



1 Location Plan -
A151 1:1000

Client
City of Port Phillip

55A Blessington St
St Kilda, Victoria
3182



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Rev.	Date	Revision Description
H1	23/06/2020	HV Submission

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Project **Ecocentre Redevelopment**

55A Blessington St
St Kilda, Victoria 3182

Title **Location Plan**

PRELIMINARY

Drawn	Checked	Scale
TD	MB	1 : 1000 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A000	H1	



LICENSED AREA: 1205 sqm
 % EXISTING FOOTPRINT: 18%
 % EXISTING IMPERMEABLE 4%
 % EXISTING DECKING 11%

1 SITE PLAN - Existing
 A151 1 : 500

Client
 City of Port Phillip

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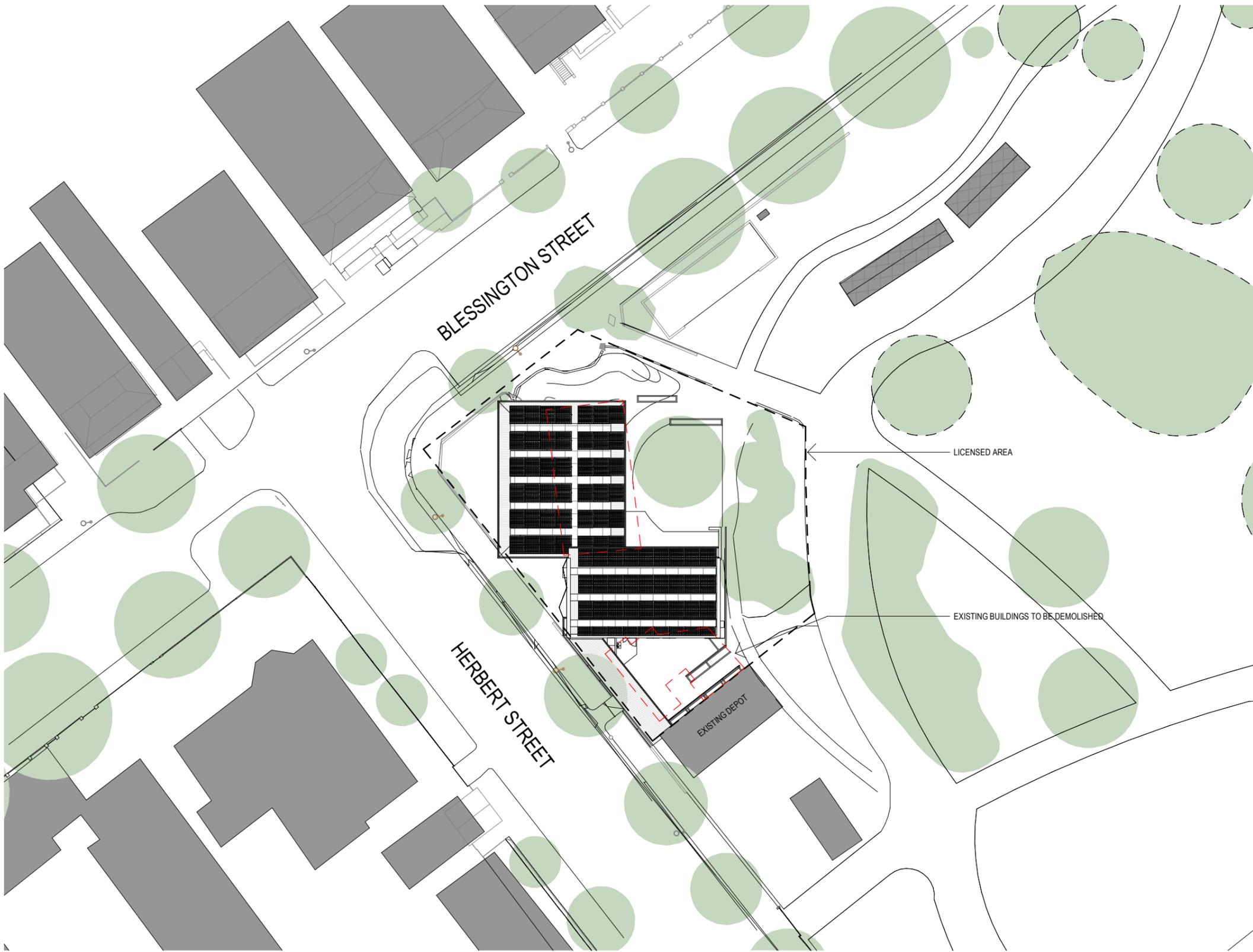
Project Ecocentre Redevelopment

55A Blessington St
 St Kilda, Victoria 3182
 Title Site Plan Existing

PRELIMINARY



Drawn	Checked	Scale
TD	MB	1 : 500 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A001	H1	



1 SITE PLAN - Proposed
A151 1:500

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Rev.	Date	Revision Description
H1	12/06/2020	Preliminary Pre-Heritage Review
H2	22/06/2020	Pre-Heritage Review

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Project **Ecoentre Redevelopment**

55A Blessington St
St Kilda, Victoria 3182

Title **Site Plan - Proposed**

PRELIMINARY

Drawn	Checked	Scale
TD	MB	1 : 500 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A002	H2	

Heritage Context:

VR H1804 St Kilda Botanic Gardens

The St Kilda Botanical Gardens was designed by Tilman Gloystein in 1861 in the Picturesque / Gardenesque style. Gloystein put a deal of emphasis on creating views comprising of elements in the foreground, middleground and background. The layout of the gardens is renowned for both a formal axial arrangement with informal paths, giving visitors layered views into the distance.

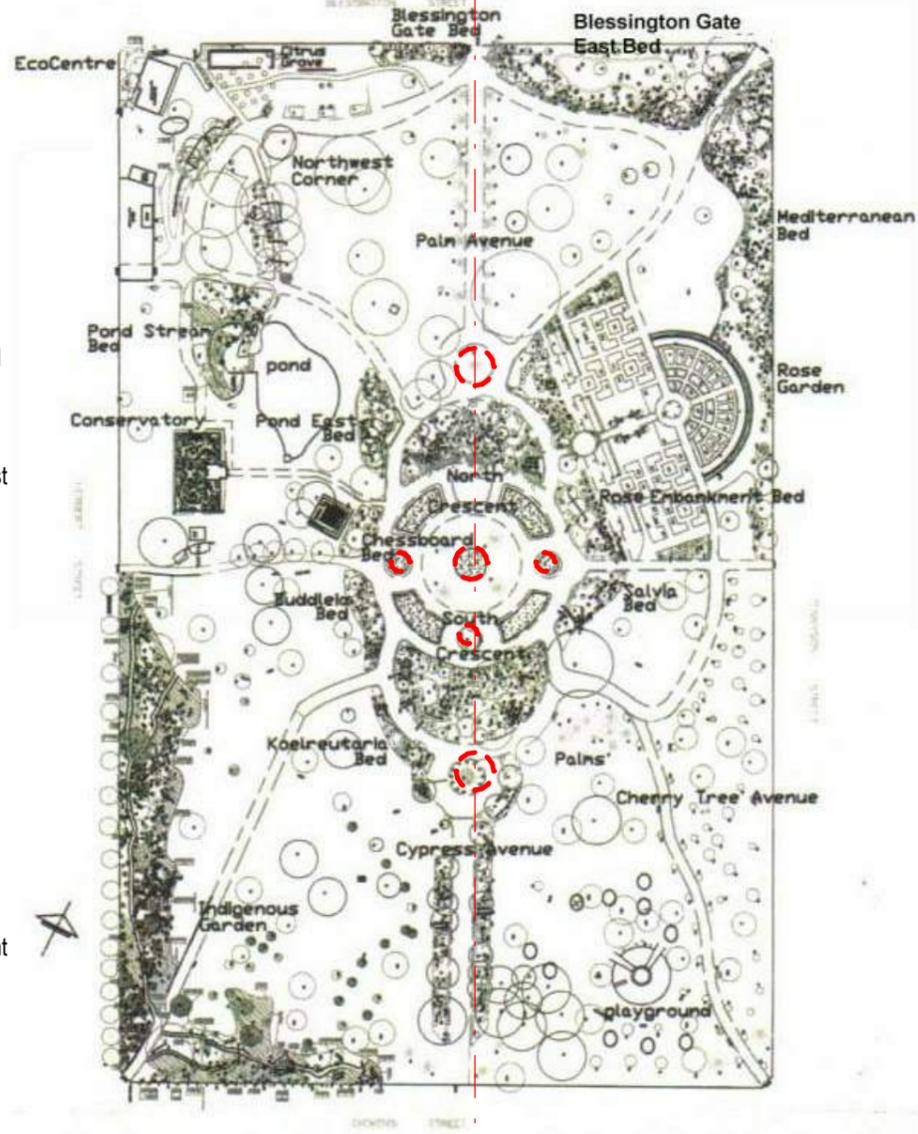
The design for the St Kilda Botanical Gardens 'lays out ample space both for promenade and riding or driving, interspersed by numerous shrubberies', and is unique for being designed around pathways rather than garden beds. The NE & NW (current EcoCentre location) corners were designed with informal corner entrances and a mass of planting. The initial plantings in the garden were provided by Baron Sir Ferdinand von Mueller, first Government Botanist and then Director of the Royal Botanic Gardens Victoria (1857-1873).

