

HERITAGE NOTES

SITE AND GENERAL

- Removal of bitumen around site for new integrated paths and landscape.
- Retention of heritage significant trees to site with new landscape gardens
- Remove hazardous materials, such as, lead paints, asbestos containing materials, including cladding, floor finishes, glazing putty, and switchboard backing boards.
- Remove redundant services and make good.
- Provide new compliant services appropriate to the building classification and use.
- Provide termite protection systems to all buildings.
- Connect downpipes to a stormwater management system.
- New heritage interpretation signage through out site.

ROTUNDA

EXTERIOR

- **Tuck Pointed Brickwork** Restore and make good where necessary. Generally, in good condition.
- **Stucco Architraves, Imposts, and Pilasters** Allow for minor repairs as required. Repaint existing painted surfaces, making sure to match original colors and textures. Generally, in good condition.
- **Front Entry Steps and Stucco-Finished Balustrade Walls**  
Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition.
- **Ground Floor Verandah** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition.
- **Terracotta Roof Tiles** Conduct repairs as necessary, matching original materials to prevent water ingress. Generally, in good condition.
- **Balustrading, Frieze, and Brackets** Make good where necessary and repaint existing painted surfaces. Generally, in good condition.
- **Columns on Ground Level and Level 1** Make good where necessary and allow for repaint existing painted surfaces. Assess for repairs to downpipes and brackets. Generally, in good condition
- **Timber and Steel Framed Doors and Windows** Re-furbish and repaint existing joinery. Replace damaged glazing.
- **Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
- **First Floor Verandah Soffit Pressed Metal** Repair and paint.
- **Chimneys** Assess for repair and make good as required, repaint existing painted surfaces. Generally, in good condition
- **Gutters, Fascia's, and Downpipes** Repair as required or replace and allow for repaint of existing painted surfaces.
- **Corrugated Roofing** Assess for repairs. New sections required to prevent current water ingress.
- **Exterior Services** Reroute recent additions to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Soffits** Repair as required and repaint existing painted surfaces. Allow for visible birdboards to be refinished throughout
- **Subfloor Structural Timber System** Assess for repairs using non-destructive testing methods. Carry out repairs or replacements as required. Generally, in good condition.

INTERIOR

- **General Painting** Patch and paint all existing painted surfaces.
- **Timber Surfaces and Floors** Allow for refinishing throughout, ensuring a match with original colour tone and finishes.
- **Ceiling and Cornice Repairs** Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for patch and paint of all existing painted surfaces and allow for new to be painted.
- **First floor ceilings in poor condition** Restoration and replacement of missing ceilings required.
- **Interior Light Fixtures and Fittings** Allow for new heritage appropriate fixtures throughout.
- **Main Timber Staircase** Refinish to match original materials and finishes. Generally, in good condition
- **Fireplaces** Generally, in good condition. Some minor repair required to tiles
- **Interior Walls** Patch and conduct minor repairs as necessary, repaint all existing painted surfaces. Generally, in good condition
- **Spiral Staircase** Remove and make good to affected areas.
- **Existing bathrooms and showers to be refurbished due to damage. Replace water proofing, tiling, new fixtures, and fittings.**
- **Roof Structure** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Review roof tie-downs for compliance.
- **Electrical services** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services to be replaced to current standards.**
- **Interior Doors** Make good and allow for repaint.

OUTBUILDINGS RESTORATION

EXTERIOR

- **Brickwork** Repoint all brickwork. Replace and make good to damaged bricks where necessary.
- **Concrete and Bitumen paving/ hardstand** remove from perimeter of the buildings and integrate with new landscaping.
- **Verandah** Allow for repairs as required. Repaint existing painted surfaces.
- **Structure** Assess for repairs. Carry out repairs or replacements as required to current standard. Allow for repaint of existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Assess for repairs to downpipes and brackets.
- **Terracotta Roof Tiles** Reroof in matching pattern and material.
- **Timber and Steel Framed Doors and Windows** Make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Replace glazing.
- **Concrete and Stucco Sills and Lintels** Assess for repairs.
- **Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
- **Wall Cladding, Weatherboards, and horizontal dado boarding**Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.
- **Gutters, Fascias, and Downpipes** Repair and replace as required and allow for repaint of existing painted surfaces.
- **Verandah soffits** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- **Corrugated Roofing** Assess for repairs. Make good as required.
- **Exterior Services** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Concrete Floor** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- **Framed Timber Walls** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- **Incinerator** to be retained and refurbished. Will not be in used.
- **Brick chimney in poor state. Reconstruct with original fabric with possible new strengthening to meet current earthquake loadings.**

INTERIOR

- **General Painting** Repaint all existing painted surfaces.
- **Timber Surfaces and Floors** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- **Skirtings and Trims** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- **Ceiling and Cornice Repairs** Make necessary repairs or replacements as required and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted.
- **Interior Light Fixtures and Fittings** Allow for new heritage appropriate fixtures throughout.
- **Interior Walls** Patch and conduct repairs as necessary, repaint all existing painted surfaces. New wall linings with insulation.
- **Removal of Partition Walls** Allow for restoration of surfaces affected by the works.
- **Roof Structure** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Allow for exposed timber truss to be refinished,
- **Electrical services** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services to be replaced to current standards.**
- **Interior Doors** Make good and allow for repaint all existing painted surfaces.

MILDRED CREAK BUILDING- MAJOR RESTORATION

EXTERIOR

- **Brickwork** Replace and make good to damaged bricks where necessary.
- **Front Entry Steps and Brick Balustrade Walls** Assess for repair. Allow for repaint of existing painted surfaces. Allow for partial removal of rendered upturn. Existing iron balustrades to be removed and new, code-compliant replacements to be installed. Add treads to existing concrete stairs and allow for resurfacing for treads to ensure compliance.
- **Entry portico** Make good as required and allow for repaint of existing painted surfaces.
- **Verandah** Allow for repairs as required. Existing verandah in poor condition and timber structure rotten in places. Repaint existing painted surfaces. Allow for timber verandah flooring to be repaired and refinished.
- **Posts** Carry out repairs or replacements if required. Allow for repaint of existing painted surfaces.
- **Terracotta Roof Tiles** Replace roof tiles with new, matching original materials.
- **Roof top ventilators** Repair and retain.
- **Timber Framed Doors and Windows** Make good and repaint. Allow for refinishing of unpainted timber surfaces. Replace glazing.
- **Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
- **Wall cladding, weatherboards, and horizontal dado boarding**Asbestos sheeting to be removed and replaced with suitable heritage matching material. Allow for new surface finish. Repair stucco render finish to upper section of walls. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.
- **Gutters, Fascia's, and Downpipes** Replace all required to match existing.
- **Verandah soffits** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- **Exterior Services** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Subfloor Structural Timber System (stumps & battens)** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Note there is significant subsidence and major restoration to the sub floor structure will be required. Depending upon use of the space, underfloor insulation may be required.
- **Framed Timber Walls and Roof** Remove all cladding and expose existing timber structure. Repair and replace structure as required to current code. Review roof tie-downs for compliance. Insert new insulation, sarking, and reinstate original cladding if possible or replace asbestos and damaged cladding that cannot be re-used.

INTERIOR

- **General Painting** Patch and all existing painted surfaces.
- **Remove and replace interior wall cladding of external walls.**
- **Timber Surfaces and Floors** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- **Skirtings and trims** Allow for repairs as required and replacement if required throughout. Ensuring a match with original colour tone and finishes.
- **Ceiling and Cornice Repairs** Remove low ceiling below original ceilings. Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted. Install new insulation and lighting to ceilings.
- **Interior Light Fixtures and Fittings** Allow for new heritage appropriate fixtures throughout.
- **Interior Walls** Patch and conduct repairs as necessary, repaint all existing painted surfaces.
- **Removal of Partition Walls** Allow for restoration of surfaces affected by the works.
- **Bathrooms to be fully refurbished with new water proofing, wall linings, ceilings, tiling, fixtures, and fittings.**
- **Electrical services** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services to be replaced to current standards.**
- **Interior Doors** Make good and allow for repaint all existing painted surfaces.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.



TOWN OF VICTORIA PARK  
Received: 14/12/2023

DA DRAWING LIST

DA0.0 DA1.0 DA1.1 DA1.2 DA1.3 DA1.4 DA1.5 DA1.6 DA1.7	COVER PAGE SITE CONTEXT PLAN SITE PLAN EXISTING SITE SURVEY SITE DEMOLITION PLAN SITE - GROUND FLOOR PLAN SITE - ELEVATIONS SITE - ELEVATIONS SITE - PUMP ROOM & CARPARKS - TREE REMOVAL OVERLAY	DA2.0 DA2.1 DA2.2 DA2.3	ROTUNDA - DEMOLITION PLANS ROTUNDA - FLOOR PLANS ROTUNDA - ROOF PLAN ROTUNDA - ELEVATIONS	DA3.0 DA3.1 DA3.2 DA3.3	MILDRED CREAK - DEMOLITION PLANS MILDRED CREAK - FLOOR PLANS MILDRED CREAK - ROOF PLAN MILDRED CREAK - ELEVATIONS	DA4.0 DA4.1 DA4.2 DA4.3 DA4.4 DA4.5	STUDIOS - DEMOLITION PLANS STUDIOS - FLOOR + ROOF PLANS STUDIOS - ELEVATIONS ANIMAL SHELTER B.O.H STORE PAVILION	DA5.0 DA5.1 DA5.2	CHILDCARE - FLOOR PLAN CHILDCARE - ROOF PLAN CHILDCARE - ELEVATIONS	DA6.0 - 6.3	3D VISUALS
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COVER PAGE

EDWARD MILLEN HOME

REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 1000 @ A1

PPA20224

14.12.23

REV-H

DA0.0





SITE CONTEXT PLAN  
**EDWARD MILLEN HOME**  
REVISED DEVELOPMENT APPLICATION

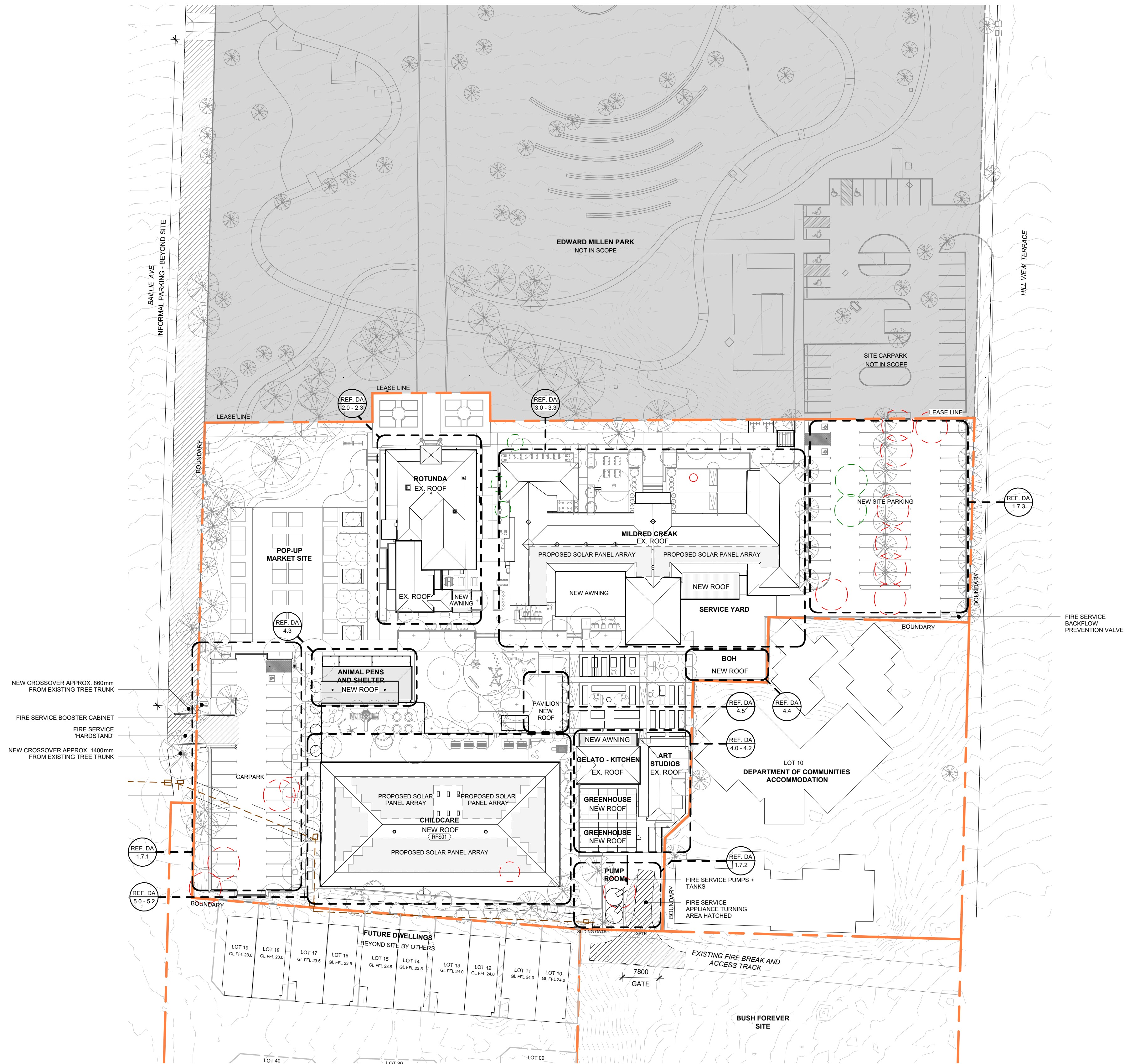
**BENSON** STUDIO



1 : 500 @ A1  
PPA20224  
14.12.23

REV-H  
**DA1.0**





SITE PLAN  
**EDWARD MILLEN HOME**  
REVISED DEVELOPMENT APPLICATION

**BENSON** STUDIO



1 : 500 @ A1  
PPA20224  
14.12.23

REV-H  
**DA1.1**





B	DFES side street survey added	TJLO	11/12/2023	OVP
A	Initial Issue	SAH	20/04/2022	MAD
Rev.	Description	Drawn	Date	Checked

SCALE 1:750 @ A1

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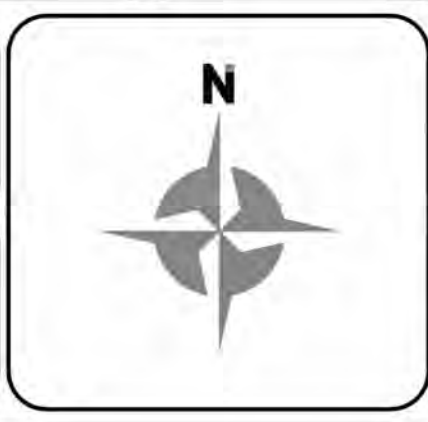
ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor:- T. LONG  
Survey Date:- 11/12/2023  
Precal/Cad:- 01/03/2022

ISO 9001 AS/NZS 4881-1:2001  
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The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

**MNG.**

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**VICTORIA PARK  
EDWARD MILLEN PARK  
OVERALL DETAIL SURVEY**

CLIENT: **BLACK OAK**

Project Mngr: Mark Dobson    Datum: PCG94 / AHD

**103127 - DE - 003 - B**

Job Number    Type    Plan Number    Revision

EXISTING SITE SURVEY

# EDWARD MILLEN HOME

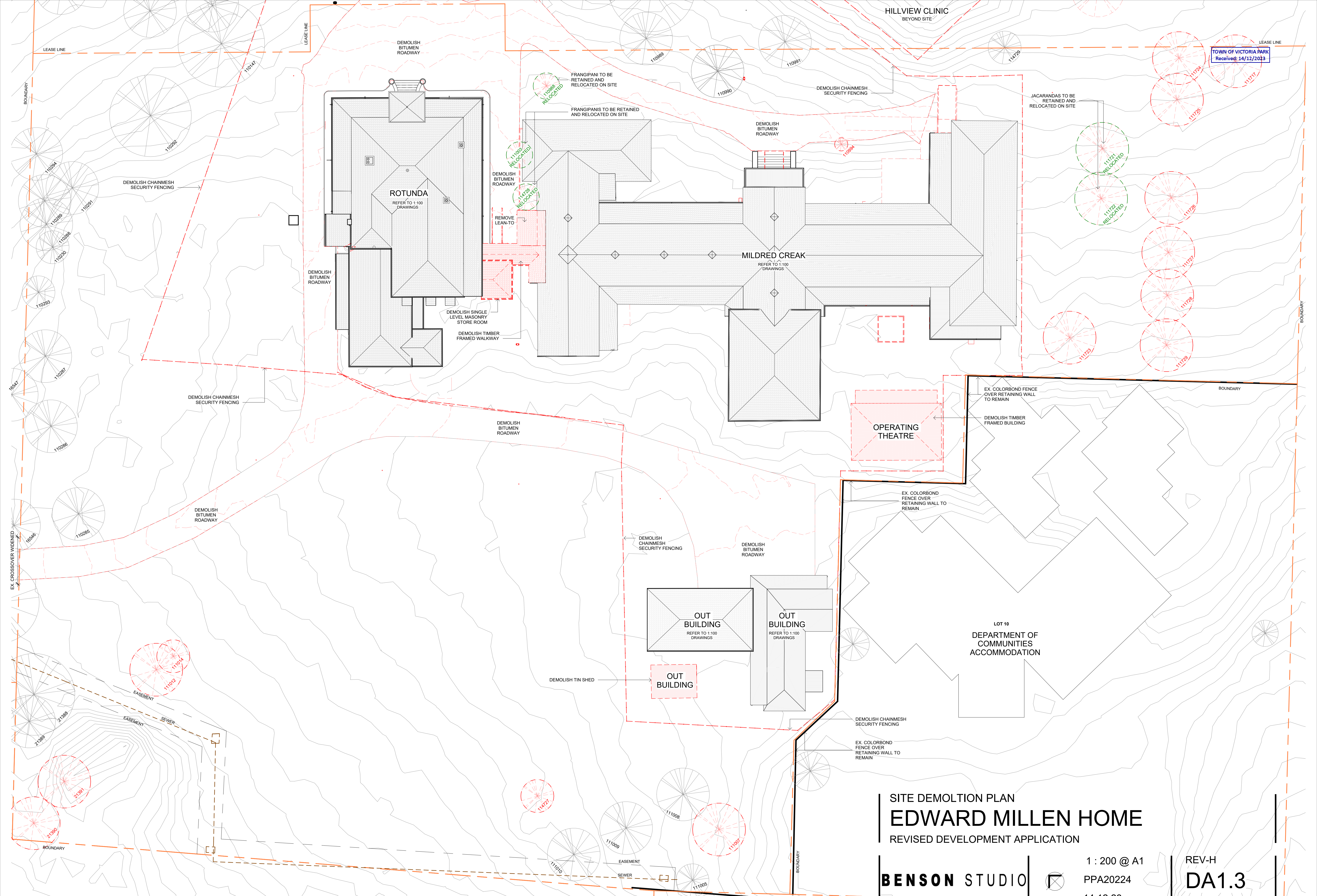
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**BENSON** STUDIO

@ A1  
PPA20224  
14.12.23

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**DA1.2**





SITE DEMOLITION PLAN  
**EDWARD MILKEN HOME**  
REVISED DEVELOPMENT APPLICATION

**BENSON STUDIO**

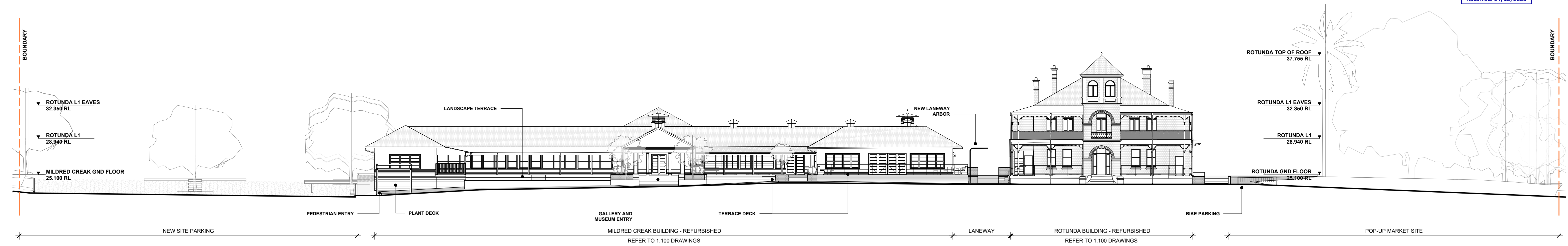
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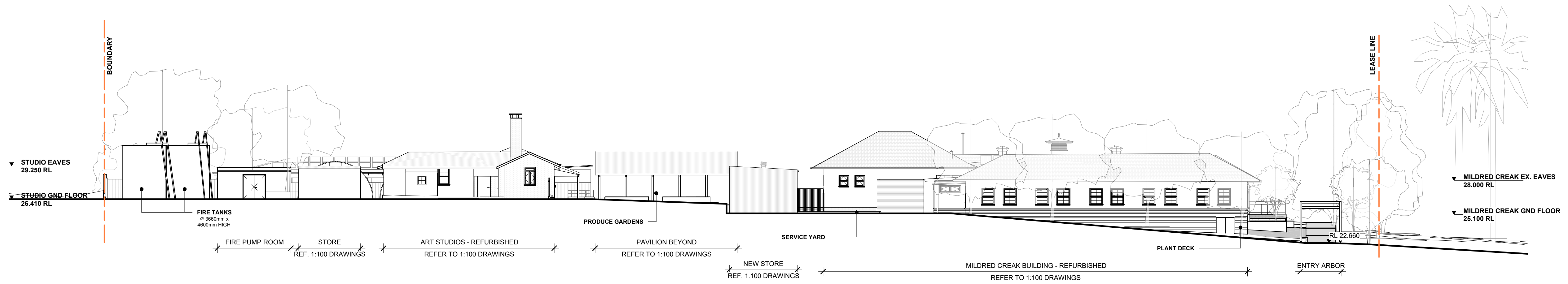




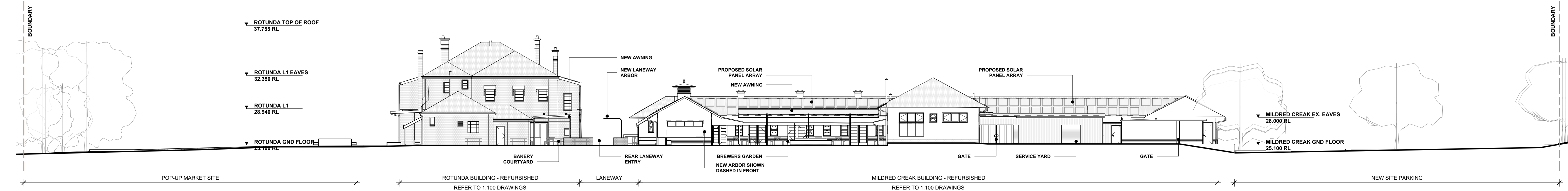




SITE ELEVATION - NORTH LEASE LINE



SITE ELEVATION - EAST BOUNDARY



SITE ELEVATION - SOUTH INTERNAL

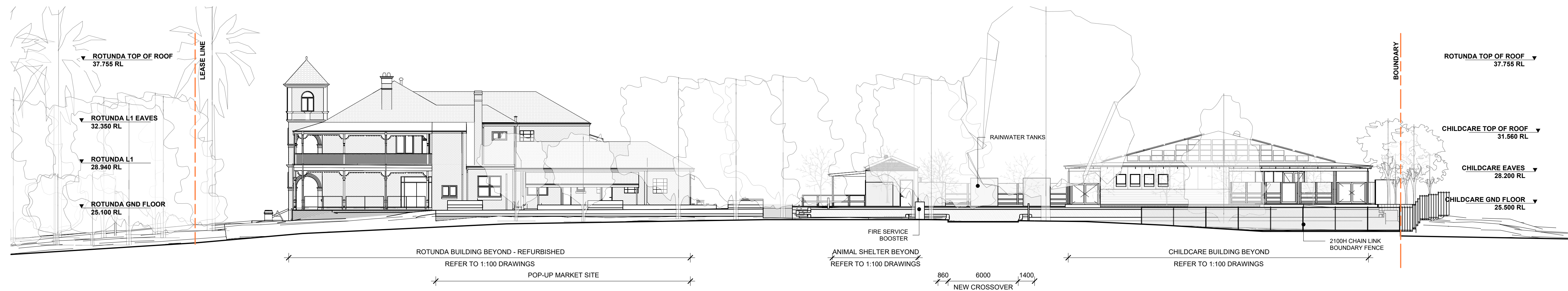
SITE ELEVATIONS  
**EDWARD MILLEN HOME**  
REVISED DEVELOPMENT APPLICATION

