

Woodfull Pavillion (B9)

Royal Agricultural Showgrounds H1329

320 – 380 Epsom Road, Flemington VIC 3031

HERITAGE ACT 2017 PERMIT APPLICATION

HERITAGE IMPACT STATEMENT

23 October 2025



1. Project details

1.1. Heritage Impact Statement for:

Royal Agricultural Showgrounds, 320-380 Epsom Road, Flemington VIC 3031 H1329
B9 Woodfull Pavilion / Government Pavilion.

1.2. This Heritage Impact Stage forms part of a permit application for:

The construction of a new external passenger lift at the Woodfull Pavillion, Royal
Agricultural Showgrounds.

1.3. Prepared for:

ISPT Pty Ltd (Lease Holder and Land Manager)

1.4. Prepared by:

Michael Taylor Architecture & Heritage.
Level 6, 443 Little Collins Street Melbourne.

1.5. Date:

23 October 2025

2. Significance of the place or object

2.1. Heritage Listings/Studies

Heritage Act 2017

The site and building are located on the Victorian Heritage Register (VHR) as Royal Agricultural Showgrounds H1329. The extent of registration is illustrated on the diagram below.

Circled in red below is Woodfull Pavillion (B9) where works are proposed to be carried out.

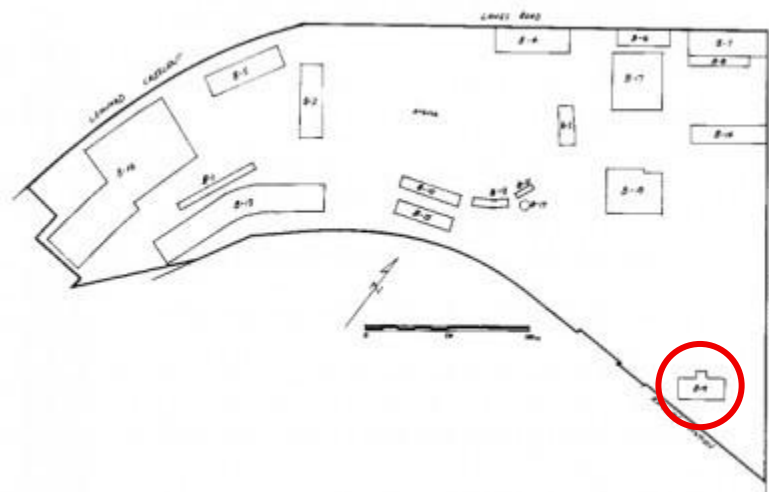


Figure 1, VHR diagram showing the extent of H1329 Royal Agricultural Showgrounds (VHD)

Melbourne City Council (MCC)

The site is also included on the MCC's Heritage Overlay as H0221. The extent of registration matches that of the VHR.

Conservation Management Plan (CMP)

A CMP was written for Royal Agricultural Showgrounds in 1997 by Bryce Raworth Pty Ltd in association with Dr Airlie Worrall. A copy has not been available in preparation of this HIS.

2.2. Cultural heritage significance of the place or object

Royal Agricultural Showgrounds as a complex is of cultural, architectural and historical significance to the State of Victoria. Its statement of significance notes:

Developed as the base for the Royal Agricultural Society of Victoria and the home of the Royal Melbourne Show from 1883, the Royal Melbourne Showgrounds are Victoria's largest and pre-eminent example of an agricultural showground complex. The substantial grounds contain a large number of buildings conforming to a range of building types, many of which are of individual interest as exemplars of their type. The Showgrounds have been the sole site of the annual Royal Melbourne Show from 1883 until the present and continue in that role. The continued presence of the Royal Melbourne Show within the showgrounds demonstrates the importance of the metropolitan area as a focus for ideas in agriculture, and also maintains a fundamental

principle of the Show, the provision of access for the urban population to information about the rural areas.

The Royal Agricultural Showgrounds are of cultural heritage significance to the State of Victoria.

As a complex, the Royal Agricultural Showgrounds have economic, historical and cultural significance as the largest agricultural show complex in Australia, a vital part of Australia's oldest major industry, and an important location for the enactment of national identity. The site and its show are of cultural significance as the largest single public event held annually in Victoria, attracting in excess of 700,000 persons each year. They are also vital as the major interface between rural and urban populations in Victoria's calendar. These aspects of the significance of the place are intimately related to the ongoing presence of the annual Show upon the site. The fabric of the Showgrounds is the primary illustration of the significant activities of the Royal Agricultural Society of Victoria in the past one hundred years.

The Royal Agricultural Showgrounds represents the most diverse, substantial and significant place of its kind in Australia. Within the complex, the various Cattle, Pig, Dog, Horse and Agricultural Pavilions may be considered to have great architectural, historical and social significance as the largest substantially intact group of Federation and inter-war pavilions in Australia, a significance enhanced by the complementary architecture of the Public, Cliff and Chirside Grandstands. The Arts & Crafts Pavilion and the Hall of Manufactures are of significance for economic as well as aesthetic reasons, epitomising as they do strong social movements in national development. Other buildings which aid interpretation of the place include the Royal Luncheon Buildings, the Woodfull Pavilion, the Administration Building, the Horse Boxes and Lockers, and the carnival buildings.

2.3. Existing condition of the place

The Woodfull Pavilion was built in 1918, designed by Billing Peck & Kempter Architects. The building is located within the south-east end of Royal Agricultural Showgrounds extent of registration. The Flemington Racecourse train line runs along the southern boundary of the showgrounds. The signage as the Government Pavillion is visible as shown in figure 2 below.



Figure 2, Woodfull Pavilion / Government Pavillion west facade (Melbourne Royal)

The Royal Agricultural Showgrounds extent of registration includes 19 buildings and structures. Five structures were demolished from the 2005 redevelopment project. Two thirds of the Showgrounds have been retained and redeveloped as a Royal Agricultural Show venue. The Woodfull Pavilion is in the “non-core” land on Epsom Road and has been sold to freehold, and redeveloped into a supermarket, shops and offices.

The Woodfull Pavillion is a brick building originally designed as a single volume exhibition hall for the annual Royal Agricultural Show. The facade has contrasting render bands on the window sills, heads and parapet tops. All elevations have a near symmetrical pattern and consist of fixed windows that span vertically between expressed columns. The current entrance to the building is all located on the north elevation for the two separate tenancies. Timber accessible ramps flank both ends of the north facade as shown in Figure 3 and Figure 4.

The interior has subsequently been developed into two ground floor commercial tenancies and third tenancy on a mezzanine floor constructed 2008. The upper floor is accessible by stairs only.



Figure 3, Government Pavilion, part north elevation (October 2024)



Figure 4, Government Pavilion north elevation (October 2024)

The building is in good condition with the external envelope intact and weatherproof. It has undergone restoration works circa 2005 as the parapet, windows, render bands, and signage are apparent and in good condition.

2.4. Current use of the place

The Woodfull Pavilion houses of a couple of tenancies on the ground level, currently with medical consulting suites on the north of site and childcare centre at the remaining south. The mezzanine was most recently used as an office and is currently vacant.

3. Proposal

3.1. Background to work

A pre application enquiry was presented to Heritage Victoria and advice has been given for the proposal to go through a Heritage Permit application. Minor maintenance works were suggested regarding the West entry porch.

3.2. The proposed works

- Demolition of one existing window.
- Construction of a new concrete block lift shaft.
- Construction of a bridge or entry lock.
- Construction of a new awning for lift entry.
- Extension of existing landing.

A complete drawing set issued by MTA&H dated 23 October 2025 is attached showing the full scope of works.

3.3. Options considered

A location at the alongside the south entry was found to be the best location for a new lift, being within the existing entry area and integrated with ramped entry to the external door, principal point of entry and proximate to the existing stair.

