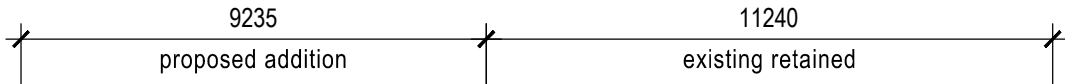


area analysis

site area:	154.3m ²		site area:	154.3m ²	
existing			proposed (new)		
building footprint:	129.6m ²	84.0%	building footprint:	134.1m ²	86.9%
private open space:	22.3m ²	14.5%	private open space:	40.1m ²	26.0%
site permeability:	9.3m ²	6.0%	site permeability:	23.3m ²	15.1%
garden area:	9.3m ²	6.0%	garden area:	7.5m ²	4.90%



st. vincent street



site & roof plan

level 1/ 83 palmerston cres

south melbourne, vic 3205

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fax: 9686 3377

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client. j & r mcleod

project. renovation & extension

address. 99 St. Vincent Place South, Albert Park

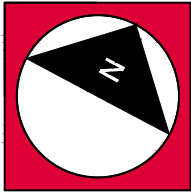
date. July 2025

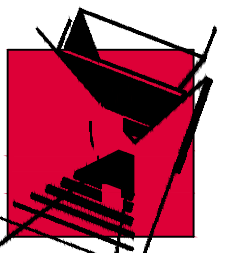
job no. 2035

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dwg no. HV01

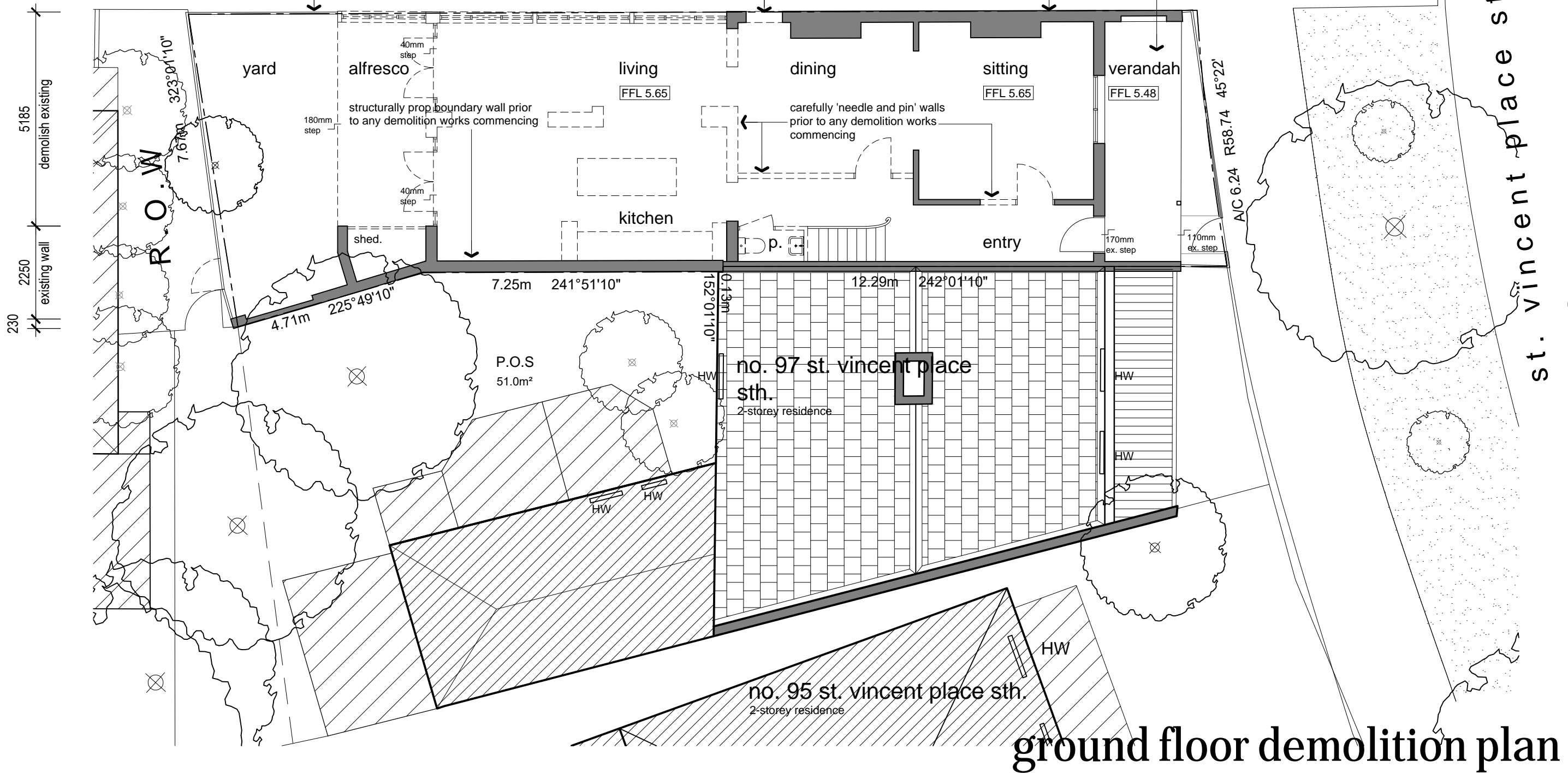
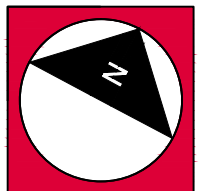
revision	
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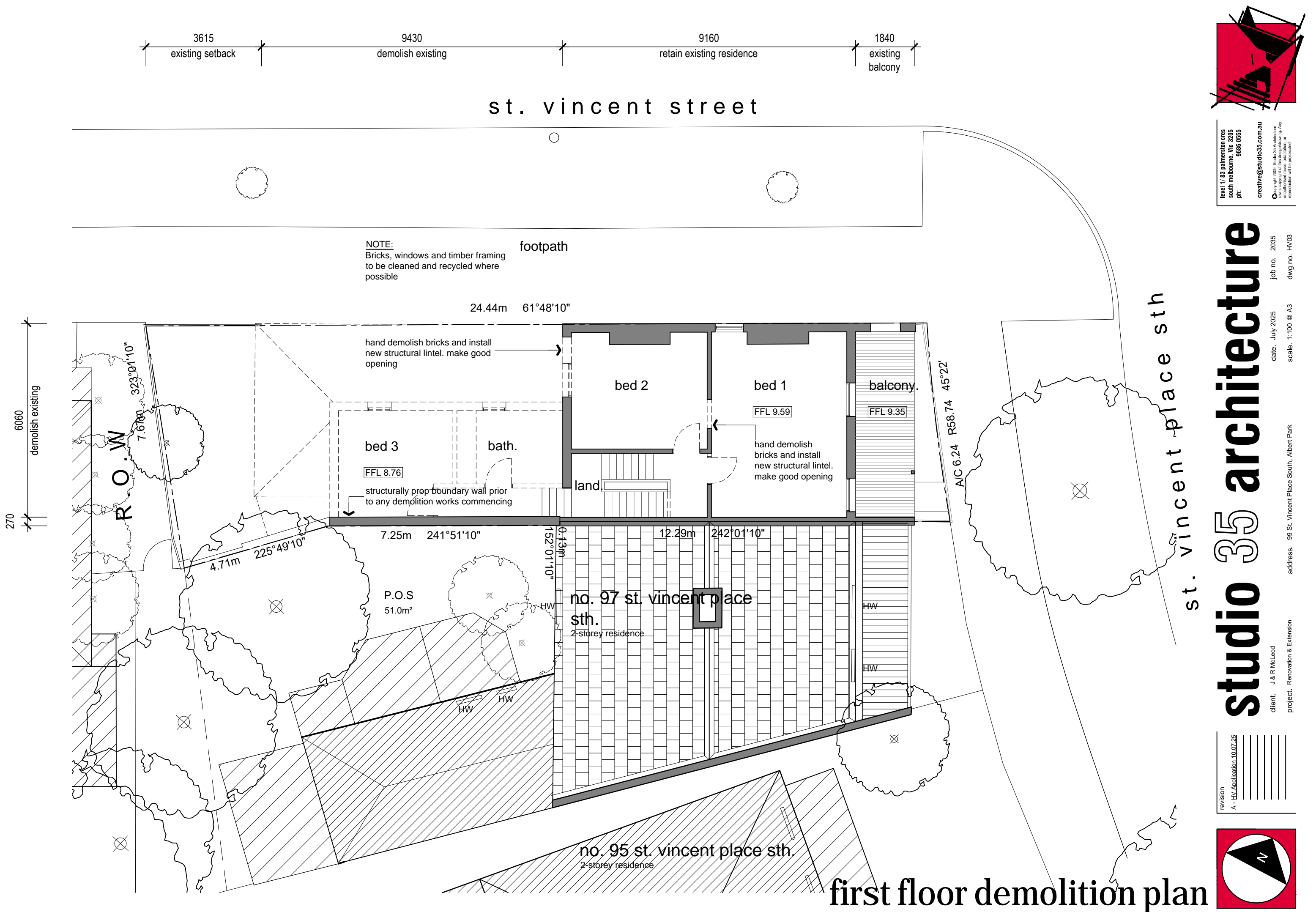