The intention for the new design of the EcoCentre is to embed it within the existing landscape. It will improve its connectivity with the St Kilda Botanic Gardens by incorporating informal paths that highlight layered views of the landscape into the distance.

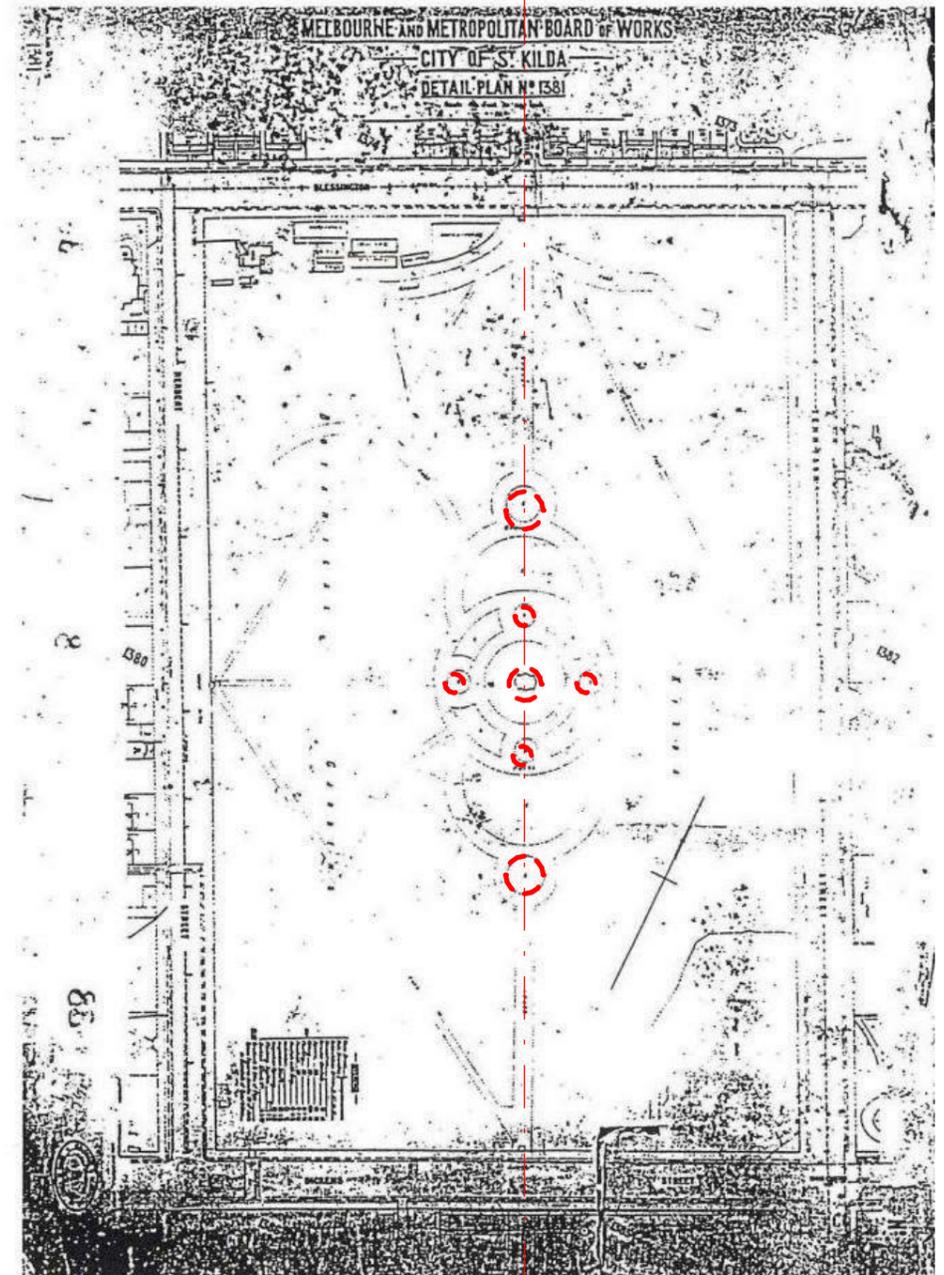
The EcoCentre site was the original caretaker's house which included a propagation and works area. The EcoCentre Charter extends this original function where a 'working' garden including propagation areas are provided. The 'caretaker' function has evolved where the EcoCentre has become an education centre to provide information and advocacy for the St Kilda Botanic Gardens, particularly in this era of climate change.

The threat of climate change affects not only the fabric of the Gardens, but also the survival of biodiversity in the wild. Of approximately 3,200 native plant species in Victoria, nearly 700 are considered to be in danger of extinction in the next few decades. Thus, the conservation role of botanic gardens' has gained critical importance.²

The St Kilda Botanical Gardens and EcoCentre has a particular focus on the conservation of indigenous plants of the 'Sandbelt' region, as a collection and as a seed source for propagation and replanting (refer 'Indigenous Plants of the Sandbelt, A Gardening Guide for South-eastern Melbourne', 2002). The proposed new EcoCentre will showcase these indigenous plants and the propagation process around and on the building.



2009 Plan with planting zones (St Kilda Botanic Gardens Future Directions Plan - Jill Orr-Young Landscape Architects 2009)



1897 Metropolitan Board of Works Plan - Diamond Geometry

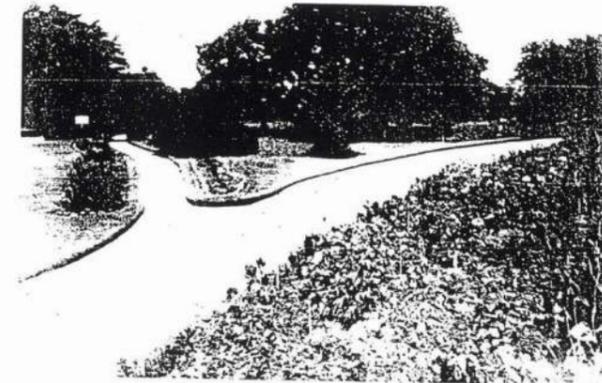


Figure 14 Undated view of the path leading from the northern (Blessington Street) entrance toward Herbert Street. The path on the left of the photograph has been removed. Courtesy City of Port Phillip.