**BENSON** STUDIO

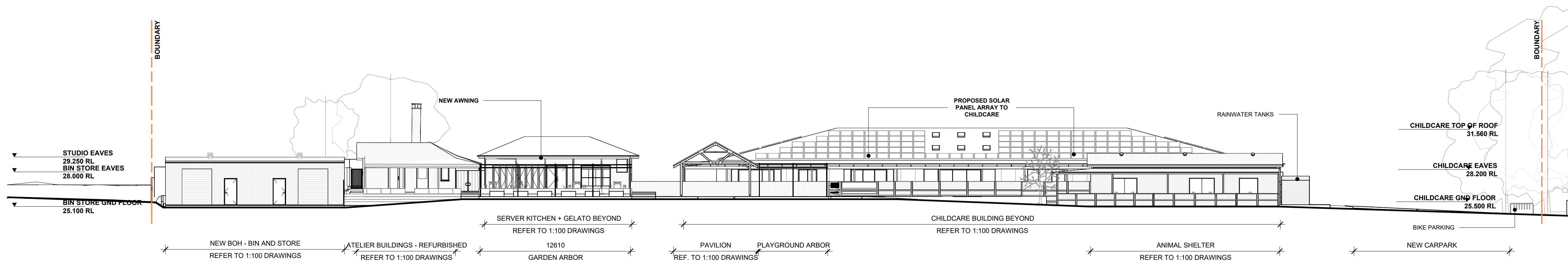
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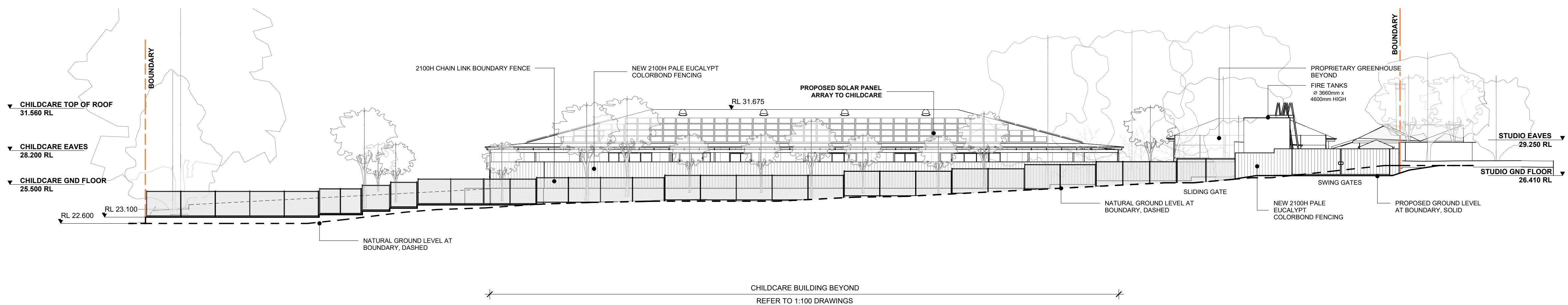




SITE ELEVATION - WEST BOUNDARY



SITE ELEVATION - NORTH INTERNAL



SITE ELEVATION - SOUTH BOUNDARY

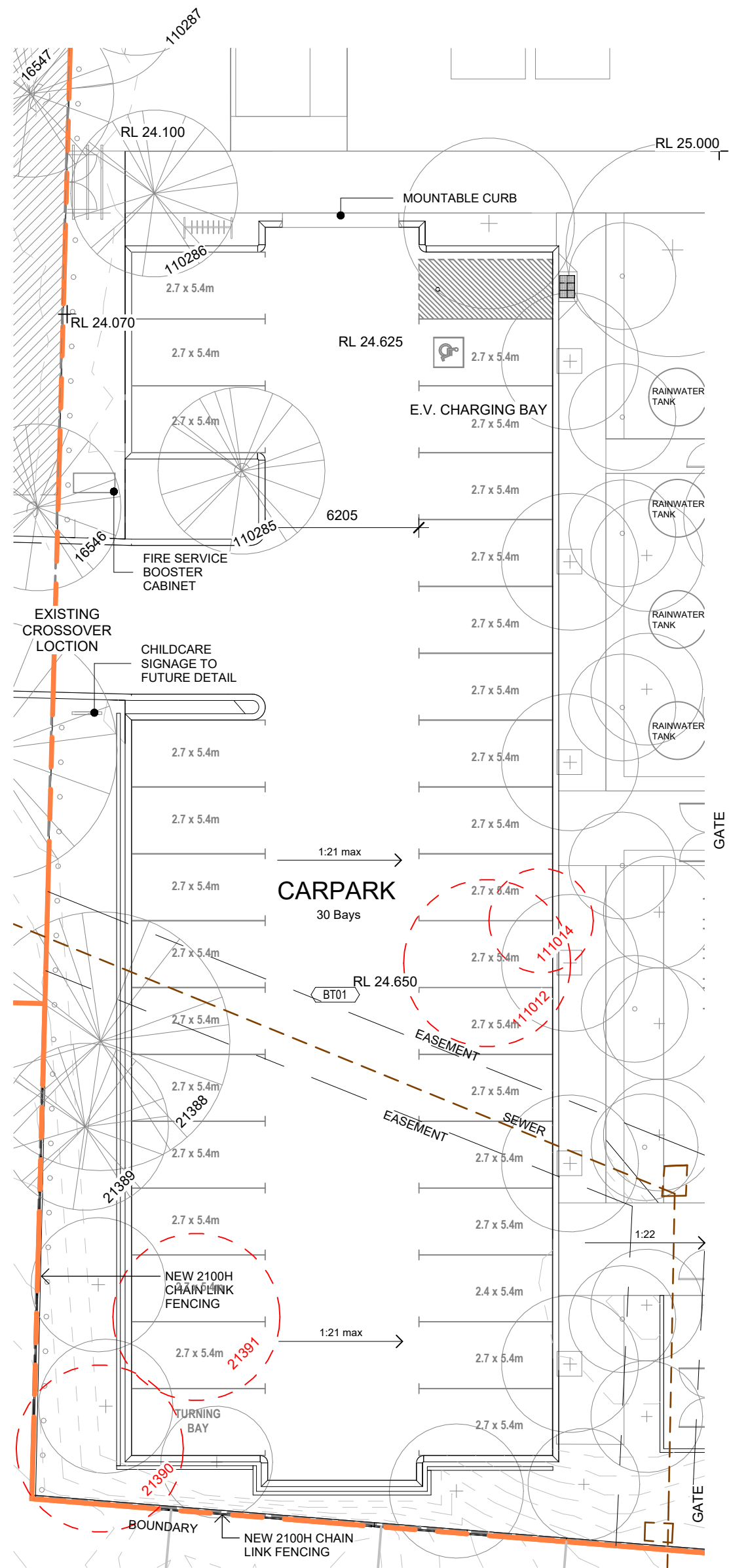
SITE ELEVATIONS  
**EDWARD MILLEN HOME**  
REVISED DEVELOPMENT APPLICATION

**BENSON** STUDIO

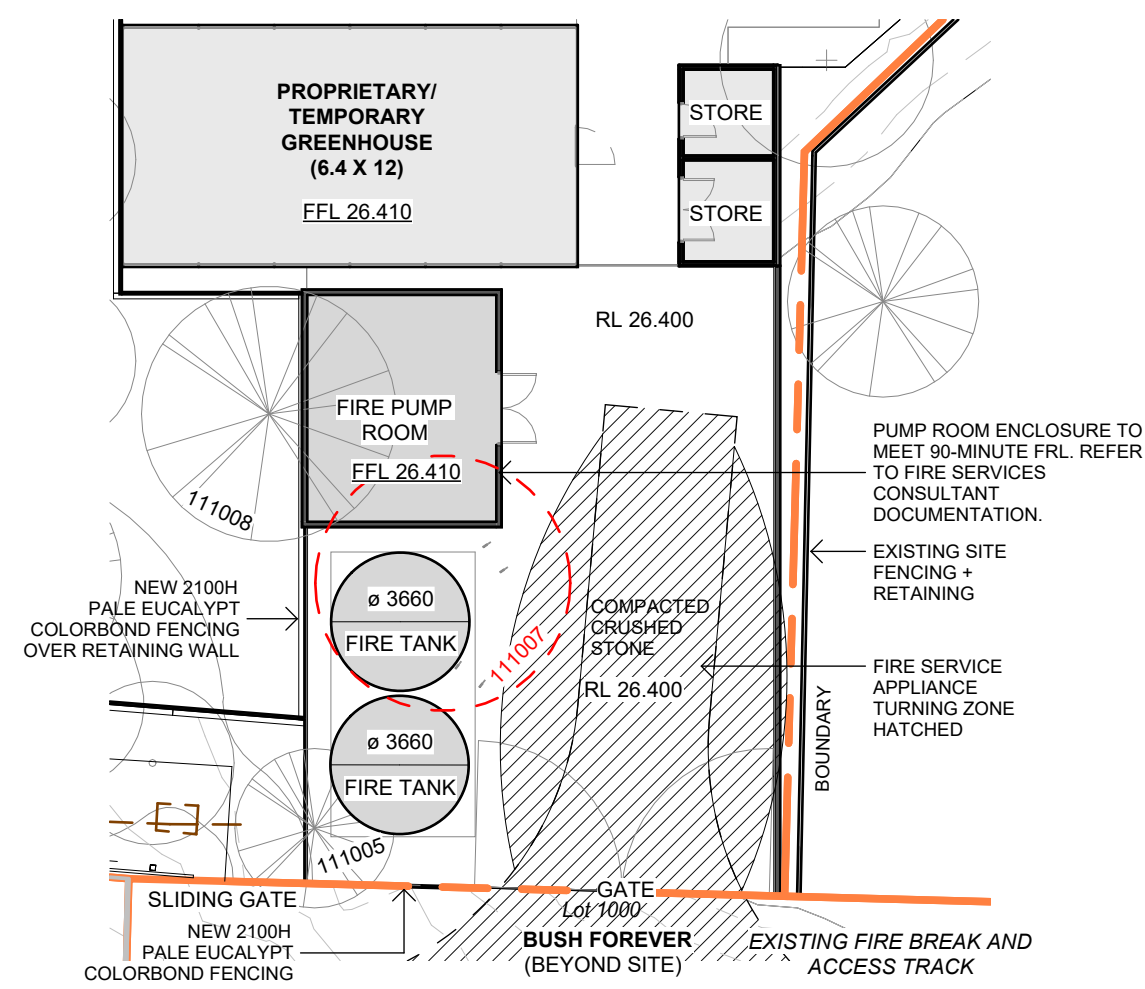
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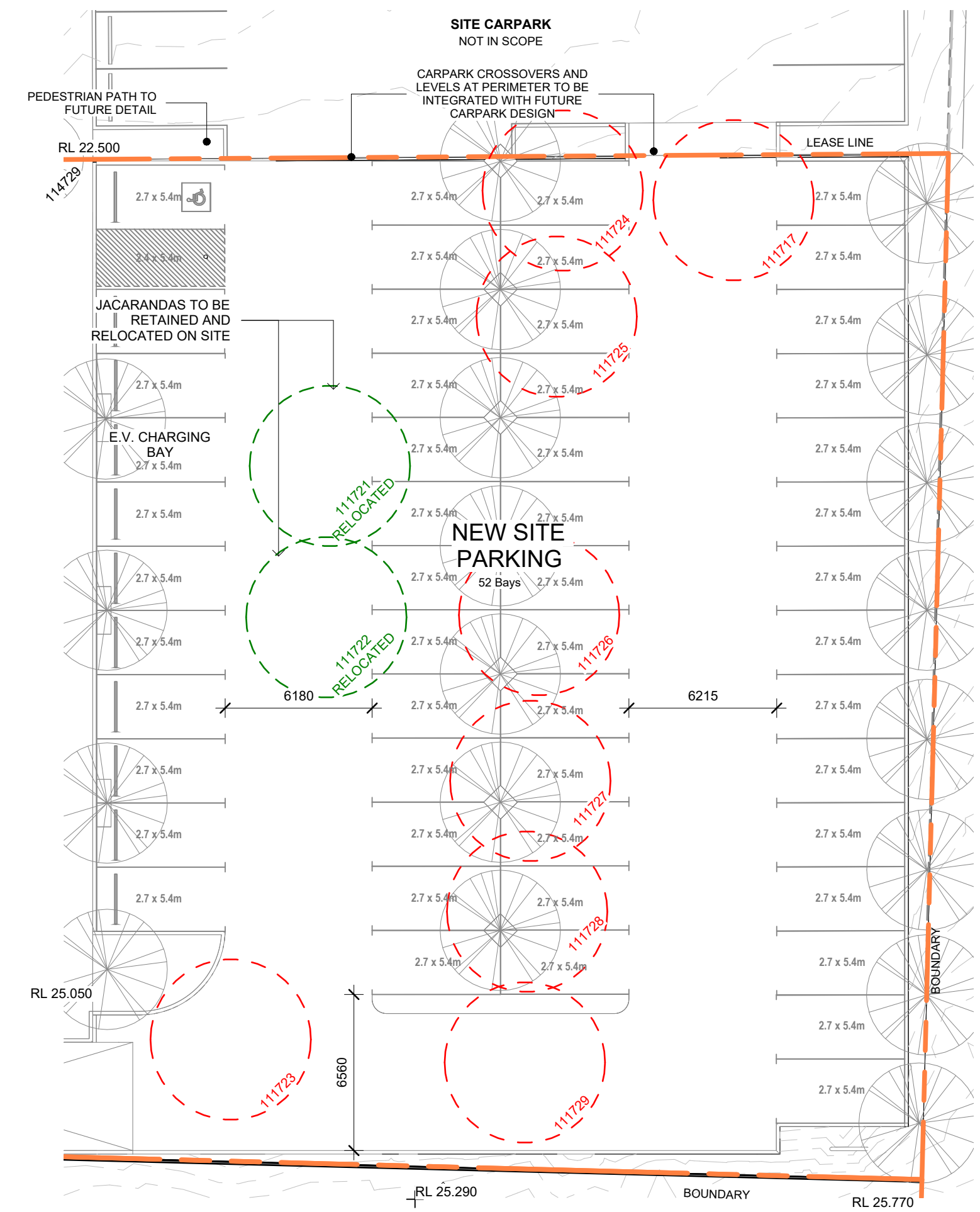




1 PROPOSED CHILDCARE CARPARK  
SCALE 1 : 200



2 PROPOSED PUMP ROOM  
SCALE 1 : 200



3 PROPOSED SITE CARPARK  
SCALE 1 : 200

TREE REMOVAL LEGEND  
--- FORMER LOCATION OF REMOVED TREES  
--- FORMER LOCATION OF TREES RELOCATED ON-SITE

SITE - PUMP ROOM & CARPARKS - TREE REMOVAL OVERLAY  
**EDWARD MILLEN HOME**  
REVISED DEVELOPMENT APPLICATION

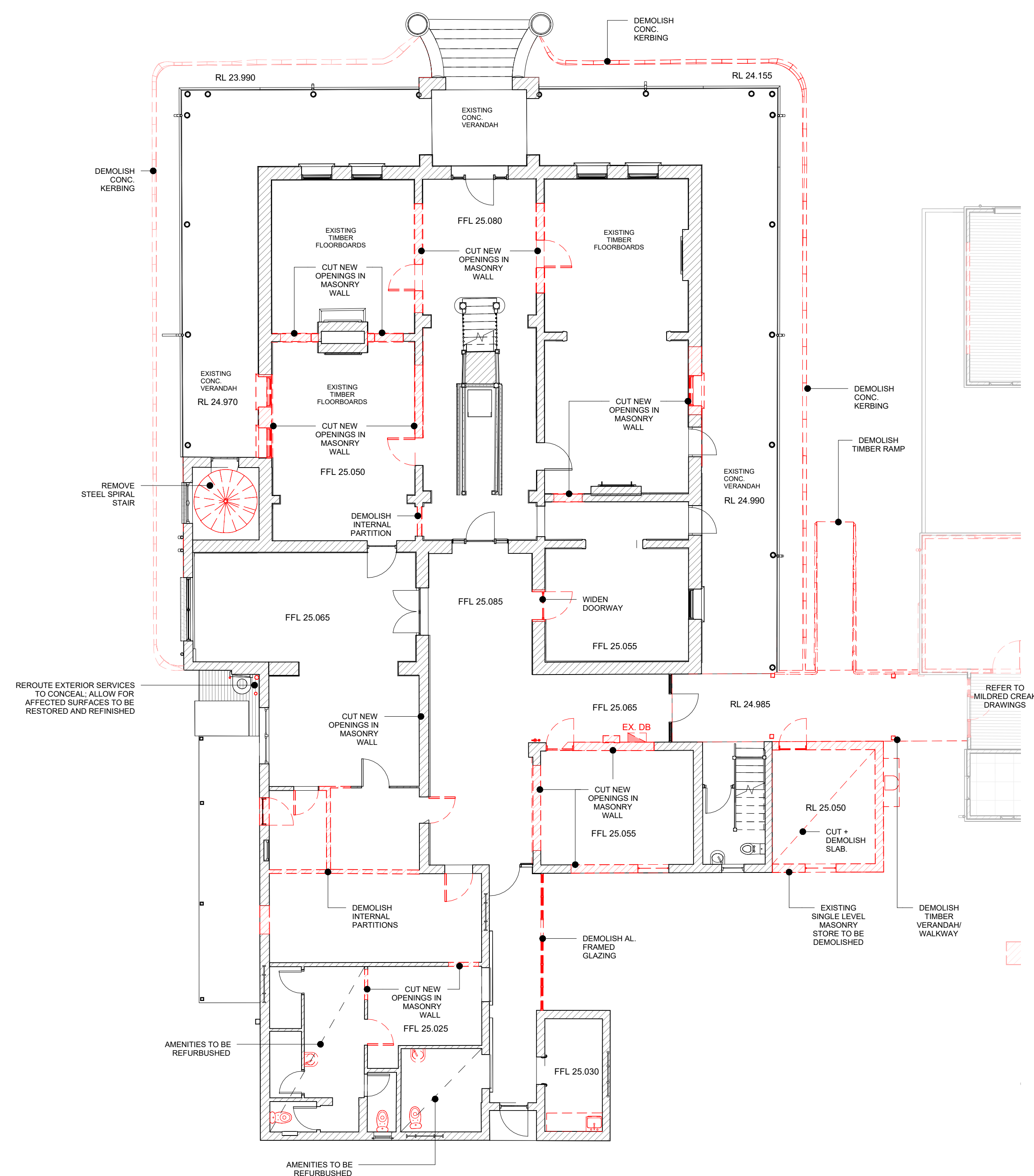
**BENSON** STUDIO



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PPA20224  
14.12.23

REV-H  
**DA1.7**





## GROUND FLOOR DEMOLITION PLAN

## HERITAGE NOTES

## ROTUNDA

EXTERIOR

- **Stuck Pointed Brickwork:** Restore and make good where necessary. Generally, in good condition
- **Stucco Architraves, Imposts, and Plasters:** Allow for minor repairs as required. Repaint existing painted surfaces, making sure to match original colors and textures. Generally, in good condition
- **Front Entry Steps and Stucco-Finished Balustrade Walls:** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
- **Ground Floor Verandah:** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
- **Terracotta Roof Tiles:** Conduct repairs as necessary, matching original materials to prevent water ingress. Generally, in good condition
- **Balustrading, Frieze, and Brackets:** Make good where necessary and repaint existing painted surfaces. Generally, in good condition
- **Columns on Ground Level and Level 1:** Make good where necessary and allow for repaint existing painted surfaces. Assess for repairs to downpipes and brackets. Generally, in good condition
- **Timber and Steel Framed Doors and Windows:** Re-furbish and repaint existing joinery. Replace damaged glazing. Exterior Light Fixtures and Fittings Replaced with heritage-appropriate fixtures.
- **First Floor Verandah Soffit Pressed Metal:** Repair and repaint
- **Chimneys:** Assess for repair and make good as required, repaint existing painted surfaces. Generally, in good condition

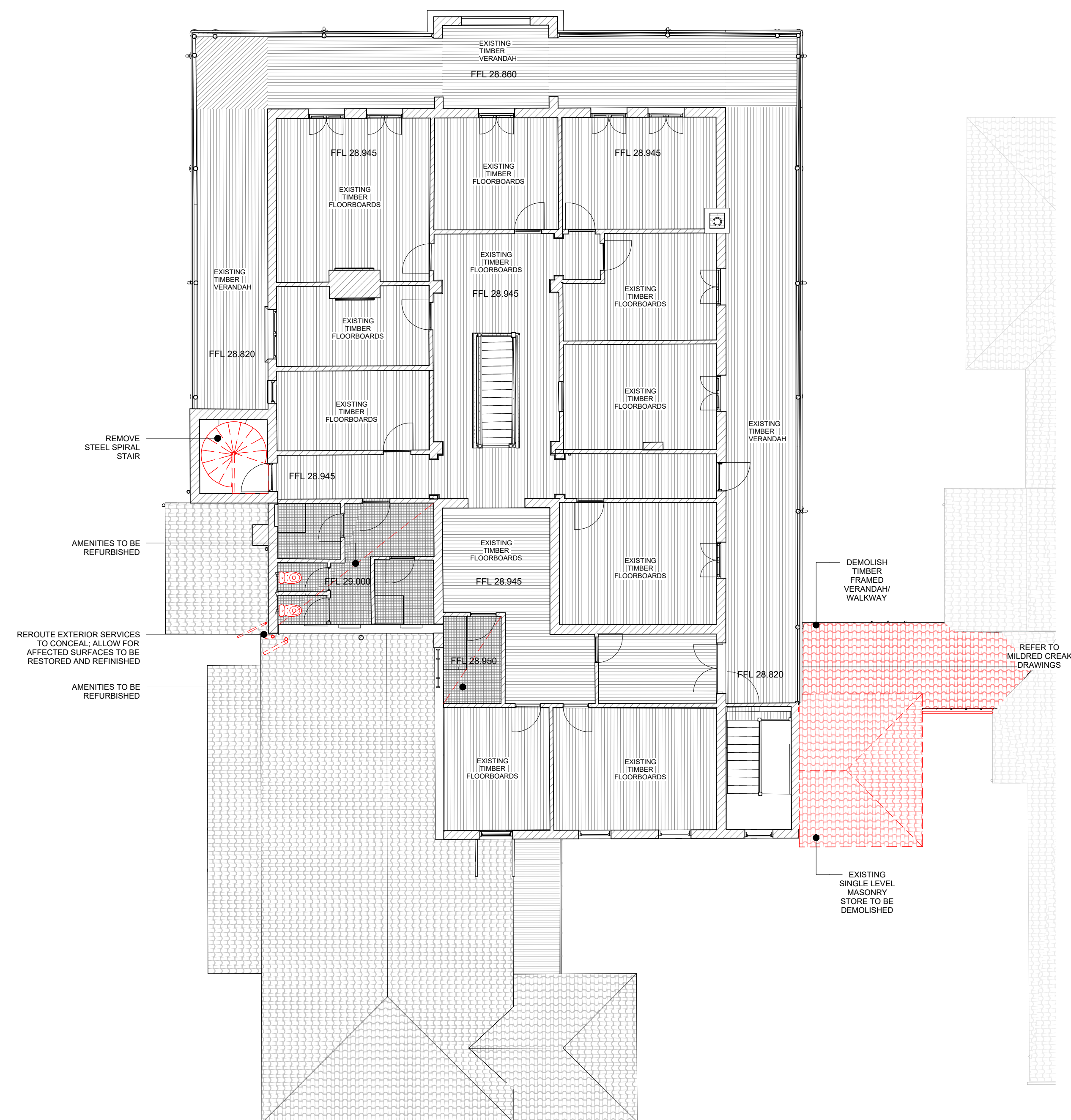
- **Gutters, Fascia, and Downpipes:** Repair as required or replace and allow for repair of existing painted surfaces.
- **Cutaway Roofing:** Assess for repairs. New sections required to prevent current water ingress.
- **Exterior Services:** Reroute recent additions to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Soffits:** Repair as required and repaint existing painted surfaces. Allow for visible birdboards to be refinished throughout.
- **Subfloor Structural Timber System:** Assess for repairs using non-destructive testing methods. Carry out repairs or replacements as required. Generally, in good condition

## INTERIOR

- **General Painting** Patch and paint all existing painted surfaces.
  - **Timber Surfaces and Floors** Allow for refinishing throughout, ensuring a match with original colour tone and finishes.
  - **Ceiling and Cornice Repairs** Make necessary repairs and allow for new ceiling and cornice to all areas where not present.
- Allow for patch and paint of all existing painted surfaces and allow for new to be painted.
- **First floor ceilings in poor condition** Restoration and replacement of missing ceilings required.
  - **Interior Light Fixtures and Fittings** Allow for new heritage appropriate fixtures throughout.
  - **Main Timber Staircase** Refinish to match original materials and finishes. Generally, in good condition.

- **Fireplaces:** Generally, in good condition. Some minor repair required to tiles
- **Interior Walls:** Patch and conduct minor repairs as necessary, repaint all existing painted surfaces. Generally, in good condition
- **Spiral Staircase:** Remove and make good to affected areas.
- **Existing bathrooms and showers to be refurbished due to damage. Replace water proofing, tiling, new fixtures, and fittings.**
- **Roof Structure:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Review roof tie-downs for compliance.
- **Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services to be replaced to current standards.**
- **Interior Doors:** Make good and allow for repaint.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.



