trethowan

Heritage Impact Statement

Proposed Works at

Former Rechabite Hall (VHR H0575)

10 Little Chapel Street, Prahran

Author **Trethowan Architecture**
Date **31 March 2025**

ARCHITECTURE
INTERIORS
HERITAGE

Revision	Description	Date	Issued To
1	Draft	28-02-2025	Client
2	Second Draft	05-03-2025	Client
3	For Final Internal Review	26-03-2025	Client
4	Final for Submission	31-03-2025	Heritage Victoria

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1 Introduction

1.1 Place Details

This Heritage Impact Statement (HIS) forms part of a permit application for the Former Rechabite Hall, 10 Little Chapel Street, Prahran (the registered place) VHR H0575.

1.1.1 Address and Location Description

The registered place is located at the southeastern intersection of Little Chapel Street and Carlton Street. It fronts Carlton Street to the west, and is located between a car park to the north, a lawn and tennis court to the south. The structure to its east is a one-storey brick building part of Princes Garden. The VHR registration covers the entire building and title.

Figure 1: Aerial view of the registered place (outlined in red) within its surrounding context. Source: Nearmap, 2023.

1.1.2 Traditional Owners Information

The subject site is located on the traditional lands of the Wurundjeri People. Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this land is the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

The site is not located within an area of cultural heritage sensitivity.

1.2 Project Details

This HIS forms part of a permit application for demolition, alterations, new works, and conservation works at the registered place.

Specifically, the Victorian era building is to undergo conservation and alteration works to reinstate the building back to a historically appropriate external appearance while upgrading amenities to meet contemporary service standards and compliance requirements. This work will enhance the cultural heritage significance.

The 1980s addition is poorly serviced and underutilised, and externally copies the appearance of the Victorian building. The works seek to retain the current structure and reclad part of its exterior, add another floor and updated its internal facilities.

Overall, the proposal has been developed to accommodate the client's needs to bring the place up to contemporary service standards expected of premium commercial tenancies. The works are required to deliver a high quality, sustainable, and welcoming workplace through offering a comfortable and modern environment.

1.2.1 Pre-Application Meetings

2022 Scheme

Prior to Trethowan Architecture's involvement, online and offline pre-application meetings were held with Heritage Victoria (HV) in 2022. Comments and feedback were received on 3 October 2022 and outlined HV's main areas of concerns and recommendations as follows:

- *HV has a (p)reference for demolition of the 1980s addition, with no construction of another addition in its place, as this would return the building to its original form. HV believes this would be the best possible outcome for the heritage place.*
- *HV may consider minor changes to the design of the existing 1980s addition so that it may be better understood as a later addition. HV acknowledges that while the existing 1980s addition causes a level of harm in that it is not clearly distinguishable from the original building, its retention would not cause additional harm.*
- *HV may consider the construction of a new addition subject to design changes. HV would be seeking the design of any new addition to be recessive to the original building, in terms of its scale, setback and materials. A setback of two or three rooms back from the primary façade is preferrable, so that an understanding of the original footprint of the building and an ability to read it in the round could be recovered. If a larger footprint for a replacement addition is being sought, it may be a better option to contemplate alterations to the existing 1980s façade.*
- *HV would be supportive of the proposal to remove non-original, intrusive elements to the original building as they would want to see as much original fabric retained as possible. The physical impacts presented by proposed demolition of original fabric such as through widening openings or creating additional openings would need to be justified with a reasonable or economic use argument. Any application should include an analysis of the significance of internal elements that are proposed for demolition.*
- *Any application must be accompanied by robust reasonable or economic use arguments for the proposed works. HV would require detailed rationale regarding the economic viability of the building in its existing form and how any changes (such as constructing a new addition in place of the existing) in form will ensure the future conservation of the heritage values of the place.*
- *HV would be supportive of a better solution for the front fence presented that more closely aligns with the historical presentation of the registered place.*
- *HV would be very supportive of conservation works occurring alongside proposed compliance upgrades at the registered place. It is likely that HV would apply this requirement as a permit condition should any approval be issued for works at the Place.*

2024 Scheme

Trethowan Architecture (TA) was engaged in this project in 2023 and a new scheme has been developed. While the current proposal does not refer to the previous architecture office / heritage consultancy's scheme, the above feedback provided by HV has informed its development.

A pre-application meeting was organised and attended by the client, TA, and HV on 30 January 2024. During the meeting, two massing options were presented, which involved Option A and Option B (Figures 2 and 3). Feedback was received on 2 February 2024 and informed the development of this proposal. HV's feedback is outlined as follows:

- *We recognise the current challenges in relation to equitable and compliant access at Rechabite Hall and have a level of comfort with the proposed internal changes to address these issues. We understand that the proposed floor levels have been rationalised such that it is proposed to add a third storey on top of the 1980s addition to retain the existing square meterage.*
- *There is a preference for Option B presented at the site meeting, which features a raked roof to the proposed third storey addition as a result of the lift shaft being located further toward the rear of the building. The design of any new addition must be recessive and sympathetic, and any application would need to include an analysis of how the proposed design is compatible with heritage building.*
- *As discussed on site we would encourage you to investigate options for simplifying the facade to the 1980s addition, such that the original extent of Rechabite Hall can be viewed as the most dominant element in views to the heritage place. Consideration may be given to removing the rustication from the base of the addition. Further, we would encourage investigation into the feasibility of reconstructing the original roof form to Rechabite Hall, to further enhance the understanding of its original extent.*
- *It would be Heritage Victoria's preference that an understanding of the original southern external wall is legible when entering the new lobby area to be created in the existing 1980s addition.*
- *Regarding the proposed internal works, any application would need to clearly articulate the age/significance of internal spaces, walls and other elements where change is proposed and discuss the associated impacts to cultural heritage significance.*
- *The proposed conservation and make good works, involving reversal of changes to the original building made in the 1980s and reinstating a more historically appropriate front fence, would be viewed as positive heritage outcomes in any application. It is likely that these works would be conditioned on any approval issued for works at the registered place.*
- *Any application must be accompanied by robust reasonable or economic use rationale for the proposed works. These are matters that the Executive Director, Heritage Victoria must consider under s101(2)(b) of the Act. Heritage Victoria would require information regarding the economic viability of the building in its existing form and how any changes (such as the proposed additional floor) in form will ensure the future conservation of the heritage values of the place.*

Figure 2: Option A presented to HV during the pre-application meeting. Source: Trethowan Architecture, 2024.

Figure 3: Option B presented to HV during the pre-application meeting. Source: Trethowan Architecture, 2024.

1.2.2 Client

This report has been prepared on behalf of the owner of the registered place, Australiawide Melbourne Pty Ltd.

1.3 Reference Document

This report refers to, and should be read in conjunction with, the following supporting documentation:

- Architectural drawing set prepared by Trethowan Architecture in March 2025.
- *Report on Reasonable or Economic Use: Redevelopment Project at 10 Little Chapel Street, Prahran (Former Rechabite Hall)*, prepared by SC Lennon & Associate in February 2025.
- *Access Inspection Report*, prepared by Stonehenge Consulting in September 2024.
- *Mechanical Services Spatials*, marked up by NJM Design in November 2024.
- *Performance Based Design Brief*, prepared by NJM Design in October 2024.
- *Waste Management Plan*, prepared by NJM Design in March 2025.
- *Conservation Paint Analysis Report*, prepared by International Conservation Services in October 2024.
- *Sustainability Management Plan*, prepared by NJM Design in November 2024.

1.4 Limitations

This report does not address matters in relation to Aboriginal cultural heritage, such as anthropology, archaeology, or history. There are also no archaeological matters to consider as the registered place is not listed on the Victorian Heritage Inventory.

2 History and Description

2.1 General History of the Place

The Former Rechabite Hall was constructed from 1888 to 1889 by Henry Slade, to the design of architect Colin Campbell. The Hall, designed in a Second Empire Style, was built for the Perseverance Tent No. 34, Independent Order of Rechabites (IOR), which is a fraternal organisation and friendly society that promoted the temperance movement and the total abstinence from alcoholic beverages.

The Hall replaced an earlier, more modest c1871 Prahran Rechabite Hall at a nearby site, allegedly near the intersection of Chapel and Grey Streets.[1] IOR, reputedly the wealthiest and most famous of Australia's temperance organisations, had over 10,000 members across the country at the time the new Hall was constructed. Tent No. 34 was one of IOR's strongest and most popular order, with 207 members.[2] Apart from advocating abstinence, the Tent also served as a moral support and improvement organisation, as exemplified by paying sick leave to, and arranging mortgages for its members.

The foundation stone of the new Hall was laid on 6 October 1888, with three of the day's newspapers, *The Telegraph St Kilda, Prahran and South Yarra Guardian*, *The Prahran Telegraph*, and *The Age*, placed under the stone. The laying of the stone was overseen by James Munro, a controversial Melbourne politician at the time, businessman, and leading temperance advocate. As the Victorian District Chief Ruler of IOR, Munro helped found the Prahran Tent in 1865 and held executive office, at the district headquarters, for twenty years. It was during this time that he established ties with various Temperance organisations and societies in Melbourne, which provided him with reputation, political connections, and land speculation experience. He was the President of International Temperance Conferences, Melbourne in 1880 and 1888.

After approximately eight months of construction, the new hall was completed in May 1889. The cost of land and construction of the new Hall was £4,000.[3] Its opening ceremony on 9 May 1889 was attended by approximately 350 people, and opening address made by Munro.

A detailed account of the Hall's architecture was published in *The Temperance News* on 1 June 1889, as follows:

> *The exterior of the building is carried out in the free Italian style, showing an imposing an imposing façade to Chapel Street. On the north west corner stands a tower 56 feet in height, which is surmounted by a cresting of ironwork, and has a lookout flat, from the centre of which rises a flagstaff.*
>
> *The main entrance is approached by a flight of stone steps, on each side of which is a polished Harcourt granite column of the Doric order, resting on a bluestone pedestal, and supporting the balconette.*
>
> *The entrance doors are of a very massive appearance, being treated with bold mouldings and panels, tastefully picked out with gold lines. Over the door is a large circular fanlight of stained glass, on which is inscribed the name and number of the Tent.*
>
> *The entrance vestibule, which is 9 feet wide and 15 feet 6 inches high, is floored with tessellated pavement, and gives access on the ground floor to two halls, the first being 15 feet x 18 feet, and the second 24 feet x 18 feet. At the rear of these halls are the caretaker's quarters, which consist of four rooms, bath, and washhouse.*
>
> *The upper floor is reached from the vestibule by means of a broad stone stairway, at the foot of which stands a massive carved colonial blackwood newel; the handrails and balusters of this staircase are also of blackwood (French polished).*
>
> *At the top of the staircase is a crush room 8 feet in width, which gives access on the one side to hat and cloak room, secretary's room, and staircase leading to tower, whilst on the other side is the main hall, which has a very handsome appearance, being finished with*

[1] *Key Dates in Stonnington's History*, published by Stonnington History Centre.
[2] 'Independent Order of Rechabites,' *The Telegraph, St Kilda, Prahran and South Yarra Guardian*, published 13 October 1888.
[3] 'New Rechabite Hall at Prahran,' *The Age*, published 10 May 1889.

Keen's cement, on a pale pink background, and being enriched with a heavy modillion and dentil cornice, supported on pilasters at intervals around the hall. The ceiling is cored and worked into coffered panels, and has an ornamental ventilating band running round. The dimensions of the hall are 45 feet by 25 feet, and it is 17 feet high.

The painting of the building is very rich, being of well-selected and harmonised colours.

All portions of the building are well ventilated, and escape in case of fire has been provided for by means of a 4-feet 6-inch wide iron staircase leading from main hall to ground at rear. Attention has been paid to comfort, as well as appearance; lavatories are provided on each floor, while the heating is arranged for by gas stoves built into niches in walls of various rooms.

The building as a while reflects great credit on all concerned, and is an example of the progress which characterises the Rechabite Order.

The building was designed and carried out by Mr. Colin R. Campbell, architect, 32 Collins Street west; the contractor being Bro. Henry Slade, of High Street, Armadale; Bro. W. W. Spicer acting as clerk of works. Great credit is due to the building committee who devoted much time and attention to the numerous details involved in such a work.

The furnishings of the main hall (which were designed and executed by Bros. D. S. Oakley and Frank Campbell) are very handsome, and of first-class workmanship. At one end of the main hall is a dais, richly carpeted, over which is erected a canopy of colonial blackwood and kauri, representing a tent. The back of this canopy is formed by large bevelled-edged mirrors. The hangings of the canopy are of rich crimson and gold, the presiding officer's chair and desk occupying space on the dais. The chairs and desks of the D.R. and P.C.R. are exactly similar to that of the C.R., while a handsome, and we may add exceedingly useful, steward's table and mahogany secretaire stand on the right and left of the dais. The floors throughout the building are laid with the best linoleum, and Vienna chairs and suitable tables completely furnish all the halls. The main hall and all parts of the building are illuminated by means of handsome gasaliers and brackets supposed by Bro. M. Kemp, of Queen Street.

An 1896 MMBW plan indicates that the place, having been constructed a few years prior, comprised the main building with steps to the front façade and freestanding water closets and urinal to the rear along the east site boundary. The footprint of the original Hall appears to be very similar to the existing. In the 1980s, the Hall was repurposed as commercial office tenancies and no longer used by IOR. An L-shaped extension was added to the southeastern corner of the original building, effectively transforming its external and internal appearance. The extension has been in use until now.

1980s architectural drawings of the place are appended in Appendix A.

Figure 4: Illustration of the Hall, from 'A Monument to Temperance: Rechabite Hall Prahran,' *The Prahran Telegraph*, published 18 May 1889. Source: Trove, 2023.

Figure 5: Illustration of the Hall from a pamphlet celebrating the 50th anniversary of the establishment of Perseverance Tent No. 34, published in 1915. Source: Stonnington History Centre, 2023.

Figure 6: An 1896 MMBW plan showing the site (indicated in red). Source: State Library of Victoria, 2023.

Figure 7: Photo of the laying of the foundation stone at the Hall. Source: Stonnington History Centre, 2023.

Figure 8: View of the west (front) façade of the Hall prior to the 1980s extension, date unknown. Source: Victorian Heritage Database, 2023.

Figure 9: View of the north and east façades of the Hall prior to the 1980s extension. Source: State Library of Victoria, 2023.

Figure 10: View of the north and west façades of the Hall prior to the 1980s extension. Source: National Trust of Australia, 2023.

Figure 11: View of the south façade of the Victorian building prior to the 1980s extension. Source: National Trust of Australia, 2023.

Figure 12: View of the east façade of the Victorian building prior to the 1980s extension. Source: National Trust of Australia, 2023.

2.2 Description and Current Condition

2.2.1 External

The building at the place is built to all boundaries, and can be divided into two sections - the original 1889 Hall, containing a northwestern clock tower, and the 1980s L-shaped southeastern extension. Although the building reads as one externally, the two sections have different finished floor levels and decorative schemes internally.

The building is entered from the west (front) façade facing Little Chapel Street, and vehicular access via the north (side) façade. The roof is a combination of mansard, hipped, and flat forms, and clad in slates or painted corrugated metal sheeting. Two face brick chimneys are located close to the north site boundary. The building, sitting on a bluestone base, comprises a later paint scheme of Deep Green on the ground, and Pale Stone in upper levels. Joinery and details are painted in Indian Red or Brunswick Green. A painted band in black, white, Indian Red, and Brunswick Green wraps around the west, north, and south façades.

At the west façade, the original 1889 building is located to the north and adjoined by the 1980s extension to its south (side). It is generally divided into two storeys and an additional clock tower level. The 1889 façade is elaborately decorated with elements such as stringcourses, cornices, mouldings, and ground-level banded rustication. The elevated entrance porch is supported by original Harcourt granite pillars and fitted with original double-swing doors. Steps are original. The 1980s façade adopts a similar but simplified design, with stringcourses, rustications, windows, balconette, and pediment of similar design and proportions as the 1889 section.

At the north façade, the original 1889 building is located to the west and adjoined by the 1980s extension to its east (rear). The original building is seen to have two storeys, with the ground level's eastern portion fundamentally altered to include a carpark entrance, gates, and new windows on the ground level. The first level is relatively intact with arched, sash windows. On the other hand, the 1980s section has three storeys with contemporary, rectangular fixed windows. Its ground level is also used as the carpark entrance with gates. Generally, the ground floor wall of the north façade is covered in graffiti and non-original signage.

The south and east façades were extended in the 1980s. These facades are minimally detailed, with contemporary, rectangular fixed windows painted in Indian Red. The south façade is painted in different shades of beige/grey, with a decorative banding painted in Deep Green, Indian Red, black, and white at its lower sections. Similarly, the east façade is painted in different shades of beige/grey. Air conditioner units and associated cabling and ducting are observed throughout.

Figure 13: West (front) façade of the building. Source: Trethowan Architecture, 2023.

Figure 14: North (side) façade of the building. Source: Trethowan Architecture, 2023.

Figure 15: South (side) façade of the building. Source: Trethowan Architecture, 2023.

Figure 16: East (rear) façade of the building. Source: Trethowan Architecture, 2023.

2.2.2 Internal

Basement

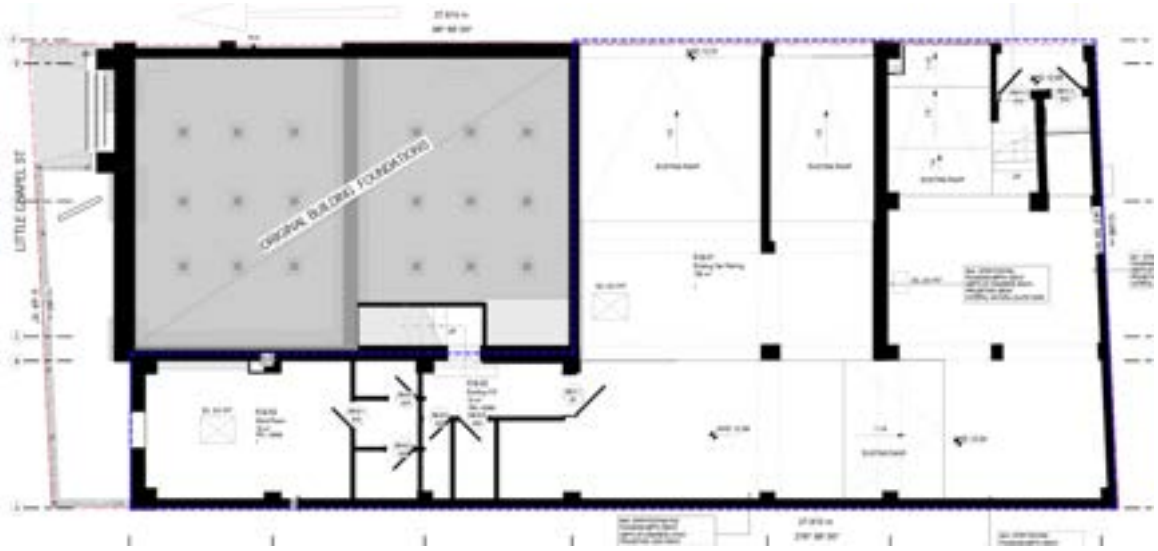


Figure 17: A1-100 Existing basement floor plan. Source: Trethowan Architecture, 2025.

At the Victorian building, the basement is accessed via the carpark entrance at the north elevation. It leads to Existing Car Parking R.B-01, which connects to the 1980s section. The carpark entrance and R.B-01 are in fair condition but covered in graffiti.

At the 1980s section, the basement consists of Store Room R.B-03, Existing WC R.B-02 which are located towards the western part, and carparking towards the eastern part. R.B-02 connects to the ground floor via stairs. These rooms are generally in fair condition.

Figure 18: Carpark entrance from the north elevation. Source: Trethowan Architecture, 2023.

Figure 19: Store Room R.B-03 in the 1980s section's basement. Source: Trethowan Architecture, 2023.

Ground floor

Figure 20: A1-101 Existing ground floor plan. Source: Trethowan Architecture, 2025.

At the Victorian building, the front entrance leads to Existing Lobby R.G-01, which connects to Existing Office R.G-02 to the south and Existing Office R.G-03 to the east. R.G-01 has an oval ceiling rose and simple cornices. Along the north boundary is a set of original stairs and unpainted blackwood timber balustrading. Door architraves, doors, and skirting boards are elaborately detailed and painted in a non-original pink and light blue colour scheme. Original tessellated floor tiles are installed throughout. R.G-01 is in fair but declining condition due to high use.

Figure 21: Ceiling in Existing Lobby R.G-01. Source: Trethowan Architecture, 2023.

Figure 22: Stair in Existing Lobby R.G-01 and entrance to Existing Office R.G-03. Source: Trethowan Architecture, 2023.

Figure 23: Newel post of stair in Existing Lobby R.G-01. Source: Trethowan Architecture, 2023.

Figure 24: Ceiling rose and cornices in Existing Office R.G-02. Paint scheme appears to be later. Source: Trethowan Architecture, 2023.

R.G-02 comprises a front room that overlooks the street, and a stair that connects to three other rooms within the 1980s extension's upper ground floor. The front room has a six-panel door painted in a non-original Indian Red and white, with an architrave painted in white with marble grain effect. It also has plain cornices and skirting boards painted in Indian Red, and an elaborately detailed ceiling rose with fruit and floral motifs painted in cream, lemon, peach, and pistachio colours with gold highlights. Walls are painted in a non-original cream, with decorated vent covers painted over. Two rectangular sash windows in original timber framing, painted in Indian Red, are located on the west wall. The east wall appears to be infilled, with a later door opening that connects to R.G-03. The room is finished in later carpeting. The room is in good condition.

Figure 25: West-facing windows in Existing Office R.G-02. Source: Trethowan Architecture, 2023.

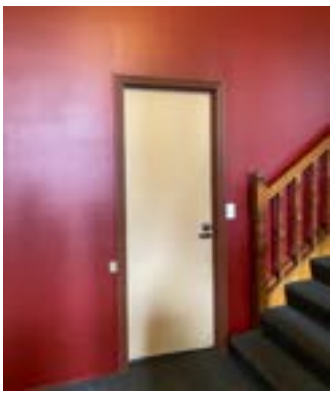


Figure 26: Eastern wall and non-original openings in Existing Office R.G-02. To the right of the image is a later stair that connects to the 1980s section. Source: Trethowan Architecture, 2023.

R.G-03 comprises a north-facing room with later partitions. Original decorative elements such as cornices, skirting boards, decorated vent covers, window frames, door architraves are observed. The ceiling roses appear to be a reproduction. Apart from the ceiling rose which has the same paint scheme as that in R.G-02, walls and other decorative elements are all painted in a non-original white finish. To the southeast of the room is a stair that leads to the upper ground floor. The room is in good condition.

There are no spaces within the 1980s section on the ground floor.

Figure 27: Ceiling of Existing Office R.G-03 with a later paint scheme. Source: Trethowan Architecture, 2023.

Figure 28: Northern view of Existing Office R.G-03. Source: Trethowan Architecture, 2023.

Upper ground floor

Figure 29: A1-102 Existing upper ground floor plan. Source: Trethowan Architecture, 2025.

At the Victorian building, the non-original southeastern stair in R.G-03 links with Hallway R.UG-05, which connects to Rooms R.UG-06 and R.UG-07 to its north which are of a stepped arrangement. These three rooms are all later modifications made to the building as part of the 1980s addition. They are in good condition.

R.UG-05 connects to the 1980s section via southern and eastern doors. The southern door leads to Room R.UG-04, which is connected to Offices R.UG-02 and R.UG-03 to its west. The two offices are separated by Circulation R.UG-01 which adjoins R.G-02 on ground floor. The eastern door connects to an L-shaped space Room R.UG-08 containing a raised platform to the north and a fire stair to the east. They are in good condition.

Figure 30: Western view of Office R.UG-02. Source: Trethowan Architecture, 2023.

Figure 31: Eastern view of Office R.UG-03, looking into Room R.UG-04. Source: Trethowan Architecture, 2023.

First floor

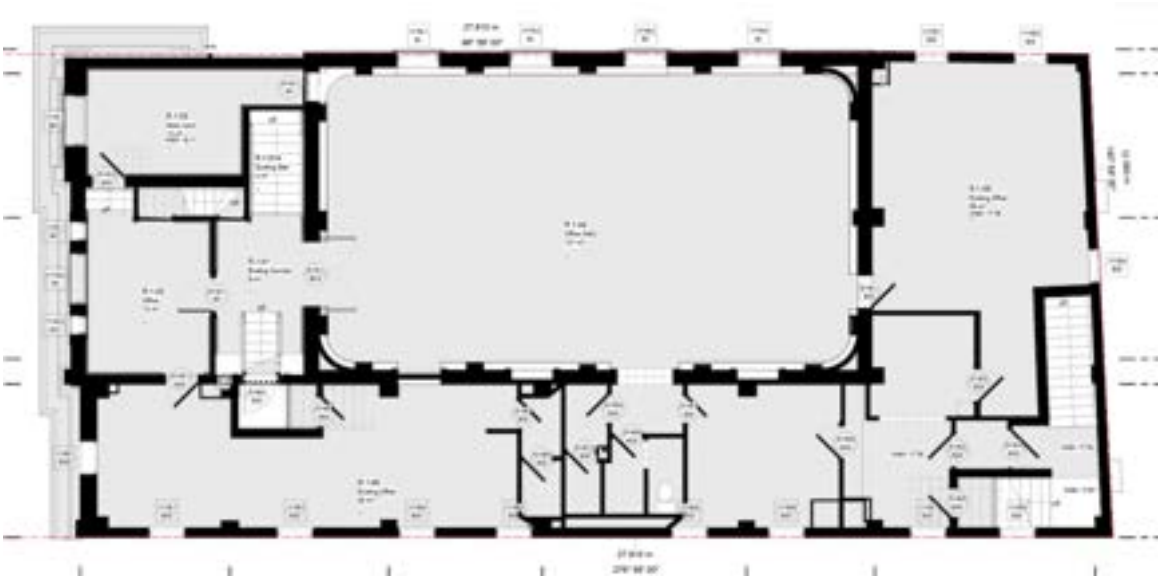


Figure 32: A1-103 Existing first floor plan. Source: Trethowan Architecture, 2025.

At the Victorian building, upon ascending Existing Stair R.1-01A is the Existing Corridor R.1-01. It has a narrow, arched door on the north wall that leads to the Tower, a western door to Office R.1-02, an eastern door to Office (Hall) R.1-04, and a southern stair and door with plinths to the 1980s section. R.1-01 has a similar decorative scheme as the ground floor R.G-01, with cornices, an oval ceiling rose, and skirting boards with a later paint scheme. R.1-01A and R.1-01 are in fair but declining condition due to high use.

Figure 33: View of Existing Stair R.1-01A from the first floor Existing Corridor R.1-01. Source: Trethowan Architecture, 2023.

Figure 34: Ceiling and cornices in Existing Corridor R.1-01. Source: Trethowan Architecture, 2023.

Figure 35: Oval ceiling rose and cornices in Existing Corridor R.1-01. Source: Trethowan Architecture, 2023.

R.1-02 occupies the west façade of the Victorian building. The room comprises an original ceiling rose, cornices, skirting boards, decorated vent covers, window frames, and door architraves all painted in white. To its north is a doorway with a large bulkhead that intercepts the cornices and window frame. It leads to Store Room R.1-03, which also has white-painted ceiling rose, cornices, skirting boards, decorated vent covers, window frames, and door architraves. Between the two rooms is an under-stair storage cupboard. A later paint scheme exists. Generally, these rooms are in good condition, although water damage is observed to some areas of the ceiling.

Figure 36: Original ceiling rose in Office R.1-02. Note the entire room has been over painted in white. Source: Trethowan Architecture, 2023.

Figure 37: Doorway between Office R.1-02 and Store Room R.1-03. Note a bulkhead is to the top right-hand corner of the architraves. Source: Trethowan Architecture, 2023.

Figure 38: Ceiling and bulk head in Store Room R.1-03. Source: Trethowan Architecture, 2023.

Figure 39: View of Store Room R.1-03. Source: Trethowan Architecture, 2023.

R.1-04 is the original Main Hall of the Victorian building. It is accessed via a set of original double-swing doors. Upon entry, a painted coffered ceiling with elaborate decorative features such as a ceiling rose, cornices, and decorative vent covers can be observed. Coloured LED lighting is concealed within the top of the cornices, and additional downlighting is installed in the ceiling. To the north wall are four arched windows with timber double-hung sash windows. On the south wall are the former (refer to Figure 44) arched window openings turned into alcove shelving. One opening is modified into a doorway connecting to the 1980s section. A stone memorial plaque is affixed to the west wall next to the entrance door. It appears to have been installed to commemorate Reverend George Mackie (d.1871), who was a member of IOR. Next to the plaque to the northwestern corner of the Hall is an infilled and overpainted doorway with two steps. The east wall has a later door opening connecting to the 1980s section. The decoration of the ceiling appears to be a reproduction, with some areas of repair noted in the northeast corner. The main hall appears to be in good condition, with minor bubbling paint observed in the ceiling.

At the 1980s section is a series of rooms. Broadly, existing Office R.1-06 at the western end is connected to R.1-02. Existing Office R.1-05 at the northeastern corner is connected to R.1-04 and a series of smaller rooms and a fire stair in between. These rooms are in good condition.

Figure 40: View of the door to Office (Hall) R.1-04 from Existing Corridor R.1-1. Source: Trethowan Architecture, 2023.

Figure 41: View of Office (Hall) R.1-04's coffered ceiling. Source: Trethowan Architecture, 2023.

Figure 42: West-facing view of Office (Hall) R.1-04. Note that the south wall's original window openings have either been infilled or altered into a doorway that connects to the 1980s section. Source: realcommercial.com.au, 2023.

Figure 43: View of the stone memorial plaque affixed to the west wall of Office (Hall) R.1-04. Source: Trethowan Architecture, 2023.

Figure 44: View of the Office (Hall) R.1-04's south wall, where an original window opening has been altered into a doorway that connects to the 1980s section. Source: Trethowan Architecture, 2023.

Second floor

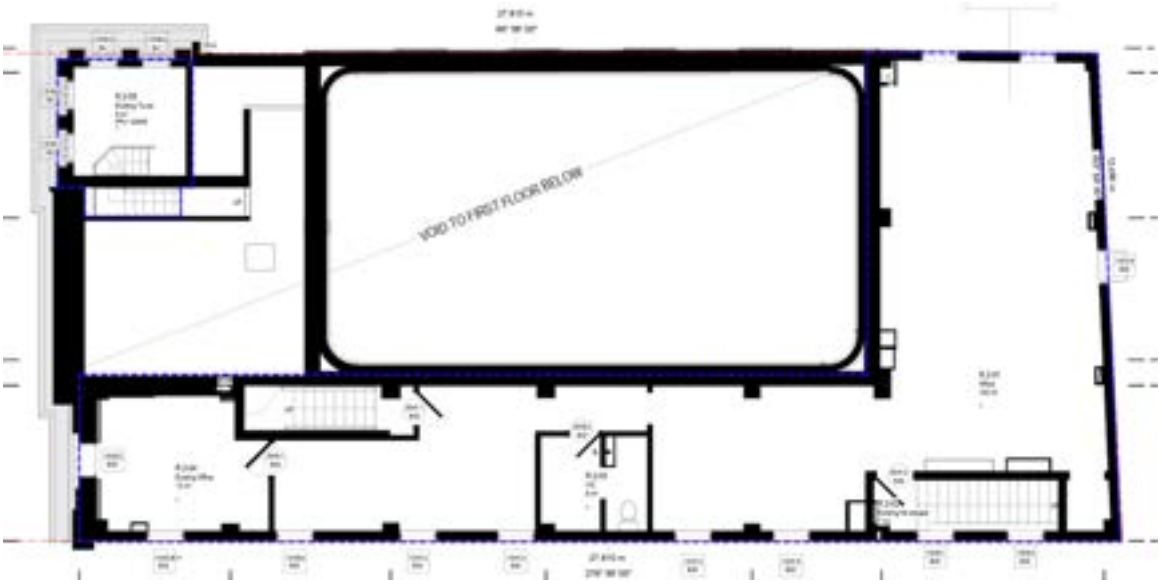


Figure 45: A1-104 Existing second floor plan. Source: Trethowan Architecture, 2025.

The Existing Tower R.2-05 is the only second floor space in the Victorian building. It has timber plank ceilings, blue-painted walls, white-painted timber double-hung sash windows, and timber floorboards. Stair balustrading is simple and unadorned. To its east, the Victorian building's ceiling crawl space can be entered via an access hatch opening. Timber roof rafters and miscellaneous timber items can be observed. The tower is in fair condition despite wear-and-tear.

At the 1980s section is an L-shaped, largely open-plan Office R.2-01, which comprises of a west-facing Existing Office R.2-04, a central WC R.2-03, and an Existing fire escape R2.02 to the southeastern corner. The space is plainly decorated but in good condition.

Figure 46: View of the entrance of the clock tower staircase. Source: Trethowan Architecture, 2023.

Figure 47: View of the attic crawl space to the east of the Tower staircase. Source: Trethowan Architecture, 2023.

Figure 48: View of the top of Existing Tower R.2-05 stairs and simple timber balustrade. Source: Trethowan Architecture, 2023.

Figure 49: View of the Existing Tower R.2-05, with blocked windows. Window frames and skirting boards appear intact. Source: Trethowan Architecture, 2023.

Figure 50: View of the 1980s section's west-facing Existing Office R.02-04. Note that the originally external south elevation of the Victorian building was battened out and a lightweight infill wall added (indicated with red arrow). Source: Trethowan Architecture, 2023.

Figure 51: Northern view of Office R.2-01. Note that later decorative elements were added to the originally external east elevation of the Victorian building (indicated with red arrow). Source: Trethowan Architecture, 2023.

3 Cultural Heritage Significance

The registered place is identified as a significant place at the local and state levels. It is listed in the Victorian Heritage Register (VHR H0575), Stonnington Planning Scheme (HO73), and National Trust of Australia (Victoria) Heritage Register (Property No. B4686). The VHR listing is relevant in this case as Heritage Victoria is the responsible authority.

3.1 Victorian Heritage Register (VHR)

The registered place is listed on the VHR as VHR H0575: Former Rechabite Hall. The extent of the registration covers the whole of the building and the whole of the title. The place has been assessed to have historical and architectural significance to the State of Victoria.

3.1.1 Statement of Significance

A Statement of Significance has been prepared for the registered place and is included in the VHR place citation. It is reproduced below, with relevant sections underlined.

> ***What is significant?***
>
> *The Former Rechabite Hall was constructed in 1888-1889 to the design of Colin Campbell by the builder Henry Slade. The Hall is a modest-sized building in the Second Empire style, with a large mansarded tower and typical elements such as heavily drafted render on the ground floor (resembling stone), an elaborate tripartite window on the upper floor, decorative elements such as consoles, pilasters and festoons and balustraded parapets broken by eclectic pediments. Bluestone was used for the base courses, and prominence is given to the entrance by a pair of highly polished Harcourt granite columns.* ***How is it significant?***
>
> *The Former Rechabite Hall is of historical and architectural significance to the State of Victoria.*
>
> ***Why is it significant?***
>
> *The Former Rechabite Hall is of historical significance as a rare surviving example of a hall erected by one of the many friendly societies and Temperance movements which played such an important role in 19th-century Melbourne. There is only a handful of such halls remaining in Victoria, and only two or three of them are Rechabite halls. This one is probably the finest surviving example, with particularly distinguished external and internal detailing, reflecting the wealth and influence of the Independent Order of Rechabites (IOR), which was reputedly the wealthiest and most famous of the Temperance organisations. In 1888 the IOR in Victoria claimed to have 10,000 members. The Prahran hall was constructed for the Perseverance Tent No.34 of the IOR at a cost of nearly £4,000. It replaced an earlier 1871 Prahran Rechabite Hall on the site. The Rechabites, like other similar organisations, served as a mutual assistance and moral improvement organisation, advocating abstinence, paying sick leave to its members, and arranging mortgages for members to help them purchase properties. The cooperative and supportive role of the Rechabites was emphasised by the fact that the contractor, Clerk of Works, designers of the furnishings and suppliers of the gasoliers and brackets for this building were all members of the Order.*
>
> *The Former Rechabite Hall is of historical significance as a symbol of the influence of the temperance movement, and particularly of one of its most notable members, James Munro.*
>
> *By the late 19th century the temperance movement had a significant influence on Victorian political and social life, with a number of prominent politicians active in temperance organisations. James Munro (1832-1908) was one such politician who used the Prahran Rechabite Hall as his power base in the Rechabite Order. One of the best known of the land boom generation of developers and politicians, Munro was premier of Victoria prior to the collapse of his personal fortunes and bankruptcy in 1893. As Victorian District Chief Ruler of the Order, his career exhibited the close ties between Temperance organisations,*

*building societies and land speculation that underlay the boom of the 1870s and 1880s. The substance and style of the Prahran Rechabite Hall are clear indicators of the prominence of the Prahran Tent of the Order.*s*The Former Rechabite Hall is of architectural significance as an outstanding example of the work of Colin Campbell, and, with its elaborately decorated facade, as a notable local landmark since 1889, and an important component in the vista from Carlton Street.*

3.1.2 Policies

The registered place is subject to general exemptions only. There are no specific exemptions.

3.2 Stonnington Planning Scheme

The registered place is listed on the Stonnington Planning Scheme as an individually significant Heritage Overlay *HO73: Former Rechabite Hall*.

3.3 Non-Statutory Heritage Controls

The registered place is subject to non-statutory heritage controls as it is listed on the National Trust of Australia (Victoria) Heritage Register (Property No. B4686). Such listings have no formal or legal weight in the planning scheme but are customarily considered when making planning decisions and are representative of heritage values in the community. The National Trust description of the place is reproduced below.

The Rechabite Hall was designed in the second Empire style by the architect, Colin Campbell, and constructed in 1888 by H Slade. When completed, it was claimed "that no Tent in the Order, or indeed any other order, meets in a more sumptuously furnished apartment".

Its grandiloquent stuccoed facade and tower make it a local landmark and the focus of a vista down Carlton Street. The building was closely associated with the prominent politician and landboomer, James Munro. The interior of the main hall in general retains its original Keen's cement wall finish, trabeated wall surfaces, elevated stage and coffered ceiling, all of which contribute to its status as perhaps the grandest surviving Rechabite Hall.

