

'Ercildoune' - 66 Napier St, Footscray

alterations & additions

SCHEDULE OF DOCUMENTATION:

(A) Drawings:
drawing no. drawing title

TP01	neighbourhood character & site description	
TP02	neighbourhood character	
TP03	design response	amendment B
TP04	existing/ demolition plan	amendment B
TP05	proposed ground floor plan	amendment B
TP06	proposed elevations	amendment B
TP07	proposed elevations	amendment B
TP08	proposed elevations	amendment B
TP09	proposed elevations	amendment B
TP10	proposed sections	amendment B
TP11	proposed sections	amendment B
TP12	photos of affected existing building fabric	
TP13	proposed 3D concept views	
TP14	proposed 3D concept views	
TP15	proposed 3D concept views	
TP16	proposed 3D concept views	
TP17	proposed 3D concept views	
TP18	proposed 3D concept views	

CONSULTANTS:

Architects:
Basset Lobaza Architects Pty Ltd
T: 03 9689 7973
email: info@bassetlobaza.com.au
contact: Irena Lobaza/ Sarah May

Land Surveyor:

Mackie Surveying
150 Victoria St, Seddon
Seddon VIC 3011
T: 1300 663 676
E: luke@mackiesurveying.com
Contact: Luke Mackie

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

DATE OF ISSUE:

town planning (preliminary) - 24th January 2025

Heritage Victoria & town planning submission - 3rd September 2025

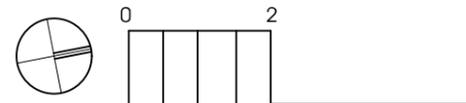
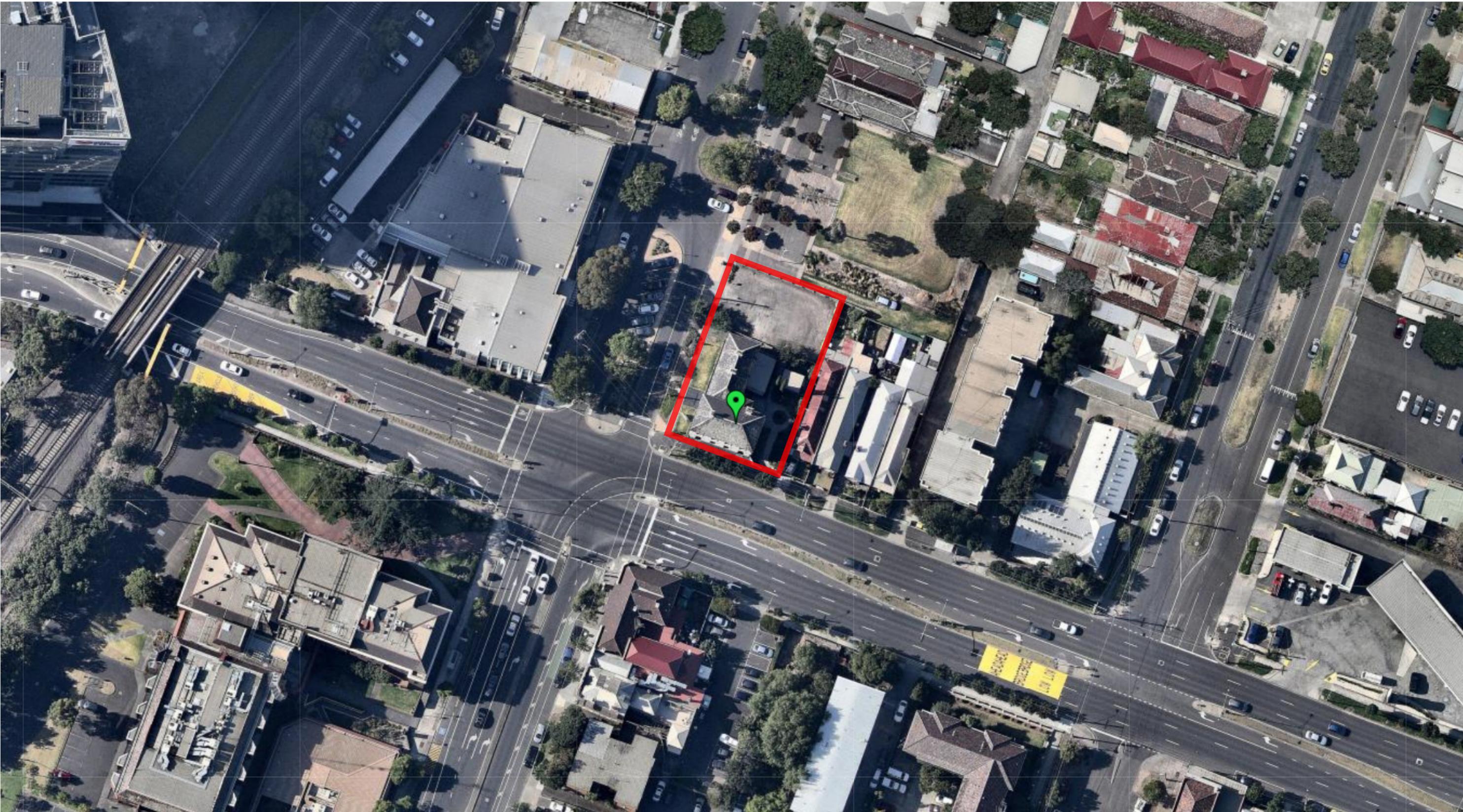
DESIGN OBJECTIVE FOR PROPOSED WORKS