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client.	J & R McLeod	date.	July 2025	job no.	2035
project.	Renovation & Extension	address.	99 St. Vincent Place South, Albert Park	scale.	1:100 @ A3
					dwg no. HV02





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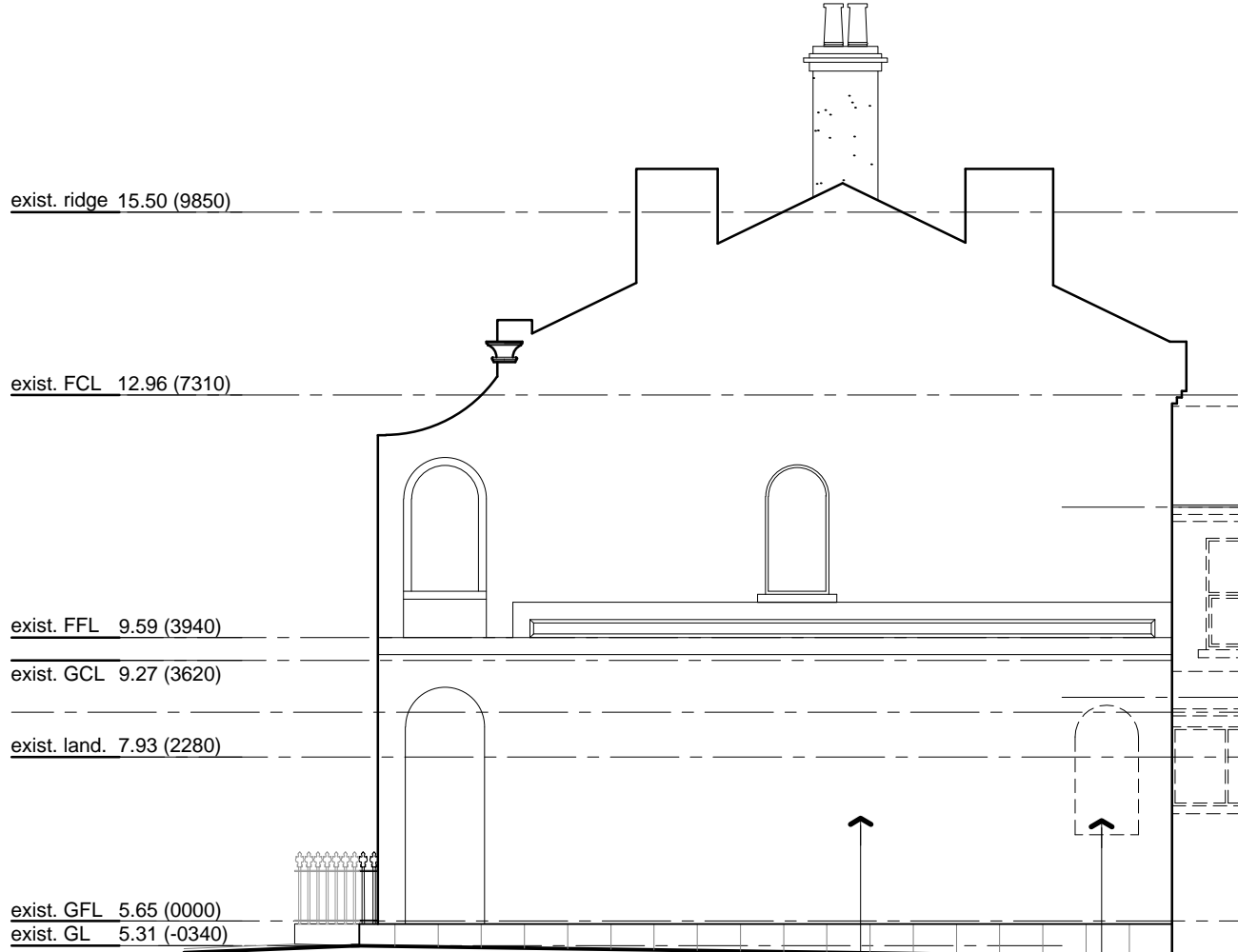
client. J & R McLeod
project. Renovation & Extension