3.4 Analysis of Significance

The registered place is appropriately graded on the Victorian Heritage Register for its historical association with the Temperance movement and associated organisations, which had a significant influence on the political and social atmospheres of Victorian-era Melbourne. As one of the wealthiest and most famous Temperance organisations at the time, the Prahran order's wealth and influence are reflected through the grandeur of the Hall's architecture. The organisation is also closely related to prominent Victorian figures such as land boomer and politician James Munro. As such, the place is appropriately graded.

In the absence of a Conservation Management Plan, the significance of fabric within the registered place has been reviewed and assessed as part of this application.

- Areas of *primary significance*

  Fabric or spaces that have a high degree of intactness and integrity that relates to the 1889 building's original use, and can demonstrate original built form, fabric, location, and/or decorative elements. They include any retained fabric of the original 1889 building, externally and internally, in its original arrangement and condition.

  These fabric or spaces significantly contribute to the building's cultural heritage significance and should be retained and enhanced.

- Areas of *contributory significance*

Fabric or spaces that relate to the 1889 building, have undergone alterations, but retain a sufficient degree of intactness and integrity to demonstrate original built form, fabric, and/or decorative elements.

Fabric or spaces that are not original/early, but have undergone sympathetic works. They include the main western façade of the 1980s addition and the southern return up to the first bayand the general spatial volume of the street-facing rooms, on the first and second floors, enclosed by this return.

These fabric or spaces contribute to the building's cultural heritage significance and should be retained and enhanced as much as feasible.

- Areas of *little or no significance*

  Fabric or spaces within the original 1889 building that have undergone complete alteration and retains no ability to demonstrate original built form, fabric, and/or decorative elements.

  Fabric or spaces of the 1980s addition not listed above.

  The removal of such fabric or spaces will have no impact on the cultural heritage significance of the place.

Significance plans have been prepared to graphically represent areas of various significance. They are appended in Appendix B.

3.5 Constraints and Opportunities

The proposal, through its use into the future, attracts the following constraints:

- The lack of available historical sources such as photographs and architectural drawings affect the ability to undertake historically accurate conservation works at certain areas. In such case, historically appropriate works which are sympathetic to typical the Victorian-era are proposed.
- Compliance with contemporary fire, accessibility, HVAC, and structural requirements. These requirements guide the spatial configuration of the place and may constrain the potential of the place from being returned to its original/early appearance, i.e., the need to install DDA-compliant handrails, nosing strips, and tactiles to stairs.

The proposal presents the following opportunities:

- To remove redundant and unsympathetic accretions, which resulted from historical piecemeal modifications, causing the detraction of the cultural heritage significance of the place.
- To undertake conservation works that enhance the significance of the west (main) façade of the original 1889 building and the 1980s addition.
- To reconstruct the original 1889 building's north façade back to its original appearance.
- To improve accessibility of the place by bringing DDA-compliant facilities up to contemporary standards.
- To improve ventilation of the place by upgrading HVAC provisions.
- To undertake a wholesale improvement in the place by rationalising floor levels.
- To increase the appeal of the building to premium, long-term tenants by upgrading amenities and facilities, thereby allowing more people to be introduced to the cultural heritage significance of the place.

4 Proposed Works

The following subsections outline the proposed demolition, alteration, and new work, as well as options considered.

4.1 Demolition

Overall, demolition works are proposed for the place to remove redundant services and unsympathetic later additions which were added to the building in a piecemeal manner, detrimentally affecting its integrity.

4.1.1 External

At roof level, the Victorian building's non-original, south-facing sheet metal roof is to be demolished. Its non-original, west-facing slate roof is to be removed. The entire roof of the 1980s section is to be demolished, including its west-facing slate roof and the flat sheet metal roof.

At west (front) elevation, existing non-original fence, signage, and utility metres adjacent to the Victorian building are to be removed. At the 1980s section, an existing ground level window unit is to be removed, and its opening extended to create an arched door opening. Window units above are to be removed.

At east (rear) elevation, all 1980s window units are to be removed. All redundant HVAC and electrical conduits are also to be demolished.

At north elevation, gutters, downpipes, signage, and graffiti at the western portion of the Victorian building's ground level façade is to be removed. The eastern portion of its façade is to be demolished, including non-original walls, windows, and carpark gates. Additionally, the entire 1980s section's façade is to be demolished; its structure is to be retained.

At south elevation, all 1980s window units are to be removed.

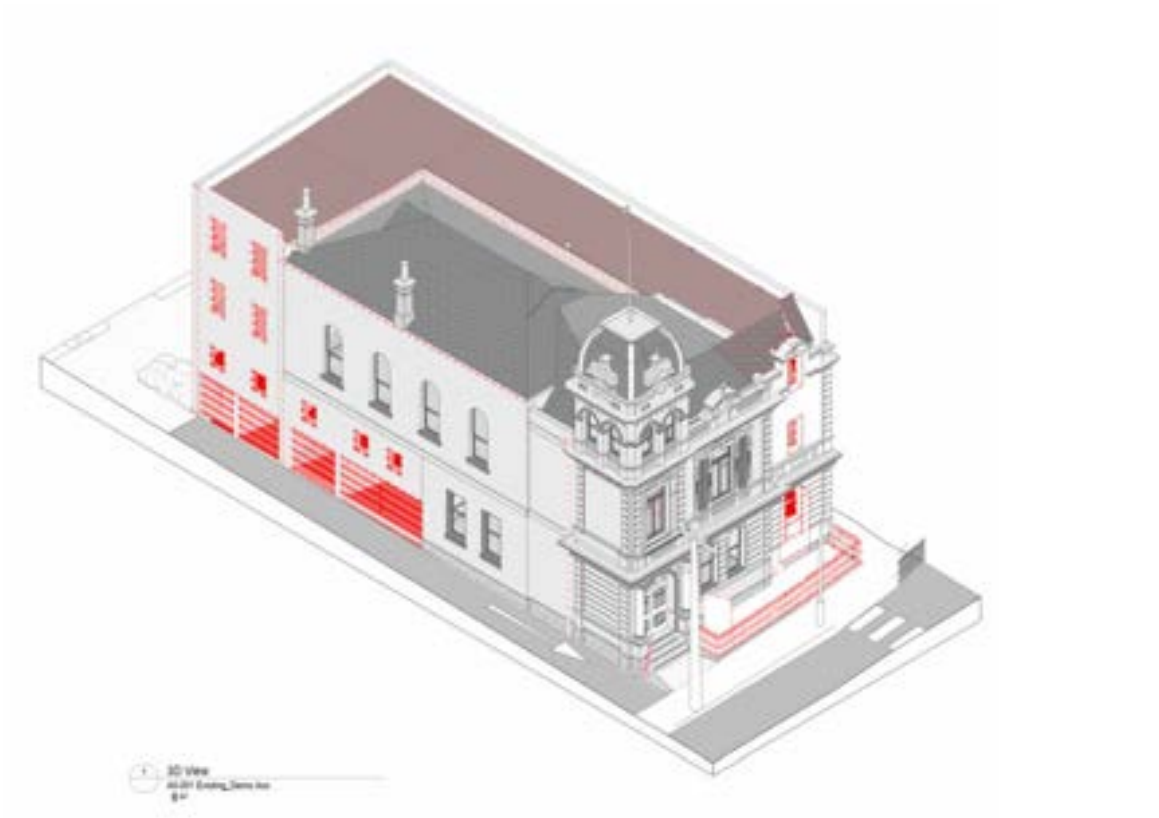


Figure 52: A0-001 Axonometric view of proposed demolition to the building's exterior. Source: Trethowan Architecture, 2025.

4.1.2 Internal

At basement, the Victorian building's later carpark ceiling beams, walls, and floors are to be demolished. A stair and wall that connect to the 1980s section are also to be removed. At the 1980s section, ceiling beams, light fittings, walls, doors, stairs, walls are to be generally demolished to enable future footings and lift pit works.

At ground floor within the Victorian building, non-original light fixtures, walls, stairs, and floor coverings are to go. Along with heaters, electrical boxes, and mailboxes. A section of the eastern wall of Existing Office R.G-03 is to be demolished to reveal a door opening as seen from the 1980s drawings.

At upper ground floor, ceiling linings, cornices, light fittings, walls, doors, stairs, and the floor structure within Rooms R.UG-06 and R.UG-07 of the Victorian building are to be demolished. A section of an original wall to the south of Hallway R.UG-05 is to be demolished. At the 1980s section, ceiling beams, cornices, walls, doors, stairs, and sections of floor slabs and beams are to be demolished.

At first floor of the Victorian building, later light fittings are generally removed. The door and floor coverings in Store Room R.1-03 are to be demolished. In Existing Corridor R.1-01, the north door that leads to the Tower, the non-original south stairs, plinth, and a small section of the original wall that connect to the 1980s section are to be demolished. A rectangular section of the ceiling is also to be cut for a future skylight. In the Office (Hall) R.1-04, non-original build-outs to pilasters are to be removed to enable future restoration works. Sections of west and east walls are to be removed at high levels to allow for future HVAC works. Generally, at the 1980s section, walls, doors, bathroom fittings, stairs, and sections of floor slabs and beams are to be demolished.

At second floor of the 1980s section, roof structures, ceilings, light fittings, walls, wall claddings, doors, bathroom fittings, joinery, fire services, stairs, and sections of floor slabs and beams are to be demolished.

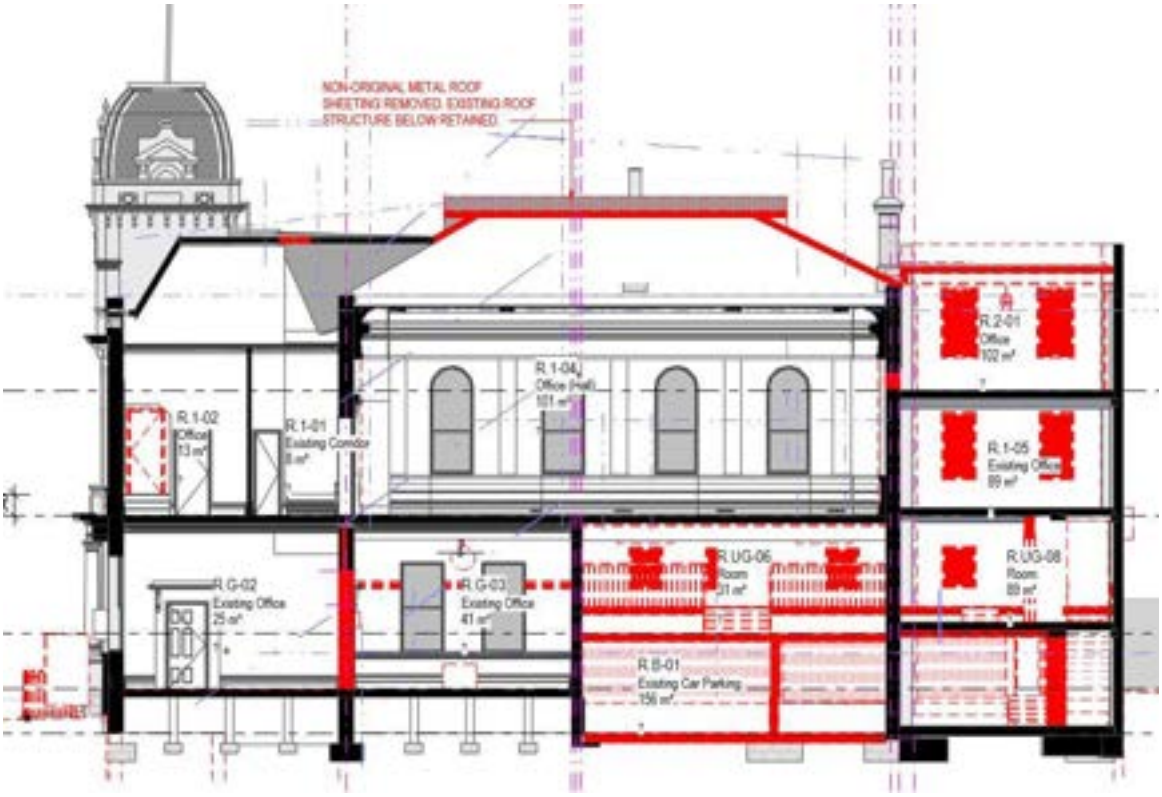


Figure 53: A2-251 Demolition section across the original building and 1980s section. Source: Trethowan Architecture, 2025.

4.2 New Work

Overall, new works are proposed for the place to reconstruct the building back to its original appearance according to available historical sources, while satisfying service requirements to ensure its long-term functionality.

4.2.1 External

General

Overall, the Victorian building is to be repaired like-for-like with interventions to heritage fabric only proposed where necessary. It is to be painted in a matte warm grey colour to approximate the appearance of original/early unpainted render. Joinery details such as window and door frames are to be painted in Dulux Georgian Brick or similar.

The 1980s section is to be differentiated from the Victorian building. An additional level is to be introduced to the built form, adding a new, visually distinctive volume above the existing. Generally, the existing fabric is to be painted in Dulux Warm Grey Half with a matte finish. New fabric is to be finished in natural zinc and dark grey powdercoated cladding.

Figure 54: Dulux Warm Grey. Source: Dulux.

Figure 55: Dulux Georgian Brick. Source: Dulux.

Roof

At roof level, the existing original north-facing slates are to be retained and made good as required. The non-original, west-facing roof is to be reclad in new slates to match the existing north-facing slates in appearance, shape and material. The tower's roof is also to be repaired and made good. A new sheet metal is to replace that currently at the Victorian building's south-facing roof like-for-like. R4 insulation is to be provided between the ceiling and roof cavity. A new skylight is to be introduced directly above Existing Corridor R.1-01. Two tubular mechanical ventilation intakes are to be located at the south-facing roof, as is a rectangular access hatch. New gutters and sumps are proposed at the junctions between the Victorian building and the 1980s section.

The existing west roof of the 1980s section currently clad in slate tiles is to be replaced by galvanised Z600 roof sheeting. The additional third floor has a flat roof, which is to be clad in standing seam metal cladding in shale grey. A skylight and services such as ducts and solar panels are to be introduced. New gutters and sumps are to be added to the junctions with the Victorian building.

West (front) elevation

At the Victorian building, repair and restoration works are undertaken to the rendered surfaces and ornaments where necessary. Accessibility works are proposed to the main entrance, where compliant handrails, tactiles, and nosing introduced to the stairs. A new garden bed and fire booster are to be installed.

At the 1980s section, a pair of glazed automatic doors with an arched transom is affixed to the new ground floor opening. The doors are to have a matte dark grey powdercoated frame, with entrance

signage attached to the transom. To its south is a vertical wayfinding signage affixed to the wall. On the first and second floors, new openable windows are to be installed to existing openings. Above the existing roof is a new terrace balustrade in woven rectangular mesh.

East (rear) elevation

New double-hung sash windows are to be installed to existing openings. A new third floor addition is to be constructed on top of the existing structure, with a shadow gap to delineate old and new fabric. The new façade is clad in standing seam metal in shale grey and has a raked roof. Matte dark grey powdercoated cladding is proposed above window openings.

North elevation

At the Victorian building, repair and restoration works are generally undertaken on the rendered surfaces and ornaments where necessary. Specifically, retained window frames are to be made good like-for-like. The eastern portion of the ground floor façade is to be reconstructed according to historical and physical evidence per historical research, where rusticated bluestone matching the existing like-for-like and two timber double-hung sash windows are to be reinstated. Between the two reconstructed windows is a fixed glazed panel in similar proportions to an original/early door, with a smooth-finished bluestone step. An electrical panel is to be located at the east end and rendered and painted to match the adjacent walls.

At the 1980s section, a new façade is to be introduced. It has a garage door on the ground floor. From first through to third floors, the eastern portion of the façade is clad with a woven rectangular mesh screen. To soften the junction between the Victorian building and the 1980s section, planters and recessed glazed doors are proposed for the façade. Adjoining the south of the Victorian building is a new, recessed third floor façade of the 1980s section. It is generally clad in woven rectangular mesh and standing seam metal in shale grey. 16 wall-mounted condenser units are installed to this façade.

South elevation

All existing window openings are to be fitted with new double-hung sash windows. Similar to the east elevation, a new third floor addition is to be constructed on top of the existing structure, with a shadow gap to delineate old and new fabric. The new façade is clad in standing seam metal in shale grey. Matte dark grey powdercoated cladding is proposed above window openings. To the west is a sunken terrace enclosed by a woven rectangular mesh balustrade.

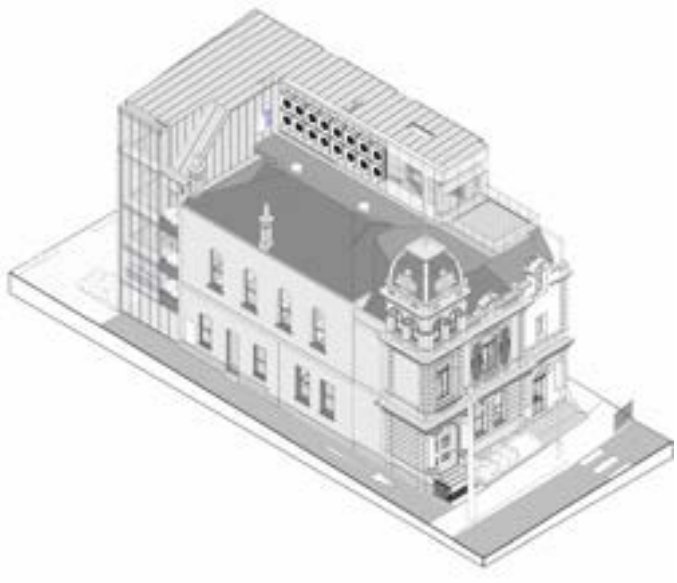


Figure 56: A0-002 Axonometric view of proposed changes to the building. Source: Trethowan Architecture, 2025.

4.2.2 Internal

General

Generally, ceiling and roof spaces are to be lined with R4 insulation. A new HVAC ducted system is to be incorporated and new ceiling and wall vents provided. Internal ceilings, walls, doors, and associated roses, cornices, architraves and skirtings are to be painted in a light, visually recessive, and neutral colour. All door handles are to be replaced with D-type lever handles.

Basement

At the Victorian building, the existing carpark is to be enclosed for proposed ground floor spaces. A water tank is to be installed.

At the 1980s section, the basement generally comprises Garage R.B-02, a bike storage, Lobby R.B-01, Lift Shaft R.B-69, and other services and circulation spaces. It also ramps up to the ground floor. A panel door to the north wall of the Proposed Bike Storage provides access to the subfloor for maintenance.

Ground floor

The main stairs in the Existing Lobby R.G-01 of the Victorian building is to be upgraded due to compliance issues. New metal handrails, finished in brushed brass, are to be installed over the existing handrails, and nosing strips are to be adhered to all steps. The under-stair space is to be blocked off and its door fixed shut. At Commercial Tenancy R.G-02, existing walls, architraves, skirtings, and floorboards are to be made good. Above the door, a new wall-mounted split system AC is to be installed. An existing, non-original southern doorway is to be infilled and made good. The eastern opening between Commercial Tenancies R.G-02 and R.G-03 is made good following the demolition of non-original partitions and doors. At Commercial Tenancy R.G-03, vents are installed to the new openings in high levels of the walls for HVAC purposes. Walls, skirtings, and floors are generally repaired following the removal of non-original elements. The proposed east wall opening is to be fitted with a new door. The existing south wall opening is to be infilled and finished, and its skirting to match adjacent existing fabric. At Commercial Tenancy R.G-04, a new ceiling is to be installed with new modern cornice and embedded HVAC ceiling vents. A new service pillar is to be embedded in the northeastern corner of the wall. A new floor is introduced to the entire space, with a finished floor level matching the adjacent R.G-03. To the south, a new wall is constructed, with walls returning to the lift.

At the 1980s section, a landing is provided to the stairs connecting to the first floor, and a ramp to the basement.

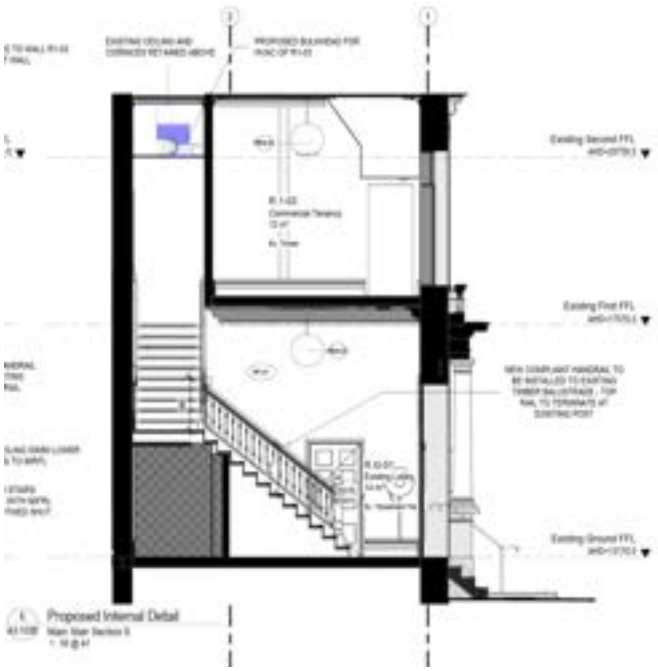


Figure 57: A3-517 Section showing works to the original main stair. Source: Trethowan Architecture, 2025.

Upper ground floor

The upper ground floor is rationalised to only include spaces within the 1980s section. At Proposed Lobby R.UG-01 are a void to the basement, stairs that connect to ground and first floors, and a lift. Hallway R.UG-02 is separated from R.UG-01 by double-swing doors. It comprises Store Room R.UG-03, DDA WC R.UG-04, staff lockers, Unisex WC R.UG-05, Unisex EOT facilities R.UG-06, and Store Room R.UG-07.

First floor

At the Victorian building, a bulkhead is proposed to be built over the Existing Stair R.1-01A, with ceiling and wall grilles for an HVAC ducted system. Tactiles are also proposed to be installed on the landing. In Existing Corridor R.1-01, a skylight is to be installed in the ceiling. A new door that leads to the Tower is to be installed and fixed shut. At Commercial Tenancy R.1-02, the existing eastern door is to be made good and repainted to match the existing. A new DDA-compliant door is to be installed to an existing southern door opening. The existing door between R.1-02 and R.1-03 is to be removed, and another eastern door in R.1-03 is to be fixed shut. At the main hall R.1-04, the decorative ceiling is to be made good like-for-like where necessary. Wall grilles are to be installed on the east and west walls for HVAC provisions. The existing double-swing doors are to be retrofitted to include an automatic opening mechanism for DDA purposes. Original decorative detailing is to be put back to all pilasters (Figure 59). A new door is to be installed on the east wall, and an existing opening to the south wall is to be infilled.

At the western end of the 1980s section is Commercial Tenancy R.1-07. It has a north door that connects to R.1-02. A new glass partition and door are affixed to existing columns, forming its east wall. At Proposed Lobby R.1-06 is a void to the basement, stairs that connect to the upper ground and second floors, and a lift. Commercial Tenancy R.1-05 is an L-shaped, open-plan space at the eastern end. It has a Balcony R.1-05A and a planter to the north.

Figure 58: A3-103 Proposed first floor plan. Source: Trethowan Architecture, 2025.

Figure 59: View of an original/early pilaster ‘boxed in’ or enclosed by a later boards. Source: Trethowan Architecture, 2024.

Second floor

There are no works to the Victorian building’s Tower R.2-05.

At the western end of the 1980s section is Commercial Tenancy R.2-04. A new glass partition and door are affixed to the existing columns, forming its east wall. At Lobby R.2-06 is a void to the basement, stairs that connect to first and third floors, a lift, and DDA WC R.2-07. Separated by a door is an open-plan Commercial Tenancy R.2-08 to the eastern end. It has a Balcony R.2-09 and a planter to the north.

Third floor

At the western end of the 1980s section is an open Terrace R.3-01 enclosed by a woven rectangular mesh balustrade on the north, west, and south. To the east is an operable mesh screen that separates it from indoor spaces. Lobby R.03-02 is located centrally to this floor, with a stair connecting to the second floor below, and a lift. To its east is an L-shaped Commercial Tenancy R.3-03 with a Balcony R.3-04 to its east.

5 Assessment

The following assessment is based on an understanding of the significance and history of the registered place, principles of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, and good heritage practice.

Overall, positive impacts on the significance of the place associated with the proposed works have been identified. The building has undergone alterations externally and internally, which have had detrimental effects on its everyday use and the understanding of its significance. This proposal seeks to review and improve the function and amenity of the building, with the aim to return it to its original architectural intent while bringing it up to contemporary service standards and facilitating its long-term use.

5.1 Impacts, Mitigation, and Options Considered

Generally, proposed works that remove intrusive or unsympathetic later fabric, and those that return the building back to a more historically appropriate appearance and/or configuration contribute to a better understanding of its cultural heritage significance, are all supportable heritage outcomes. Similarly, proposed works to remove and alter fabric and/or spaces of *little or no significance* are generally acceptable from a heritage perspective.

On the other hand, some design details of this proposal have been identified to have impacts on the significance of the place. While they may have physical or visual impacts, they are proposed due to other considerations such as DDA, mechanical, and structural requirements for a contemporary office building in a suburban setting. Their impacts, mitigation strategies, and options considered are described as follows.

5.1.1 External

Overall

Repainting the building

Currently, both the Victorian and 1980s sections have the same, later paint scheme, where the lower sections are in Deep Green, upper sections are in Pale Stone, with detailing in Indian Red or Brunswick Green. Painting the building in Dulux Warm Grey and details in Georgian Brick colours presents a visual change.

Painting the building in Warm Grey, associated with the typical Victorian practice of leaving façades in exposed, bare render, returns it to a more historically appropriate appearance than the existing treatment. This is in line with the *Conservation Paint Analysis Report* where the following is advised:

> *While an early paint scheme was identified in the samples, it cannot be determined whether it is the original scheme for the building and remains unclear whether this represents the building's original finish. Given the limited scope of the investigation and the nature of historic buildings, it may have originally featured a natural finish rather than painted. The building's original aesthetic is potentially aligned with a natural finish, which was common for buildings of this era, especially considering the importance of the prominent entrance highlighting natural materials.*

On the other hand, painting the 1980s sections in Warm Grey half visually separates it from the Victorian building while allowing it to be sympathetic to the Victorian building. This is in accordance with HV's pre-application feedback that the 1980s façade is to be 'simplified' and made visually recessive.

The current paint scheme is not historically accurate as there is no photographic or forensic evidence that the building's exterior walls had a two-tone colour scheme with detailing picked out. Repainting all existing detailing to a single colour consolidates the use of colours in these areas and results in a much neater overall presentation of the building. Georgian brick is a historically appropriate colour for detailing that visually complements the walls' grey tones. Overall, although repainting the building is a visual change, it positively contributes to its presentation.

Demolition extent of the 1980s section

Multiple options and considerations for the demolition extent were investigated before arriving at the current proposal to largely retain the structure. They are listed as follows:

- Option 1 - Full demolition and reconstruction

  The 2022 scheme was previously prepared. HV requested significant setbacks to the west façade, resulting in a new unfeasible leasable floor area.

  Upon TA's involvement, individual levels of significance were assigned to fabric and spaces to assist with the understanding of the heritage values, and to guide what aspects can undergo change. Specifically, the west façade and volume of the first rooms are assigned to be of *contributory significance* as they contribute to the ongoing history of the place. Other parts of the 1980s section are deemed as having *little or no significance*. This guided the design approach.

  Further structural investigations deemed that the concrete structure, floor plates, and most of the facades are still serviceable. Demolishing these elements would lead to detrimental environmental impacts. Schemes which maximised the retention of existing serviceable fabric are therefore prioritised.

- Option 2 - Part-demolition and part-retention

  The option of retaining the southwestern portion and reconstructing the northeastern portion was considered but dismissed due to DDA and fire compliance requirements which led to inefficient internal spatial configuration.

The current proposal largely retains the 1980s section's structure, only making changes to the façades. In view of heritage, sustainability, compliance, and commercial considerations, it is the most balanced approach.

This matter is further discussed in Section 5.2.1.

Addition of a third level to the 1980s section

While the introduction of a new third level in the 1980s section presents a change, it is to compensate for the loss of floor area caused by the proposed demolition of the existing split-level arrangement built in the 1980s section. The works are proposed to an area of *little or no significance.* By limiting its footprint to the 1980s portion, it is designed to have minimal impact on the original Victorian building. Further, it provides considerable setback from the west and north façades and creates space around the original face brick chimney by introducing angled roof portions to the north façade.

Overall, the form and mass of the 1980s section's third-level extension are supportable from a heritage perspective as it has a minimalistic, rectangular form that is set back sensitively from the west (front) elevation. The material and colour selected for the extension convey a contemporary, tectonic architectural expression which is neutral and visually recessive, allowing fabric of *primary* and *contributory significance* to retain visual dominance. The adoption of a grid-like pattern on all façades delivers a sense of rhythm and consistency with the Victoria-era articulation and detailing on the main building.

This matter is further discussed in Section 5.2.1.

Roof

Adding new features to the Victorian building's new southern metal roof

Generally, replacing the existing metal roofing in a like-for-like manner is acceptable from a heritage perspective as this does not introduce any change. New features are proposed to be added to the area, including a new skylight, roof access hatch for safe access, and mechanical ventilation intakes. These features are all essential for the future maintenance and functionality of the place. Physical impacts are mitigated by positioning them to avoid clashing with the existing roof structure. Visual impacts are mitigated by setting them back from the public domain as much as feasible.

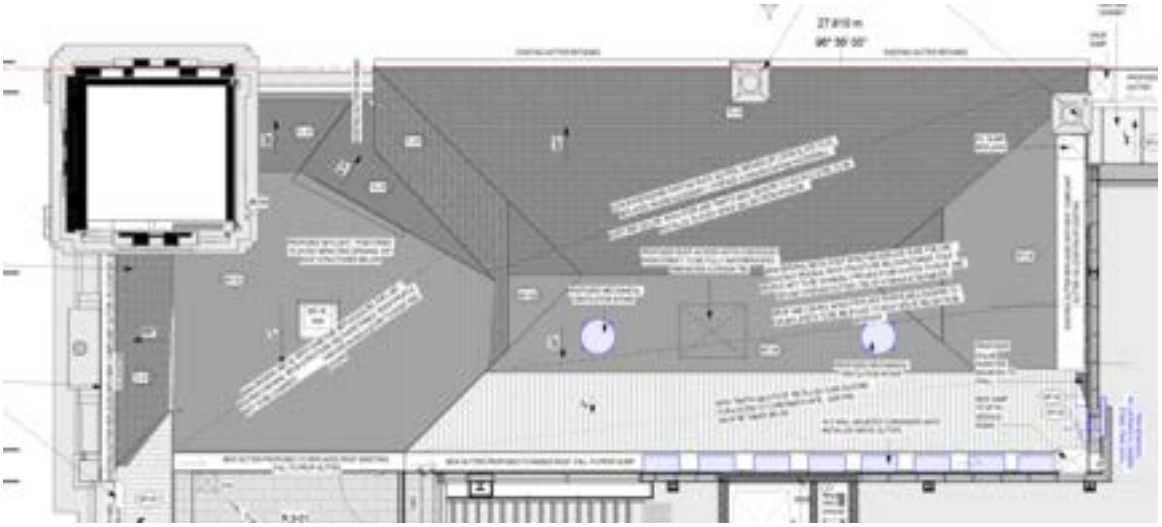


Figure 60: A3-105 Proposed roof plan for the Victorian building's southern metal roof. Source: Trethowan Architecture, 2025.

Replacing the existing 1980s section's west-facing slate roof with contemporary metal roofing

The existing west-facing slate roof in the 1980s section was poorly constructed, leading to water ingress issues. Moreover, using slate at this location makes it difficult to delineate between the original Victorian building and the 1980s section. The proposal to replace slates with contemporary sheet metal roofing not only addresses water ingress issues but also allows for a clearer visual break between the two sections. While this presents as a change, it is supportable from a heritage perspective. The new roofing material, galvanised metal sheeting, is a visually recessive material that does not affect the prominence of the adjacent Victorian building's new slate roof.

West (Front) Elevation

Altering the ground level window opening at the 1980s sections

The existing window is proposed to be modified as the front entrance for the 1980s section. The entrance is an arched doorway fitted with glazed double-swing doors. This involves the removal of *contributory* fabric. The work is, however, essential to the ongoing functioning and utilisation of the wider place as it satisfies DDA compliance requirements. Options were considered to locate a new DDA-compliant entrance elsewhere. However, the building is essentially built to all boundaries, and the only other viable point of entry would be from the north façade, which directly adjoins the carpark's driveway and is considered unsafe. Using the original front entrance is not only impractical but would result in extensive change and modification to original detail and fabric. To mitigate impacts arising from the proposed change, the new doorway is designed to be sympathetic to the form of the original entrance. It is also contemporary and minimal through its finishes and materials. These design interventions allow the new door to sit harmoniously with the original opening and 1980s section's front façade, allowing the original entrance to remain untouched and visually dominant.

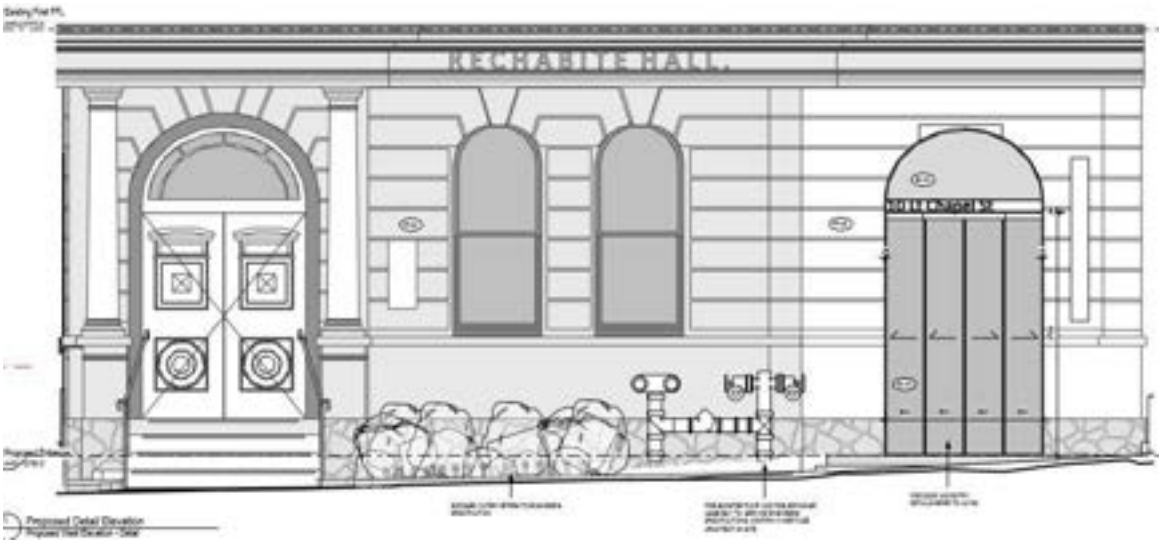


Figure 61: A3-510 Proposed detailed west (front) elevation, showing the original and new entrances. Source: Trethowan Architecture, 2025.

Addition of DDA-compliant features to the entrance stairs

Minor impacts have been identified for the addition of new DDA-compliant handrails in addition to the existing handrails, as well as adhering nosings and tactiles to the steps. These interventions, however, are necessary to ensure the building's level of DDA compliance can be increased wherever possible. They allow for the continual operation and functionality of the building in the long run.

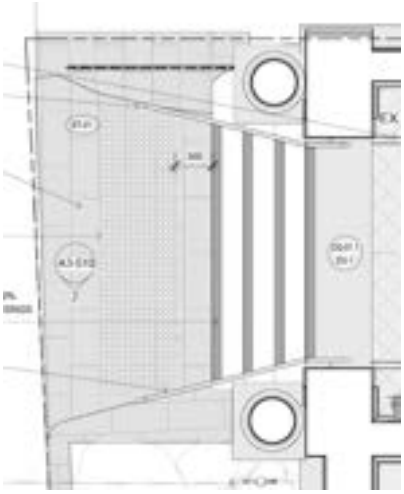


Figure 62: A3-510 Proposed DDA features to the entrance stairs. Source: Trethowan Architecture, 2025.

North Elevation

Altering the eastern portion of the original Victorian building's ground floor façade

The existing fabric at the eastern portion of the original building's ground floor is an unsympathetic intervention introduced in the 1980s. The area is graded as having *little or no significance* for this reason. The proposal to reconstruct the façade is supportable as it returns the area to an appearance sympathetic to the original design. There are two elements that are not reconstructed like-for-like and have impacts, including the new electrical panel and fixed glazed panel on the ground floor.

The new electrical panel is required for the ongoing operation of the building. It is required to be in a publicly accessible location. As such, it can either be located at the west (front) or north (side) façade. As it needs to be in a discreet, non-original area, the proposed location is the most appropriate. While it is required for the panel to be finished in powdercoated metal, impacts are mitigated by matching its colour with the surrounding walls so that it blends in as much as possible.

A fixed, glazed panel is proposed to be located between the two reconstructed sash windows. According to historical sources, this area originally had a timber door. This is not reconstructed as a door it is unsafe for the building to directly access the driveway and a faux timber door was considered initially. However, as the room is unable to achieve the required lighting levels in according with the National Construction Code (NCC); where 'natural lighting must be provided by glazing with an aggregate area no less than 10% of the floor area', a glazed solution is proposed. While this articulation deviates from the original design intent, it is necessitated by safety and lighting requirements. Impacts are mitigated by keeping the opening's dimensions and bluestone footing detailing distinguishable yet sympathetic to the original design.