### FIRST FLOOR DEMOLITION PLAN

ROTUNDA - DEMOLITION FLOOR PLANS  
**EDWARD MILLEN HOUSE**  
DEVELOPMENT APPLICATION

**BENSON** STUDIO

1 : 100 @ A1

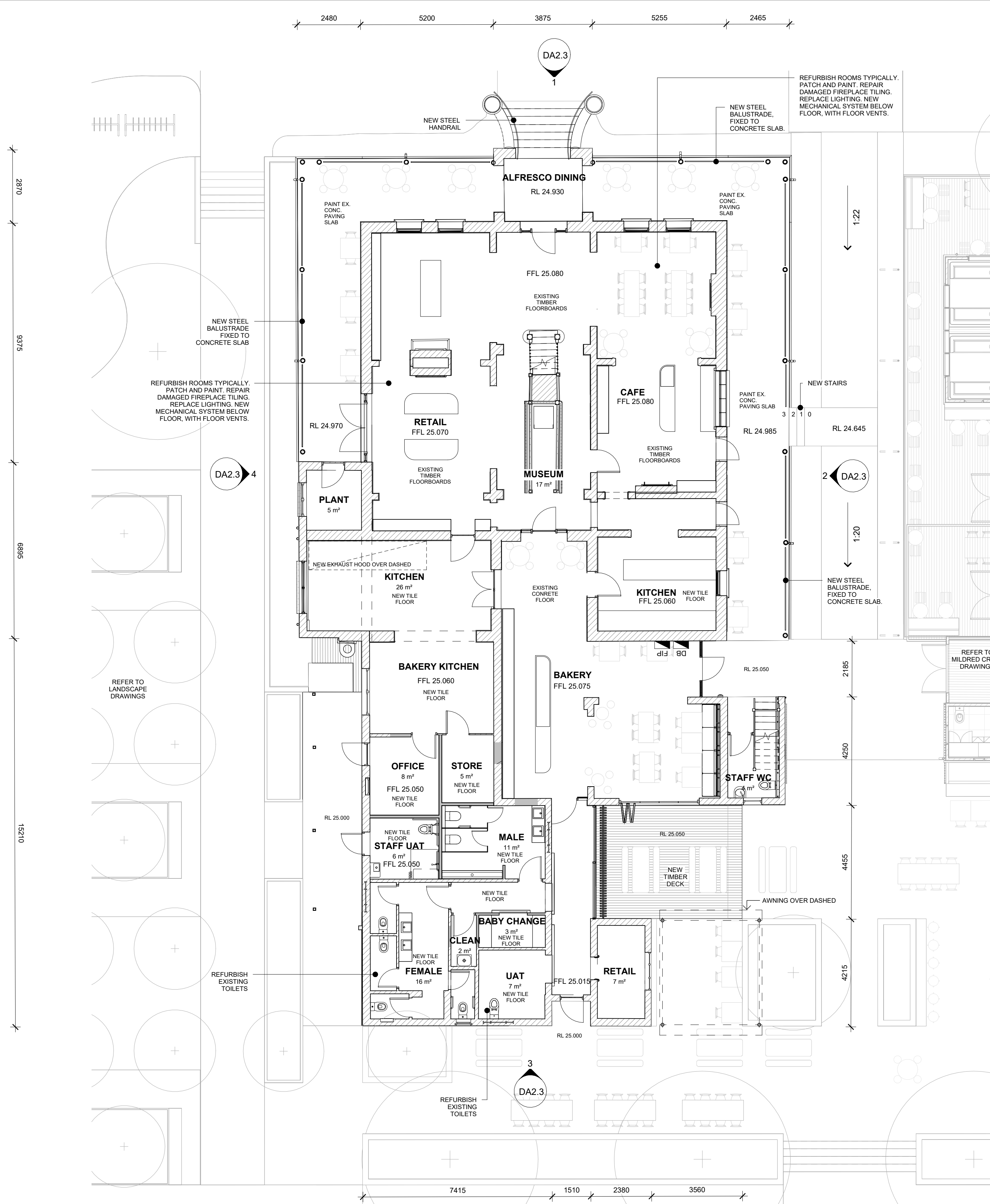
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REV-B

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GROUND FLOOR PLAN

HERITAGE NOTES

ROTUNDA

EXTERIOR

- Tuck Pointed Brickwork:** Restore and make good where necessary. Generally, in good condition
- Stucco Architraves, Imposts, and Pilasters:** Allow for minor repairs as required. Repaint existing painted surfaces, making sure to match original colors and textures. Generally, in good condition
- Front Entry Steps and Stucco-Finished Balustrade Walls:** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
- Ground Floor Verandah:** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
- Terracotta Roof Tiles:** Conduct repairs as necessary, matching original materials to prevent water ingress. Generally, in good condition
- Balustrading, Frieze, and Brackets:** Make good where necessary and repaint existing painted surfaces. Generally, in good condition
- Columns on Ground Level and Level 1:** Make good where necessary and allow for repaint existing painted surfaces. Assess for repairs to downpipes and brackets. Generally, in good condition
- Timber and Steel Framed Doors and Windows:** Re-furbish and repaint existing joinery. Replace damaged glazing.
- Exterior Light Fixtures and Fittings:** Replace with heritage-appropriate fixtures.
- First Floor Verandah Soffit Pressed Metal:** Repair and paint
- Chimneys:** Assess for repair and make good as required, repaint existing painted surfaces. Generally, in good condition

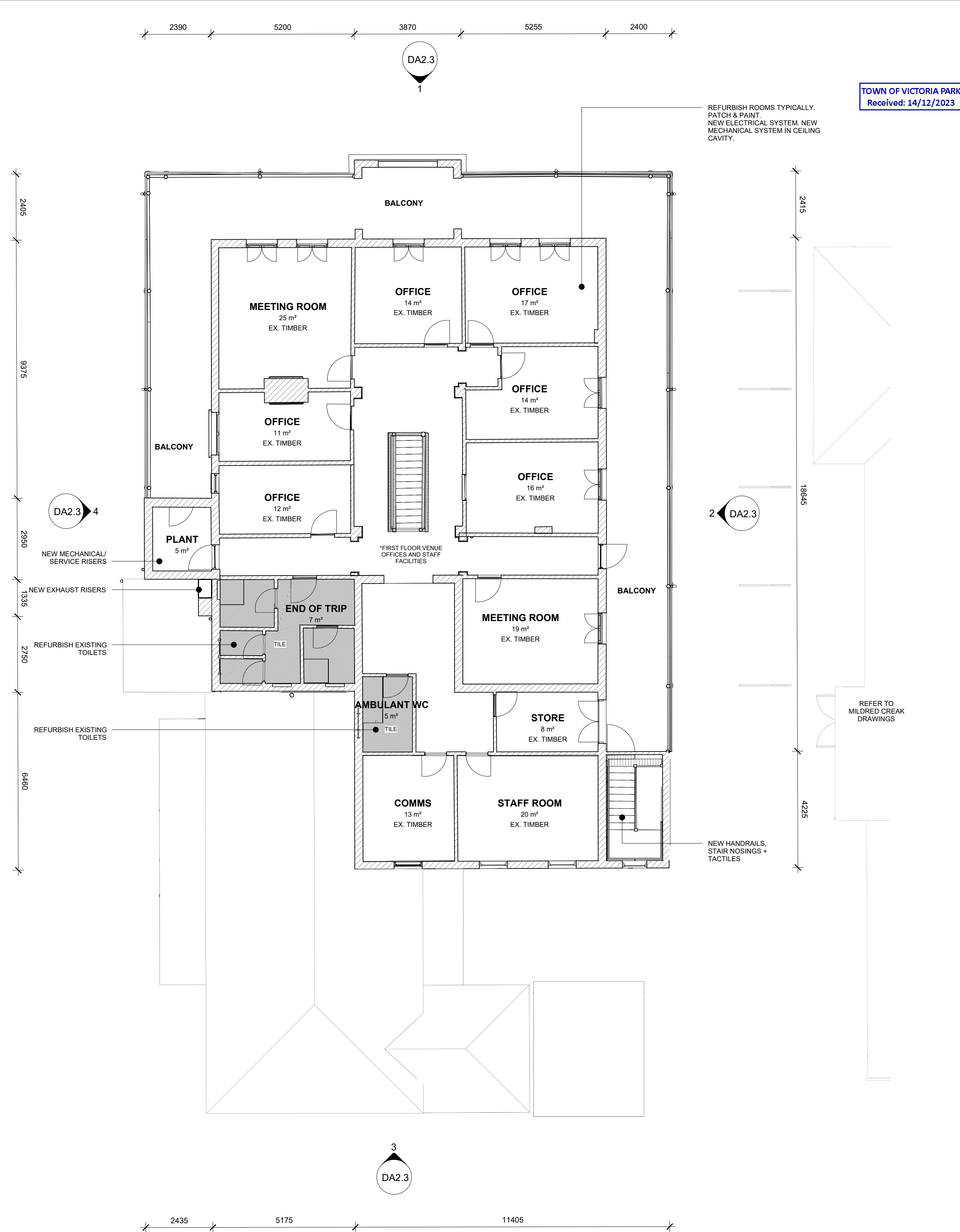
- Gutters, Fascia's, and Downpipes:** Repair as required or replace and allow for repaint of existing painted surfaces.
- Corrugated Roofing:** Assess for repairs. New sections required to prevent current water ingress.
- Exterior Services:** Reroute recent additions to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Soffits:** Repair as required and repaint existing painted surfaces. Allow for visible birdboards to be refinished throughout.
- Subfloor Structural Timber System:** Assess for repairs using non-destructive testing methods. Carry out repairs or replacements as required. Generally, in good condition

INTERIOR

- General Painting:** Patch and paint all existing painted surfaces.
- Timber Surfaces and Floors:** Allow for refinishing throughout, ensuring a match with original colour tone and finishes.
- Ceiling and Cornice Repairs:** Make necessary repairs and allow for new ceiling and cornice to all areas where not present.
- Allow for patch and paint of all existing painted surfaces and allow for new to be painted.
- First floor ceilings in poor condition:** Restoration and replacement of missing ceilings required.
- Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- Main Timber Staircase:** Refinish to match original materials and finishes. Generally, in good condition.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

- Fireplaces:** Generally, in good condition. Some minor repair required to tiles
- Interior Walls:** Patch and conduct minor repairs as necessary, repaint all existing painted surfaces. Generally, in good condition
- Spiral Staircase:** Remove and make good to affected areas.
- Existing bathrooms and showers to be refurbished due to damage. Replace water proofing, tiling, new fixtures, and fittings.**
- Roof Structure:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Review roof tie-downs for compliance.
- Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- Fire services to be replaced to current standards.**
- Interior Doors:** Make good and allow for repaint.



FIRST FLOOR PLAN

ROTUNDA - PROPOSED FLOOR PLANS  
EDWARD MILLEN HOUSE  
DEVELOPMENT APPLICATION

BENSON STUDIO

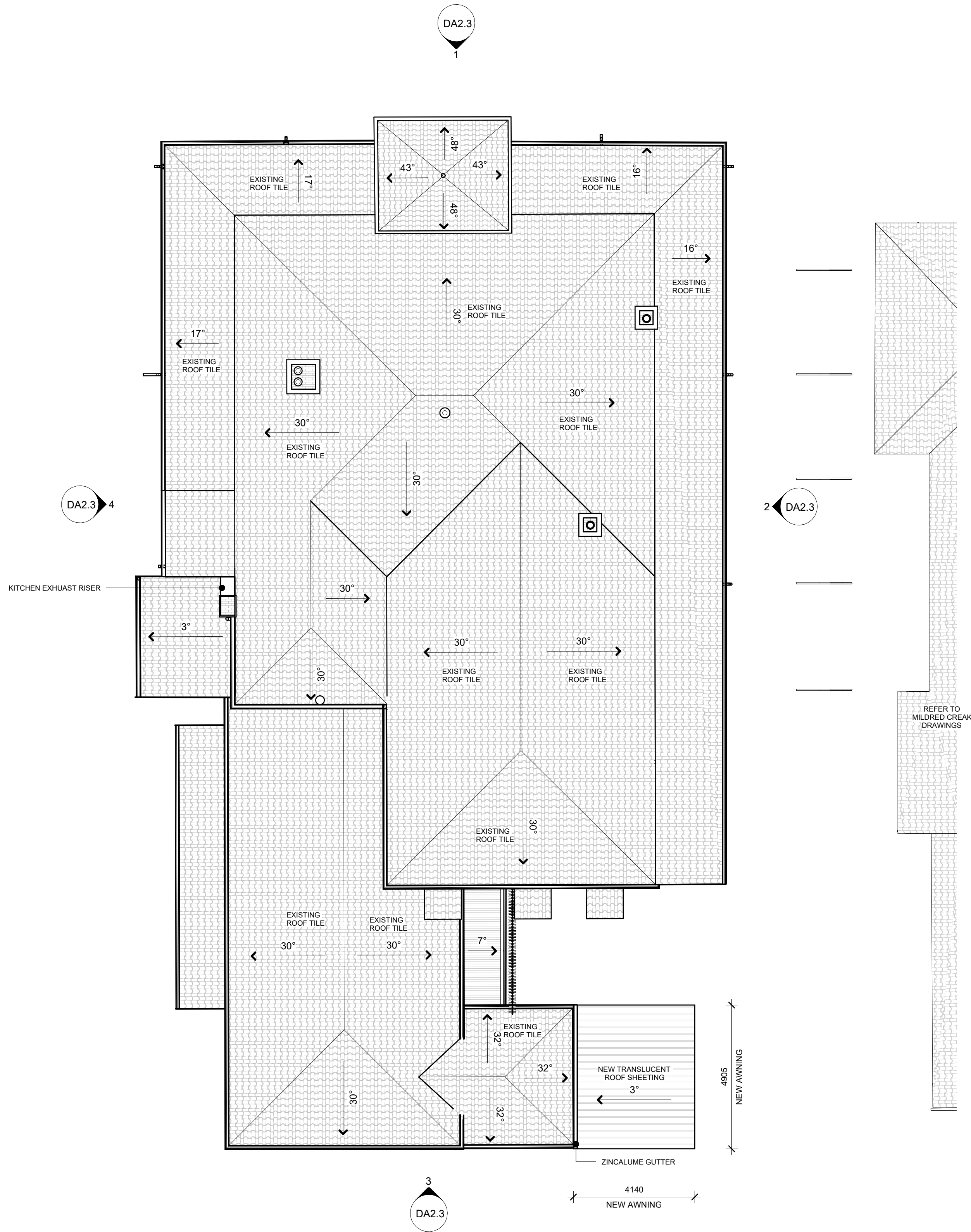


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REV-B  
DA2.1

TOWN OF VICTORIA PARK  
Received: 14/12/2023





#### HERITAGE NOTES

##### ROTUNDA

##### EXTERIOR

- **Tuck Pointed Brickwork:** Restore and make good where necessary. Generally, in good condition
- **Stucco Architraves, Imposts, and Pilasters** Allow for minor repairs as required. Repaint existing painted surfaces, making sure to match original colors and textures. Generally, in good condition
- **Front Entry Steps and Stucco-Finished Balustrade Walls** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
- **Ground Floor Verandah:** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
- **Terracotta Roof Tiles:** Conduct repairs as necessary, matching original materials to prevent water ingress. Generally, in good condition
- **Balustrading, Frieze, and Brackets** Make good where necessary and repaint existing painted surfaces. Generally, in good condition
- **Columns on Ground Level and Level 1** Make good where necessary and allow for repaint existing painted surfaces. Assess for repairs to downpipes and brackets. Generally, in good condition
- **Timber and Steel Framed Doors and Windows** Re-furbish and repaint existing joinery. Replace damaged glazing.
- **Exterior Light Fixtures and Fittings:** Replace with heritage-appropriate fixtures.
- **First Floor Verandah Soffit Pressed Metal** Repair and paint
- **Chimneys:** Assess for repair and make good as required, repaint existing painted surfaces. Generally, in good condition

- **Gutters, Fascia's, and Downpipes:** Repair as required or replace and allow for repaint of existing painted surfaces.
- **Corrugated Roofing** Assess for repairs. New sections required to prevent current water ingress.
- **Exterior Services:** Reroute recent additions to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Soffits:** Repair as required and repaint existing painted surfaces. Allow for visible birdboards to be refinished throughout.
- **Subfloor Structural Timber System:** Assess for repairs using non-destructive testing methods. Carry out repairs or replacements as required. Generally, in good condition

##### INTERIOR

- **General Painting:** Patch and paint all existing painted surfaces.
- **Timber Surfaces and Floors:** Allow for refinishing throughout, ensuring a match with original colour tone and finishes.
- **Ceiling and Cornice Repairs:** Make necessary repairs and allow for new ceiling and cornice to all areas where not present.  
Allow for patch and paint of all existing painted surfaces and allow for new to be painted.
- **First floor ceilings in poor condition.** Restoration and replacement of missing ceilings required.
- **Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- **Main Timber Staircase:** Refinish to match original materials and finishes. Generally, in good condition.

- **Fireplaces:** Generally, in good condition. Some minor repair required to tiles
- **Interior Walls:** Patch and conduct minor repairs as necessary, repaint all existing painted surfaces. Generally, in good condition
- **Spiral Staircase:** Remove and make good to affected areas.
- **Existing bathrooms and showers to be refurbished due to damage. Replace water proofing, tiling, new fixtures, and fittings.**
- **Roof Structure:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Review roof tie-downs for compliance.
- **Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services to be replaced to current standards.**
- **Interior Doors:** Make good and allow for repaint.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

#### ROTUNDA - PROPOSED ROOF PLAN

## EDWARD MILLEN HOUSE

#### DEVELOPMENT APPLICATION

BENSON STUDIO



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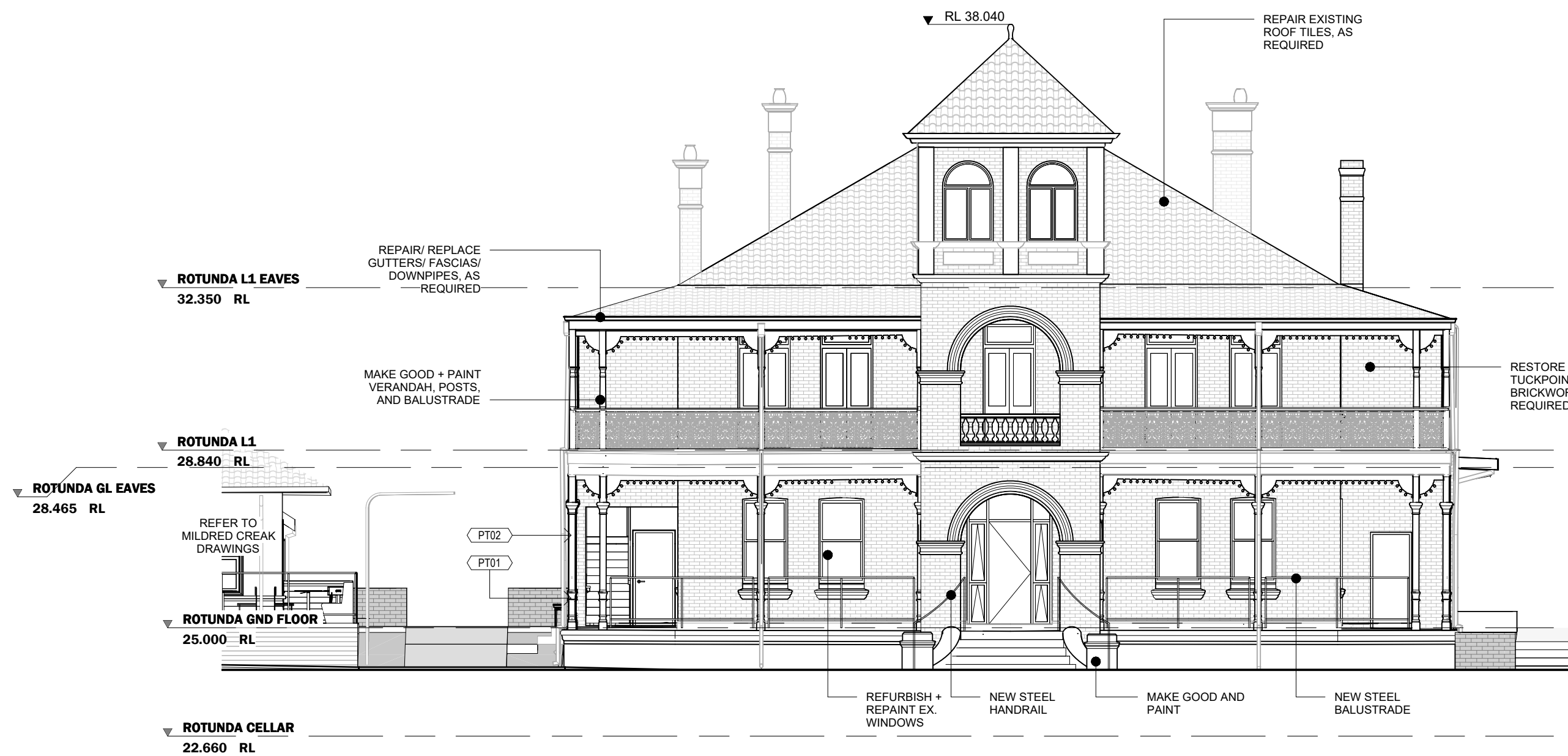
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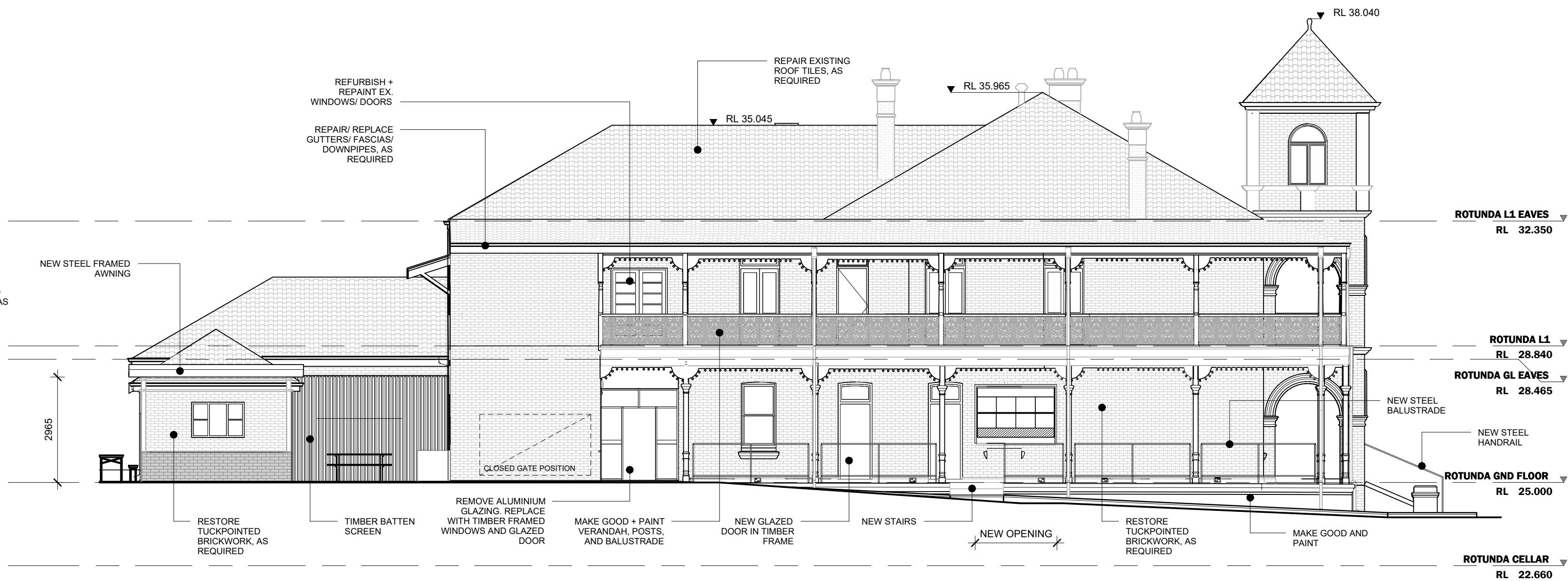
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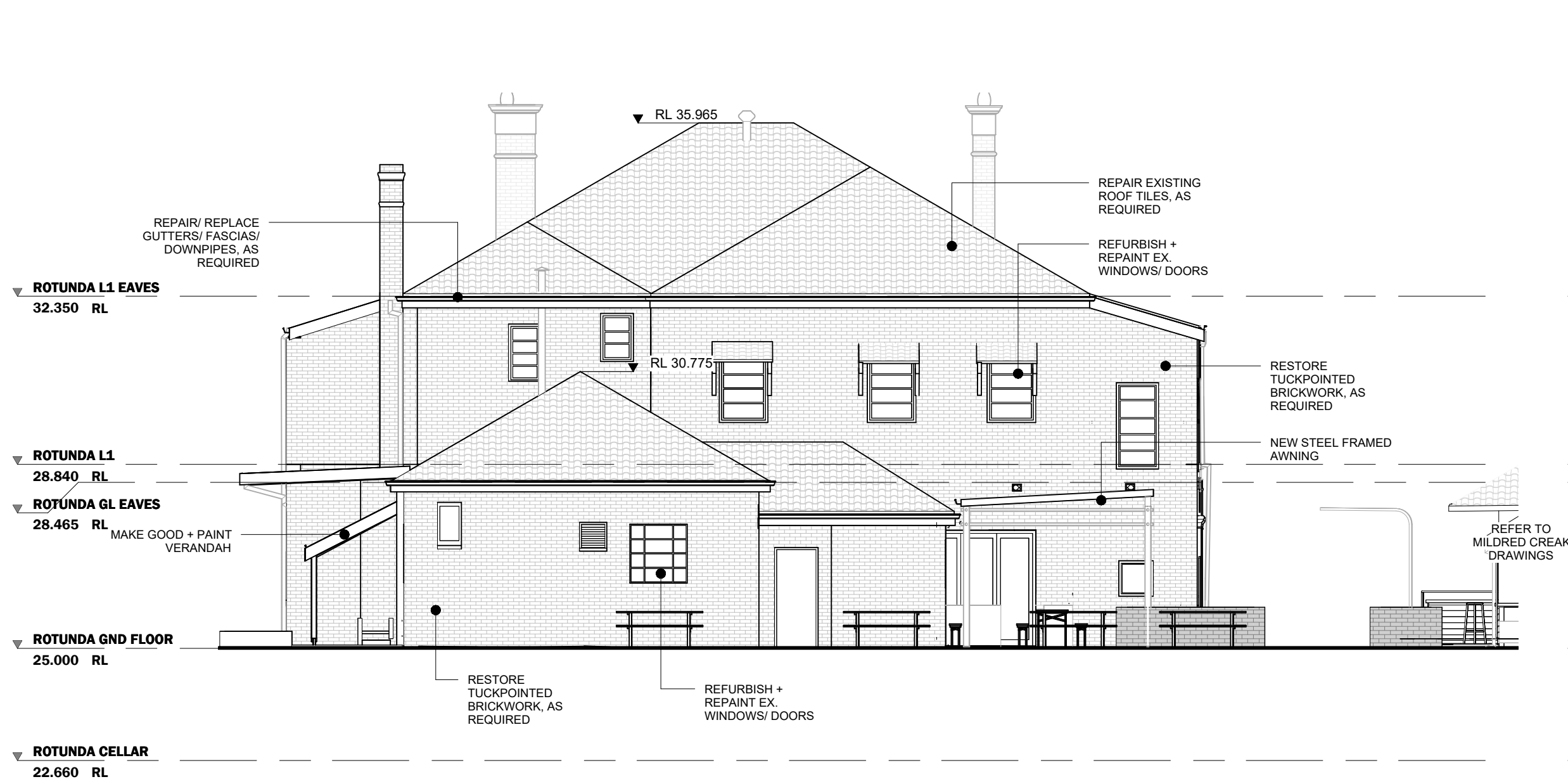




