

[REDACTED]
Heritage Victoria
Level 10, 2 Lonsdale Street
MELBOURNE VIC 3000

[REDACTED]
29 January 2024

Dear [REDACTED]

Re: P39139 – Werribee Park (H1613)

I write in relation to the abovementioned permit application and specifically to the Request for Further Information issued on 29 December 2023.

In response to the RFI, please find enclosed:

- Revised architectural drawings prepared by Lovell Chen, dated 29 January 2024
- Revised fire engineering drawings prepared by Omnii, dated 26 January 2024
- Tree Assessment and Management Report prepared by Green Change, Version 2, dated 22 January 2024 and associated Tree Protection Plans

The points raised in the RFI have been addressed below and responded to through discussion on site as part of the site visit on 22 January 2024.

Proposed fire pump and tanks

The area along the gravel road was chosen as the Fire Authority principal vehicular entry is proposed to be via Southern Road (specifically Gate 5). This road is accessible from the main road, and is considered to be a back of house area, within proximity to the mansion. The fire pump room is required to be located in a position so that it can be readily located by the attending fire brigade and within 20m of a fire applicant hardstand in accordance with AS 2419.1.

As outlined on site, various locations for the fire pump and tanks have been considered along the South Drive, including in the existing car park, adjacent to the car park and in proximity to the existing fire dam (indicated on the enclosed sketch SKF-CD_SP_01 (B)). The car park was dismissed as a location due to Parks Victoria's staff parking requirements, and the likely future expansion of the existing car park. The car park is vital for the park's day-to-day operations. The location to the south was in close proximity to existing infrastructure and sufficient clearance to the existing tank and vegetation could not be achieved. Similarly, the location adjacent to the fire dam would require the removal of existing vegetation and was dismissed in favour of the proposed location, as it will result in the removal of only

two trees (#59, *Olea europea* and #60, *Schinus molle*). It is not proposed to replace these trees, or provide replacements elsewhere on the site.

The layout and position of the tanks, including the height and width of the tanks was considered as part of the proposal. The chosen tanks while being of some height, result in the smallest possible footprint to limit the impact to the existing ground surface. This includes impacts on existing inground services, and vegetation. Tanks of a lower height would result in a larger footprint and therefore were dismissed as an option.

To address the visibility of the tanks, they will be coloured *Colorbond Wallaby*. This approach will result in a muted presentation that blends with the surrounding vegetation. Raised on site was the issue of screening the tanks, and whilst consideration of vegetation or a built screen have been explored, it was resolved that neither of these options would make a substantial difference to the presentation of the tanks.

A built screen would need to be removable or set some distance from the tanks to ensure adequate access to the tanks and pump is possible, when required by the Fire Brigade. Additionally, due to the height of the tanks, significant built form would be required to conceal them. Furthermore, this would require substantial structural intervention, as there is concern with the wind loading on site. Even a screen of lower height would similar require a level of structural support. Screening by way of vegetation is also problematic. Due to the close proximity of the tanks to existing services, the ability to provide vegetation screening in this area is limited. It is also in close proximity to the existing *Ficus macrophylla* (tree no #62) and therefore there is limited capacity to plant in proximity to this tree without impacting the Tree Protection Zone.

Other amendments to the fire services drawing package include:

- Correction of the north point
- Dimensions of the diesel fire pump enclosure and fire water storage tanks
- Updated to show Detail D Fire tank and Ring Beam Footing and dimensions
- Overall dimensions of the Fire Brigade Booster and Tank Suction Assembly
- Removal of duplicated drawings:
 - The following is a list of the current design drawings:
 - F-00-00 Cover Page
 - F-SP-00 Site Plan
 - F-SP-01 Site - Part Plan
 - F-SP-02 Site - Part Plan
 - F-OG-01 Basement Level and Ground Level
 - F-01-01 Level 01 and Level 02
 - F-0D-01 Detail Sheet
 - F-0D-02 Detail Sheet
 - The following sketches and are provided for information only:
 - SKF-EX-SP-00 Existing Fire Hydrant and FHR System Site Plan
 - SKF-FH-11 Proposed New Fire Hydrant System - Basement and Ground Level Coverages
 - SKF-FH-12 Proposed New Fire Hydrant System - Level 01 and Level 02 Coverages
 - SKF-FHR-11 Proposed New Fire Hose Reel System – Basement and Ground Level Coverages

- SKF-FHR-12 Proposed New Fire Hose Reel System - Level 01 and Level 02 Coverages

The fire appliance in the middle of South Road is a fire truck. This has been included as the drawing package will also be used for the Fire Authority review process.

Tree removal

Enclosed is an updated Tree Assessment & Management Report, prepared by Green Change Solutions and plans which provide the following details as requested:

- Proposed works including the in-ground services
- Plans with the tree numbers indicated to match the corresponding table in the Tree Assessment & Management Report
- Detail of the impacts to the trees indicated in the table included in the Tree Assessment & Management Report

The enclosed plans also note the structural protection zones and tree protection zones as related to each tree.

Architectural drawings

Architectural drawings prepared by Lovell Chen have been updated and enclosed with this correspondence.

The existing riser located within the courtyard, in front of existing windows, as noted on site is within a space that includes a number of services and risers, noting there are limited free spaces within the courtyard for the additional risers. The location of the riser is indicative, and may be adjusted on the construction ready drawings that would be lodged as pre-commencement condition of the permit.

The drawings have also been revised to include the make good works and a method of repair for the render following the removal of the existing fire hose reels, as noted on the site visit.