address. 99 St. Vincent Place South, Albert Park

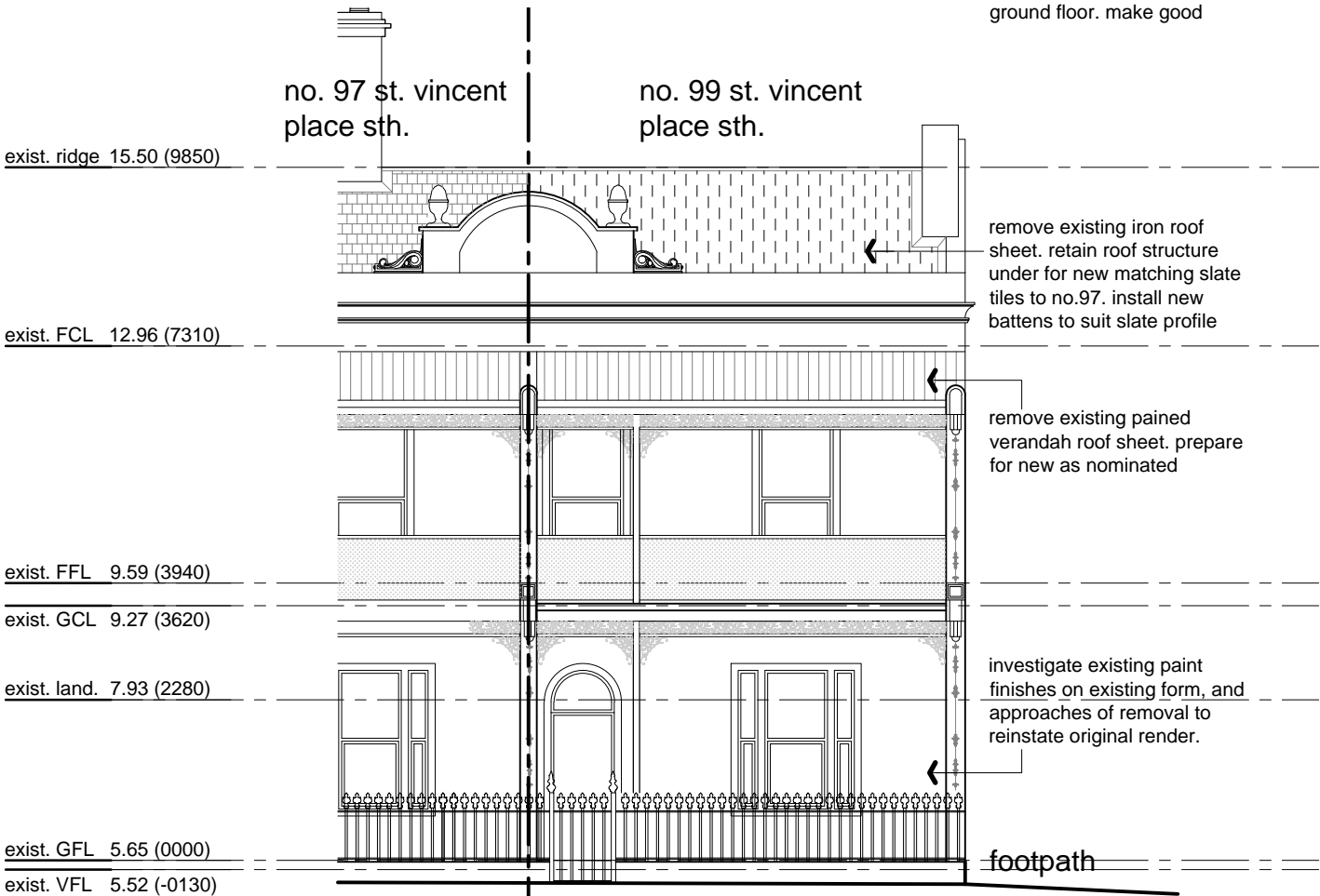
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job no. 2035
dwg no. HV03

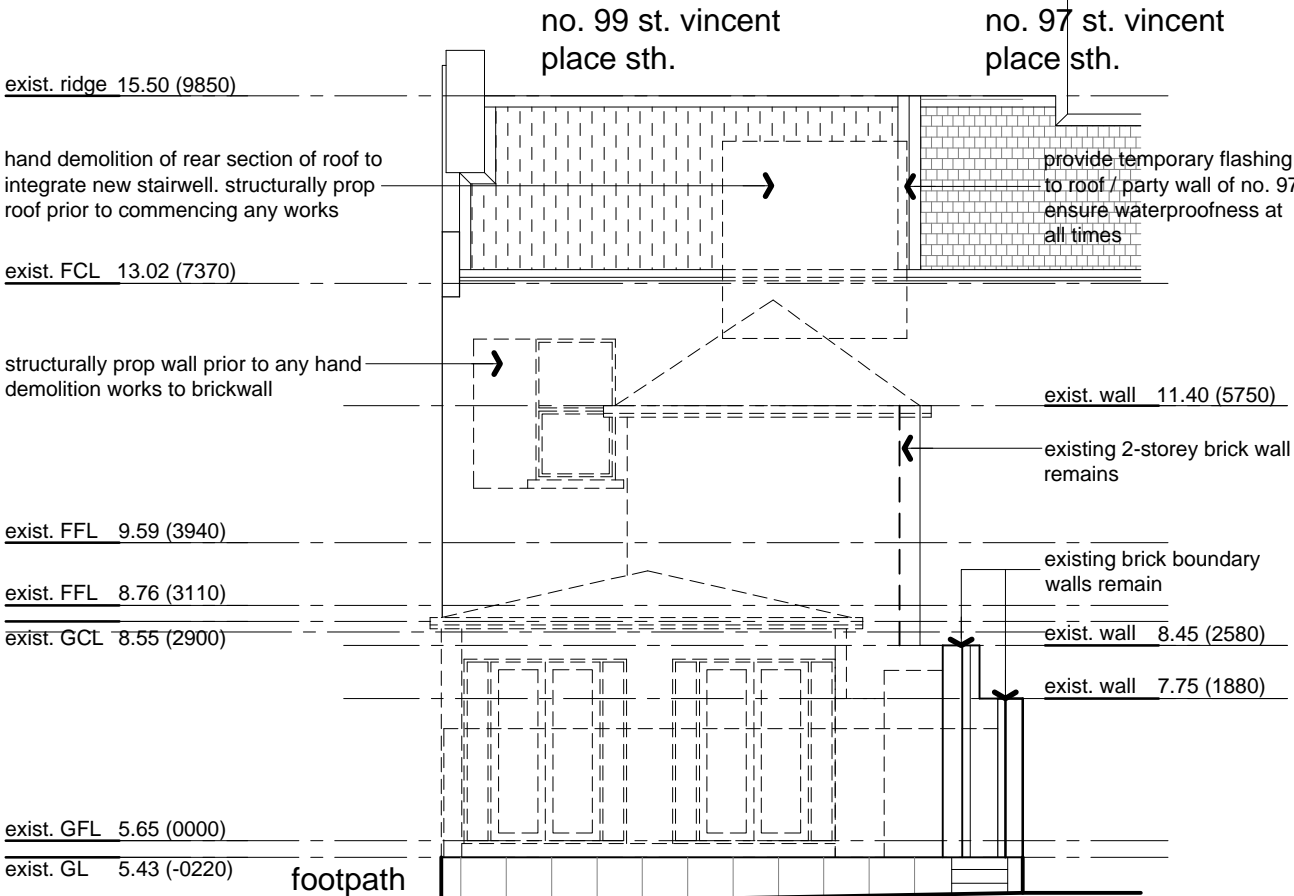
revision
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north elevation



east elevation



west elevation

demo. elevations

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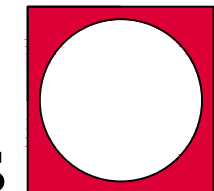
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job no. 2035
date. July 2025
scale. 1:100 @ A3

address. 99 St. Vincent Place South, Albert Park

client. J & R McLeod
project. Renovation & Extension

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view from St. Vincent Street, with existing chimney conditions, TV aerials and street power pole



