

Address
253-259 Brunswick Road, Brunswick Road

Project No
2732

Date
25 February 2025

Cable Tram Engine House

253-259 Brunswick Road, Brunswick

PERMIT APPLICATION P39543 - (H2332)
Response to Request for Further Information –
April 2025

âBensons hayball

01 Architectural Design

01 Heritage roofline/new development

HV - Further sections to understand: the relationship between the heritage roofline and the new development, including columns and truss interfaces; through all frontages.

a. Heritage roof interface to new built form addition.

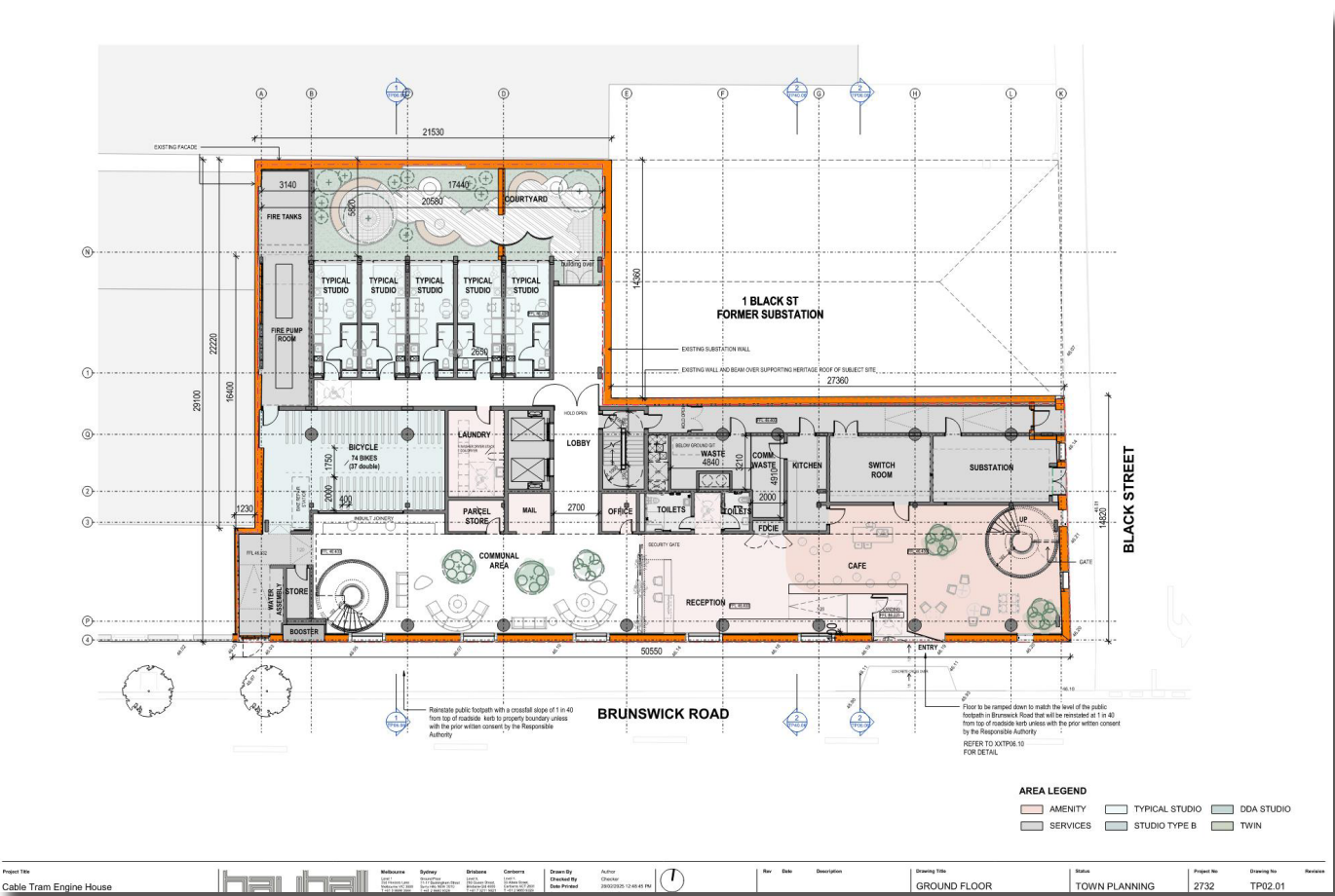
The Architectural Town Planning submission (Section 03 – Sections 1 and 2) reasonably describes the interfaces between the heritage roofline and the proposed new addition to the Cable Tram Engine House.