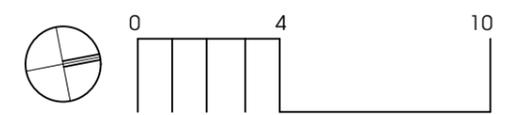
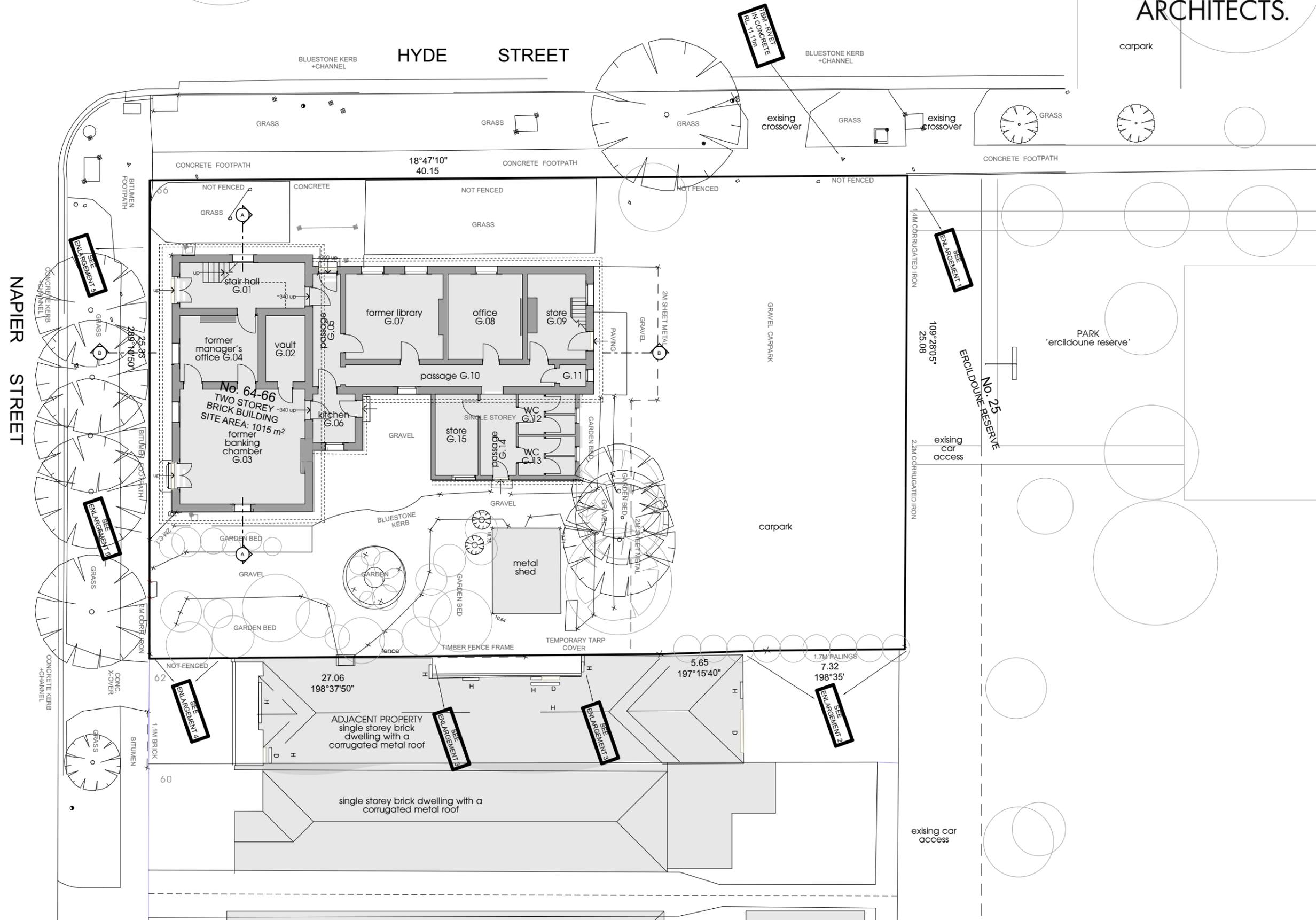
The proposed entry and accessible toilets have been designed to provide better access to this heritage building, in line with AS 1428 (Design for Access and Mobility), with minimal disruption to the existing building fabric, detailing and form. The addition is politely sited to the north of the existing building, set back to allow 'Ercildoune' to remain dominant within the neighbourhood context.

