

18th January 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 on the Request for Information received on 21st December 2018, I have provided the information set out below in response to your queries, to assist you in determining our application.

- ***Confirm the number of toilets required for the ongoing use of the place and provide the rationale for the number of toilets proposed.***

As the integration of toilet facilities into the Stables is an integral part of a future, broader for Point Cook Coastal Park to be undertaken by Parks Victoria, we want to ensure that the new toilets support all future development across the site, allowing a significant increase in visitor numbers that can be accommodated across the Precinct. Parks Victoria wish to maximise the number of toilets included within the Stables to support all possible, future development across the Precinct

We have referred to the calculations recorded in the NCC 2016 BCA – Volume 1* (refer attachment 1) as a guide for identifying the minimum number of toilets required, based on the site being classified as Class 9b (sports venue or the like) allowing outdoor gatherings and public events. Based on visitation of 200 people across the site, we found there was a need for a minimum of 4 female toilets and 2 male toilets (as no urinal is to be provided). These numbers have led to labelling the toilets as unisex facilities to meet the Class 9b requirements and to adequately accommodate for all, as many other councils have done recently.

Based on the intent of Parks Victoria's future development and the size of the stables, we believe that 8 toilets is the minimum requirement for the site, including the accessible toilets.

*National Construction Code 2016 Volume 1 (Building Code of Australia Class 2 to Class 9 Buildings) – Pages 306-309

- ***Methodology for the proposed removal of the concrete apron on the north-west side of the stables building and concrete flooring within the stalls.***

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We propose to saw-cut the concrete into 500x500mm sections and remove these sections by a stand on mini Dingo digger which will be able to enter and exit through the existing stable doors. This method will minimize the risk of damaging any of the existing bluestone walls or footings but also mitigate any OHS concerns associated with lifting injuries.

- ***Details of the proposed reinstatement of the concrete apron on the north-west side of the stables and flooring within the stalls. This includes the proposed methodology and materials, and approach to prevent potential rising damp.***

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/footings 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 installed with the same method using the polyethylene foam expansion space filler strip (Abelflex) between the existing bluestone wall/footings and the new concrete flooring and caulking also. The concrete will be graded with a 50mm fall away from the building to ensure water runs away from the building and towards the grassed area.

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