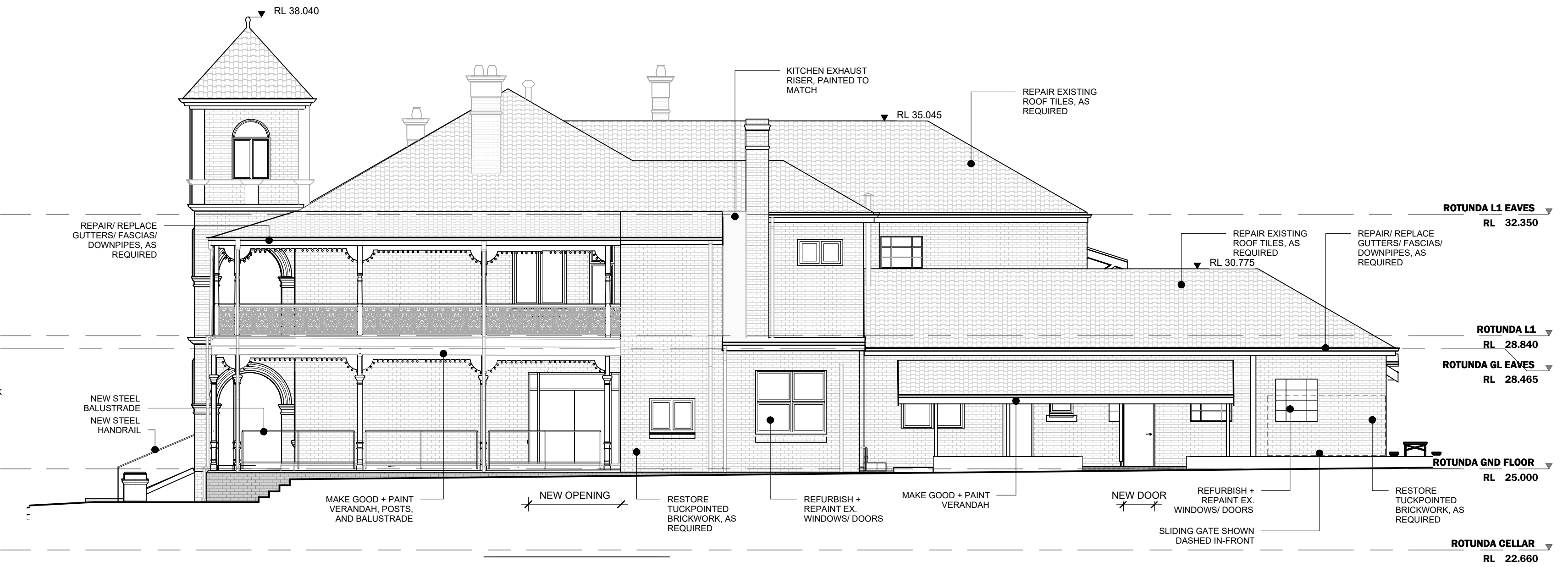
ROTUNDA NORTH ELEVATION



ROTUNDA EAST ELEVATION



ROTUNDA SOUTH ELEVATION



ROTUNDA WEST ELEVATION

FINISHES LEGEND

CODE	DESCRIPTION
PT01	EXTERIOR LOW SHEEN PAINT FINISH - (Light Blue)
PT02	EXTERIOR LOW SHEEN PAINT FINISH - (White)

HERITAGE NOTES

ROTUNDA

- EXTERIOR**
- Tuck Pointed Brickwork:** Restore and make good where necessary. Generally, in good condition
  - Stucco Architraves, Imposts, and Pilasters** Allow for minor repairs as required. Repaint existing painted surfaces, making sure to match original colors and textures. Generally, in good condition
  - Front Entry Steps and Stucco-Finished Balustrade Walls** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
  - Ground Floor Verandah** Allow for minor repairs as required. Repaint existing painted surfaces. Generally, in good condition
  - Terracotta Roof Tiles:** Conduct repairs as necessary, matching original materials to prevent water ingress. Generally, in good condition
  - Balustrading, Frieze, and Brackets** Make good where necessary and repaint existing painted surfaces. Generally, in good condition
  - Columns on Ground Level and Level 1** Make good where necessary and allow for repaint existing painted surfaces. Assess for repairs to downpipes and brackets. Generally, in good condition
  - Timber and Steel Framed Doors and Windows** Re-furbish and repaint existing joinery. Replace damaged glazing.
  - Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
  - First Floor Verandah Soffit Pressed Metal** Repair and paint
  - Chimneys:** Assess for repair and make good as required, repaint existing painted surfaces. Generally, in good condition

- Gutters, Fascia's, and Downpipes:** Repair as required or replace and allow for repaint of existing painted surfaces.
- Corrugated Roofing** Assess for repairs. New sections required to prevent current water ingress.
- Exterior Services:** Reroute recent additions to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Soffits:** Repair as required and repaint existing painted surfaces. Allow for visible birdboards to be refinished throughout.
- Subfloor Structural Timber System:** Assess for repairs using non-destructive testing methods. Carry out repairs or replacements as required. Generally, in good condition

INTERIOR

- General Painting:** Patch and paint all existing painted surfaces.
- Timber Surfaces and Floors** Allow for refinishing throughout, ensuring a match with original colour tone and finishes.
- Ceiling and Cornice Repairs** Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for patch and paint of all existing painted surfaces and allow for new to be painted.
- First floor ceilings in poor condition.** Restoration and replacement of missing ceilings required.
- Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- Main Timber Staircase:** Refinish to match original materials and finishes. Generally, in good condition.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

- Fireplaces:** Generally, in good condition. Some minor repair required to tiles
- Interior Walls:** Patch and conduct minor repairs as necessary, repaint all existing painted surfaces. Generally, in good condition
- Spiral Staircase:** Remove and make good to affected areas.
- Existing bathrooms and showers to be refurbished due to damage. Replace water proofing, tiling, new fixtures, and fittings.**
- Roof Structure:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Review roof tie-downs for compliance.
- Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- Fire services to be replaced to current standards.**
- Interior Doors:** Make good and allow for repaint.

ROTUNDA - ELEVATIONS

EDWARD MILLEN HOUSE

DEVELOPMENT APPLICATION

BENSON STUDIO

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3105  
5905  
4854  
3025  
8730

DA3.3 2

DA3.3 4

DA3.3 3

DA3.3 1

#### HERITAGE NOTES

##### MILDRED CREAK BUILDING- MAJOR RESTORATION

###### EXTERIOR

- Making good** may include reconstruction of an element to match an existing example on site, such as, wall cladding, roof finish, floors, doors, windows, and gutter profiles.
- Brickwork:** Replace and make good to damaged bricks where necessary.
- Front Entry Steps and Brick Balustrade Walls** Assess for repair. Allow for repaint of existing painted surfaces. Allow for partial removal of rendered upturn. Existing iron balustrades to be removed and new, code-compliant replacements to be installed. Add treads to existing concrete stairs and allow for resurfacing for treads to ensure compliance.
- Entry portico:** Make good as required and allow for repaint of existing painted surfaces.
- Verandah:** Allow for repairs as required. Existing verandah in poor condition and timber structure rotten in places. Repaint existing painted surfaces. Allow for timber verandah flooring to be repaired and refinished.
- Posts:** Carry out repairs or replacements if required. Allow for repaint of existing painted surfaces.
- Terracotta Roof Tiles:** Replace roof tiles with new, matching original materials.
- Rooftop ventilators:** Repair and retain.
- Timber Framed Doors and Windows** Make good and repaint. Allow for refinishing of unpainted timber surfaces. Replace glazing.
- Exterior Light Fixtures and Fittings:** Replace with heritage-appropriate fixtures.
- Wall cladding, weatherboards, and horizontal dado boarding:**Asbestos sheeting to be removed and replaced with suitable heritage matching material. Allow for new surface finish. Repair stucco render finish to upper section of walls. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

- Gutters, Fascia's, and Downpipes:** Replace all required to match existing.
- Verandah soffits:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- Exterior Services:** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Subfloor Structural Timber System (stumps & battens)** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Note there is significant subsidence and major restoration to the sub floor structure will be required. Depending upon use of the space, underfloor insulation may be required.
- Framed Timber Walls and Roof** Remove all cladding and expose existing timber structure. Repair and replace structure as required to current code. Review roof tie-downs for compliance. Insert new insulation, sarking, and reinstate original cladding if possible or replace asbestos and damaged cladding that cannot be re-used.

###### INTERIOR

- General Painting:** Patch and all existing painted surfaces.
- Remove and replace interior wall cladding of external walls.**
- Timber Surfaces and Floors** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- Skirtings and trims:** Allow for repairs as required and replacement if required throughout. Ensuring a match with original colour tone and finishes.
- Ceiling and Cornice Repairs:** Remove low ceiling below original ceilings. Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted. Install new insulation and lighting to ceilings.
- Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- Interior Walls:** Patch and conduct repairs as necessary, repaint all existing painted surfaces.
- Removal of Partition Walls:** Allow for restoration of surfaces affected by the works.
- Bathrooms to be fully refurbished with new water proofing, wall linings, ceilings, tiling, fixtures, and fittings.**
- Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- Fire services to be replaced to current standards.**
- Interior Doors:** Make good and allow for repaint all existing painted surfaces.

#### MILDRED CREAK - GROUND FLOOR PLAN

## EDWARD MILLEN HOUSE

#### REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



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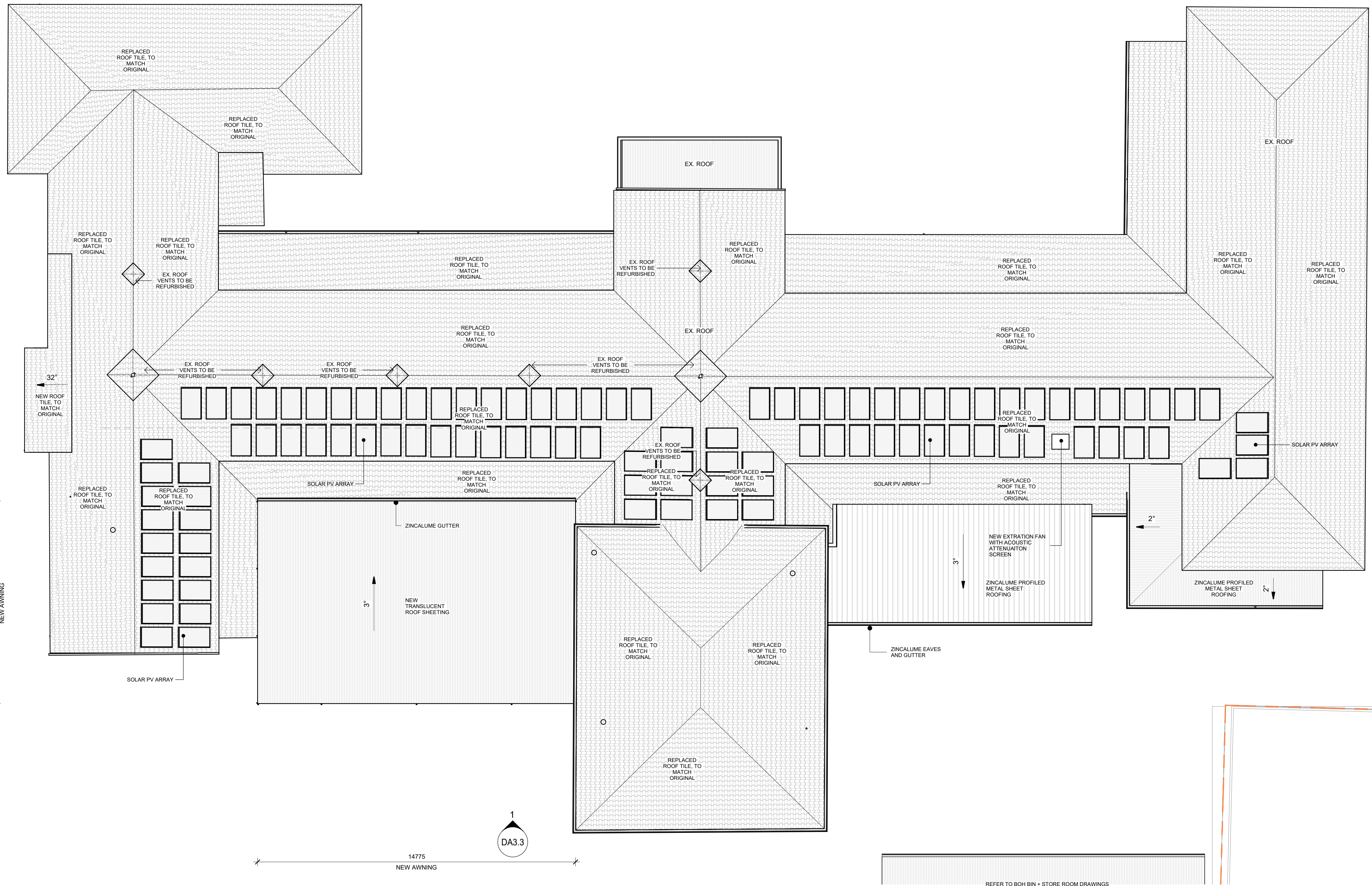
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#### HERITAGE NOTES

##### MILDRED CREAK BUILDING - MAJOR RESTORATION

###### EXTERIOR

- Making good** may include reconstruction of an element to match an existing example on site, such as, wall cladding, roof finish, floors, doors, windows, and gutter profiles.
- Brickwork:** Replace and make good to damaged bricks where necessary.
- Front Entry Steps and Brick Balustrade Walls** Assess for repair. Allow for repaint of existing painted surfaces. Allow for partial removal of rendered upturn. Existing iron balustrades to be removed and new, code-compliant replacements to be installed. Add treads to existing concrete stairs and allow for resurfacing for treads to ensure compliance.
- Entry portico:** Make good as required and allow for repaint of existing painted surfaces.
- Verandah:** Allow for repairs as required. Existing verandah in poor condition and timber structure rotten in places. Repaint existing painted surfaces. Allow for timber verandah flooring to be repaired and refinished.
- Posts:** Carry out repairs or replacements if required. Allow for repaint of existing painted surfaces.
- Terracotta Roof Tiles:** Replace roof tiles with new, matching original materials.
- Roof ventilators:** Repair and retain.
- Timber Framed Doors and Windows** Make good and repaint. Allow for refinishing of unpainted timber surfaces. Replace glazing.
- Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
- Wall cladding, weatherboards, and horizontal dado boarding:** Asbestos sheeting to be removed and replaced with suitable heritage matching material. Allow for new surface finish. Repair stucco render finish to upper section of walls. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

- Gutters, Fascia's, and Downpipes:** Replace all required to match existing.
- Verandah soffits:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- Exterior Services:** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Subfloor Structural Timber System (stumps & battens)** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Note there is significant subsidence and major restoration to the sub floor structure will be required. Depending upon use of the space, underfloor insulation may be required.
- Framed Timber Walls and Roof** Remove all cladding and expose existing timber structure. Repair and replace structure as required to current code. Review roof tie-downs for compliance. Insert new insulation, sarking, and reinstate original cladding if possible or replace asbestos and damaged cladding that cannot be re-used.

###### INTERIOR

- General Painting:** Patch and all existing painted surfaces.
- Remove and replace interior wall cladding of external walls.**
- Timber Surfaces and Floors** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- Skirtings and trims:** Allow for repairs as required and replacement if required throughout. Ensuring a match with original colour tone and finishes.
- Ceiling and Cornice Repairs:** Remove low ceiling below original ceilings. Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted. Install new insulation and lighting to ceilings.
- Interior Light Fixtures and Fittings** Allow for new heritage appropriate fixtures throughout.
- Interior Walls:** Patch and conduct repairs as necessary, repaint all existing painted surfaces.
- Removal of Partition Walls** Allow for restoration of surfaces affected by the works.
- Bathrooms to be fully refurbished with new water proofing, wall linings, ceilings, tiling, fixtures, and fittings.**
- Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- Fire services to be replaced to current standards.**
- Interior Doors:** Make good and allow for repaint all existing painted surfaces.

#### MILDRED CREAK - ROOF PLAN

## EDWARD MILLEN HOUSE

#### REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



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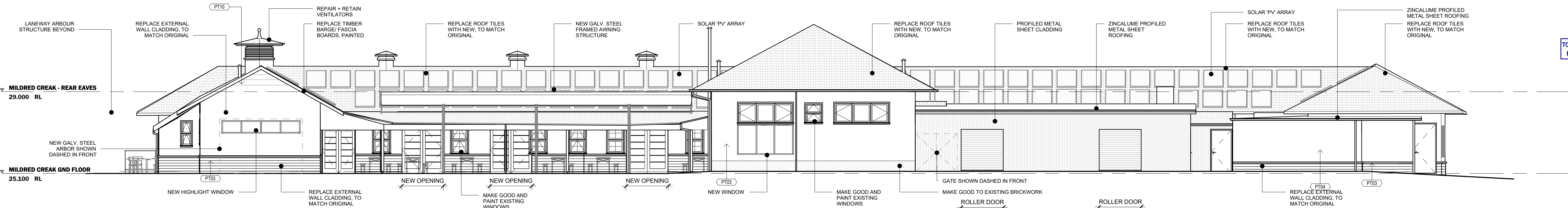
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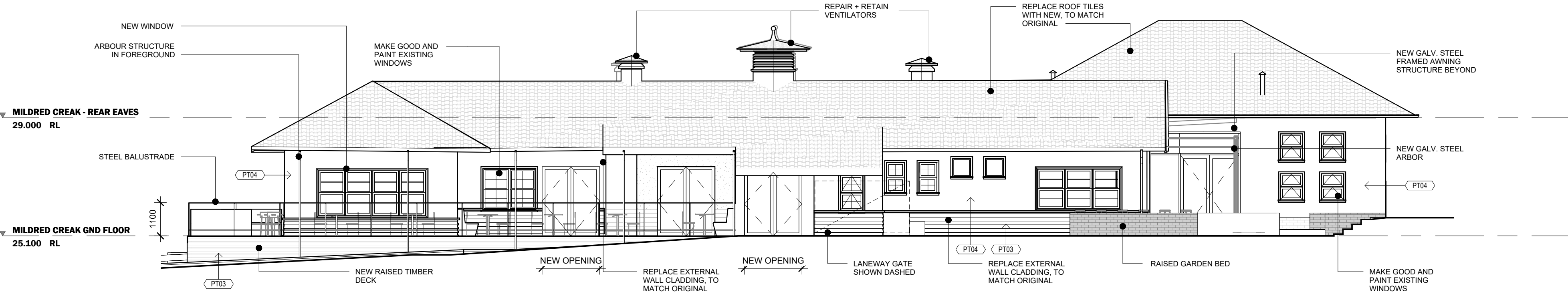
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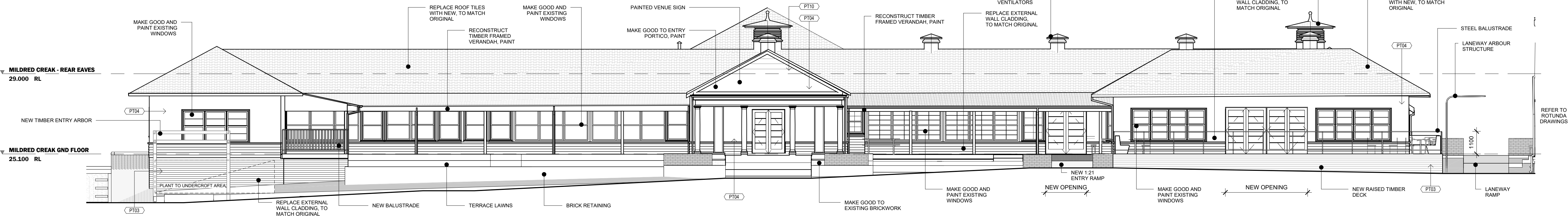




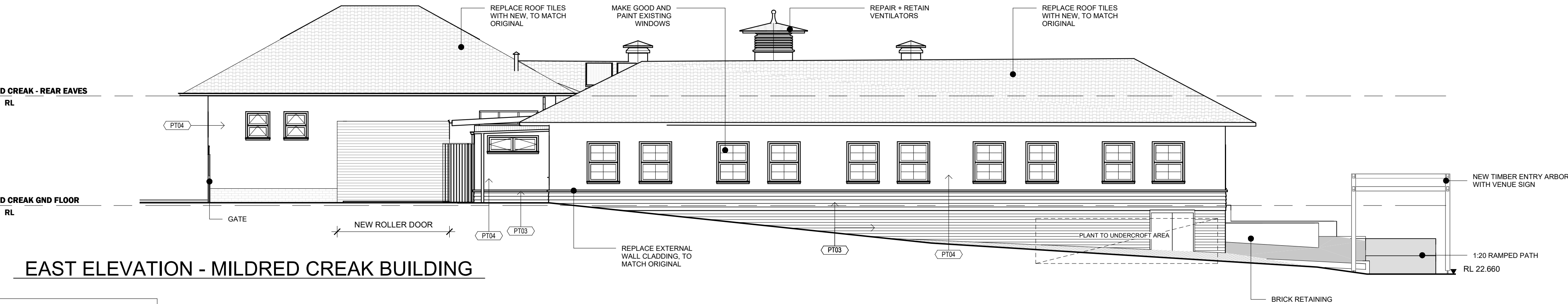
SOUTH ELEVATION - MILDRED CREAK BUILDING



WEST ELEVATION - MILDRED CREAK BUILDING



NORTH ELEVATION - MILDRED CREAK BUILDING



EAST ELEVATION - MILDRED CREAK BUILDING

KEYNOTE LEGEND - By Sheet	
Key Value	Keynote Text
PT03	EXTERIOR LOW SHEEN PAINT FINISH - (Green)
PT04	EXTERIOR LOW SHEEN PAINT FINISH - (WHITE)
PT10	AQUANAMEL - Mildred Creak

HERITAGE NOTES

MILDRED CREAK BUILDING- MAJOR RESTORATION

- EXTERIOR
- Making good** may include reconstruction of an element to match an existing example on site, such as, wall cladding, roof finish, floors, doors, windows, and gutter profiles.
  - Brickwork:** Replace and make good to damaged bricks where necessary.
  - Front Entry Steps and Brick Balustrade Walls** Assess for repair. Allow for repaint of existing painted surfaces. Allow for partial removal of rendered upturn. Existing iron balustrades to be removed and new, code-compliant replacements to be installed. Add treads to existing concrete stairs and allow for resurfacing for treads to ensure compliance.
  - Entry portico:** Make good as required and allow for repaint of existing painted surfaces.
  - Verandah:** Allow for repairs as required. Existing verandah in poor condition and timber structure rotten in places. Repaint existing painted surfaces. Allow for timber verandah flooring to be repaired and refinished.
  - Posts:** Carry out repairs or replacements if required. Allow for repaint of existing painted surfaces.
  - Terracotta Roof Tiles:** Replace roof tiles with new, matching original materials.
  - Roof-top ventilators:** Repair and retain.
  - Timber Framed Doors and Windows** Make good and repaint. Allow for refinishing of unpainted timber surfaces. Replace glazing.
  - Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
  - Wall cladding, weatherboards, and horizontal dado boarding:**Asbestos sheeting to be removed and replaced with suitable heritage matching material. Allow for new surface finish. Repair stucco render finish to upper section of walls. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.
- Gutters, Fascia's, and Downpipes:** Replace all required to match existing.
- Verandah soffits:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- Exterior Services:** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Subfloor Structural Timber System (stumps & battens)** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Note there is significant subsidence and major restoration to the sub floor structure will be required. Depending upon use of the space, underfloor insulation may be required.
- Framed Timber Walls and Roof** Remove all cladding and expose existing timber structure. Repair and replace structure as required to current code. Review roof tie-downs for compliance. Insert new insulation, sarking, and reinstate original cladding if possible or replace asbestos and damaged cladding that cannot be re-used.