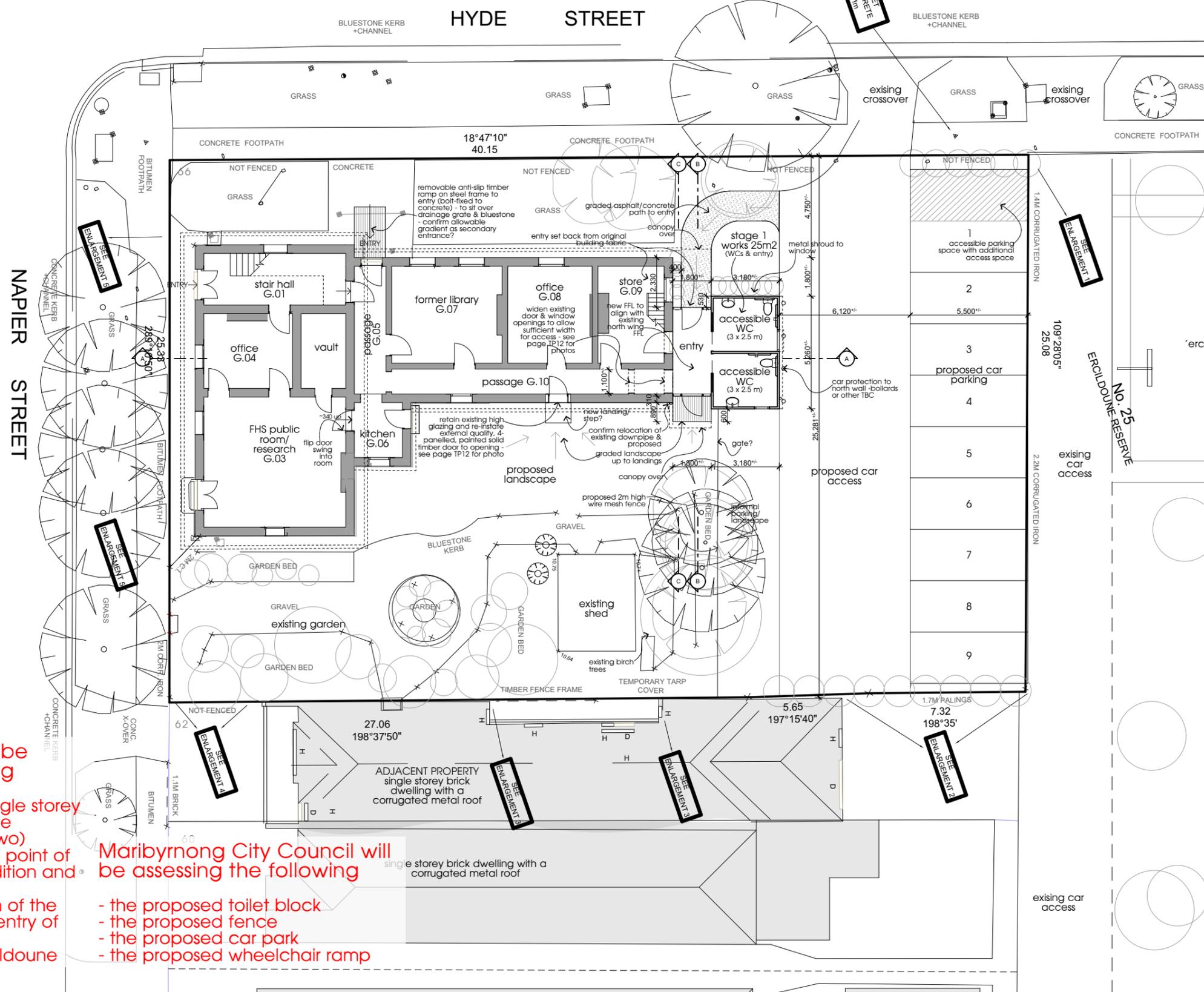
Heritage Victoria & town planning submission -
AMENDMENT A - 26th November 2025
additional information added as per Council's RFI

Heritage Victoria & town planning submission -
AMENDMENT B - 19th December 2025
additional information added as per Council's request







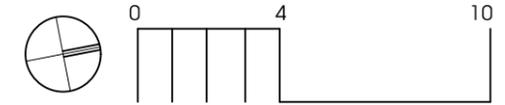


Heritage Victoria will be assessing the following

- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

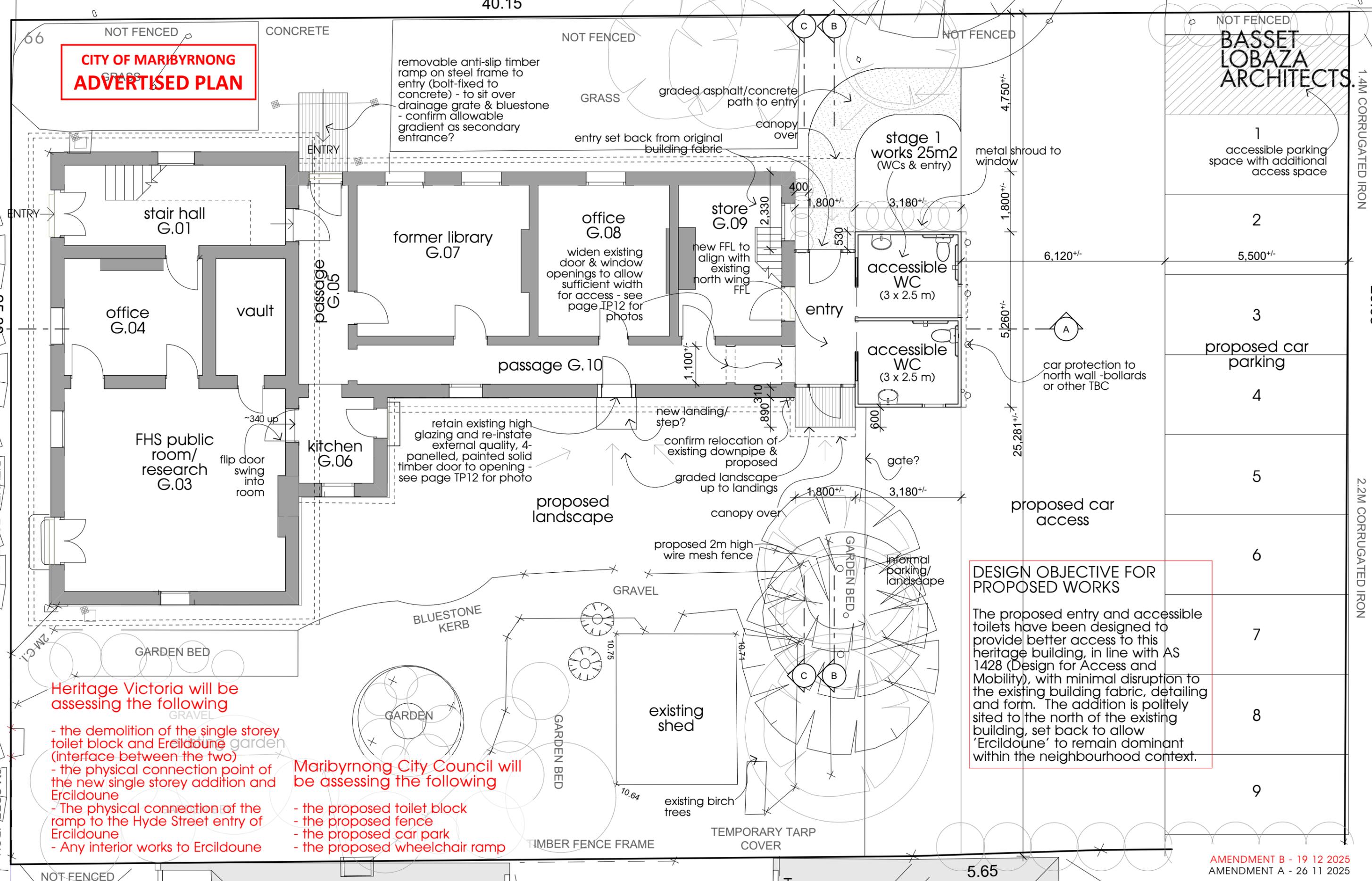
Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp



**CITY OF MARIBYRNONG
ADVERTISED PLAN**

**BASSET
LOBAZA
ARCHITECTS.**



DESIGN OBJECTIVE FOR PROPOSED WORKS

The proposed entry and accessible toilets have been designed to provide better access to this heritage building, in line with AS 1428 (Design for Access and Mobility), with minimal disruption to the existing building fabric, detailing and form. The addition is politely sited to the north of the existing building, set back to allow 'Ercildoune' to remain dominant within the neighbourhood context.

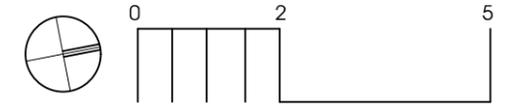
Heritage Victoria will be assessing the following

- the demolition of the single storey toilet block and Ercildoune garden (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp

AMENDMENT B - 19 12 2025
AMENDMENT A - 26 11 2025





south elevation

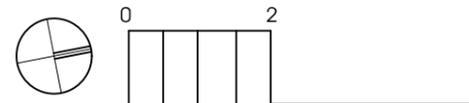
Heritage Victoria will be assessing the following

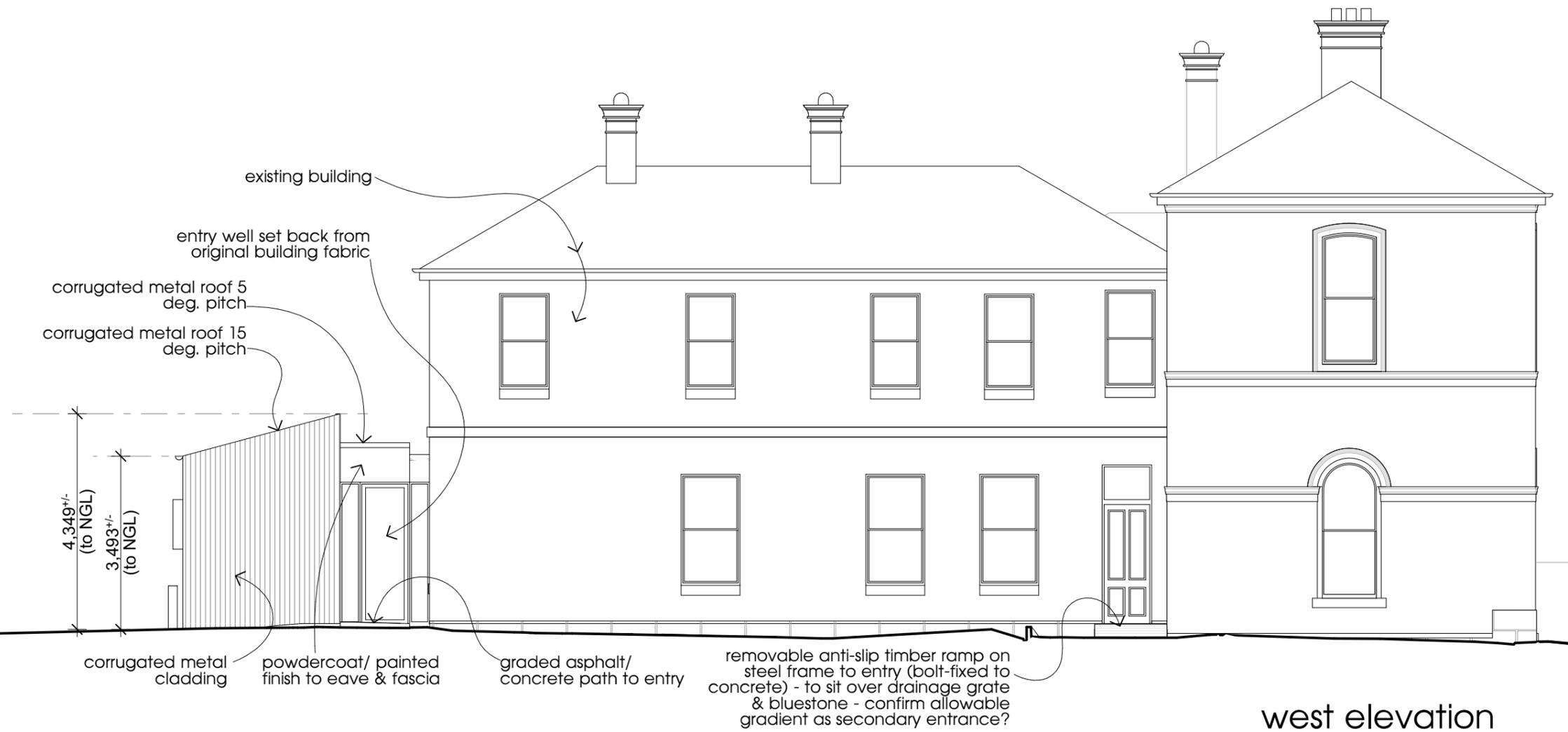
- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp

AMENDMENT B - 19 12 2025



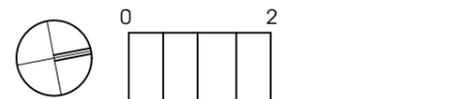


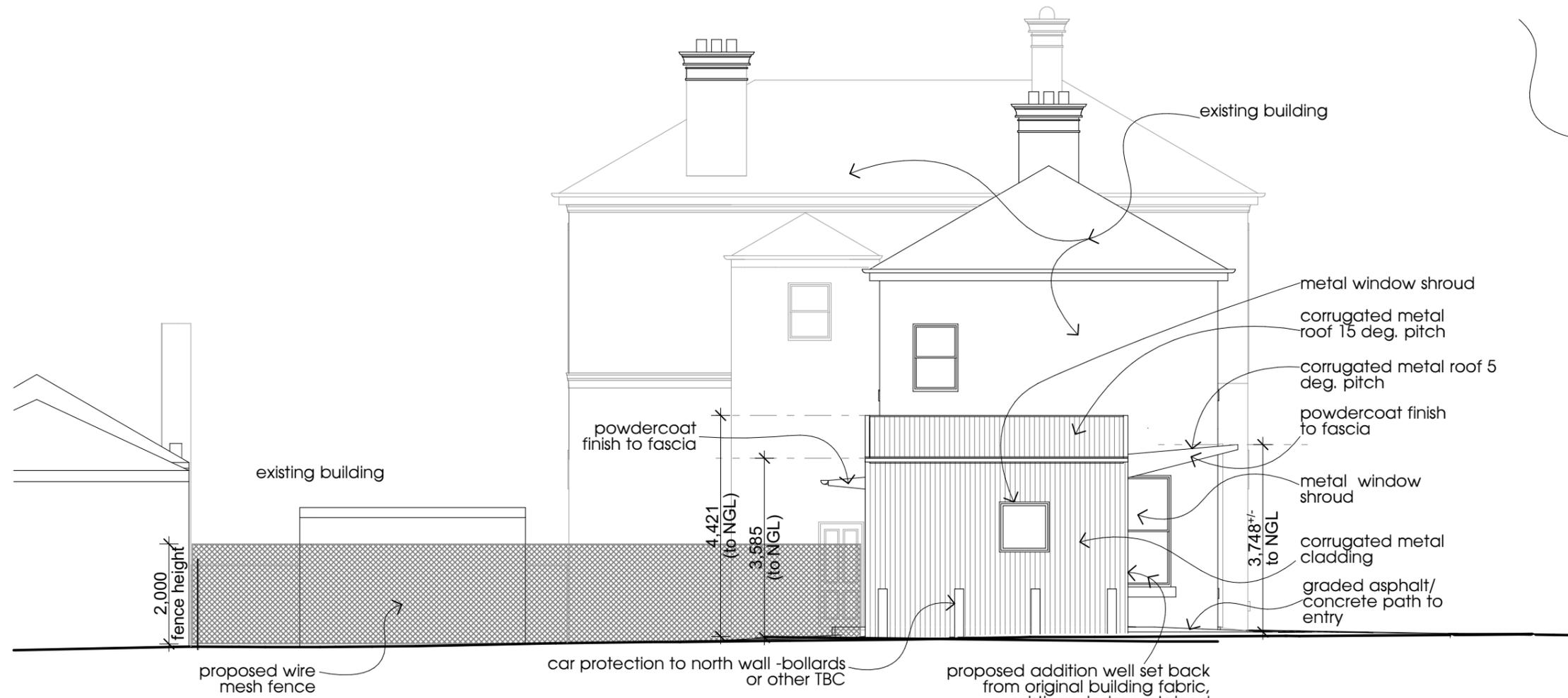
Heritage Victoria will be assessing the following

- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp





north elevation

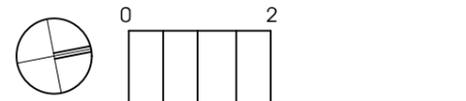
Heritage Victoria will be assessing the following