1. St Kilda Botanic Gardens Conservation Management Plan Allom Lovell and John Patrick April 1996, p11
2. St Kilda Botanic Gardens Future Directions Plan - Jill Orr-Young Landscape Architects 2009, p2

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H1 23/06/2020 HV Submission

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Project EcoCentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title Site Context

PRELIMINARY

Drawn Checked Scale
TD MB @A3

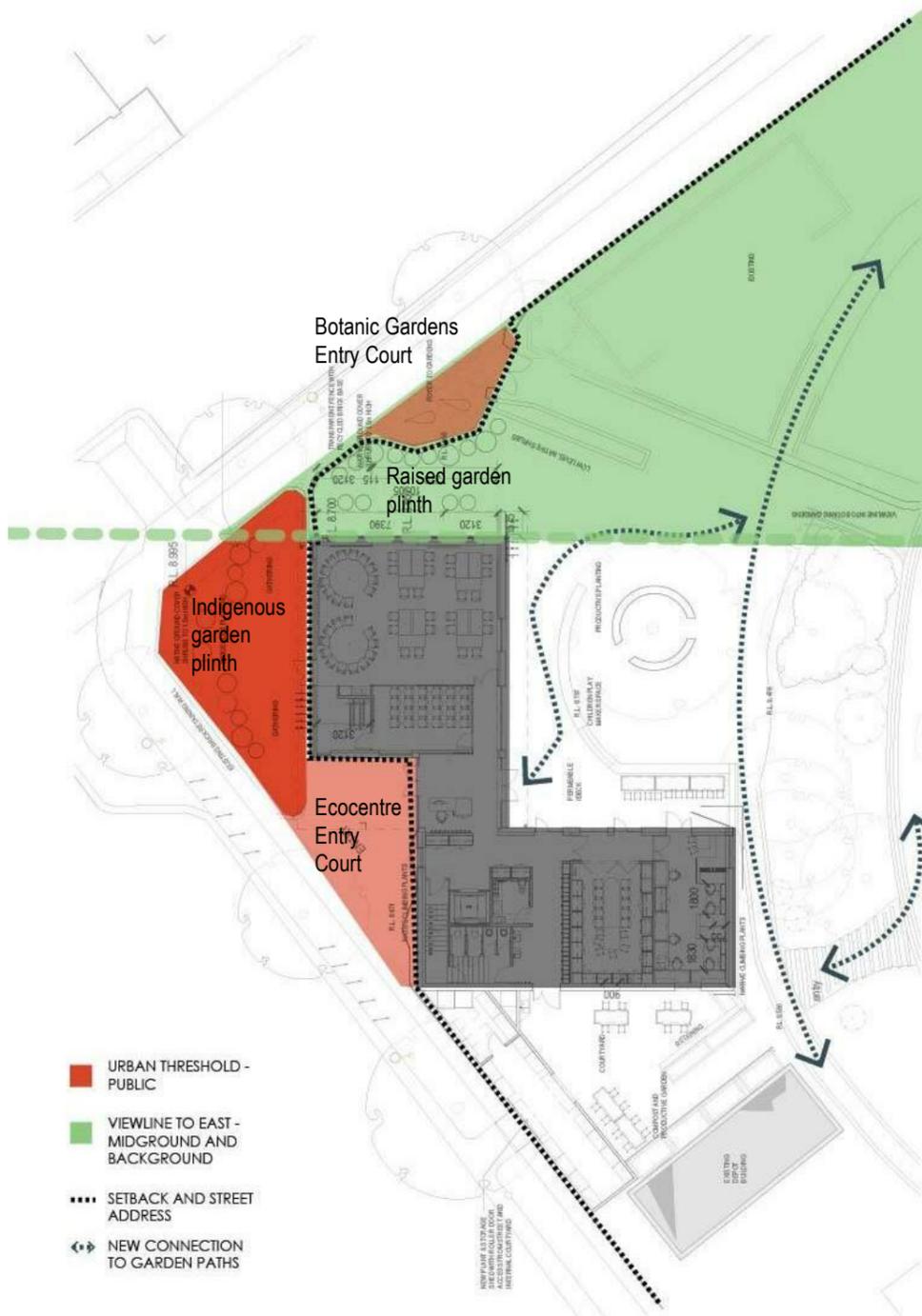
Job No. Start Date
COP06 Feb 19

Drawing No. Revision
A005 H1

Site Response - visual permeability and connection

Creating a setback to the street provides an urban threshold, where seating and planting can be used to embed the building into the site and give back to the urban context and civic domain. The sight line to the East from the Corner of Blessington Street and Herbert Street is important as it allows views well into the Botanic Gardens.

An existing threshold condition is proposed to be enhanced to improve the visual appearance, sight lines and permeability whilst maintaining a secure boundary to the Gardens.



Key urban and design principles:

- Frayed edge at corner = visual permeability & accessibility into the Botanic Gardens
- New 'Informal' non-axial entry
- Point of arrival - defining and framing unfolding park views
- Urban threshold - fence, forecourt, landscaping to create a sense of Civic space
- Courtyards for social engagement / outdoor classrooms
- Camouflage - bark like cladding with timber interior and green canopy will allow the building to blend with its surroundings

Urban Threshold



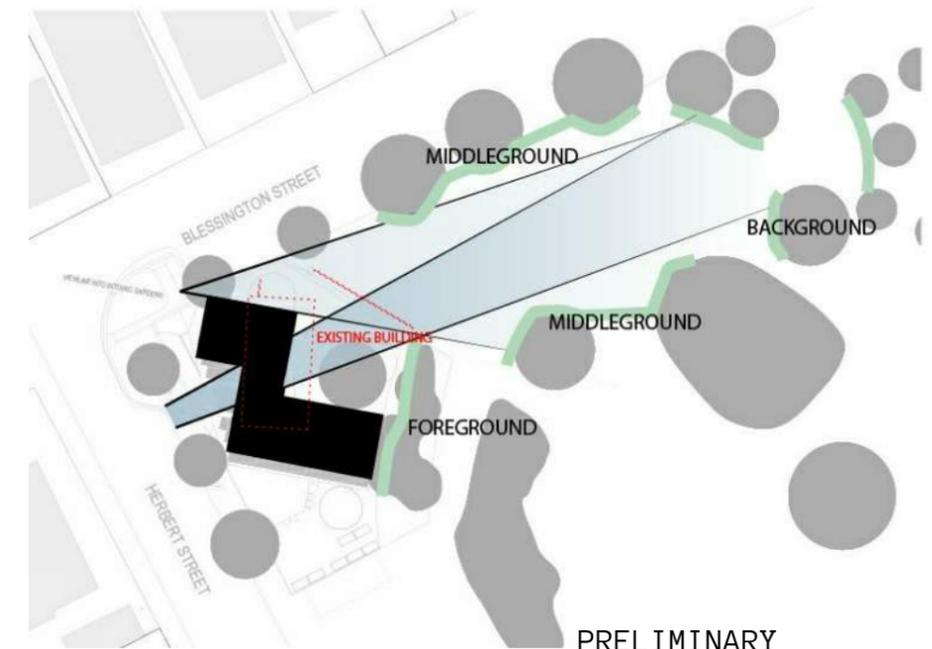
Site Response - picturesque viewlines / point of arrival

The proposed design's entrance is from Herbert Street, oriented to maximise views into the St Kilda Botanical Gardens. Visitors enter the building and are met with views beyond the immediate site. Existing planting in the foreground, middleground and background of this view offers a layered perspective into the gardens, in keeping with Gloystein's original design.

While the northern portion of the design is oriented relative to Herbert Street, the southern portion is oriented to be 10 degrees off north to in the eastern direction. This decision was made to expand the entrance forecourt and ensure that each internal space includes similarly expansive views across gardens.

The northern building line opens the site lines into the gardens while maintaining an urban edge. This provides greater definition to the existing informal gravel 'forecourt,' providing an address to the street for both the gardens and the Ecocentre.