The fire hydrant marker post is detailed in the enclosed fire services drawings and as noted on site, will be an upright post which is purple in colour. As noted on site, these proposed locations of the posts will be discreet, situated adjacent to garden beds where possible to minimise their visibility.

The raised road reflective markers, indicating the location of in-ground hydrants, are noted as being located in prominent locations around the front of the mansion, and concern was raised about the visual impact of these markers. As noted during the site visit, these locations are required to provide sufficient and compliant access to all internal areas of the mansion in the event of a fire. The markers are located as discreetly as possible, and will replace existing markers of a similar appearance. This approach, while resulting in reflective markers is considered to be the preferred outcome, with the alternative being above-ground hydrants which were considered to have a greater visual impact than the markers. As noted on site, the concrete surrounds to the markers can be painted to match the adjacent terrain (i. e. gravel, grass), to further minimise the visibility of the markers. As noted during our site visit, the locations of the hydrants have been carefully resolved to be situated where they will result in minimal visual impacts on the mansion and appreciation of the key views, whilst being located where they achieve compliance with AS 2419.1.



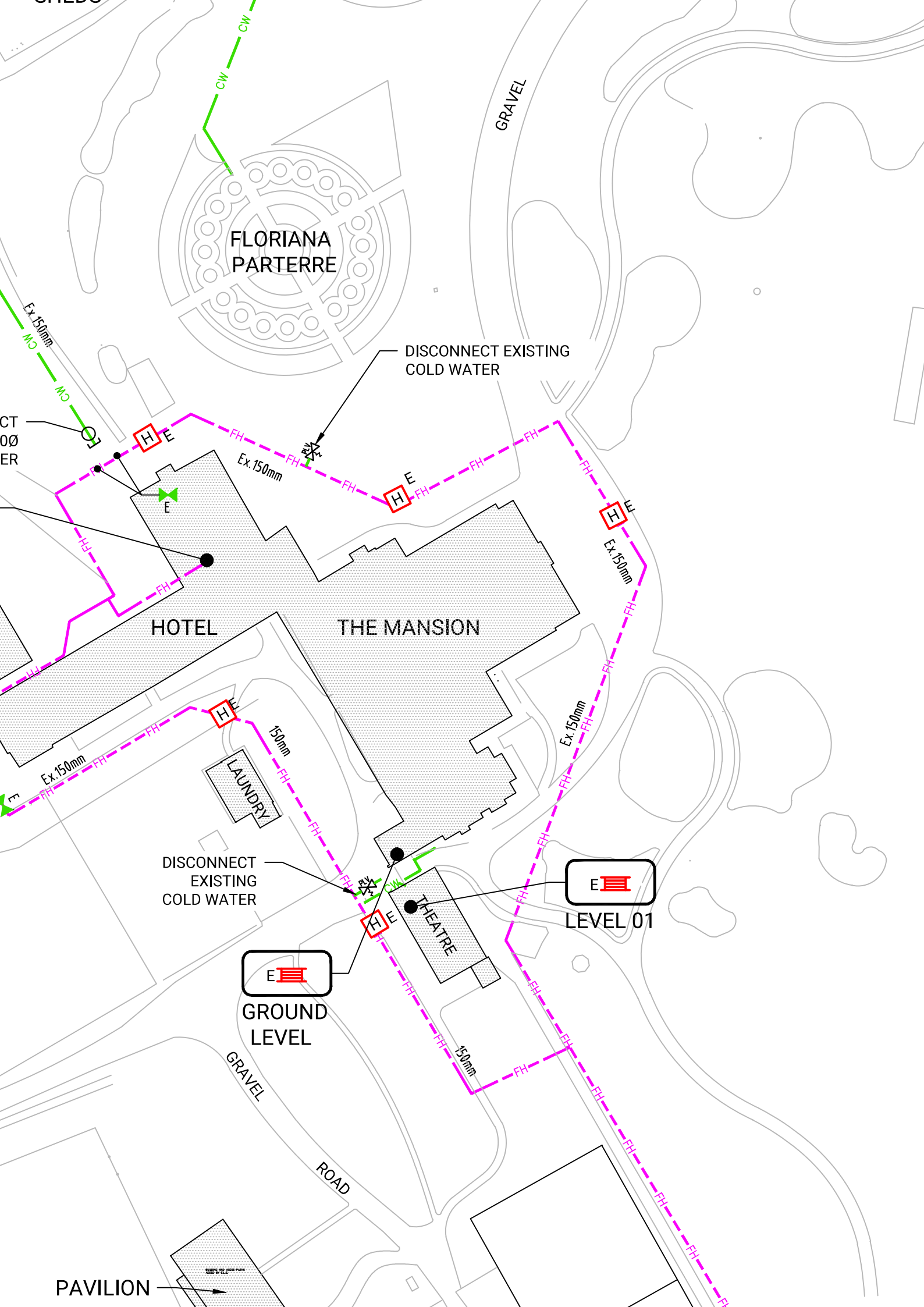
I trust that sufficient information has been provided to address the concerns raised, however, should further information or clarification be required, please do not hesitate to contact the undersigned at



Yours sincerely

Lovell Chen





FLORIANA
PARTERRE

DISCONNECT EXISTING
COLD WATER

HOTEL

THE MANSION

LAUNDRY

THEATRE

LEVEL 01

GROUND
LEVEL

GRAVEL

ROAD

PAVILION

GRAVEL

2000 x 750 x 1000