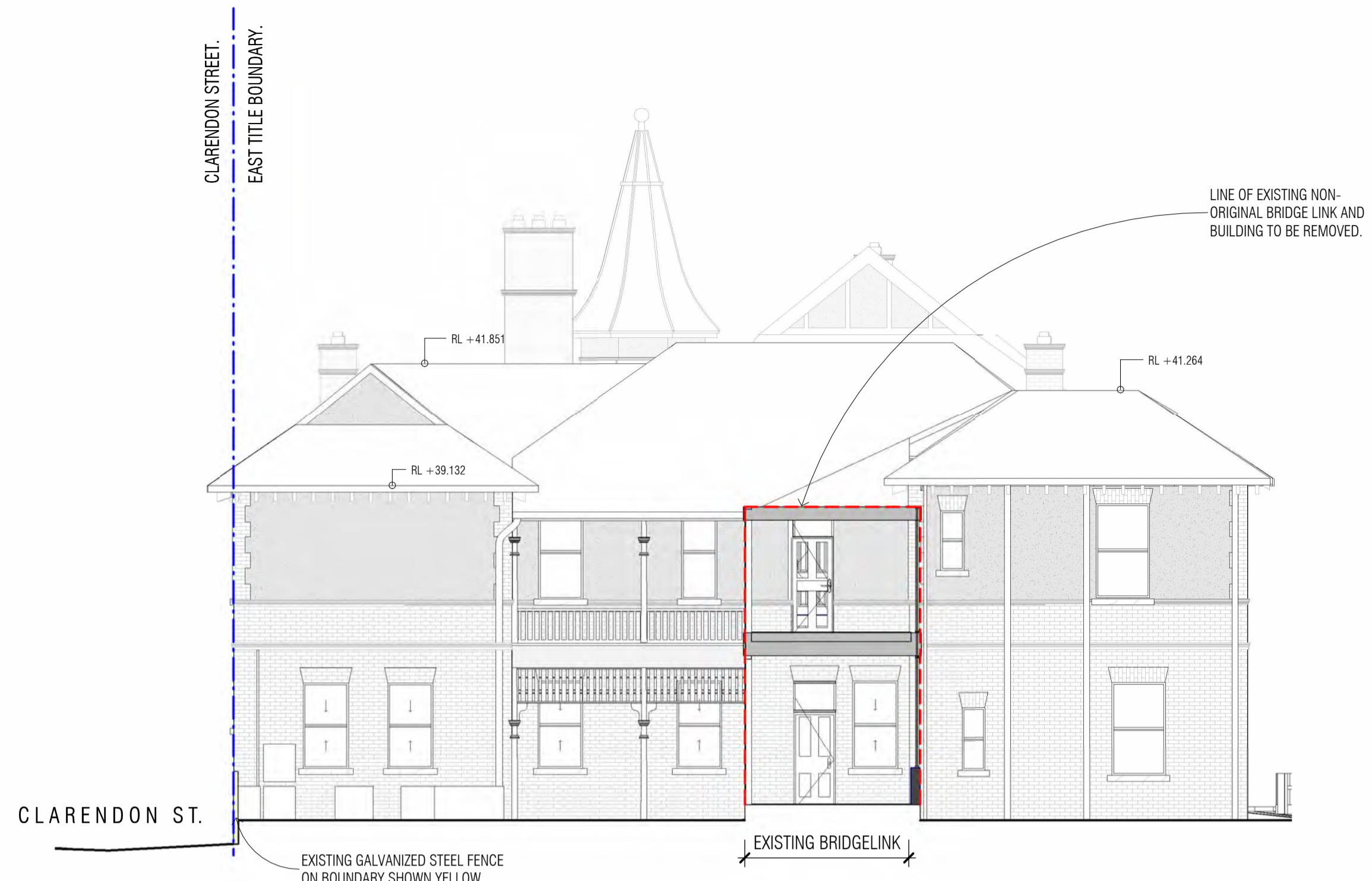
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**LEGEND - DEMOLITION**

  PROPOSED  
DEMOLITION TO  
NON-ORIGINAL  
BUILDING  
ELEMENTS

TYPICAL ST HILDA HOUSE  
FAÇADE RESTORATION NOTES:

- 1 ROUGH SAND AND RE-PAINT  
ALL TIMBER FRAMES TO  
WINDOWS AND DOORS.  
PAINT TYPE TBC FOLLOWING  
ASSESSMENT.  
PAINT COLOUR: 'IRONSAND' OR  
SIMILAR
- 2 ROUGH SAND AND RE-PAINT  
ALL TIMBER STRAPS AND  
DUMMY RAFTERS.  
PAINT TYPE TBC FOLLOWING  
ASSESSMENT.  
PAINT COLOUR: 'IRONSAND' OR  
SIMILAR
- 3 ROUGH SAND AND RE-PAINT  
ALL FRETWORK AND TIMBER  
GABLE FASCIA DETAILING.  
PAINT TYPE TBC FOLLOWING  
ASSESSMENT  
COLOUR: 'TO MATCH EXISTING'
- 4 ROUGH SAND AND RE-PAINT  
ALL VERANDAH FRETWORK,  
TIMBER COLUMNS, COLLARS.  
PAINT TYPE TBC FOLLOWING  
ASSESSMENT  
COLOUR: 'RESENE WASHED  
GREEN OR SIMILAR'