Sight lines and the picturesque



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Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title Site Context

Drawn	Checked	Scale
TD	MB	@A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A006	H1	



View from North of Blessington Street towards South of existing EcoCentre



View from North of Blessington Street towards South-East of existing EcoCentre



View through EcoCentre area towards North



View through EcoCentre area towards South

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Project **Ecocentre Redevelopment**
 Title **55A Blessington St
 St Kilda, Victoria 3182
 Existing Conditions
 Photographs**

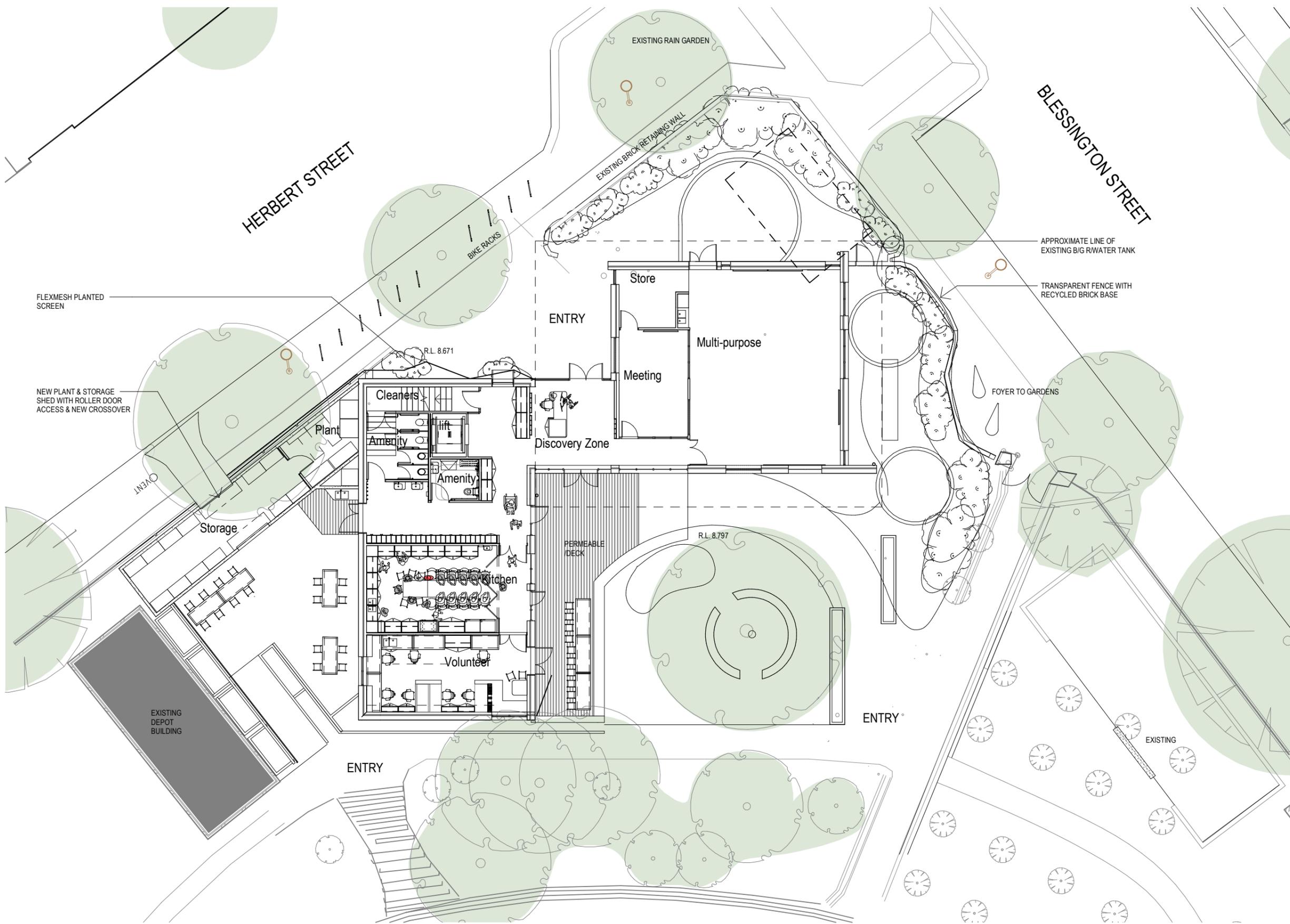
PRELIMINARY

Drawn	Checked	Scale
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Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A015	H1	

LICENSED AREA: 1205 SQM
 PROPOSED FOOTPRINT: 326SQM
 % AREA: 27%

Ground Floor	Area
Amenity	17
Cleaners	8
Discovery Zone	66
Kitchen	33
lift	4
Meeting	21
Multi-purpose	86
Plant	12
Storage	31
Store	10
Volunteer	36
TOTAL FLOOR AREA	326

First Floor	Area
Office Administration	146
TOTAL FLOOR AREA	146



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Project Ecocentre Redevelopment