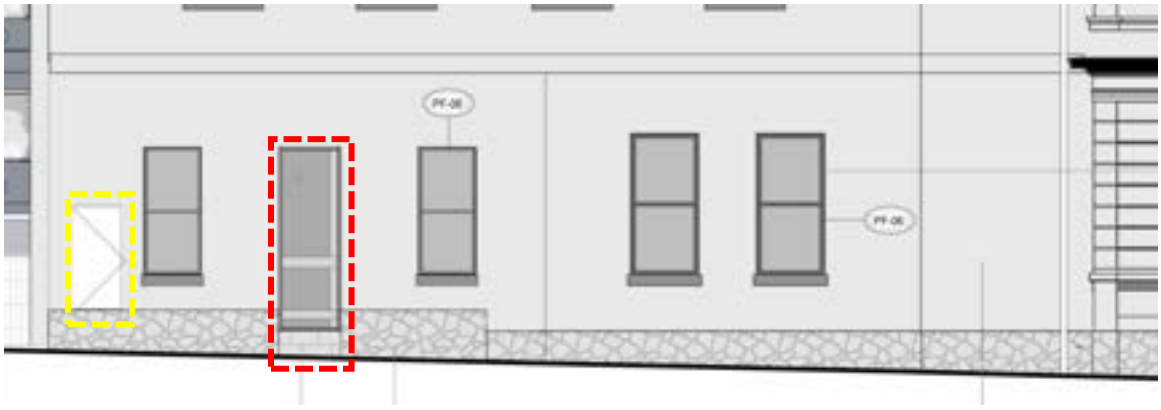


Figure 63: A3-203 Proposed north façade of the Victorian building, note the reconstructed double-hung sash windows, and a new fixed glazed panel in between (outlined in red). An electrical panel is located at the eastern end (outlined in yellow). Source: Trethowan Architecture, 2025.

Altering the 1980s section's overall façade

Removing the 1980s section's façade's existing masonry cladding and recladding it with contemporary materials (i.e., semi-translucent metal mesh screen, concrete structure, and recessed glazed sliding doors behind) will change its appearance and its relationship with the original section so the two sections can be more readily distinguishable as separate entities built in different periods. To soften the junction between the two, recessed glazing and planter boxes are provided as a buffer. This change also improves the building's overall passive environmental performance by enhancing airflow and allowing more natural light to enter currently dark spaces for the amenity of a contemporary office. Cumulatively, this is a positive change to the appearance and functionality of the wider place.

Installation of wall-mounted condenser units to the 1980s section's third-floor exterior wall

There are visual impacts associated with the new wall-mounted condenser units as they are visible from the street level. The installation of these units is necessary for the thermal comfort of users of the building as the building currently does not provide sufficient ventilation and it is reasonable for them to expect air conditioning in contemporary commercial tenancies. Options were considered to locate the units elsewhere; however, opportunities were limited as the building is built to all boundaries and affixing the units at other locations would cause them to be more prominent or at the detriment of the original fabric. It was considered to place the units on the roof of the original building or the 1980s section; however, this would either impact the original building's structure and in turn cause more detrimental impacts or further add to the height of the 1980s section. It was also considered to add a screen to enclose the units. This was dismissed due to structural concerns as new fixing points have to be added to the Victorian building's roof structure. While there are impacts,

the proposed location is the most appropriate and least harmful solution while achieving the goal of providing thermal comfort to future tenants.

5.1.2 Internal

Overall

Repainting the building

The proposal to repaint all internal areas of the original 1889 building, apart from the main hall ceiling, in a light and neutral colour scheme, is acceptable as the current paint scheme in these locations is not original to the design. Painting over these surfaces does not affect the understanding of the building's significance. While it is understood that light and neutral colours are not associated with conventional Victorian interiors, it is reasonable for contemporary leasable office spaces to have a light and neutral-coloured backdrop for flexible tenancy fit-out purposes. The ceiling in the main hall is to undergo repair.

Alterations to the 1980s section's front rooms

At first and second levels, glazed walls and doors are to be installed to the east of the west-facing front rooms to separate these commercial tenancies from the lobbies. While the front rooms are graded as areas of *contributory significance* and the proposed installation of glazed walls represents a physical and visual change, this intervention does not detract from the space by being of clear glass and doesn't require any removal of original fabric. The glazing adds to the visibility of the rooms from the lobbies and improves the lighting conditions in these spaces. These elements are also lightweight, easily distinguishable as new and reversible without further damage to the original wall surface.

Figure 64: A3-103 Proposed first floor plan of R.1-07 showing the glazed wall and door to the east. Source: Trethowan Architecture, 2025.

Overall HVAC additions to the original building

Impacts are associated with the proposed installation of HVAC grilles on walls and ceilings throughout the Victorian building. The installation of grilles, however, is necessary for bringing the building up to contemporary service standards expected by any future users, especially if the goal of the proposal is to provide appropriate amenities to attract long-term, premium tenants. In providing these upgrades, the financial sustainability of the building can be guaranteed, establishing the basis for any future maintenance and conservation works.

The proposed HVAC upgrades are summarised as follows:

- Wall-mounted split systems are to be installed in Commercial Tenancies R.G-02 and R.1-02 only. This will require installation of the air conditioning unit to the wall, and the installation of two 20mm pipes through the wall.

- Other rooms within the Victorian building will be cooled by ducted HVAC systems located within the roof space. Ducts will connect to ceiling or wall vents.

The option of cooling the main hall by locating a ducted HVAC system in the roof space directly above was considered but dismissed as ceiling vents in this space have negative impacts on the heritage ceiling. Further, the option to utilise the existing original air vents for HVAC provisions was considered and tested in the main hall by proposing to connect them to new ductwork. However, this is proven to be technically difficult as the vents are insufficient and too small for the required airflow, and as a result, a constant whistling noise is produced. This will lead to the tenancies having undesirable provisions and contradict the goal of the project to provide premium tenancies. As such, this option was dismissed. As a result, to cool the west side of the main hall, air vents must be provided from the west wall. In doing so, ducts have to come down from the roof space above R.1-02 to the Existing Corridor R.1-01.

The option of leaving the ducts exposed in the Existing Corridor R1.01 was considered but dismissed due to the applicant's aesthetic preference. The design concept for the Victorian building is for new elements to be presented in a minimalistic aesthetic, which contrasts with the industrial aesthetic for the 1980s portion. Concealing the unsightly ducts with a suspended ceiling appropriately responds to this preference.

It is acknowledged that installing a suspended ceiling at this location has physical and visual impacts. Physical impacts arise from new penetrations and fixings to heritage fabric. This is mitigated by detailing the interventions so that they are as minimal as feasible and do not affect decorative elements such as cornices. On the other hand, while there are visual impacts arising from the changed perception of the height and proportion of the corridor, the intervention is reversible.

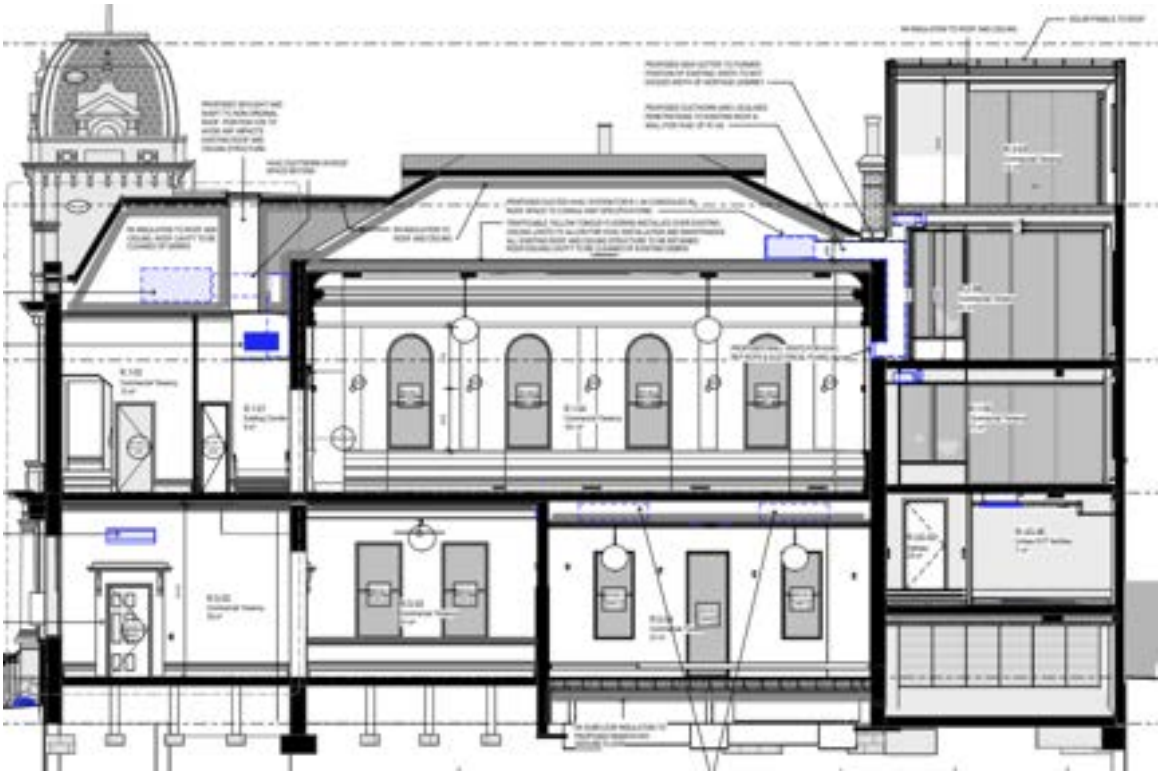


Figure 65: A3-253 a section showing the HVAC provisions within the Victorian building and 1980s extension. Source: Trethowan Architecture, 2025.

Overall changes due to DDA compliance requirements

**Note: This subsection is to be read in conjunction with Stonehenge Consulting's *Access Inspection Report*, submitted as part of the application.

The proposed DDA provisions are listed as follows:

- External entry stair at the Victorian building
  - Replace step nosings with 50-75mm non-slip material with 30% colour contrast.
  - Replace handrails on both sides (30-50mm diameter) at a height of 865-1000mm and extend handrails at the base of the stair before terminating via a 180-degree bend per the Australian Standard.
  - Install wayfinding signage directing towards the proposed new entrance.
- Internal main stair at the Victorian building
  - Retain the existing non-compliant handrail but install new compliant handrails at 865-1000 mm height with a 50mm gap from walls.
  - Install non-slip nosings (50-75mm, 30% contrast) on all steps.
  - Replace missing balusters like-for-like.
  - Install Tactile Ground Surface Indicators (TGSIs) at the top of the stairs.
- All doors and hardware throughout the site
  - All new and existing doors (except glazed doors) must have 30% contrast with the wall or door jamb.
  - All door handles must be D-type lever handles at 900-1100 mm height with a clearance of 35-45 mm.
  - Braille signage must be installed next to doors with exit signs.

As per the Inspection Report, 'since the proposed works relate to more than half of the original volume of the building, the entire building should be brought into conformity with the current requirements of the Building Code of Australia (i.e. BCA 2022). As a result, elements within the building including stairs, doors, and any associated fabric and/or matters require upgrading. While it is acknowledged that these changes result in physical and/or visual impacts, they are critical to the continuous operation and functionality of the building in the long run. Should these requirements not be satisfied, the building's potential to become a premium commercial office would be negatively affected. This is further discussed in Section 5.2.1.

Ground and Upper Ground Levels

Removal of original wall section

A small wall section (860mm wide) separating the existing spaces R.G-03 and R.UG-06 is to be removed to create a door opening. As this wall is graded as an area of *primary significance*, the proposed removal has physical and visual impacts. This change is required as the opening will provide the only non-lift access to R.G-04. To mitigate impacts, this door opening is to be finished in contemporary detailing to indicate that it is a later modification.

Figure 66: A2-101 Proposed new opening to an original wall between R.G-03 and R.UG-06. Source: Trethowan Architecture, 2025.

Rationalising floor levels within the Victorian building

The non-original 'split level' of existing Rooms R.G.04 and R.UG-07 is removed, and a new Commercial Tenancy R.G-04 is proposed to have a finished floor level flush with the adjacent Commercial Tenancy R.G-03. This change returns the Victorian building to a more historically appropriate appearance and provides a more accessible tenancy environment for future users. While this presents a change, this is a good heritage outcome.

Addition of DDA-compliant features to the original blackwood stair at the ground floor entrance

For the building to fulfill as many DDA compliance requirements as feasible, design interventions to the original stair are necessary. Minor impacts have been identified for the addition of new DDA-compliant handrails above the existing balustrade top rails. The option of installing code-compliant, freestanding handrails was considered but dismissed as installing new structures to the steps would lead to an even more detrimental physical impact compared with the current proposal. Additionally, installing freestanding handrails would decrease the width of the stairs, causing other knock-on effects regarding DDA compliance. Another option of raising the existing wall-side handrail was considered but dismissed because it would harm the understanding of its original position while still requiring a code-compliant handrail to the outside top rail. As such, adding secondary handrails is considered a more efficient and comparatively less harmful approach. To mitigate impacts, the design of the new handrails, in brushed brass, has been carefully considered to be sympathetic yet distinguishable as new. This approach was successfully employed in the Former Gollin and Company Building (VHR H0685) and was approved at Alexandria Tea Rooms in Bendigo (VHR H0115).

Similarly, the addition of nosing and tactile to the steps are also necessitated by DDA requirements, which will ensure the building satisfies contemporary accessibility requirements and is functional and inclusive in the long term.

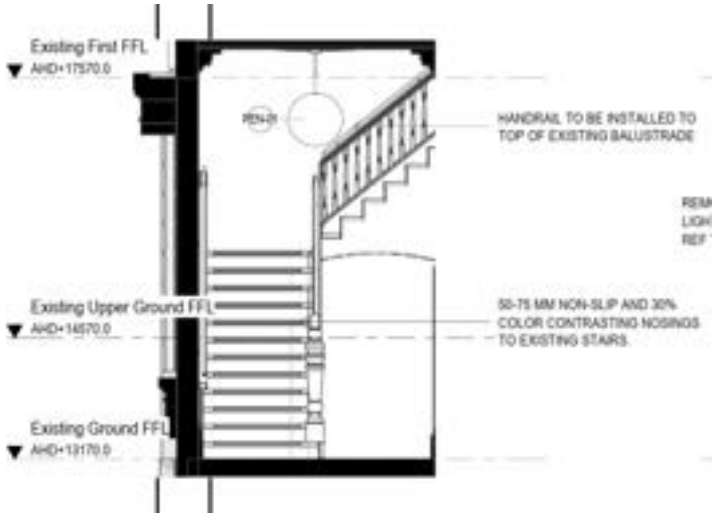


Figure 67: A3-517 Proposed addition of new DDA-compliant features to the original blackwood stair. Source: Trethowan Architecture, 2025.

First Level

Installation of a bulkhead above Existing Stair R.1-01A

The installation of a new bulkhead above the stair partially conceals the otherwise intact ceiling and cornices and has visual impacts. As stated above, the bulkhead part of the building's much-required HVAC upgrades would ensure the users' thermal comfort, especially in the stair hall which has no windows, no opportunities for natural airflow, and is currently poorly ventilated. The bulkhead also allows for HVAC equipment for the main hall to be reticulated and concealed. If a bulkhead is not to be installed in this location, HVAC equipment and associated ductwork will be exposed, causing negative visual impacts on the presentation of the area. Further, if HVAC equipment is not to be in this area, it would have to be located within the main hall, which would be more impactful to the

understanding of its cultural heritage significance. While new fixing points are required for the installation of the bulkhead, there will be no physical impacts on original cornices as they will be built over. This work is largely reversible and will only have a temporary impact on the space.

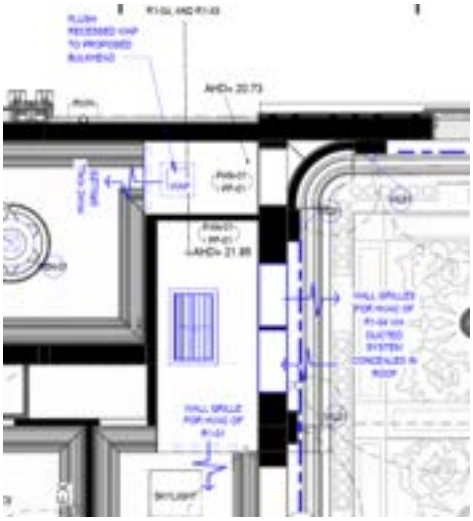


Figure 68: A3-303 Proposed RCP showing the new bulkhead and ceiling and wall vents. Source: Trethowan Architecture, 2025.

Figure 69: A3-517 Section showing the bulkhead above the stair. Source: Trethowan Architecture, 2025.

Installation of a new skylight at Existing Corridor R.1-01

Adding a new skylight (770mm x 570mm) to the corridor ceiling presents the physical impact of losing original fabric and visual impact of changing the Victorian character of the space. As this space is dimly lit and does not have windows, the introduction of the skylight is to bring natural light into the space. The addition of the skylight is acceptable as it does not impact the roof framing and is positioned away from internal decorative elements such as cornices.

Removing a section of the Existing Corridor R.1-01's south wall and replacement of doors

A section of the corridor's south wall is demolished to widen the doorway to the 1980s section (150mm). This presents the physical impact of losing original fabric and the visual impact of changing the proportion of the original opening. The expansion is required for DDA access. Impacts are mitigated by making the new door clearly legible as a later modification.

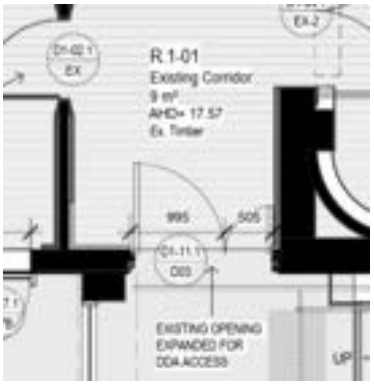


Figure 70: A3-103 Proposed first floor plan showing the widened doorway and new DDA compliant door. Source: Trethowan Architecture, 2025.

Installation of automatic door-opening mechanism at Commercial Tenancy R.1-04

The proposal of installing an automatic door-opening mechanism at the original, double-swing front doors at the main hall R.1-04 has physical and visual impacts. There are physical impacts associated with introducing new penetrations to the original doors and associated architraves. Additionally, visual impacts are associated with changing the appearance of these otherwise intact elements. As DDA compliance is required for this tenancy, the other option of demolishing the doors entirely and install new DDA-compliant replacements was considered but dismissed due to the extent of impacts.

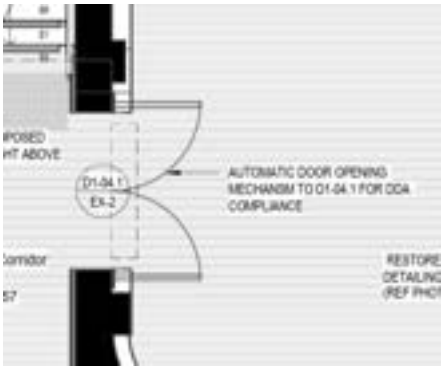


Figure 71: A3-103 Proposed first floor plan showing the automatic opening mechanism to be added to the original doors at the main hall R.1-04. Source: Trethowan Architecture, 2025.

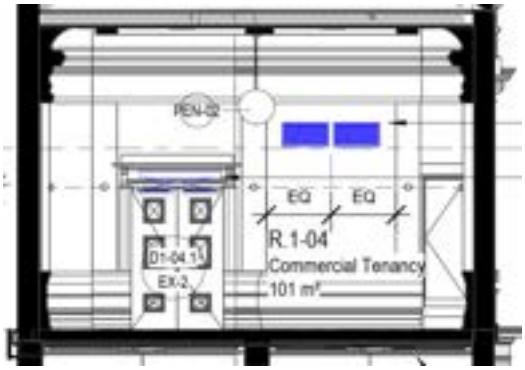


Figure 72: A3-250 Proposed section of the main hall R.1-04 showing the automatic opening mechanism added to the top of the original doors. Source: Trethowan Architecture, 2025.

Infill of an existing opening at Commercial Tenancy R.1-04

An existing arched door opening at the south wall of the main hall is to be infilled. This opening was originally a window opening (Figure 9) prior to the addition of the 1980s portion and has since been modified into a doorway. The proposal impacts the understanding of the opening's original design intent. This change is, however, acceptable as it forms the new lift's rear wall and provides a wall recess from the main hall that indicates its history as a window opening.

Figure 73: A3-103 Proposed first floor plan showing a southern infilled wall in the main hall R.1-04. Source: Trethowan Architecture, 2025.

5.2 Why the Proposal Should Be Supported

The proposal should be supported because it seeks to return the original building to a more accurate historically appropriate appearance based on historical evidence, and at the same time provide upgrades that would ensure the place's conservation and continued operation in the long run.

As the building is currently unable to fulfill contemporary service requirements, it is underutilised and unable to reach its potential as a premium office building in a highly sought after neighbourhood.

The proposal guarantees the continuous functionality and operation of the place, providing the much-required funds for ongoing conservation works beneficial to enhancing its heritage significance. Principally, the proposal has been designed to minimise or avoid visual and physical impacts, and where they are identified, efforts have been made to mitigate them.

5.2.1 Matters which the Executive Director is to consider under s101(2)

**Note: This subsection is to be read in conjunction with SC Lennon & Associate's *Report on Reasonable or Economic Use: Redevelopment Project at 10 Little Chapel Street, Prahran (Former Rechabite Hall)*, submitted as part of the application.

Reasonable Use

Presently, the building is being used for short-term, low-rent offices with high tenant turnover. While the place can / is to continue to be used as offices, its overall non-DDA compliance and the 1980s section's dysfunctionality remain major issues that prevent it from becoming a high-amenity office building within a neighbourhood of high value. To fully utilise the entire building, it is essential to significantly improve its useability by bringing it up to contemporary service standards, including fire, DDA, HVAC, and sustainability. This requires the project to balance heritage conservation and adaptive reuse objectives.

Economic Use

In earlier sections, it is acknowledged that the addition of a level to the 1980s section is identified to have physical and visual impacts from a heritage perspective. In fact, in developing the proposal, three scenarios are compared and assessed, including 'Scenario 1: Business as usual', 'Scenario 2: The proposal', and 'Scenario 3: The proposal minus Level 3'. While Scenario 2 is considered to be the most advantageous, it still generates negative value unless the proposed development is undertaken by a 'patient investor'; that is, one who takes a long-term view (25-year time horizon) relying on capital gains to achieve a return. Based on this approach, only Scenario 2 has an acceptable return and is potentially financially sustainable.[4] Unless a new Level 3 is proposed, the redevelopment of the building would not be a viable investment from the owner's perspective. Should this be the case, there would not be sufficient funds for conservation and maintenance works. Broadly, the proposal is an opportunity to conserve a valuable heritage asset.

5.2.2 Matters which the Executive Director is to consider under s101(3)

The Former Independent Church (VHR H1022) is a VHR-listed place to the subject site's northeast. Proposed external works to the site will not have any physical impacts on VHR H1022. While there are visual impacts arising from the works, specifically the additional level at the 1980s addition which is visible from VHR H1022, it adopts a visually recessive design that allows it to be understood as a separate, lightweight later structure. It also maintains a respectful distance from VHR H1022 and hence only has minimal visual impacts on its views. Overall, the proposed works to the site do not detract from the understanding of the significance of VHR H1022.

[4] SC Lennon, ii.

Figure 74: Map showing the subject site Former Rechabite Hall (VHR H0575) (indicated by red arrow) in relation to the Former Independent Church (VHR H1022) (indicated by green arrow). Source: Heritage Victoria, 2025.

6 Summary of Impacts and Conclusion

Generally, the proposal has cumulative positive impacts on the cultural heritage significance of the Former Rechabite Hall, especially associated with the proposed conservation works that restore heritage elements to their original/early appearance. Many low-quality, piecemeal alteration works have been made throughout the history of the heritage place, contributing negatively to its significance. This proposal seeks to remove redundant and unsympathetic fabric added to the place throughout history, therefore returning it to its original design intent. Some notable works include repair and restoration works to the façades and the main hall ceiling. These works contribute to a good heritage outcome that ensures the upkeep and functionality of the place.

While some parts of the place have currently been leased out, most tenants are only using them on a temporary, short-term basis. Some parts of the place have been left vacant for extended periods of time due to a lack of demand. The apparent underutilisation of the place jeopardises its reasonable and economic utilisation despite being located at one of the most sought-after commercial areas in Melbourne. Though the place was originally used as a Rechabite Hall, this use is no longer required. Having been converted to tenanted commercial offices for the past few decades, this proposal seeks to continue using the place as an office building with its facilities upgraded to attract higher-end, longer-term tenants.

One of the two biggest challenges faced during the development of this proposal is its lack of up-to-date DDA and HVAC provisions expected for a premium, contemporary office building. While it is technically possible for the place to continue operating without addressing these issues, it is highly unlikely that the building will be attractive to targeted higher-end tenants due to its lack of access for all provisions and poor facilities and amenities. The design interventions introduced as part of this proposal are mostly necessitated by DDA and HVAC requirements to bring the building up to contemporary service standards. While there may be impacts, they are mitigated as much as feasible, and various options are explored before arriving at the currently proposed solutions.

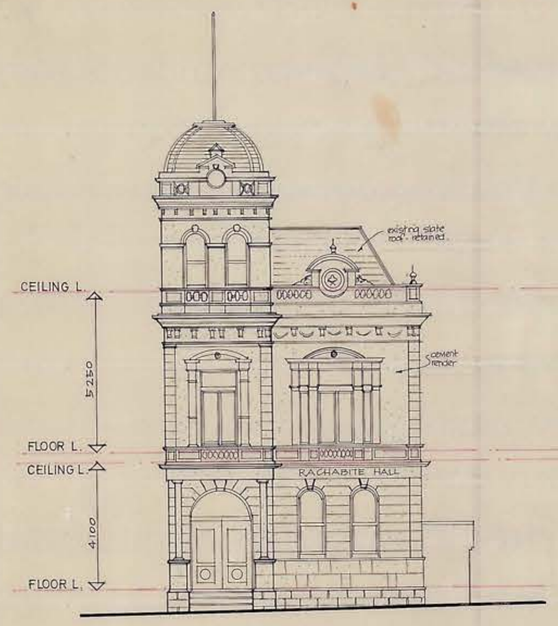
The other biggest challenge faced during the development of this proposal is the treatment of the 1980s section. Various options were explored during the early stages of development, where demolishing and rebuilding, retaining as is, and the current scheme were considered. As the 1980s west (front) façade and first bay are considered as having contributory significance to the wider place, it is important to take into consideration the retention of these elements in the scheme. Although the proposed additional third floor to the 1980s section is a departure from the existing appearance of the place, it is to compensate for the loss of floor area caused by the rationalisation of floor plates in the section. While it is visible, its minimal, lightweight design allows it to be clearly understood as a contemporary addition. Further, impacts are mitigated by offering generous setback from the west and north façades, which form the more prominent views of the place. Overall, the addition is a visually recessive 'backdrop' to the Victorian building and the immediate site context. While modest in scale, it provides sufficient spaces and facilities to achieve the goal for the place to become a premium, contemporary office building in the long run.

Based on the above two challenges, it is apparent that this proposal is motivated by the objective of balancing heritage conservation and financial sustainability at the place. They are interdependent and can only be achieved by sensitively considering upgrades that will have long-term, cumulative benefits to the place as a whole. While impacts are identified, various options have been considered before arriving at the current proposal, and strategies employed to mitigate any impacts.

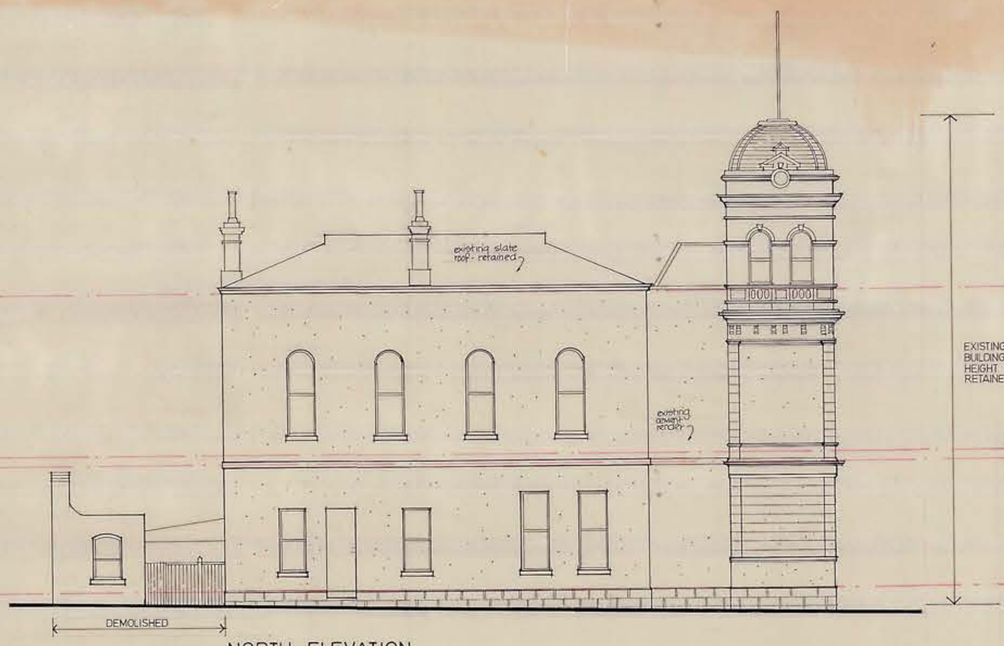
Overall, the proposal takes the opportunity to reactivate the entire place, hence enabling any future users of the place to better engage with and appreciate its significance. The works will contribute to the place once again becoming a local historical landmark alongside a few other VHR-listed places located nearby. Moreover, the upgrade will provide the necessary funding for the long-term maintenance of the heritage fabric. This proposal successfully utilises the opportunity to enhance the cultural heritage significance of the Former Rechabite Hall whilst providing appropriate responses for development. Balancing what can be gained across the place by responding to relevant statutory controls and good heritage practice is a reasonable planning outcome and supportable from a heritage perspective. In conclusion, the proposal should be supported as they are cumulatively beneficial to the ongoing preservation of such a valuable heritage asset.

Appendix A: Historical Architectural Drawings

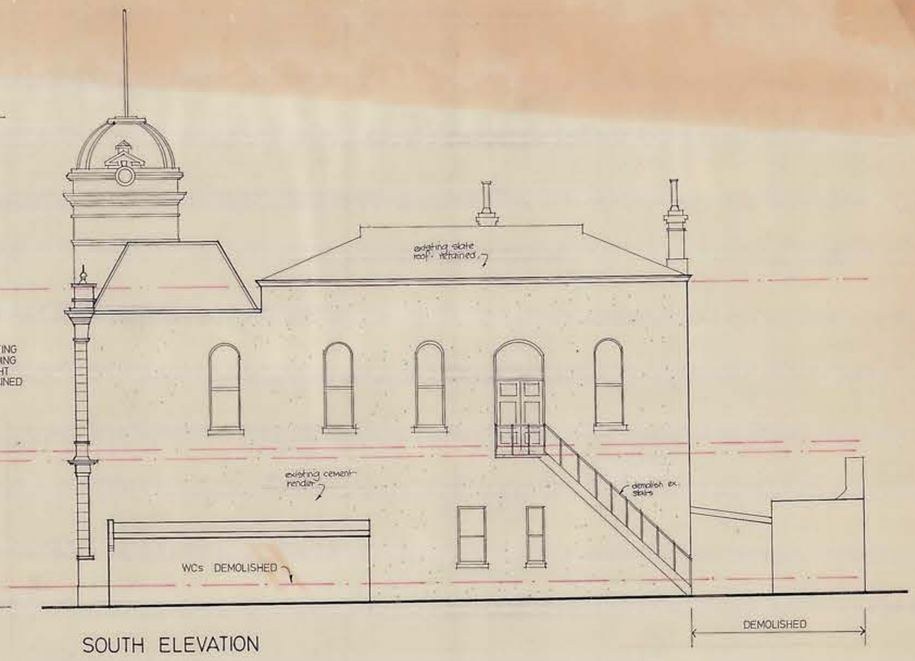
See following pages.



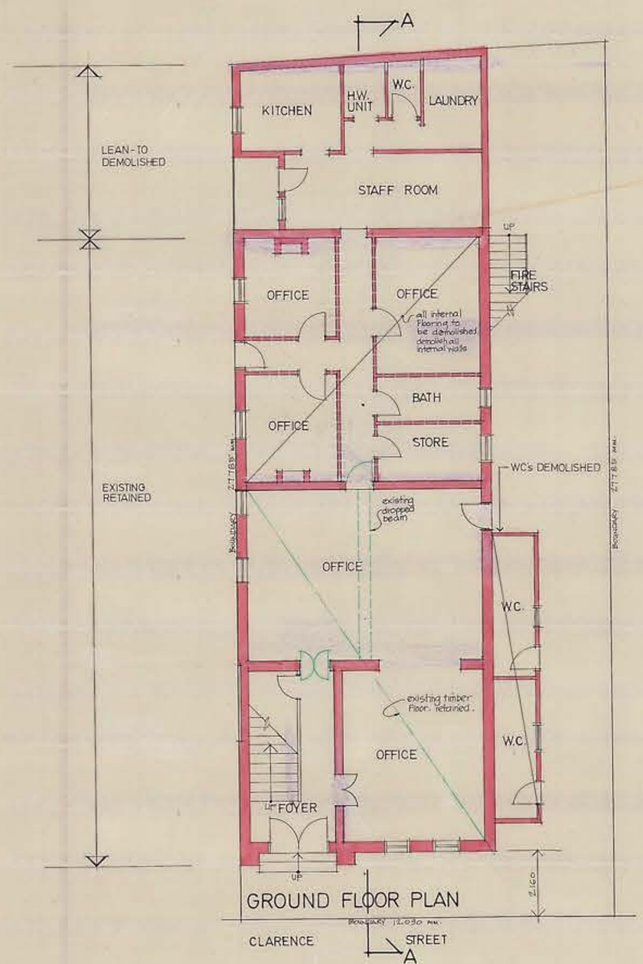
WEST ELEVATION



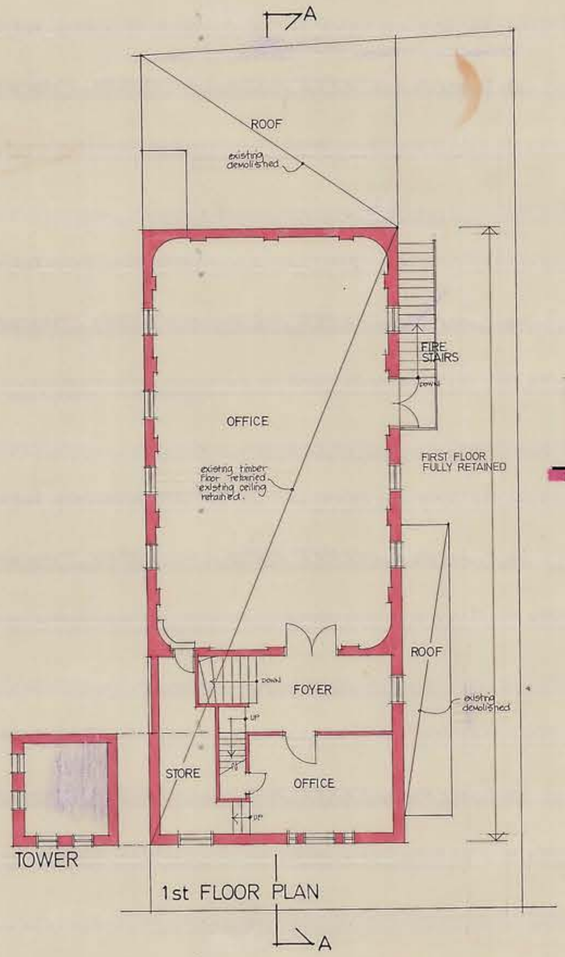
NORTH ELEVATION



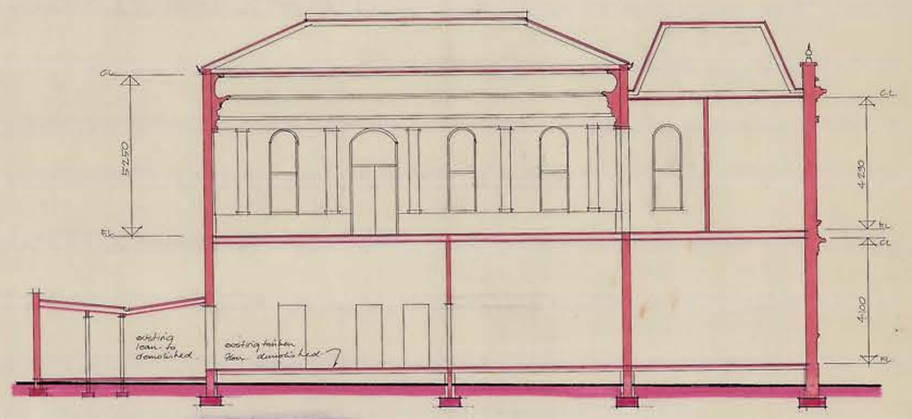
SOUTH ELEVATION



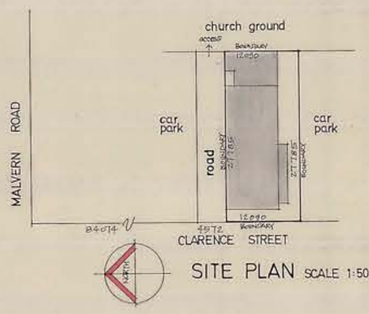
GROUND FLOOR PLAN



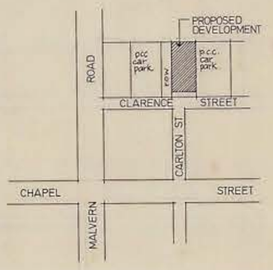
1st FLOOR PLAN



SECTION A - A 1:100



SITE PLAN SCALE 1:500



LOCATION PLAN

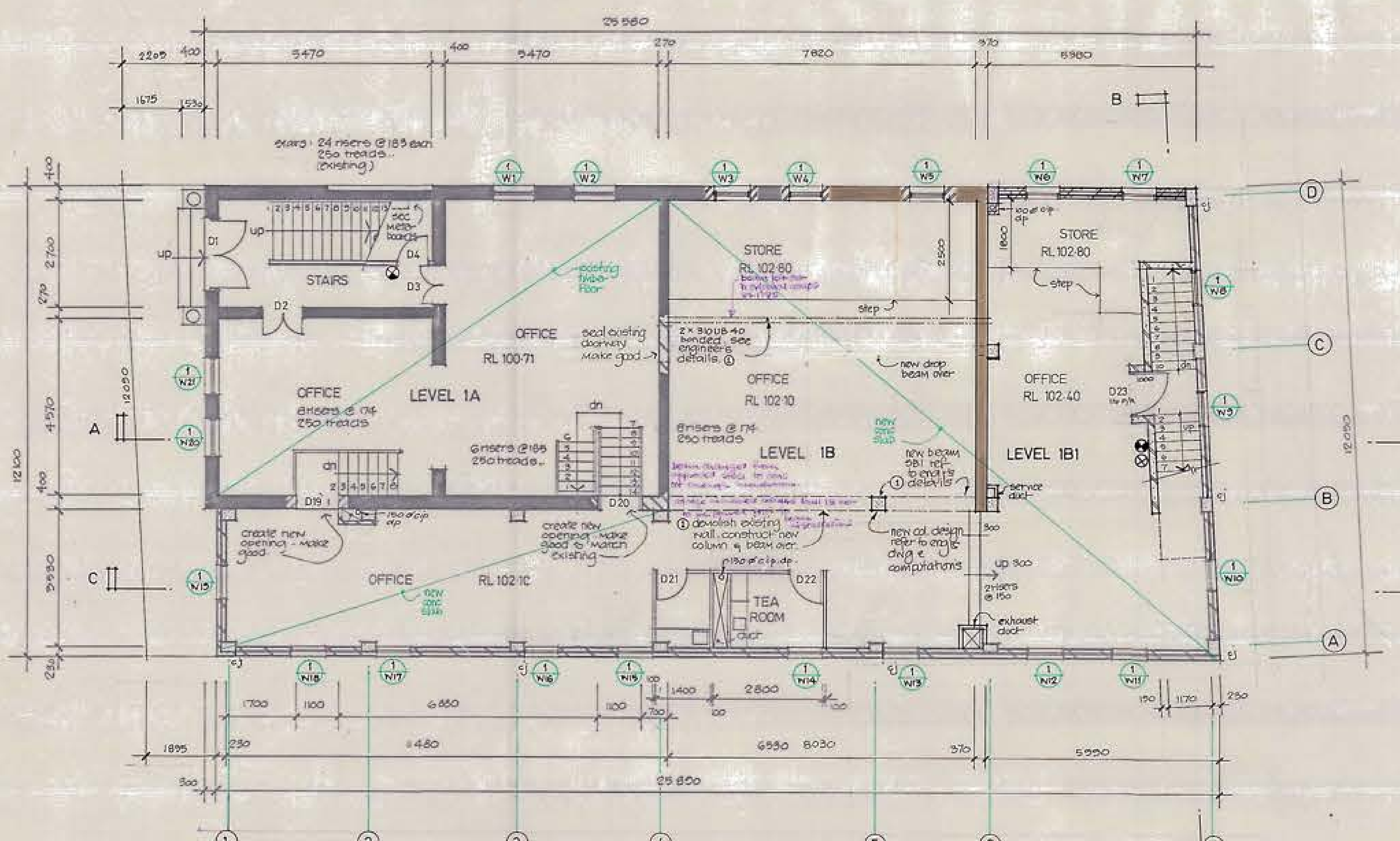
PROPOSED DEVELOPMENT:
NO. 10 CLARENCE ST. PRAHRAN.