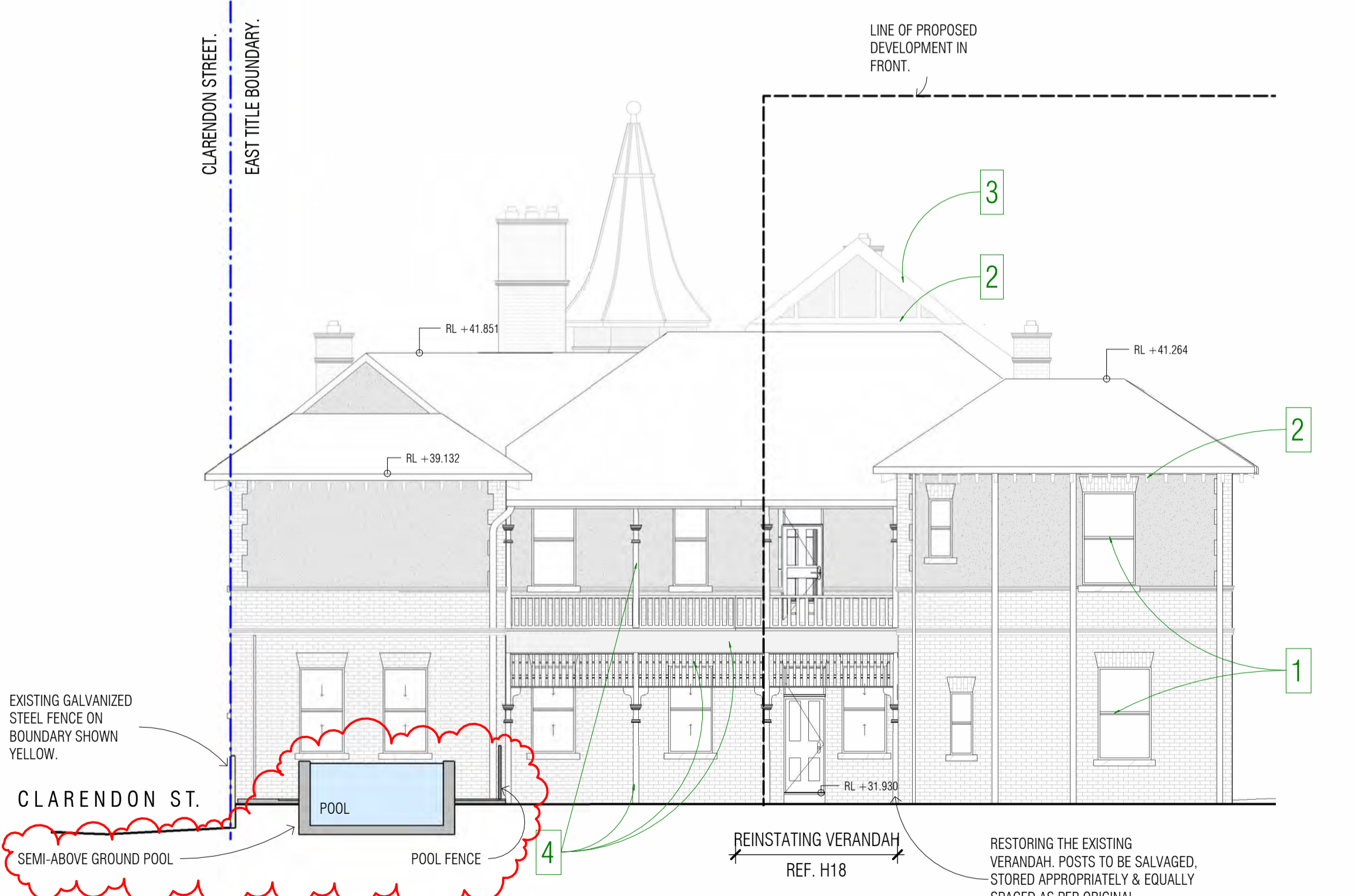


**G EXISTING - NORTH ELEVATION (LINK DASHED)**  
SCALE 1:100

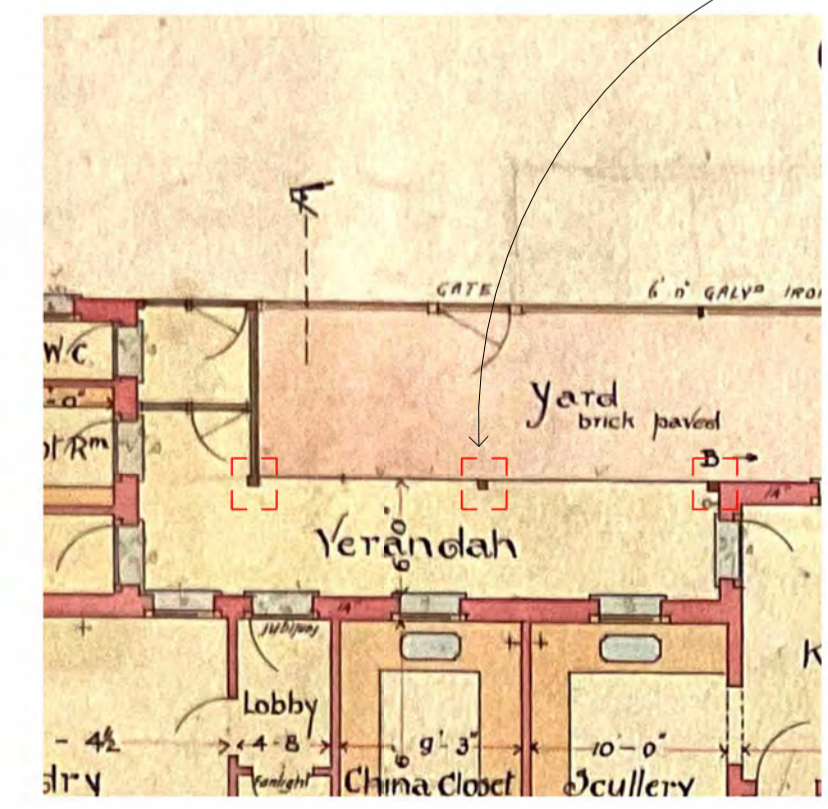


EXISTING NON-ORIGINAL BRICK  
LINK BUILDING TO BE  
REMOVED SHOWN DASHED  
RED

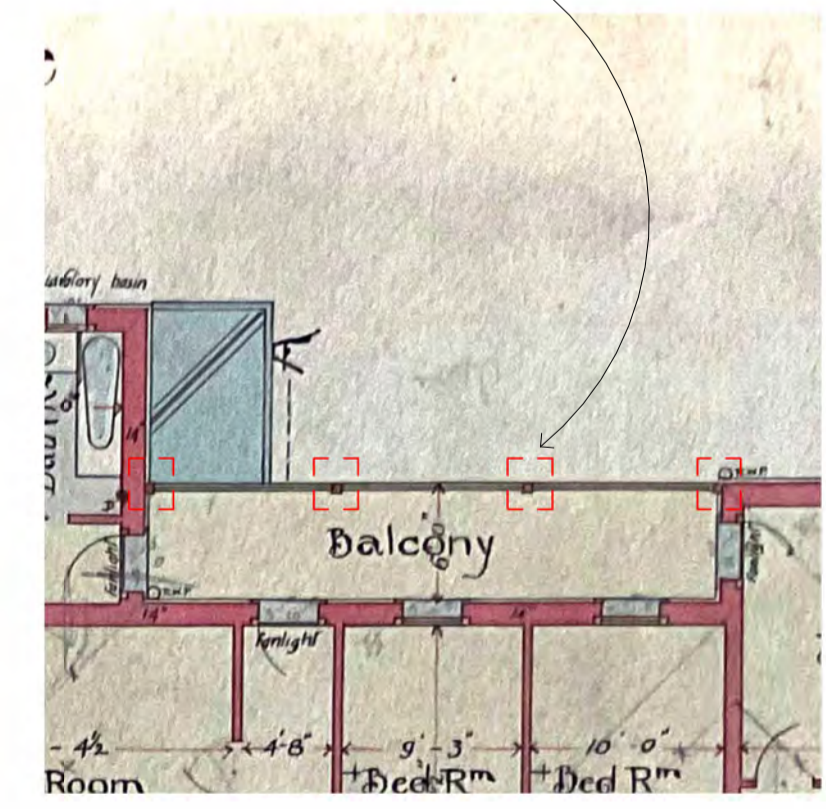
EXISTING NON-ORIGINAL BRIDGE LINK TO BE REMOVED



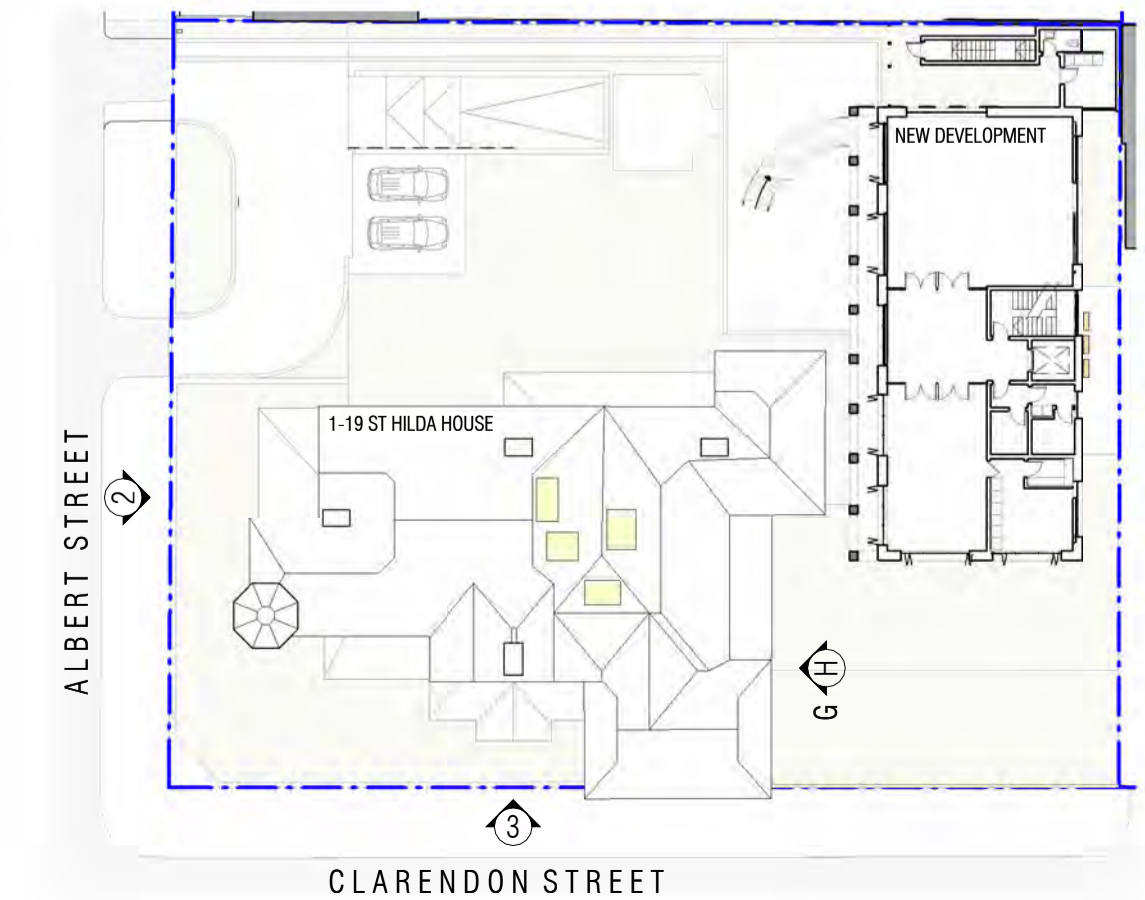
**H PROPOSED - NORTH ELEVATION (PART)**  
SCALE 1:100



ORIGINAL DRAWING #GROUND FLOOR PLAN  
REINSTATING VERANDAH & POSTS AS PER ORIGINAL INTENT.  
RESTORING THE NORTH ELEVATION FREE OF CONNECTIONS &  
ALTERATIONS.



ORIGINAL DRAWING #LEVEL 01 FLOOR PLAN  
REINSTATING VERANDAH & POSTS AS PER ORIGINAL INTENT.  
RESTORING THE NORTH ELEVATION FREE OF CONNECTIONS &  
ALTERATIONS.



A	HV R01	NOV 2024
	HV LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	ELEVATIONS - NORTH	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	

**be architecture**  
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EXISTING & PROPOSED - ELEVATIONS NORTH



LEGEND:

■ DENOTES NON ORIGINAL  
BUILDING ON REAR FACADE

**CURRENT NORTH ELEVATION**

EXISTING CONDITIONS WITH 1982 ENCLOSED 2 STOREY LINK ADDITION TO  
REAR OFFICE BUILDING ABUTTING INTO ST HILDA HOUSE.



6 CURRENT - NORTH ELEVATION  
SCALE 1:100

**PROPOSED NORTH ELEVATION**

CURRENT PROPOSED DESIGN WITH FULL LENGTH FIRST FLOOR BALCONY  
REINSTATED TO MATCH ORIGINAL HOUSE DESIGN.



1 PROPOSED - NORTH ELEVATION - CURRENT PROPOSED DESIGN  
SCALE 1:100

**HERITAGE VICTORIA SUGGESTED ALTERNATIVE NORTH ELEVATION - NOT PROPOSED**

ALTERNATIVE FIRST FLOOR BALCONY DESIGN WITH COUNCIL REQUESTED  
ENCLOSURE TO PROVIDE LINK FROM PASSAGE TO BEDROOM 02.