55A Blessington St
 St Kilda, Victoria 3182

Title Ground Floor Plan - Proposed

PRELIMINARY

Drawn Checked Scale

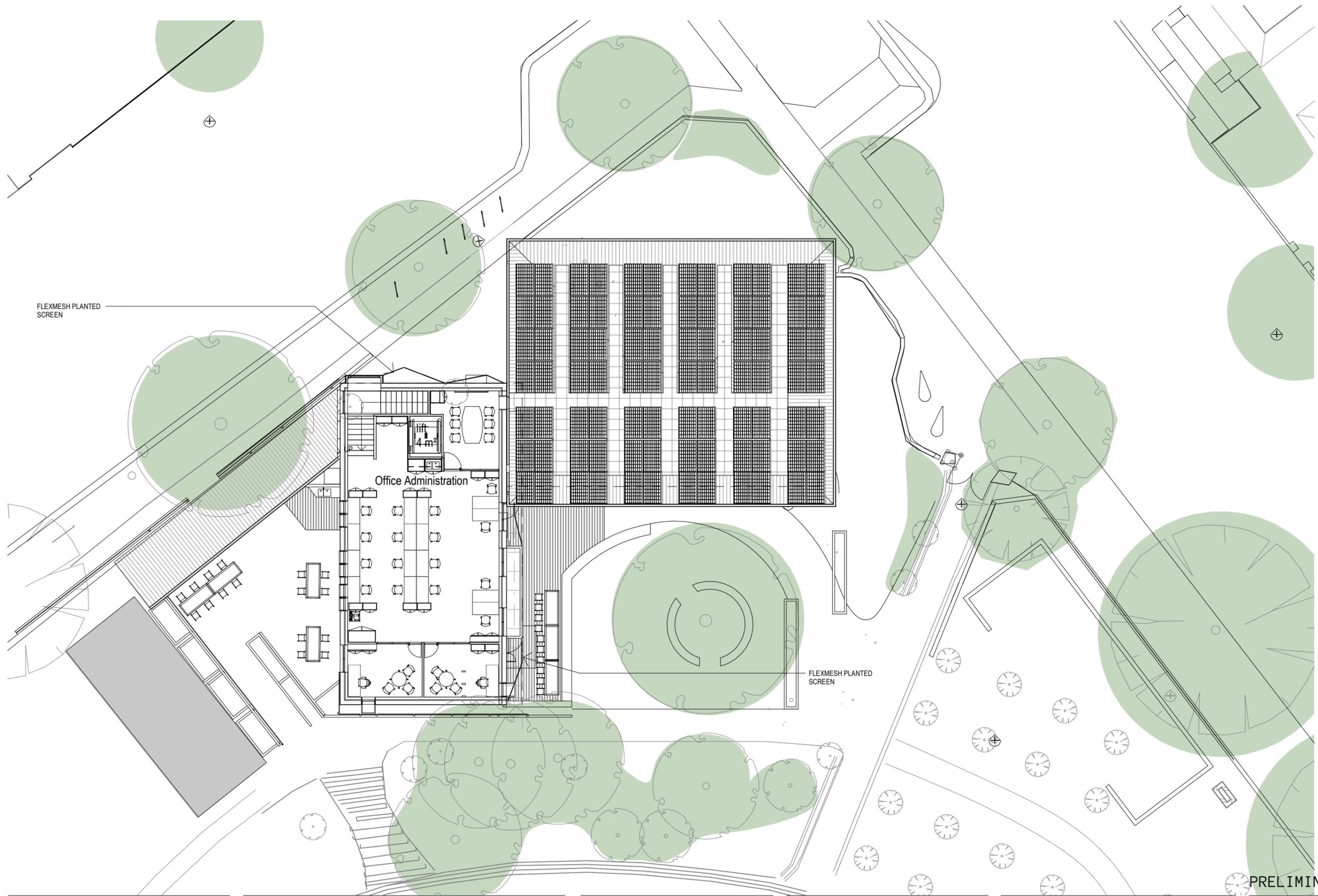
TD Checker 1 : 200 @A3

Job No. Start Date

COP06 Feb 19

Drawing No. Revision

A101 H1



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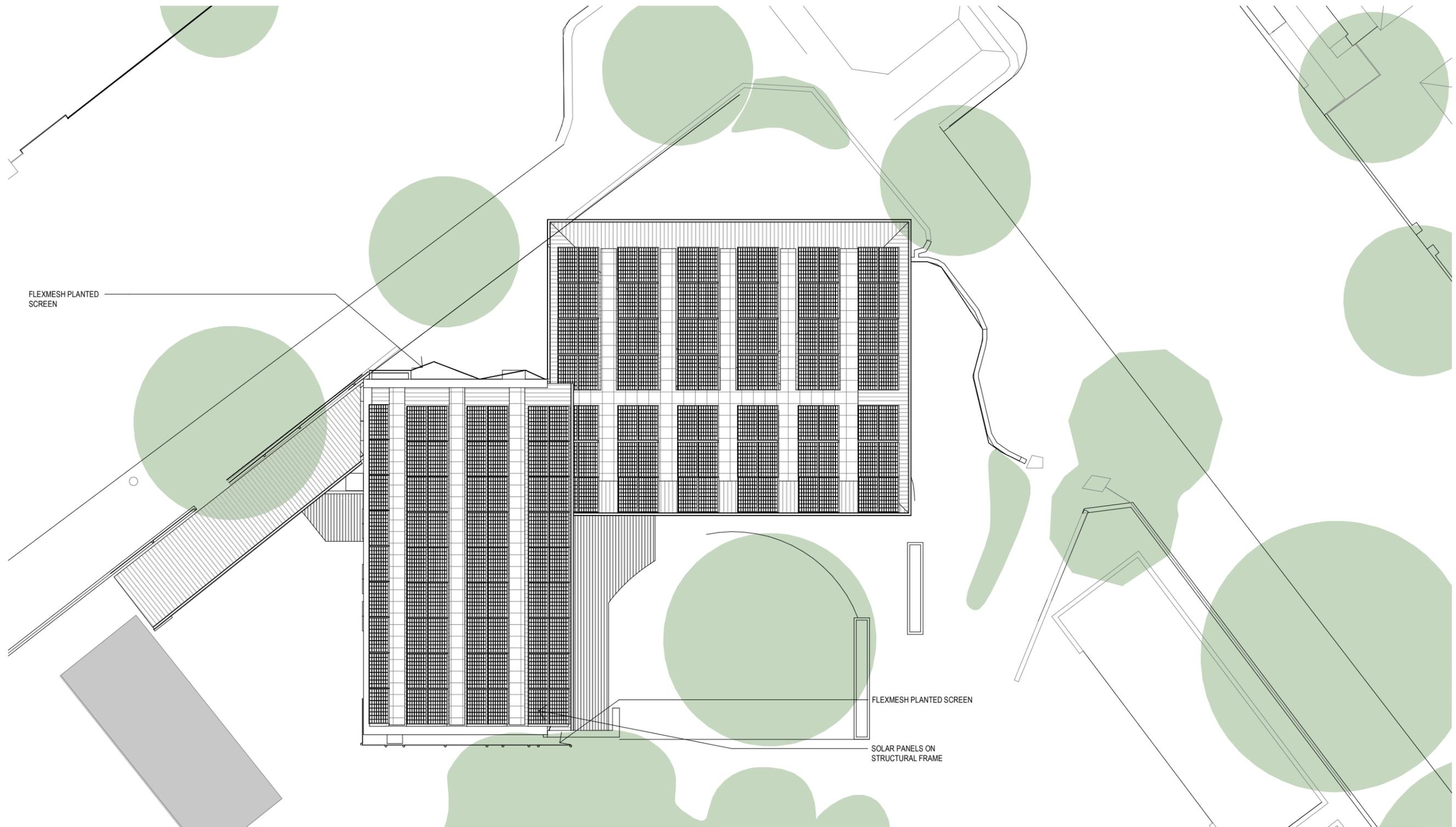
Project **Ecoentre Redevelopment**

55A Blessington St
St Kilda, Victoria 3182

Title **First Floor Plan -
Proposed**

PRELIMINARY

Drawn	Checked	Scale
TD	Checker 1 : 200	@A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A103	H1	



1 ROOF PLAN
A151 1:200

Client
City of Port Phillip

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St Kilda, Victoria
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Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title Roof Plan - Proposed

PRELIMINARY



Drawn Checked Scale

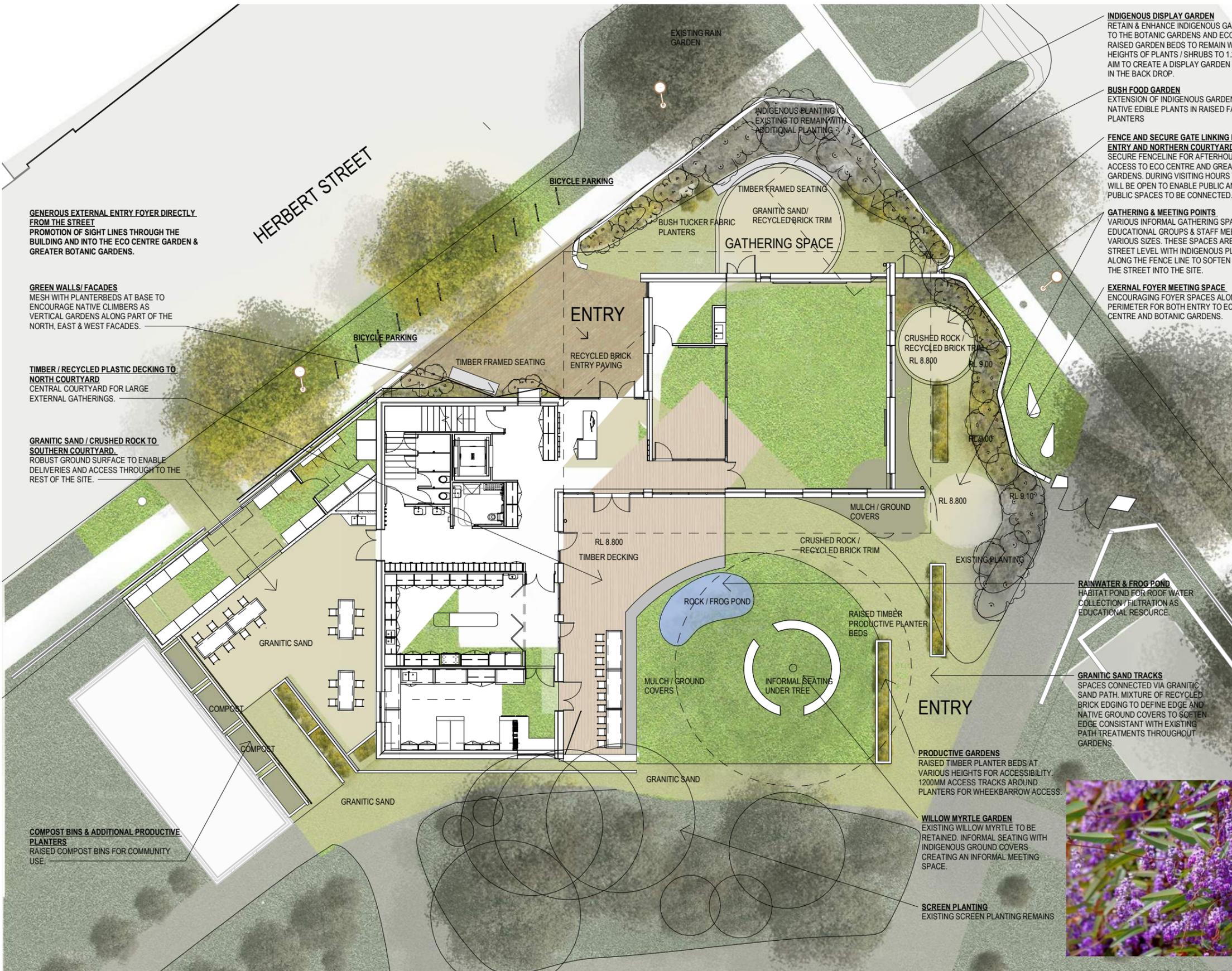
TD MB 1 : 200 @A3

Job No. Start Date

COP06 Feb 19

Drawing No. Revision

A110 H1



NATIVE GROUND COVERS & SMALL SHRUBS



RECYCLED PLASTIC DECKING



PRODUCTIVE GARDEN BEDS



EXISTING BRICK BOUNDARY THRESHOLD



NATIVE CLIMBERS ON BUILDING



RAINWATER CATCHMENT POND PRELIMINARY

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Project Ecocentre Redevelopment
55A Blessington St
St Kilda, Victoria 3182
Title Landscape Plan - Proposed