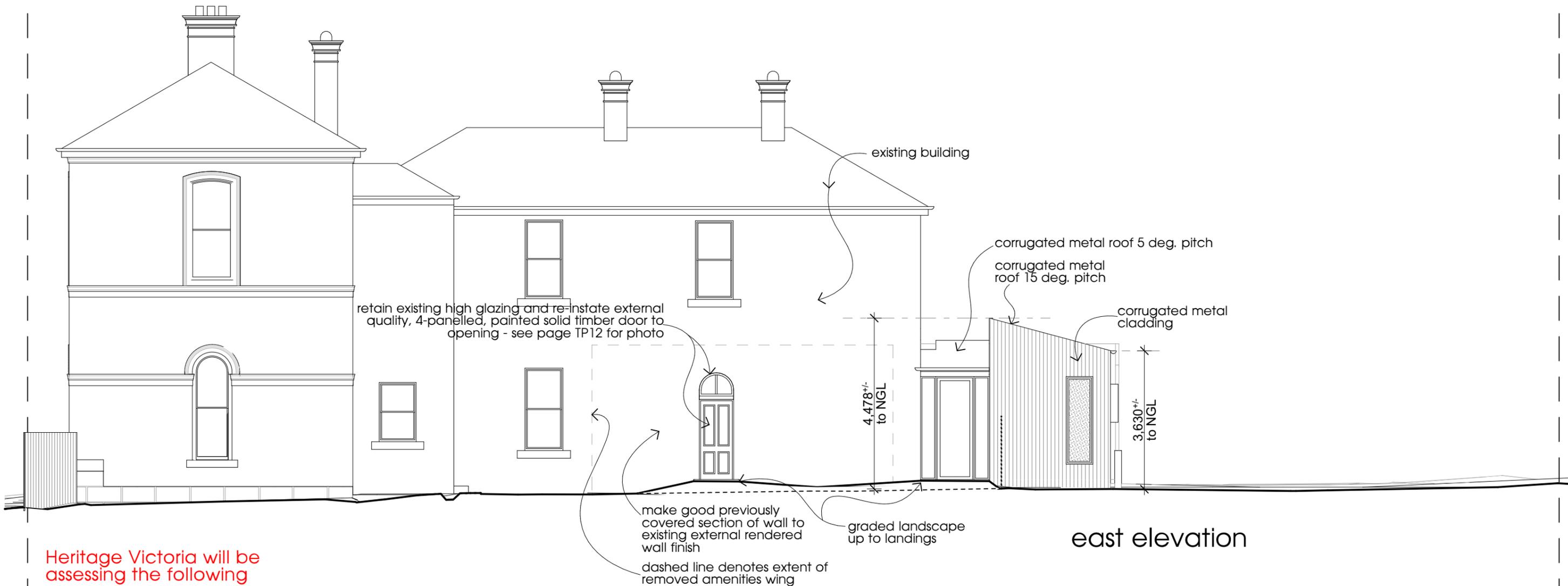
- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp

AMENDMENT B - 19 12 2025
AMENDMENT A - 26 11 2025



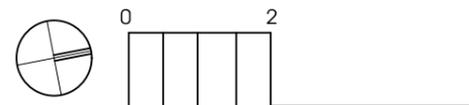


Heritage Victoria will be assessing the following

- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp





section A

Heritage Victoria will be assessing the following

- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp

Heritage Victoria will be assessing the following

- the demolition of the single storey toilet block and Ercildoune (interface between the two)
- the physical connection point of the new single storey addition and Ercildoune
- The physical connection of the ramp to the Hyde Street entry of Ercildoune
- Any interior works to Ercildoune

Maribyrnong City Council will be assessing the following

- the proposed toilet block
- the proposed fence
- the proposed car park
- the proposed wheelchair ramp



north elevation (existing)



existing window - removed & opening widened to provide accessibility to main building (in accordance with AS1428 - Design for Access and Mobility)

red dashed line indicates approximate location of connection of walls/roof to existing building

existing rendered finish to wall - retained

existing door - retained, repainted

proposed walls, roof structure & flashing connected to small section of existing rendered wall - exact fixing methods TBC with structural engineer, but designed to provide as minimal disturbance to existing wall surface as possible