2 PROPOSED - NORTH ELEVATION - ALT ENCLOSED TERRACE  
SCALE 1:100



3 3D - CURRENT NORTH VIEW  
SCALE



4 3D - PROPOSED NORTH VIEW  
SCALE



5 3D - NORTH VIEW - ALT ENCLOSED TERRACE  
SCALE

A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	NORTH ELEVATION COMPARISON	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	
<b>be</b> architecture		
100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600	NORTH	
	REVISION	A
JOB NO: 2309		H18

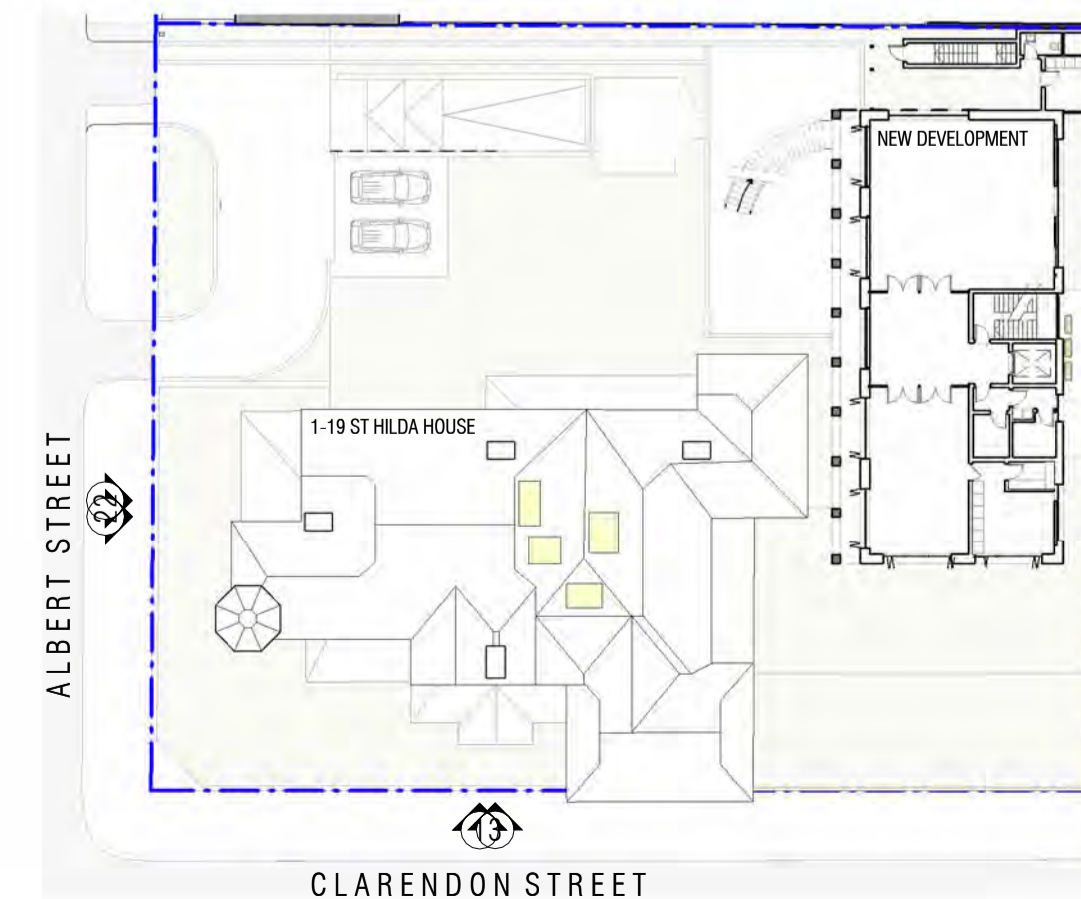




1 PROPOSED - CLARENDON ST ELEVATION  
SCALE 1:100



2 PROPOSED - ALBERT STREET ELEVATION  
SCALE 1:100

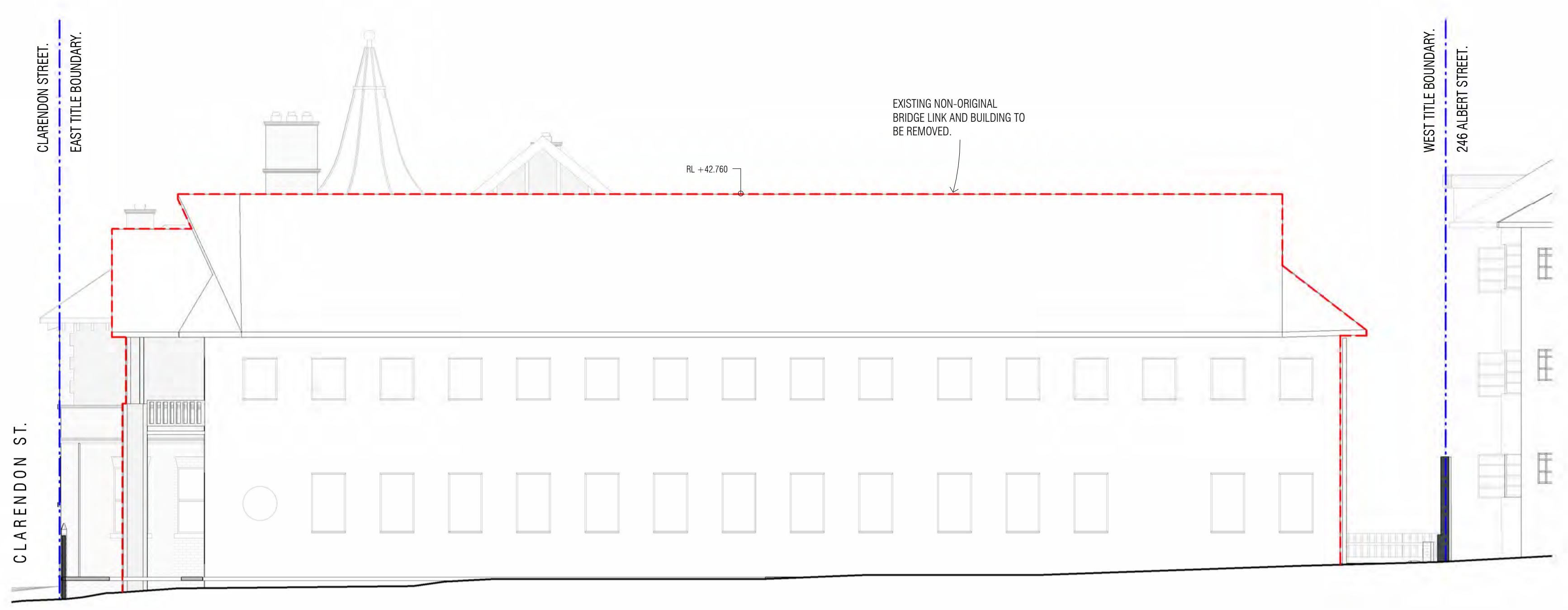


A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	PROPOSED REAR BUILDING ELEVATION	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG '24	
SHEET SIZE	A3	
FILE	b.e	
<b>be</b> architecture		
100 Stephenson Street, Cremorne VIC 3121 P: 03 9416 1600		NORTH
REVISION A		
JOB NO:	2309	H19

ELEVATION WITH PROPOSED REAR BUILDING - CLARENDON & ALBERT ST



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1 EXISTING - NORTH ELEVATION  
SCALE 1:100



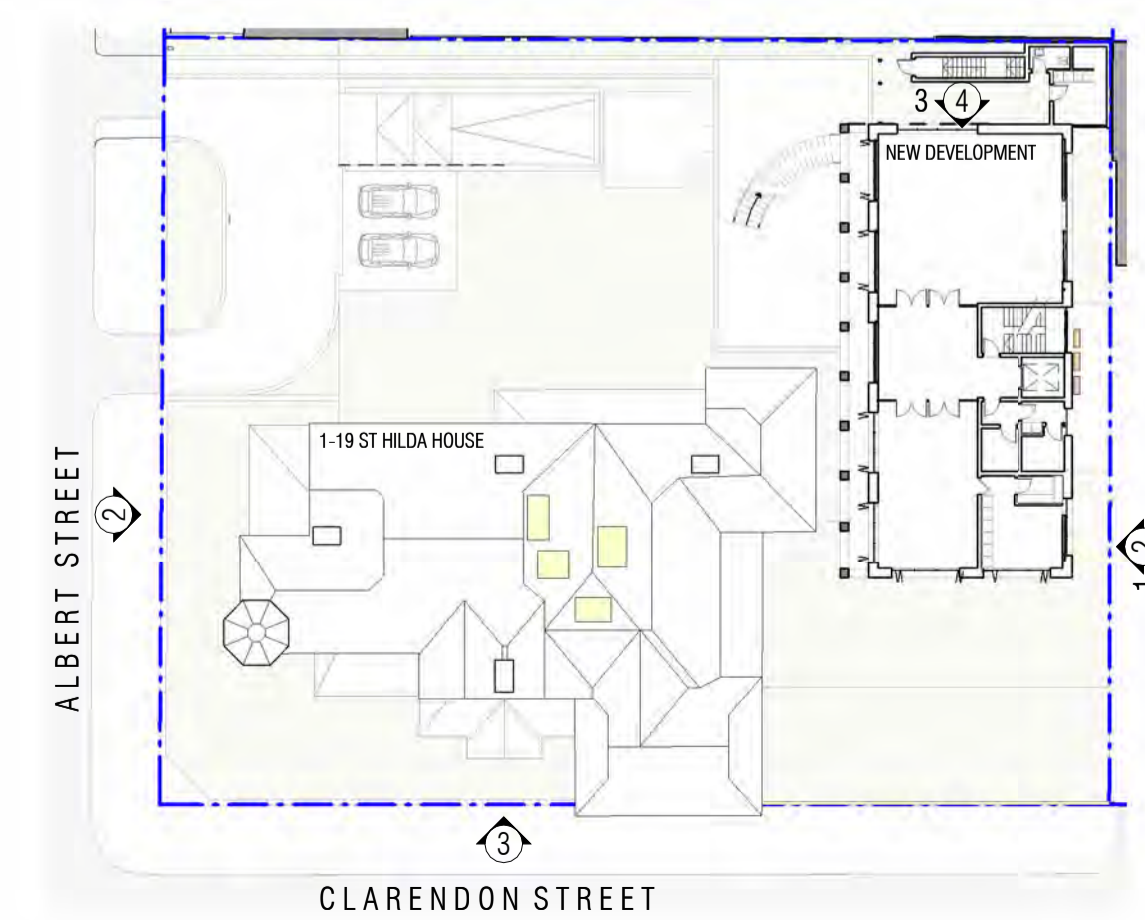
3 EXISTING - WEST ELEVATION  
SCALE 1:100



2 PROPOSED - NORTH ELEVATION  
SCALE 1:100



4 PROPOSED - WEST ELEVATION  
SCALE 1:100



REVISION	DESCRIPTION	DATE
A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024