We confirm that Level 03 floor slab set at AHD 56.630 wholly sits over the existing roof plane.

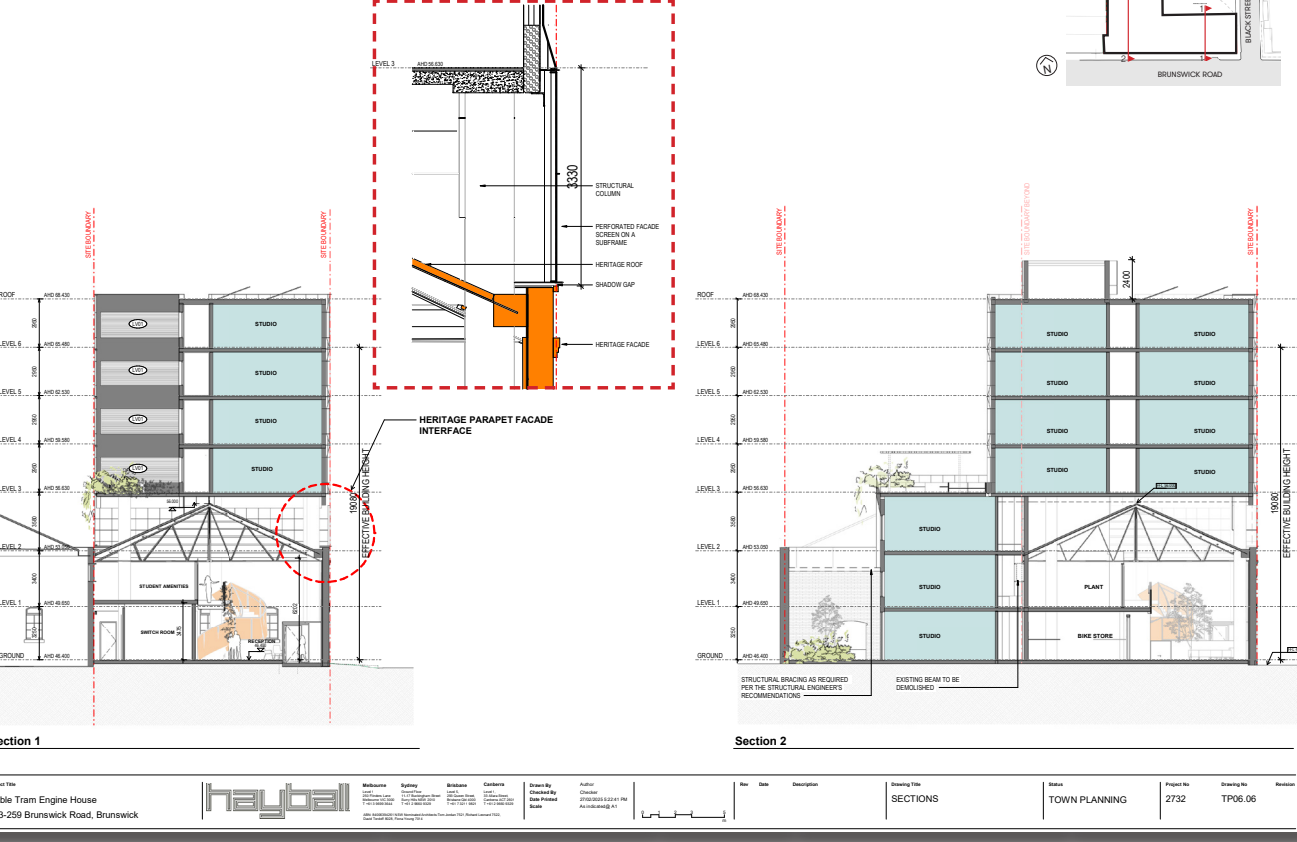
The ridge line of the heritage roof sits at AHD 56.000. Accounting for a 200mm slab thickness there is a clear separation of 430mm from the heritage ridge line (AHD 56.000) to the underside of the proposed Level 03 slab. Transfer beams will be located under the level 03 slab to accommodate the proposed relocation of columns within the heritage space interior. We have confirmation from our structural engineer (TTW) that these beams will have reasonable clearance to the existing roof, particularly ridge line, to account for any deviation in the heritage roof form.