Options were explored and considered

- Internal lift in the childcare centre's entry foyer

Cons:

- Relocation of existing services and comms
- Impact on original roof trusses which would require modification of entire existing roof structure to current code and standards compliance.
- Major structural works to the mezzanine floor and footings.
- Shared foyer with the childcare centre.

Following further site findings carried out between MTA&H and Creo Structures (structural engineer), the option of an external lift presents no impact to the original roof structures and internal areas. This option is seen as preferable as they limit physical alterations to the heritage fabric. The location presents Universal Access for people of all abilities with the equal approach from the ramp towards the entry.

3.4. HV RFI dated 01/09/25

Following lodgment of a permit application on 20 August 2025 Heritage Victoria Issued on an RFI on 1 September 2025 seeking the following (responses included).

- *Details of site investigations carried out by Creo Structures (Structural Engineer) to inform the works.*
Refer Appendix 1 Consultants Advice Notice No. 1 dated 10/09/2025 Creo Structures.
- *Preliminary structural design details and Section drawing (north elevation) showing the connection between the new floor structure and the existing building, including the timber landing and its structural integration with the lift.*
Refer Appendix 2 Concept Design drawings with north section dated 14/10/2025 by Creo structures.
- *Arborist assessment, including analysis of impacts on the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ).*
Refer Appendix 3 Arboricultural Impact Assessment dated 03/10/2025 by Habitat Landscape and Garden
- *Confirmation of overall height of proposed works compared to existing building.*
Refer Appendix 4 attached revised drawing set particularly H13, MTA&H.
- *Description of proposed conservation and maintenance works.*
Refer Appendix 5 Conservation Works drawing set, MTA&H.
- *Revised Heritage Impact Statement (HIS) addressing the above*
This HIS dated 23 October 2025

4. Information to support an assessment against sections 101(2) and 010(3) of the *Heritage Act 2017*

4.1. Impact of the proposal on the cultural heritage significance of the place or object

4.1.1. Physical impacts

The implementation of new lift including a concrete blockwork shaft will require some minor demolition of a first floor window and spandrel wall. Minimal original fabric is proposed for demolition. Proposed demolition is limited to partial timber balustrade to existing ramp landing and partial west elevation window.

The cement blockwork lift shaft on the north entry is proposed to be separated from the original building by a minimum of 1200mm. The lift shaft, steel framed awning and entry lock presents separately as a single extension to the brick pavilion.

The extended timber landing and platform aligns and matches existing profile and measurements. Steel balustrade and handrail are introduced to the platform addition to maintain uniformity with proposed steel framed awning, and first floor entry lock. A different balustrade design to the existing is proposed as the existing timber balustrade is aged, the level of design and construction is domestic/handyman level and it is not compliant to relevant access standards AS1428, NCC or DDA.

4.1.2. Visual impacts

The proposed lift shaft is entirely contained at the original north entry of the Woodfull Pavilion. The remaining elevations and east end of the north facade are retained as existing.

In the larger scheme of the Royal Agricultural Showgrounds extent of registration, the interpretation of the place is not limited to the Woodfull Pavilion. Other remaining 13 buildings provide adequate representation of the place.

4.2. Reasons why the proposed works should be supported under s101(2)b and s101(2)d

4.2.1. Reasonable Use s101(2)b

The use of Woodfull Pavilion has been redeveloped between the State with the Royal Agricultural Society of Victoria in 2005 for supermarkets, shops and offices. The proposed use incorporates the existing plan of the building retaining significant features such as roof, structure, walls, windows and doors.

Refusal of the application for the proposed lift would inhibit the provision of Universal Access within the building. The existing mezzanine access of the Woodfull Pavilion does not meet the requirements of AS 1428.1 without a step free access. A lift is therefore required to allow for persons of all abilities to access the upper level.

Childcare centre considerations- The proposed lift would act as the upper floor's principal entry and exit. The location would leave the busy foyer unencumbered and would "quarantine" the foyer from use by non-childcare centre users, staff and parents. Current feedback from potential tenants confirms that their preference would

be to have no contact or crossover with the child care operations in the interests of safety and wellbeing of all tenants and staff and building users.

5. Conclusion

5.1 Impacts on the cultural heritage significance of the place

- Works are limited to one entry of the Woodfull Pavilion, the balance of the vast RAS site would not be affected.
- The proposed lift will provide Universal Access to the building.
- Demolition of minor heritage fabric is required.
- The proposed lift will encumber the appearance of a small local area; the balance of the building would not be affected/unencumbered by the external passenger lift.
- The lift would provide a separate entrance to the upper tenancy and would not impact on the childcare foyer, childcare operations, welfare and safety.

5.2 Conclusion

- The proposed works will have no adverse impact on the cultural heritage significance of *Royal Agricultural Showgrounds H1329*
- The works are suitable for a *Heritage Act 2017* permit.

6. Recommended conditions and staging

Pending the approval of a *Heritage Act 2017* permit, the following conditions are recommended:

1. The permission granted for this permit shall expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit or are not completed within four (4) years of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria.
2. The Executive Director, Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Prior to the commencement of any of the works approved by this permit a *Construction Issue/IFC* set of detailed drawings including details and material selections must be submitted for the endorsement of the Executive Director, Heritage Victoria and when endorsed becomes part of the permit.
4. Should further minor changes or permit amendments in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged for assessment by the Executive Director who will advise on the approach to be taken to address these matters.
5. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
6. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works. Should any munitions or other potentially explosive artefacts be discovered, Victoria Police is to be immediately alerted, and the site is to be immediately cleared of all personnel.
7. The Executive Director, Heritage Victoria must be informed when the approved works have been completed.

Appendix 1
Consultants Advice Notice No. 1
dated 10/09/2025 Creo Structures.

MEMO

Project Details

Attention	Yeesin Siow	Date	10/09/2025
Client	Michael Taylor Architecture & Heritage	Sender	Tony Spencer
Project No:	240359	Reference	240359-005-M-APS

PROJECT: Government Pavilion Melbourne Showgrounds

CONSULTANT'S ADVICE NOTICE: No. 1

From our site inspection to review the proposed internal lift shaft we noted that the preferred location clashed with an existing roof truss that would have required extensive modification to allow the lift to be located in this position. We understand that alternative internal locations for the new lift shaft were explored and no other suitable locations were found. The proposal for an new external lift from a structural engineering perspective is preferred and it will not impact the existing building to the same extent as an internal lift and will provide a quicker and more streamlined construction methodology.

The new lift structure would consist of a cast insitu concrete lift pit founded in suitable material to support the applied load. The actual lift shaft would be constructed from precast concrete panels including the roof and would be a fully supported structure requiring no support from the existing building. At ground floor level the existing timber deck would be extended to allow access into the new lift shaft. Its construction would be traditional timber joists and bearers supported on precast concrete stumps founded in the same material as the lift pit. The new canopy and first floor link structure would consist of structural steel framing cantilevered off the precast concrete lift shaft. No support off the existing building is required for these elements. The opening into the existing building at first floor level will utilise the existing windows which will be extended down to the first floor level and the existing opening will not be widened thus the existing lintel will not require modification.