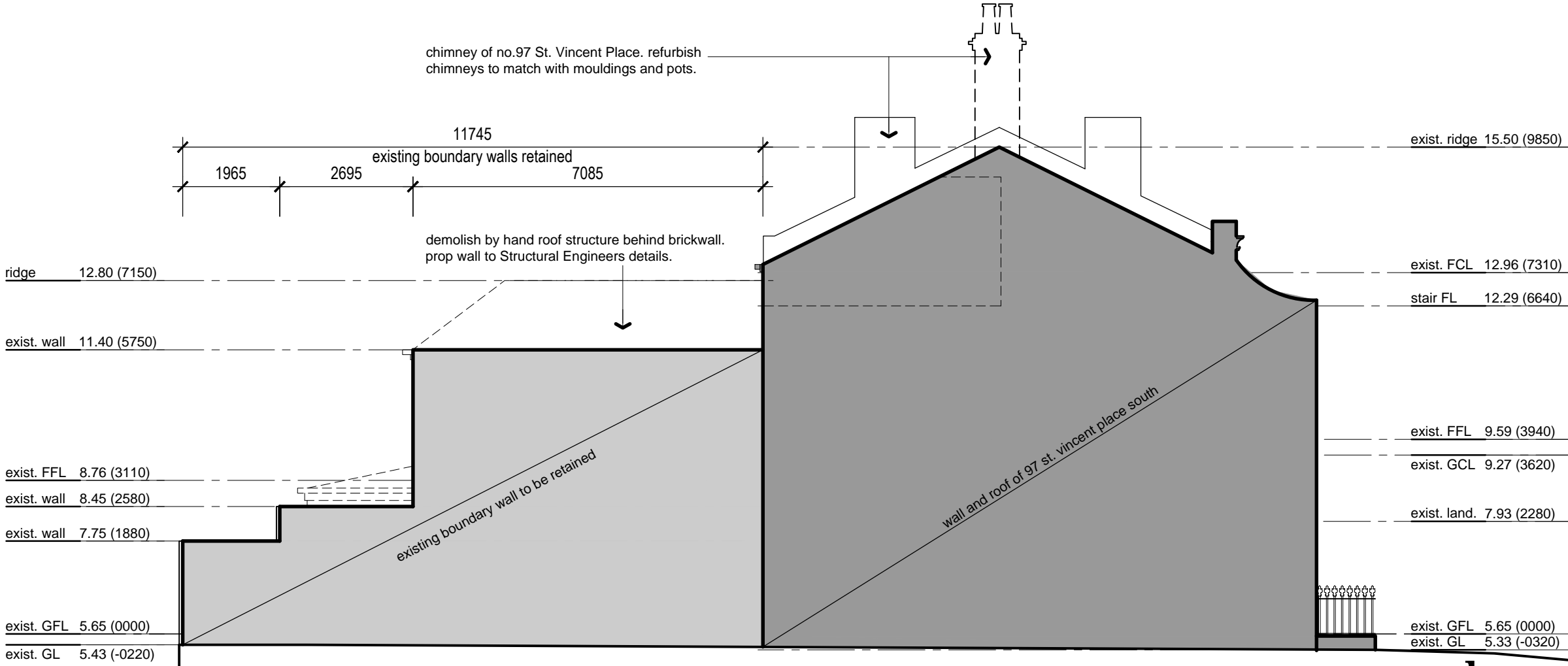
existing verandah tiles with excessive grout and cracked front facade (tiles likely been relayed poorly)



existing front facade with two-tone paint, cracks in render, exposed conduits and street light pole

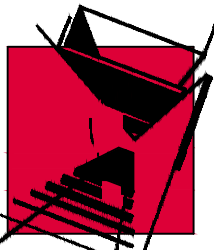


existing rusted iron roof sheeting with chimney features removed



south boundary wall elevation

demo. elevations



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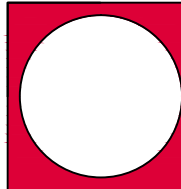
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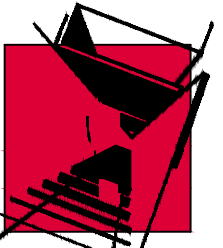
date. July 2025
scale. 1:100 @ A3
job no. 2035
dwg no. HV05

address. 99 St. Vincent Place South, Albert Park

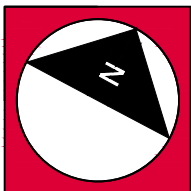
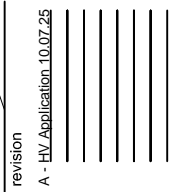
client. J & R McLeod
project. Renovation & Extension

revision
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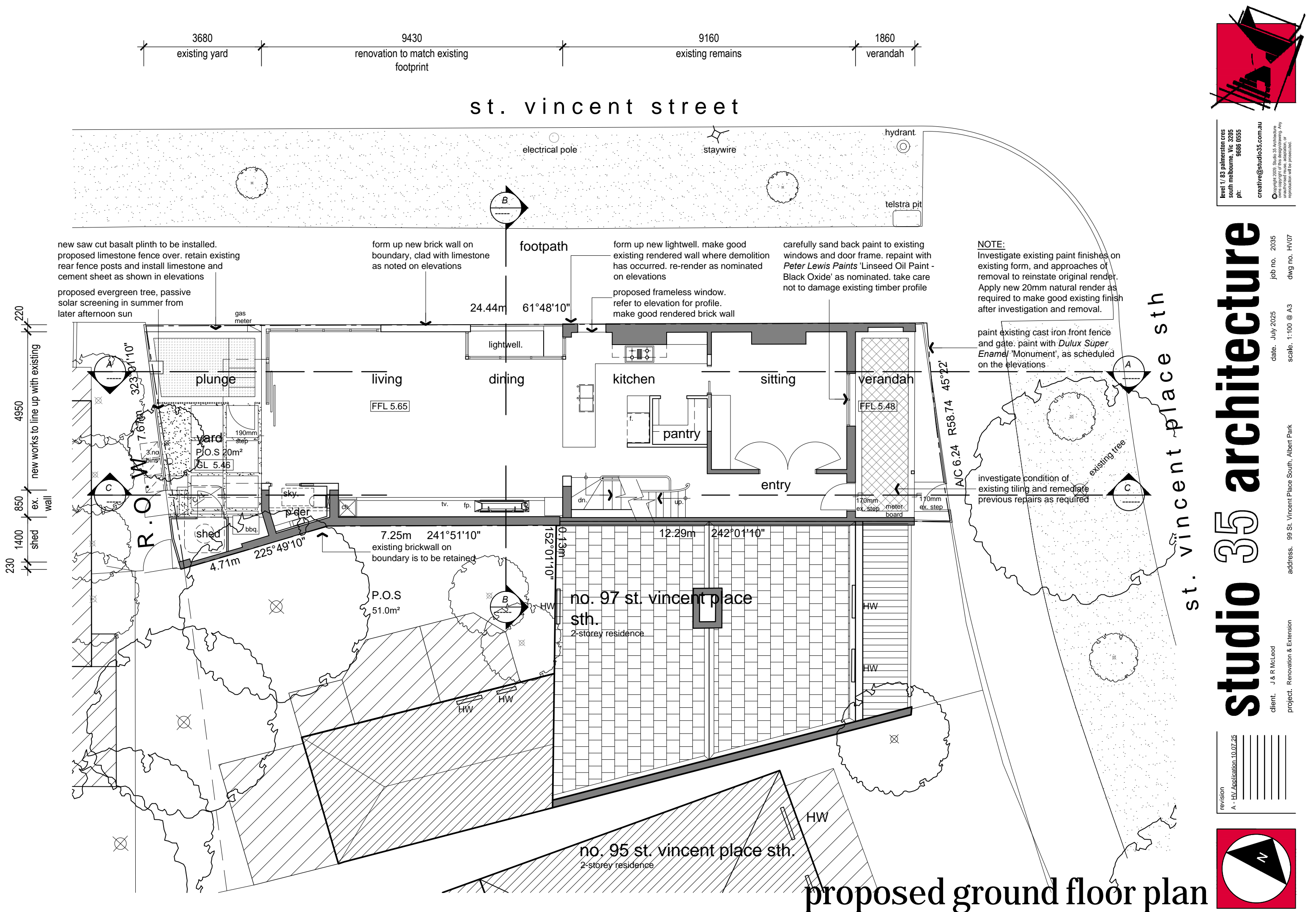




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date. July 2025
job no. 2035
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dwg no. HV06



proposed basement plan



3680 existing yard 9430 renovation to match existing footprint 9160 existing remains 1860 verandah

st. vincent street

electrical pole staywire hydrant telstra pit

new saw cut basalt plinth to be installed. proposed limestone fence over. retain existing rear fence posts and install limestone and cement sheet as shown in elevations

proposed evergreen tree, passive solar screening in summer from later afternoon sun

gas meter

plunge

living FFL 5.65

dining

lightwell.