b. Column and truss interfaces through all frontages

The Architectural Town Planning submission (Plans 01 – Ground Floor Plan) indicates new columns have a minimum separation of 100mm from the internal face of the heritage walls on the southern, eastern and western interfaces.



03 Section 01 Sections



01 Architectural Design

02 Heritage parapet/facade interface

HV - With regard to the heritage parapet/facade interface. Please confirm if the shadow gap is sufficient to allow for level differences across the length of the parapet and the design detail of any apron flashing between the new built form and parapet, noting that it would be preferable to avoid an apron flashing.

With reference to the attached sections we confirm that a shadow gap of 100mm is proposed at the heritage parapet interface to allow for minor level variations. The gap is kept to a minimum as the survey currently indicated no variation in the heritage parapet height.

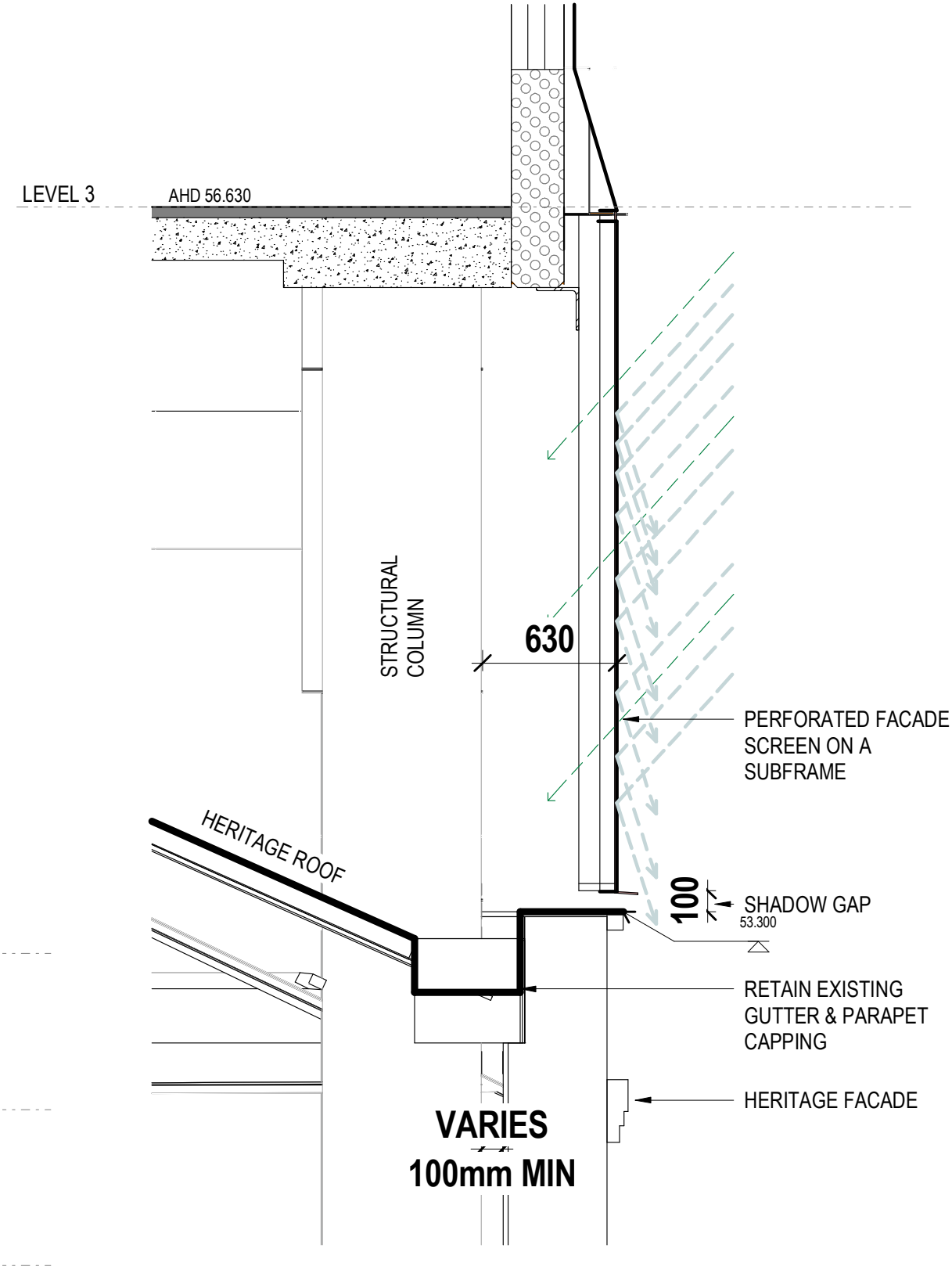
The intention is to both maintain a tight visual interface between the old and new built form and prevent viewing to the underside of the Level 03 slab.