- INTERIOR
- General Painting:** Patch and all existing painted surfaces.
  - Remove and replace interior wall cladding of external walls.**
  - Timber Surfaces and Floors** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
  - Skirtings and trims:** Allow for repairs as required and replacement if required throughout. Ensuring a match with original colour tone and finishes.
  - Ceiling and Cornice Repairs:** Remove low ceiling below original ceilings. Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted. Install new insulation and lighting to ceilings.
  - Interior Light Fixtures and Fittings** Allow for new heritage appropriate fixtures throughout.
  - Interior Walls:** Patch and conduct repairs as necessary, repaint all existing painted surfaces.
  - Removal of Partition Walls:** Allow for restoration of surfaces affected by the works.
  - Bathrooms to be fully refurbished with new water proofing, wall linings, ceilings, tiling, fixtures, and fittings.**
  - Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
  - Fire services to be replaced to current standards.**
  - Interior Doors:** Make good and allow for repaint all existing painted surfaces.

MILDRED CREAK - ELEVATIONS

EDWARD MILLEN HOUSE

REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

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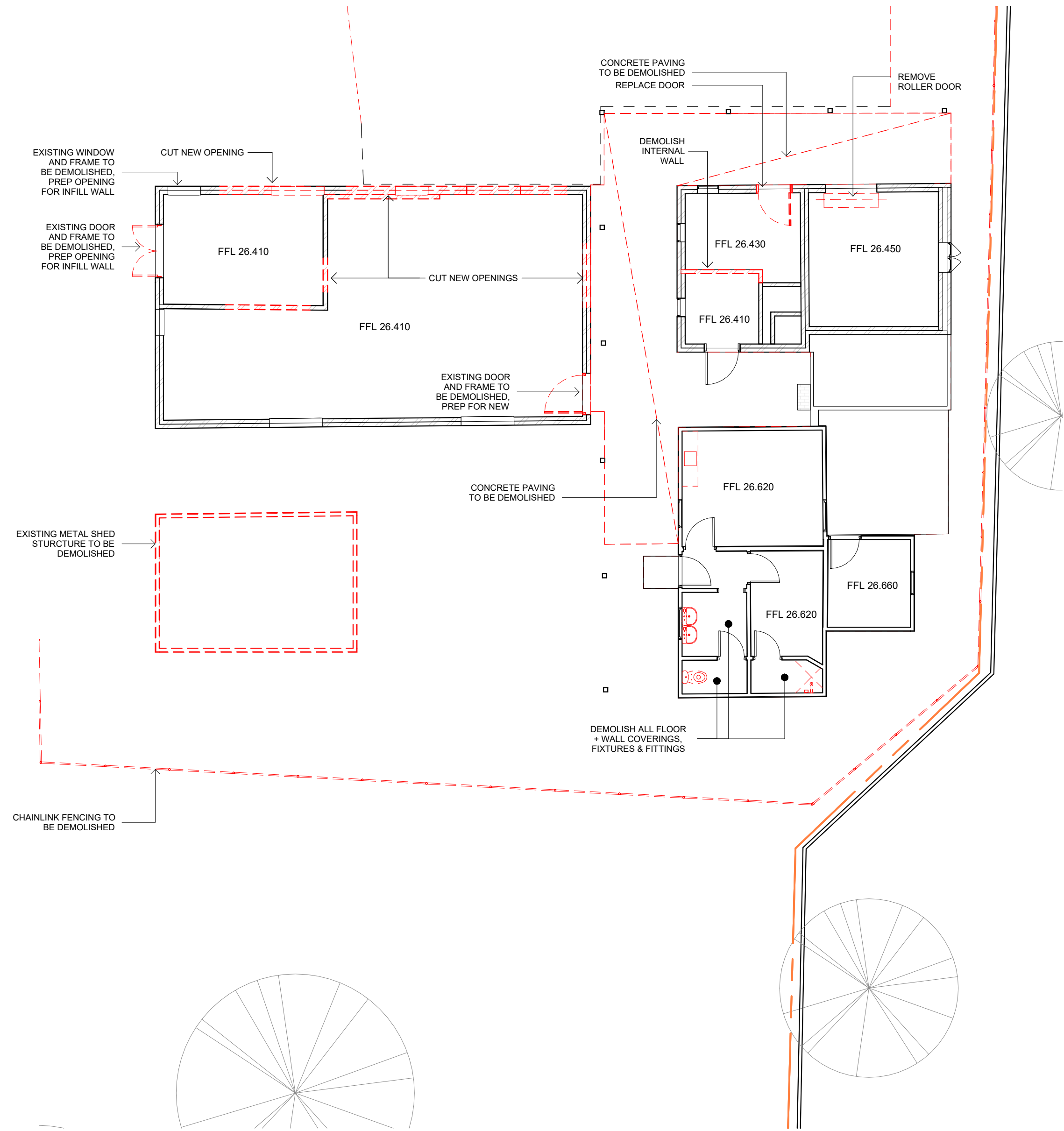
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DEMOLITION FLOOR PLAN

HERITAGE NOTES

OUTBUILDINGS RESTORATION

- EXTERIOR
- **Brickwork:** Repoint all brickwork. Replace and make good to damaged bricks where necessary.
  - **Concrete and Bitumen paving/ hardstand** remove from perimeter of the buildings and integrate with new landscaping.
  - **Verandah:** Allow for repairs as required. Repaint existing painted surfaces.
  - **Structure:** Assess for repairs. Carry out repairs or replacements as required to current standard. Allow for repaint of existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Assess for repairs to downpipes and brackets.
  - **Terracotta Roof Tiles:** Reroof in matching pattern and material.
  - **Timber and Steel Framed Doors and Windows** Make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Replace glazing.
  - **Concrete and Stucco Sills and Lintels:** Assess for repairs.
  - **Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
  - **Wall Cladding, Weatherboards, and horizontal dado boarding:**Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

- **Gutters, Fascias, and Downpipes:** Repair and replace as required and allow for repaint of existing painted surfaces.
- **Verandah soffits:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- **Corrugated Roofing:** Assess for repairs. Make good as required.
- **Exterior Services:** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Concrete Floor:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- **Framed Timber Walls:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- **Incinerator** to be retained and refurbished. Will not be used.
- **Brick chimney in poor state. Reconstruct with original fabric with possible new strengthening to meet current earthquake loadings.**

INTERIOR

- **General Painting:** Repaint all existing painted surfaces.
- **Timber Surfaces and Floors:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- **Skirtings and Trims:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- **Ceiling and Cornice Repairs:** Make necessary repairs or replacements as required and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted.
- **Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- **Interior Walls:** Patch and conduct repairs as necessary, repaint all existing painted surfaces. New wall linings with insulation.
- **Removal of Partition Walls:** Allow for restoration of surfaces affected by the works.
- **Roof Structure:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Allow for exposed timber truss to be refinished.
- **Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services to be replaced to current standards.**
- **Interior Doors:** Make good and allow for repaint all existing painted surfaces.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

STUDIOS & SITE AMENITIES - DEMOLITION PLAN  
EDWARD MILLEN HOUSE  
DEVELOPMENT APPLICATION

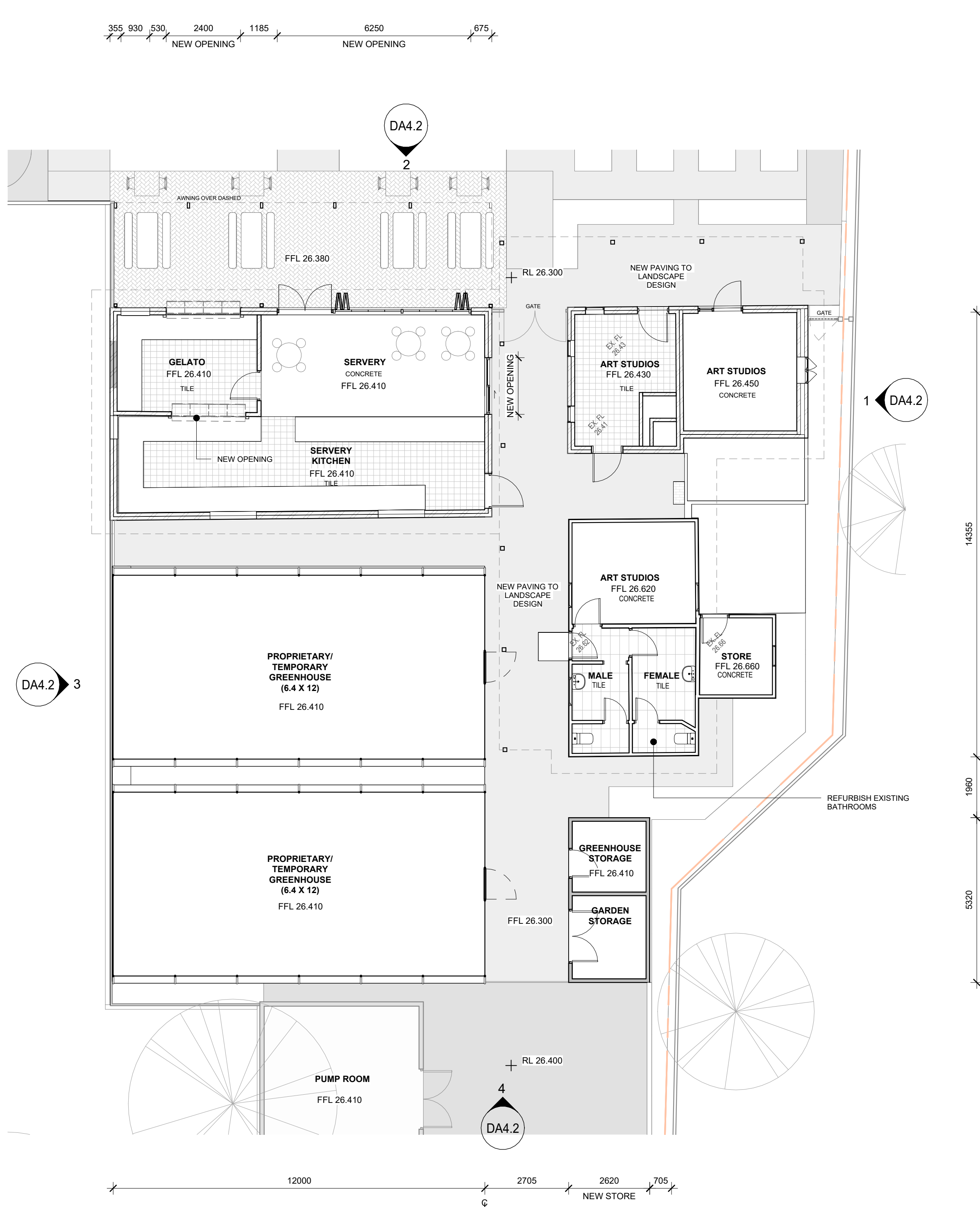
BENSON STUDIO



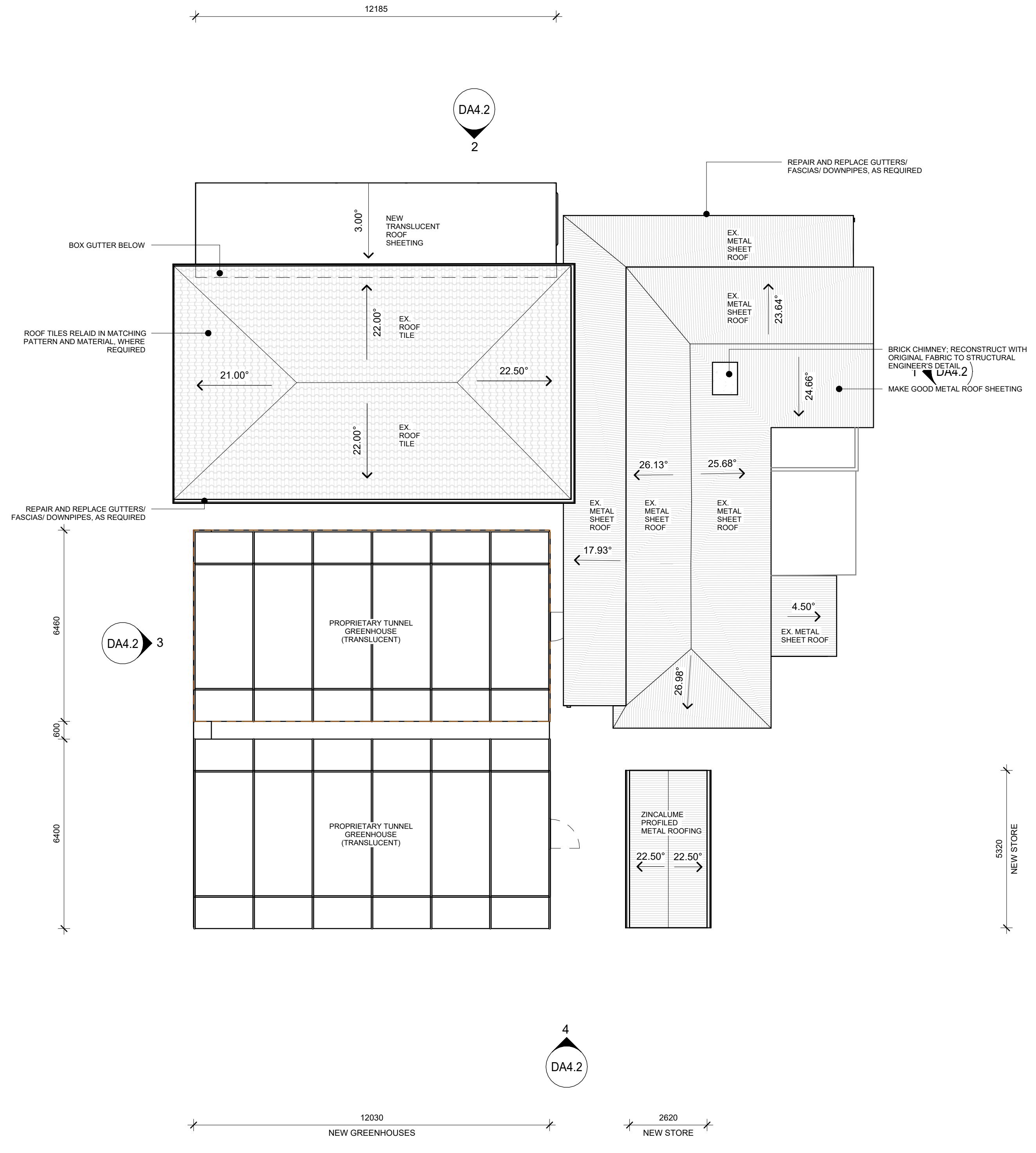
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1 FLOOR PLAN  
SCALE 1 : 100



2 ROOF PLAN  
SCALE 1 : 100

#### HERITAGE NOTES

##### OUTBUILDINGS RESTORATION

###### EXTERIOR

- Brickwork:** Repoint all brickwork. Replace and make good to damaged bricks where necessary.
- Concrete and Bitumen paving/ hardstand** remove from perimeter of the buildings and integrate with new landscaping.
- Verandah:** Allow for repairs as required. Repaint existing painted surfaces.
- Structure:** Assess for repairs. Carry out repairs or replacements as required to current standard. Allow for repaint of existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Assess for repairs to downpipes and brackets.
- Terracotta Roof Tiles:** Reroof in matching pattern and material.
- Timber and Steel Framed Doors and Windows** Make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Replace glazing.
- Concrete and Stucco Sills and Lintels:** Assess for repairs.
- Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
- Wall Cladding, Weatherboards, and horizontal dado boarding:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

- Gutters, Fascias, and Downpipes:** Repair and replace as required and allow for repaint of existing painted surfaces.
- Verandah soffits:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- Corrugated Roofing:** Assess for repairs. Make good as required.
- Exterior Services:** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Concrete Floor:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- Framed Timber Walls:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- Incinerator** to be retained and refurbished. Will not be used.
- Brick chimney in poor state. Reconstruct with original fabric with possible new strengthening to meet current earthquake loadings.**

###### INTERIOR

- General Painting:** Repaint all existing painted surfaces.
- Timber Surfaces and Floors:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- Skirtings and Trims:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- Ceiling and Cornice Repairs:** Make necessary repairs or replacements as required and allow for new ceiling and cornice to all areas where not present. Allow for repaint of all existing painted surfaces and allow for new to be painted.
- Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- Interior Walls:** Patch and conduct repairs as necessary, repaint all existing painted surfaces. New wall linings with insulation.
- Removal of Partition Walls:** Allow for restoration of surfaces affected by the works.
- Roof Structure:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Allow for exposed timber truss to be refinished.
- Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- Fire services to be replaced to current standards.**
- Interior Doors:** Make good and allow for repaint all existing painted surfaces.

NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

## STUDIOS - PROPOSED FLOOR & ROOF PLANS EDWARD MILLEN HOUSE DEVELOPMENT APPLICATION

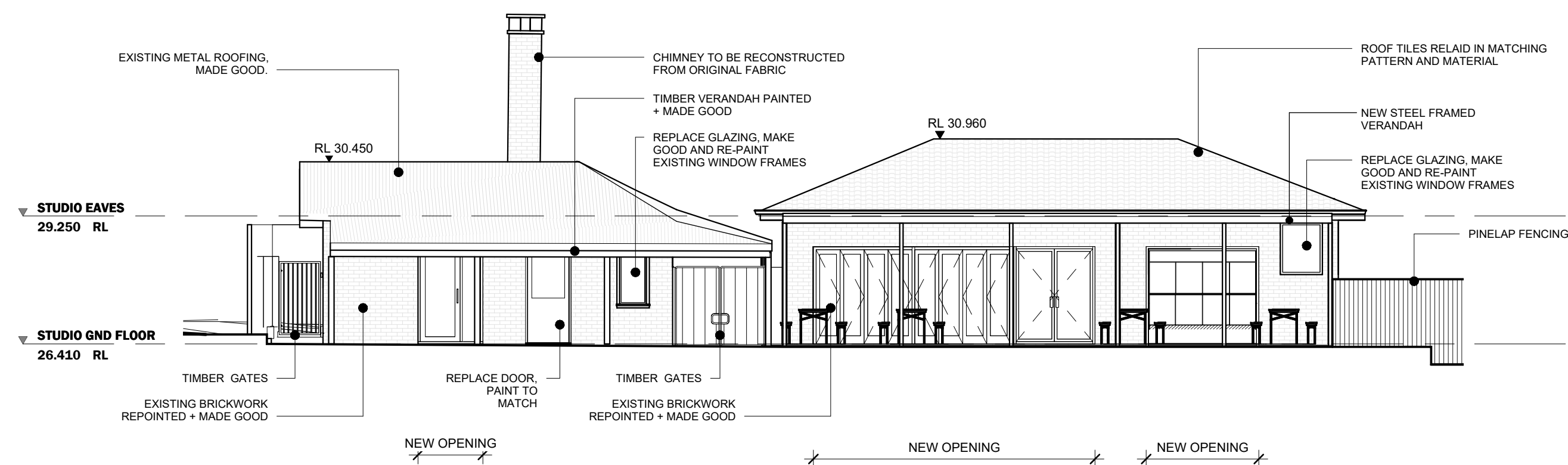
BENSON STUDIO



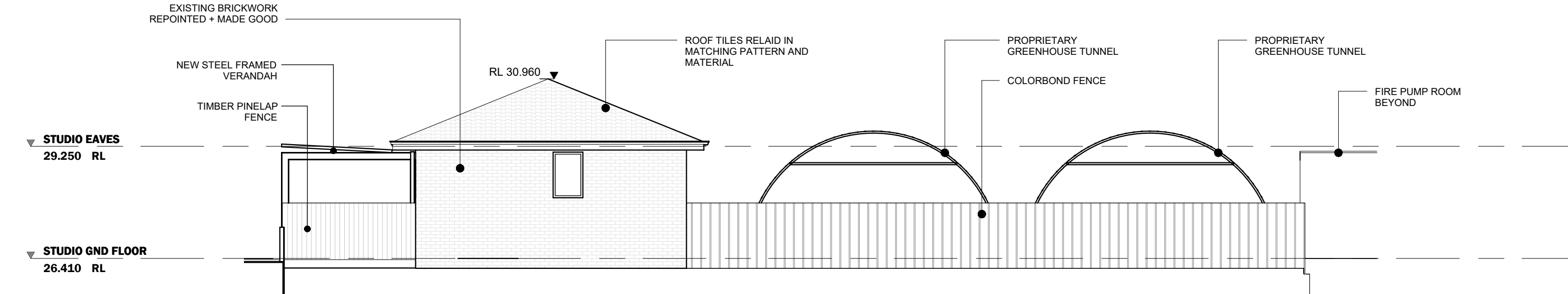
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PPA20224  
08.11.23

REV-B  
DA4.1

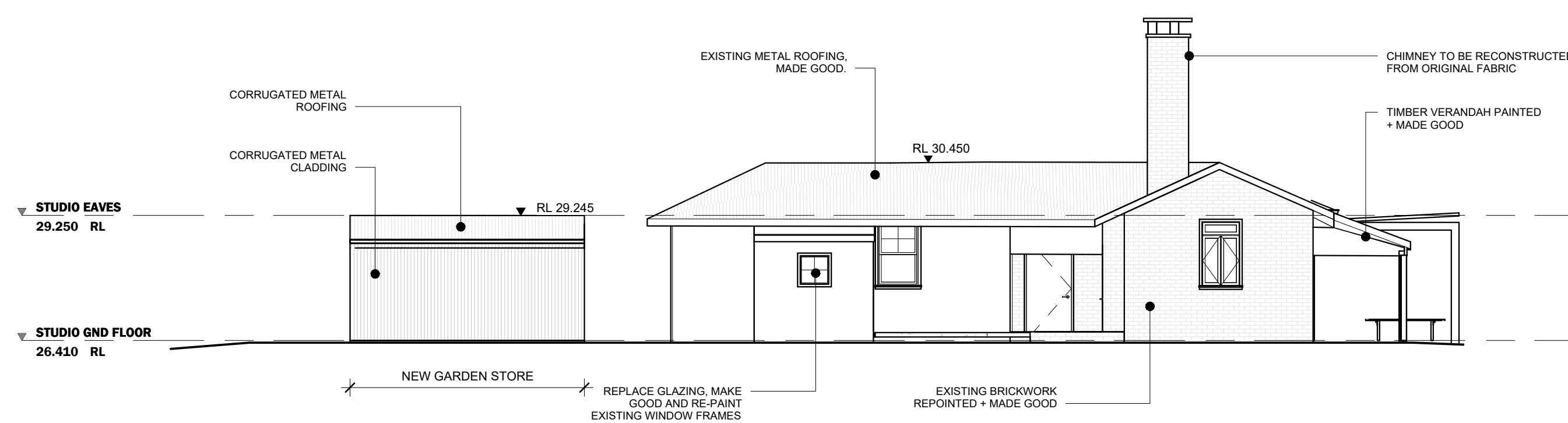




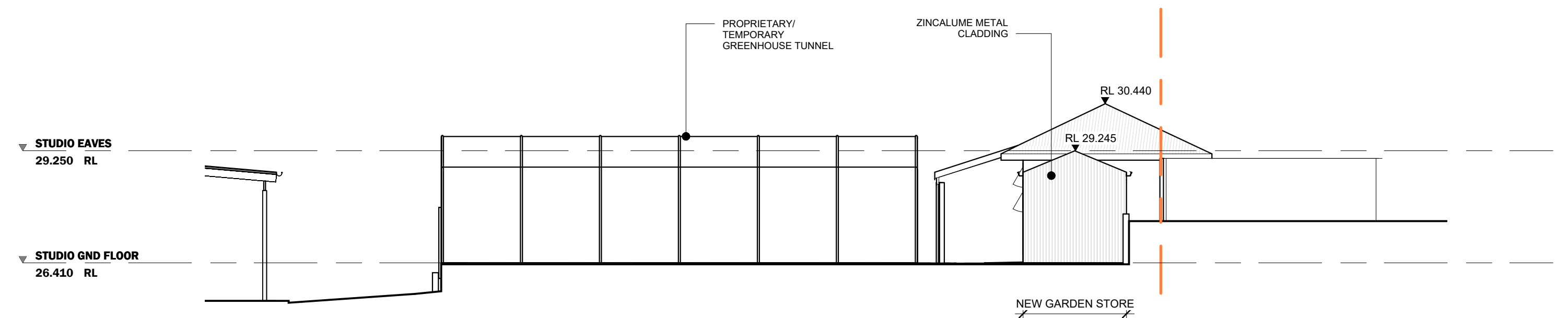
## NORTH ELEVATION - STUDIOS



## WEST ELEVATION - STUDIOS



### EAST ELEVATION - STUDIOS



SOUTH ELEVATION - GREENHOUSE

## HERITAGE NOTES

## OUTBUILDINGS RESTORATION

EXTERIOR

- **Brickwork:** Repair all brickwork. Replace and make good to damaged bricks where necessary.
- **Concrete and Bitumen paving:** **hardstand** remove from perimeter of the buildings and integrate with new landscaping.
- **Verandah:** Allow for repairs as required. Repaint existing painted surfaces.
- **Structure:** Assess for repairs. Carry out repairs or replacements as required to current standard. Allow for repair of existing painted timber surfaces. Allow for refinishing of unpainted timber surfaces. Assess for repairs to downpipes and brackets.
- **Terracotta Roof Tiles:** Reroof in matching pattern and material.
- **Timber and Steel Framed Doors and Windows** Make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces. Replace glazing.
- **Concrete and Stucco Sills and Lintels:** Assess for repairs.
- **Exterior Light Fixtures and Fittings** Replace with heritage-appropriate fixtures.
- **Wall Cladding, Weatherboards, and horizontal dado boarding:** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

- **Gutters, Fascias, and Downpipes** Repair and replace as required and allow for repaint of existing painted surfaces.
- **Veranda soffits** Asbestos sheeting to be removed and replaced with suitable heritage-matching material. Allow for new surface finish. Allow for retained visible birdboards to be refinished throughout.
- **Corrugated Roofing** Assess for repairs. Make good as required.
- **Exterior Services** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- **Concrete Floor** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- **Framed Timber Walls** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required.
- **Incinerator** to be retained and refurbished. Will not be used.
- **Brick chimney in poor state. Reconstruct with original fabric with possible new strengthening to meet current earthquake loadings.**

INTERIOR

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- **Timber Surfaces and Floors:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
- **Skirtings and Trims:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
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- **Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
- **Interior Walls:** Patch and conduct repairs as necessary, repair all existing painted surfaces. New wall linings with insulation.
- **Removal of Partitions:** Allow for restoration of surfaces affected by the works.
- **Repairs:** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Allow for exposed timber truss to be refinished.
- **Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
- **Fire services:** to be replaced to current standards.
- **Interior Doors:** Make good and allow for repaint all existing painted surfaces.