24.44m 61°48'10"

form up new brick wall on boundary, clad with limestone as noted on elevations

form up new lightwell. make good existing rendered wall where demolition has occurred. re-render as nominated on elevations

proposed frameless window. refer to elevation for profile. make good rendered brick wall

carefully sand back paint to existing windows and door frame. repaint with *Peter Lewis Paints* 'Linseed Oil Paint - Black Oxide' as nominated. take care not to damage existing timber profile

NOTE: Investigate existing paint finishes on existing form, and approaches of removal to reinstate original render. Apply new 20mm natural render as required to make good existing finish after investigation and removal.

paint existing cast iron front fence and gate. paint with *Dulux Super Enamel* 'Monument', as scheduled on the elevations

investigate condition of existing tiling and remediate previous repairs as required

existing tree

st. vincent place sth

no. 97 st. vincent place sth. 2-storey residence

no. 95 st. vincent place sth. 2-storey residence

proposed ground floor plan



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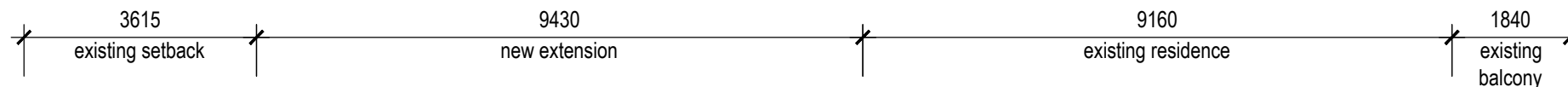
revision
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client. J & R McLeod
project. Renovation & Extension

address. 99 St. Vincent Place South, Albert Park

date. July 2025
scale. 1:100 @ A3

job no. 2035
dwg no. HV07



st. vincent street

wrap glazing around corners of bedroom, to create 'pavilion detail'. contrasts with solid corner of existing retained wall

NOTE:
Obscure glazing to hall window

brickwork spandrel /
balustrade veneer wall

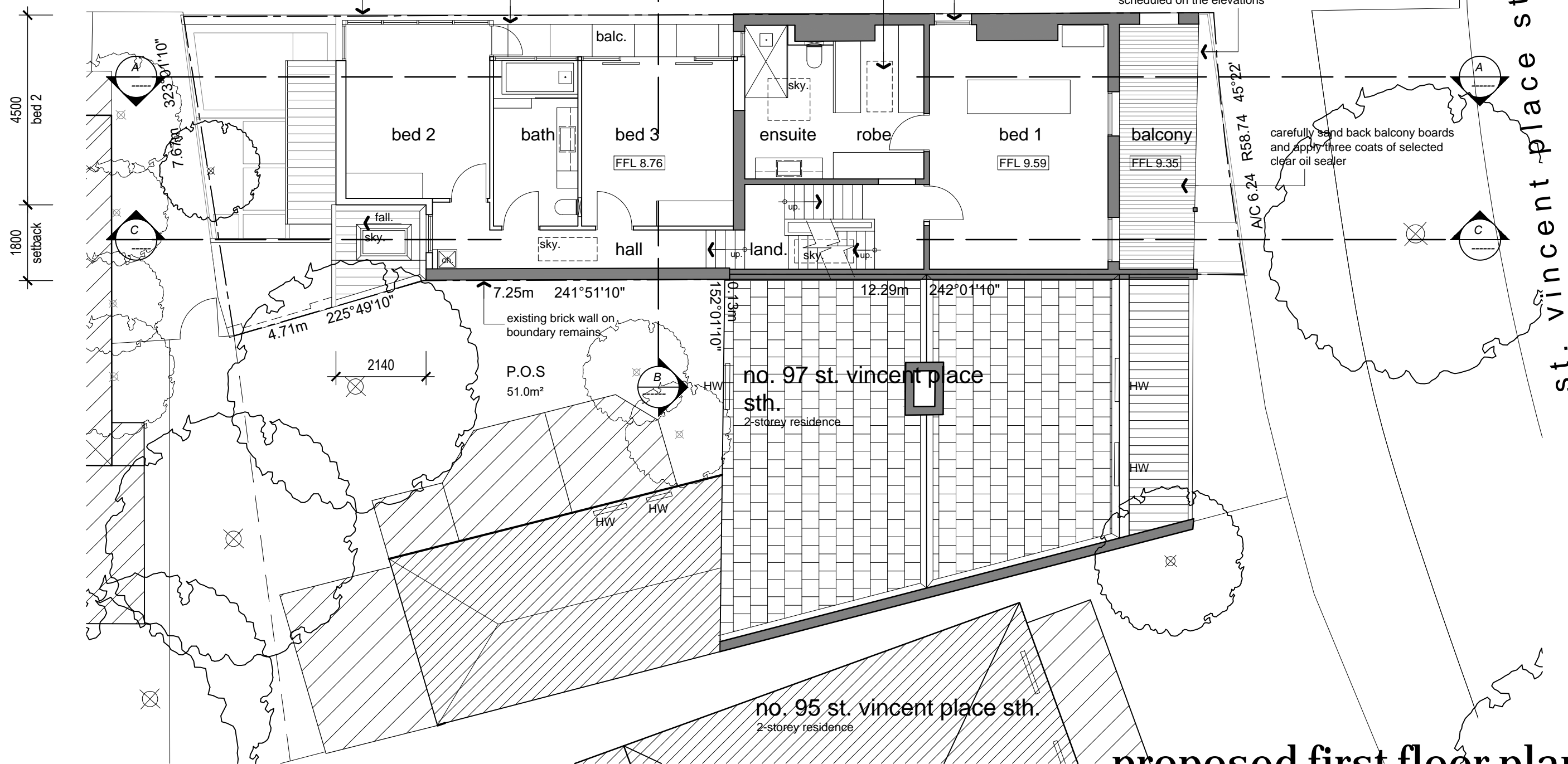
footpath

carefully sand back paint to existing windows to first floor and timber elements of verandah. repaint with *Peter Lewis Paints* 'Linseed Oil Paint - Black Oxide' as nominated. take care not to damage existing timber

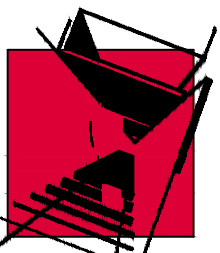
drop down attic ladder over amenities for roof storage

paint all cast iron elements *Dulux Super Enamel* 'Monument', as scheduled on the elevations

carefully sand back balcony boards and apply three coats of selected clear oil sealer



proposed first floor plan



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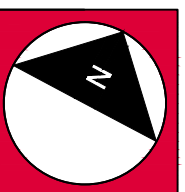
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job no. 2035