We confirm that apron flashing is not necessary in this design. A projected flange extrusion effectively redirects water runoff away from the heritage parapet and façade, thereby removing the need for visible flashing. Due to the perforated nature of the interface screens—and given that the junction between the new structure and the heritage fabric is not intended to be waterproofed—additional flashing is not considered necessary.

HV - Information on how stormwater management for the heritage building will work in the proposed development.

The perforated screens, and slab over the heritage roof, will significantly reduce the volume of stormwater entering the interface zone when compared to the current fully exposed roof condition. As a result, the existing stormwater system serving the heritage building can remain in place and is considered sufficient considering the substantial reduction in stormwater load. Localised sealing will be undertaken around structural column interfaces and where penetrations through the existing guttering may occur. These will be detailed and fabricated to maintain appropriate gutter falls and drainage functionality.

We are committed to working collaboratively with Heritage Victoria to ensure the outcome continues to respect the heritage significance of the structure.



01 Architectural Design

03 Structural Design rationale

HV - Further consideration of the column placement. The column placement appears to be based on a regular grid placement, rather than the heritage building. The placement of columns directly in front of heritage windows and doors is not a good design outcome, and requires reconsideration. Please provide options to address this matter.

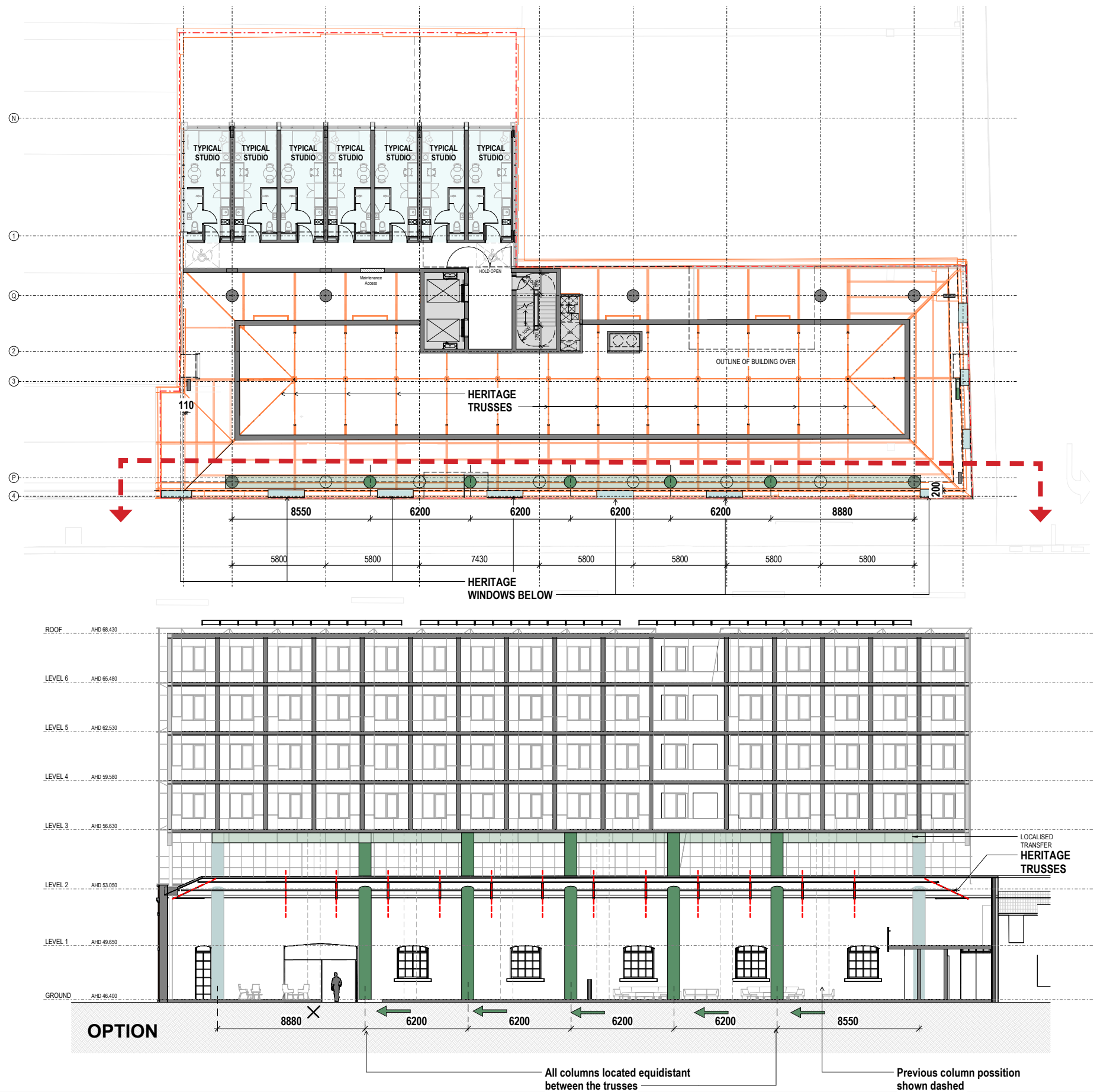
With reference to the attached drawings, the current proposed placement of new columns within the heritage space has been designed so that in most instances they sit equally between the existing heritage trusses to allow a visual balance between old and new within the interior.

Note that the existing windows do not align to the existing truss layout.

To satisfy both HV's stated requirements the attached solution is proposed:

A shallow transfer beam will be introduced under the level 03 slab to allow the new columns to be re-aligned with more flexibility, allowing them to sit exactly between the heritage trusses (in all instances) and not impede any of the existing windows. This initiative will reduce the number of columns along the south wall from 8 to 7.

The transfer beam will be screened by the perforated façade cladding.