Please don't hesitate to call me if you have any questions on 0417 384 299 or via email at tony.spencer@creostructures.com.au

Yours sincerely,
Creo Structures



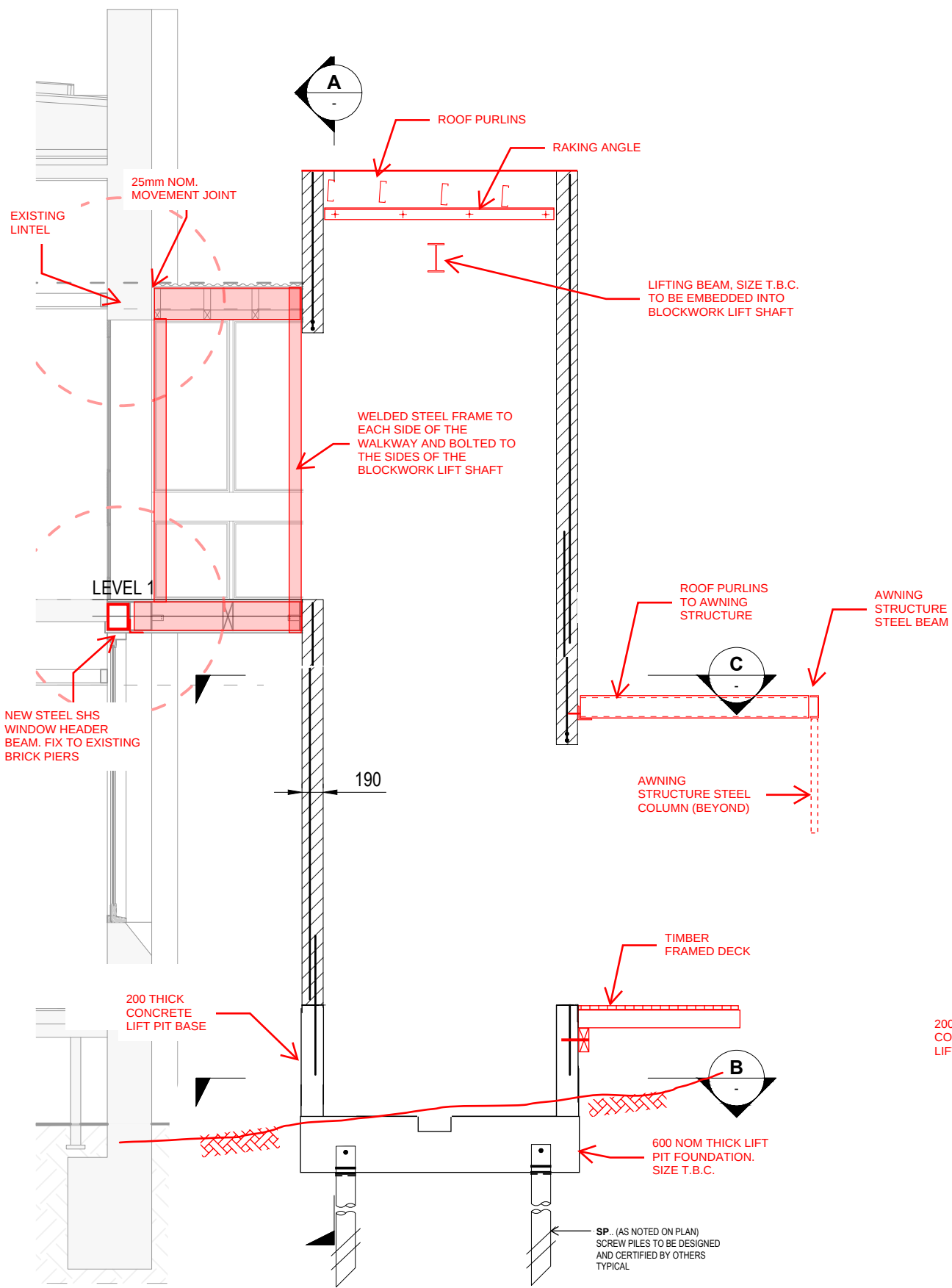
Tony Spencer
Director

Distribution:

[Insert recipients of MEMO]

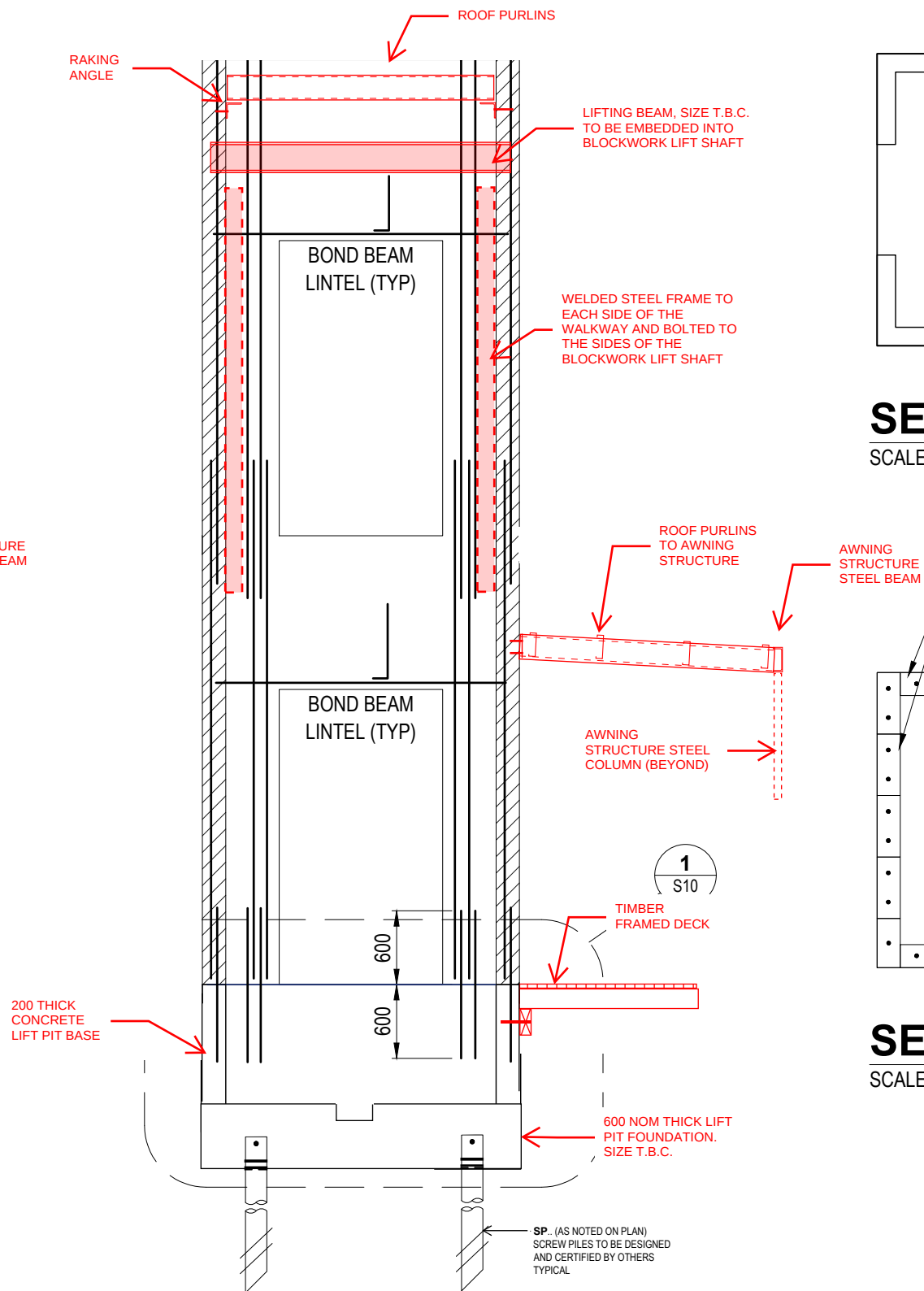
Appendix 2

Concept Design drawings with north section dated 14/10/2025 by Creo Structures.