existing window retained

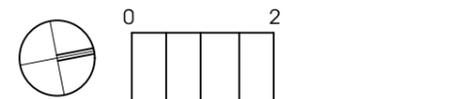
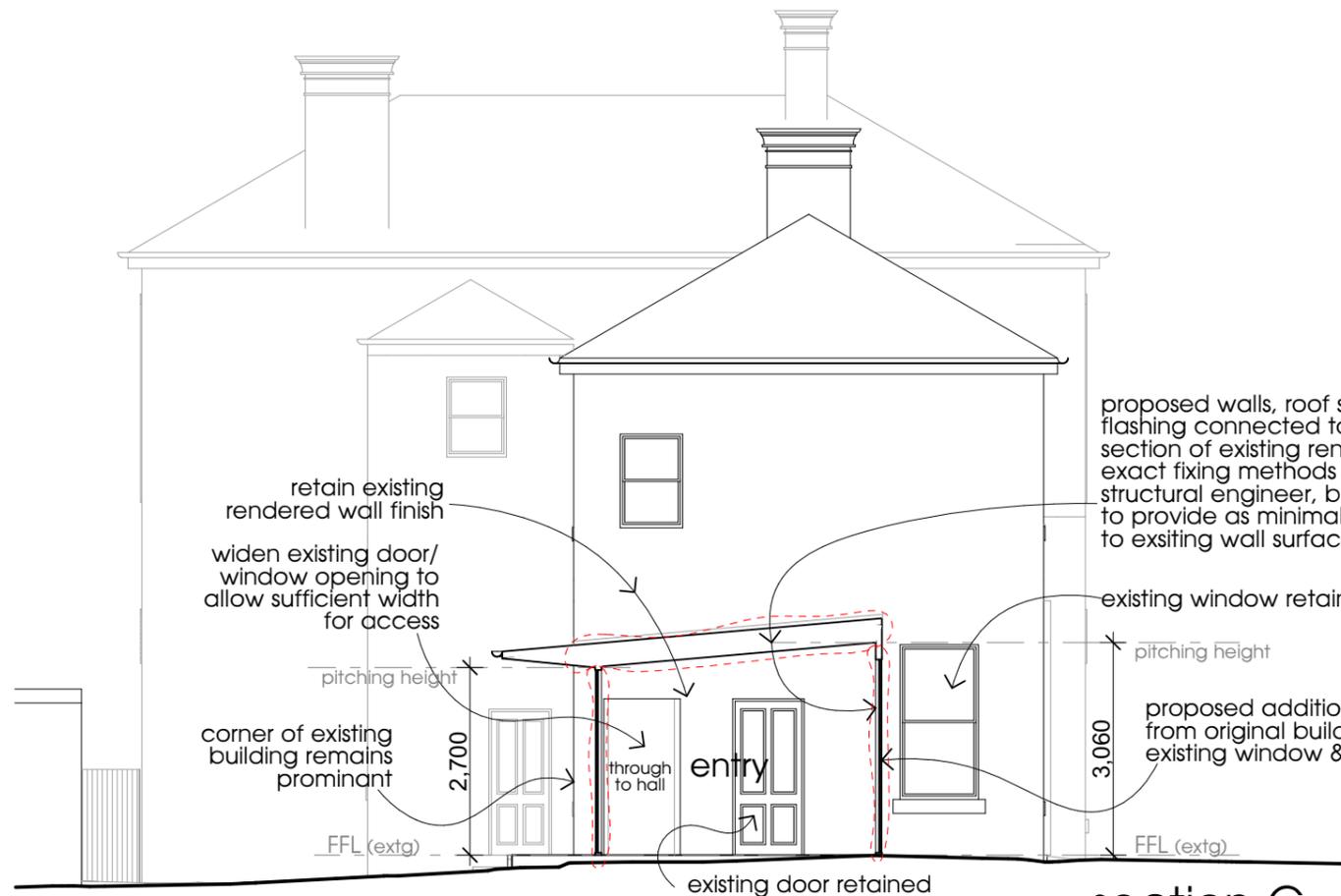
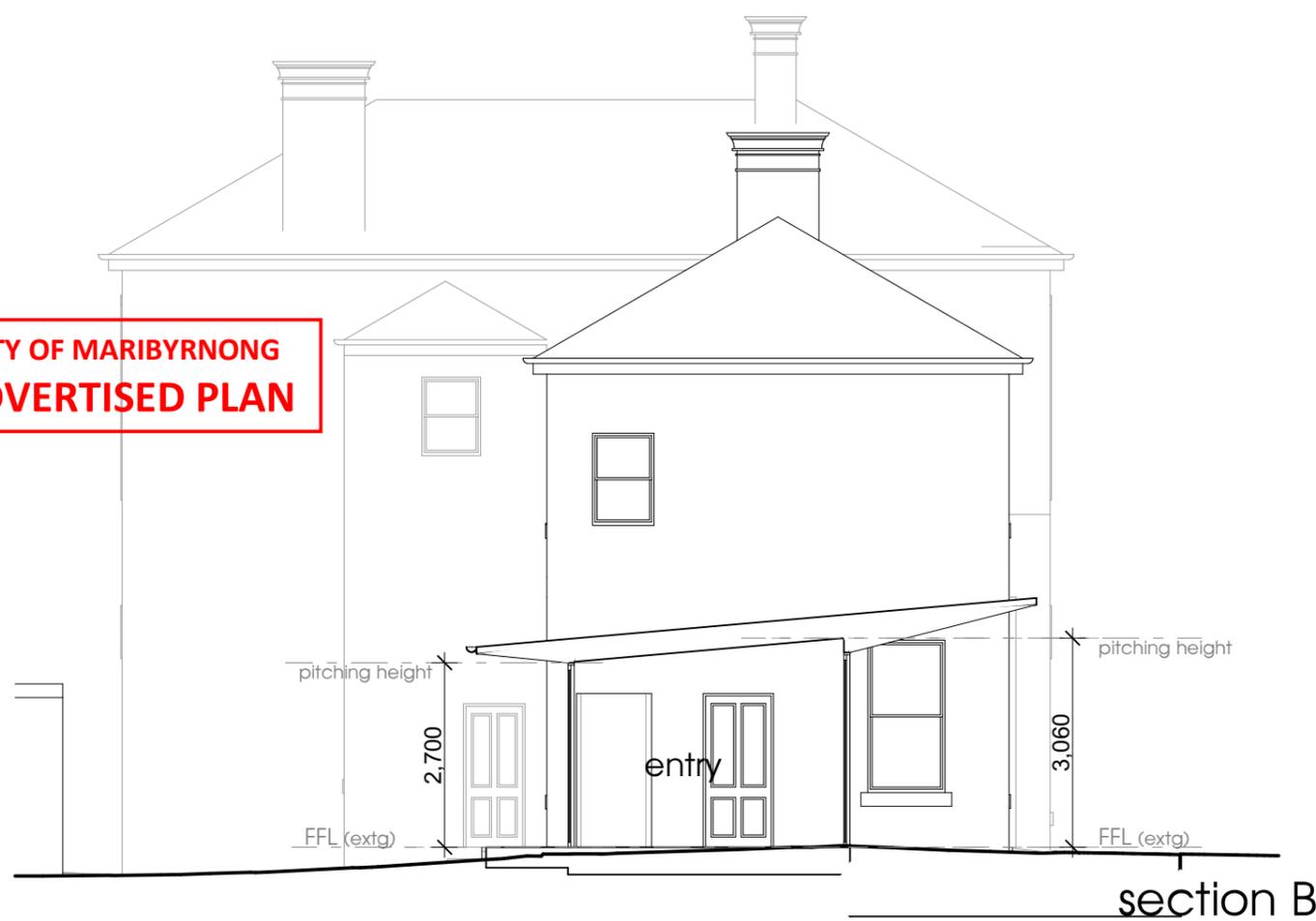
pitching height

proposed addition well set back from original building fabric, existing window & door retained

FFL (extg)

section C

**CITY OF MARIBYRNONG
ADVERTISED PLAN**



existing store room door (internal)

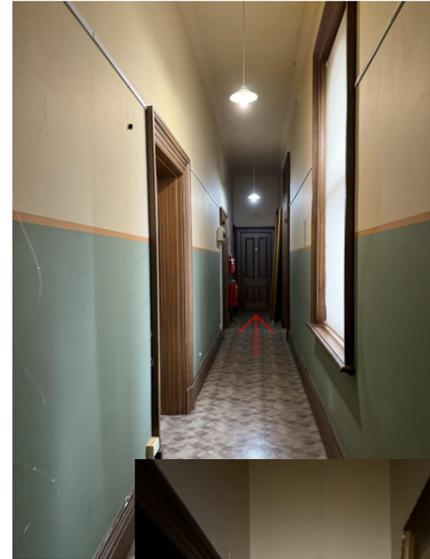
to be removed and widened to provide accessibility to the main building (in accordance with AS1428)