REVISION SCHEDULE

CLIENT KFO

PROJECT 1-19 CLARENDON ST  
EAST MELBOURNE

DRAWING PROPOSED REAR  
BUILDING ELEVATIONS

ADDRESS 1-19 CLARENDON ST,  
EAST MELBOURNE

SCALE AS SHOWN

DATE AUG 24

SHEET SIZE A3

FILE b.e

**be** architecture  
100 Stephenson Street, Cremorne  
VIC 3121  
P. 03 9416 1600

NORTH

REVISION A

JOB NO: 2309

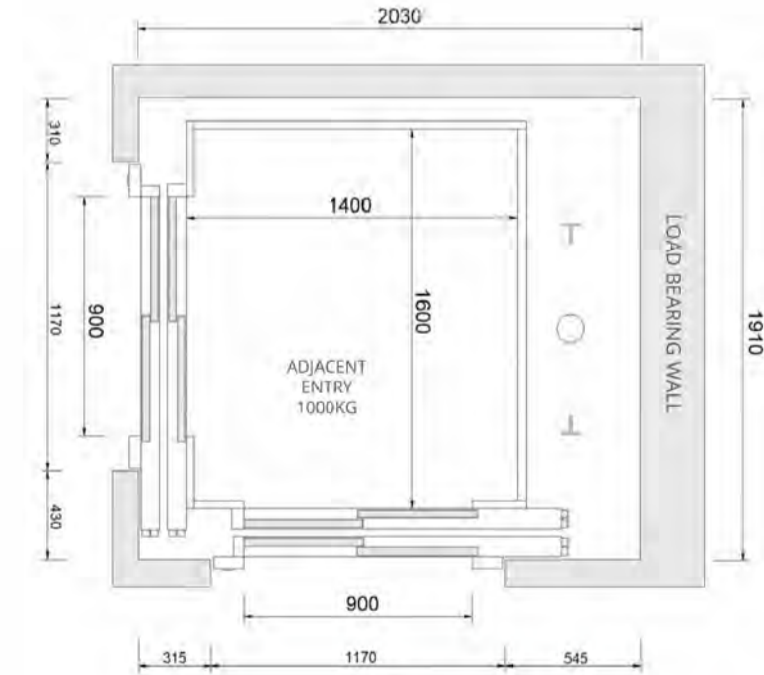
EXISTING AND PROPOSED - REAR BUILDING ELEVATIONS





B Section B-B  
SCALE 1:100

PROPOSED LIFT SPECIFICATION



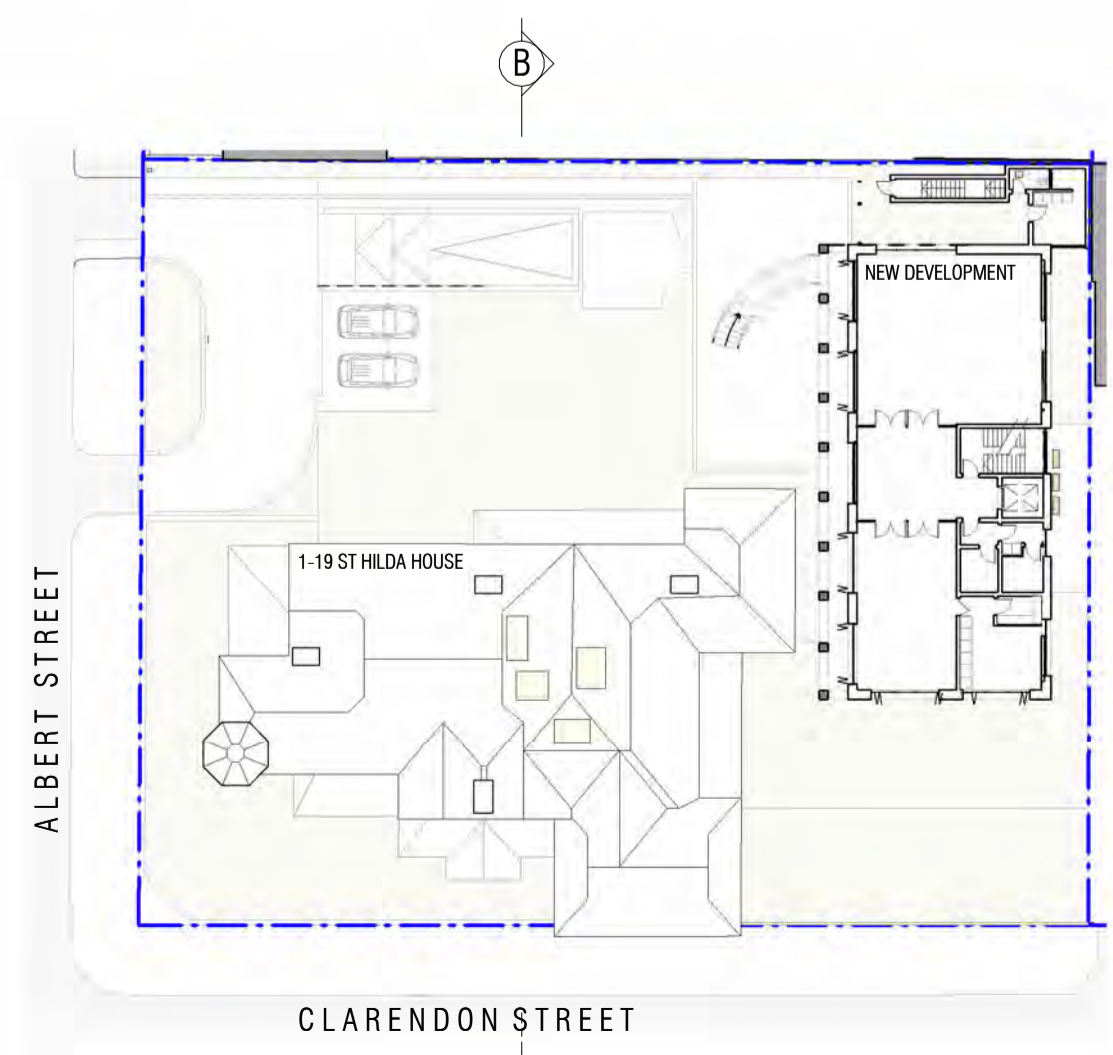
SAMPLE DRAWING ONLY - NOT FOR CONSTRUCTION

PLATINUM LIFT "MAXI"  
CABIN 1600 x 1400  
SHAFT 2030 x 1910  
CLEAR 900mm DOOR

Technical Data

- LIFT CODE**  
AS1735.1/12
- TRAVEL**  
18000mm (max)
- CABIN SIZE**  
1400w x 1600d (mm)
- PIT**  
1300mm (min)
- CLEAR DOOR OPENING**  
900mm
- HEAD ROOM**  
3400mm (min)
- LOAD RATING**  
850kg - 1250kg
- LIFESPAN**  
30+ years
- SPEED**  
0.60m/s or 1.0m/s
- POWER**  
Three Phase 415V

- Safety features - peace of mind**
- Battery backup & cabin lighting in case of power failure
  - Automatic return to lowest floor
  - Full height light curtain protection beams across cabin entrance
  - Over load alarm and indicator
  - Creeping speed feature



PROPOSED - SECTION BB

REVISION	DESCRIPTION	DATE
A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST	
DRAWING	SECTIONS	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG 24	
SHEET SIZE	A3	
FILE	b.e	
<b>be architecture</b>		
100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600		NORTH
REVISION	A	
JOB NO:	2309	









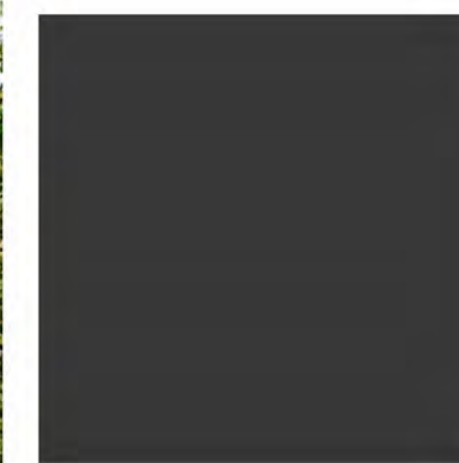
**EXISTING ROOF RETAINED**  
CHECK TERRACOTTA TILES FOR CRACKS, SLIPPAGE,  
BROKEN TILES, AND MISSING FLASHING.  
MAKE GOOD ROOF TILES, CAPPING AND FLASHINGS.  
REPLACE TO MATCH EXISTING AS REQUIRED



