

5th February 2019
Jean Chen
Heritage Officer Permits
Heritage Victoria
Level 7, 8 Nicholson Street
East Melbourne, VIC 3002

Re: PERMIT APPLICATION P29988 – POINT COOK HOMESTEAD AND STABLE, POINT COOK HOMESTEAD ROAD POINT COOK (H1509) RFI REPONSE

Dear Jean Chen,

Based of the Request for Information received on 21st December 2018 and the letter requesting additional information received 29 January 2019, I provide the information set out below in reponse to your queries, to assist you in determining our application.

- ***Information on how the proposed methodology and materials address potential rising damp issues, including clarifications on the function of proposed materials and their suitability for the intended application.***

In order to address the issue of rising damp, we have sought the advice of a professional from Tech-Dry® Building Protection Systems. This company suggests the application of a silicone based damp course treatment.

According to the company representative, the recommended product has been used at several Heritage Listed buildings, including during bluestone construction in order to prevent the same apparent issue of rising damp. Examples where the product has been used include:

- Police Stores, Southbank – Melbourne University (RBA Architects) – Maben Constructions
- Police Stables, Southbank – Melbourne University (Lovell Chen Architects) – Kane Constructions
- Anne Gaude Centre, Bendigo Hospital – Kane Construction
- Mechanics Institute, Macarthur – Moyne Shire Council
- Victoria University, Hacker Space – Ducon Building Solutions
- Melbourne Grammar School – Bluestone construction

In regards to this permit application and the treating of the the Stables building with an introduced, infill concrete slab, a new Damp Proof Course (DPC) will be installed within the bluestone walls surrounding the proposed area of works where new concrete is to be poured. It will be injected into a consistant mortar course no less that 50mm above the internal slab, or no less that 150mm above an external sealed path. The new DPC needs to be suspended above any slab or path to prevent bridging of the damp course.

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As the DPC will be injected into the mortar course, the mortar will be repointed as per the Heritage Victoria technical guidelines of Repointing Mortar Joints (see attached document).

In this scenario, the first consistent mortar course may be 300mm above the new proposed floor level considering the height of the bluestones within the perimeter walls. The Tech-Dry® DPC system can be injected from the internal side of the bluestone walls which helps to minimize the potential silicon staining to the bluestone face.

Attached is an information brochure that outlines the process of the DPC installation for further information.

In the Stable stalls, the concrete will be re-instated with the addition of a polyethylene foam expansion space filler strip (Abelflex) between the existing bluestone wall and the new concrete flooring. Caulking will also be used to seal the joints and ensure it is waterproof. The external concrete apron will be re-installed with the polyethylene foam expansion space filler strip (Abelflex) to protect the bluestone walls from the new concrete slab.

In addition to this, as previously outlined, the proposed exterior concrete apron will be graded with a 50mm fall away from the building to ensure water runs away from the building and towards the grass area, to prevent any other issues.

I trust that the above information is clear and provides the information that you require at this stage. If you need any clarification or further information please don't hesitate to contact me.

Kind Regards,



Kristen Georgiou
Foursight Architects