

16<sup>th</sup> January 2025

Heritage Victoria  
GPO Box 2392  
Melbourne  
Victoria 3001



*S7 Stockade Avenue, Coburg*

**RE: P39984 HM PRISON PENTRIDGE, CHAMP STREET AND MURRAY ROAD AND URQUHART STREET AND PENTRIDGE BOULEVARD AND WARDENS WALK AND SENTRY LANE AND INDUSTRY LANE AND STOCKADE AVENUE AND VIA ROMA COBURG, MORELAND CITY (H1551)**

Thank you for your Request For Further Information letter, dated 18<sup>th</sup> December 2024.

In order to address the specific areas of concerns as highlighted in your letter, please find below our response to the comments raised.

#### **Demolition of internal bluestone wall**

We have considered Heritage Victoria's request for the retention of the internal bluestone wall. We have also further reviewed this on site with a structural engineer. The internal wall is currently not engaged with the east and west external walls, with significant gaps between the internal and external walls (refer photos below). It therefore does not provide any lateral bracing to the external walls.



We had considered that if this wall was engaged, we could have retained significant nibs either side and formed a large opening in between to provide one larger functional space. However, to re-engage the bluestone wall will be cost prohibitive. The rear section is currently 5.1m deep internally, which is not large enough to facilitate the community space that our client intends to provide.

Considering the above, we believe that the most desirable and balanced outcome will be to remove this wall and retain the bluestones for reuse in patching and repairing elsewhere in the façade, particularly for forming nibs either side of the street frontage opening.

Whilst we acknowledge the importance of respecting the current internal configuration and history of the building, a larger space with connection to the rear courtyard is important in the flexibility of future use. The plans have therefore been modified to demonstrate this.

#### **Proposed placement of skylights**

We have reviewed the skylight layout and positioning and redistributed them uniformly across the roof when viewed externally. We have also reduced the size of the proposed skylights to be a smaller size that will more easily be able to be accommodated between existing structure. The attached amended plans now reflect this change.

#### **Replacement of west elevation windows**

We have reviewed your comments in conjunction with the drawings. We had inadvertently noted the windows to the west façade as being metal when copying and pasting a note relating to the north facing street façade. We have subsequently modified the windows to the west façade to be timber, with detailing to match the originals in accordance with the Lovell Chen recommendations and the previously endorsed permit drawings.

In addition to the above, and in order to assist the Executive Director, Heritage Victoria in determining the application, the requested information as outlined below is provided:

#### **Scope of repair works**

We confirm that the works proposed accord with those documented in the Lovell Chen 2023 report, and have annotated the drawings to reflect reference to this document, with the works annotated in the report as 'urgent' to occur in the initial stages upon a permit being granted.

#### **Submission of structural engineering advice**

As the previous engineer has retired, a new structural engineer has been sourced and has inspected the site. We will request his program and advise you accordingly.

We trust that the above and enclosed meets with your approval. Should you require any further information, please do not hesitate to contact our office.

Yours faithfully,



PETER BARTON PTY. LTD. ARCHITECTS

Enclosed with this letter:

- o Amended Architectural drawings TP-01 to TP-11