**EAVES GUTTER**  
NEW EAVES GUTTERS, COLOUR TO MATCH EXISTING



**TIMBER DECORATIVE STRAPPING**  
CHECK TIMBER FOR DECAY, REPAIR AND TREAT ROT.  
PAINT RESENE 'IRONSAND' OR SIMILAR



**GABLE END FASCIA BOARD**  
CHECK FOR DECAY, TREAT ROT WHERE REQUIRED.  
PATCH AND PAINT COLOUR TO MATCH EXISTING



**DUMMY RAFTERS**  
PAINT RESENE 'IRONSAND' OR SIMILAR

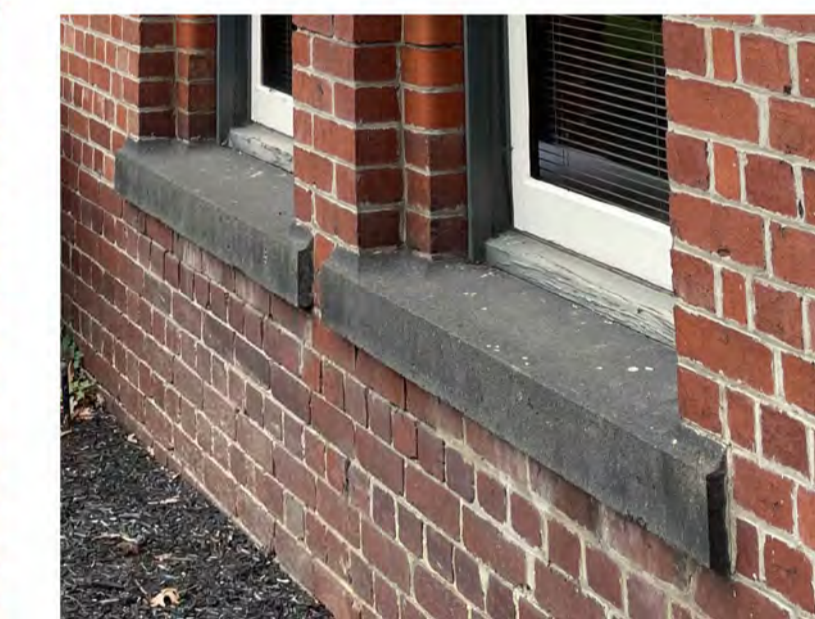
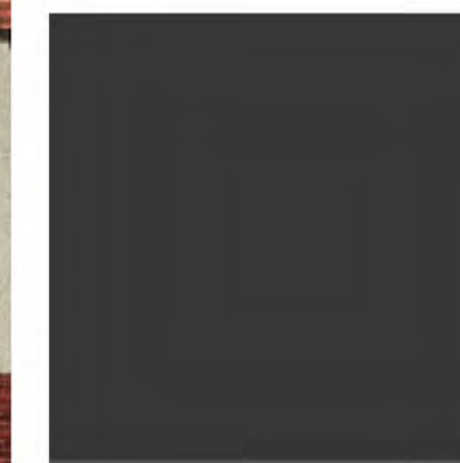


EAST TITLE BOUNDARY  
CLARENDON STREET.

CLARENDON ST.



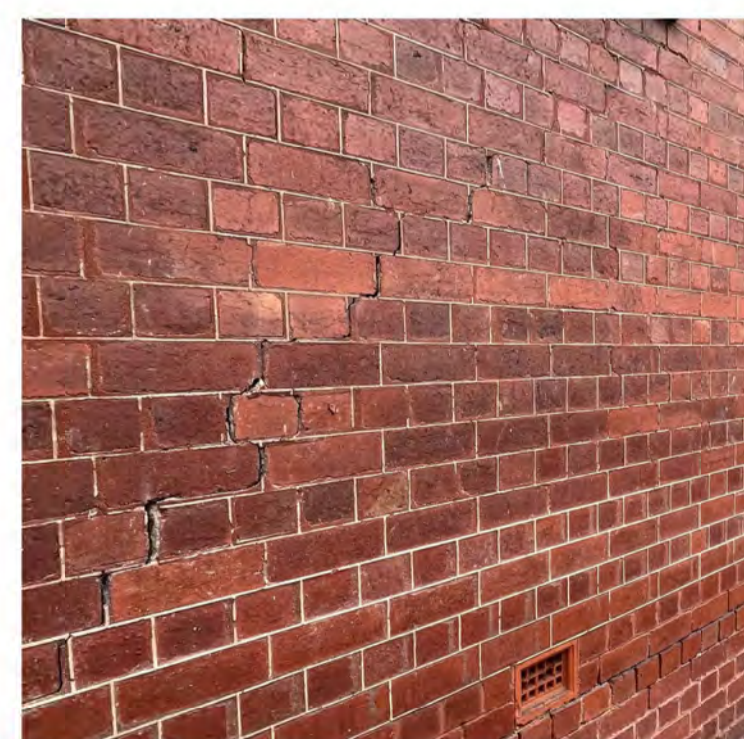
**WINDOW FRAMES & GLASS**  
MAKE GOOD EXISTING WINDOW FRAME, TREAT DECAY  
TIMBER FRAME PAINTED WITH RESENE 'IRONSAND' OR SIMILAR  
REPAIR MECHANISMS, CORD, WINDOW SEAL TO MAKE WINDOWS OPERABLE AND SMOOTH.  
REPLACE SINGLE FLOAT GLASS WITH LAMINATED SAFETY GLASS FOR CODE COMPLIANCE



**BLUESTONE WINDOW SILLS**  
RETAIN & MAKE GOOD.  
FILL IN AND PATCH CRACKS  
FOLLOWING ASSESSMENT BY  
CONSERVATOR



**FRETWORK, POSTS & BEAMS**  
PAINT RESENE 'WASHED GREEN' OR SIMILAR



**EXISTING BRICKWORK**  
TREAT SALT ATTACK, PROVIDE SUB-FLOOR  
VENTILATION, PATCH MISSING MORTAR WITH  
MORTAR MIX TO MATCH EXISTING. MAKE  
GOOD AS REQUIRED



