

# Memorandum

Project	Kawarau (VHR H0489)		
Subject	Response to P41747 RFI Item No. 2	Date	15/06/2026
Location	405 Tooronga Road, Hawthorn East		

This memorandum has been prepared as a response to a Request for Further Information (RFI) issued by Heritage Victoria (HV) on 24 March 2026, related to heritage permit application P41747 for Kawarau (VHR H0489) (the registered place). Trethowan Heritage (TH) has been commissioned by the owner of the place to provide a response to the second dot point in HV's letter only, regarding remediation works to the first-floor balcony.

## 1 Introduction


The RFI outlines concerns with proposed works that were not sufficiently addressed in the original application set. The second dot point in HV's letter that requires further information is copied as follows:

*The heritage impact statement notes that 'remediation works to the first-floor balcony were identified during the pre-application meeting, however other works to the balcony do not form part of this application.' This is understood to mean that there are to be no works, including repairs, to the balcony aside from the proposed installation of a glazed balustrade. It was noted during the pre-application meeting that the balcony was not safely accessible and would require remediation. Further, it is generally expected that some conservation works are undertaken to balance the impacts of the proposed new works. In this case, it would be anticipated that conservation works be undertaken to remediate the balcony for safe access. Please provide further information addressing these matters.*




Conservation works are proposed to be undertaken at the first-floor balcony (the subject area) to allow for safe access in the future. This RFI response is to document and explain the proposed works required to the subject area.

## 2 Site Visit Observations




A site inspection was undertaken on 22 May 2026 and attended by representatives from Alia College, Bryant Alsop Architects, and TH. The inspection involved the first-floor balcony only. TH's observations are recorded in the appended drawing mark-ups and summarised in the table below. As high-level conservation actions recommended based on observations only, structural engineering input would be required for more specific conservation works.

Affected Area	Observations	Photos	Proposed Conservation Actions
Walls	Small drill holes (approx. 5mm in diameter) are observed throughout. Loose and missing render at some areas, exposing red bricks underneath.		Engage a structural engineer to assess the identified areas and confirm whether there is any safety risk associated with loose render.  Remove defective, drummy, or loose render and replace with new. The defective area is to be stripped back to sound substrate. If substrate is found to be loose or




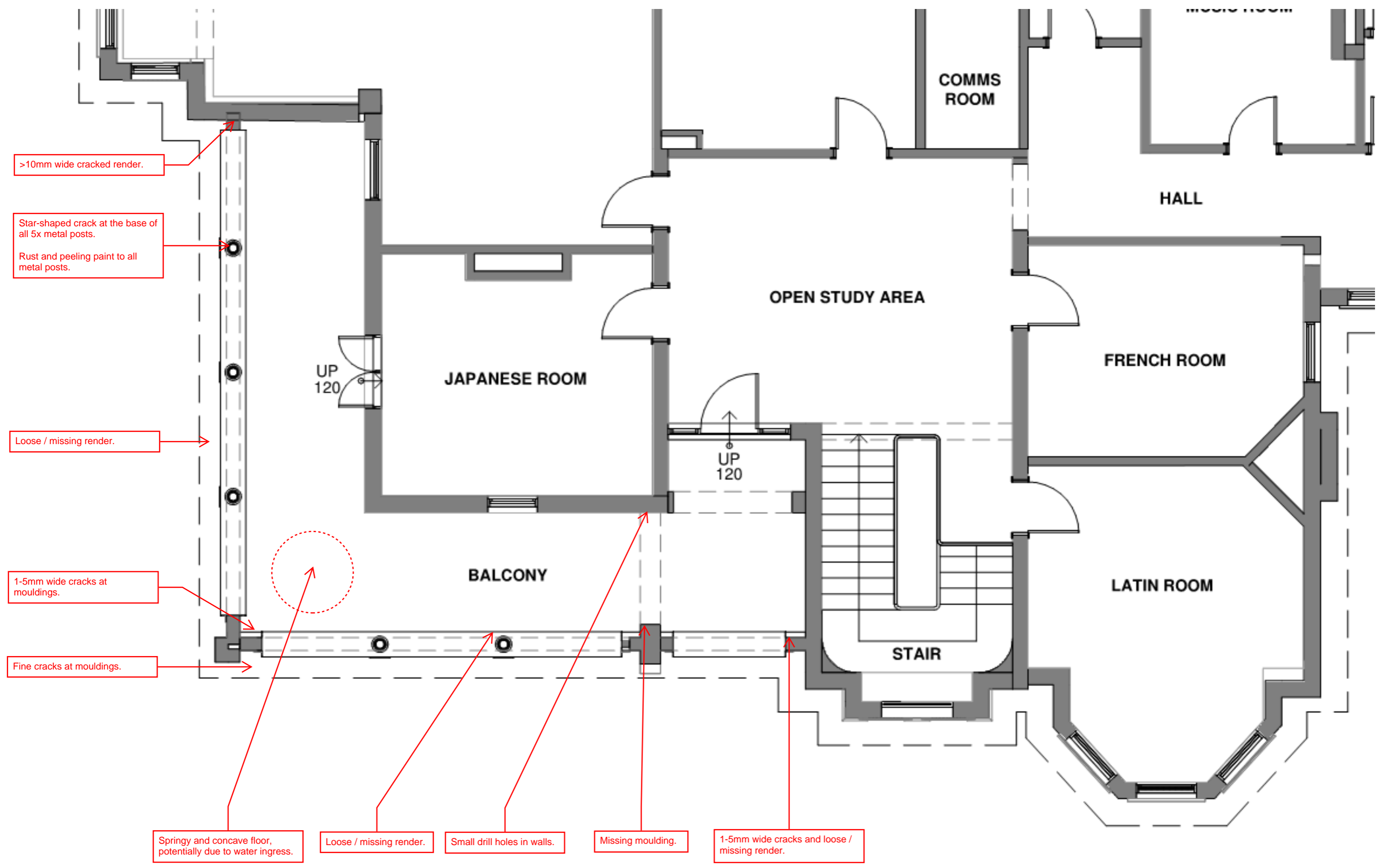
			<p>crumbling, it shall be generally repaired and replaced prior to repair of render.</p> <p>New render must match the existing in the composition of render mix, colour, finish, and moulding details (where applicable).</p> <p>Surfaces to be re-rendered shall be free from dirt, paint, oil, or other loose particles.</p>
Columns	Cracks, loose, or missing render. Some cracks are >5mm and pulling away from the balustrade.	 	<p>Engage a structural engineer to assess the identified areas and confirm whether there is any safety risk associated with cracking.</p> <p>Surface treatment would involve removing defective, drummy, or loose render and replace with new. The defective area is to be stripped back to sound substrate. If substrate is found to be loose or crumbling, it shall be generally repaired and replaced prior to repair of render.</p> <p>New render must match the existing in the composition of render mix, colour, finish, and moulding details (where applicable).</p> <p>Surfaces to be re-rendered shall be free from dirt, paint, oil, or other loose particles.</p>
Painted metal posts	Rusting posts and peeling paint.		<p>Repair or restoration is not generally considered where damage is minor, and works should only cover what is necessary to maintain or restore functionality.</p> <p>Where necessary, clean the posts carefully and by hand to remove any rusts and peeling paint. After cleaning, prime with a zinc chromate or other appropriate metal primer and apply a full paint system in accordance with the paint manufacturer's specification.</p>