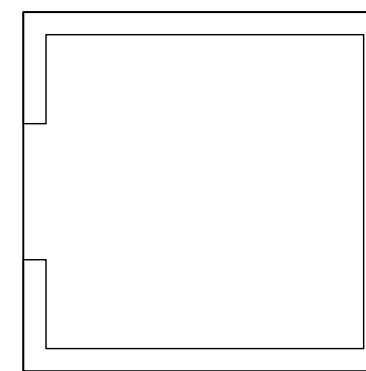
TYPICAL LIFT PIT SECTION

SCALE 1:50



SECTION A

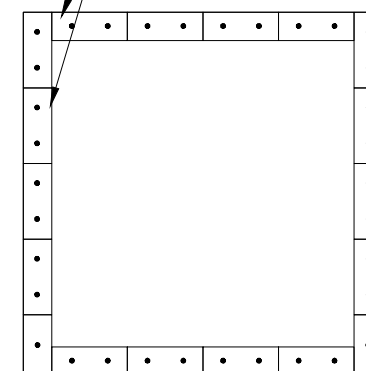
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SECTION B

SCALE 1:50

.LS TO BE CONCRETE FILLED AND REINFORCED WITH 1N16 EACH CELL. ALL MOTAR COURSES TO BE REINFORCED WITH 1R10 (HOOKED AT ENDS)



SECTION C

SCALE 1:50



PROJECT: GOVERNMENT PAVILION
PROJECT No.: 240359
TITLE: PROPOSED LIFT
STATUS: CONCEPT DESIGN
ENGINEER: T LEACH
DATE: 14/10/2025

Appendix 3
Arboricultural Impact Assessment
dated 03/10/2025
by Habitat Landscape and Garden

Arboricultural Impact Assessment

Government Pavilion

320-380 Epsom Road,
Flemington

Prepared for:
Habitat Landscape and Garden

Prepared by:
Matthew P James
MUrbanHort (studying)
GradCertArb
Dip.Arb

Submitted: 03/10/2025

Melbourne
TREE CARE



Table of Contents

Document Control	3
Introduction	3
Aim of report.....	3
Methodology	3
Documents Reviewed.....	4
Planning Controls.....	4
Tree Protection Specifications.....	7
Appendix A: Tree Protection Measures	8
Appendix B: Glossary of Terms.....	10
Appendix C: References.....	14
Appendix D: Qualifications and Experience	14
Appendix E: Report Limitations and Constraints.....	15
Appendix F: Disclaimer	15

Melbourne
TREE CARE



Document Control

Table 1. Document Control

Version	Author	Date	Amendment
1	Matthew P James	03/10/2025	Null

Introduction

Melbourne Tree Care was contracted by Habitat Landscape and Garden to undertake an arboricultural impact assessment for one tree located at Government Pavilion, Flemington that may be impacted by a proposed development.

Aim of report

The intention of this report is to:

- Assess one tree located within the subject site that may be impacted by a proposed development.
- State the Notional Root Zone (NRZ) and Structural Root Zone (SRZ) of one tree.
- Assess the impact of the proposed development for one tree.
- Provide recommendations on the removal or retention of the tree based on the impact assessment.

Methodology

- Christopher Rayner-Wigg of Melbourne Tree Care attended site on the 7th of August 2025.
- One tree located within the subject site was assessed.
- Data acquired is based on a Visual Tree Inspection (VTA) from the ground (Mattheck and Breloer, 1994).
- Data collected for the subject tree was the current size (DSH, DaB, canopy spread, height), condition (health and structure), ULE (useful life expectancy), retention value, NRZ, and SRZ.
- DSH (Diameter at Standard Height) was measured at 1.4 metres using a diameter tape.
- DaB (Diameter at Base) was measured above the root flare using a diameter tape.
- Tree height and canopy spread were estimated.
- Tree location is based on the supplied survey plan.
- NRZ and SRZ were calculated in accordance with Australian Standard 4970-2025 Protection of trees on development sites.
- Data was recorded using Tree Plotter.
- Tree impacts calculated using GIS software.



Documents Reviewed

- T Cooper & Associates Land Surveyors and Subdivision Consultants. *Plan of Survey of Government Pavillion* (Drawing no. 25365) [Survey Drawing].
- Michael Taylor Architecture & Heritage. *Heritage Act Permit Application Set, Government Pavillion New Lift Project* (Drawing nos. H.00-H.07) [Construction Drawing Set]

Planning Controls

The subject site is located in the following City of Melbourne planning zones: Transport Zone 1 – State Transport Infrastructure (TRZ1) and Special Use Zone – Schedule 2 (SUZ2). There are two overlays affecting the land:

- Heritage Overlay (H0221)
- Parking Overlay – Precinct 5 (P05)

Vegetation Controls

52.17

In addition, the subject site is greater than 4,000 m², triggering clause 52.17 of the Victorian Planning Scheme. Pursuant to clause 52.17, a permit is required to remove, destroy, or lop native vegetation. There is an exemption within the clause that states a permit is not required when:

- *Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or prune;*
- *Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding. This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.*

Before the removal of any vegetation, it is best practice to contact and confirm works with the relevant authority.



Impact Assessment

One tree located within the subject site was assessed for this report (Figure 1). The subject tree is a mature *Jacaranda mimosifolia* (Jacaranda) in good health and with fair structure. Tree Data is listed in **Table 2** and see **Appendix B** for glossary of terms.

The proposed development consists of the addition of an elevator on the western side of the main entrance to the pavilion. This will include excavation and construction of the concrete elevator footing, construction of the elevator itself, and construction of a surrounding raised timber platform and steel awning. See below for the arboricultural impact assessment drawing.

The NRZ encroachment by the excavation for construction of the elevator shaft is 3.43%. There will be a further encroachment into the NRZ of 6.23% by the timber platform and steel awning, and this can be considered a “soft” encroachment, as the excavation will only occur for the post holes. The combined NRZ encroachment is 9.66%, and this is considered a minor encroachment (<10%) per AS4970-2025. The subject tree presents in good health, and it is highly unlikely that the proposed works will adversely impact the health or structural integrity of the tree. Tree protection specifications listed below will ensure the subject tree remains viable during and after construction.