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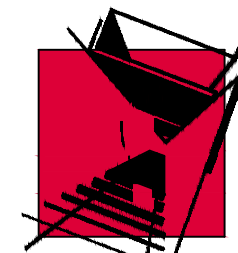
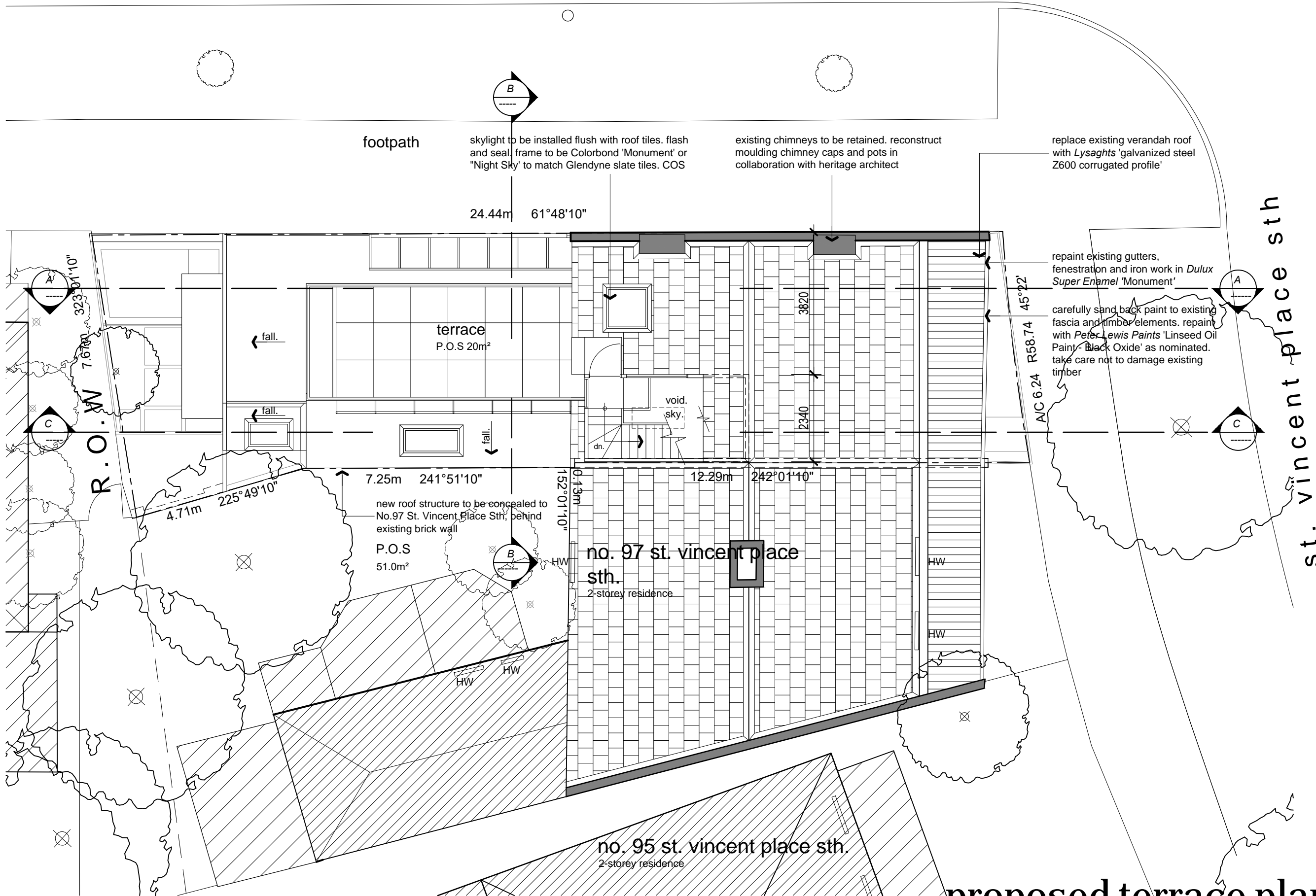
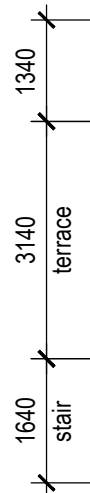
dwg no. HV08