**TIMBER SOFFIT BOARDS**  
LIGHT PAINT COLOUR TO MATCH EXISTING

A	HW RFI 01	NOV 2024
-	HW LODGE	SEPT 2024

REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		

CLIENT KFO

PROJECT 1-19 CLARENDON ST

DRAWING ST HILDA HOUSE - EXT  
PALETTE

ADDRESS 1-19 CLARENDON ST,  
EAST MELBOURNE

SCALE AS SHOWN

DATE AUG '24

SHEET SIZE A3

FILE b.e

**be**architecture

100 Stephenson Street, Cremorne  
VIC 3121  
P. 03 9416 1600

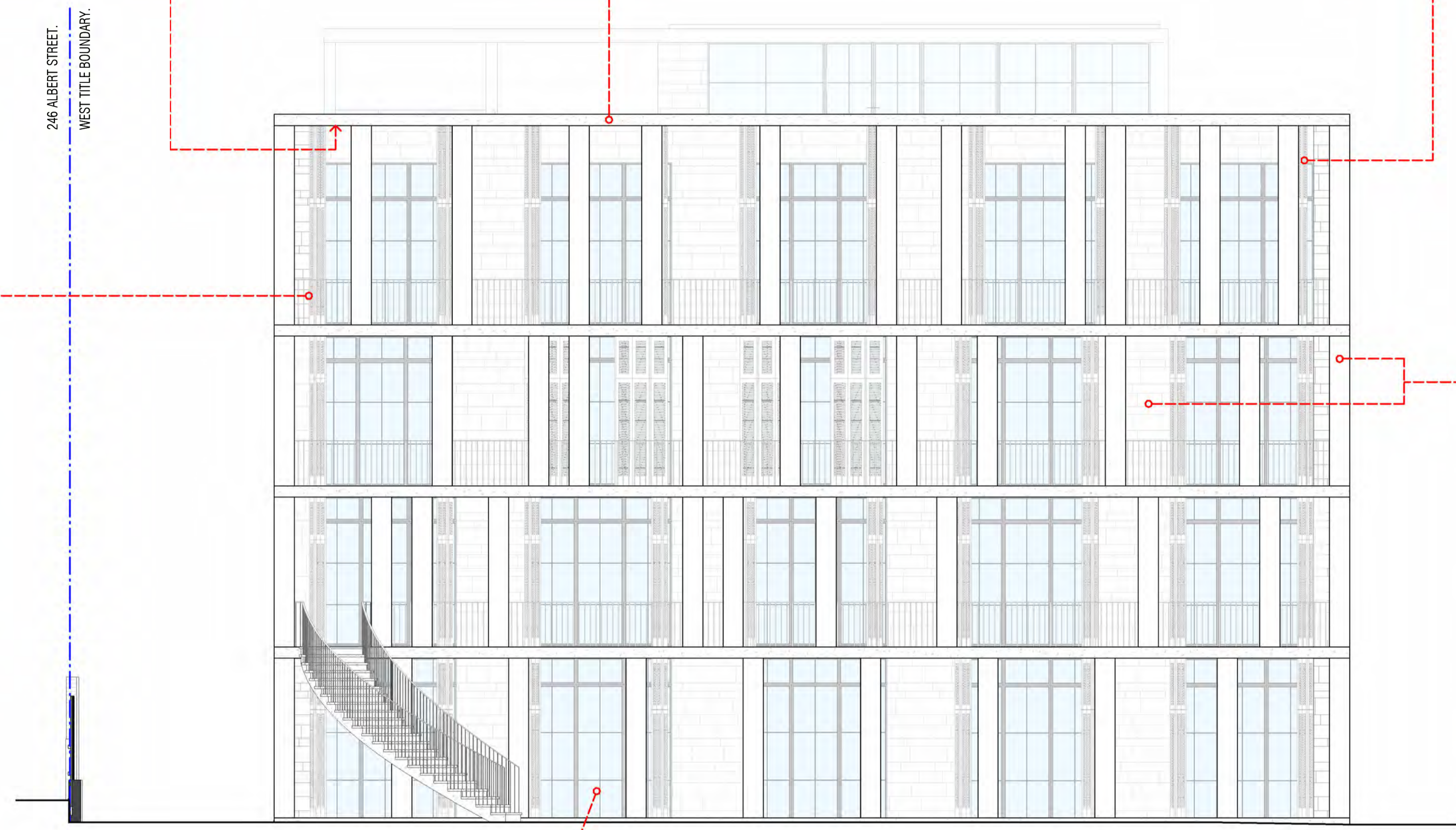
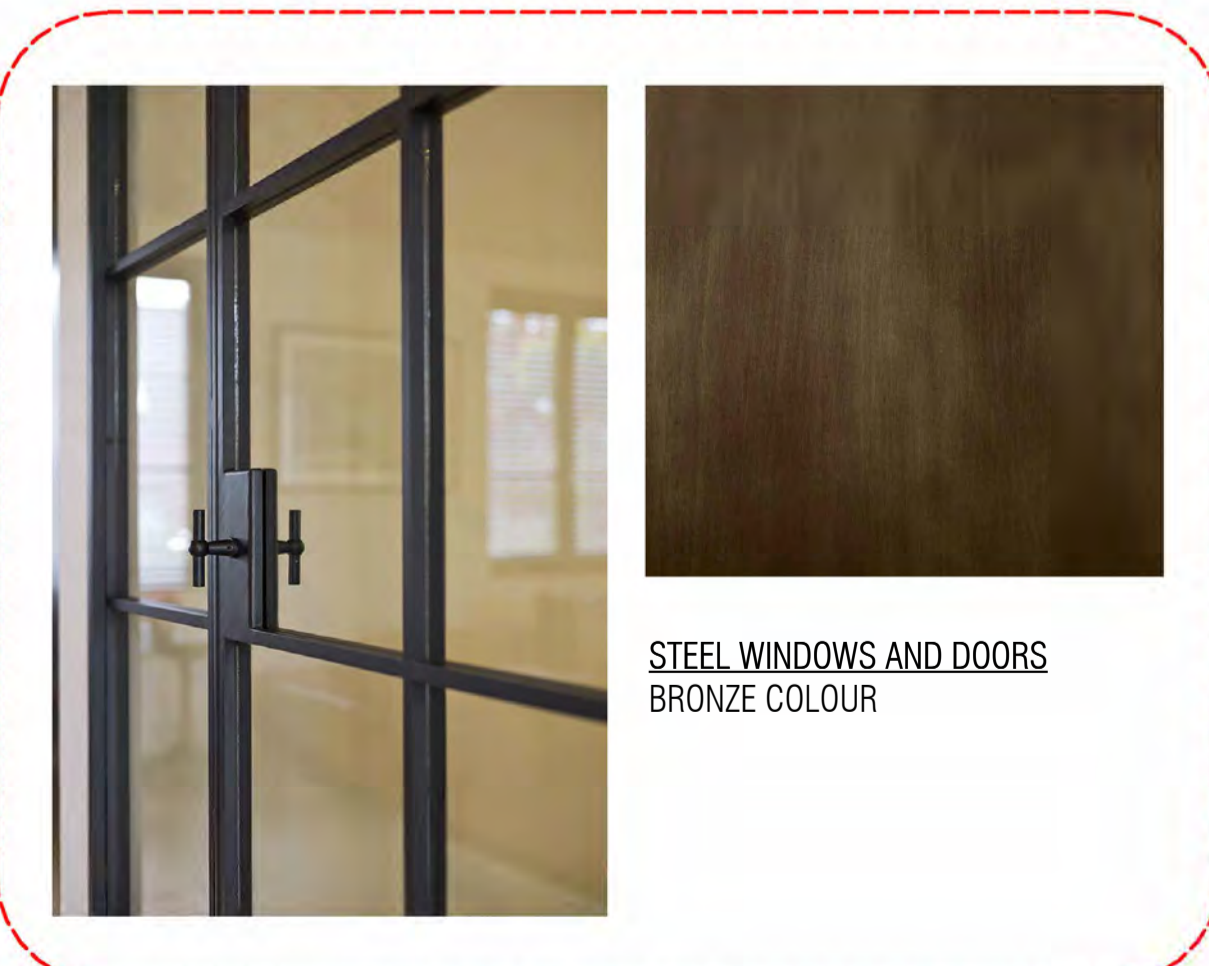
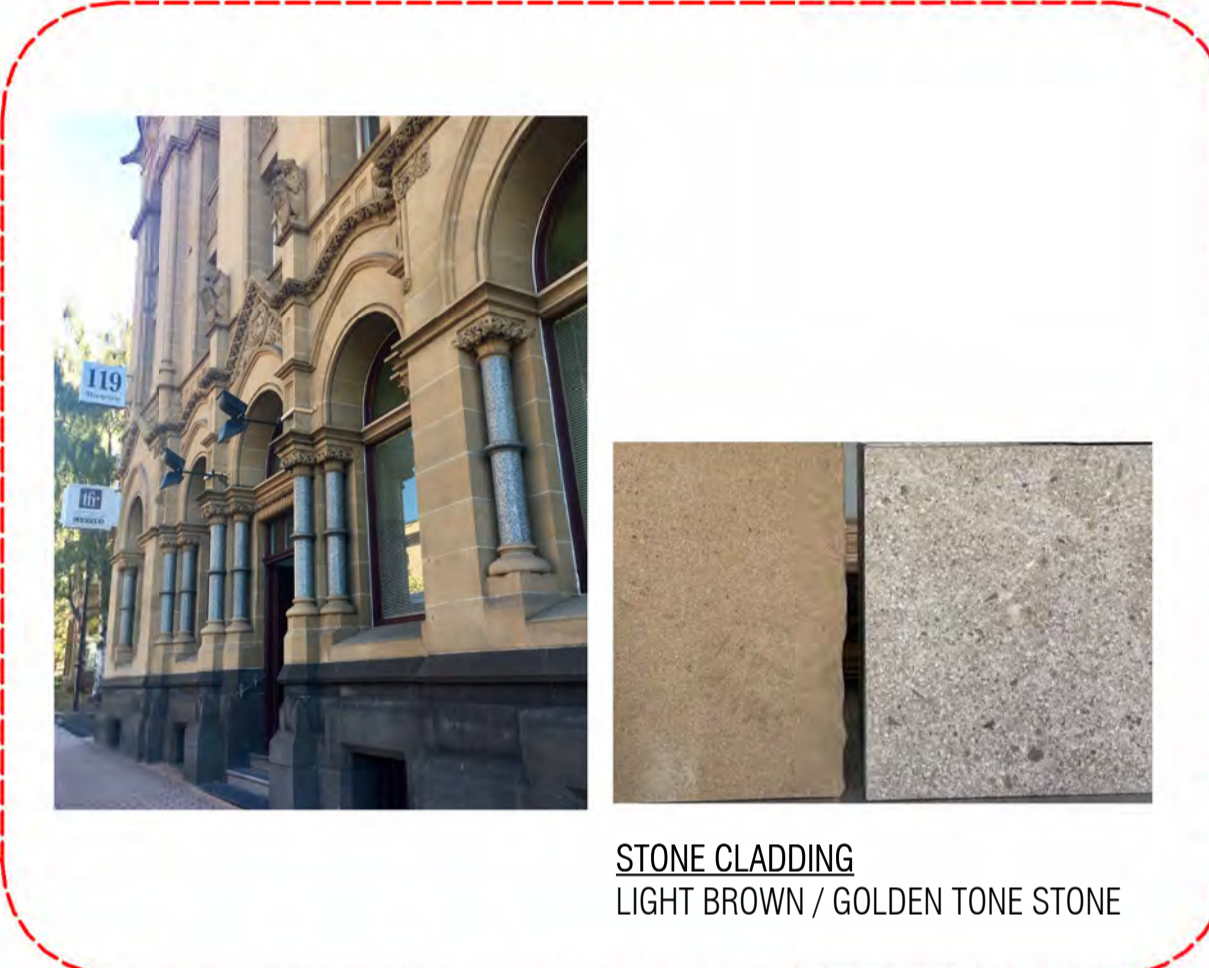
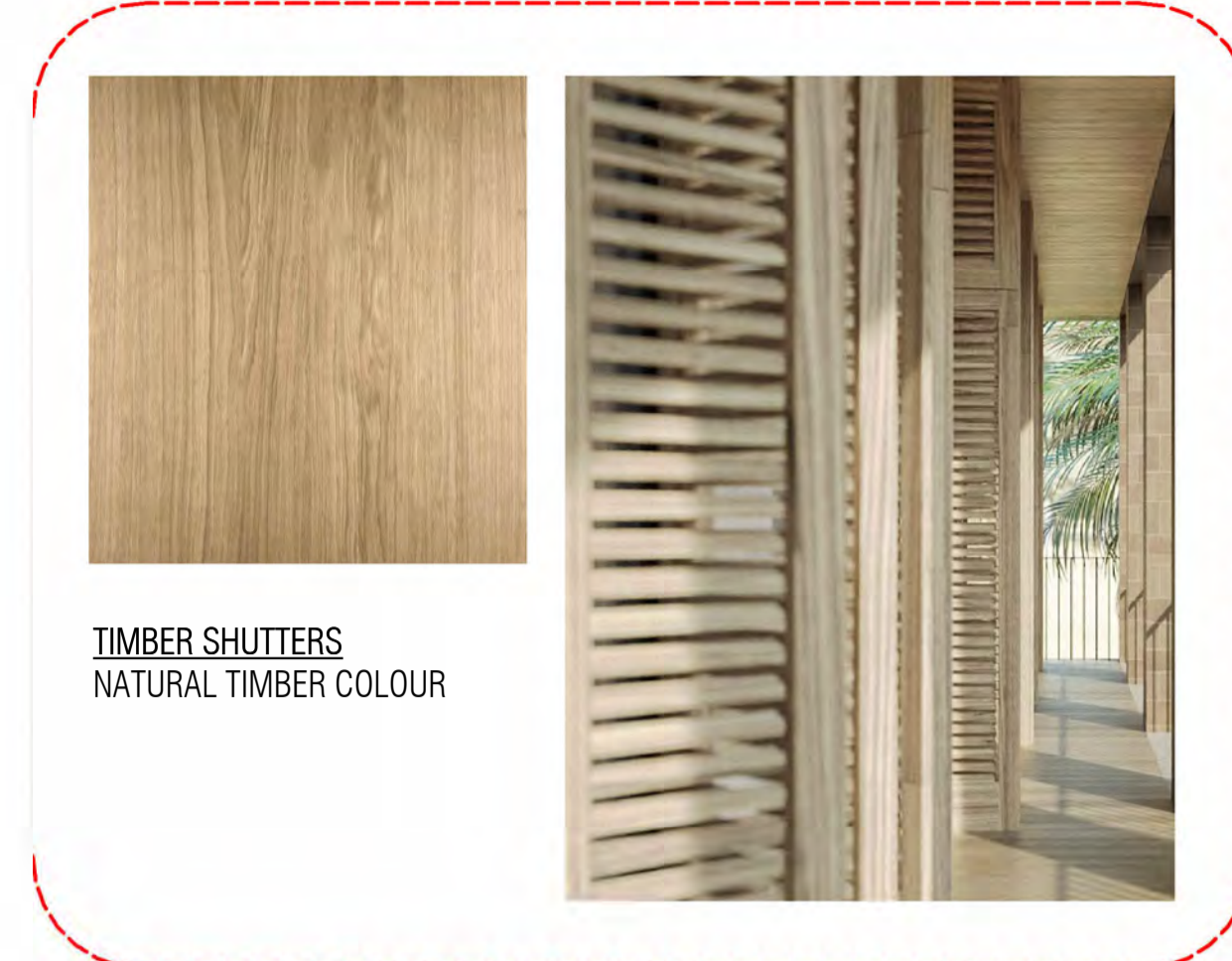
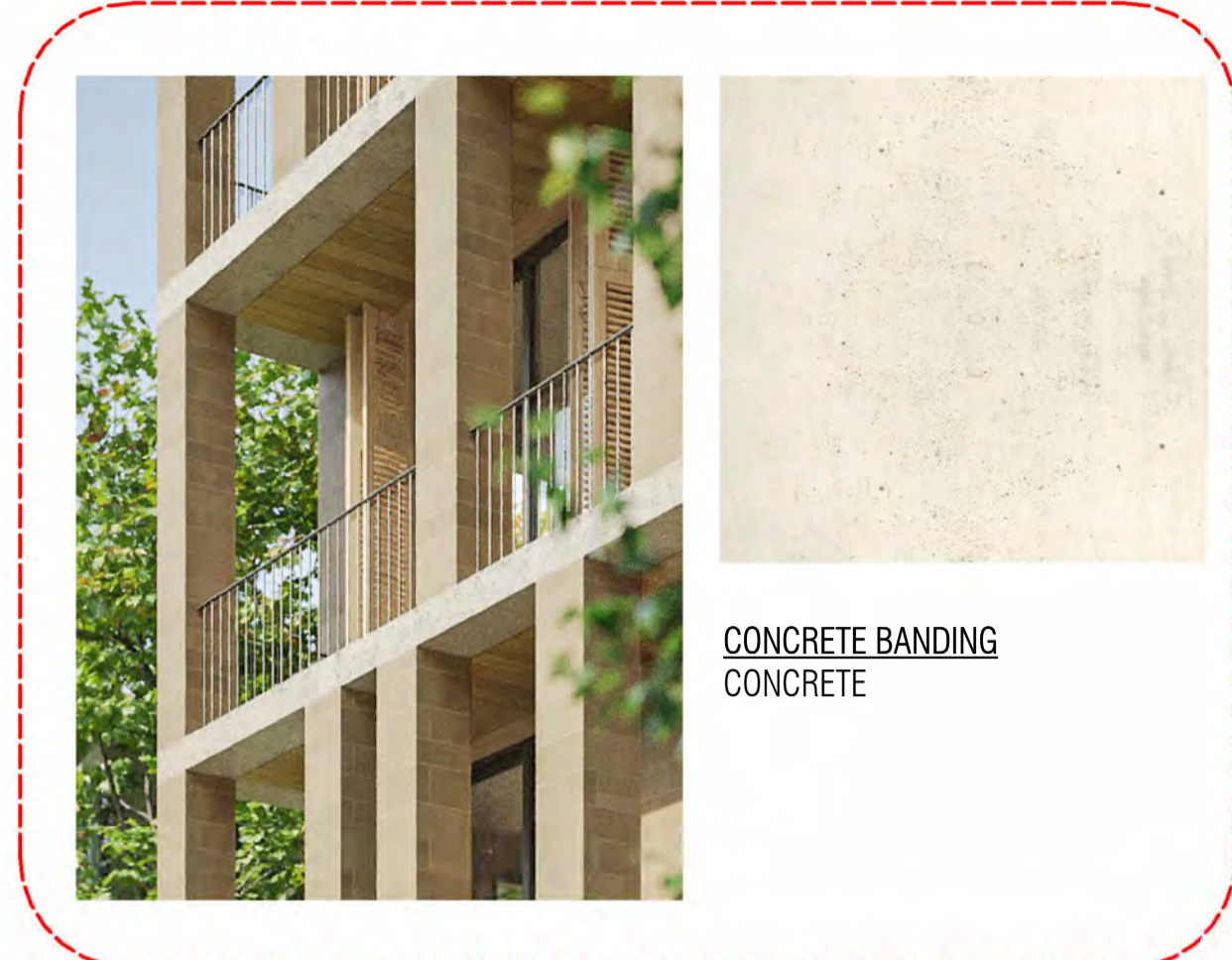
REVISION A