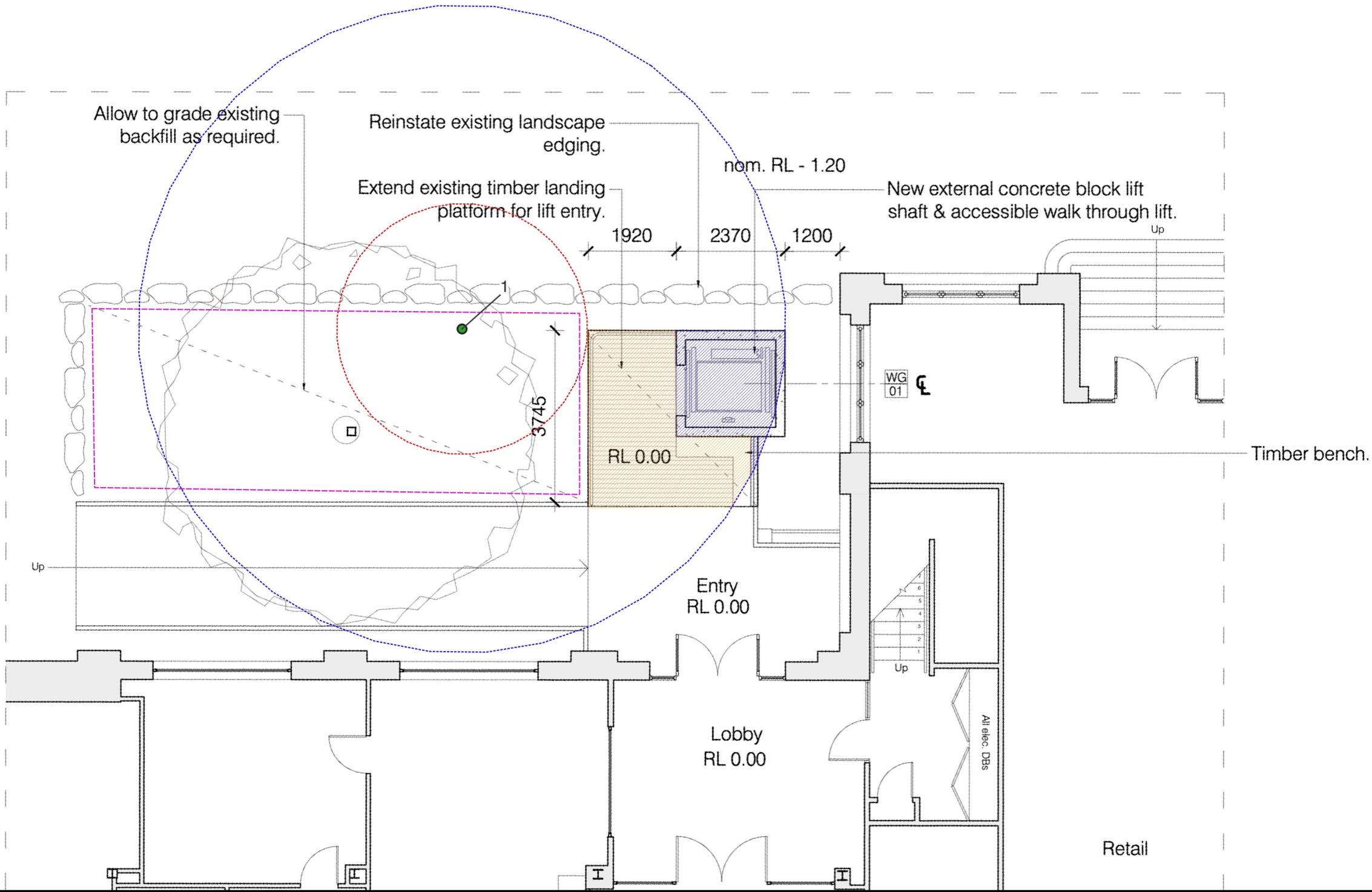
Table 2. Individual Tree Data

Botanical Name	<i>Jacaranda mimosifolia</i>
Common Name	Jacaranda
Origin	Exotic
DSH (cm)	59
DaB (cm)	64
Height (m)	9
Spread (m)	9
Health	Good
Structure	Fair
Age	Mature
ULE	Medium
Retention Value	High
NRZ (m)	7.08
SRZ (m)	2.74



Figure 1. Tree 1

- Note
- Allow nom. 450mm from existing building



Arboricultural Impact Assessment **Project: Government Pavillion New Lift**

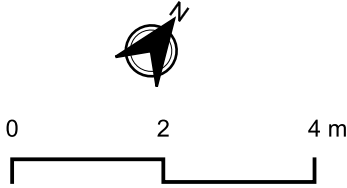
Drawing No. 01

Address: 320-380 Epsom Road, Flemington

Date Scale
03/10/2025 1:100 @A3

Prepared By
Matthew P James
Melbourne Tree Care

Notes
- Original drawing obtained from client
- NRZ and SRZs calculated as per AS4970-2025
- Tree location based on survey plan



- Legend**
- Retention Value**
- High
- NRZ**
- NRZ Encroachment - Hard
 - NRZ Encroachment - Soft
- SRZ**
- Tree Protection Fencing

Melbourne Tree Care PTY LTD
Richmond, Victoria
Australia 3121

Email: info@melbournetreecare.com.au





Tree Protection Specifications

Pre-construction

- Tree protection fencing to be erected as outlined in the arboricultural impact assessment drawing prior to works commencing. The fencing must have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 Temporary Fencing and Hoardings. Once erected, it must not be removed or altered without approval by the project arborist.
- Signs identifying TPZ are to be placed around the edge of the fencing and visible from within the development site.
- A project arborist must be appointed and certify the tree protection measures prior the construction commencing.

Construction

- A project arborist must be appointed and supervise all excavation where the NRZ is encroached. Any excavation where the NRZ is encroached must be undertaken using minimally destructive methods (hydro, air, or hand excavation).
- Project arborist must be notified if any roots are found during the construction process. The project arborist is to prune the roots using a sharp handsaw or secateurs. The exposed roots must be covered with hessian and kept damp until the soil is reinstated over the exposed roots. No roots >3 cm can be removed, damaged, or cut without the approval of the project arborist.
- The subject tree does not currently require pruning. The project arborist must be notified if the subject tree is found to require pruning during the construction stage of the project. All pruning must be in accordance with Australian Standards 4373-2007 Pruning of Amenity Trees and carried out by suitably qualified persons (min AQF III).
- Project arborist to carry out site inspections on a two monthly basis for the length of the project. Photos must be taken, and a report issued to all parties as certification to move onto the next stage.

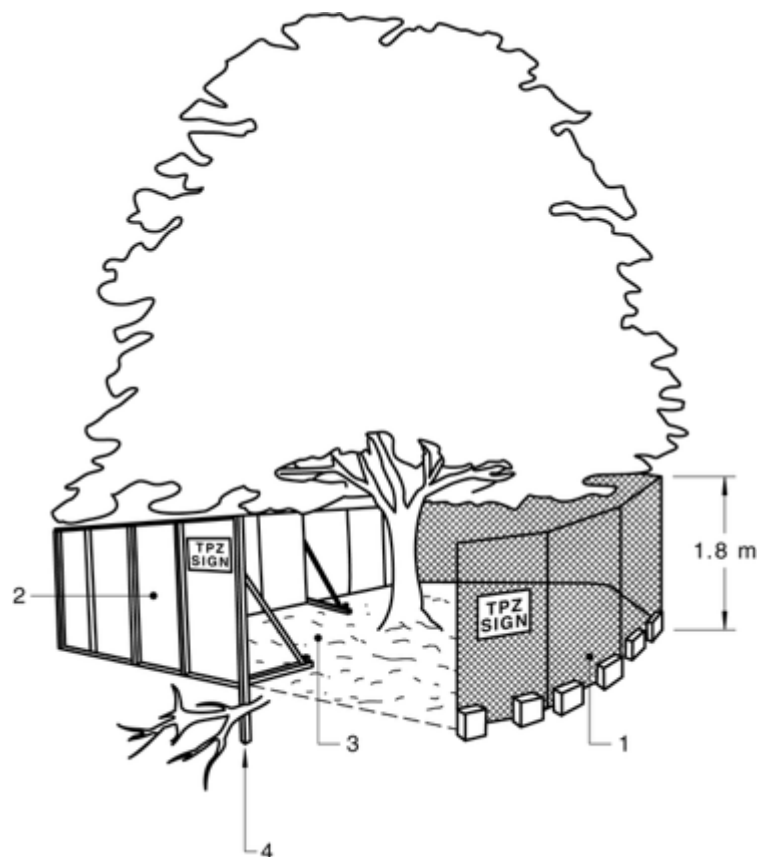
Post-construction

- Remove fencing.
- Project arborist to inspect the condition of the subject trees and provide final certification. Final certification is to include all monitoring reports conducted during the construction.



Appendix A: Tree Protection Measures

- Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site.
- Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing must not be removed or altered without approval by the project arborist. The TPZ should be secured to restrict access.