revision
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st. vincent street



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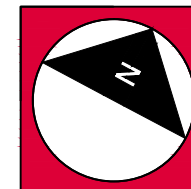
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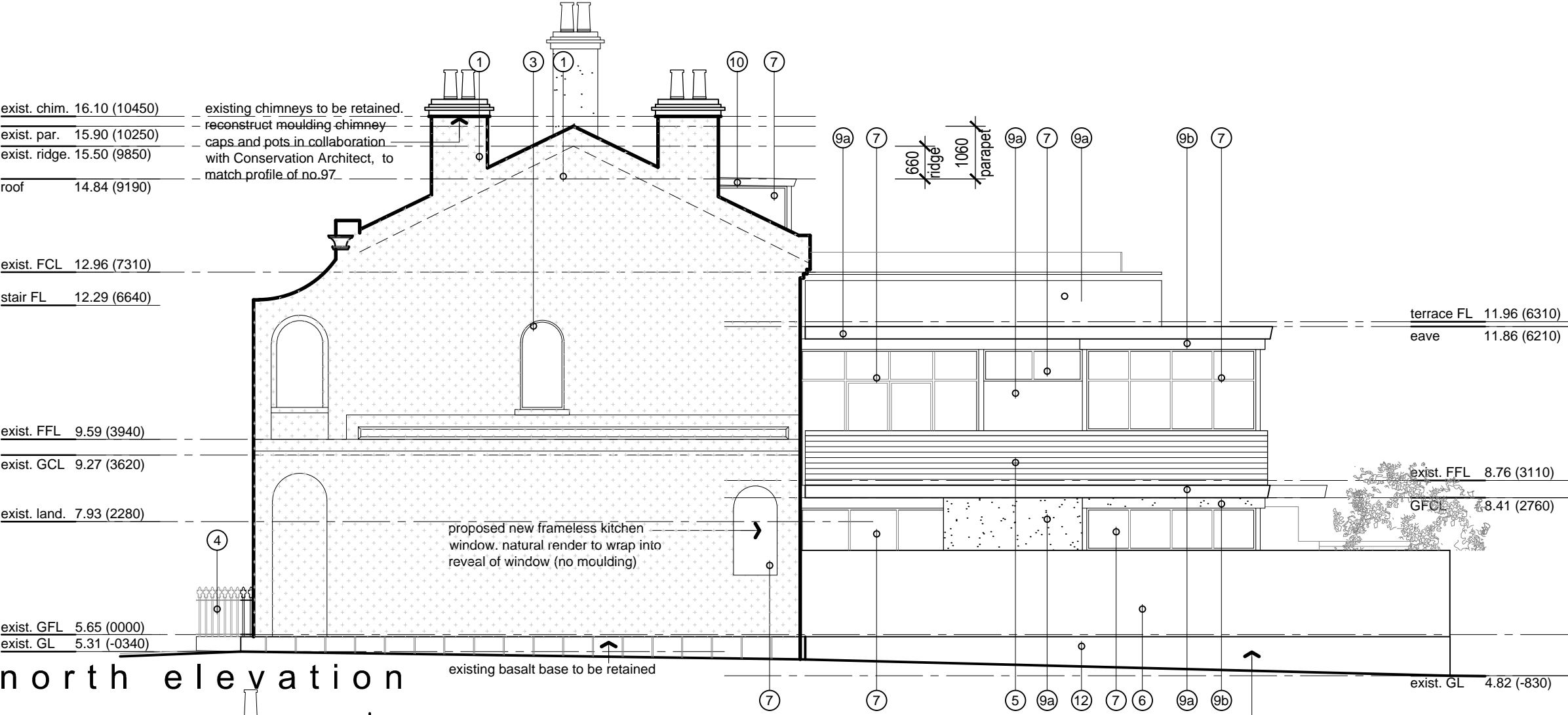
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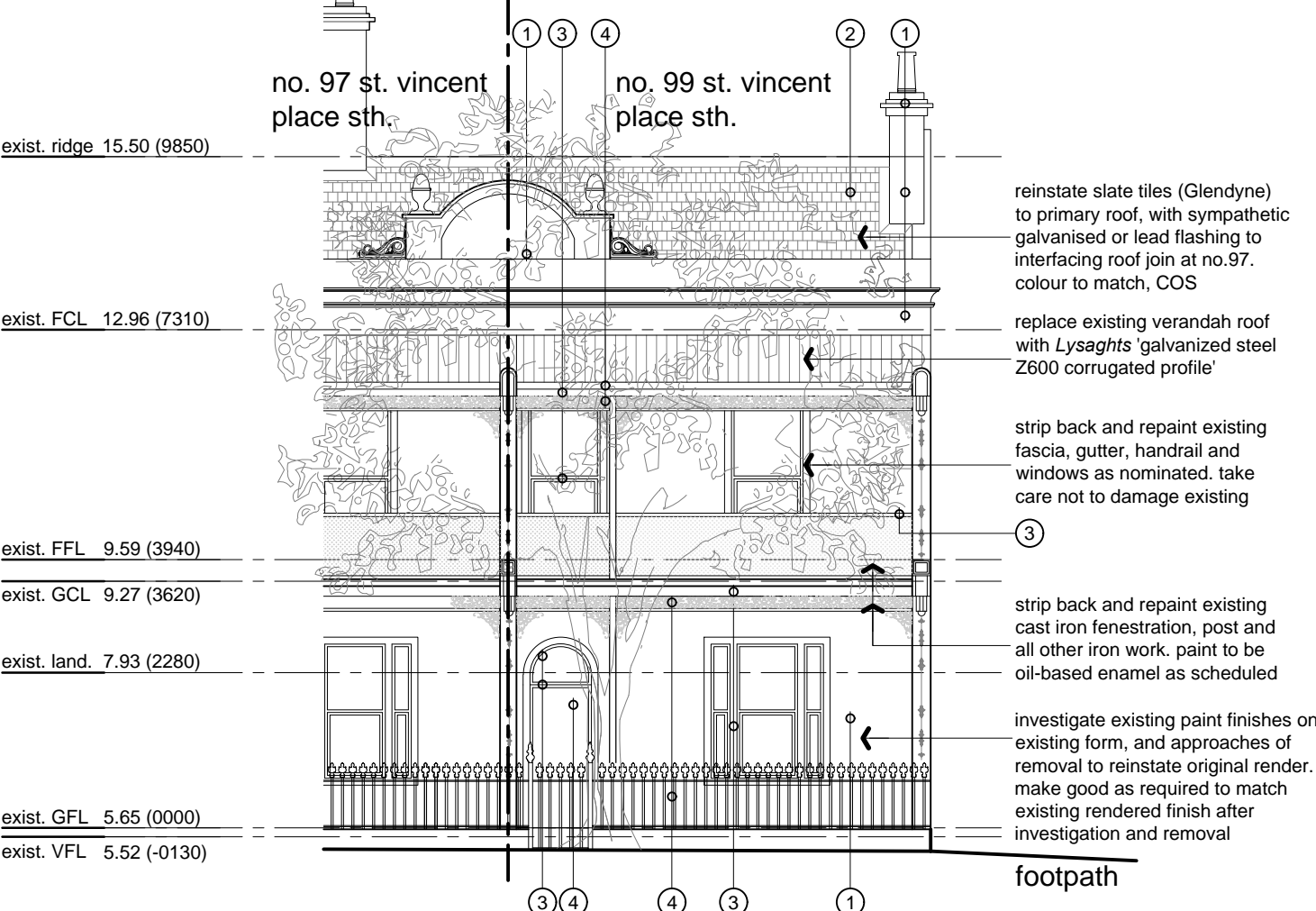
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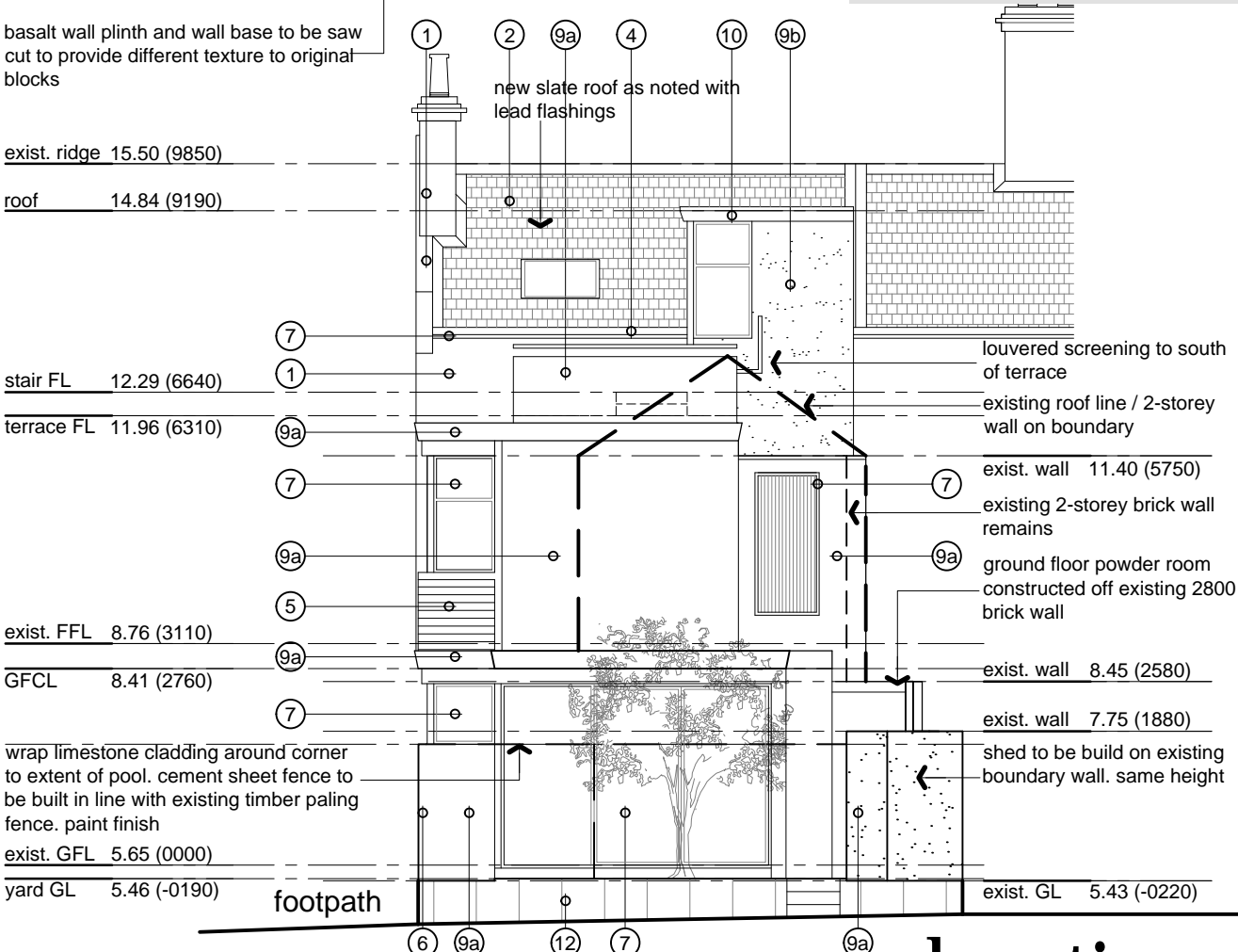
proposed terrace plan