01 Architectural Design

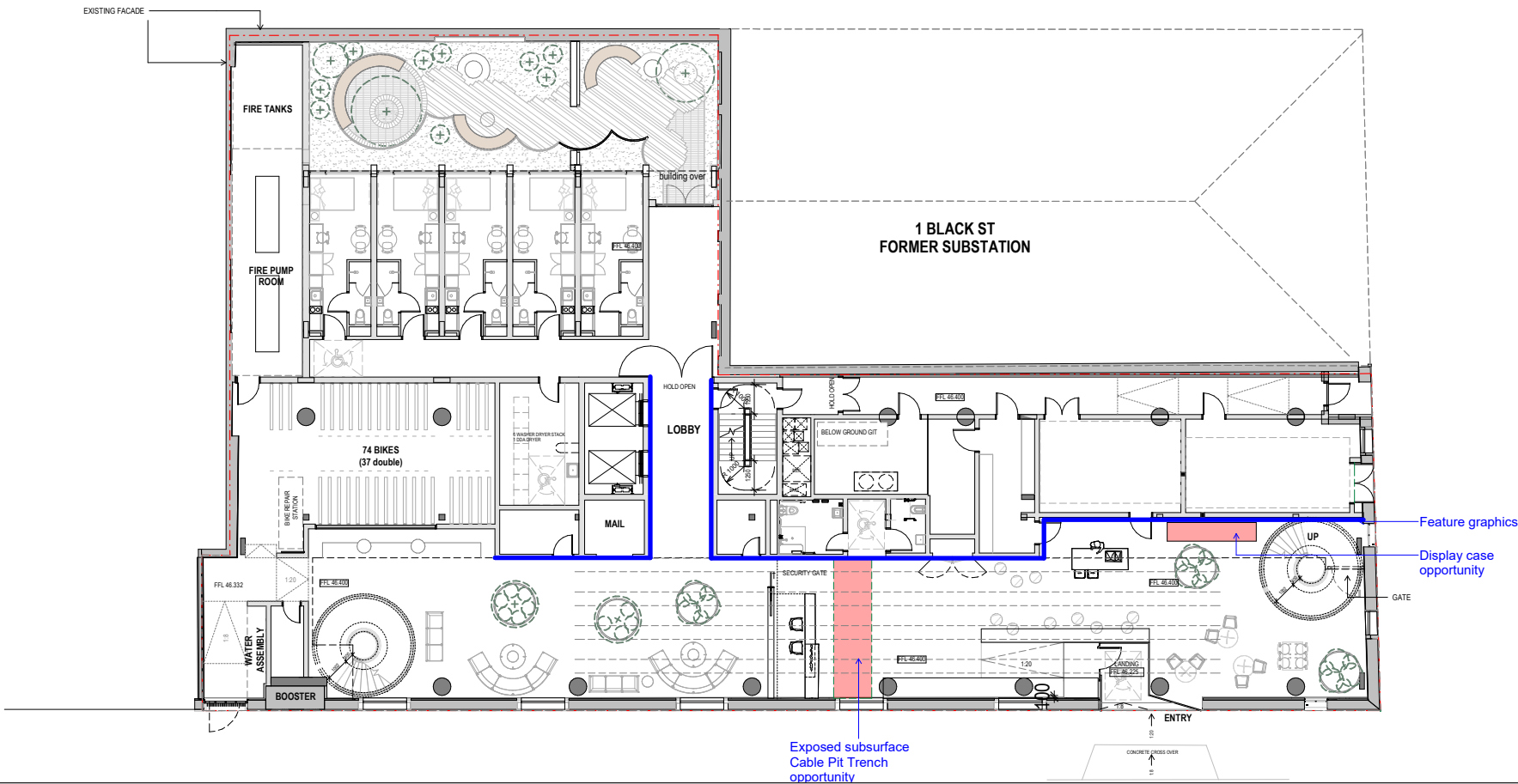
04 Connection with the building past

HV - Following the update of the Archaeology Heritage Impact Statement required below, address from a design perspective how a section of any remaining subsurface cable tram infrastructure could be revealed in an interpretation scheme for the interior.

The subsurface cable tram infrastructure can be expressed and revealed in any number of ways, and it has always been the design team’s objective to do this with HV’s guidance.

Potential initiatives include:

1. The subsurface cable trays can be exposed in the reception area under trafficable glass, with an explanatory plaque, so that a connection with the buildings past use can be established at entry.
2. The interior design will feature graphics of the cable house machinery sourced by our heritage consultants.
3. Found objects of significance, during excavation, can be mounted or displayed in cases.



Hayball

Melbourne

Suite 4/135 Sturt Street
Southbank Victoria 3006
T +61 3 9699 3644

Sydney

11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Brisbane

Level 5, 293 Queen Street
Brisbane QLD 4000
T +61 7 3211 9821

Canberra

Level 1/33 Allara St
Canberra ACT 2601
T +61 2 9660 9329

hayball@hayball.com.au
hayball.com.au