Drawn	Checked	Scale
TD	SB	1 : 200 @A3
Job No. COP06	Start Date Feb 19	
Drawing No. A141	Revision H1	

CLIMBERS

Small leaved Clematis - Clematis microphylla



Purple Coral Pea - Hardenbergia violacea



GROUND COVERS

Creeping Boobialla - Myoporum parvifolium



Native Pig Face - Carpobrotus rossii



Shiny Everlasting - Xerochrysum viscosum



Variable Groundsel - Senecio pinnatifolius



Rounded Neon-flower - Disphyma crassifolium



GRASSES/ WILDFLOWERS

Coast Spear Grass - Austrostipa flavescens



Tassel Cord-Rush - Baloskion tetraphyllum



Chocolate Lily - Arthropodium strictum



Swamp Daisy - Brachys come cardiocarpa



SHRUBS

Common Correa - Correa reflexa



Itop Bitter-pea - Daviesia latifolia



White Correa - Correa alba



Furze Hakea - Hakea ulicina



Native Raspberry - Rubus parvifolius



AQUATICS

Water Ribbons - Triglochin procerum



Water Plantain - Alisma plantago aquatica



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Project Ecocentre Redevelopment

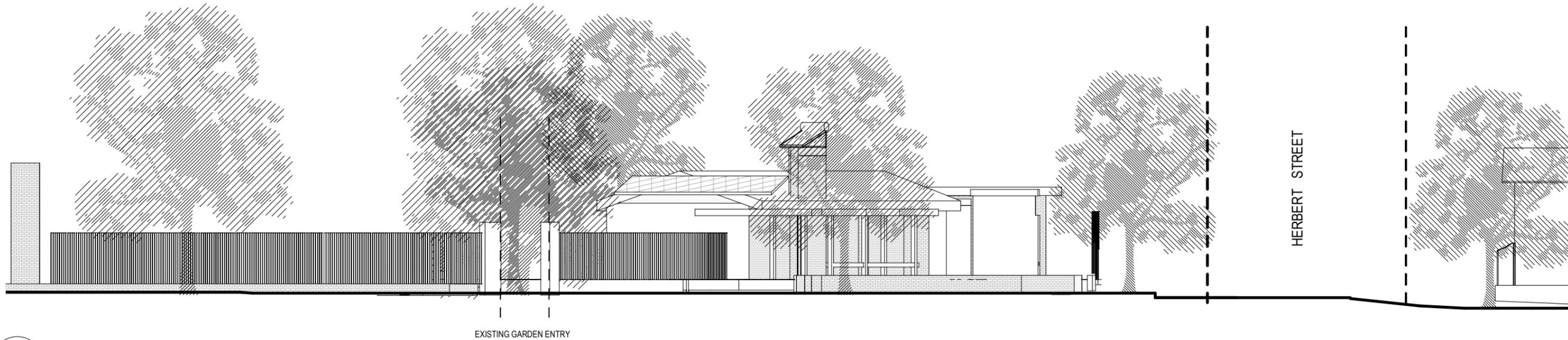
55A Blessington St
St Kilda, Victoria 3182
Title Landscape Planting Design

PRELIMINARY

Drawn	Checked	Scale
TD	SB	@A3

Job No.	Start Date
COP06	Feb 19

Drawing No.	Revision
A142	H1



2 BLESSINGTON STREET EXISTING

1 : 200

EXISTING GARDEN ENTRY

HERBERT STREET



CT-01 Facade Cladding Option 1: 'Hempcrete' roughcast render

CT-01 Facade Cladding Option 2: Recycled timber battens varying profile

Indigenous Sandbelt Climber - Samuil Leaved Clematis

Indigenous Sandbelt Climber - Purple Coral Pea

FT01 - Existing Fence Type 01

FT02 - Existing Fence Type 02

'Flexmesh' Climbing planting

CLT soffit and internal skin

NB: Facade options are being confirmed subject to a LCA (Embodied Carbon assessment)



1 BLESSINGTON STREET PROPOSED

1 : 200

EXISTING GARDEN ENTRY

EXTERNAL FOYER TO GARDENS

LANDSCAPE CORNER

HERBERT STREET

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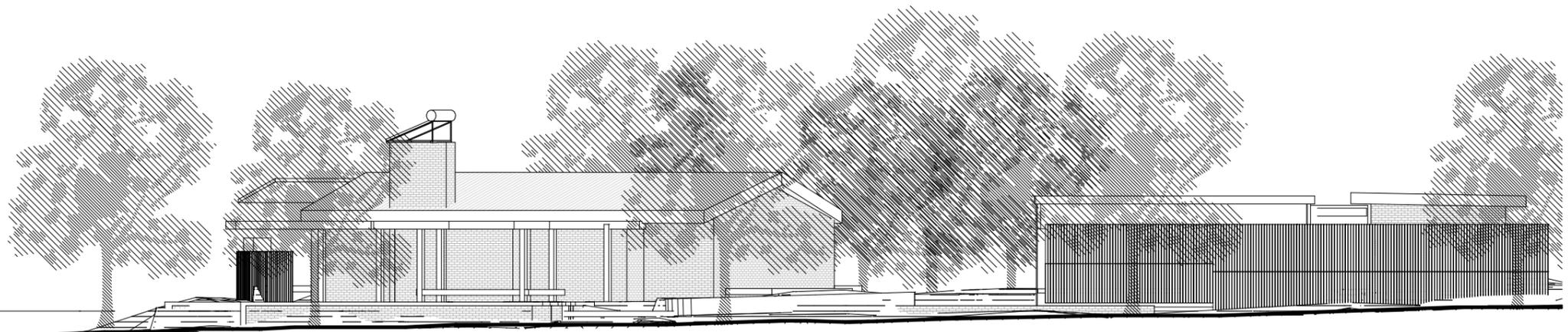
Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title **Street Elevations –
Existing & Proposed**

PRELIMINARY

Drawn	Checked	Scale
TD	MB	1 : 200 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A150	H1	