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## STUDIOS & SITE AMENITIES - PROPOSED ELEVATIONS

# EDWARD MILLEN HOUSE

## DEVELOPMENT APPLICATION

1 : 100 @ A1

PPA20224

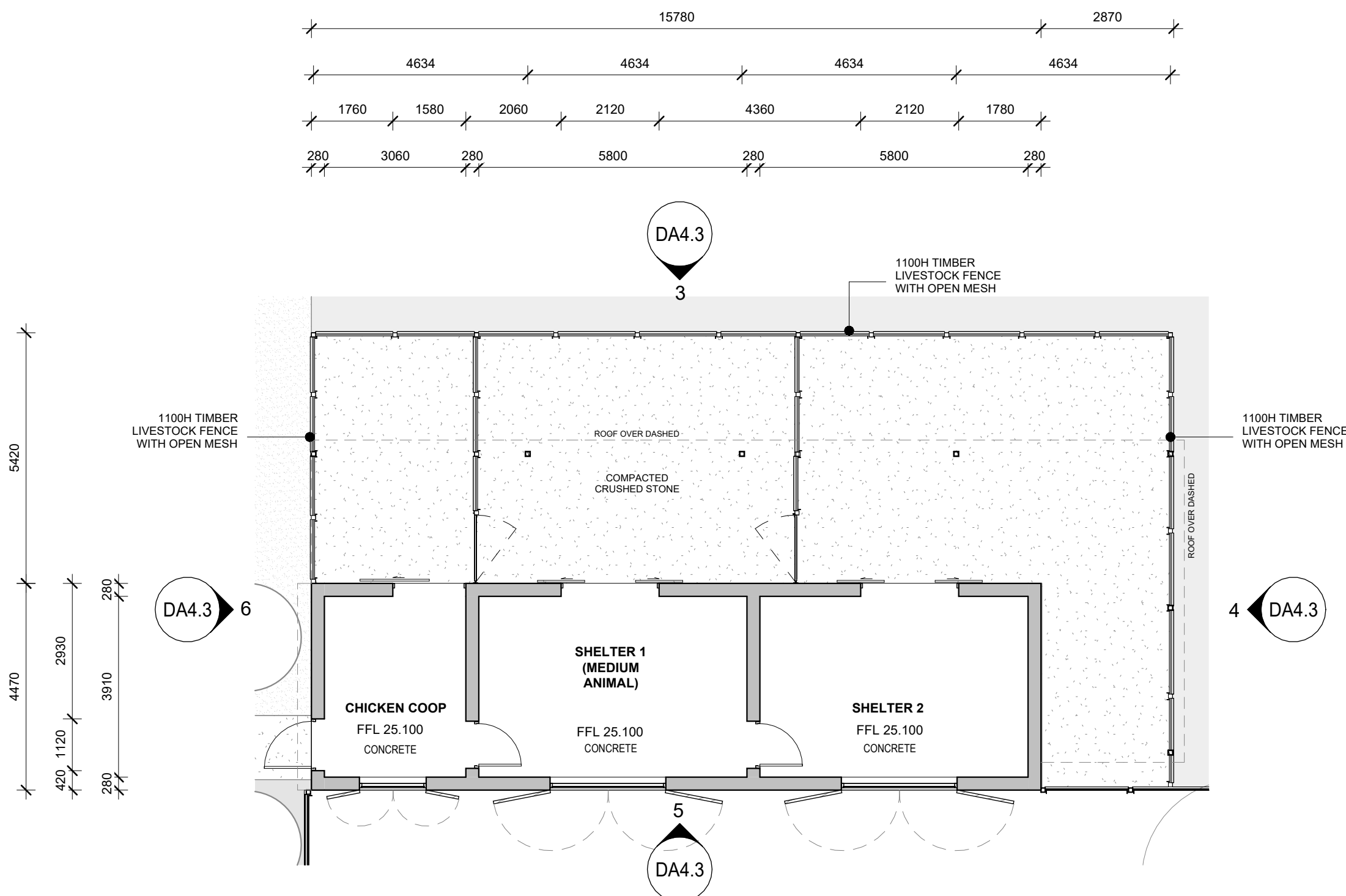
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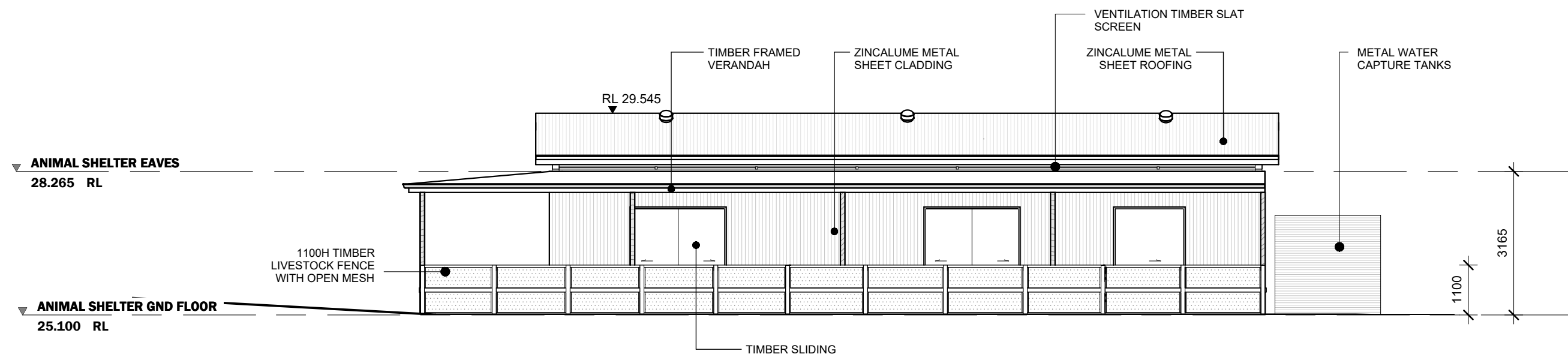
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**BENSON** STUDIO

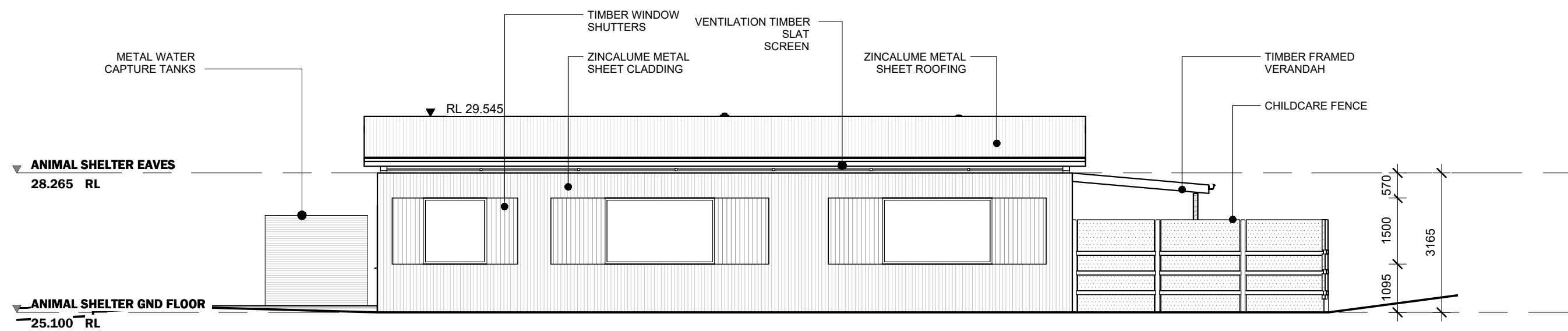




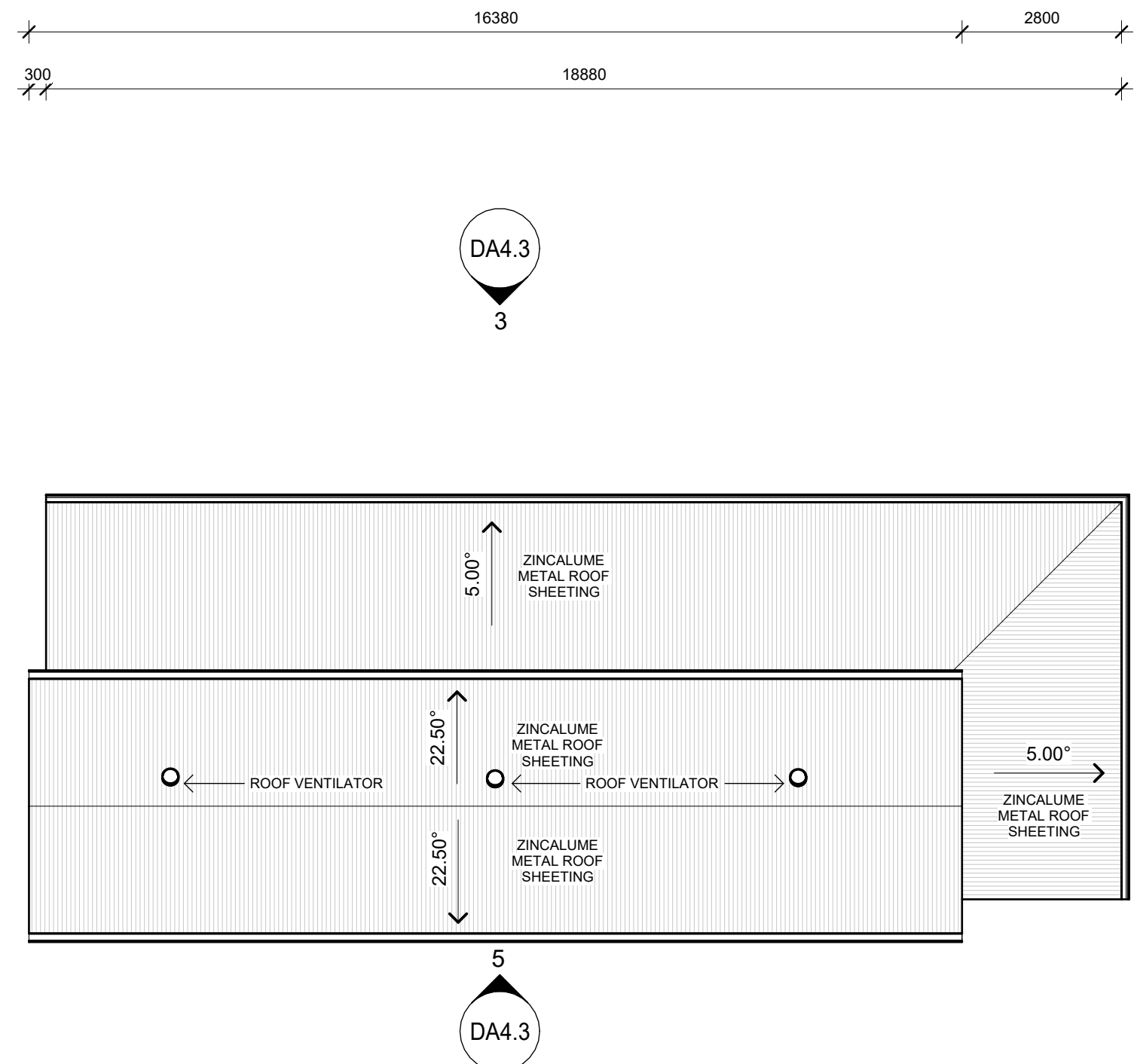
FLOOR PLAN



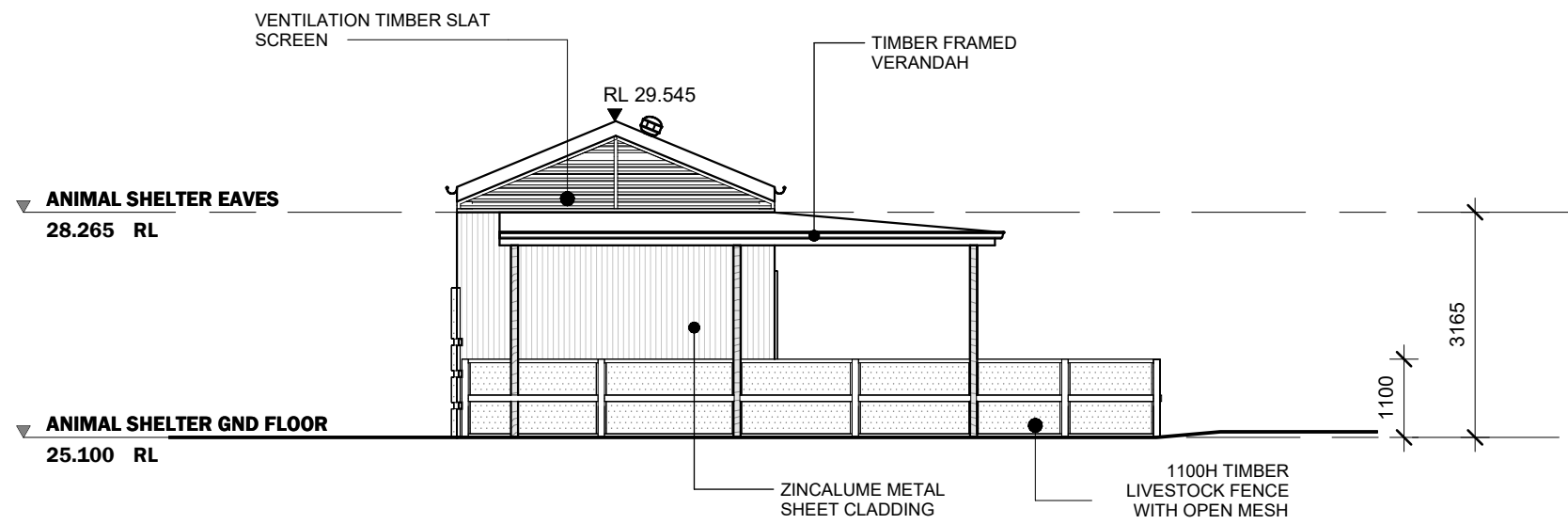
NORTH ELEVATION



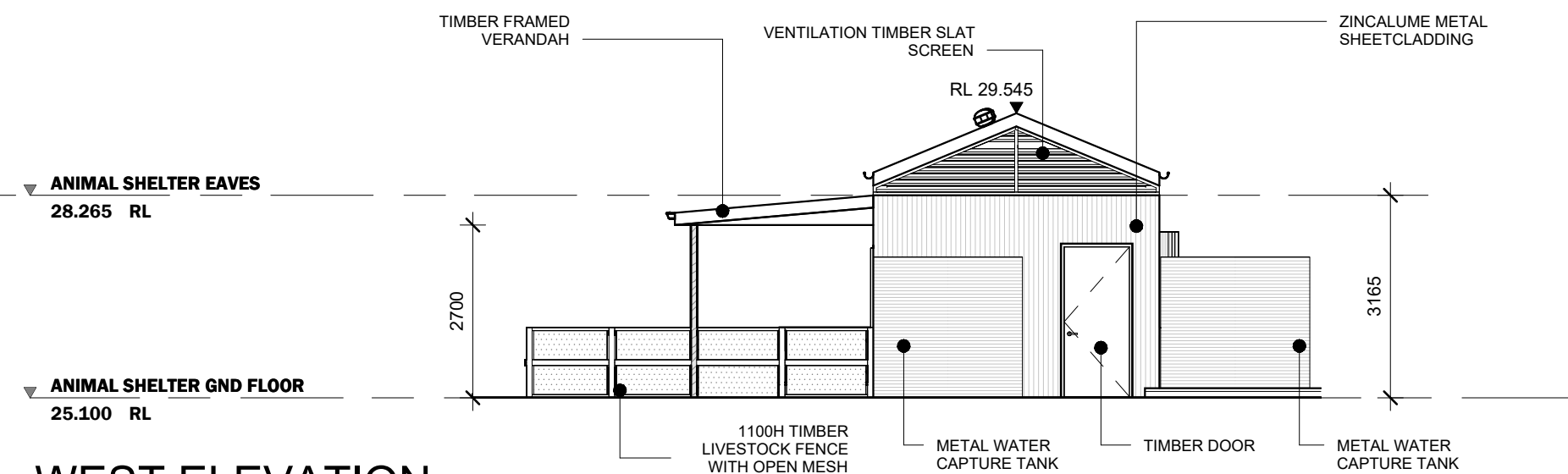
SOUTH ELEVATION



ROOF PLAN



EAST ELEVATION



WEST ELEVATION

HERITAGE NOTES

OUTBUILDINGS RESTORATION

EXTERIOR

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- **Concrete and Bitumen paving/ hardstand** remove from perimeter of the buildings and integrate with new landscaping.
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- **Terracotta Roof Tiles:** Reroof in matching pattern and material.
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ANIMAL SHELTER AND PENS - PROPOSED PLANS & ELEVATIONS

EDWARD MILLEN HOUSE

DEVELOPMENT APPLICATION

BENSON STUDIO



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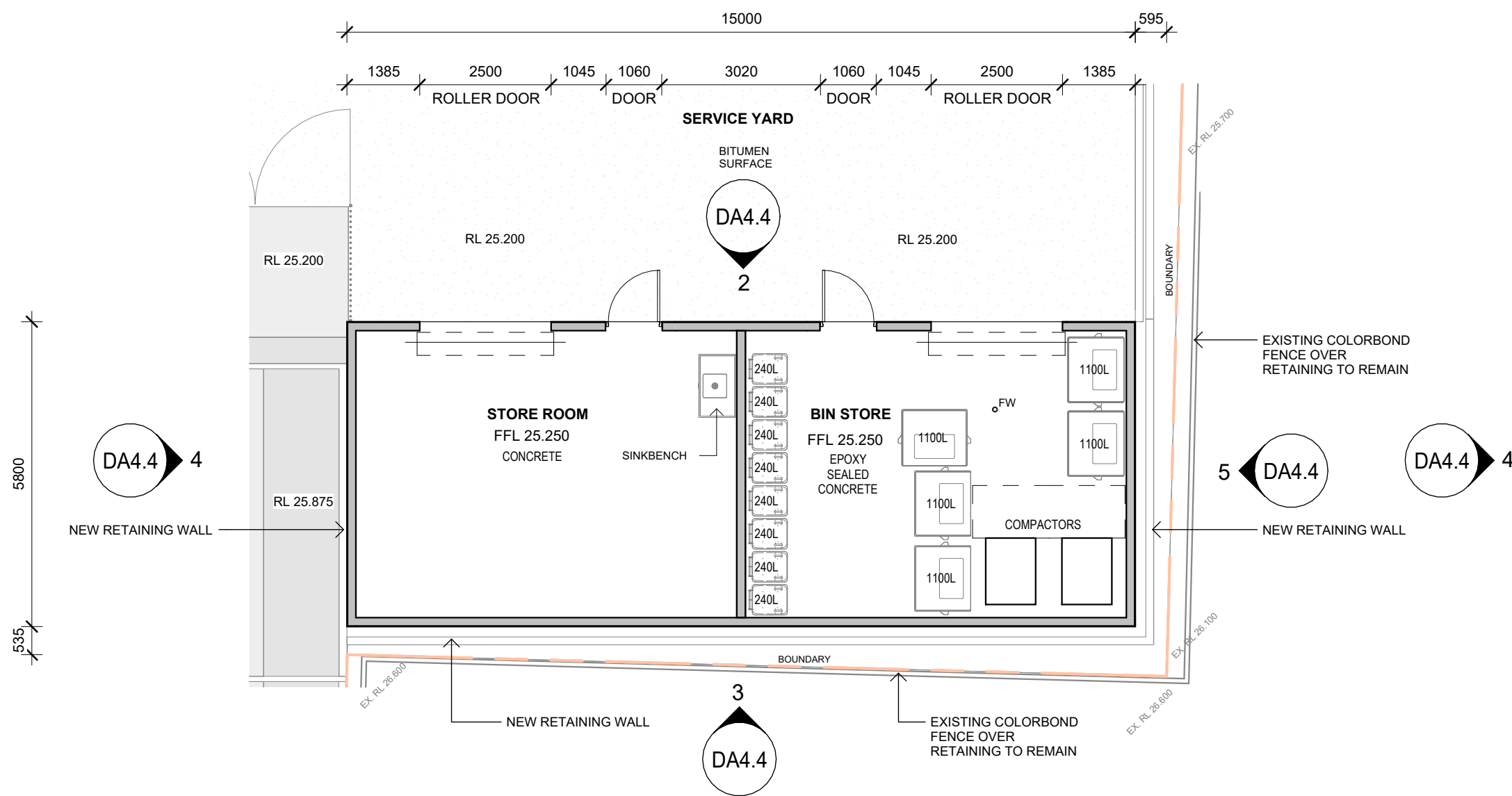
PPA20224