FOR: DR. A. GOURAS

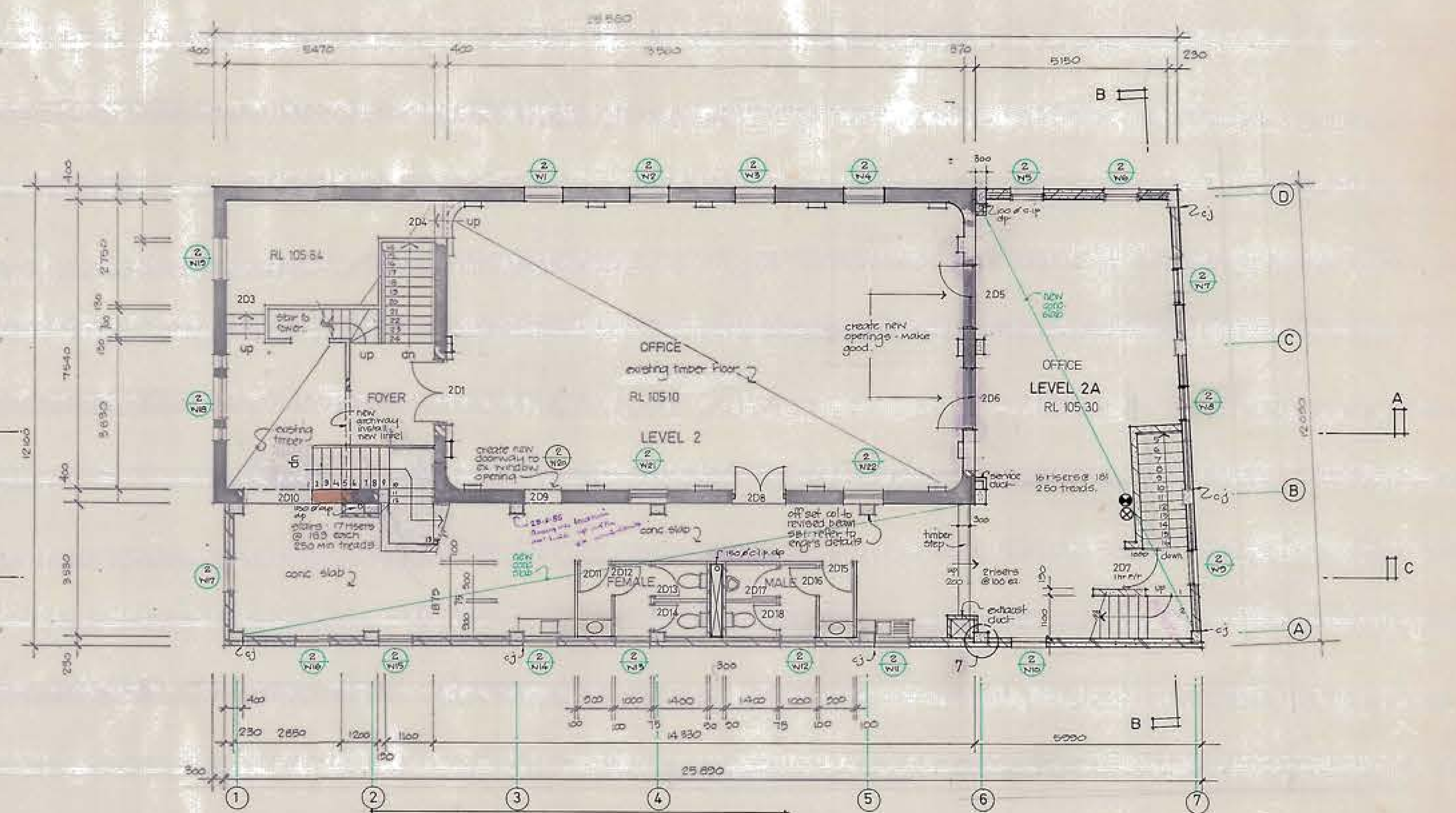
EXISTING CONDITIONS & DEMOLITION DRAWINGS

PATRICK JEE & ASSOCIATES PTY LTD
49 CORNUTA WALK VERMONT SOUTH
VICTORIA 3133 PH 233 6220

drawn VT.
scale 1:100 1:500
date JUNE 1984
job no. 82023
drg. no. 3/8

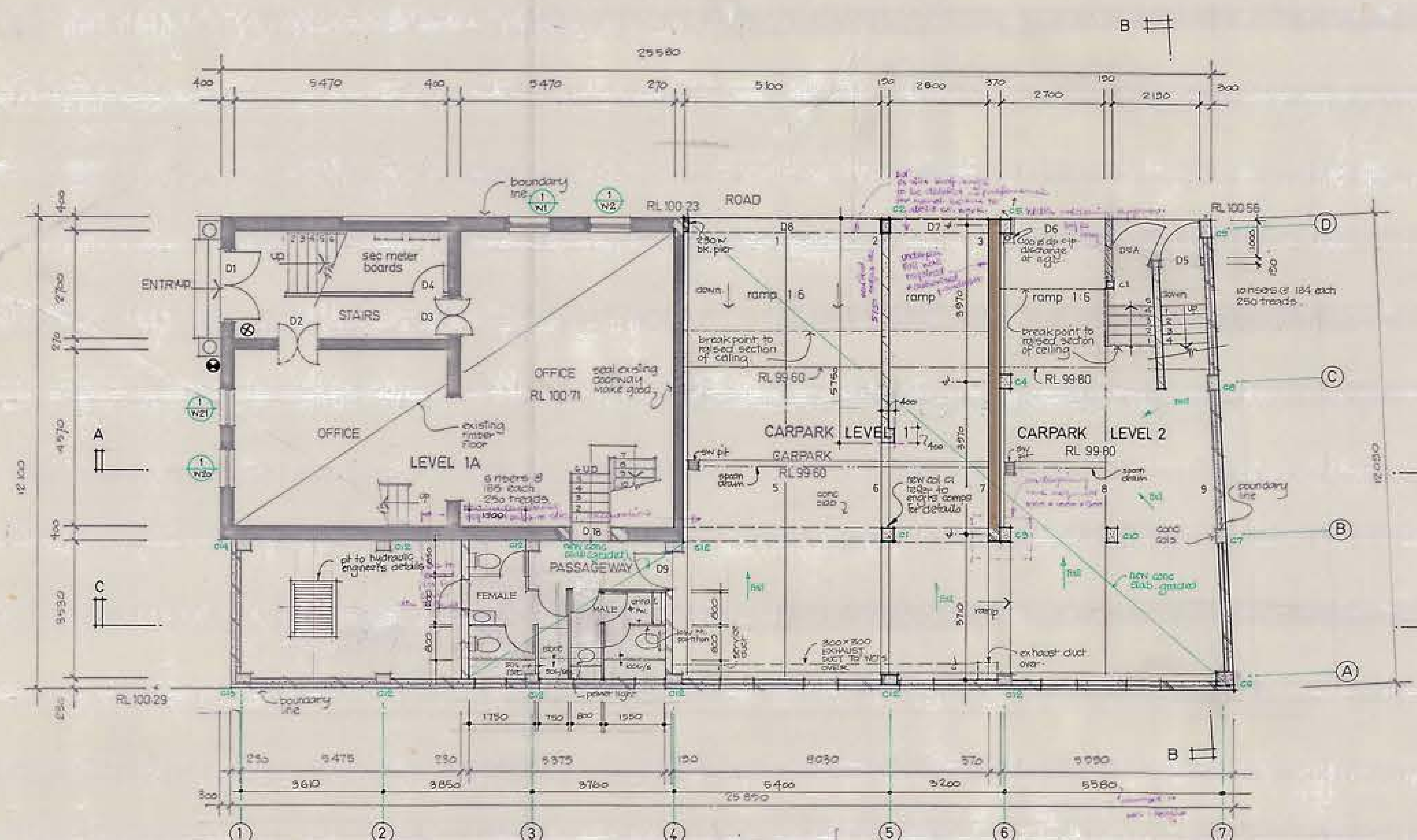


LEVEL 1A & 1B

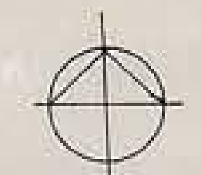


LEVEL 2

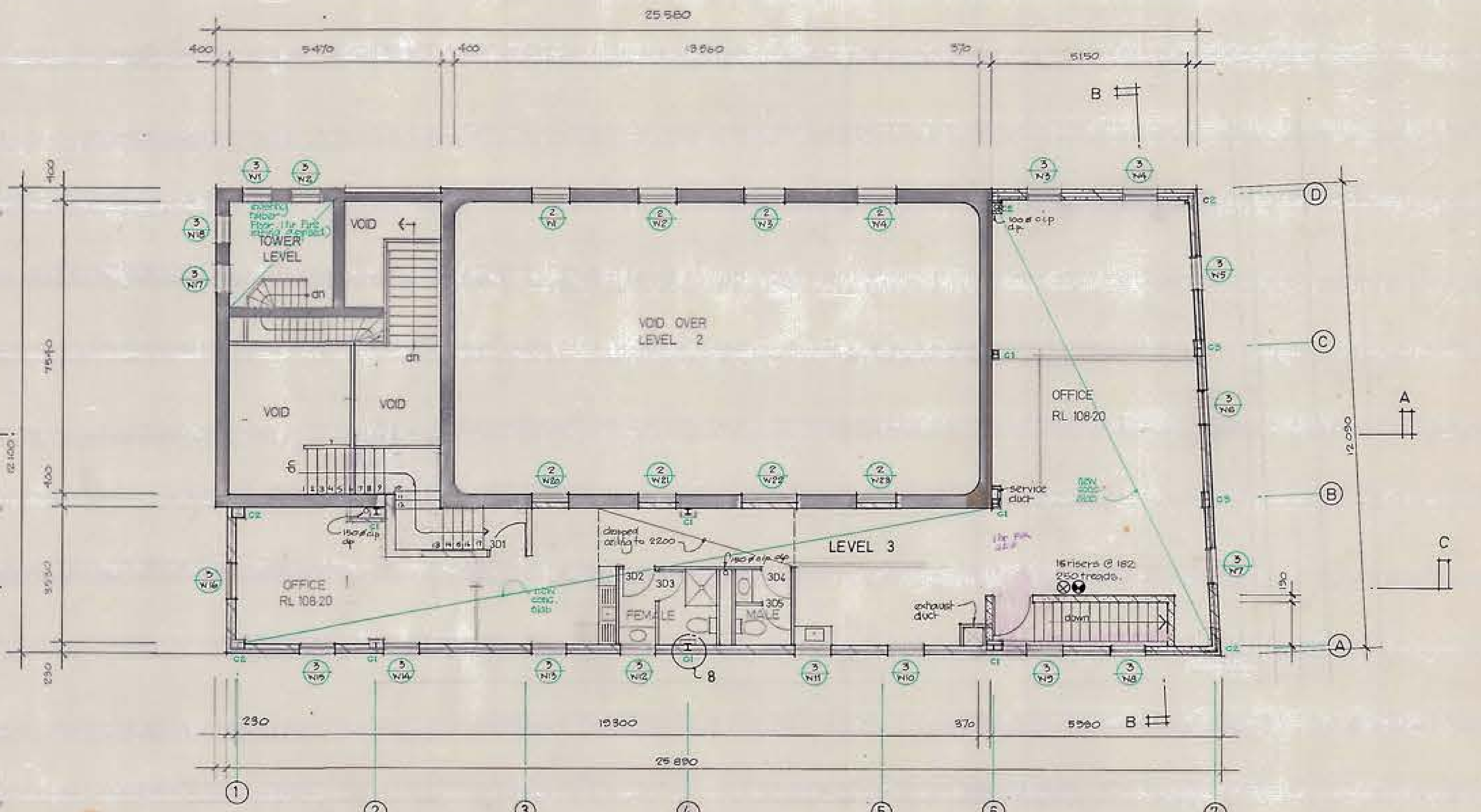
STRUCTURAL LEGEND - COLUMNS		
CONC COLS	400 × 300	C1, C2, C3, C4, C5, C7, C8, C9, C10, C12
	400 × 400	C6, C13, C14
	300 × 200	C11
STEEL COLS	150 UC 23	C1
	127 × 127 × 10 r	C2
	150 UC 23 or 100 UC 14	C3



CARPARK LEVEL



NORTH



LEVEL 3

MFB REQUIREMENTS

- ⊗ BCF extinguisher - 2.5 kg.
- ●e 65 mm hydrant - 30 m length, 38 ø hose to standard external housing.
- ● 65 mm hydrant - 25 M length, 38 ø hose to internal bollard board.
- ⊗ hose reel - 36 M hose

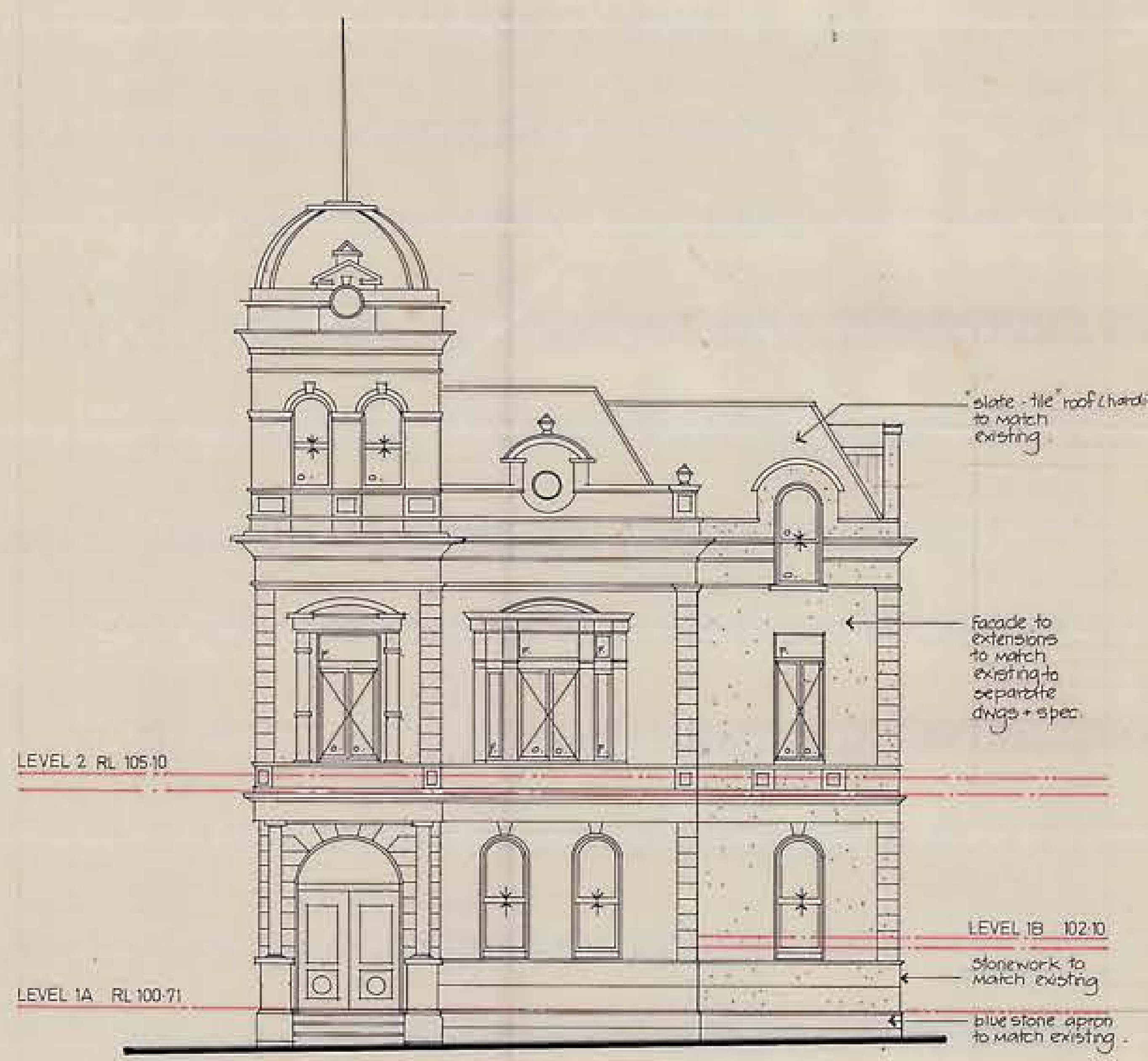
amendments		
①	14.1.85	2 × 310 UB 40 beams to support ex. floor joist over ex. south wall of level 1B. col size increased to suit const. procedure beam over opening revised to give headroom.
②	9.1.86	front exit stairs amended; winders removed.
	14.2.86	rear exit stairs amended; winders removed.

PROPOSED DEVELOPMENT
No 10 CLARENCE STREET PRAHRAN
FOR DR A GOURAS

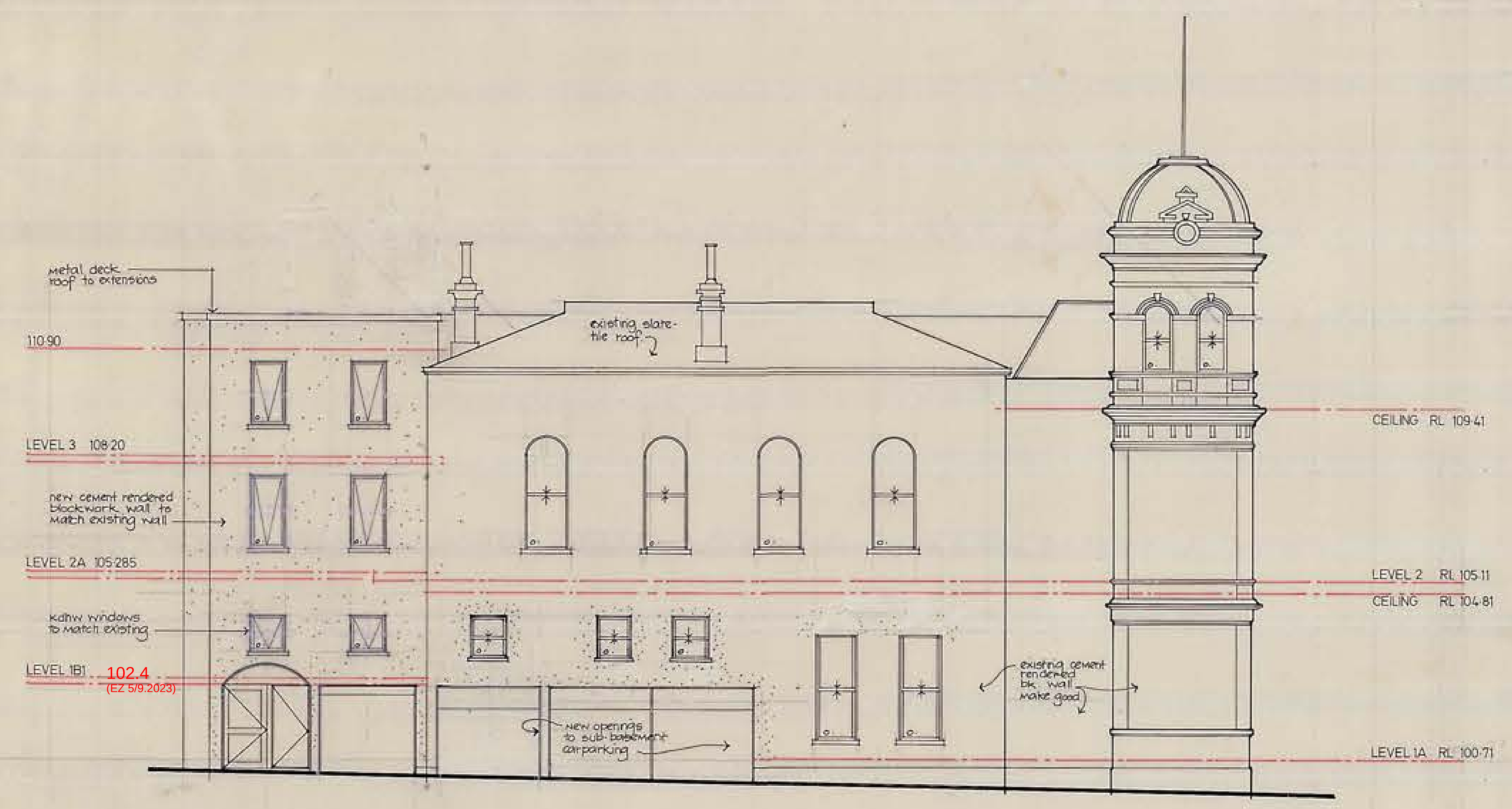
PLANS, CARPARK, LEVELS 1 - 3

PATRICK JEE & ASSOCIATES PTY LTD
49 CORNUTA WALK VERMONT SOUTH
VICTORIA 3133 PH: 233 6220

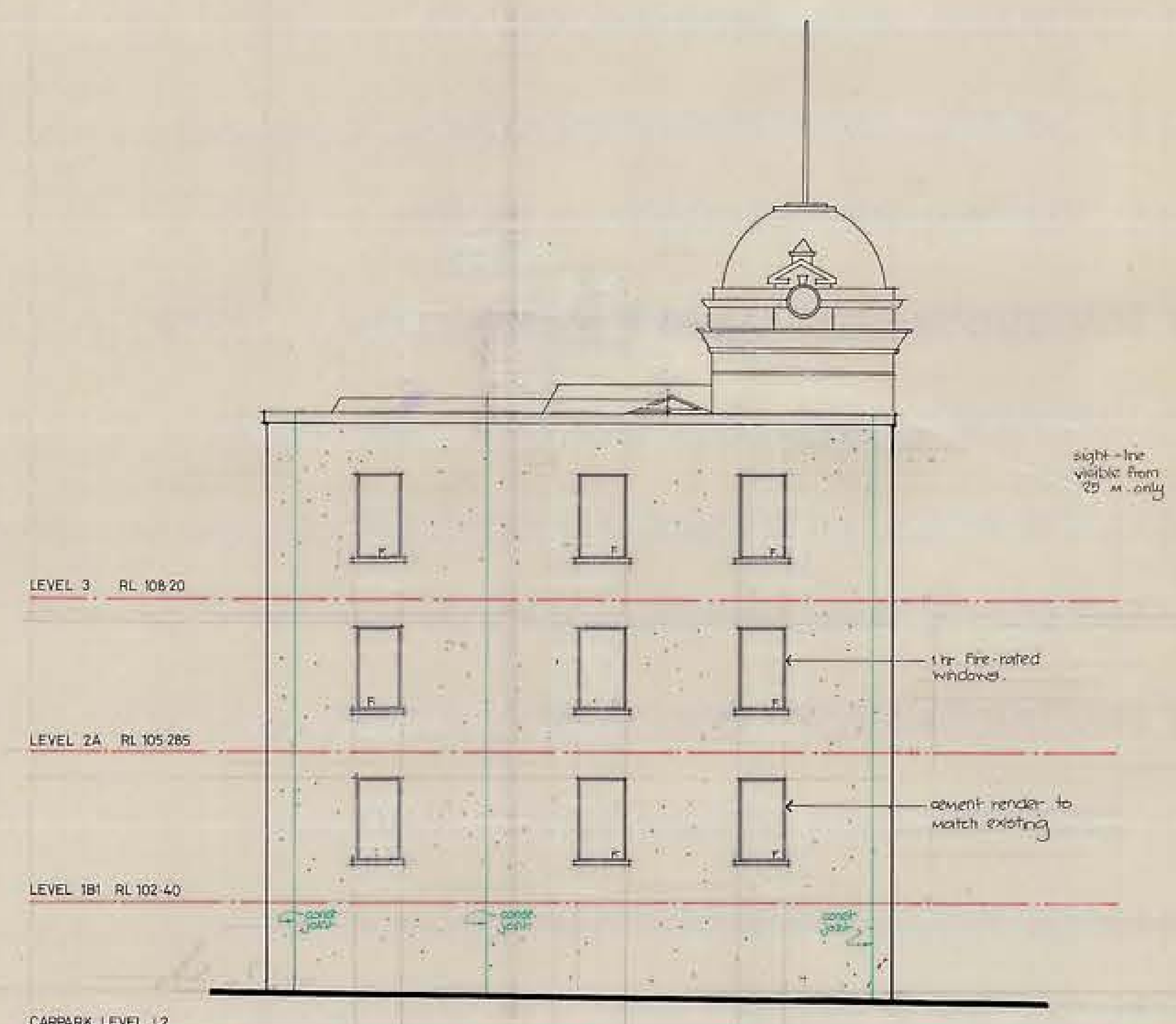
drawn PJee	job no. 82023
scale 1:100	dwg no. 2/8
date JUNE 1984	



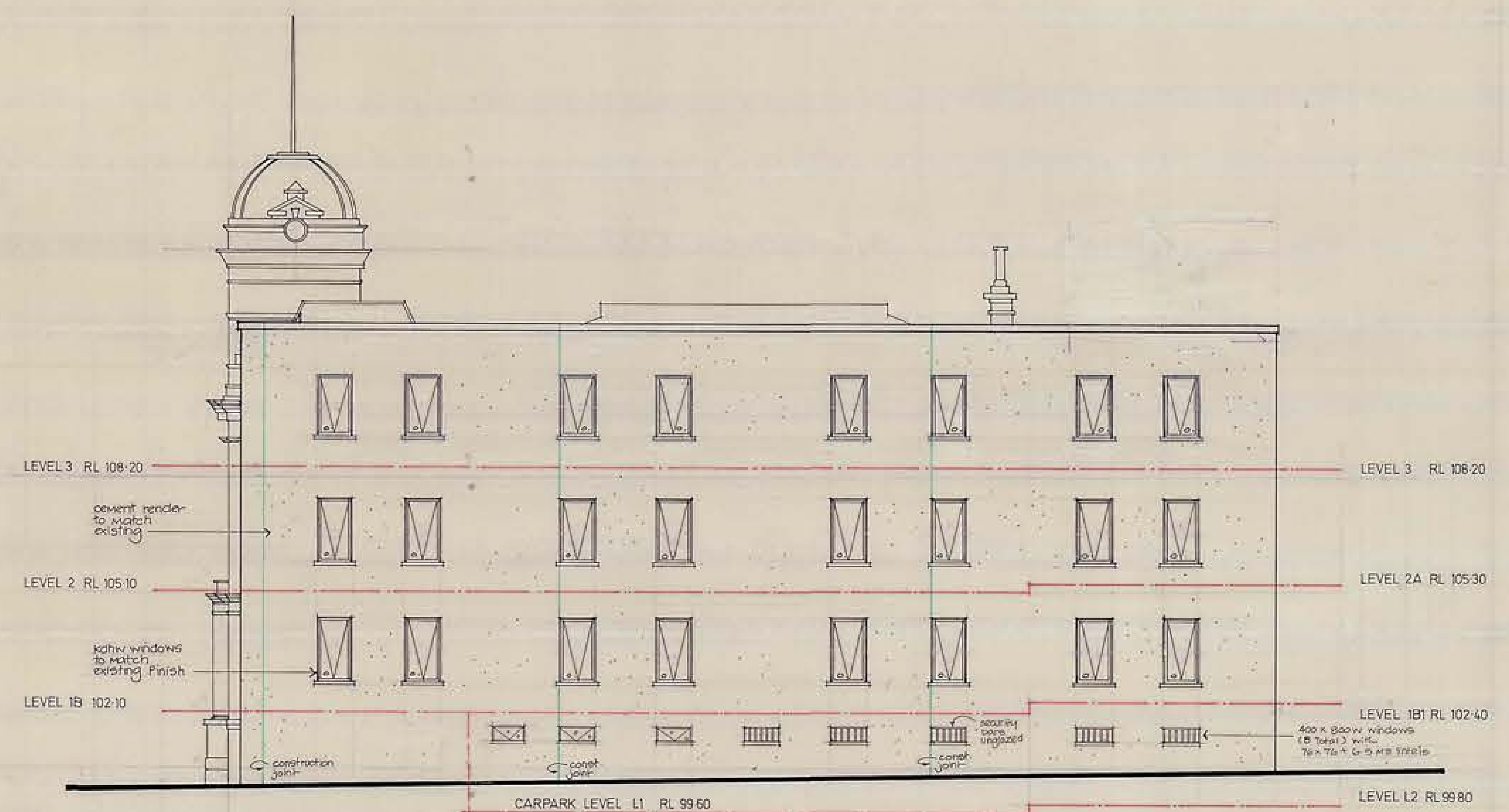
WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100



SOUTH ELEVATION 1:100

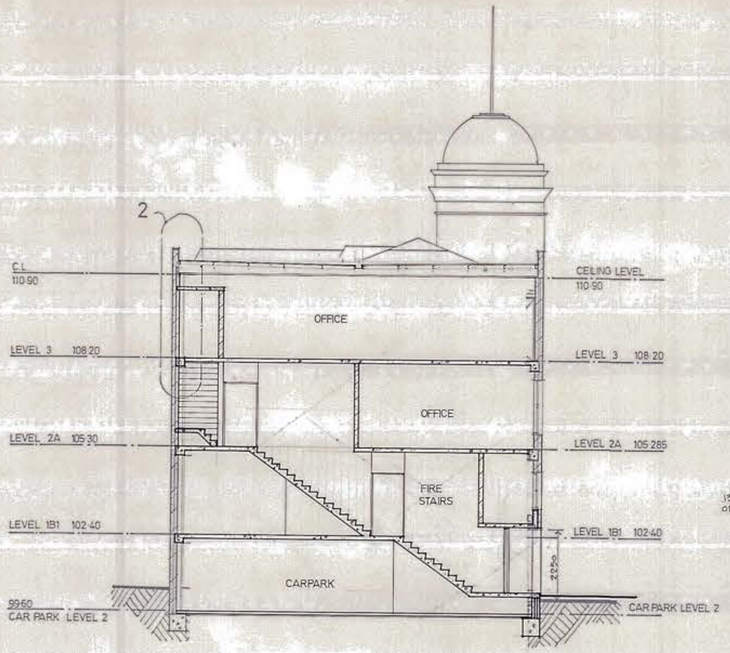
amendments	
15·4·85	double hung windows to south elevation and extension wall to north elevation amended to awning type windows.
A 24·4·86	8 windows added to south elevation at carpark level

PROPOSED DEVELOPMENT
No 10 CLARENCE STREET PRAHRAN
FOR DR A GOURAS

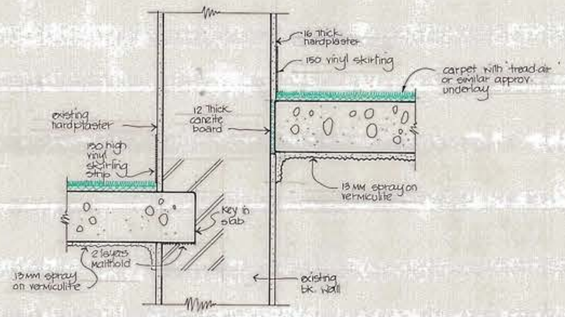
ELEVATIONS

PATRICK JEE & ASSOCIATES PTY LTD
49 CORNUTA WALK VERMONT SOUTH
VICTORIA 3133 PH 233 6220

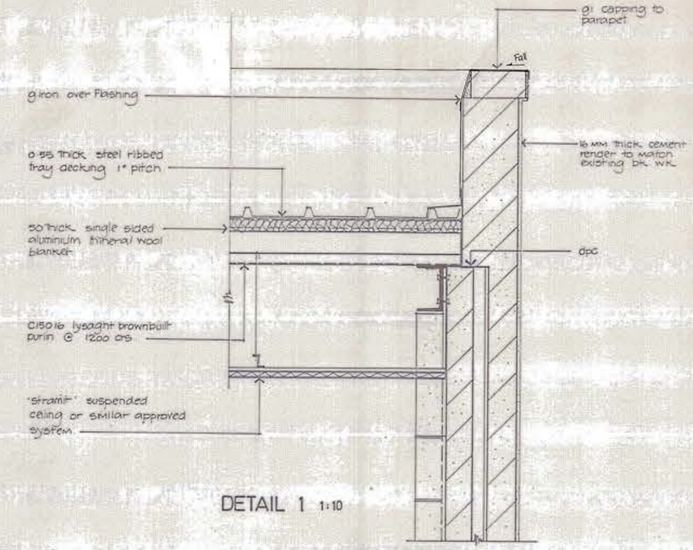
drawn PJ
scale 1:100
date JUNE 1984
job no 82023A
dwg no 4/8