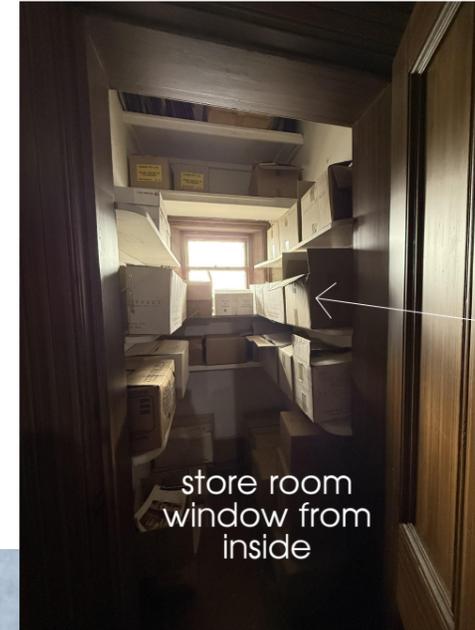
existing opening in eastern wall

(currently empty opening, with glazing above, concealed by existing toilet block)

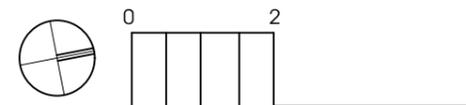
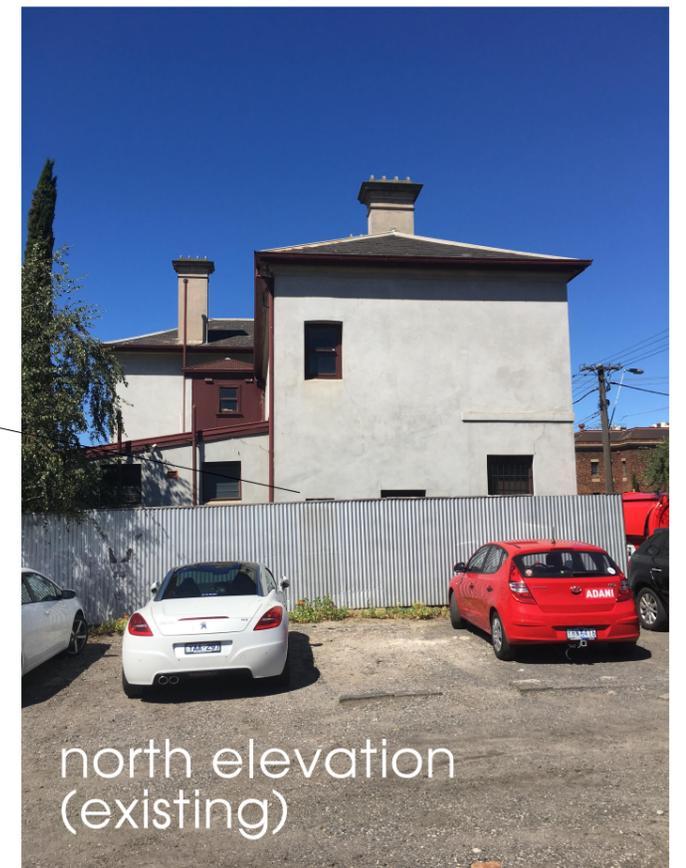
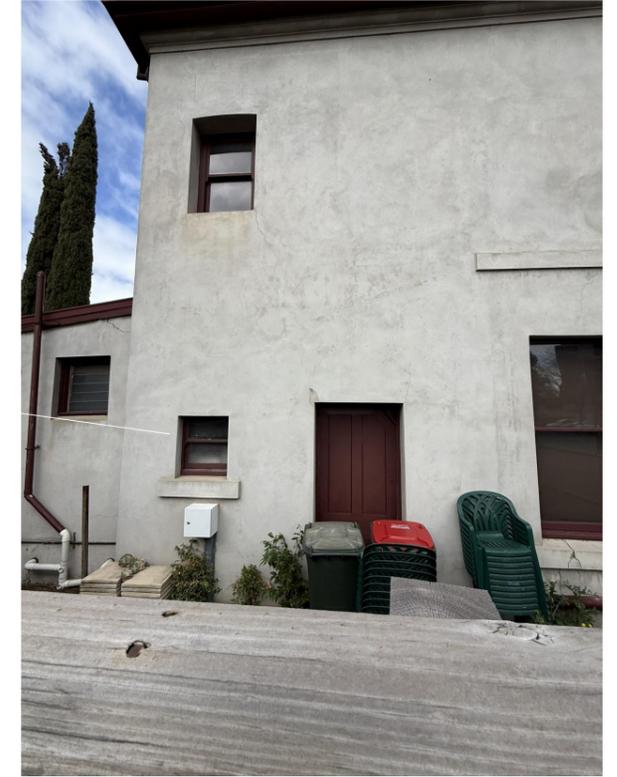
Retain high glazing and re-instate external quality, 4-panelled, painted solid timber door to opening

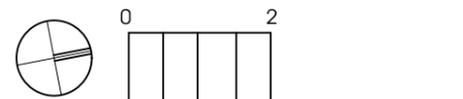


store room door from hall

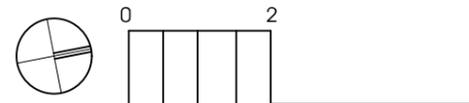


store room window from inside









CITY OF MARIBYRNONG
ADVERTISED PLAN

BASSET
LOBAZA
ARCHITECTS.