08.11.23

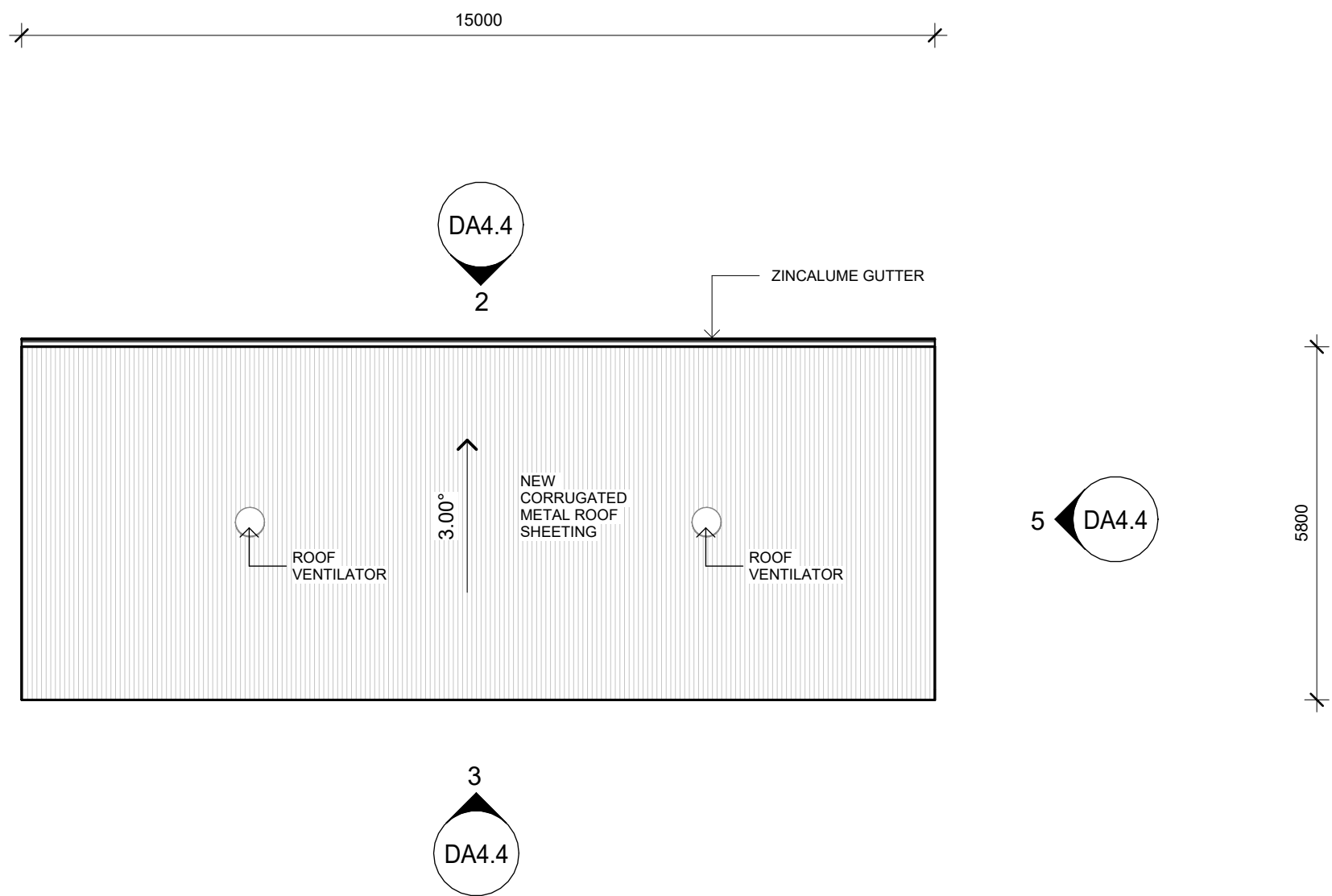
REV-B

DA4.3

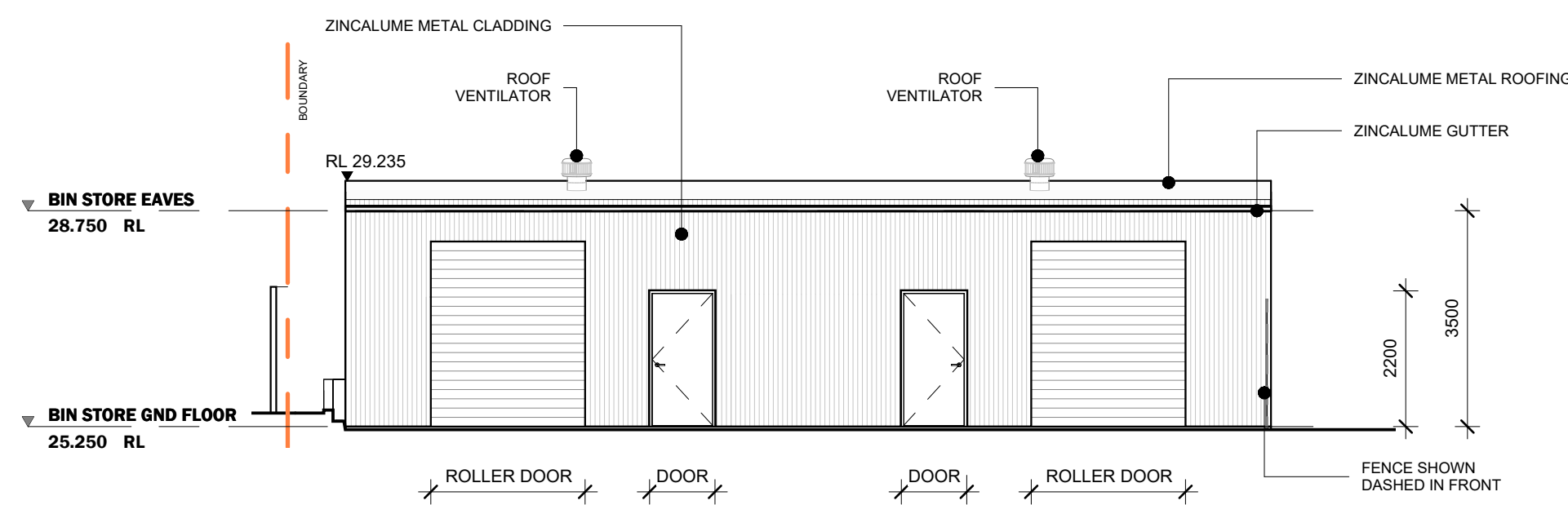




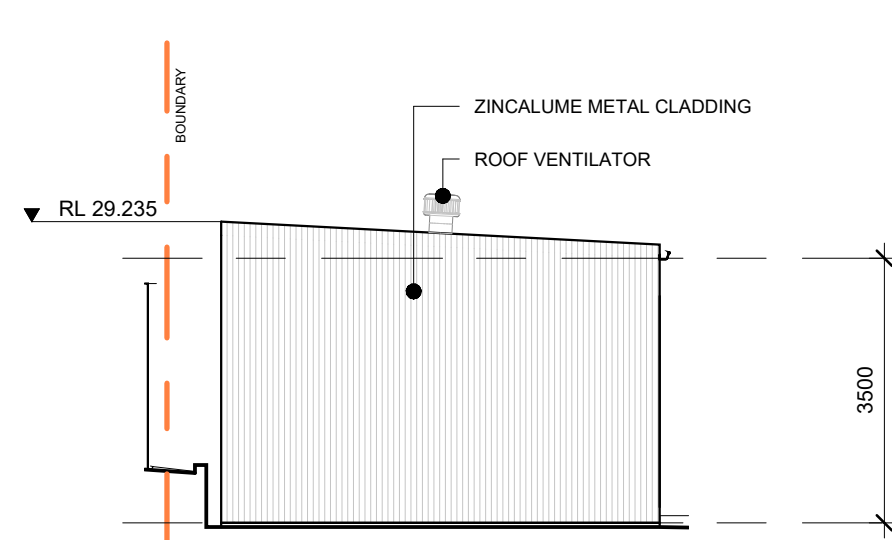
FLOOR PLAN



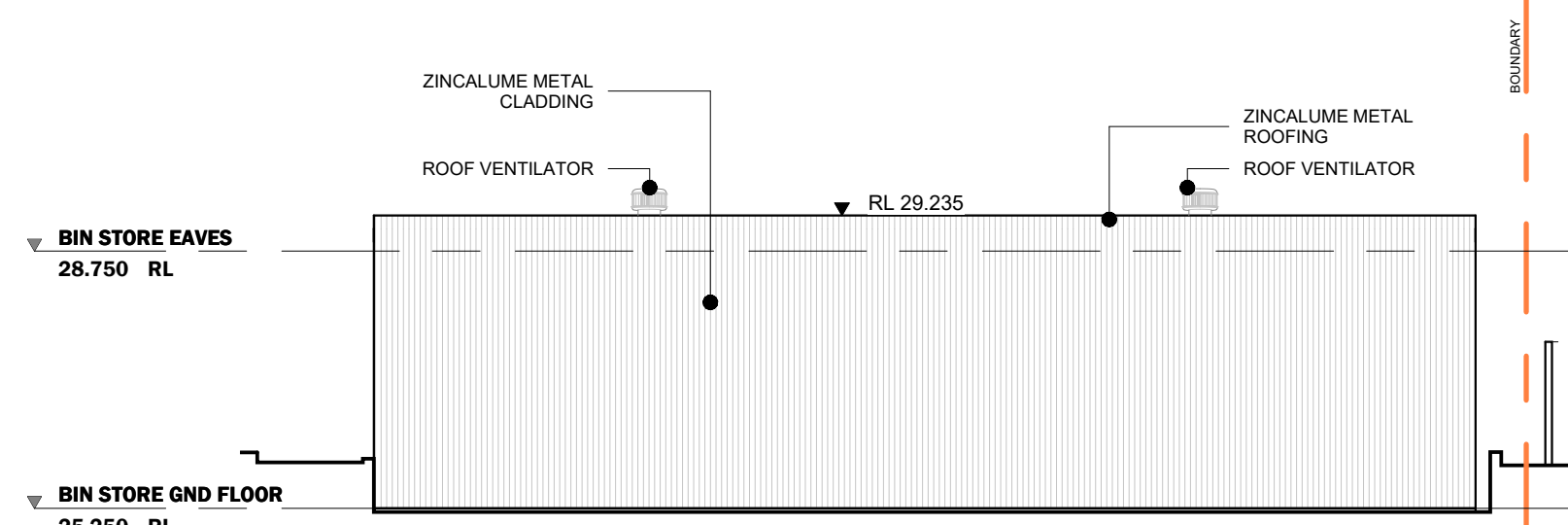
ROOF PLAN



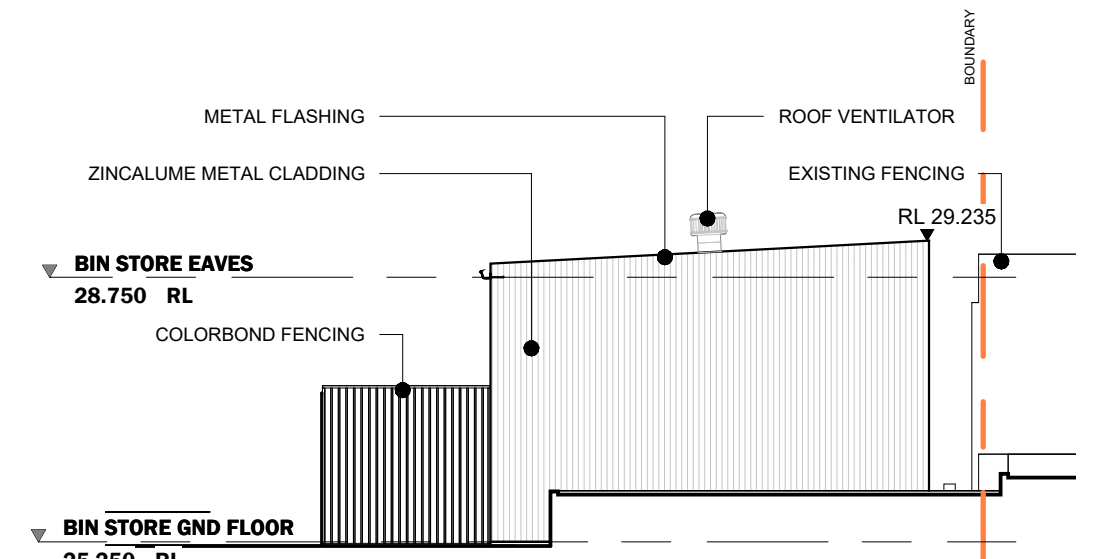
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

HERITAGE NOTES

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BOH BIN AND STORE ROOM - PROPOSED PLANS + ELEVATIONS  
**EDWARD MILLEN HOUSE**  
DEVELOPMENT APPLICATION

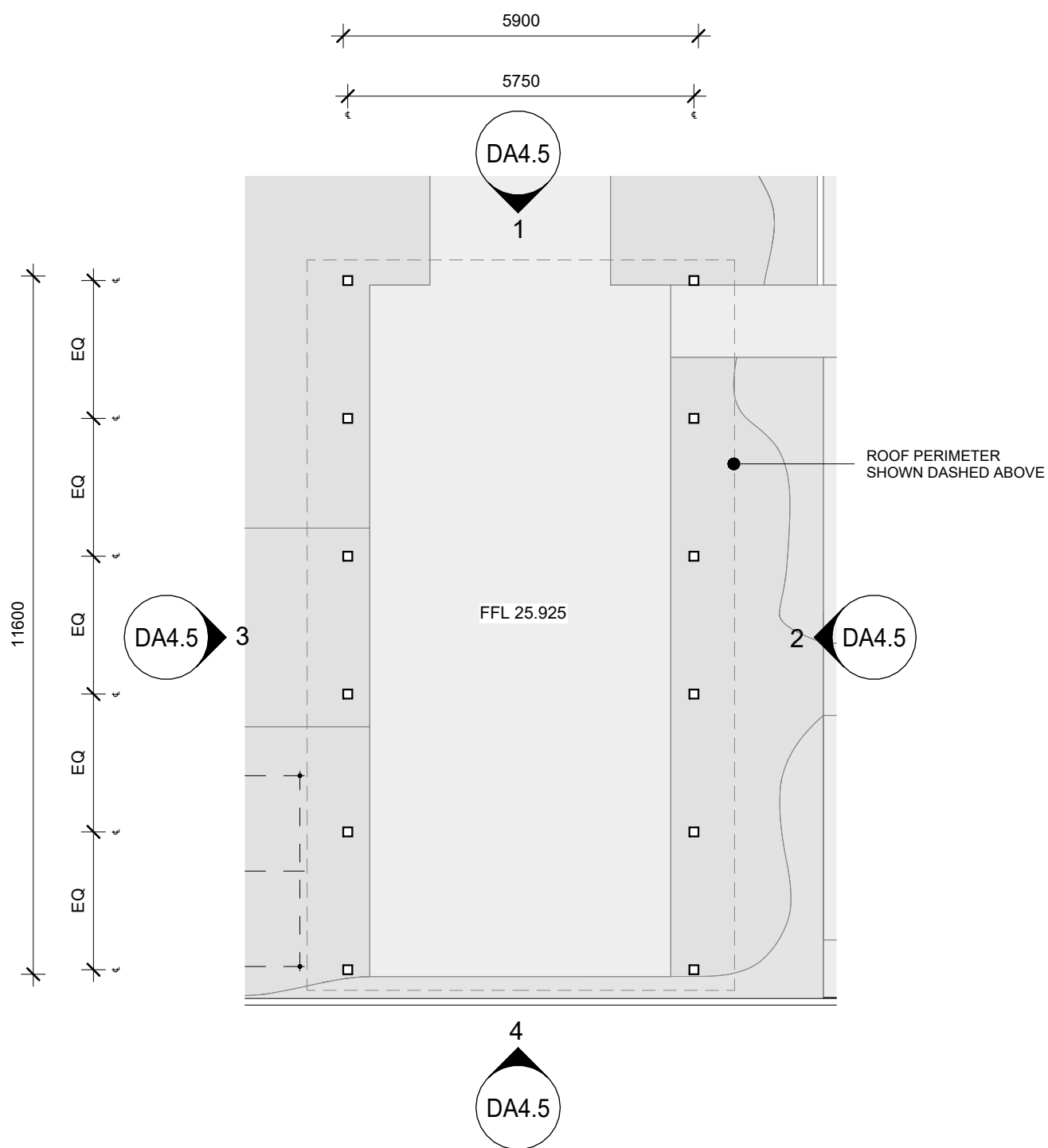
**BENSON STUDIO**



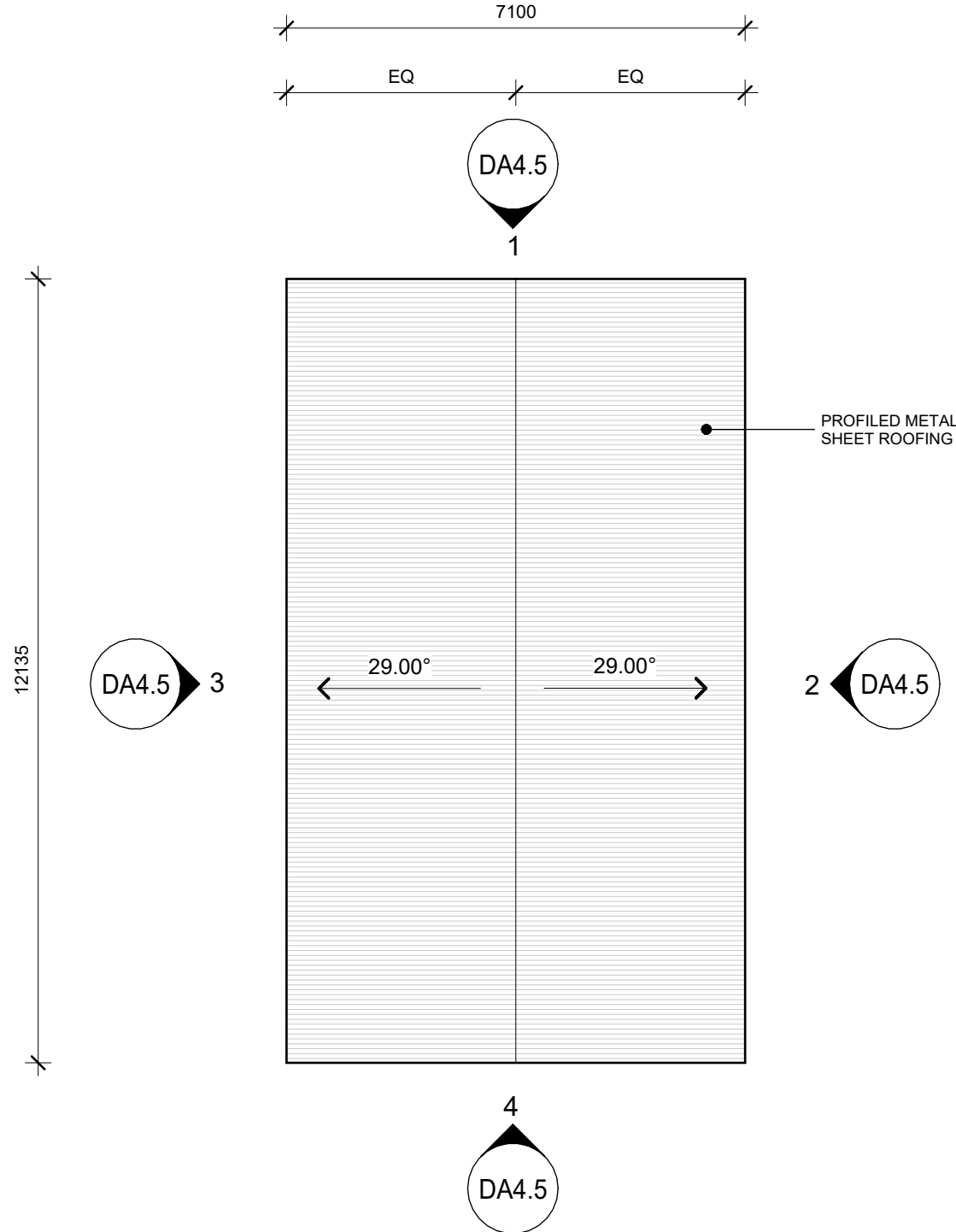
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08.11.23

REV-B  
**DA4.4**

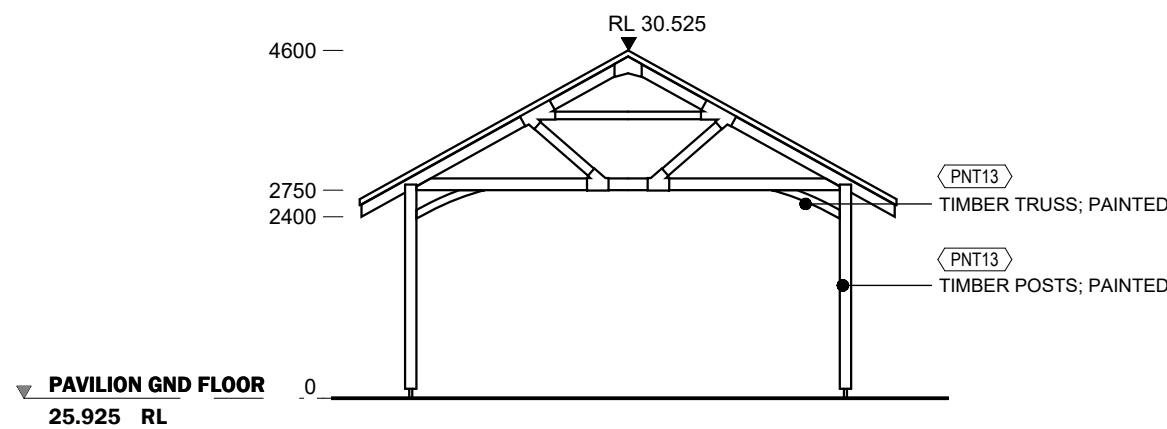




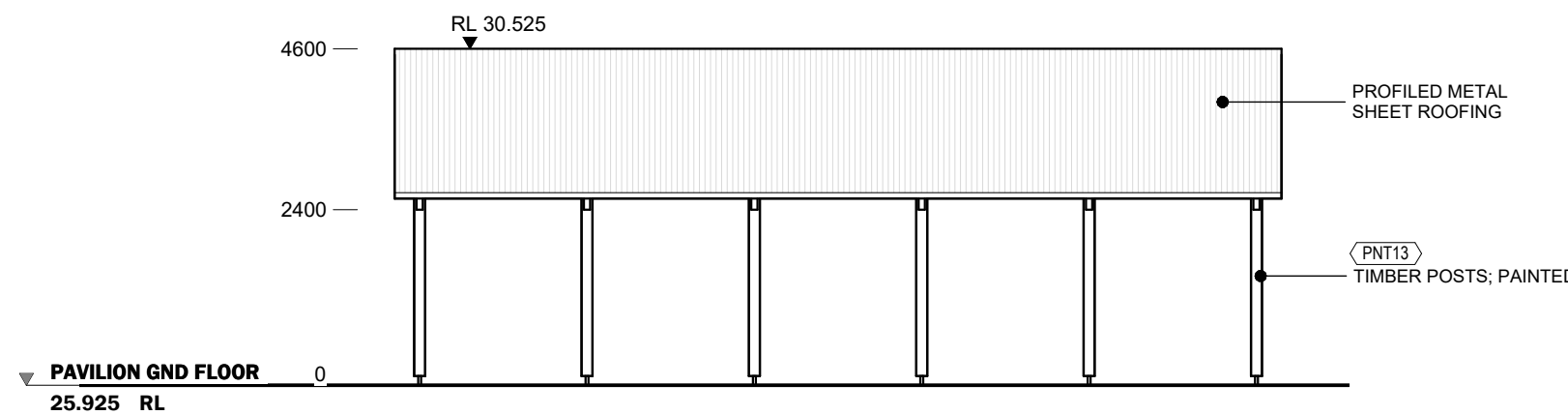
FLOOR PLAN



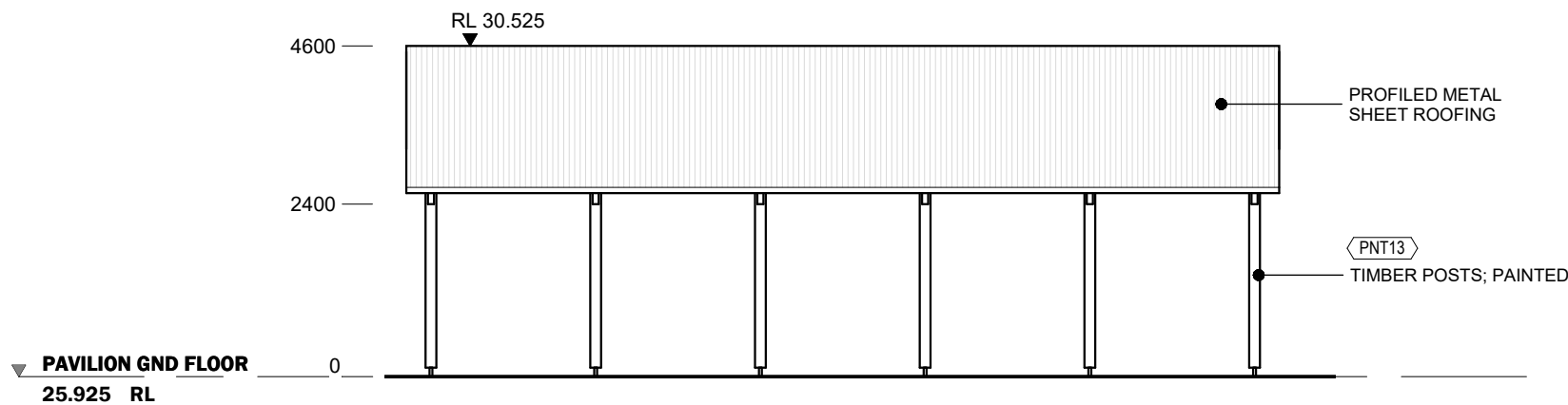
ROOF PLAN



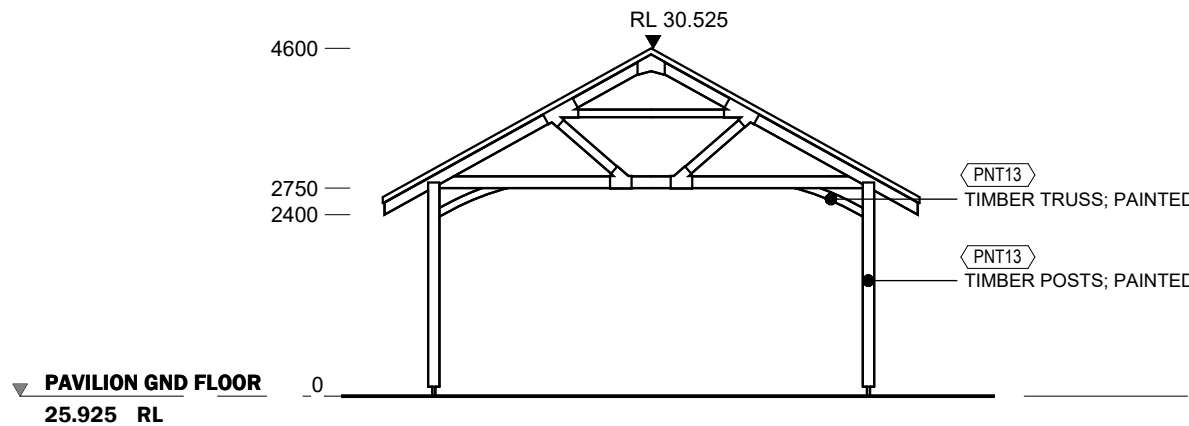
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

HERITAGE NOTES

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- Fire services to be replaced to current standards.**
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PAVILION - PROPOSED PLANS + ELEVATIONS  
EDWARD MILLEN HOUSE  
DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 100 @ A1  
PPA20224  
08.11.23

REV-B  
DA4.5





CHILD CARE ROOM SCHEDULE - NET AREAS	
ROOM NAME	ROOM AREA
INTERNAL	
AMB. WC	4.16 m <sup>2</sup>
BOTTLE	9.01 m <sup>2</sup>
CORRIDOR	66.51 m <sup>2</sup>
DINING	90.51 m <sup>2</sup>
HUB	20.30 m <sup>2</sup>
KINDY 1	65.82 m <sup>2</sup>
KINDY 2	65.72 m <sup>2</sup>
KINDY STORE	14.50 m <sup>2</sup>
KINDY WC	13.88 m <sup>2</sup>
KITCHEN	42.38 m <sup>2</sup>
LAUNDRY	22.72 m <sup>2</sup>
MEETING	39.14 m <sup>2</sup>
NAPPY	10.76 m <sup>2</sup>
NURSERY	11.68 m <sup>2</sup>