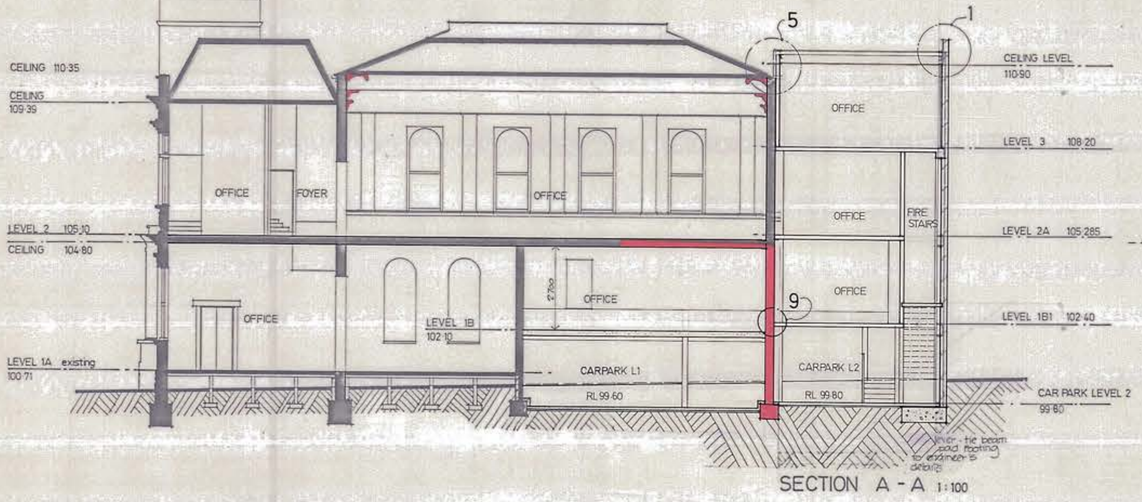
SECTION B - B 1:100



DETAIL 9 1:10
SLAB - WALL DETAIL



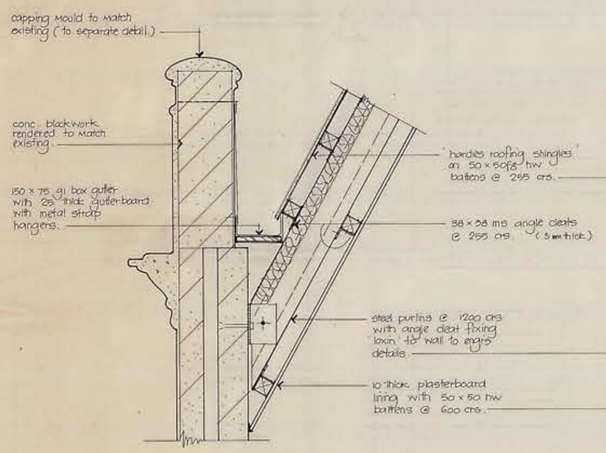
DETAIL 1 1:10



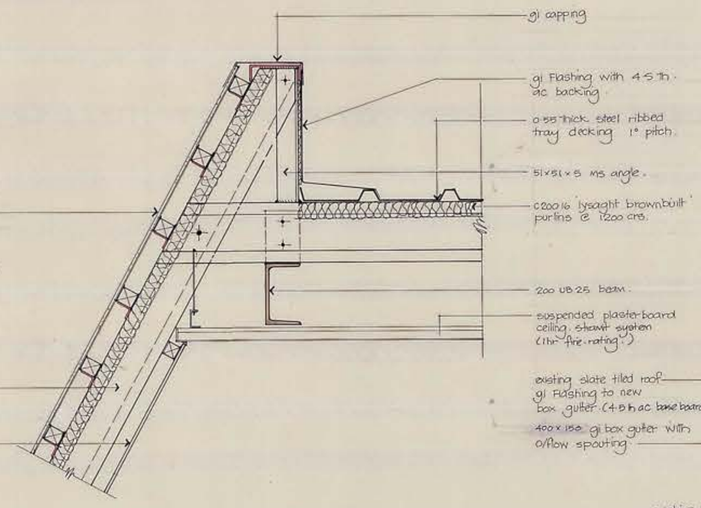
SECTION A - A 1:100

DETAIL 2 1:10

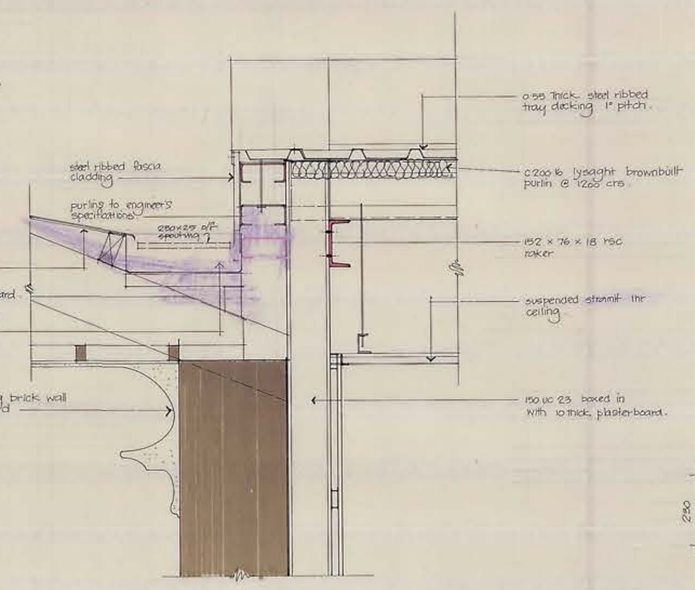
amendments	PROPOSED DEVELOPMENT No 10 CLARENCE STREET PRAHRAN FOR DR A GOURAS	SECTIONS - DETAILS	drawn PJ	82023
			scale 1:10 1:100	dwg no 5/8
		PATRICK JEE & ASSOCIATES PTY LTD 49 CORNUTA WALK VERMONT SOUTH VICTORIA 3133 PH 233 6220	date JUNE 1984	



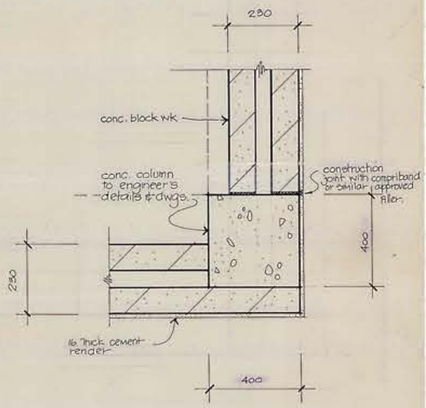
DETAIL 3 1:10
AT GUTTER LINE



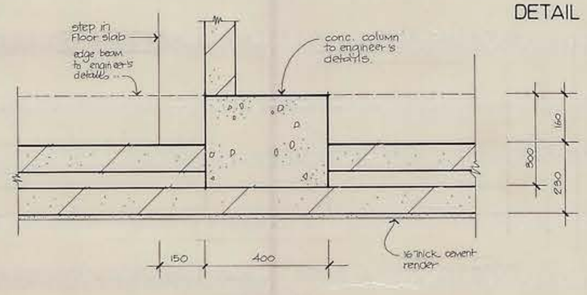
DETAIL 4 1:10



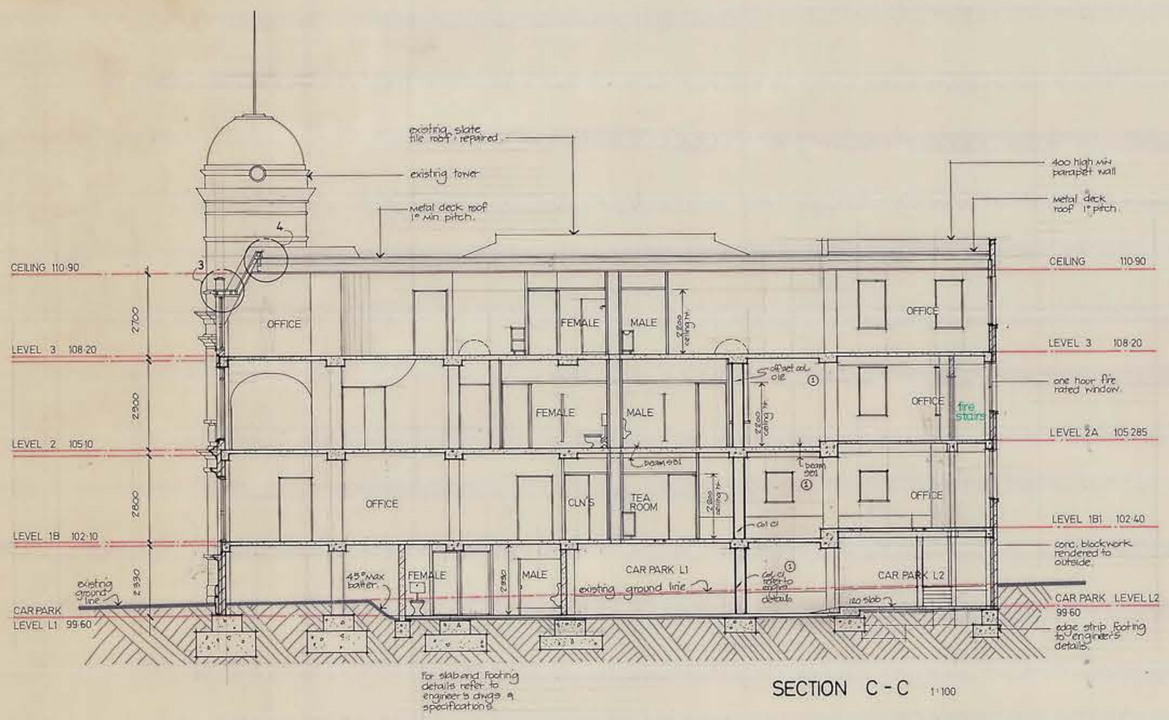
DETAIL 5 1:10



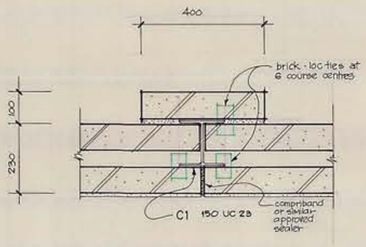
DETAIL 6 1:10



DETAIL 7 1:10

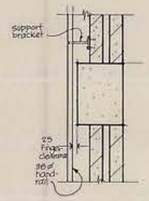


SECTION C - C 1:100

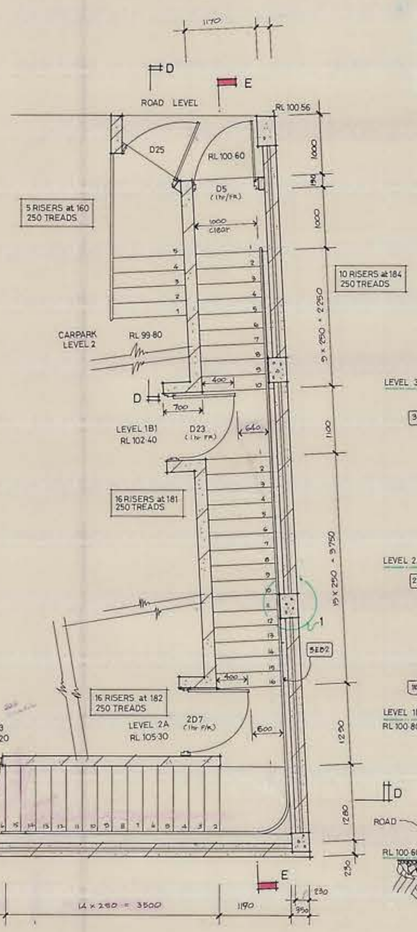


DETAIL 8 1:10
(TYPICAL DETAIL) LEVEL 3

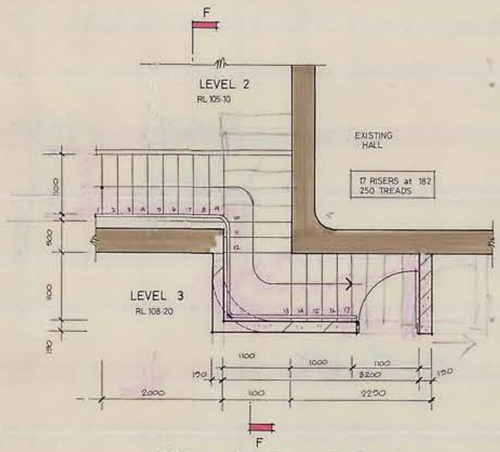
amendments			PROPOSED DEVELOPMENT N 10 CLARENCE STREET PRAHRAN FOR DR A GOURAS	SECTION DETAILS	drawn PJ	job no. 82023
①	14.1.85	col & beam det revised to suit construction procedure and head clearance.		PATRICK JEE & ASSOCIATES PTY LTD 49 CORNUTA WALK VERMONT SOUTH VICTORIA 3133 PH 233 6220	scale 1:50 1:10	dwg no. 6/8
					date JUNE 1984	



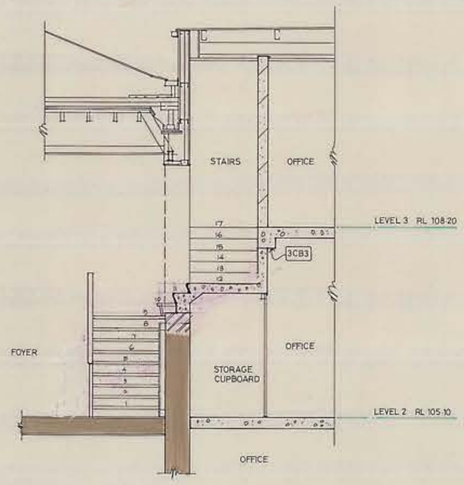
DETAIL 1 1:20



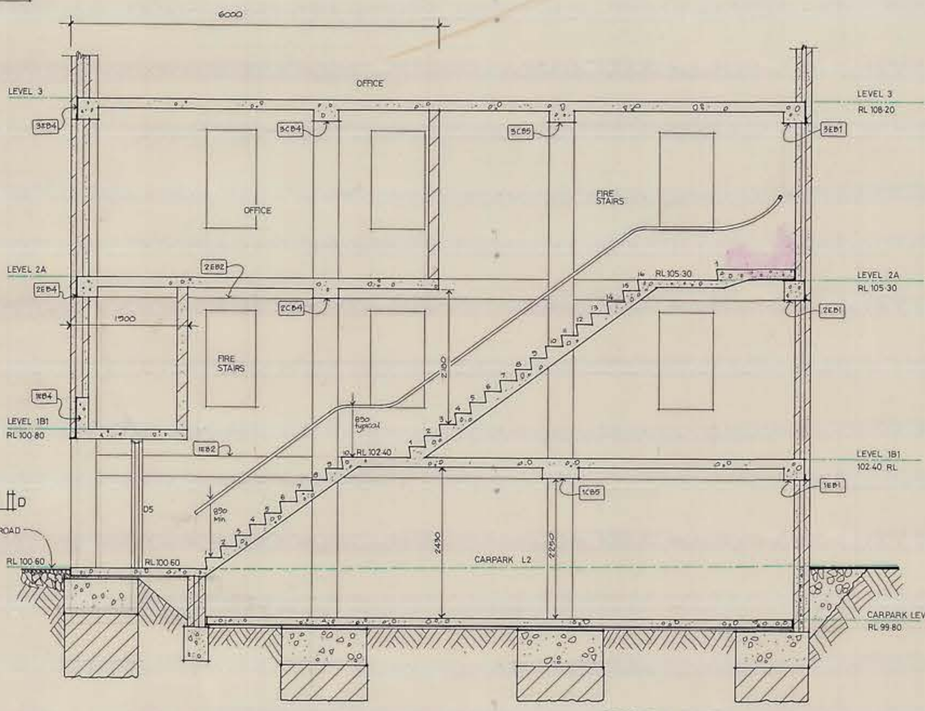
FIRE STAIRS 1:50
refer to engineers details



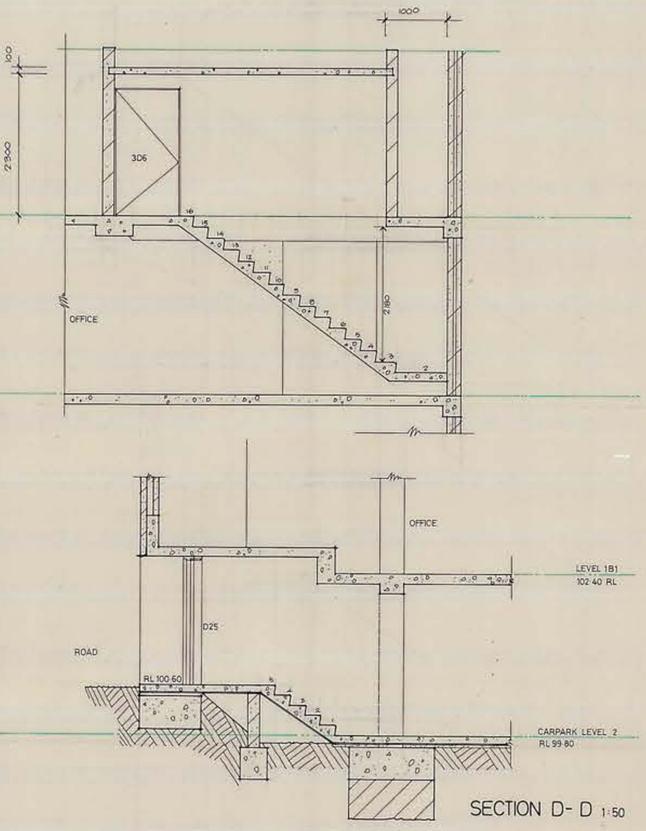
FRONT STAIRS LEVEL 2 - 3 1:50
Refer to Engineers Details



SECTION F - F 1:50



SECTION E-E 1:50
STAIR DETAILS



SECTION D- D 1:50

amendments
Feb 86 windows to fire stairs and front stairs removed.

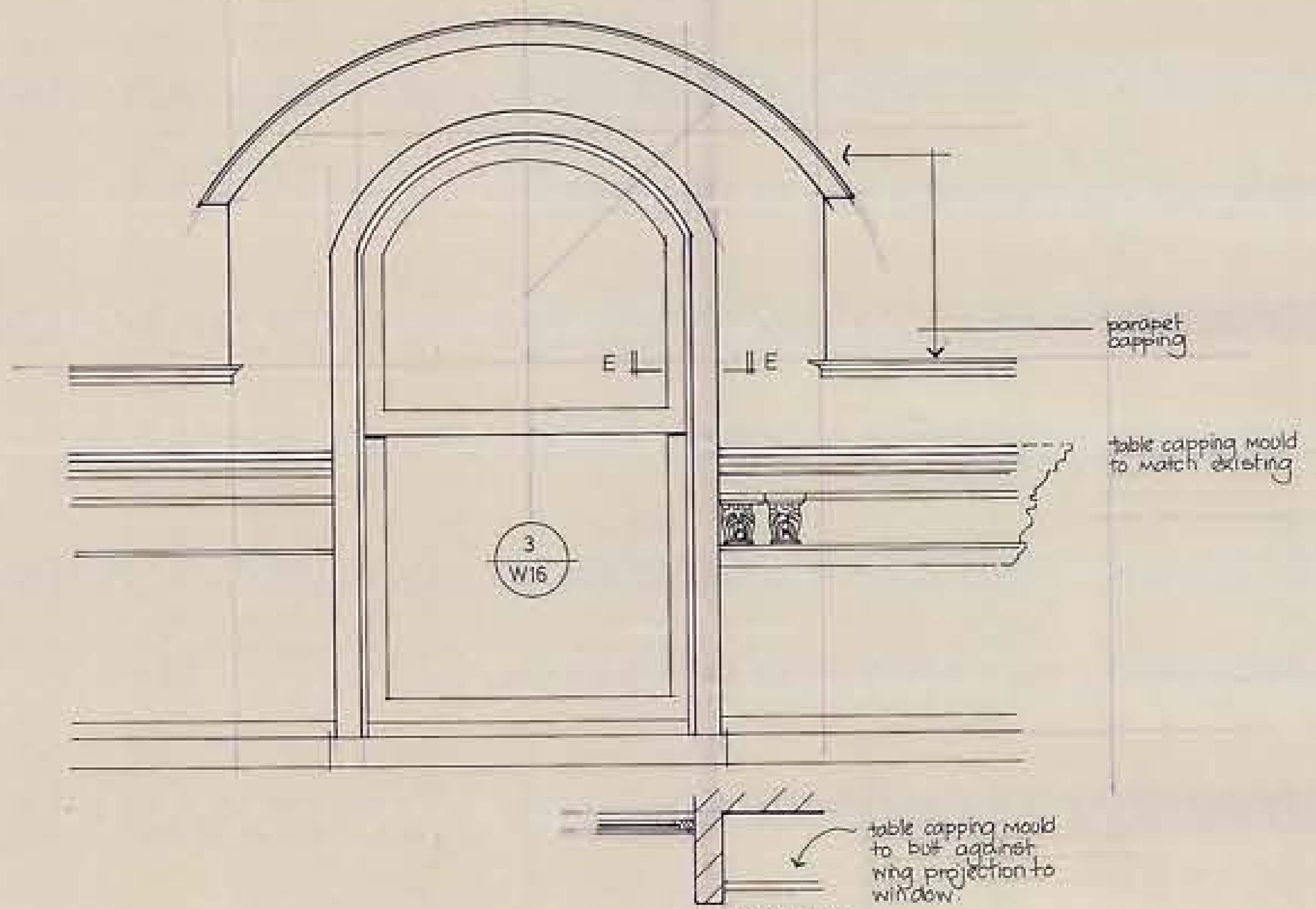
PROPOSED DEVELOPMENT
No 10 CLARENCE STREET PRAHRAN
FOR DR A GOURAS

STAIR DETAILS

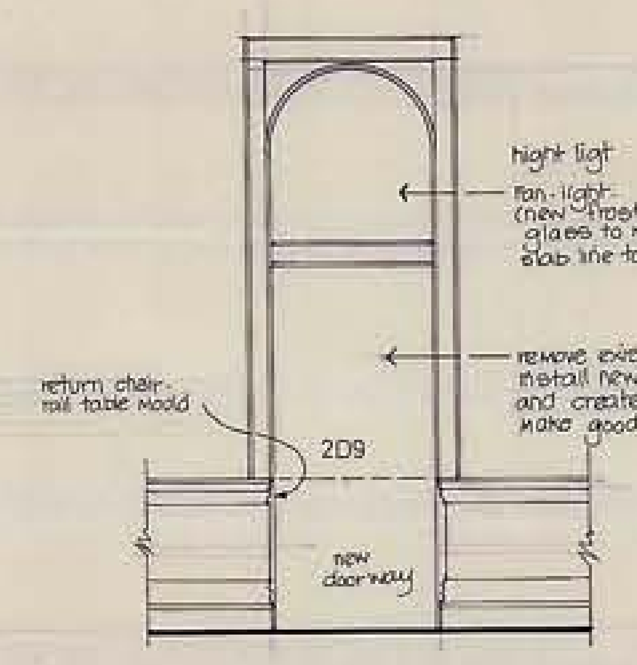
PATRICK JEE & ASSOCIATES PTY LTD
49 CORNUTA WALK VERMONT SOUTH
VICTORIA 3133 PH 233 6220

drawn PJ
scale 1:50
date JUNE 1984

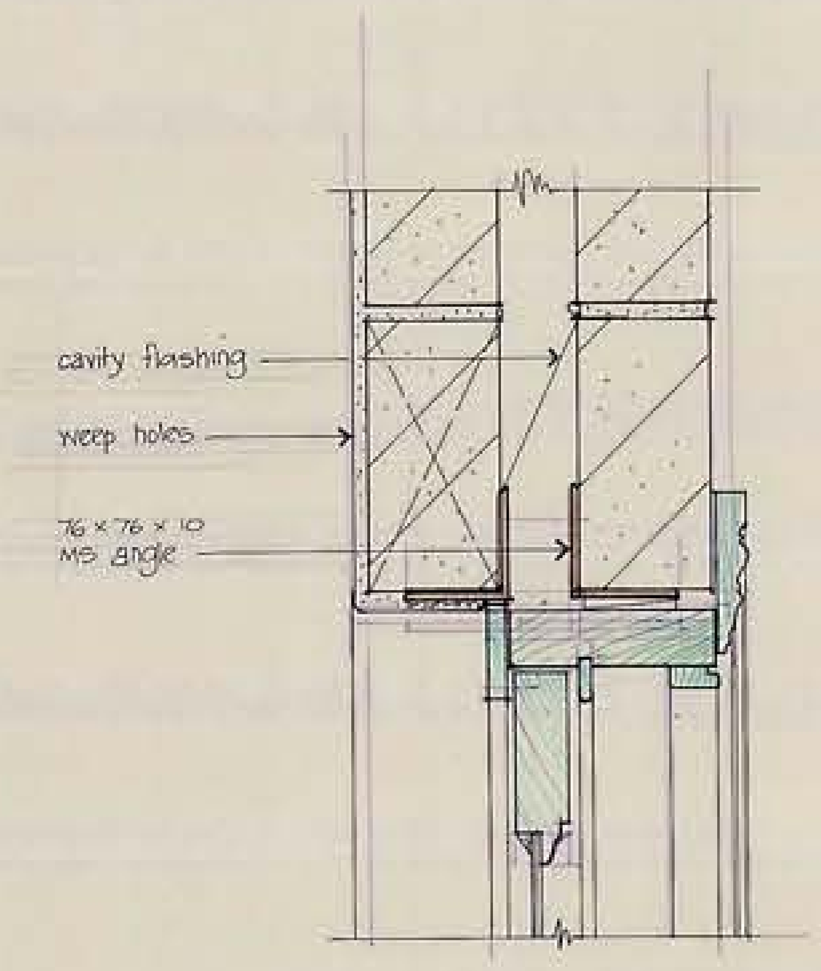
job no. 82023
dwg no 7/8



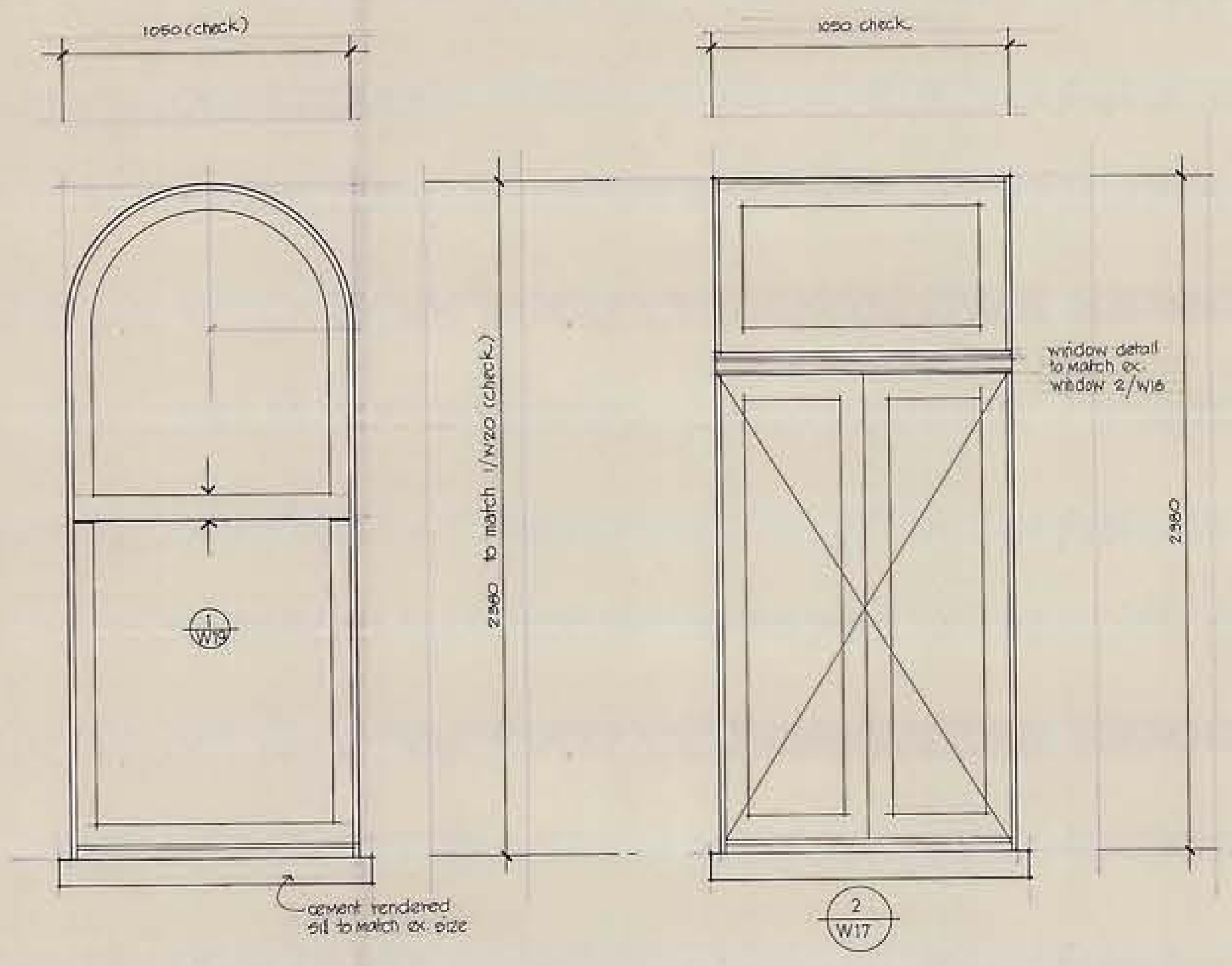
SECT E-E

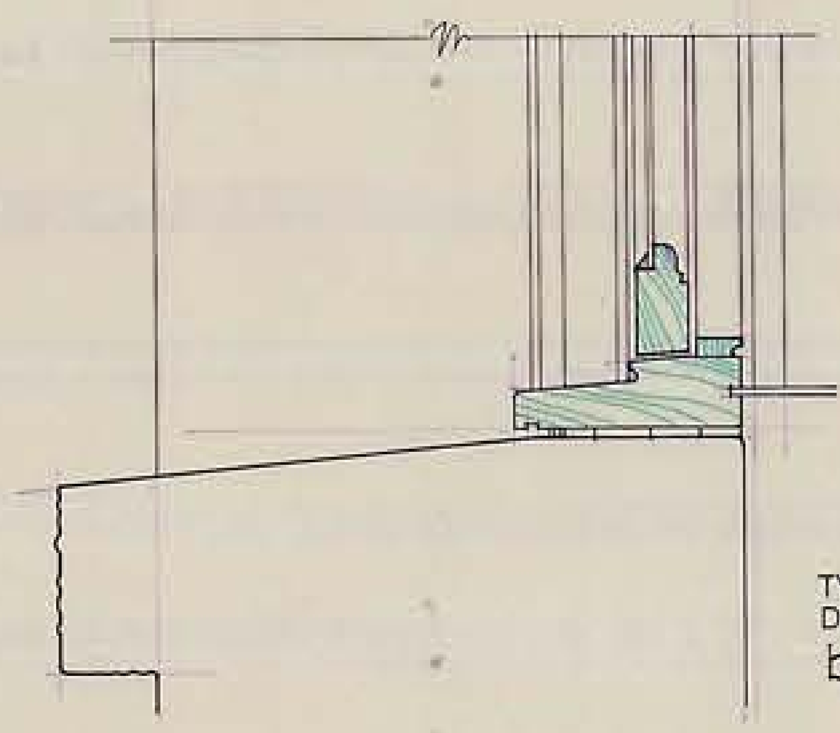


NEW DOORWAY DETAIL 1:50

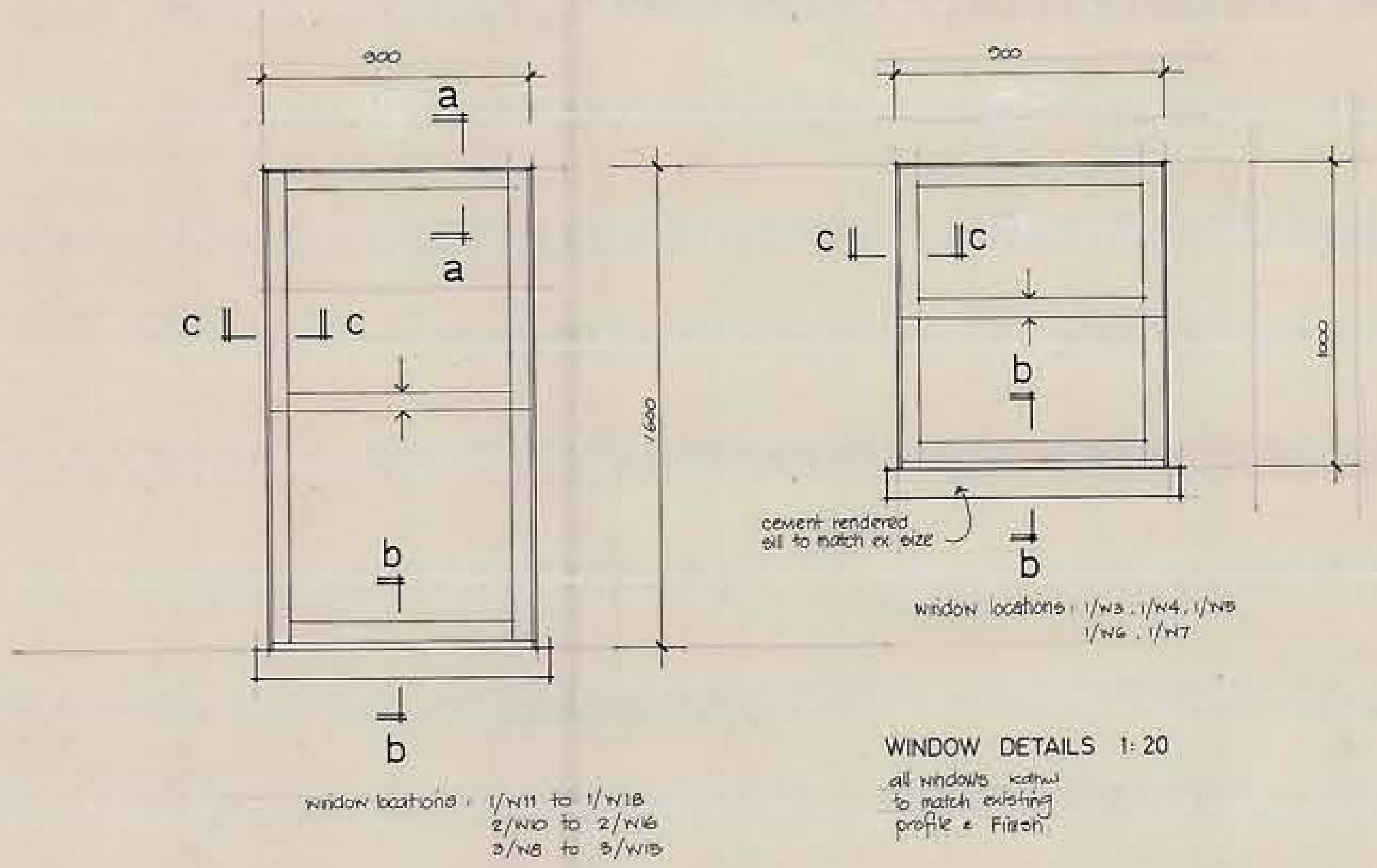


SECTION a-a
WINDOW HEAD
DETAIL
(TYPICAL)

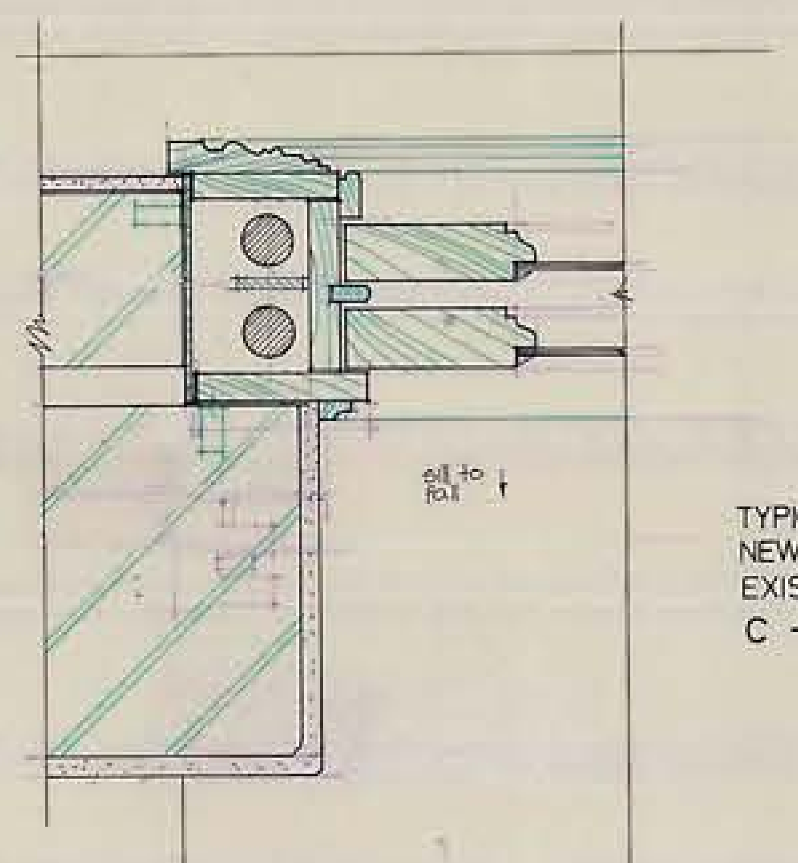




TYPICAL SILL
DETAIL 1:5
b-b



WINDOW DETAILS 1:20
all windows kdhw to match existing profile & finish.



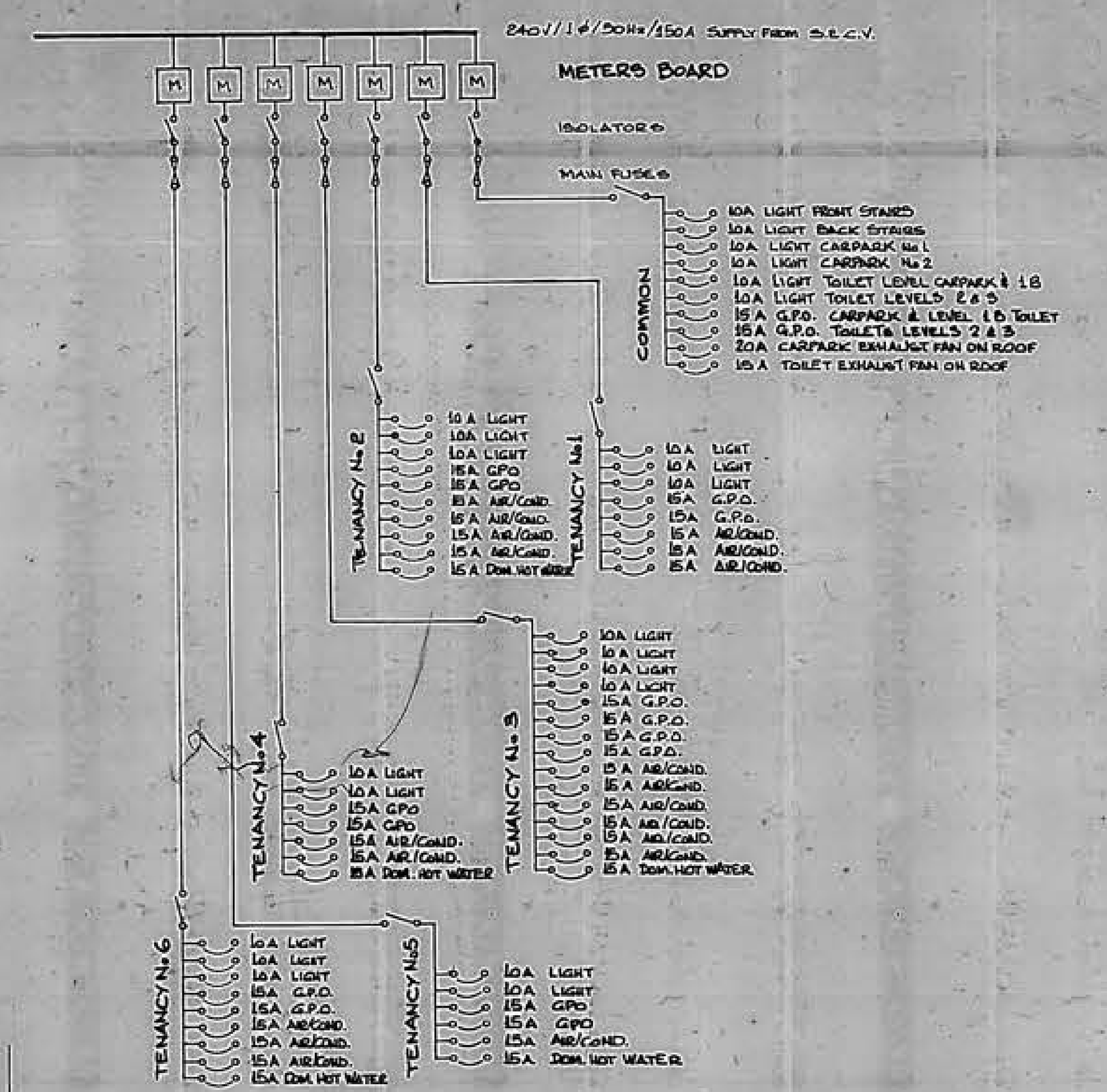
TYPICAL JAMB DETAIL
NEW WINDOWS AT
EXISTING WALL 1:5
c-c

LIGHT & VENTILATION SCHEDULE

location	floor area	n. light req 1/10	actual provided	min. openable req 1/20	actual provided	f. ventilation
level 1A	66.5 M²	6.7 M²	8.0 M²	3.4 M²	4.0 M²	
level 1B store	101.6 M² 20.0 M²	10.1 M² –	11.1 M² –	5.0 M² –	6.0 M² –	
level 1B1	47.20 M²	4.7 M²	4.77 M²	2.4 M²	2.40 M²	existing fixed vents to be retained.
level 2	156.68 M²	15.7 M²	16.84 M²	7.9 M²	8.40 M²	
level 2A	53.7 M²	5.8 M²	6.6 M²	2.60 M²	3.3 M²	
level 3	106.77 M²	10.7 M²	14.5 M²	5.35 M²	5.35 M²	

note: all WC, tea-rooms and utility rooms are mechanically ventilated. all areas are also artificially lit.