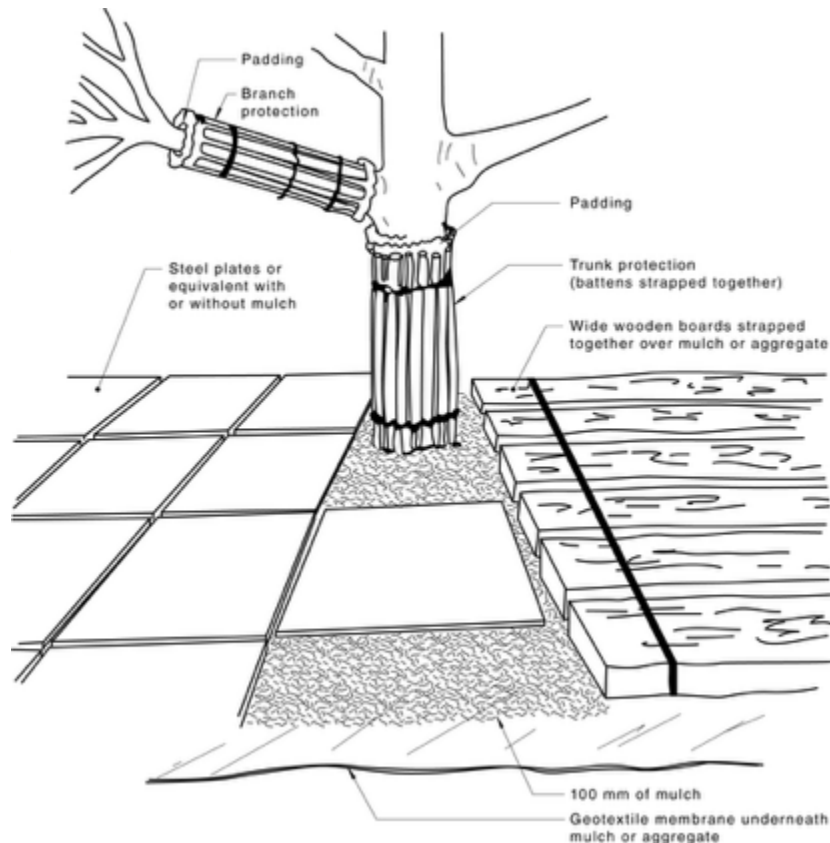


Example of fencing (Taken from AS4970-2025)

- If the TPZ is to be encroached by construction, manual excavation of the roots is to be carried out under the supervision of the project arborist to identify roots critical to tree stability.
- No roots greater than 5 cm are to be cut unless supervised by the project arborist.
- Roots should be pruned with sharp tools such as secateurs, handsaws or chainsaws.
- No roots within the TPZ are to be cut with machinery such as backhoes or excavators.
- Where roots are exposed, temporary root protection should be installed to prevent them drying out. Hessian sheeting as multiple layers on exposed roots would reduce the loss of moisture.



- All services should be routed outside the TPZ. If underground services are to be routed through the TPZ, they should be installed by directional drilling or manually excavated trenches. Directional boring should be at least 600mm deep.
- If temporary access for machinery is required within the TPZ ground protection measures will be required. The purpose of ground protection is to prevent root damage and soil compaction within the TPZ. Measures may include a permeable membrane such as geotextile fabric beneath a layer of mulch or crushed rock below rumble board.



Ground Protection (Taken from AS4970-2025)

- Activities generally excluded from the TPZ include but are not limited to:
 - Machine excavation including trenching
 - Excavation for silt fencing
 - Storage
 - Preparation of chemicals, including preparation of cement products
 - Parking of vehicles and plant
 - Refueling
 - Dumping of waste
 - Wash down and cleaning of equipment
 - Placement of fill
 - Lighting of fires



Appendix B: Glossary of Terms

Age

Juvenile	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

Origin

Victorian native	Trees that are naturally occurring within Victoria
Australian native	Trees that are naturally occurring within Australia
Exotic	Trees that are not naturally occurring to any part of Australia

USEFUL LIFE EXPECTANCY – ULE

The useful life of a tree is an estimate of how long a tree is likely to remain in the landscape based on health, amenity and risk.

Long ULE Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

Medium ULE Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

1. Trees that may only live between 15 and 40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damage or defective trees that can be made suitable for retention in the medium term by remedial work.

Short ULE Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

1. Trees that may live for 5 to 15 years.



2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.

0-5 Years Trees with a high level of risk that would need removal within the next 5 years.

1. Dead trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.

Condition

This is a combined indicator of 'health' and 'structure' based on the following descriptors:

Health

Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good i.e. Extension growth of twigs and wound wood development. Minimal or no canopy die back (deadwood).
Fair	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline; > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.



Dead Structure	No vascular function.
Good	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
Fair	Tree shows some minor structural defects or minor damage to trunk eg. bark missing, there could be cavities present. Minimal damage to structural roots. Tree could be seen as typical for this species.
Poor	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged roots obvious. Tree is structurally problematic.

Retention Value

- **Exceptional** - trees must be retained at all costs
 - A tree has horticultural, social, historical or cultural value.
 - A tree that has outstanding habitat value.
 - A tree that is an outstanding size for the species.
 - A tree that is remnant.
 - A tree species that is endangered.
- **High** - trees should be considered for retention wherever possible
 - A tree that is in good-fair health and structure with a long ULE.
 - A tree that is in good health, with good structure, is semi mature or mature, and with a medium ULE.
 - A tree that has cultural, botanical, or landscape significance.
- **Medium** - trees should be considered for retention wherever possible but should not pose a material constraint to site development
 - A tree that is in fair health and structure, is semi mature, and with a medium ULE.
A tree that is in poor health or poor structure, is mature, and with a medium or short ULE.
- **Low** - trees should be removed
 - A tree that is in poor health and structure with a short ULE.
 - Weed species.



- **Third Party** – trees are third party assets and must be retained at all costs.
 - A tree that is located on adjoining properties.
 - A tree that is located on a nature strip.

Work Descriptors

Formative Pruning

The pruning of young or established trees with the aim of directing plant growth or developing a sound structure by reducing codominant stems, pruning out crossing branches.

Deadwood

The removal of deadwood greater than 30 mm diameter over high target areas. Deadwood over low target areas may be left as it provides habitat for invertebrates and roosting spots for birds.

Reduction Pruning

The removal of the end of upright stems and branches and stems that present with structural defects to reduce their likelihood of failure.

Weight Reduction Pruning

The removal of the end of lateral stems and branches and stems that present with structural defects to reduce their likelihood of failure.

Cable Bracing

Where trees have significant structural defects that cannot be mitigated through pruning alone, cable bracing is installed. The cable is installed between codominant stems or on larger lateral branches that are above targets.

Tree Removal

Tree removal is last resort where the tree is either dead, dying or has structural defects that cannot be rectified using tradition tree management options.

Aerial Inspection

Climbing the tree using non-invasive methods to inspect the tree from within the canopy. Aerial inspections are used when the assessing arborist has identified a possible defect



within the canopy that cannot be accurately assessed from ground level. Aerial inspections should be carried out by suitably qualified persons (minimum AQF V).

Uplift Pruning

The pruning of lower branches for pedestrian or vehicle clearance in high use areas.

Asset Clearance Pruning

The pruning of branches to provide clearance from buildings, lights, signs and security cameras.

Tree Health Treatments

Health treatments can include soil testing, soil treatments to remedy toxicities and deficiencies, and pest management.