CHILD CARE ROOM SCHEDULE - NET AREAS	
ROOM NAME	ROOM AREA
NURSERY COTS	22.12 m <sup>2</sup>
NURSERY STORE	11.40 m <sup>2</sup>
OFFICE & PLANNING	10.63 m <sup>2</sup>
PANTRY	9.61 m <sup>2</sup>
RECEPTION	19.10 m <sup>2</sup>
SERVICES	2.04 m <sup>2</sup>
STAFF	34.93 m <sup>2</sup>
STORE	19.45 m <sup>2</sup>
TODDLER 1	39.62 m <sup>2</sup>
TODDLER COTS	22.12 m <sup>2</sup>
TODDLER 1	65.72 m <sup>2</sup>
TODDLER 2	65.72 m <sup>2</sup>
TODDLER 3	14.50 m <sup>2</sup>
TODDLER WC	13.68 m <sup>2</sup>
10A	10.38 m <sup>2</sup>

CHILDCARE ROOM SCHEDULE - NET AREAS	
ROOM NAME	ROOM AREA
EXTERNAL	
BIN STORE	23.63 m <sup>2</sup>
COVERED OUTDOOR AREA	297.17 m <sup>2</sup>
MECH PLANT	11.42 m <sup>2</sup>
OUTDOOR AREA	728.43 m <sup>2</sup>
STAFF OUTDOOR	47.04 m <sup>2</sup>
	1107.60 m <sup>2</sup>

# EDWARD MILLEN HOUSE

**BENSON** STUDIO

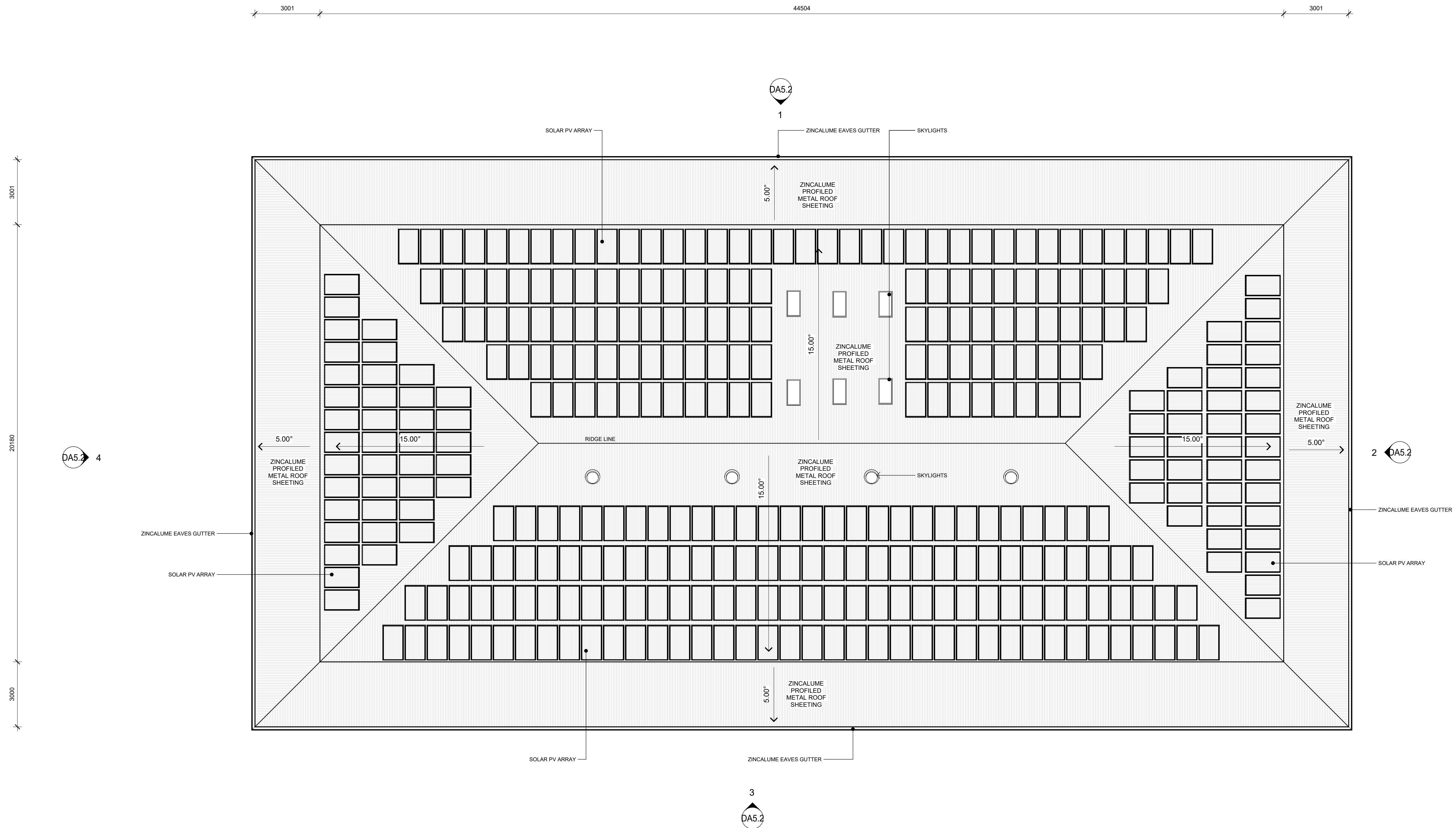
PPA20224

REV-E

DA5.0







CHILDCARE - ROOF PLAN  
**EDWARD MILLEN HOUSE**  
DEVELOPMENT APPLICATION

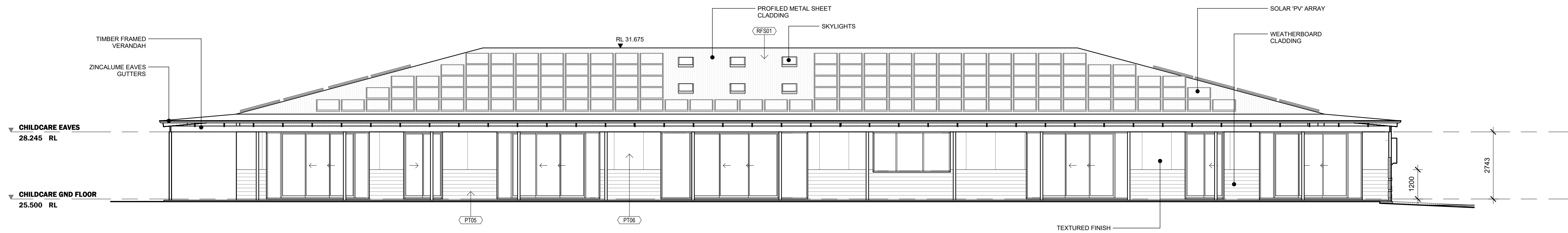
**BENSON** STUDIO



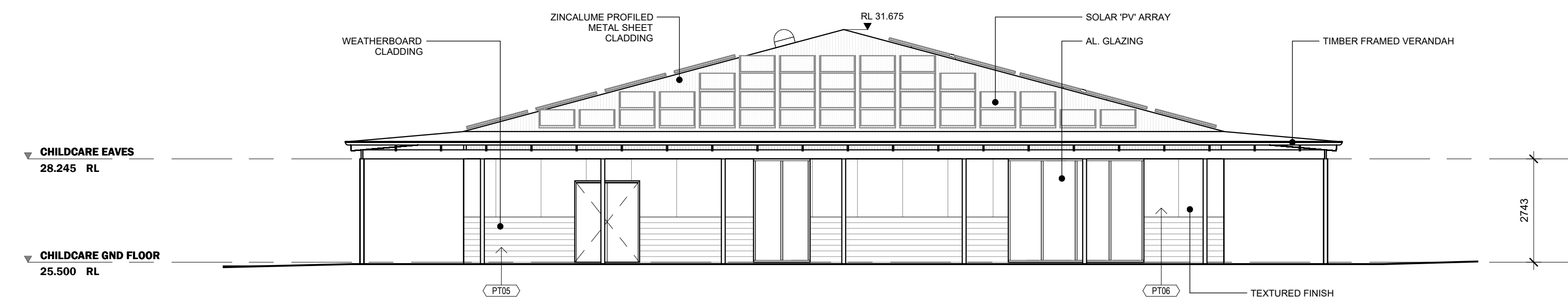
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08.11.23

REV-C  
**DA5.1**

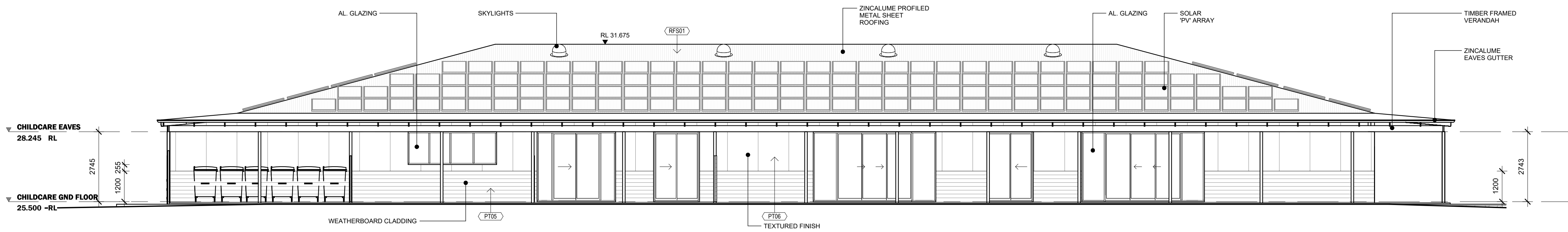




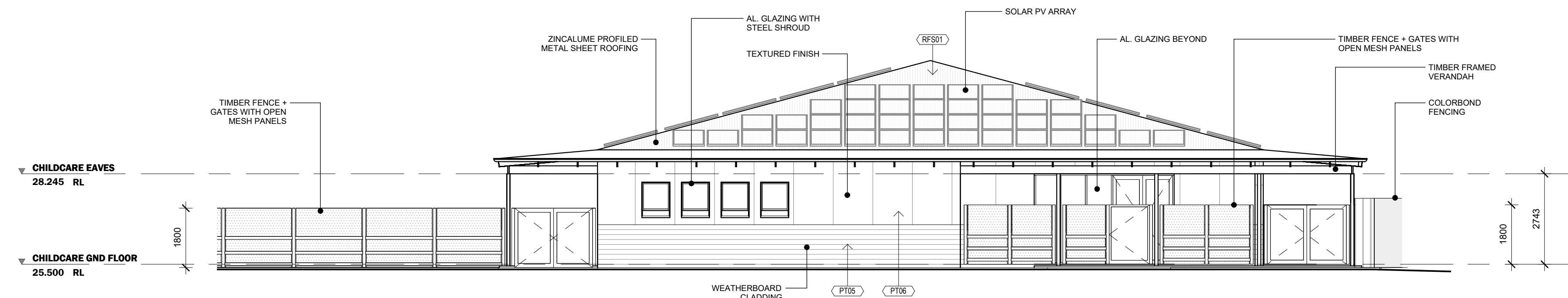
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

FINISHES LEGEND	
CODE	DESCRIPTION
PT05	EXTERIOR LOW SHEEN PAINT FINISH - (Green)
PT06	EXTERIOR TEXTURE FINISH
RFS01	ZINCALUME ROOFING

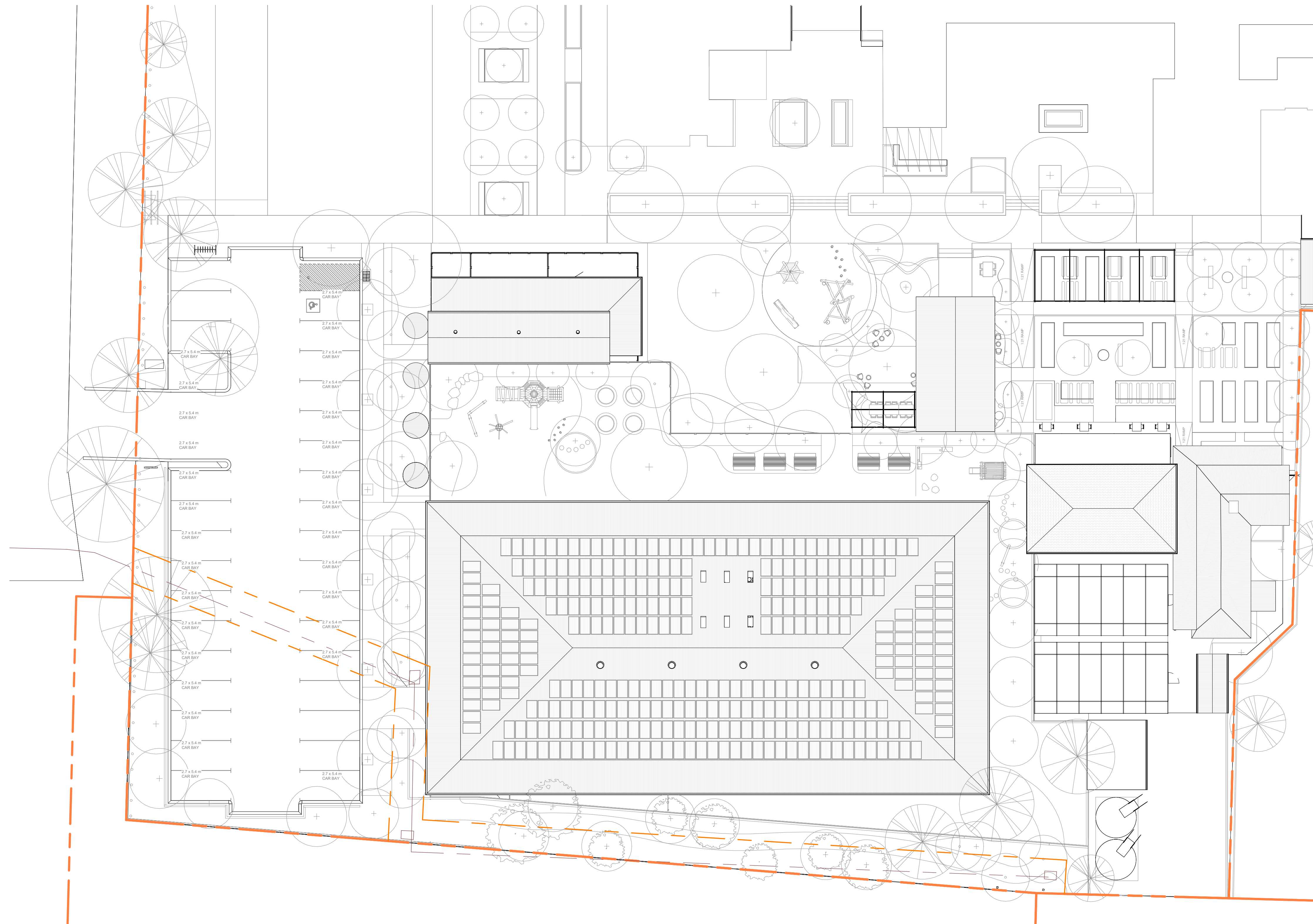
CHILDCARE -ELEVATIONS  
**EDWARD MILLEN HOUSE**  
DEVELOPMENT APPLICATION

**BENSON** STUDIO

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PPA20224  
08.11.23

REV-D  
**DA5.2**





CHILDCARE - SITE PLAN  
**EDWARD MILKEN HOUSE**  
DEVELOPMENT APPLICATION

**BENSON** STUDIO



1 : 200 @ A1  
PPA20224

**DA5.X**





ENTRY ARBOR



POP-UP MARKET SITE



LANEWAY (FRONT ENTRY)



LANEWAY (FRONT ENTRY)

3D VISUALS  
**EDWARD MILLEN HOME**  
 DEVELOPMENT APPLICATION

**BENSON** STUDIO

PPA20224  
 08.11.23

REV-A  
**DA6.0**





MILDRED CREAK LANDSCAPED TERRACE



MILDRED CREAK MAIN ENTRY



MILDRED CREAK LANDSCAPED TERRACE



MILDRED CREAK BREWERS GARDEN

3D VISUALS  
**EDWARD MILLEN HOME**  
 DEVELOPMENT APPLICATION

**BENSON** STUDIO

PPA20224  
 08.11.23

REV-A  
**DA6.1**





CHILDCARE



CHILDCARE



ANIMAL PENS AND SHELTER



ANIMAL PENS AND SHELTER

3D VISUALS

**EDWARD MILLEN HOME**

DEVELOPMENT APPLICATION

**BENSON** STUDIO

PPA20224  
08.11.23

REV-A

**DA6.2**





PAVILION



PLAYGROUND ARBOR



PRODUCE GARDEN ARBOR



PRODUCE GARDEN ARBOR

3D VISUALS

EDWARD MILLEN HOME

DEVELOPMENT APPLICATION

BENSON STUDIO

PPA20224  
08.11.23

REV-A

DA6.3



PROJECT:	EDWARD MILLEN HOME
SCHEDULE	PPA20224
NUMBER:	
REVISION NUMBER:	A
STATUS:	DEVELOPMENT APPLICATION
OUTPUT	
DATE:	7/11/2023
CHECKED BY:	MB

**BENSON STUDIO**  
TOWN OF VICTORIA PARK  
Received: 14/12/2023

**General Notes:**

- Images of items shown within this schedule are indicative only.
  - This schedule is not a stand-alone document and is to be read in conjunction with all architectural drawings and specifications. Any discrepancy must be brought to the attention of the architect.



**PROJECT:**  
 AS  
**REVISION NUMBER:**  
**STATUS:**  
 2/03/2023  
**CHECKED BY:**

EDWARD MILLEN HOME  
 PPA20224  
 A  
 DEVELOPMENT APPLICATION  
 7/11/2023  
 MB

**BENSON STUDIO**  
**TOWN OF VICTORIA PARK**  
 Received: 14/12/2023

KEYNOTE CODE	KEYNOTE DESCRIPTION	NATSPEC CLASS	PRODUCT DESCRIPTION	GENERAL LOCATION(S)	TYPE	INDICATIVE IMAGE	SUPPLIER	COMMENTS/ APPLICATION
<b>01 GENERAL</b>								
TAC01	TACTILE INDICATORS TO COMPLY WITH A.S.	195	INDIVIDUAL Dtac TBC	EXTERIOR				
BOL01	TRAFFIC BOLLARDS	195	BRASS SURFACEV MOUNT TBC	THROUGHOUT				
<b>02 SITE, URBAN AND OPEN SPACES</b>								
PV01ex	EXISTING PAVING TO REMAIN - MAKE GOOD, INFILL TO MATCH WHERE REQUIRED	27						
PV01	PAVING - REFER LANDSCAPE SPECIFICATIONS	27						
BT0ex	EXISTING BITUMEN ROAD SURFACE - MAKE GOOD, INFILL TO MATCH WHERE REQUIRED	27						All work undertaken to be in accordance with Australian Standards
BT01	BITUMEN ROAD SURFACE	27	Regrade existing to suit new deisgn levels. Tie-in and make good to existing remaining features.					All work undertaken to be in accordance with Australian Standards


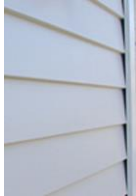

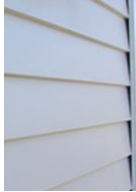



## 04 ENCLOSURE

RFS01ex	EXISTING METAL ROOF TO REMAIN	421	Make good to all areas of existing roofing that are affected by the works. <b>Colourbond colour: Manor Red</b>	ROTUNDA				Including all required flashings, cappings, aprons, gutters, sump boxes and accessories. Finish to match adjacent roof sheeting colour.
RFS02ex	EXISTING TILED ROOF TO REMAIN	421	Make good to all areas of existing roofing that are affected by the works.	ROTUNDA				
RFS03ex	EXISTING GUTTERS - MAKE GOOD + PAINT	421	Make good to existing gutters where affected by the works; PAINT all visible surfaces <b>TO MATCH COLOURBOND MANOR RED</b>					
RFS04ex	EXISTING DOWNPIPES - MAKE GOOD + PAINT	421	Make good to existing gutters where affected by the works; PAINT all visible surfaces <b>TO MATCH COLOURBOND MANOR RED</b>					
RFS01	ZINCALUME ROOFING	421	Zincalume Corrugated Roof Sheetting	CHILDCARE, STABLES				Including all required flashings, cappings, aprons, gutters, sump boxes and accessories. Finish to match adjacent roof sheeting colour.
RFS02	TILED ROOF	421	TERRACOTTA TILES - <b>TO MATCH EXISTING</b>	MILDRED CREAK				All required flashings, cappings, aprons, gutters, sump boxes and accessories to match Colourbond Manor Red
RFS02	GUTTERS AND DOWN PIPES	421	COLOURBOND STEEL GUTTER/ DOWNPIPES - <b>MANOR RED</b>	MILDRED CREAK				

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<b>EXL01a</b>	EXTERIOR WEATHERBOARD LINING - Mildred Creek	437	TIMBER CLADDING - H3 LOSP Treated Pine, 185mx18m Classic - Painted <b>PT03</b>	MILDRED CREAK		 	SUBIACO RESTORATION	<div> TOWN OF VICTORIA PARK  Received: 14/12/2023 </div>
<b>EXL01b</b>	EXTERIOR WEATHERBOARD LINING - Childcare	437	TIMBER CLADDING - H3 LOSP Treated Pine, 185mx18m Classic - Painted <b>PT05</b>	CHILDCARE		 	SUBIACO RESTORATION	
<b>EXS01</b>	COLORBOND FENCE	457	COLOURBOND STEEL FINING - Colour: PALE EUCALYPT	THROUGHOUT			COLORBOND	


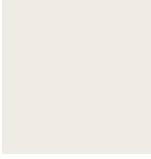


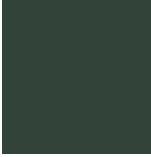


# INTERIOR ITEMS SCHEDULE

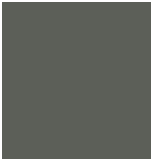
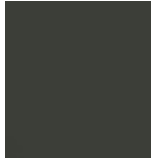
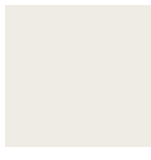
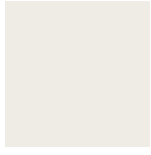
PROJECT: EDWARD MILLEN HOME  
 AS PPA20224  
 REVISION NUMBER: A  
 STATUS: DEVELOPMENT APPLICATION  
 2/03/2023 7/11/2023  
 CHECKED BY: MB

**BENSON** STUDIO

**TOWN OF VICTORIA PARK**  
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KEYNOTE CODE	KEYNOTE DESCRIPTION	NATSPEC CLASS	PRODUCT DESCRIPTION	GENERAL LOCATION(S)	TYPE	INDICATIVE IMAGE	NO. OF	LEAD TIME	SUPPLIER	COMMENTS/ APPLICATION
<b>PAINT FINISHES</b>										
PT01	EXTERIOR LOW SHEEN PAINT FINISH - (Light Blue)	671	Dulux Weathershield Low Sheen (3 coats): Colour: <b>VANILLA ICE HALF S35B1H</b>	ROTUNDA - ex. Blue trims					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.
PT02	EXTERIOR LOW SHEEN PAINT FINISH - (White)	671	Dulux Weathershield Low Sheen (3 coats): Colour: <b>NATURAL WHITE 15W</b>	ROTUNDA - ex. White trims					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.
PT03	EXTERIOR LOW SHEEN PAINT FINISH - (Green)	671	Dulux Weathershield Low Sheen (3 coats): Colour: <b>BEAN COUNTER S21C7</b>	MILDRED CREAK - weatherboard					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.
PT04	EXTERIOR LOW SHEEN PAINT FINISH - (WHITE)	671	Dulux Weathershield Low Sheen (3 coats): Colour: <b>ROTTNEST ISLAND SW1B6</b>	MILDRED CREAK/ CHILDCARE - walls					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.
PT05	EXTERIOR LOW SHEEN PAINT FINISH - (Green)	671	Dulux Weathershield Low Sheen (3 coats): Colour: <b>BRAKEN FERN S25A8</b>	CHILDCARE - weatherboard					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.



PT06	EXTERIOR TEXTURE FINISH	671	Dulux Acratex - TEXTURE TBC	CHILDCARE					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.
PT07	EXTERIOR TEXTURE FINISH	671	Dulux Acratex - TEXTURE TBC	MILDRED CREAK					Dulux	Prep substrate and apply paint and required undercoats in accordance with manufacturer's specifications and recommendations.
PT10	AQUANAMEL - Mildred Creak	671	Dulux semi-gloss 'Aquanamel Acrylic'; Colour: <b>BOGLE SG5F7</b>	MILDRED CREAK - exterior trims, columns, fascias					Dulux	Apply paint and required undercoats specific to substrate in accordance with manufacturer's specifications and recommendations.
PT11	AQUANAMEL - Childcare	671	Dulux semi-gloss 'Aquanamel Acrylic'; Colour: <b>FAIROAKS SG5E9</b>	CHILDCARE - exterior trims					Dulux	Apply paint and required undercoats specific to substrate in accordance with manufacturer's specifications and recommendations.
PT12	AQUANAMEL - Rotunda	671	Dulux semi-gloss 'Aquanamel Acrylic'; Colour: <b>NATURAL WHITE 15W</b>	ROTUNDA - exterior trims					Dulux	Apply paint and required undercoats specific to substrate in accordance with manufacturer's specifications and recommendations.
PT13	AQUANAMEL - Pavilion	671	Dulux semi-gloss 'Aquanamel Acrylic'; Colour: <b>NATURAL WHITE 15W</b>	PAVILION - Posts, trims, truss.					Dulux	Apply paint and required undercoats specific to substrate in accordance with manufacturer's specifications and recommendations.

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