north elevation



east elevation

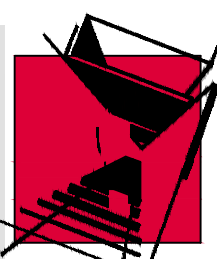


west elevation

finishes legend

- ① Investigate existing paint finishes on existing form. Remove paint and reinstate original render. Make good
- ② Reinstatement slate tiles with *Glendyne* slate roof tiles. COS colour to match neighbouring no.97
- ③ Existing fascias, window architraves and front door frame painted *Peter Lewis Paints* 'Linseed-oil paint - Black Oxide'
- ④ Existing gutters, fence, fenestration, cast iron elements, windows & front door in *Dulux - Super Enamel semi-gloss* 'Monument - C29'
- ⑤ *AHBP* '011 (LB) S' Blended Bricks 400mm L x 40mm H x 90mm D
- ⑥ Natural Limestone cladding 20mm thick
- ⑦ New powder coated aluminium window frames in *Colorbond* 'Monument' with grey non-reflective *enviro* double glazing
- ⑧ Aluminium louvered screening - *Colorbond* 'Monument'
- 9a Fibre cement sheet cladding in *Dulux* 'Natural White Half'
- 9b Fibre cement sheet cladding and fascia in *Dulux* 'Monument - C29' to match slate roof COS
- ⑩ *Lysaght* klip-lok steel roofing and fascia in *Colorbond* 'Monument'
- ⑪ New gutters and downpipes in *Colorbond* 'Surfmist'
- ⑫ Basalt plinth and wall base, saw cut finish

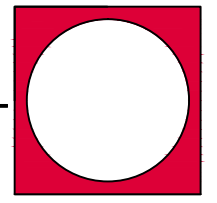
elevations



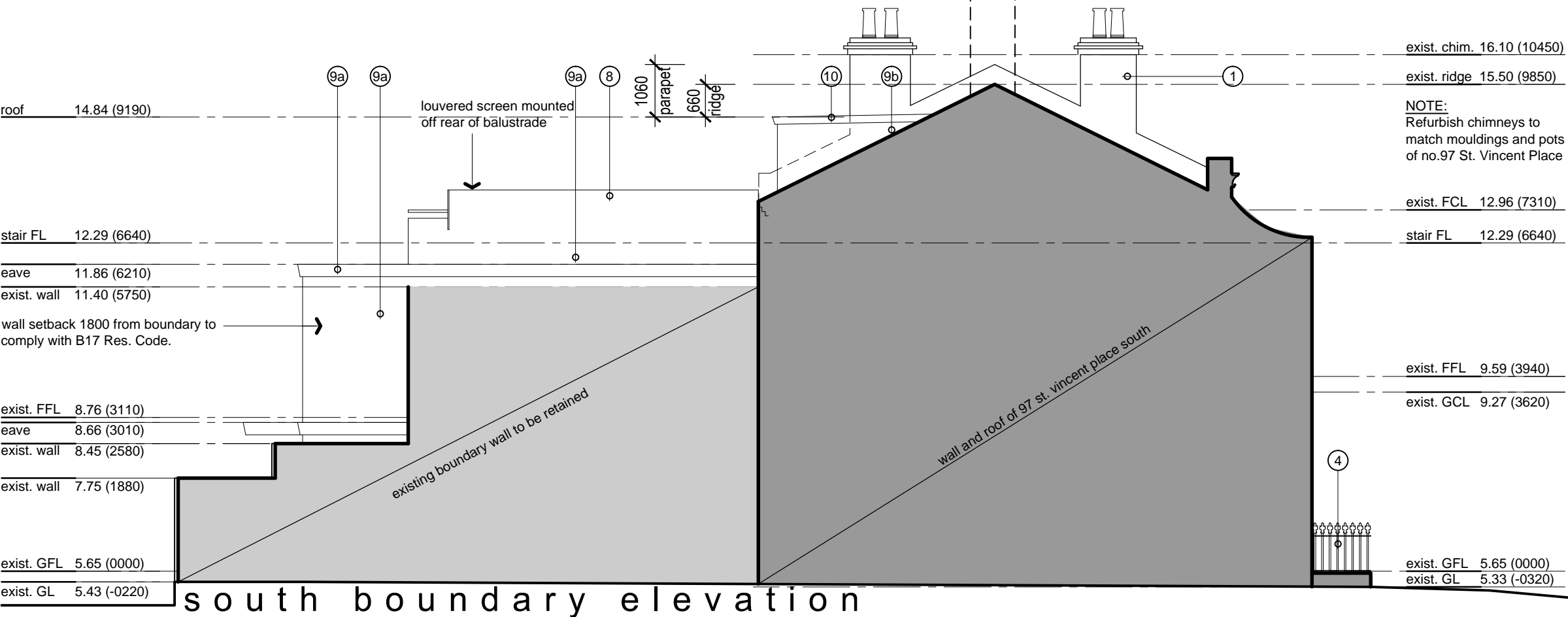
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date. July 2025
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job no. 2035
dwg no. HV10



finishes legend

- Investigate existing paint finishes on existing form. Remove paint and reinstate original render. Make good
- Reinstate slate tiles with *Glendyne* slate roof tiles. COS colour to match neighbouring no.97
- Existing fascias, window architraves and front door frame painted *Peter Lewis Paints* 'Linseed-oil paint - Black Oxide'
- Existing gutters, fence, fenestration, cast iron elements, windows & front door in *Dulux* - *Super Enamel* semi-gloss 'Monument - C29'
- AHBP '011 (LB) S' Blended Bricks 400mm L x 40mm H x 90mm D
- Natural Limestone cladding 20mm thick
- New powder coated aluminium window frames in *Colorbond* 'Monument' with grey non-reflective *enviro* double glazing
- Aluminium louvered screening - *Colorbond* 'Monument'
- Fibre cement sheet cladding in *Dulux* 'Natural White Half'
- Fibre cement sheet cladding and fascia in *Dulux* 'Monument - C29' to match slate roof COS
- Lysaght* klip-lok steel roofing and fascia in *Colorbond* 'Monument'
- New gutters and downpipes in *Colorbond* 'Surfmist'
- Basalt plinth and wall base, saw cut finish

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job no. 2035
date. July 2025
scale. 1:100 @ A3
dwg no. HV11

finishes legend



1 Investigate existing paint finishes on existing form. Remove paint and reinstate original render. Make good



2 Reinstate slate tiles with *Glendyne* slate roof tiles. COS colour to match neighbouring no.97



3 Existing timber painted *Peter Lewis Paints* 'Linseed-oil paint - Black Oxide'



4 Existing cast iron elements, window frames & front door in *Dulux Super Enamel* semi-gloss 'Monument - C29'



5 AHBP '011 (LB) S' Blended Bricks 400mm L x 40mm H x 90mm D



6 Natural Limestone cladding 20mm thick



7 New powder coated aluminium window frames in *Dulux* 'Monument' with *enviro* double glazing



8 Aluminium louvered screening - *Colorbond* 'Monument'



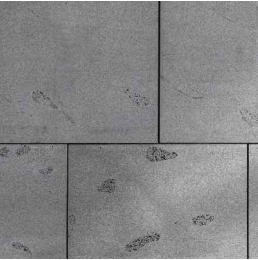
9a *James Hardie* 'Easylap' fibre cement sheet cladding and fascia in *Dulux* 'Natural White Half' (a) 'Monument' (b)



10 *Lysaght* klip-lok steel roofing and fascia in *Colorbond* 'Monument'



11 New gutters and downpipes in *Colorbond* 'Surfmist'



12 Basalt plinth and wall base

reference images



Design Principle:
Two tone colour scheme proposed to walls, fenestration, and detailing similar to 75 St. Vincent Place South, Albert Park



Design Principle:
Another rendered wall, similar to 75 St. Vincent Place South, Albert Park (above). The natural rendered finish is common on facades in this precinct.

elevations

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