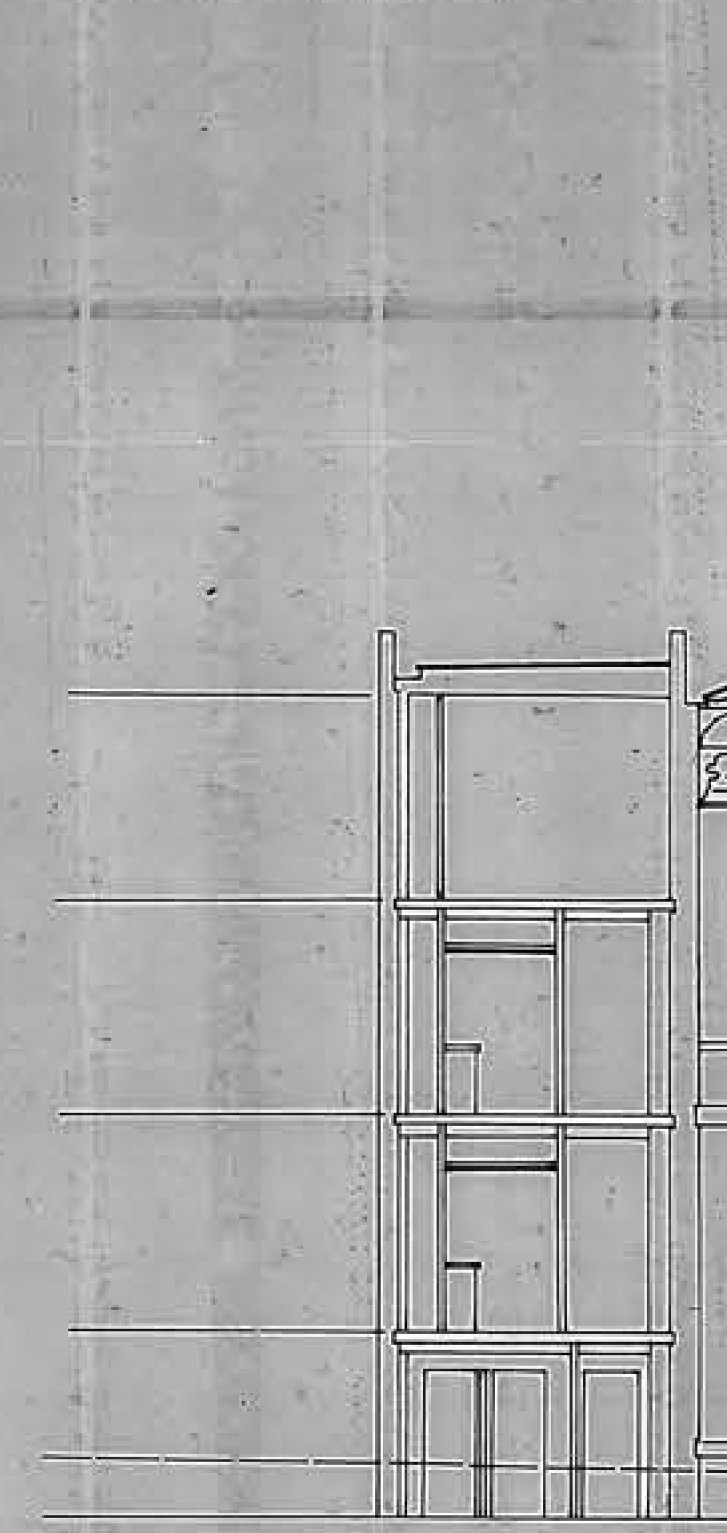
PROPOSED DEVELOPMENT No 10 CLARENCE STREET PRAHRAN FOR DR A GOURAS	PATRICK JEE & ASSOCIATES PTY LTD 49 CORNUTA WALK VERMONT SOUTH VICTORIA 3133 PH 233 6220	drawn scale date JULY 1984	job no. dwg no 8/8



INSTALLATION NOTES.

THE WORK TO BE CARRIED OUT SHALL BE UNDER THE SUPERVISION OF THE ARCHITECTS OR THEIR REPRESENTATIVE SHALL BE AS FOLLOWS:

1. EXISTING SWITCHBOARD. ALL EXISTING ELECTRIC GEAR ON PRESENT SWITCHBOARD SHALL BE DISCARDED AND EXISTING S.E.C. METERS SHALL BE HANDLE AS REQUESTED BY THE SUPPLYING AUTHORITY.
2. NEW SWITCHBOARD. A NEW METERS BOARD SHALL BE PROVIDED IN ACCORDANCE WITH THE SUPPLY AUTHORITY REQUIREMENTS.
3. NEW FUSES BOARDS. SUPPLY AND INSTALL NEW SUB-BOARDS IN LOCATION AND CAPACITIES AS INDICATED ON THE DRAWINGS. EACH CIRCUIT SHALL BE PROTECTED BY CIRCUIT BREAKER.
4. LIGHTING INSTALLATION. PROVIDE ALL NEW CIRCUITS. WIRING PVC/PVC INSULATED CABLES AND EARTH. MINIMUM 7/0.6 mm. AND EARTH. SWITCHES TO ARCHITECT APPROVAL.
5. POWER. PROVIDE ALL NEW CIRCUITS. WIRING PVC/PVC INSULATED CABLES AND EARTH. MINIMUM 7/0.67 mm. AND EARTH. GENERAL POWER OUTLET TO ARCHITECT APPROVAL.
6. INSTALLATION.
   a) CONCEALING OF SERVICES - ALL ELECTRICAL CABLING & CONDUITING SHALL BE CONCEALED TO THE APPROVAL OF THE ARCHITECT. THE METHOD OF INSTALLATION, CONCEALING OF CABLES AND CONDUITS SHALL BE DETERMINED ON SITE WITH RESPECT TO THE PROTECTION OF THE EXISTING BUILDING, IN ACCESSIBLE CEILING SPACES AND WALL CAVITIES. THE CABLING SHALL BE PVC INSULATED AND SHEATED CABLES ENCLOSED AS REQUIRED BY THE SUPPLYING AUTHORITY AND ALL OTHER AREAS CABLES ARE TO BE ENCLOSED IN CLASS 'B' CONDUIT. THE CONTRACT SHALL ALLOW FOR CHASING AND GROUTING OF CONDUITS. FINAL PAINTING IS TO BE DONE BY OTHERS.
   b) AUTHORITY - THE INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
      (i) S.A.A. WIRING REGULATION 3000 PARTS 1 & 2.
      (ii) STATE ELECTRICITY COMMISSION OF VICTORIA WIRING REGULATIONS
      (iii) ANY OTHER AUTHORITY HAVING JURISDICTION.
7. GUARANTEE. THE CONTRACTOR SHALL GUARANTEE THE RENEW AT HIS OWN EXPENSE ANY WORK THAT PROVES DEFECTIVE FROM FAULTY WORKMANSHIP OR MATERIAL DURING THE PERIOD OF SIX (6) MONTHS AFTER DATE OF PRATICAL COMPLETION.



DO NOT SCALE DRAWINGS FOR CONSTRUCTION

ORIENTATION

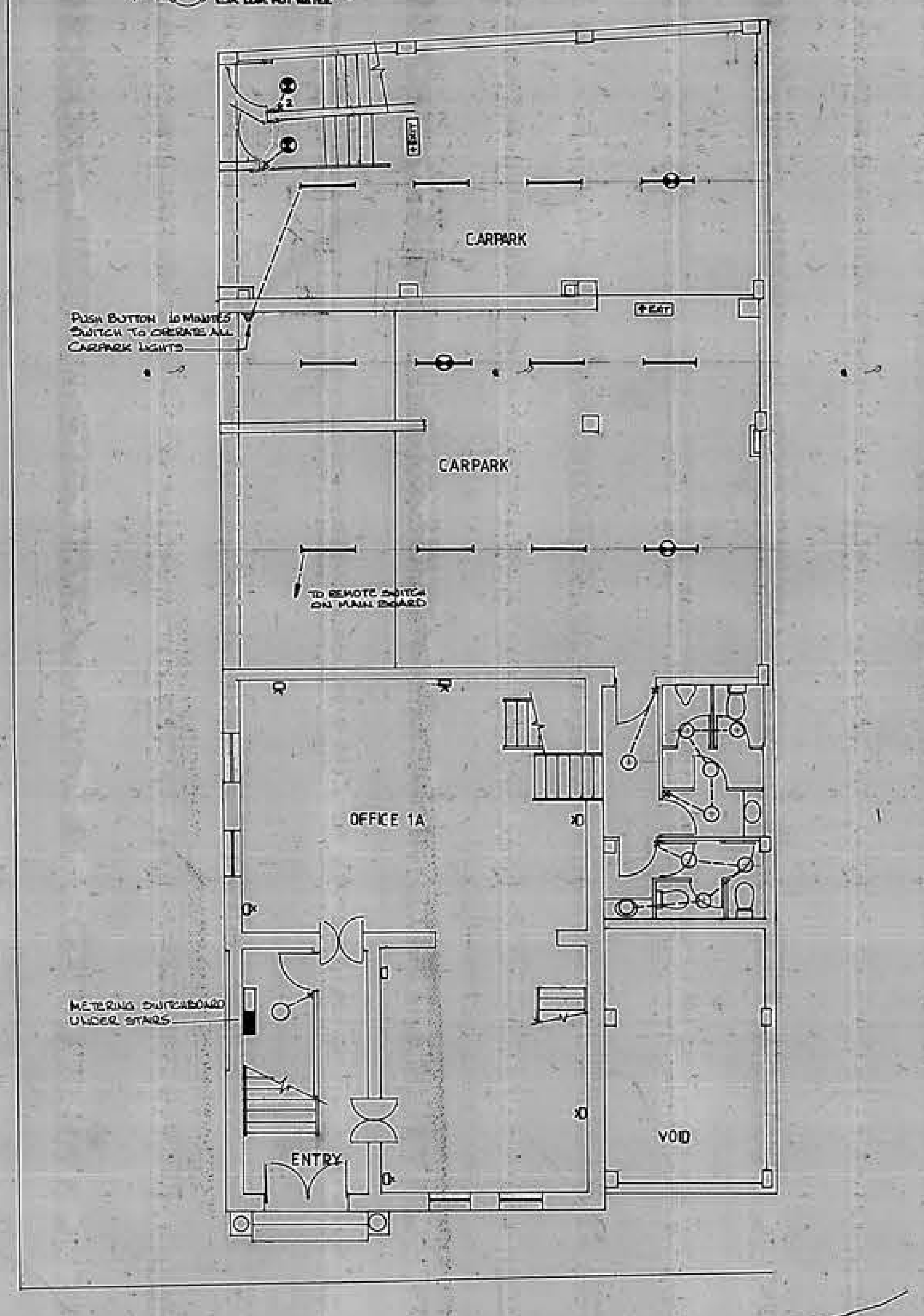
DRAWING ISSUE

DATE	client	architect	structural eng	consultant eng	consultant eng	council	fire authority	Q.S.	lender	builder	contractor	others

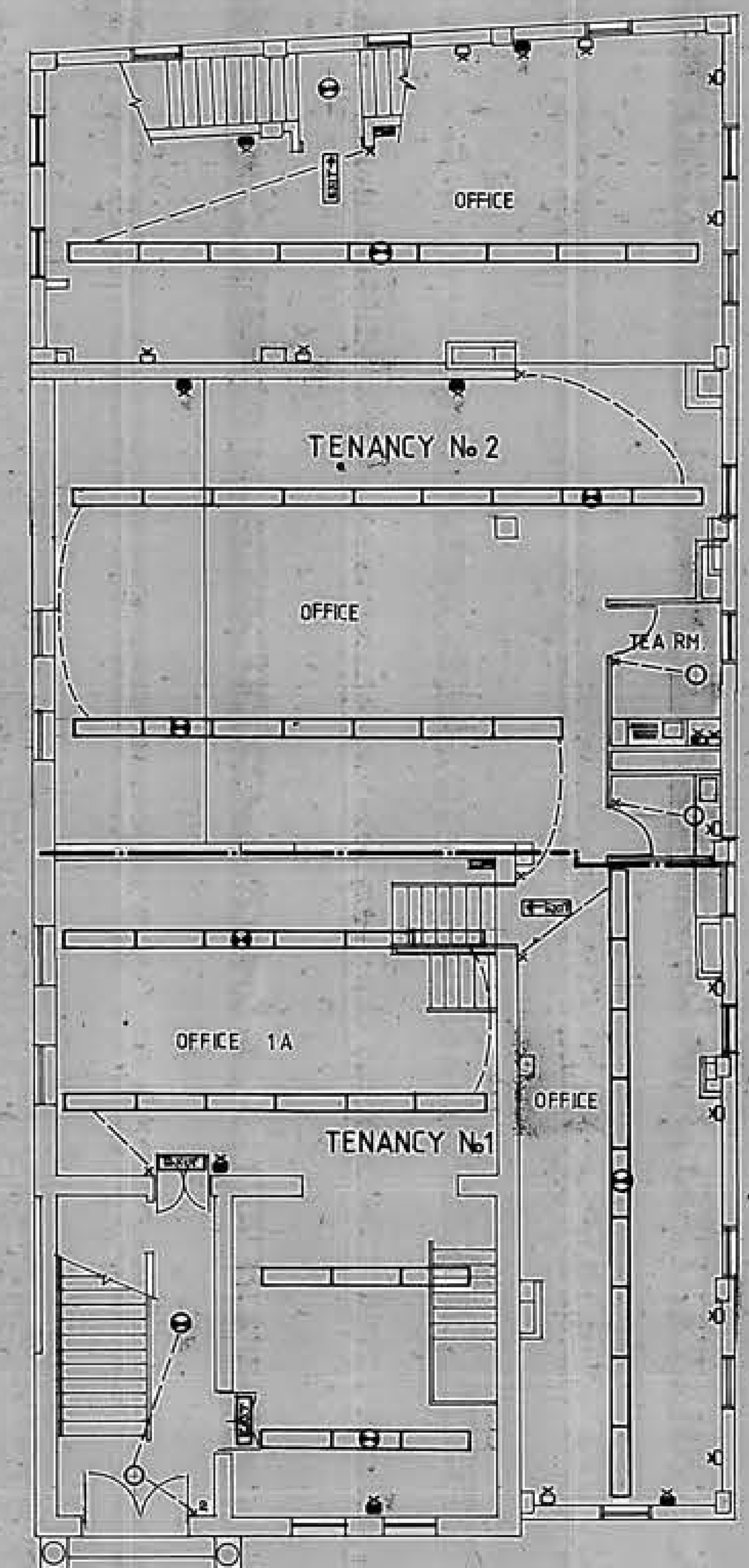
LEGEND

- METERING SWITCHBOARD
- SUB SWITCHBOARD
- 2 x 40 FLOURESCENT CEILING MOUNTED FITTING WITH WRAPPED AROUND DIFFUSER SIMILAR TO SUN LIGHTING CAT DLP 140 & 120
- 1 x 40 FLOURESCENT CEILING MOUNTED FITTING, BATTEN TYPE
- 300 mm DIA. OPAQUE GLASS CEILING MOUNTED FITTING - 40W
- SUSTAINED EMERGENCY LIGHT
- ILLUMINATED EXIT SIGN
- SWITCH WIRE
- WALL SWITCH - 1 WAY
- WALL SWITCH - 2 WAY
- GENERAL PURPOSE POWER DOUBLE OUTLET ON SKIRTING BOARD
- FIXED GPO UNDER BENCH FOR DOMESTIC HOT WATER UNIT
- FIXED GPO AT 2000 FROM FLOOR FOR AIR CONDITIONING UNIT.
- TENANCY BOUNDARY

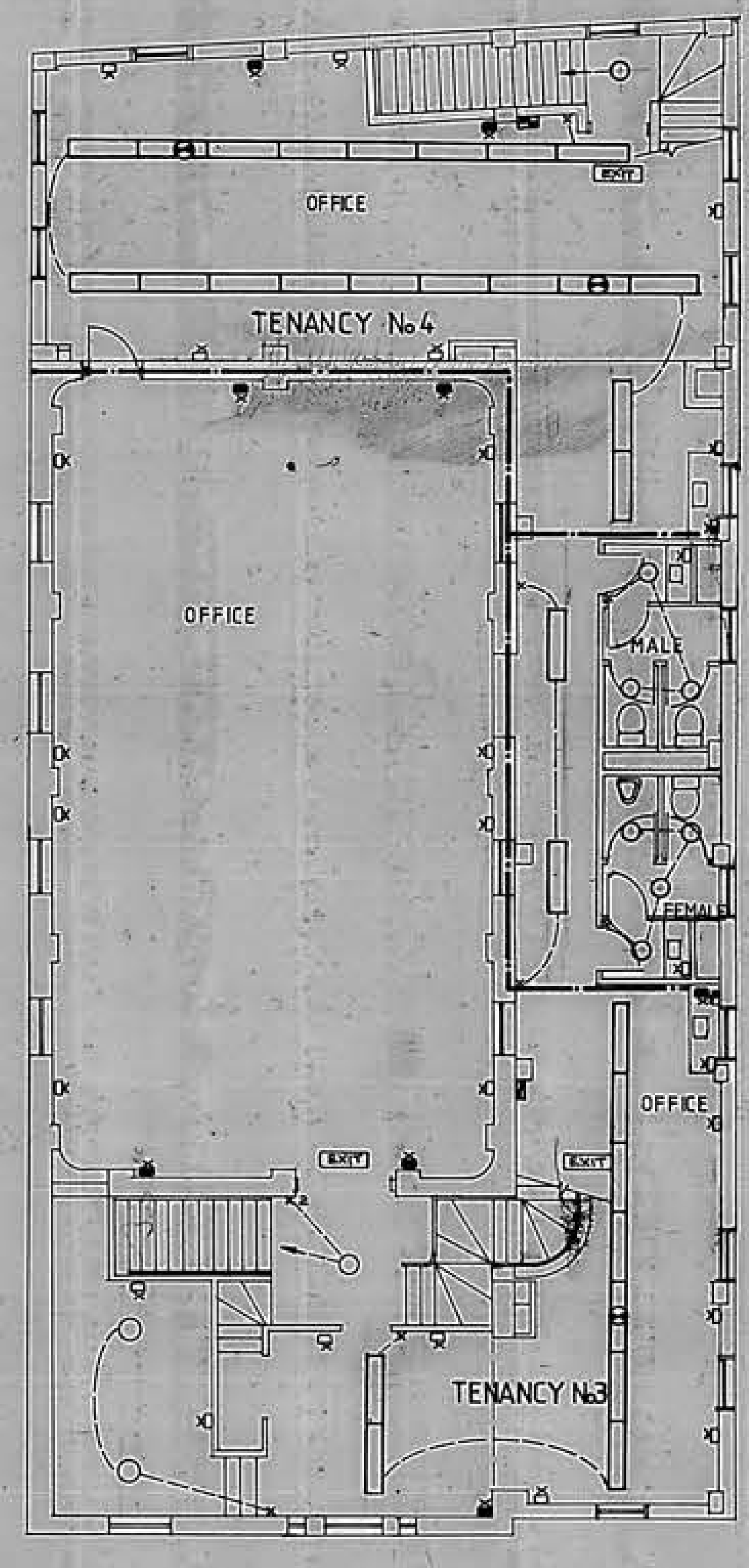
issue	amendments	sign	date



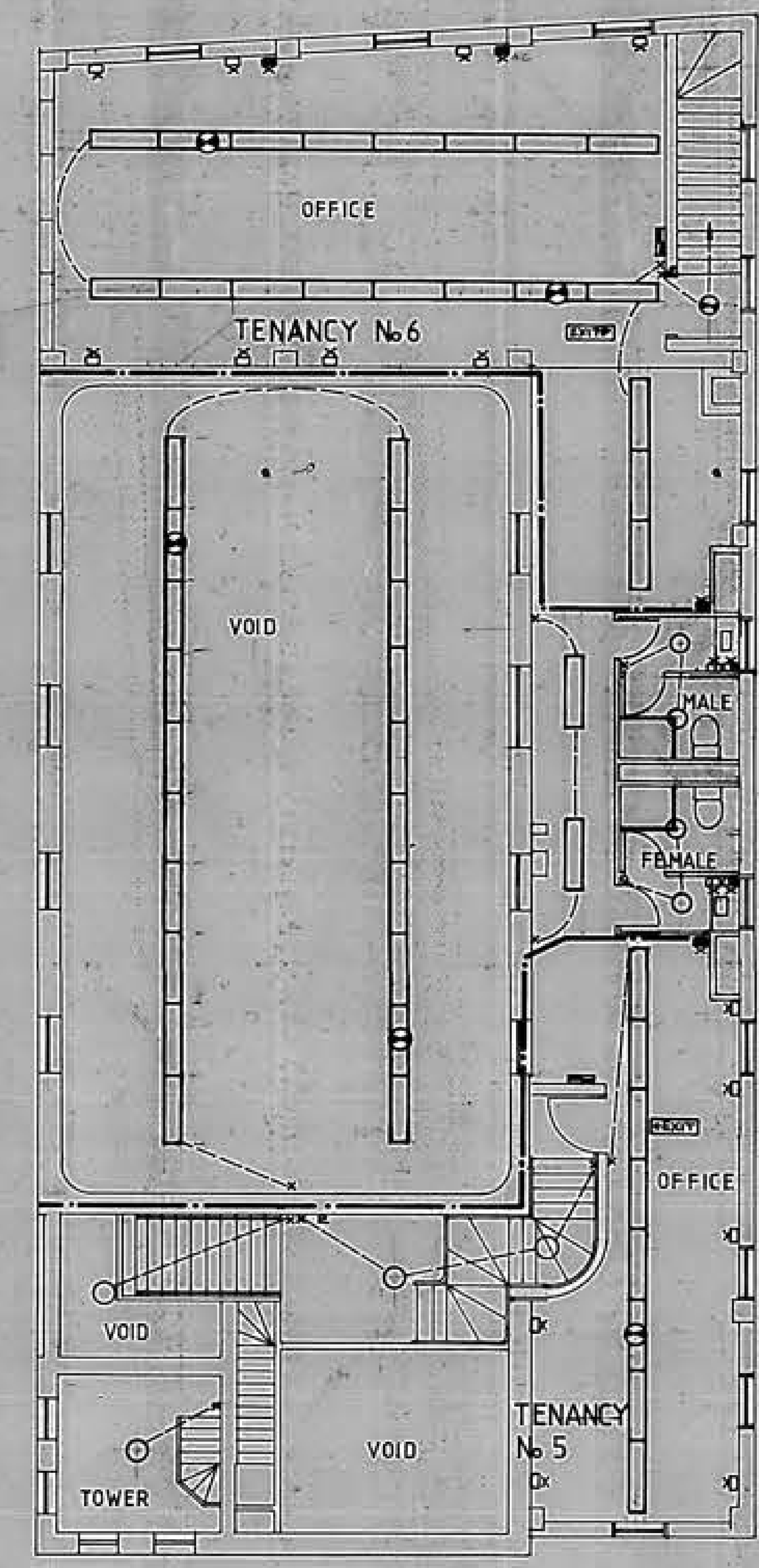
CARPARK LEVEL



LEVEL 1A & 1B



LEVEL 2



LEVEL 3

ELECTRICAL SERVICES

JEE & TENG PTY. LTD.
ARCHITECTS
505 St Kilda Rd., Melbourne 3004
ph. 267 2588

BUILDING SERVICES
S. ULISSE
3/16 Spray Street, Elwood 3184
ph. 531 7616

client

DR. A. GOURAS

project

PROPOSED COMMERCIAL DEVELOPMENT

location

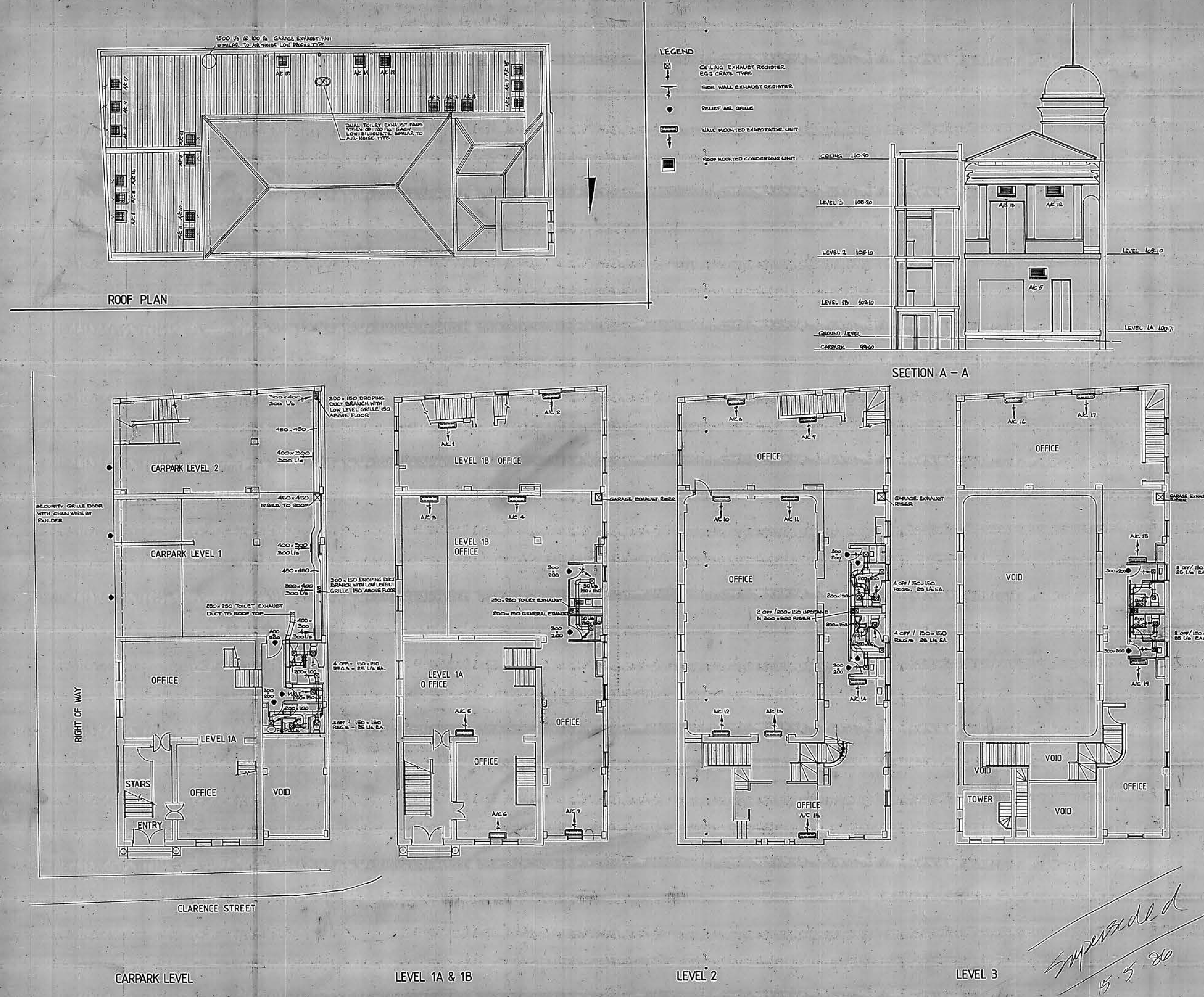
10 CLARENCE STREET PRAHRAN

drawing title

LIGHT & POWER LAYOUT

scale	drawn	checked
1 : 100	S.U.	

date	drawing no	issue
AUGUST 1984	M 37-301	A



DO NOT SCALE DRAWINGS FOR CONSTRUCTION

NORTH

ORIENTATION

DRAWING ISSUE

DATE	client	architect	structural eng	consultant eng	council	fire authority	Q.S.	tender	builder	contractor	others

BRIEF SPECIFICATIONS

TOILET EXHAUST SYSTEM. THE DRAWING INDICATE THE ARRANGEMENT OF SYSTEM. - SUPPLY AND INSTALL DUPLICATE FANS & MOTORS FITTED WITH NO-RETURN DAMPERS AT THE TOP OF RISER, DUCTWORK, REGISTERS & RELIEF AIR GRILLES. FANS SHALL HAVE A KEY-LOCKED ON-OFF-MAN. SWITCH WITH AUTOMATIC CHANGEOVER SWITCH TO ENERGISE THE ALTERNATIVE FAN WHEN A FAILURE OCCURS. FAILURE LIGHT & BUZZER FITTED WITH MUTE BUTTON IN THE RECEPTACLE FOR ELECTRIC SWITCHBOARD.

CARPARK VENTILATION. THE SUPPLY AIR TO CARPARK IS BY NATURAL VENTILATION THROUGH SECURITY GRILLES. SUPPLY & INSTALL A MECHANICAL AIR EXTRACTION AS SHOWN ON THE DRAWINGS AND AS FOLLOWS: (I) FAN DUCTWORK & AIR INTAKE GRILLES AS SHOWN (II) OPERATION OF FAN SHALL BE BY LOCKABLE MASTER SWITCH ON MAIN SWITCHBOARD (III) EXPOSED DUCTWORK IS TO BE WHITE ENAMEL PAINTED WITH GUARD RAILS IN IRIDESCENT RED PAINT.

DUCTWORK. PROVIDE & INSTALL DUCTWORK FROM 'GALVABOND' SHEET METAL TO SIZES NOTED AND HAVING NEAT APPEARANCE WITH CONSTRUCTION COMPLYING WITH S.M.A.C.N.A. LOW VELOCITY DUCT CONSTRUCTION STANDARD, TO THE AUSTRALIAN STANDARD 1668 AND TO THE APPROVAL OF THE LOCAL AUTHORITY. FIRE UP-STAND & FIRE DAMPER SHALL BE STRICTLY IN ACCORDANCE WITH A.S. 1668. SYSTEM PRESSURE LOSS THROUGH EACH DUCT RUN SHALL BE CHECKED AGAINST FAN PERFORMANCE TO ENSURE THE DELIVERY OF THE SPECIFIED AIR QUANTITIES.

NOISE CONTROL. ALL MECHANICAL SYSTEMS SHALL COMPLY WITH ALL PERTINENT REGULATIONS & LAWS AND IF REQUIRED ACOUSTIC TREATMENT SHALL BE SUPPLIED & INSTALLED UNDER THIS WORK.

ELECTRICAL. ELECTRICAL SUPPLY WILL BE MADE AVAILABLE BY THE ELECTRICAL SERVICES CONTRACTOR AT THE MAIN SWITCHBOARD. AS PART OF THIS WORK, THE MECHANICAL SERVICES CONTRACTOR IS TO SUPPLY & INSTALL ALL NECESSARY FUSES, ISOLATORS, SWITCHES, CONTACTORS, OVERLOADS, CONTROLS, RELAYS AND WIRING IN ACCORDANCE WITH THE A.S. 3000 THE REQUIREMENT OF THE SUPPLY AUTHORITY AND OF ALL AUTHORITIES & LAWS HAVING JURISDICTION.

AIR CONDITIONING. SUPPLY & INSTALL NINETEEN (19) ONLY AIR CONDITIONERS COMPRISING ROOM WALL MOUNTED EVAPORATOR WITH CONDENSING UNIT REMOTELY MOUNTED ON THE ROOF. CONDITIONERS MAY BE SELECTED BETWEEN DAIKIN, GENERAL ELECTRIC, MCALPINE, TEMPERZONE OR SIMILAR WITH EACH HAVING A CAPACITY OF 4 kW FOR COOLING & 5.4 kW HEATING WITH OUTSIDE SUMMER TEMPERATURE OF 28°C DB 21°C WB & WINTER OF 7°C DB AND INDOOR CONDITIONS OF 21°C. UNITS ARE TO BE SELECTED FOR QUIET OPERATION AND EVAPORATORS SHALL BE PREFERABLE FOR WALL MOUNTING AND SUITABLE FINISHED FOR EXPOSED INSTALLATION. THE CONDENSERS SHALL BE MOUNTED ON TIMBER SPREADERS WITH ANTIVIBRATION ISOLATORS & FIXED SECURELY & PERMANENTLY TO THE ROOF. REFRIGERANT PIPES & ELECTRIC CABLES INTERCONNECTING EVAPORATOR & CONDENSER ARE TO BE CONCEALED WHERE POSSIBLE OR ENCASED IN METAL DUCT NEATLY FORMED IN ALL OTHER CASES. CONTROLS FOR THE OPERATION OF EACH UNIT MUST BE INCORPORATED IN EACH EVAPORATOR. POWER WILL BE SUPPLIED BY THE ELECTRICAL SERVICES CONTRACTOR IN 240 V / SINGLE PHASE / 50 Hz / 15 AMPS. ADJACENT EACH EVAPORATOR, THE MECHANICAL SERVICES CONTRACTOR IS TO INTERCONNECT THE TWO UNITS TOGETHER.

issue	amendments	sign	date

MECHANICAL SERVICES

JEE & TENG PTY. LTD.
ARCHITECTS
505 St. Kilda Rd., Melbourne 3004
ph. 267 2588

BUILDING SERVICES
S. ULISSE
3/16 Spray Street, Elwood 3184
ph. 531 7616

client
DR. A. GOURAS

project
PROPOSED COMMERCIAL DEVELOPMENT

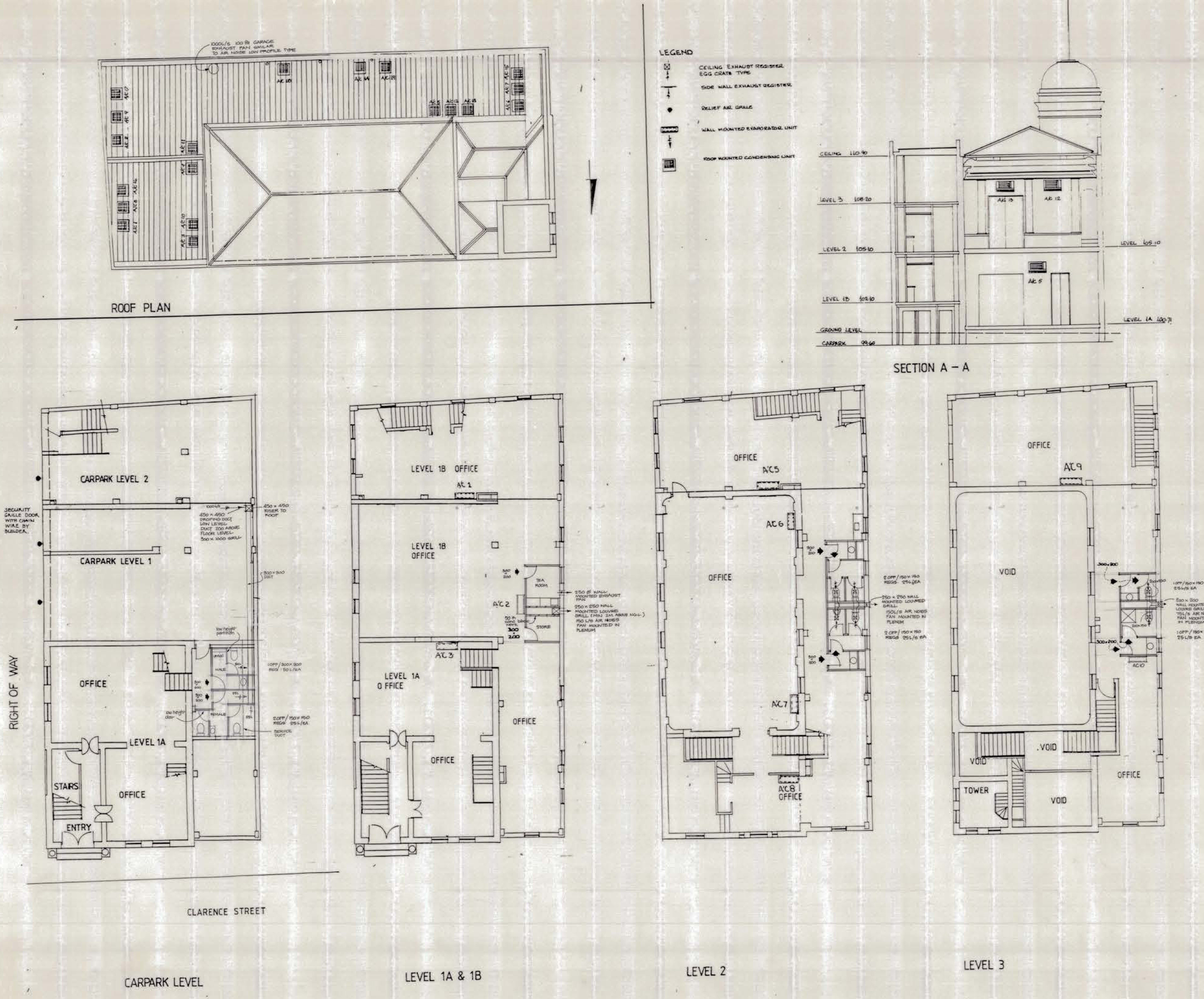
location
10 CLARENCE STREET PRAHRAN

drawing title
AIR CONDITIONING & VENTILATION

scale	drawn	checked
1 : 100	S.U.	

date	drawing no	issue
JUNE 1984	M 37 - 101	A

Superseded 15.5.86



DO NOT SCALE DRAWINGS FOR CONSTRUCTION

NORTH

ORIENTATION

DRAWING ISSUE

DATE	client	architect	structural eng	consultant eng	consultant eng	council	fire authority	Q. S.	tender	builder	contractor	others

BRIEF SPECIFICATIONS

TOILET EXHAUST SYSTEM. THE DRAWING INDICATE THE ARRANGEMENT OF SYSTEM. SUPPLY AND INSTALL DUPLICATE FANS & MOTORS FITTED WITH [illegible] DAMPERS AT THE TOP OF RISER, DUCTWORK, REGISTERS & RELIEF AIR GRILLES. FANS SHALL HAVE A KEY-LOCKED ON-OFF-MAN. SWITCH WITH AUTOMATIC CHANGEOVER SWITCH TO ENERGISE THE ALTERNATIVE FAN WHEN A FAILURE OCCURS. FAILURE LIGHT & BUZZER FITTED WITH MUTE BUTTON IN THE RECEPTACLE FOR ELECTRIC SWITCHBOARD.