BLESSINGTON STREET



3 HERBERT STREET EXISTING

1 : 200



CT-01 Facade Option 1: 'Hempcrete' roughcast render



CT-01 Facade Option 2: Recycled timber battens varying profile



Indigenous Sandbelt Climber - Samli Leaved Clematis



Indigenous Sandbelt Climber - Purple Coral Pea



FT-01 - Existing Fence Type 01



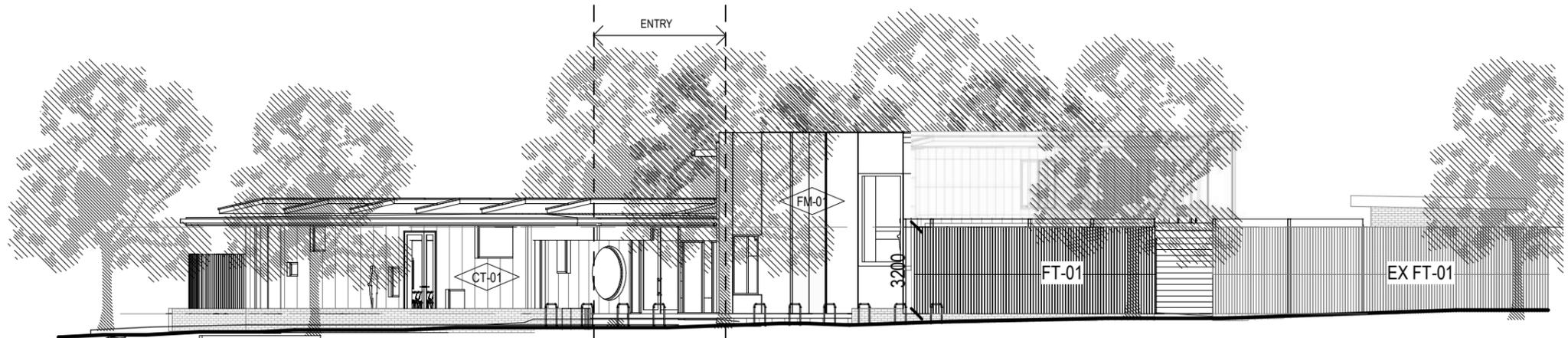
FM-01 - 'Flexmesh' Climbing planting



CLT soffit and internal skin

NB: Facade options are being confirmed subject to a LCA (Embodied Carbon assessment)

BLESSINGTON STREET



LANDSCAPED STREET CORNER

EXTERNAL FOYER & ENTRY TO ECOCENTRE & GARDENS

NATIVE CLIMBERS GREEN SCREEN

EXTENDED EXISTING PERIMETER STEEL FENCE

NEW CROSSOVER / ENTRY TO SHED

EXISTING DEPOT

2 HERBERT STREET PROPOSED

A120 1 : 200

Client
City of Port Phillip

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St Kilda, Victoria
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Rev. Date Revision Description
H1 23/06/2020 HV Submission

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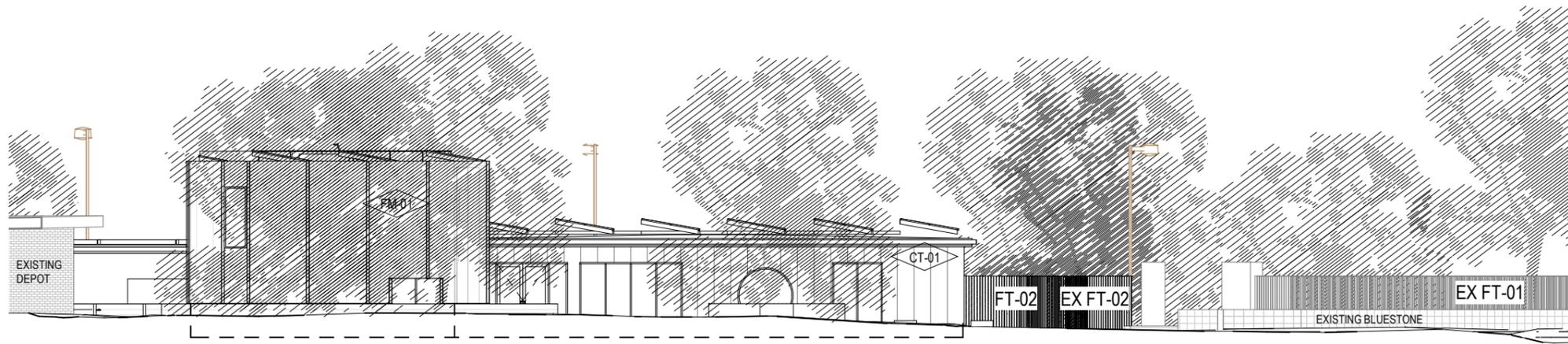


Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title Street Elevations - Existing & Proposed

PRELIMINARY

Drawn	Checked	Scale
TD	MB	1 : 200 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A151	H1	



1 East Elevation 01
A2001 1 : 200



CT-01 Facade Cladding Option 1: 'Hempcrete' roughcast render

CT-01 Facade Cladding Option 2: Recycled timber battens varying profile

Indigenous Sandbelt Climber - Samill Leaved Clematis

Indigenous Sandbelt Climber - Purple Coral Pea

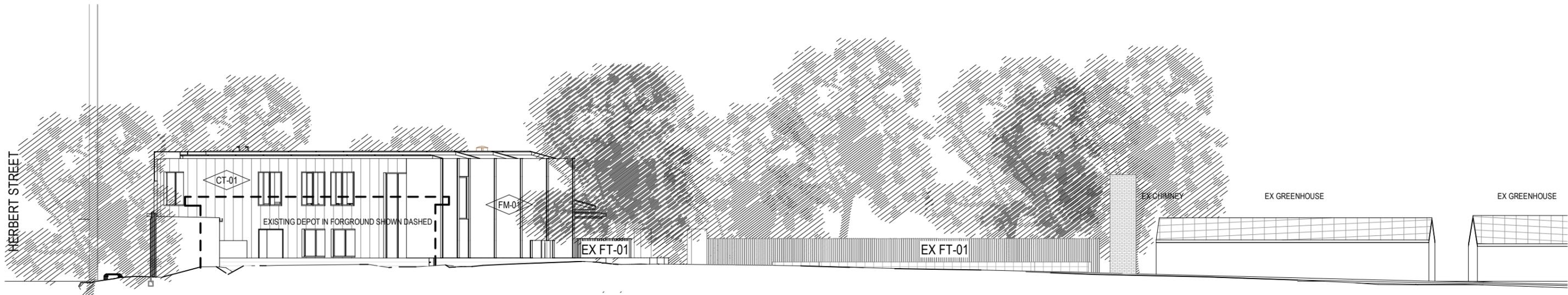
FT01 - Existing Fence Type 01

FT02 - Existing Fence Type 02

'Flexmesh' Climbing planting

CLT soffit and internal skin

NB: Facade options are being confirmed subject to a LCA (Embodied Carbon assessment)



2 South Elevation 01
A210 1 : 200

Client
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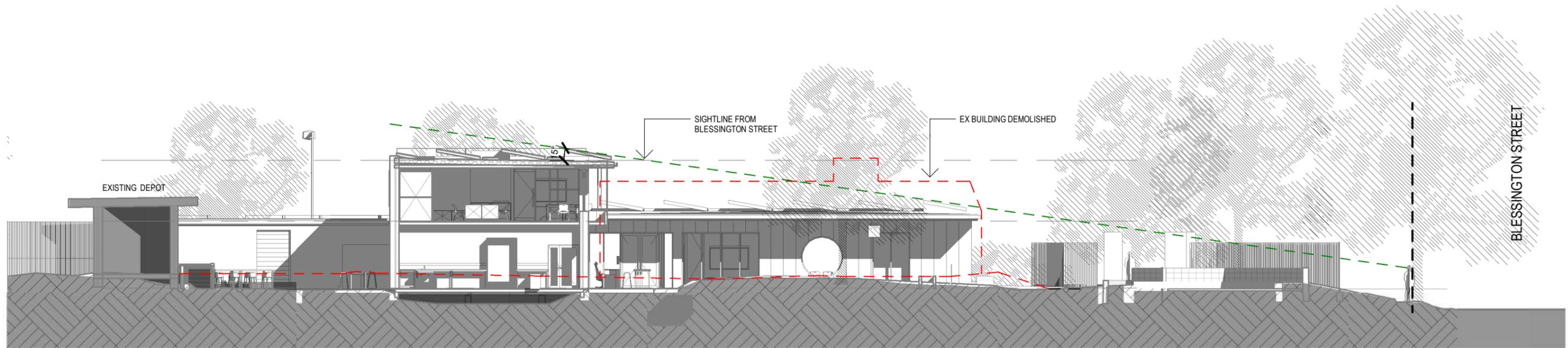
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Project Ecocentre Redevelopment