Appendix C: References

- Standards Australia 2007 SAI Global – *AS4373-2007 Pruning of Amenity Trees*
- Standards Australia 2025 SAI Global - *AS4970 Protection of Trees on Development Sites*

Appendix D: Qualifications and Experience

Matthew P James has the following qualifications and experience:

Master of Urban Horticulture (studying)

Graduate Certificate in Arboriculture

Diploma of Arboriculture

QTRA (Quantified Risk Assessment) registered user

Arboriculture Australia National Conference: 2016

Tree Anatomy Workshop (Mark Hartley) 2016

Cert Nutrition Farming 2015

20+ Years industry experience

Christopher Rayner-Wigg has the following qualifications and experience:

Graduate Certificate in Arboriculture

Certificate III in Arboriculture

QTRA (Quantified Risk Assessment) registered user

10 years combined horticultural and arboricultural industry experience



Appendix E: Report Limitations and Constraints

- The report is limited to the time of inspection.
- The report reflects the trees as found on the days of inspection. Any changes to site conditions or surroundings, such as construction works or landscape works may alter the findings of the report subject to conditions and recommendations as set out within the report.
- The report is based on the inspection and the material available at the time of inspection or that information further to the inspection found within the report.
- No soil samples were taken for laboratory analysis.
- Tree roots were not inspected below ground except where previously exposed and/or where otherwise stated within the report.
- Measurements may be approximates only and generally not to scale.
- All images supplied are interpretations only and should not be taken as true at time of inspection or indicative of tree condition or status at time of inspection or time of report release, inclusive of Google images if applicable

Appendix F: Disclaimer

Although MELBOURNE TREE CARE P.L. uses all due care and skill in providing you the information made available in this report, to the extent permitted by law MELBOURNE TREE CARE P.L. otherwise excludes all warranties of any kind, either expressed or implied. To the extent permitted by law, you agree that MELBOURNE TREE CARE P.L. is not liable to you or any other person or entity for any loss or damage caused or alleged to have been caused (including loss or damage resulting from negligence), either directly or indirectly, by your use of the information (including by way of example, Arboricultural advice) made available to you in this report. Without limiting this disclaimer, in no event will MELBOURNE TREE CARE P.L. be liable to you for any lost revenue or profits, or for special, indirect, consequential or incidental damage (however caused and regardless of the theory of liability) arising out of or related to your use of that information, even if MELBOURNE TREE CARE P.L. has been advised of the possibility of such loss or damage.

Appendix 4
attached revised application drawing
set (particularly H13 showing height of
existing and proposed)
by MTA&H.

Heritage Act Permit Application P41301 - RFI Response



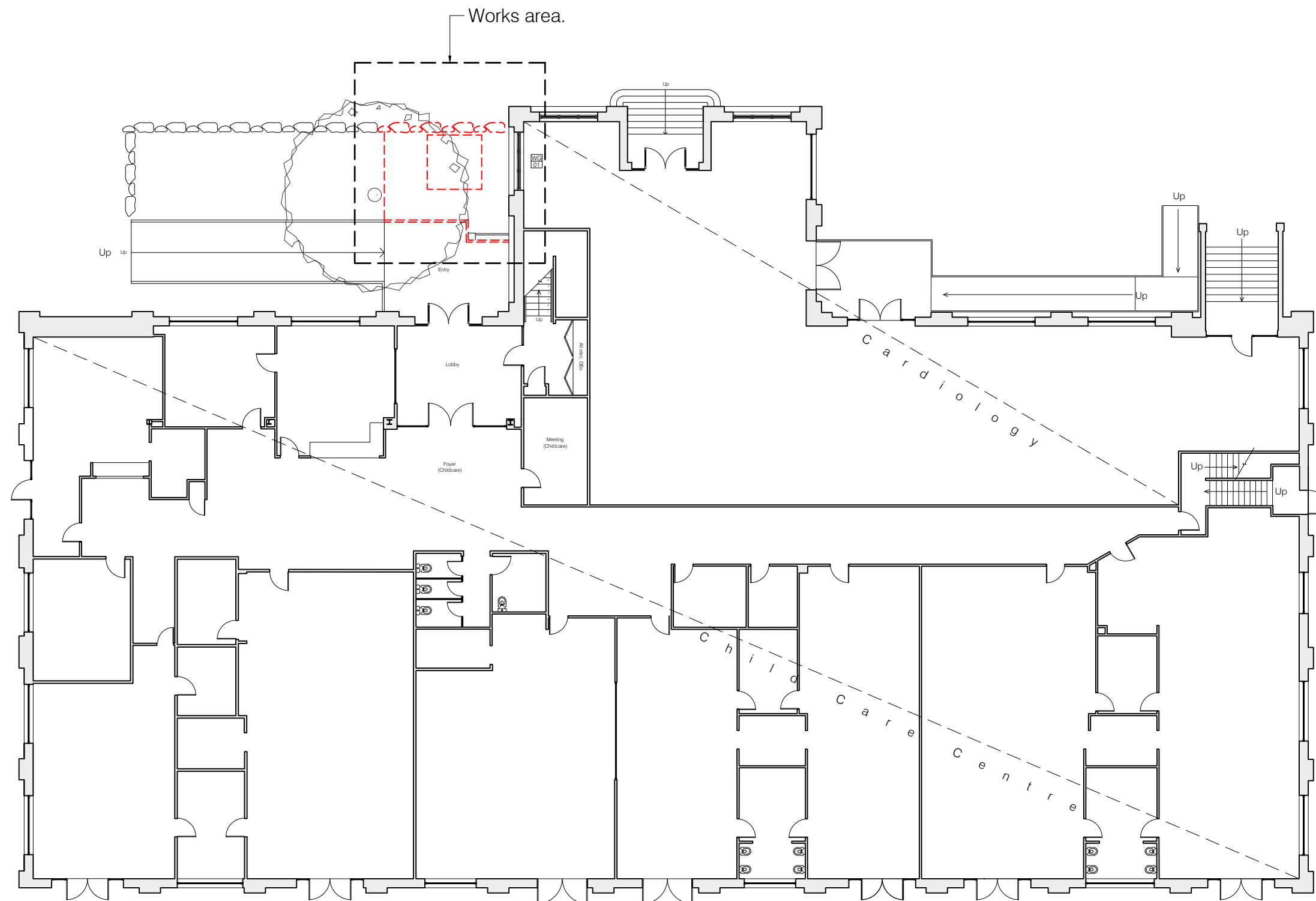
No.	Description
H.00	Cover Page
H.01	Existing Site Plan (Ground Floor)
H.02	Existing Site Plan (First Floor)
H.03	Existing Roof Plan
H.04	Demolition Ground Floor Plan
H.05	Demolition First Floor Plan
H.06	Demolition West Elevation
H.07	Demolition North Elevation
H.08	Proposed Ground Floor Plan
H.09	Proposed First Floor Plan
H.10	Proposed Roof Plan
H.11	Proposed West Elevation
H.12	Proposed North Elevation
H.13	Proposed North Elevation (Part)