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issue	amendments	sign	date

MECHANICAL SERVICES

PATRICK JEE & ASSOC. PTY. LTD. [illegible] Vermont South, Victoria Australia 3133 ARCHITECT

client
DR. A. GOURAS

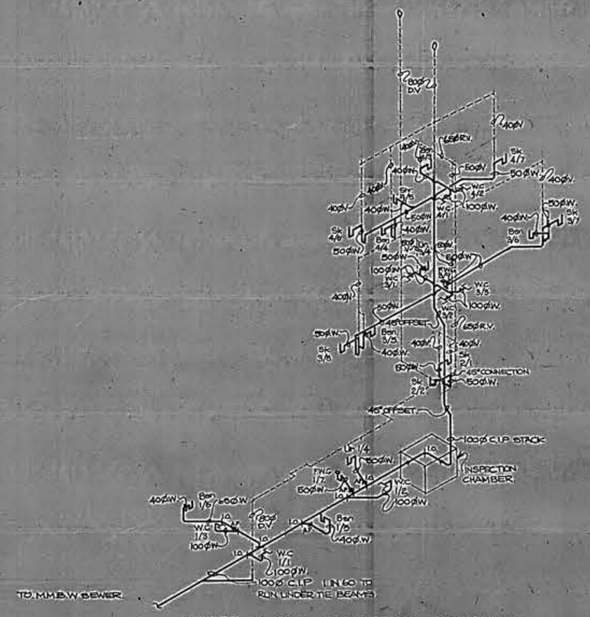
project
PROPOSED COMMERCIAL DEVELOPMENT

location
10 CLARENCE STREET PRAHRAN

drawing title
AIR CONDITIONING & VENTILATION

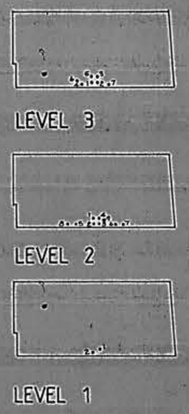
scale	drawn	checked
1 : 100		

date	drawing n°	issue
JUNE 1984	M 37 - 101	C



WASTE & SOIL ISOMETRIC DIAGRAM

GROUND LEVEL
SEWER DRAINAGE PLAN

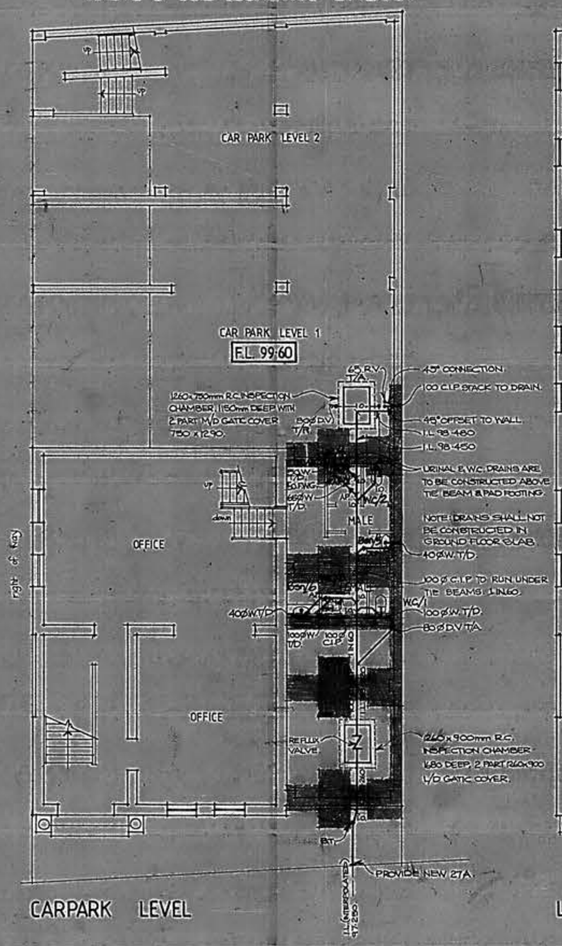


FIXTURES	FLOOR LEVELS GRD	1	2	3	TOTAL
WATER CLOSETS	1-3		1-3	1-2	8
URINALS	4		4		2
BASINS	5-6		5-6	3-4	6
SHOWERS				5	1
SINKS		1-2	7-8	6-7	6
F.W.G WASTE	7		9		2

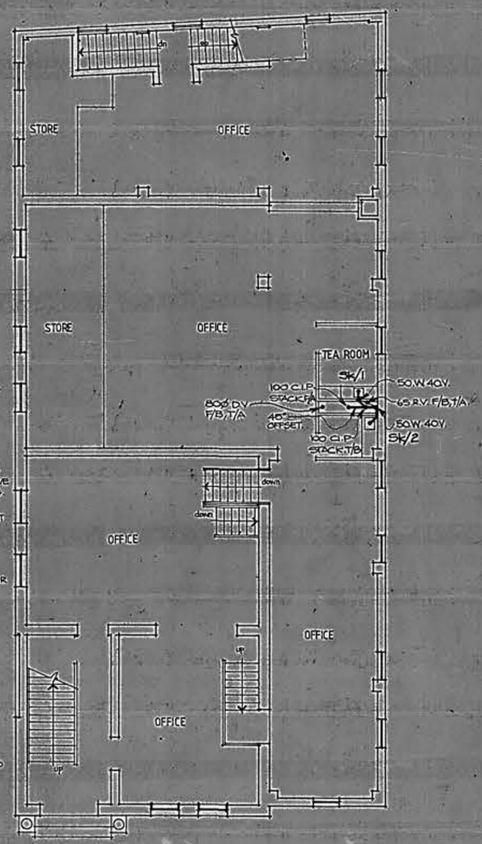
FIXTURE TABLE LIST

LEGEND

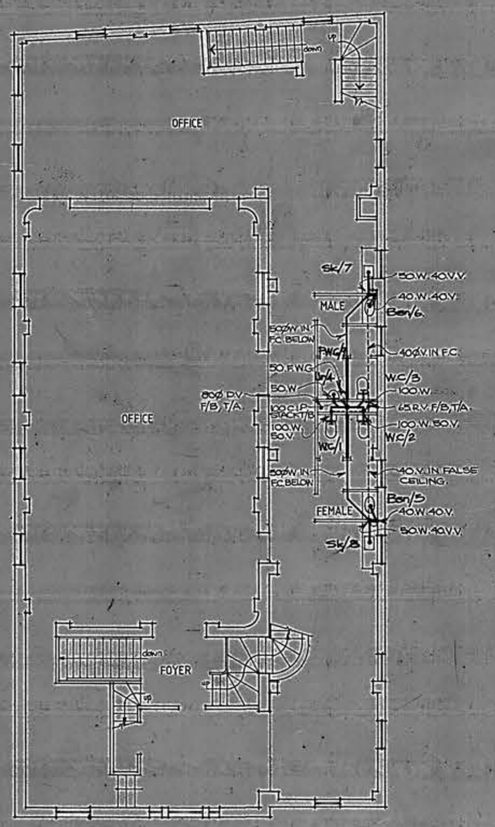
———	SEWAGE PIPE.
- - - - -	VENT PIPE.
W.C.	WATER CLOSET
Ur.	URINAL.
Bsn.	BASIN.
Shr.	SHOWER.
Sk.	SINK.
F.W.G.	FLOOR WASTE GULLIES.
C.I.P.	CAST IRON PIPES.
I.O.	INSPECTION OPENINGS.



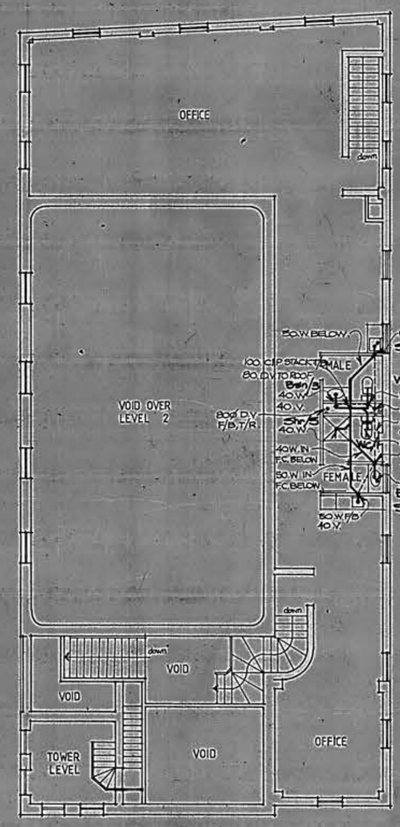
CARPARK LEVEL



LEVEL 1

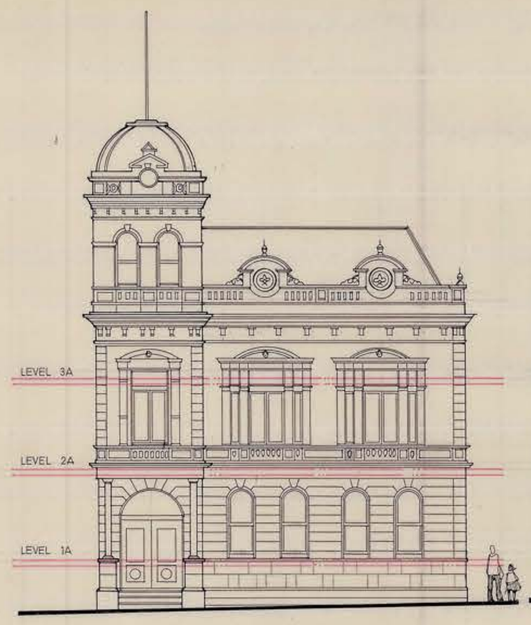


LEVEL 2

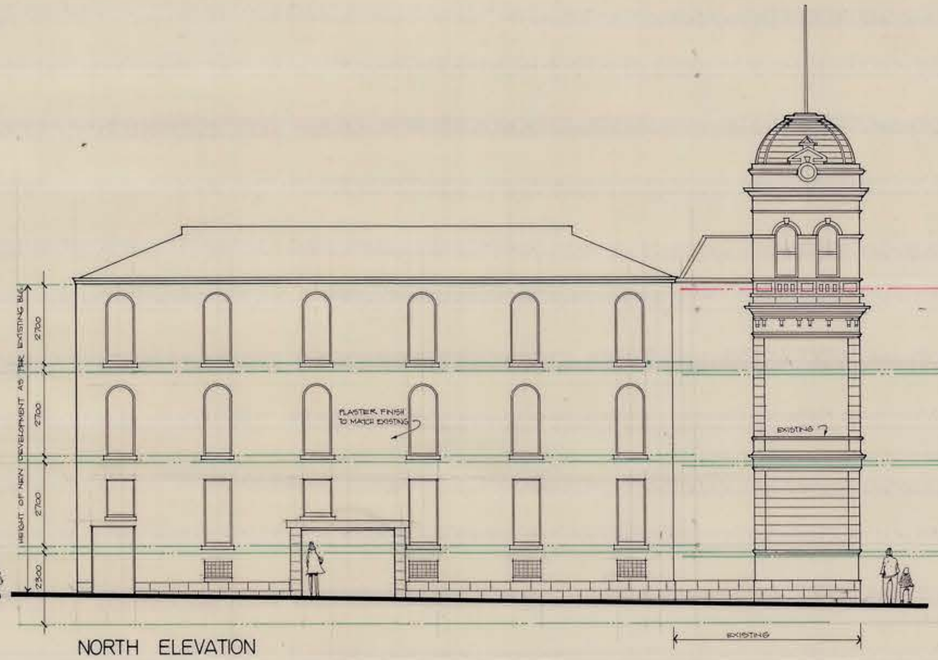


LEVEL 3

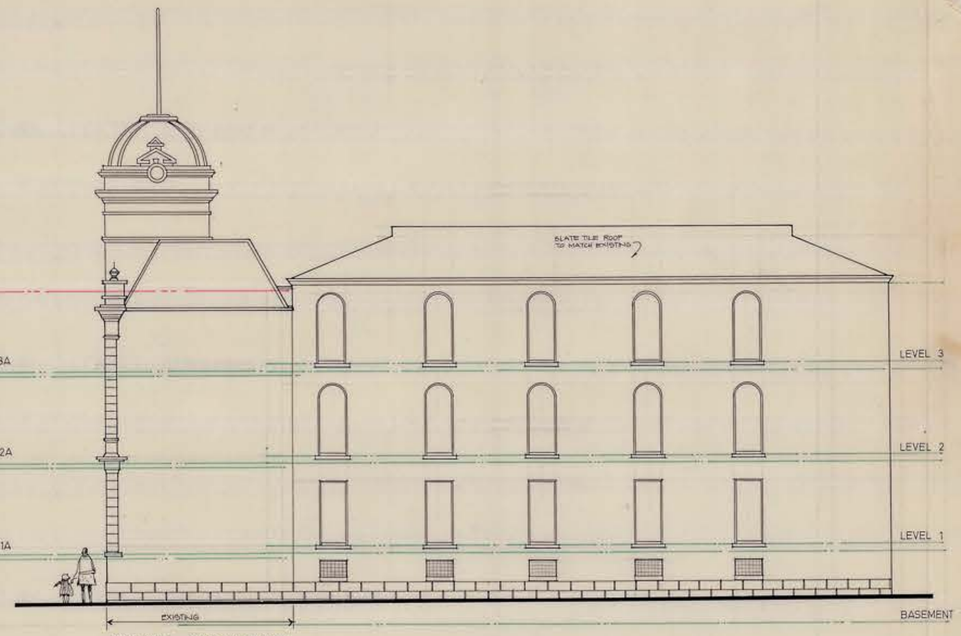
amendments	PROPOSED DEVELOPMENT No. 10 CLARENCE STREET PRAHRAN FOR DR. A. GOURAS	SOIL, WASTE, VENT PLANS & SCHEMATIC	drawn: A.B, A.S scale: 1:100 date: AUG. 1984



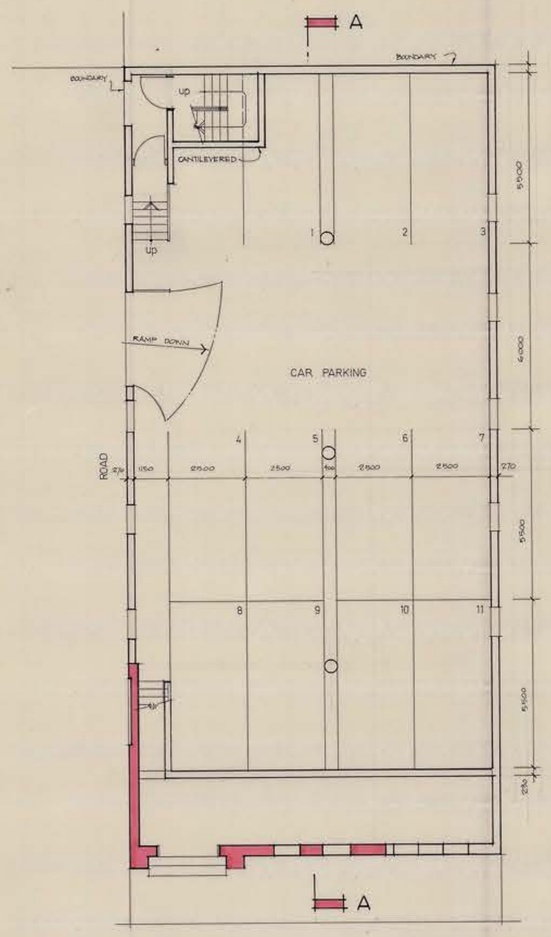
WEST ELEVATION



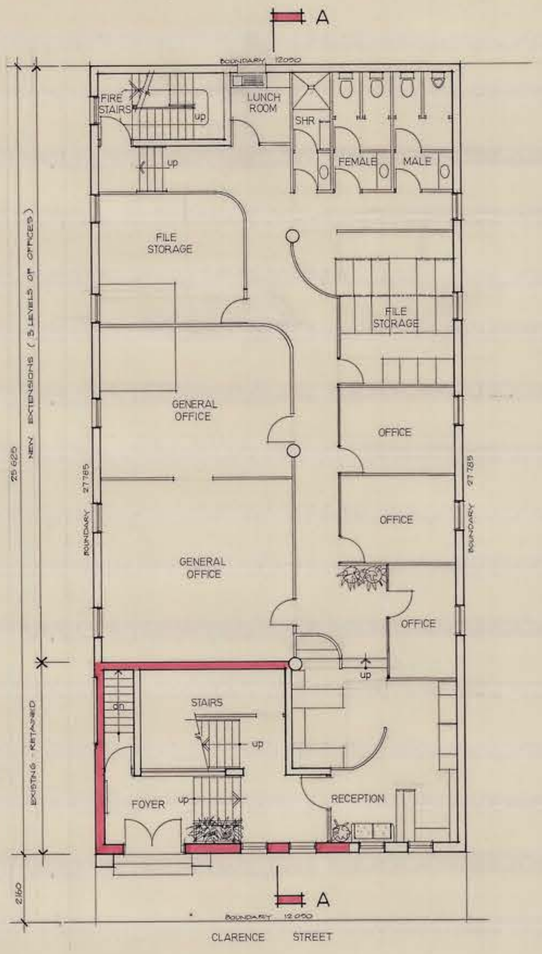
NORTH ELEVATION



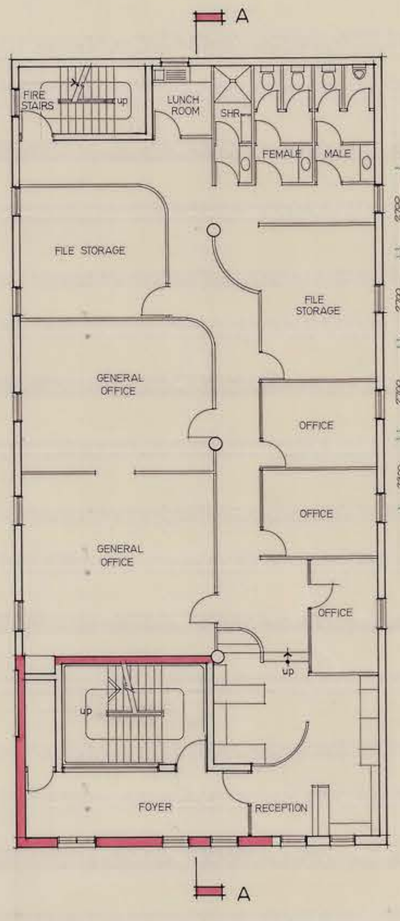
SOUTH ELEVATION



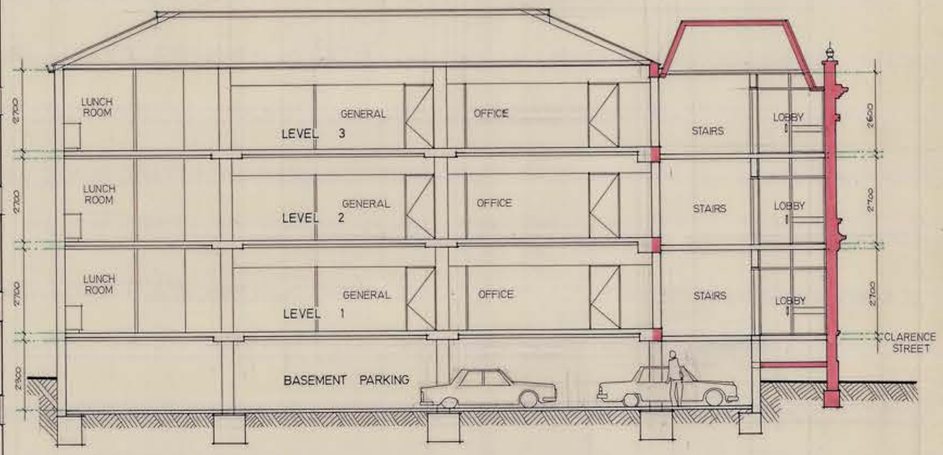
BASEMENT PLAN



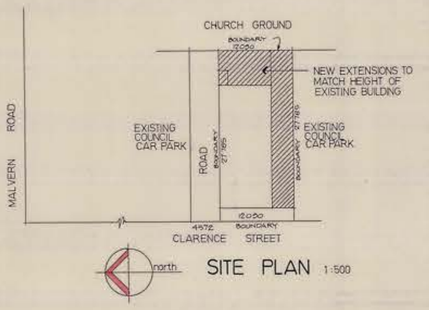
LEVEL 1



LEVELS 2 & 3



SECTION A-A



SITE PLAN 1:500

AREA SUMMARY	
LAND AREA : 12.05 x 27.785	335.5 m²
GROSS BUILDING AREA = 309.61 x 4 FLOORS =	1239.2 m²
PLOT RATIO	3.70
GROSS OFFICE FLOOR AREA = 3 x 289.73 =	869.20 m²
TOTAL CIRCULATION AREA = 38.5 x 3 =	226.5 m²
TOTAL AREA OF WC'S, SERV & KITCHEN =	73.5 m²
TOTAL AREA OF STORES 38.2 x 3 =	14.6 m²
NETT OFFICE FLOOR AREA OF 3 LEVELS =	385.6 m²
TOTAL CAR SPACES GENERATED BY OFFICE =	13 CARS
TOTAL CAR SPACES GENERATED BY STORE	2 CARS
CREDIT GENERATED BY EX. OFFICE AREA (220 m²)	(-) 4 CARS
" " " EX. HALL AREA	(-) 1 CAR
Nº OF CAR SPACES PROVIDED ON SITE =	11
TOTAL Nº OF CAR SPACES GEN. BY DEV. =	15 - 5 OR + 10

PROPOSED DEVELOPMENT :
Nº 10 CLARENCE ST PRAHRAN

FOR : DR A GOURAS

BASEMENT PLAN - SECTION
LEVELS 1 2 & 3 - ELEVATIONS

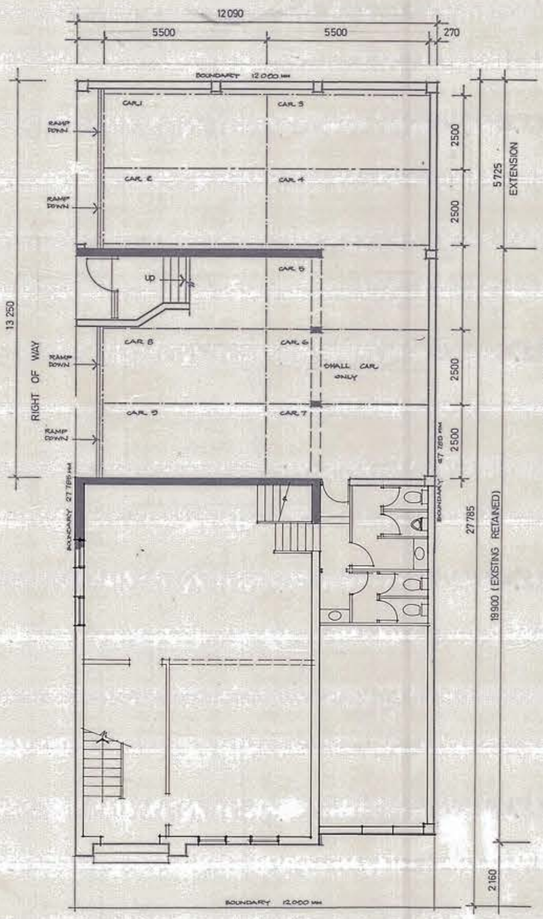
JEE & TENG PTY LTD ARCHITECTS
505 St Kilda Road
Melbourne Vic 3004 tel : 267 2588

drawn JEE
scale 1:100 1:500
date NOV 1983
job no 82023
dwg no. TP12/2

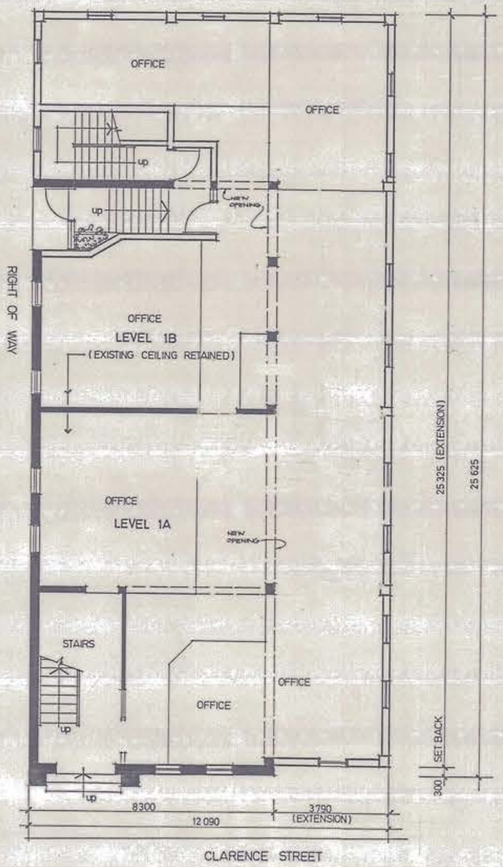
WEST ELEVATION

NORTH ELEVATION

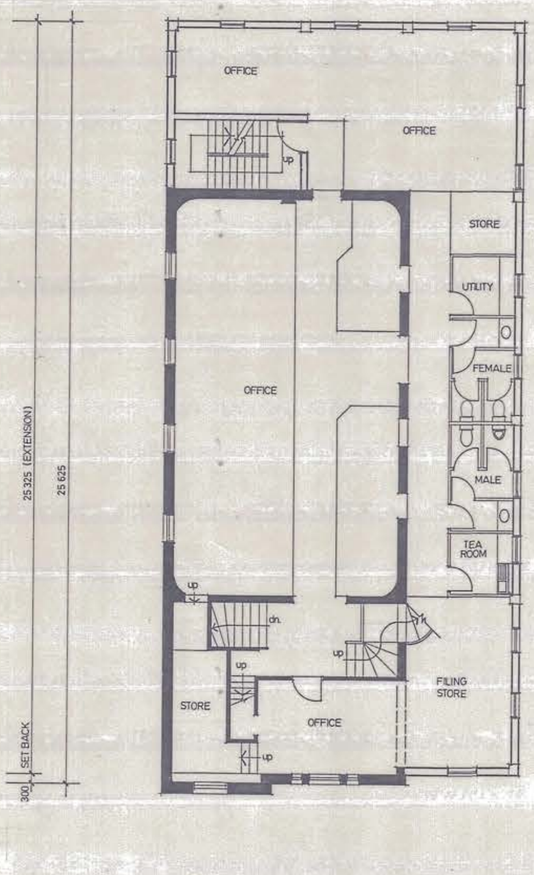
SOUTH ELEVATION



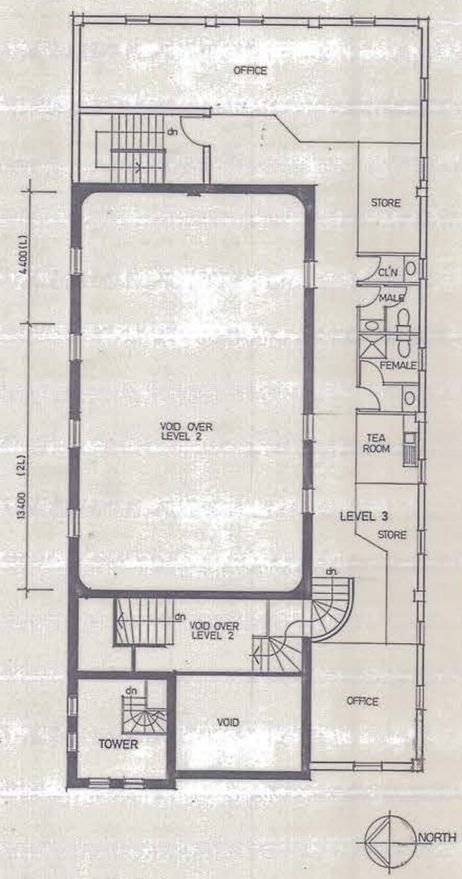
CAR PARK LEVEL



LEVEL 1A & 1B



LEVEL 2



LEVEL 3

NORTH

AREA ANALYSIS

Land area	335.9 m²
Gross building area	1019 m²
Plot ratio	3
Gross open plan office area	540.5 m²
Total corridor area	128 m²
Total storage area	74.6 m²
Nett office (partitioned) area	289.3 m²

CAR PARKING

Office area - 289.3 ÷ 30 = 9.6 cars

Storage area - 74.6 ÷ 60 = 1.2 cars

Total car spaces generated	11
Car spaces credited to existing usage:	
Total existing office area	96 m²
First floor hall and office area	113.5 m²
Total credit car spaces generated	5
Total car spaces required	6
Actual no provided	8

note: gross plan office area does not include stairs wc's, foyers or tea rooms.

PROPOSED DEVELOPMENT
No 10 CLARENCE ST. PRAHRAN
FOR : DR A GOURAS

amendments
deletion of mezzanine floor to level 2

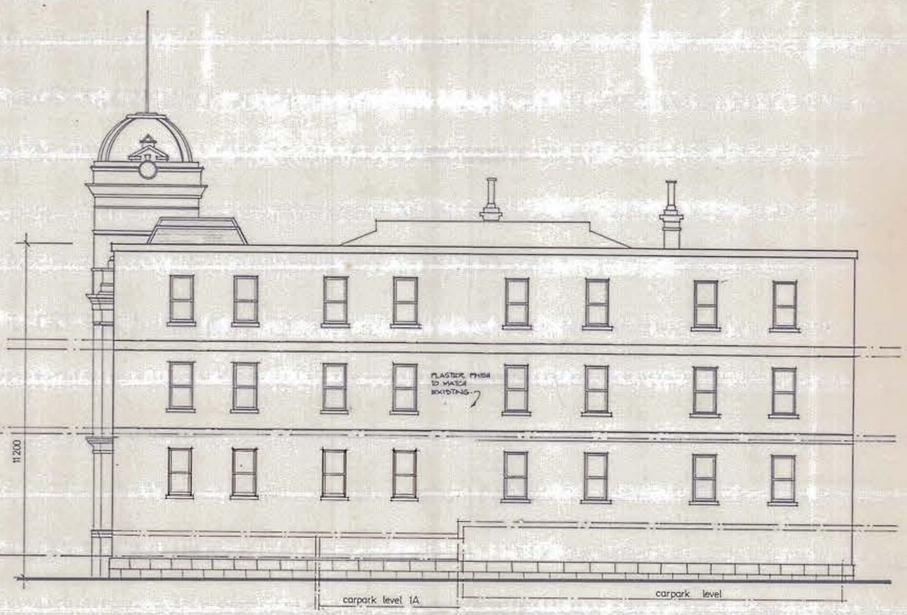
CAR PARK LEVEL
LEVELS 1A, 1B, 2, & 3 - ELEVATIONS

JEE & TENG PTY LTD ARCHITECTS
505 St Kilda Road
Melbourne Vic 3004 tel: 267 2588

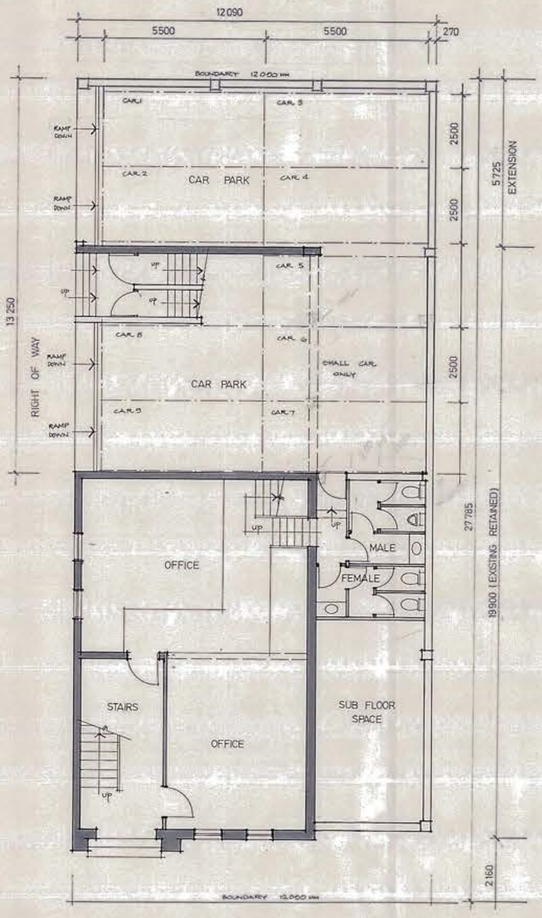
drawn : RSG
scale : 1 : 100
date JAN 1984
job no 82023 A
drg no TP2/2

WEST ELEVATION

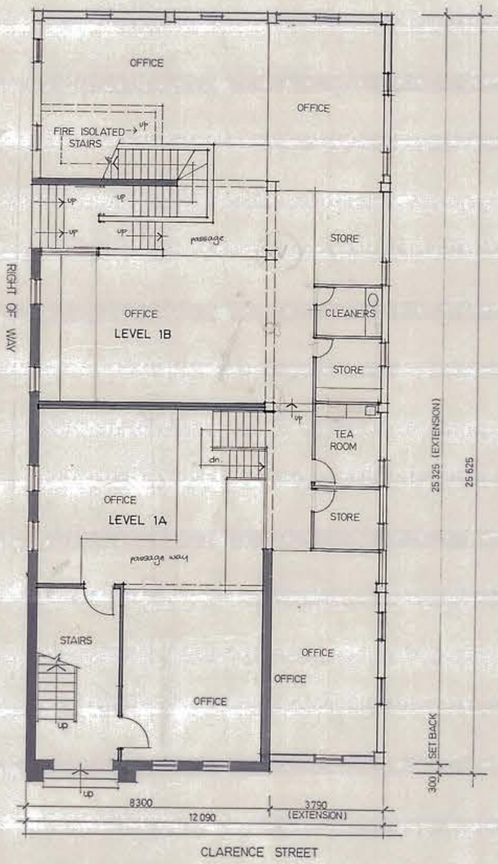
NORTH ELEVATION



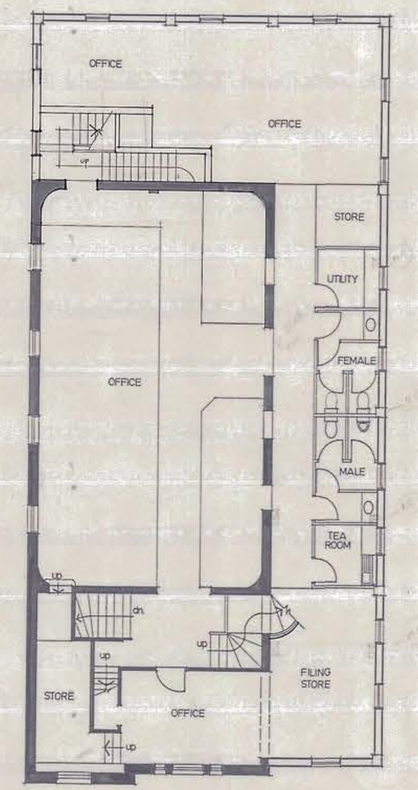
SOUTH ELEVATION



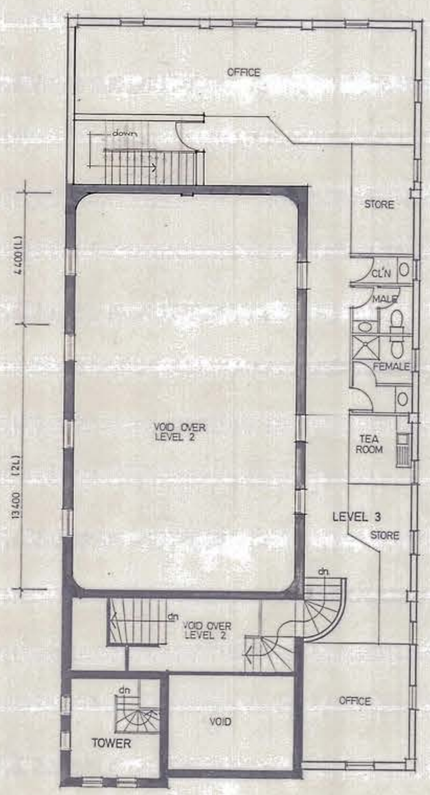
CAR PARK LEVEL



LEVEL 1A & 1B



LEVEL 2



LEVEL 3

NORTH

AREA ANALYSIS

Land area	335·9 m
Gross building area	1036 m
Plot ratio	3
Gross open plan office area	551 m
Total corridor area	129·5 m
Total storage area	74·6 m
Nett office (partitioned) area	293·2

CAR PARKING

Office area - 293·2 ÷ 30 = 9·77 cars

Storage area - 74·6 ÷ 60 = 1·2 cars

Total car spaces generated	11
Car spaces credited to existing usage :	
Total existing office area	96 m
First floor hall and office area	113·5 m
Total credit car spaces generated	5
Total car spaces required	6
Actual no provided	8

note : gross plan office area does not include stairs wc's, foyers or tea rooms.