JOB NO: 2309

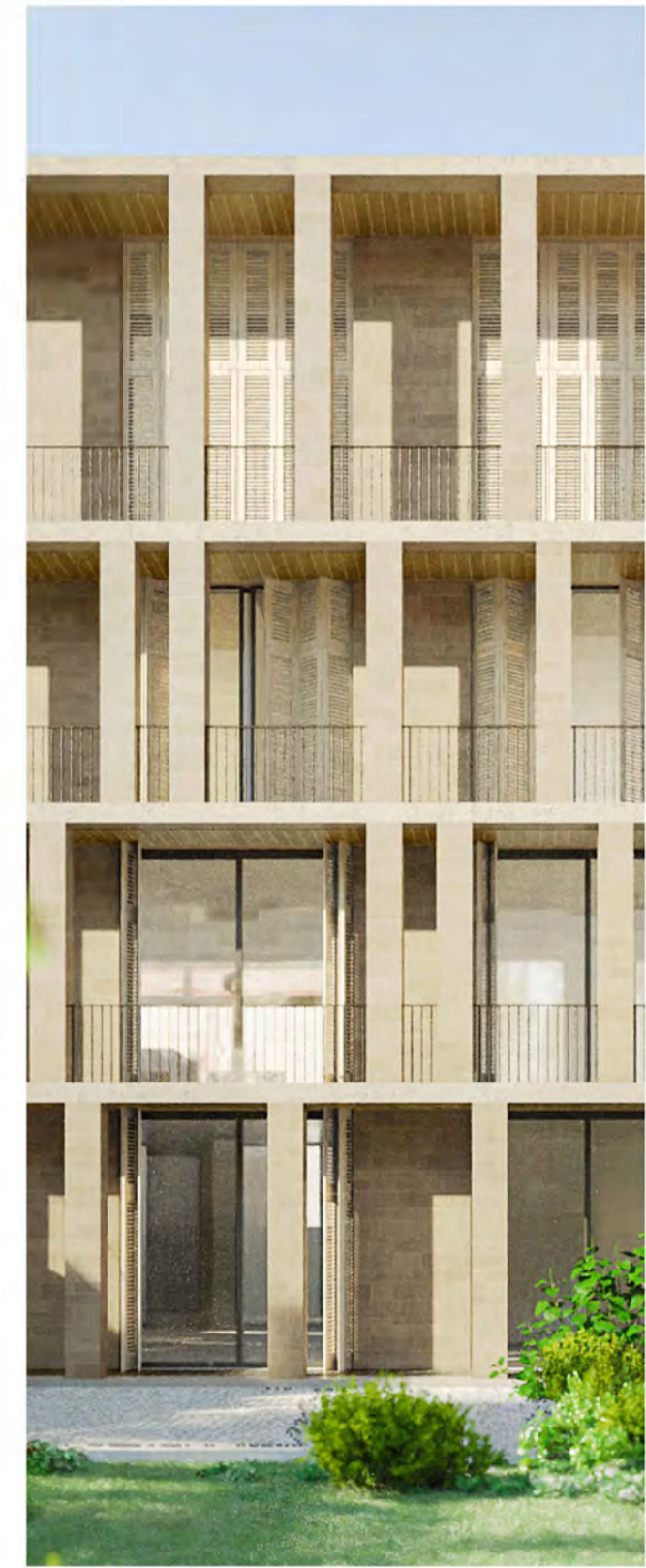
H23

ST HILDA HOUSE - PROPOSED EXTERNAL PALETTE





1 PROPOSED - NEW BUILDING SOUTH ELEVATION  
SCALE 1:75



REAR BUILDING - PROPOSED EXTERNAL PALETTE








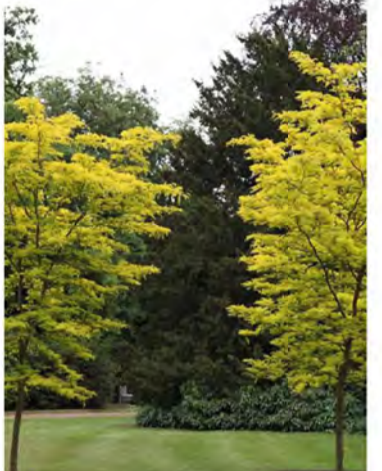








A	HW R01	NOV 2024
-	HW LODGE	SEPT 2024
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT		KFO
PROJECT		1-19 CLARENDON ST
DRAWING		NEW BUILD - MATERIAL PALETTE EXTERIOR
ADDRESS		1-19 CLARENDON ST, EAST MELBOURNE
SCALE		AS SHOWN
DATE		AUG '24
SHEET SIZE		A3
FILE		b.e
<b>be</b> architecture		
100 Stephenson Street, Cremorne VIC 3121 P: 03 9416 1600		NORTH
JOB NO: 2309		REVISION A