<p>Balustrade</p>	<p>Cracked concrete throughout. Specifically, star-shaped cracks radiating from the base of all cast iron columns are identified.</p>		<p>Engage a structural engineer to assess the identified areas and confirm whether there is any safety risk associated with cracking.</p> <p>Surface treatment would involve removing defective, drummy, or loose render and replace with new. The defective area is to be stripped back to sound substrate. If substrate is found to be loose or crumbling, it shall be generally repaired and replaced prior to repair of render.</p> <p>New render must match the existing in the composition of render mix, colour, finish, and moulding details (where applicable). Surfaces to be re-rendered shall be free from dirt, paint, oil, or other loose particles.</p>
<p>Gutters</p>	<p>Appears to be lead gutters and tin flashings. They are generally in good condition but are loose at certain areas.</p>		<p>Refix gutters where required.</p>
<p>Mouldings</p>	<p>Cracked render throughout. At some areas, red bricks are exposed due to missing render.</p>		<p>Remove defective, drummy, or loose render and replace with new. The defective area is to be stripped back to sound substrate. If substrate is found to be loose or crumbling, it shall be generally repaired and replaced prior to repair of render.</p> <p>Re-running of all lost moulded render should be undertaken in-situ to match profile and finish of adjacent mouldings.</p> <p>Repairs should be undertaken by an experienced tradesperson using traditional skills.</p>



Floor	<p>The floor is covered over with non-original mats, and the floor's material and construction are unknown at this stage. However, floor may be of timber construction.</p> <p>Area at the southwestern corner has a visible indentation and is springy to touch, suggesting that there may be water damage.</p>		<p>Investigate source of water ingress and rectify as required.</p> <p>Remove mat for further inspection.</p> <p>If floor structure is confirmed to be timber, remove sections of rotten, damage, or otherwise degraded timber beyond reasonable repair and splice in new sections.</p> <p>Care is to be taken to ensure the new section matches the existing including in timber species, cut, size, grading, and profile.</p>
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>10mm wide cracked render.

Star-shaped crack at the base of all 5x metal posts.  
Rust and peeling paint to all metal posts.

Loose / missing render.

1-5mm wide cracks at mouldings.

Fine cracks at mouldings.

Springy and concave floor, potentially due to water ingress.

Loose / missing render.

Small drill holes in walls.

Missing moulding.

1-5mm wide cracks and loose / missing render.



Missing section of moulding.

Fine cracks.

**8** EXISTING WEST ELEVATION  
SCALE 1 : 100

Large cracks.

>10mm large holes and some smaller drill holes.

Missing render at base corner of column, exposing steel bar.



**7** EXISTING SOUTH ELEVATION  
SCALE 1 : 100

Fine crack.