PROPOSED DEVELOPMENT
No 10 CLARENCE ST. PRAHRAN
FOR : DR A GOURAS

amendments
deletion of mezzanine floor to level 2
relocation of wc's from level 1A & 1B to carpark level — may 1984
amendment to rear fire-stairs.

CAR PARK LEVEL
LEVELS 1A, 1B, 2, & 3 - ELEVATIONS

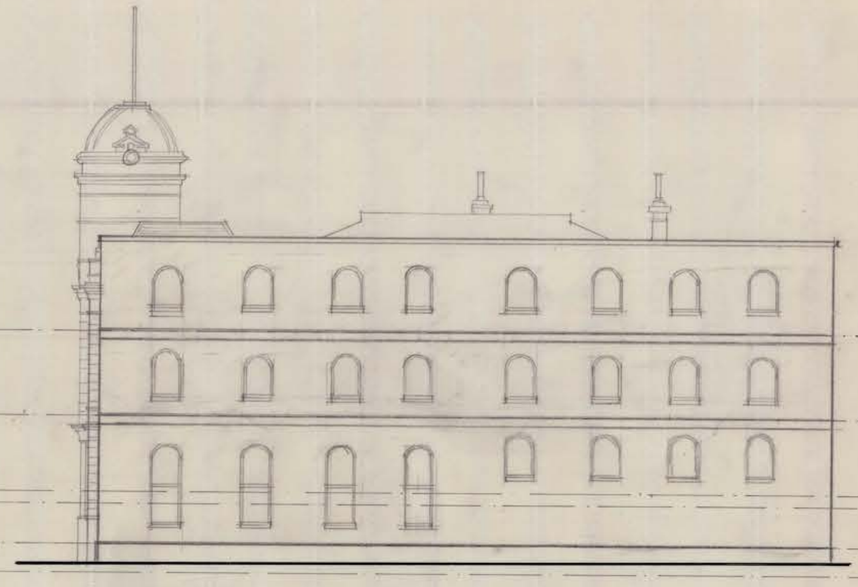
JEE & TENG PTY LTD ARCHITECTS
505 St Kilda Road
Melbourne Vic 3004 tel: 267 2588

drawn : Rae
scale : 1 : 100
date JAN 1984
job no 82023 A
drg no TP2A/2

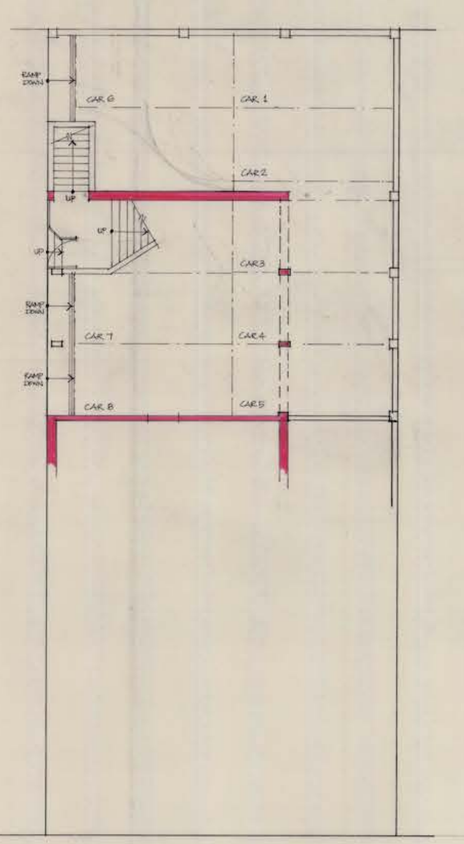
82023 · TP 1SD

WEST ELEVATION
(CLARENCE ST.)

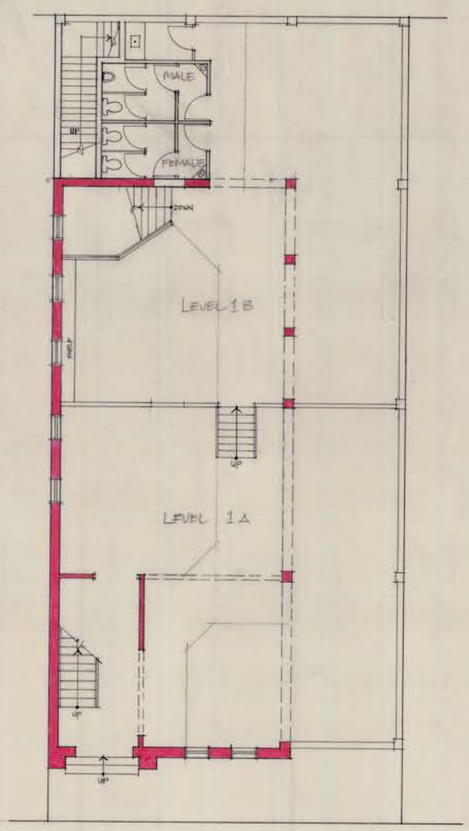
NORTH ELEVATION



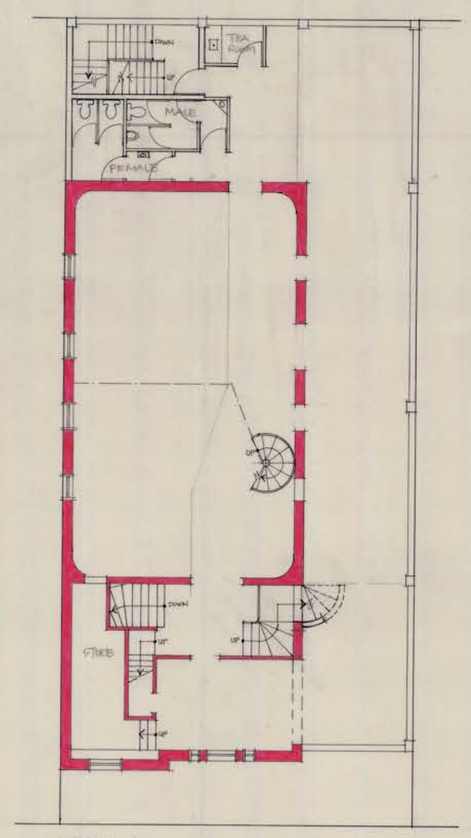
SOUTH ELEVATION



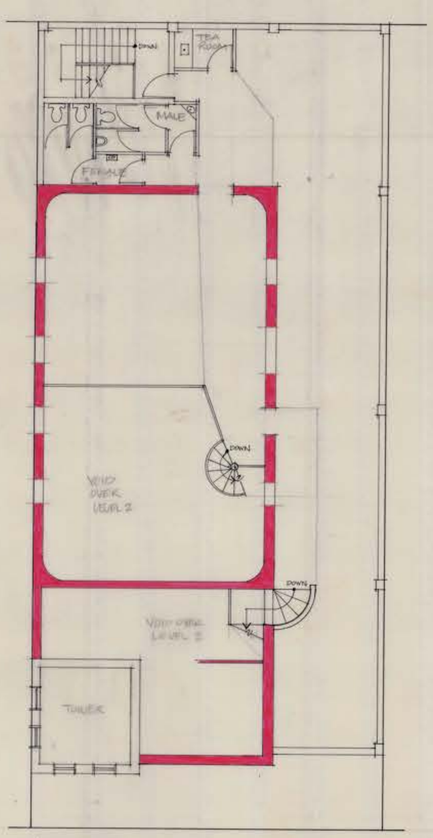
CAR PARK LEVEL



LEVEL 1A & 1B



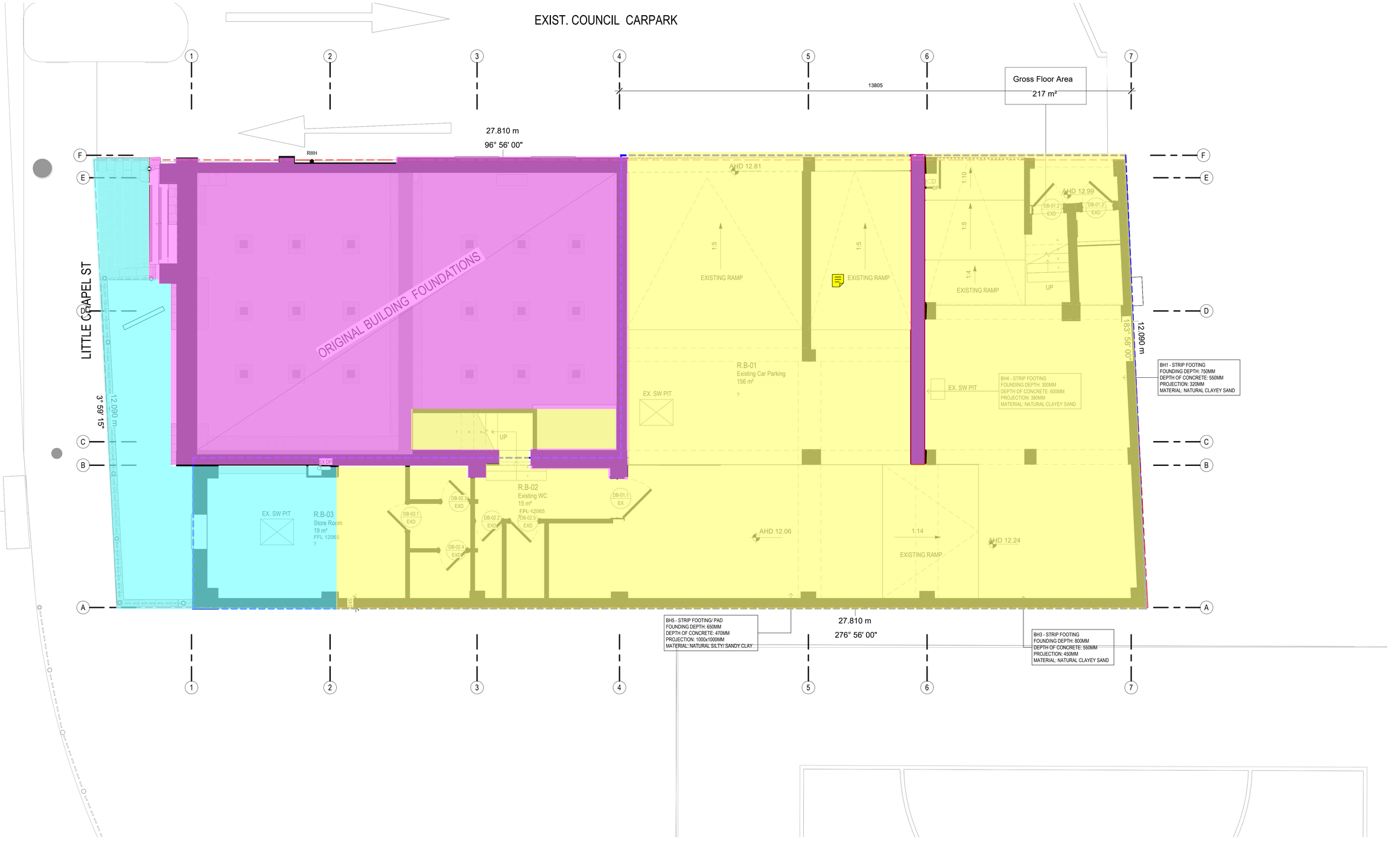
LEVEL 2



LEVEL 3

Appendix B: Significance Plans

See following pages.



GENERAL NOTES

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LEGEND

- AREA OF PRIMARY SIGNIFICANCE
- AREA OF CONTRIBUTORY SIGNIFICANCE
- AREA OF LITTLE OR NO SIGNIFICANCE

REV	DESCRIPTION	DATE
3	Issued for Review	2024.08.22
5	Issued for Information	2024.10.21
6	Issued for Review	2024.11.22
7	Issued for review	2024.11.28
8	Issued for review	2024.12.04
9	Issued for CL review	2025.02.05

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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Basement Floor Plan

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-100

DATE
2025.02.05

REV
9

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GENERAL NOTES

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LEGEND

- AREA OF PRIMARY SIGNIFICANCE
- AREA OF CONTRIBUTORY SIGNIFICANCE
- AREA OF LITTLE OR NO SIGNIFICANCE

REV	DESCRIPTION	DATE
3	Issued for Review	2024.08.22
5	Issued for Information	2024.10.21
6	Issued for Review	2024.11.22
7	Issued for review	2024.11.28
8	Issued for review	2024.12.04
9	Issued for CL review	2025.02.05

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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Ground Floor Plan

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-101

DATE
2025.02.05

REV
9

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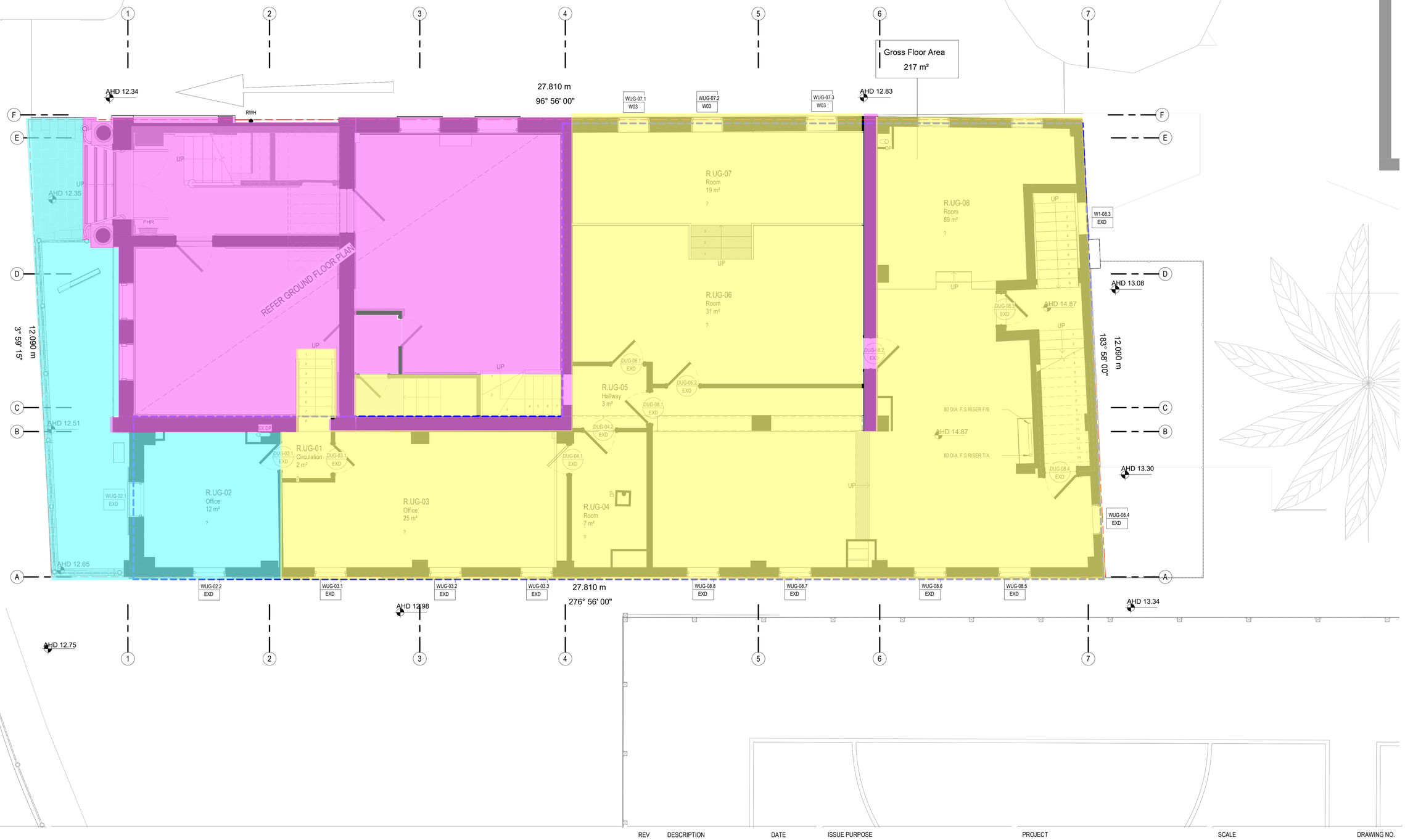

GENERAL NOTES

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LEGEND

- AREA OF PRIMARY SIGNIFICANCE
- AREA OF CONTRIBUTORY SIGNIFICANCE
- AREA OF LITTLE OR NO SIGNIFICANCE

REV	DESCRIPTION	DATE
3	Issued for Review	2024.08.22
5	Issued for Information	2024.10.21
6	Issued for Review	2024.11.22
7	Issued for review	2024.11.28
8	Issued for review	2024.12.04
9	Issued for CL review	2025.02.05

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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Upper Ground Floor Plan

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-102

DATE
2025.02.05

REV
9

FILE PATH
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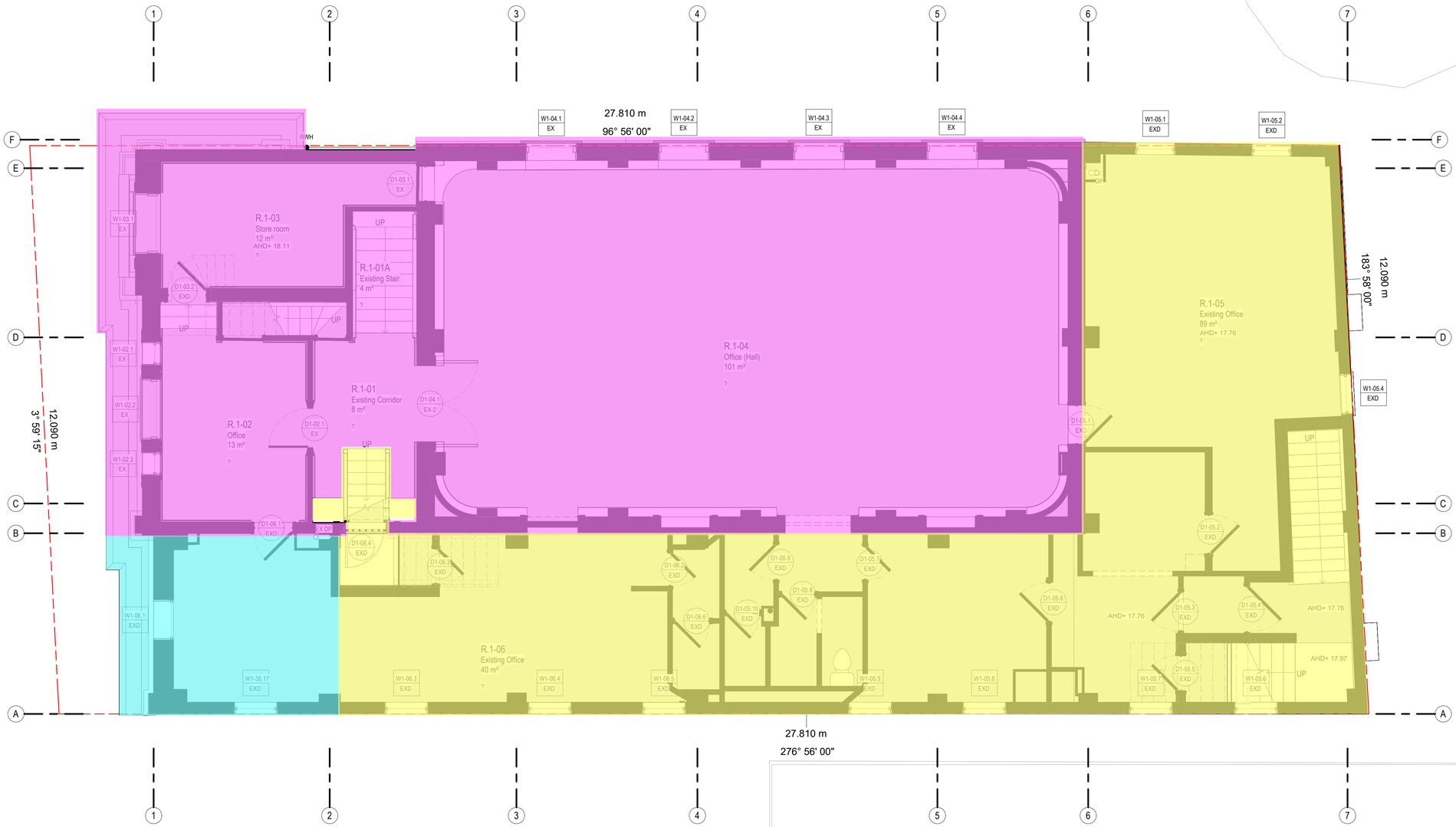

GENERAL NOTES

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LEGEND

- AREA OF PRIMARY SIGNIFICANCE
- AREA OF CONTRIBUTORY SIGNIFICANCE
- AREA OF LITTLE OR NO SIGNIFICANCE

REV	DESCRIPTION	DATE
2	Issued for Information	2024.08.19
3	Issued for Review	2024.08.22
5	Issued for Information	2024.10.21
6	Issued for Review	2024.11.22
7	Issued for review	2024.11.28
8	Issued for review	2024.12.04
9	Issued for CL review	2025.02.05

ISSUE PURPOSE
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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing First Floor Plan

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-103

DATE
2025.02.05

REV
9

FILE PATH C:\Users\pryan\Documents\Little Chapel St_pryan@trethowan.com.au.rvt

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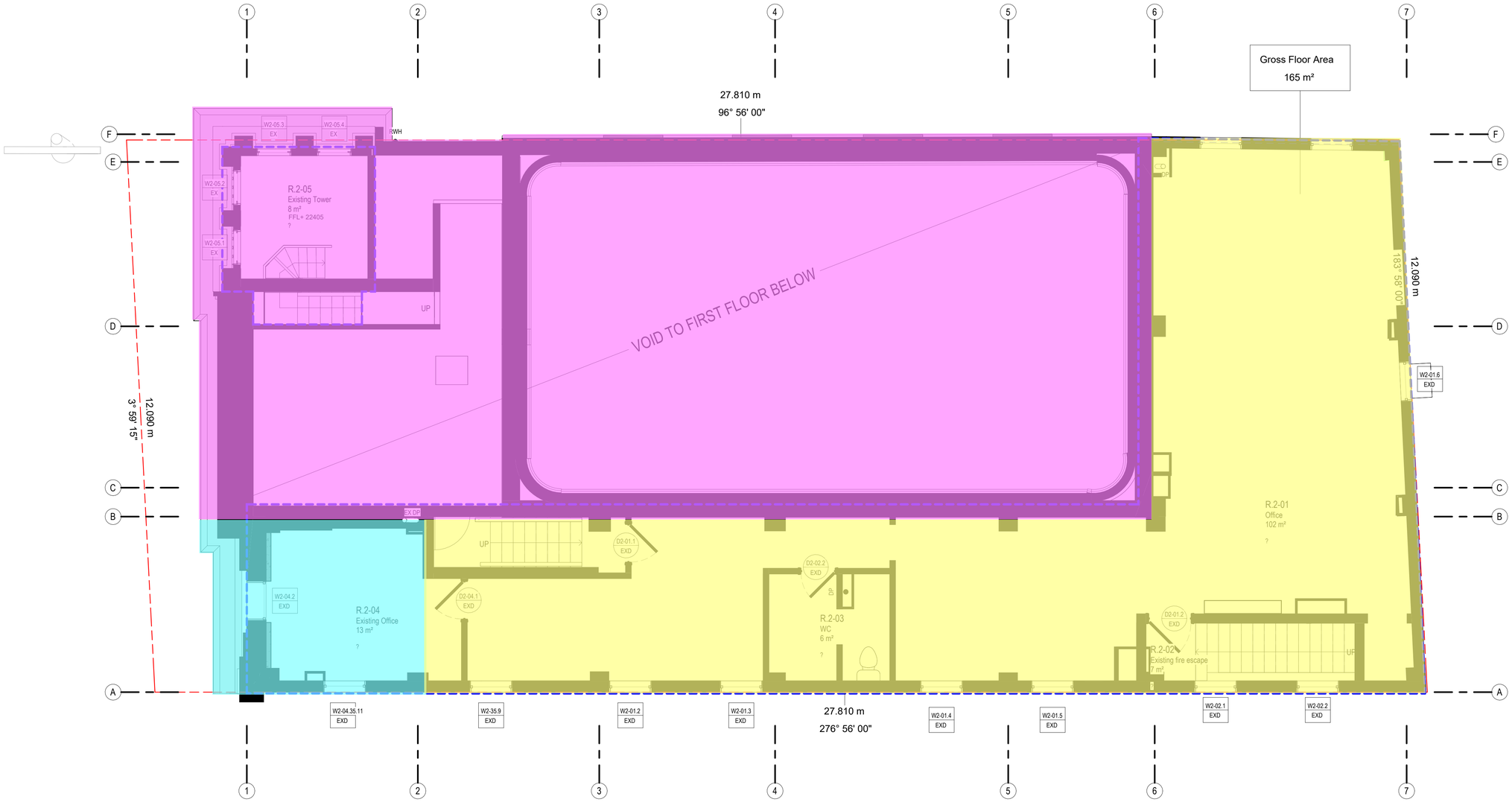

GENERAL NOTES

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LEGEND

- AREA OF PRIMARY SIGNIFICANCE
- AREA OF CONTRIBUTORY SIGNIFICANCE
- AREA OF LITTLE OR NO SIGNIFICANCE

REV	DESCRIPTION	DATE
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6	Issued for Review	2024.11.22
7	Issued for review	2024.11.28
8	Issued for review	2024.12.04
9	Issued for CL review	2025.02.05

ISSUE PURPOSE
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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Second Floor Plan

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-104

DATE
2025.02.05

REV
9

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GENERAL NOTES

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LEGEND

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- AREA OF LITTLE OR NO SIGNIFICANCE

REV	DESCRIPTION	DATE
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9	Issued for CL review	2025.02.05

ISSUE PURPOSE
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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Roof Plan

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-106

DATE
2025.02.05

REV
9

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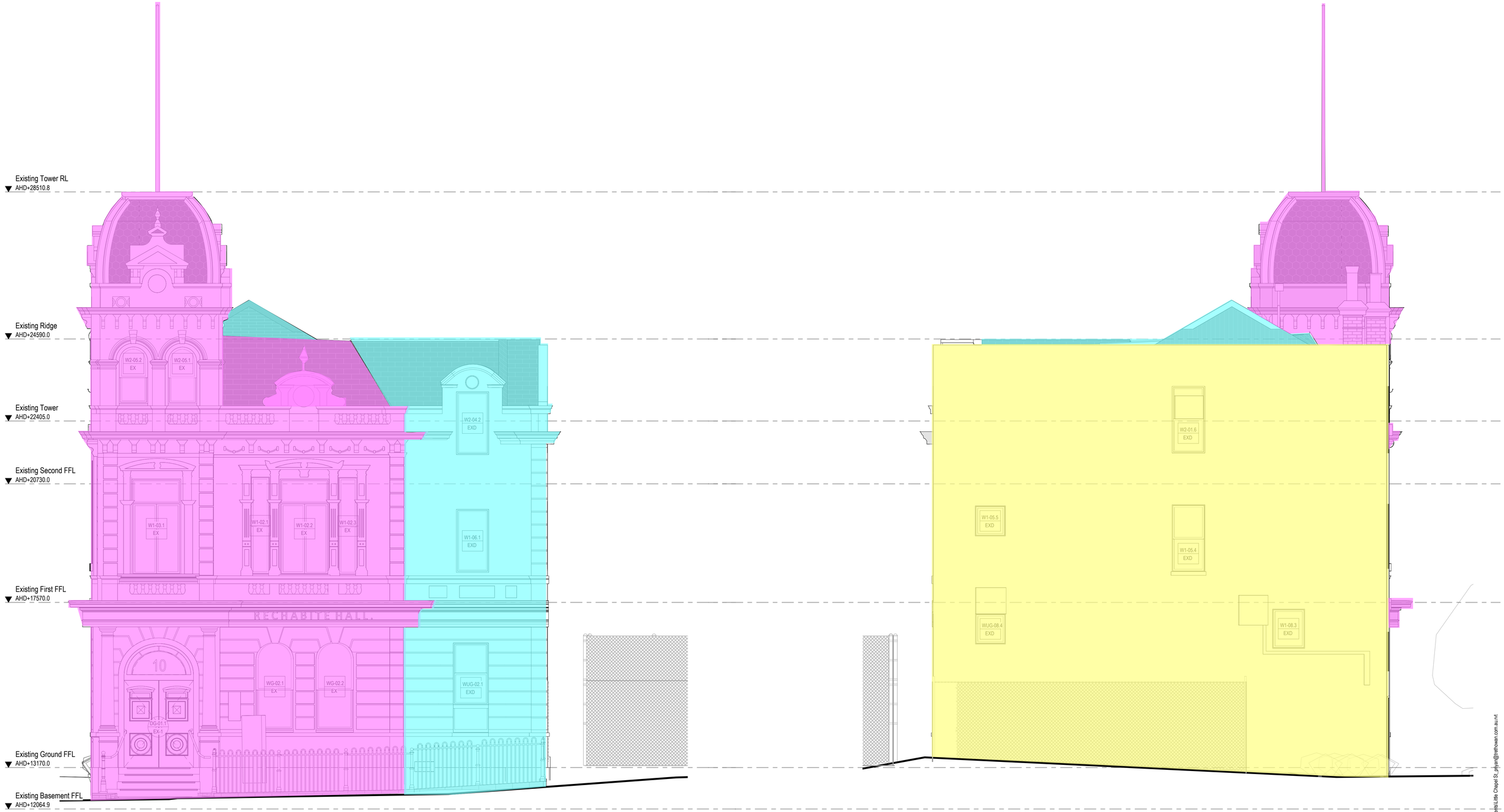

1 Existing Building Elevation
Existing West Elevation
1 : 50 @ A1

2 Existing Building Elevation
Existing East Elevation
1 : 50 @ A1

GENERAL NOTES

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9	Issued for CL review	2025.02.05

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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Elevations

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-200

DATE
2025.02.05

REV
9

FILE PATH C:\Users\ryan\Documents\Little Chapel St_ryan@trethowan.com.au.rvt
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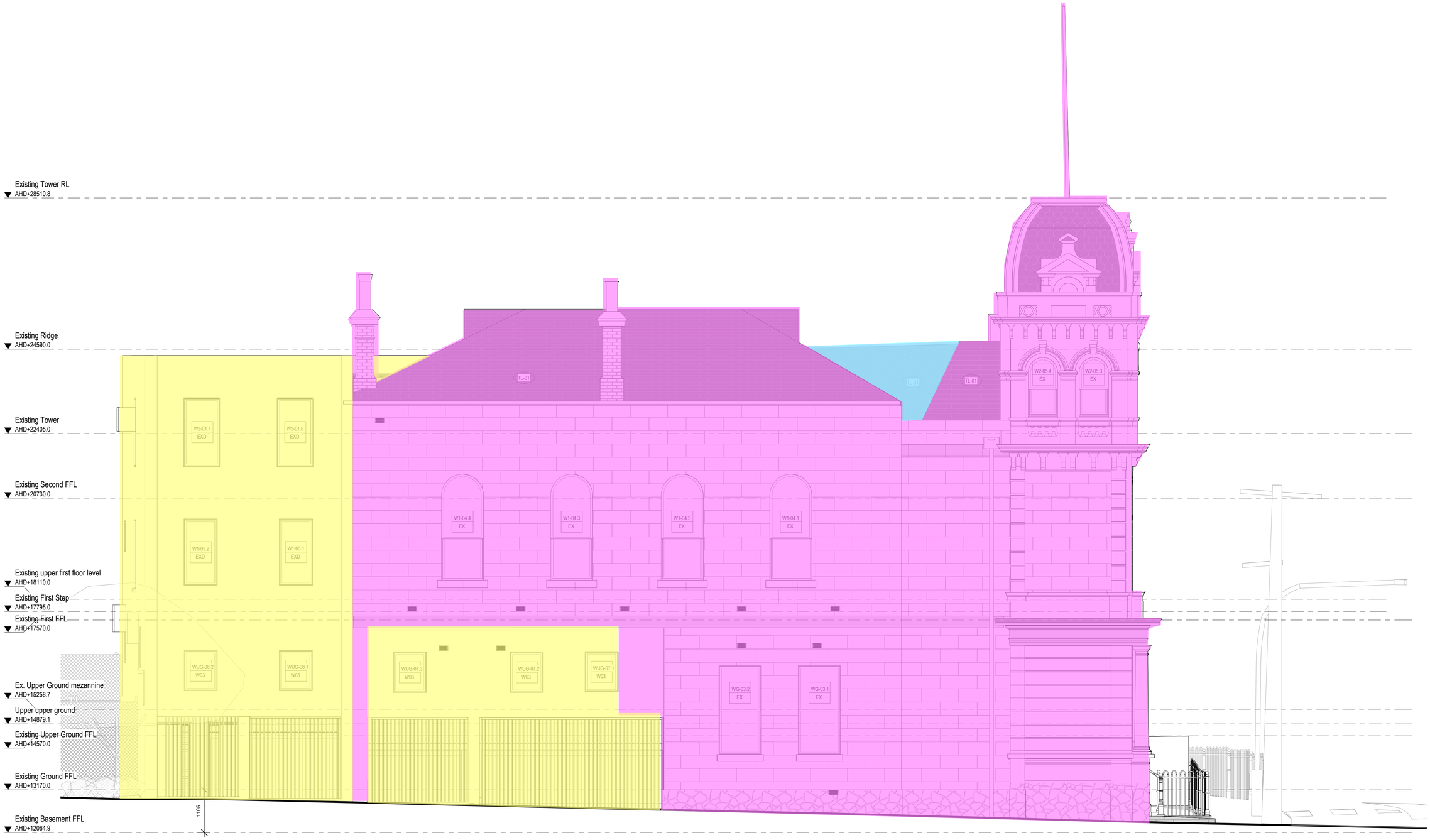

1 Existing Building Elevation
Existing North Elevation
1 : 50 @ A1

GENERAL NOTES

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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Elevations

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-201

DATE
2025.02.05

REV
9

FILE PATH C:\Users\ryan\Documents\Little Chapel St_ryan@trethowan.com.au.rvt
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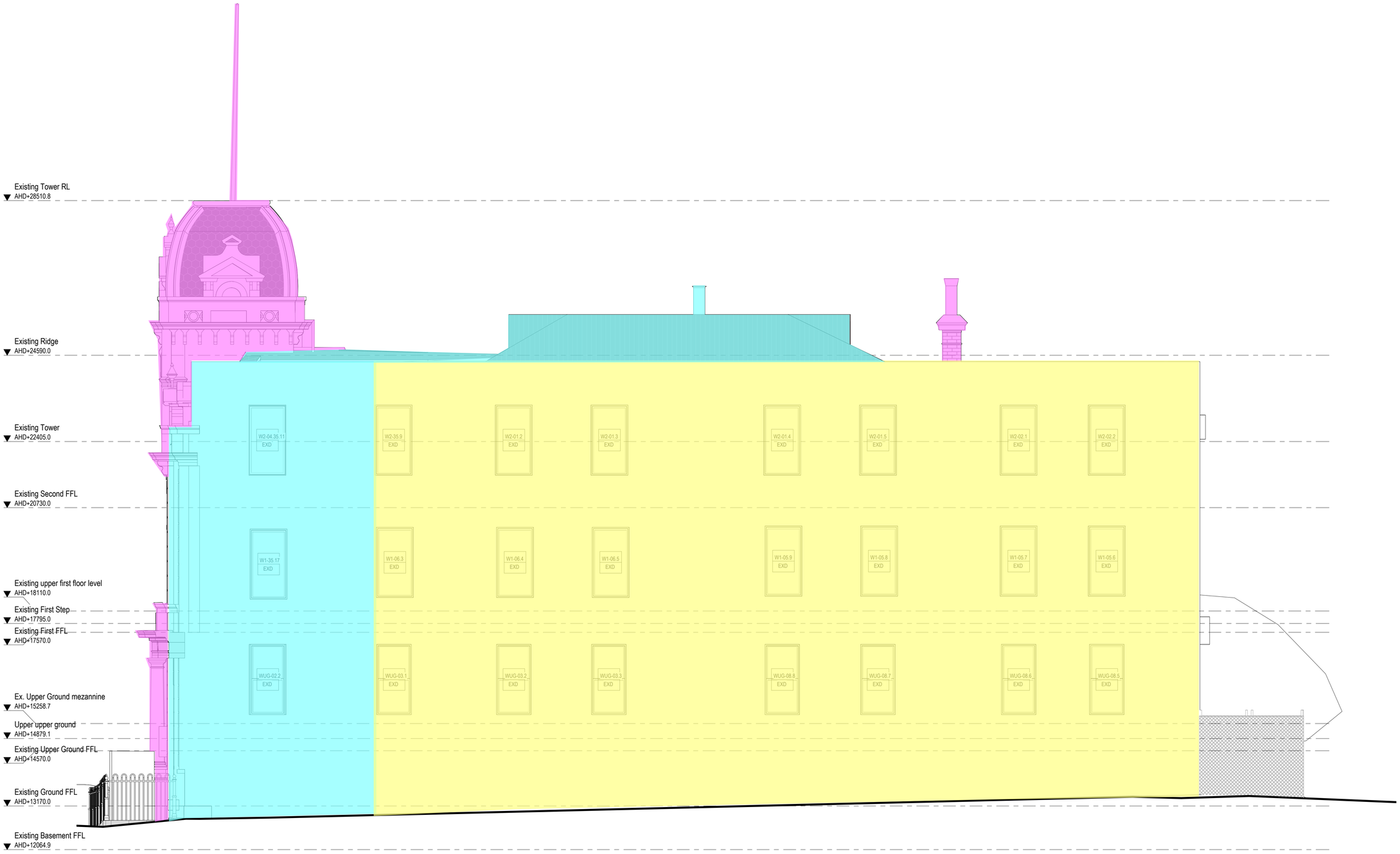

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PROJECT
10 Little Chapel Street, Prahan, 3181, Vic

DRAWING TITLE
Existing Elevations

SCALE
1 : 100 @ A3
1 : 50 @ A1

DRAWING NO.
A1-202

DATE
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REV
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