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LANDSCAPING LEGEND

 CODE: 1 BOTANICAL NAME: ULMUS PARVIFOLIA COMMON NAME: CHINESE ELM MATURE SIZE: QUANTITY: 1	 CODE: 2 BOTANICAL NAME: ZELKOVA SERRATA COMMON NAME: JAPANESE ZELKOVA MATURE SIZE: QUANTITY: TBC	 CODE: 3 BOTANICAL NAME: ULMUS MINOR 'VARIEGATA' COMMON NAME: SILVER ELM MATURE SIZE: QUANTITY: 1	 CODE: 4 BOT NAME: ULMUS GLABRA 'LUTESCENS' COMMON NAME: GOLDEN ELM MATURE SIZE: QUANTITY: TBC
 CODE: 5 BOTANICAL NAME: ACER RUBRUM COMMON NAME: CANADIAN MAPLE MATURE SIZE: QUANTITY: TBC	 CODE: 6 BOTANICAL NAME: CORAL BARK MAPLE COMMON NAME: ACER PALMATUM MATURE SIZE: QUANTITY: 6	 CODE: 7 BOTANICAL NAME: ACER 'VITIFOLIUM' COMMON NAME: FULL MOON MAPLE MATURE SIZE: QUANTITY: 4	 CODE: 8 BOTANICAL NAME: GLEDITSIA TRIACANTHOS COMMON NAME: HONEY LOCUST MATURE SIZE: QUANTITY: TBC
 CODE: 9 BOTANICAL NAME: BETULA 'MOSS WHITE' COMMON NAME: RIVER BIRCH MATURE SIZE: QUANTITY: TBC	 CODE: 10 BOTANICAL NAME: JACARANDA MIMOSIFOLIA COMMON NAME: JACARANDA TREE MATURE SIZE: QUANTITY: 2	 CODE: 11 BOTANICAL NAME: FRAXINUS GRIFFITHII COMMON NAME: EVERGREEN ASH MATURE SIZE: QUANTITY: TBC	 CODE: 12 BOTANICAL NAME: GLEDITSIA TRIACANTHOS COMMON NAME: LITTLE GREEN MAGNOLIA MATURE SIZE: QUANTITY: 12
 CODE: 13 BOTANICAL NAME: CERCIS CANADENSIS COMMON NAME: FOREST PANSY REDBUD MATURE SIZE: QUANTITY: 1	 CODE: 14 BOTANICAL NAME: CERCIS CANADENSIS COMMON NAME: GOLDEN LEAF REDBUD MATURE SIZE: QUANTITY: 4	 CODE: 15 BOTANICAL NAME: TILIA AMERICANA COMMON NAME: LINDEN TREE MATURE SIZE: QUANTITY: TBC	 CODE: 16 BOTANICAL NAME: CORNUS FLORIDA COMMON NAME: FLOWERING DOGWOOD MATURE SIZE: QUANTITY: 4

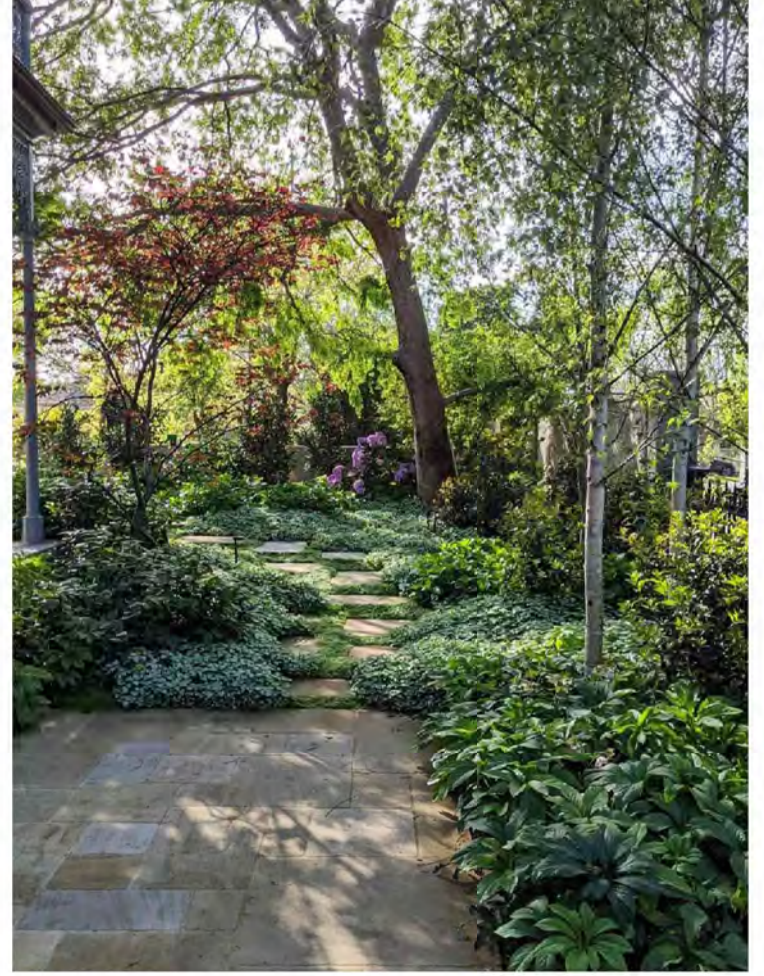
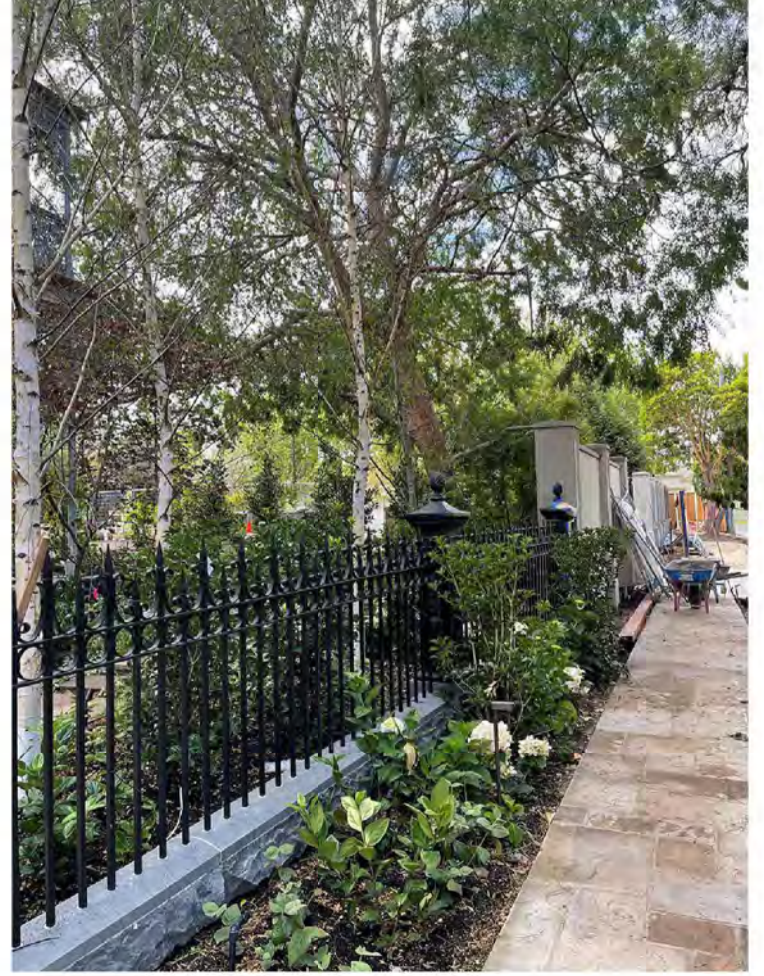

1 PROPOSED LANDSCAPING PLAN - GF  
SCALE 1:150

**PLANTING SCHEDULE**

<p><b>HEDGES</b></p> <p>A - VIBURNUM 'EMERALD LUSTRE'</p> <p>B - FICUS HILLII 'EMERALD'</p> <p>C - CHERRY LAUREL 'PRUNUS'</p> <p>D - MAGNOLIA 'TEDDY BEAR'</p>	<p><b>SHRUBS</b></p> <p>E - GARDENIA 'RADICANS'</p> <p>F - GARDENIA 'FLORIDA'</p> <p>G - HEBE BUXIFOLIA</p> <p>H - BUXUS MICROPHYLLA JAPONICA (JAPANESE BOX)</p> <p>I - COTINUS 'ROYAL PURPLE' SMOKE BUSH</p> <p>J - BUXUS SEMPERVIRENS 'SUFFRUTICOSA'</p> <p>K - LIGUSTRUM JAPONICUM (JAPANESE PRIVET)</p> <p>L - ZAMIA FURFURACEA (CYCAD)</p> <p>M - ASPARAGUS 'FOXTAIL FERN'</p> <p>N - LIGULARIA RENIFORMIS 'TRACTOR SEAT'</p> <p>O - JUNIPERUS HORIZONTALIS (CREEPING JUNIPER)</p>	<p>P - JUNIPERUS SABINA 'TAMARIX'</p> <p>Q - JUNIPERUS CONFERTA 'SHORE JUNIPER'</p> <p>R - AZALEA 'ALBA MAGNIFICA'</p> <p>S - AZALEA 'WHITE LACE'</p> <p>T - AZALEA 'GUMBO PETUNIA WHITE'</p> <p>V - AZALEA 'WHITE DRAGON'</p> <p>W - CAMELLIA SASANQUA 'SETSUGEKKA'</p> <p>X - ESCALLONIA 'IVEY!'</p> <p>Y - RHODODENDRON 'PINK PEARL'</p> <p>Z - MOUNTAIN LAUREL (KALMIA LATIFOLIA)</p> <p>Z (1) - HYDRANGEA 'ENDLESS SUMMER' 2 GALLON</p>
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SHRUB MIXTURE GROUP

REFERENCE IMAGES

 SITE PHOTO #01 B.e ARCHITECTURE PROJECT: KELMSCOTT ROAD	 SITE PHOTO #02 B.e ARCHITECTURE PROJECT: KELMSCOTT ROAD	 SITE PHOTO #03 B.e ARCHITECTURE PROJECT: KELMSCOTT ROAD
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HW 01	NOV 2024	
REVISION	DESCRIPTION	DATE
REVISION SCHEDULE		
CLIENT	KFO	
PROJECT	1-19 CLARENDON ST, EAST MELBOURNE	
DRAWING	LANDSCAPE PLAN	
ADDRESS	1-19 CLARENDON ST, EAST MELBOURNE	
SCALE	AS SHOWN	
DATE	AUG 24	
SHEET SIZE	A3	
FILE	b.e	
<b>be architecture</b>		
100 Stephenson Street, Cremorne VIC 3121 P. 03 9416 1600	NORTH	REVISION
JOB NO: 2309	H25	