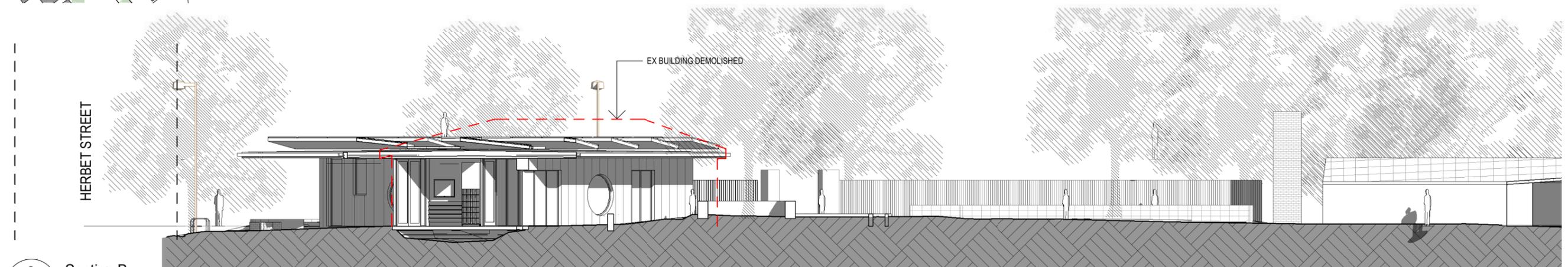
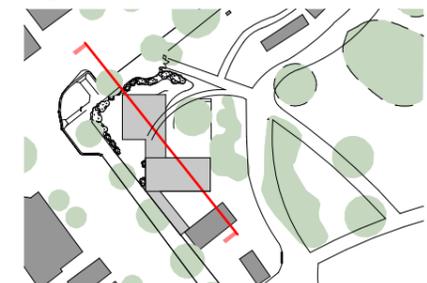
55A Blessington St
St Kilda, Victoria 3182
Title Elevations - Heritage

PRELIMINARY

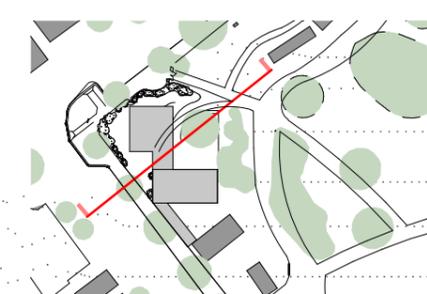
Drawn	Checked	Scale
TD	MB	1 : 200 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A153	H1	



1 Section A
1 : 200



2 Section B
A100 1 : 200



Client
City of Port Phillip

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Project **Ecocentre Redevelopment**

55A Blessington St
St Kilda, Victoria 3182

Title **Sections A & B**

PRELIMINARY

Drawn	Checked	Scale
TD	MB	As indicated
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A160	H1	



Client
City of Port Phillip

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Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title Herbert Street View

PRELIMINARY

Drawn	Checked	Scale
TD	MB	@A3

Job No.	Start Date
COP06	Feb 19

Drawing No.	Revision
A1812	H1



Client
City of Port Phillip

55A Blessington St
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H1	23/06/2020	HV Submission

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Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title View from Garden Gate

PRELIMINARY

Drawn	Checked	Scale
TD	MB	@A3

Job No.	Start Date
COP06	Feb 19

Drawing No.	Revision
A1813	H1



Client
City of Port Phillip

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H1	23/06/2020	HV Submission

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Project Ecocentre Redevelopment

55A Blessington St
St Kilda, Victoria 3182
Title View from Gardens

PRELIMINARY

Drawn	Checked	Scale
TD	MB	@A3

Job No.	Start Date
COP06	Feb 19

Drawing No.	Revision
A1814	H1



Client
City of Port Phillip

55A Blessington St
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Project **Ecocentre Redevelopment**

Title **View from North Across
Blessington Street**

PRELIMINARY

Drawn	Checked	Scale
TD	MB	@A3

Job No.	Start Date
COP06	Feb 19

Drawing No.	Revision
A1815	H1



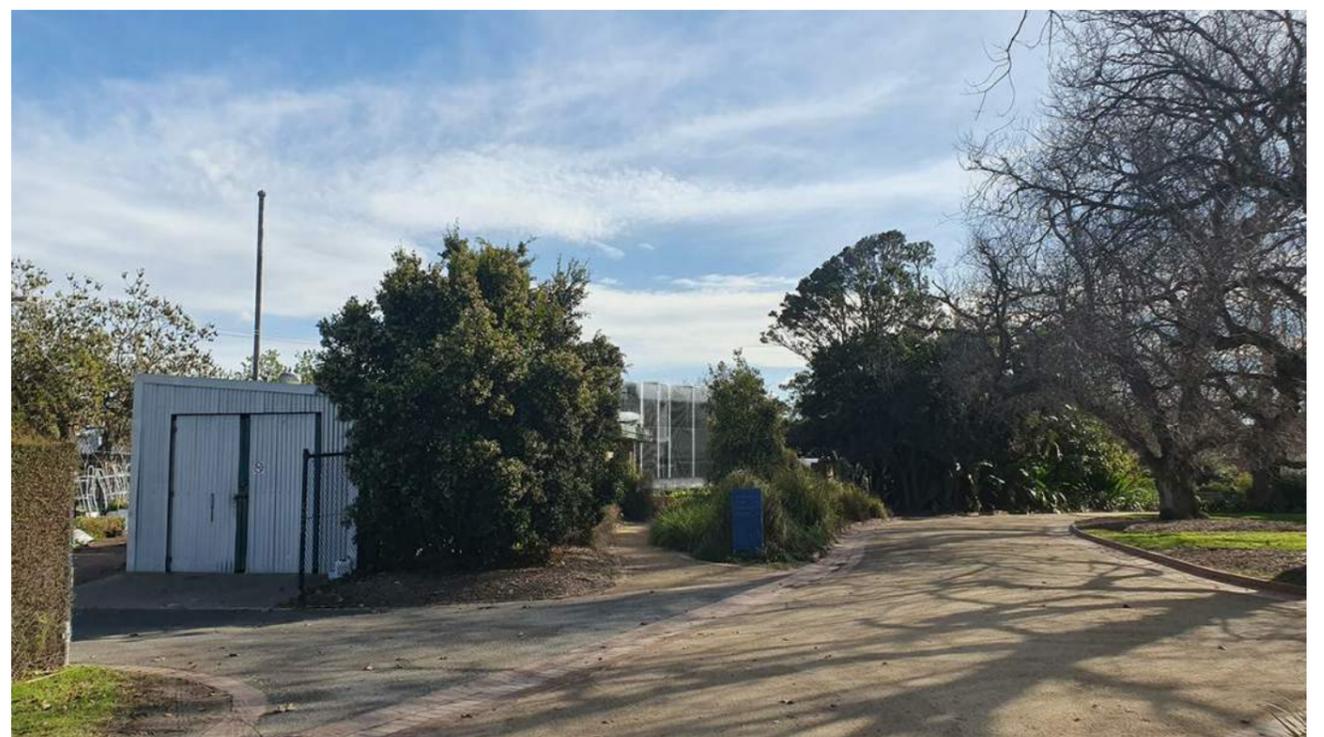
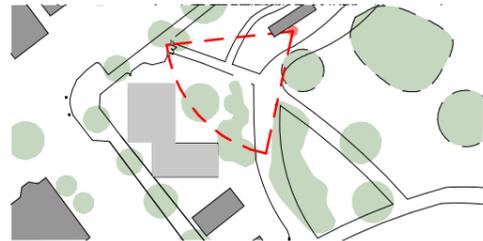
Existing view from East towards South-West of existing EcoCentre & Botanic Gardens entrance



Existing view from South towards North showing existing Depot, path and landscape



Proposed view - without plant screen



Proposed view - without plant screen



PRELIMINARY

Drawn	Checked	Scale
TD	MB	1 : 2000 @A3
Job No.	Start Date	
COP06	Feb 19	
Drawing No.	Revision	
A1900	H1	

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City of Port Phillip

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Project Ecocentre Redevelopment

Title 55A Blessington St
St Kilda, Victoria 3182
**Site Photographs from
Botanic Gardens Existing
and proposed**