Royal Agricultural
Showgrounds Heritage Act
Registration Extent

01 Location Plan

MICHAEL TAYLOR ARCHITECTURE & HERITAGE	PROJECT Government Pavilion LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	TITLE Cover Page	NORTH	DO NOT SCALE DRAWINGS. COPYRIGHT: MICHAEL TAYLOR ARCHITECT AND CONSERVATION CONSULTANT pty ltd	DATE 23/10/2025 SCALE @A3 DRAWN SG DRAWING NO. H00
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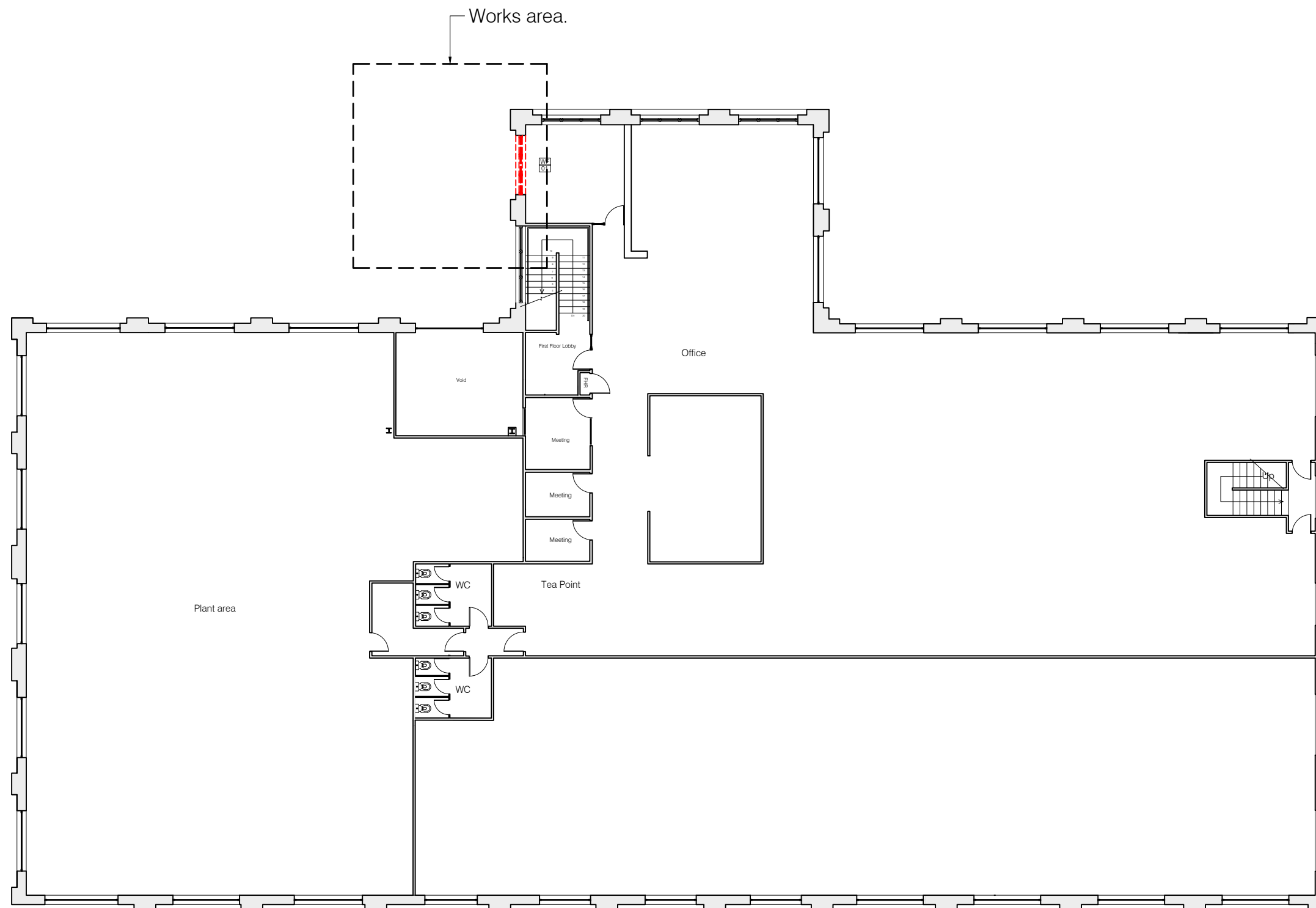
- No works to internal building.



01 Existing Ground Floor Site Plan
01 1:200

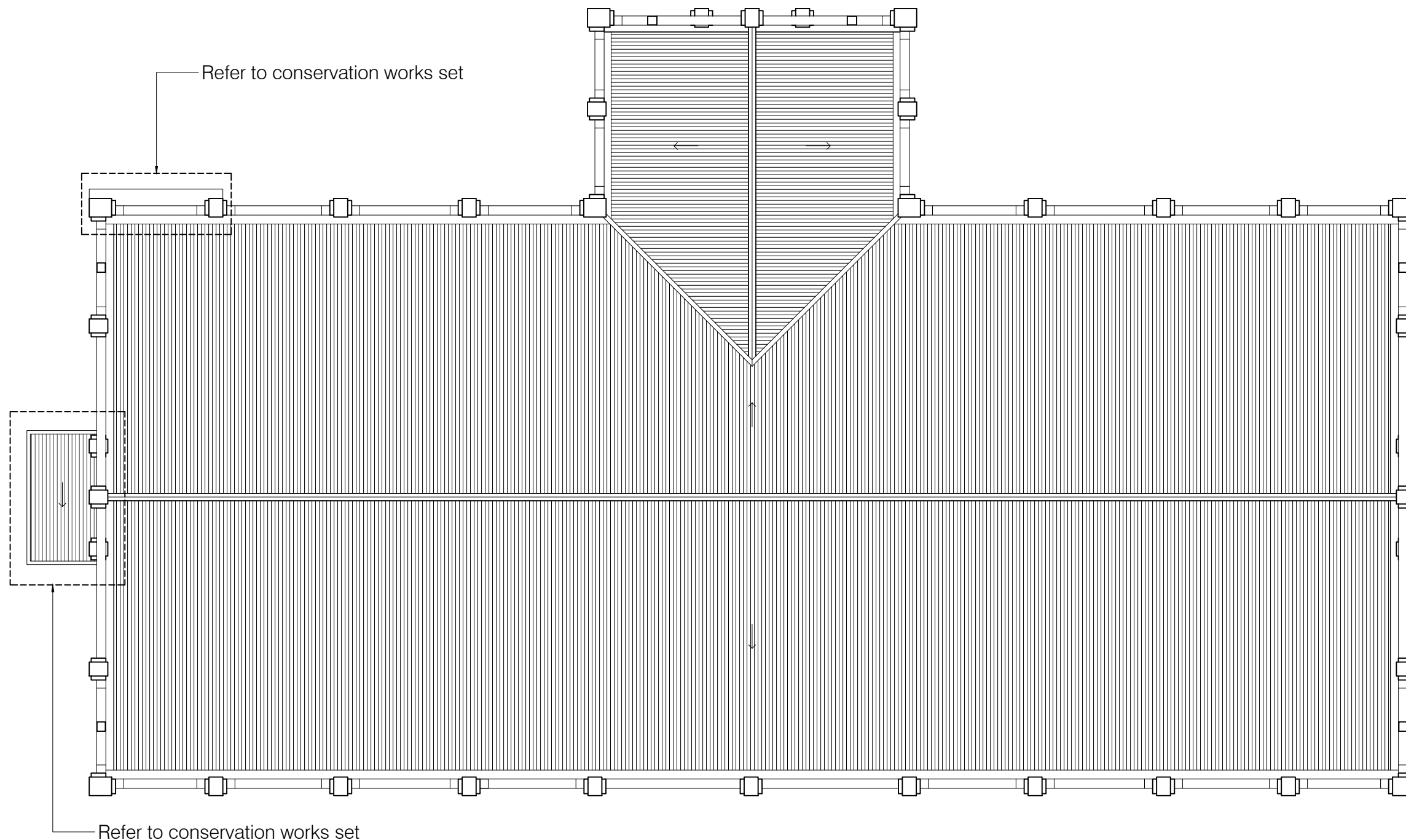
MICHAEL TAYLOR ARCHITECTURE & HERITAGE	PROJECT Government Pavilion LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	TITLE Site Plan Existing	NORTH	DO NOT SCALE DRAWINGS. COPYRIGHT: MICHAEL TAYLOR ARCHITECT AND CONSERVATION CONSULTANT Pty Ltd	DATE 23/10/2025 SCALE @A3 DRAWN SG DRAWING NO. H01
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- No works to internal building.

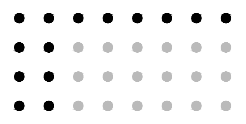


01 Existing First Floor Site Plan
02 1:200

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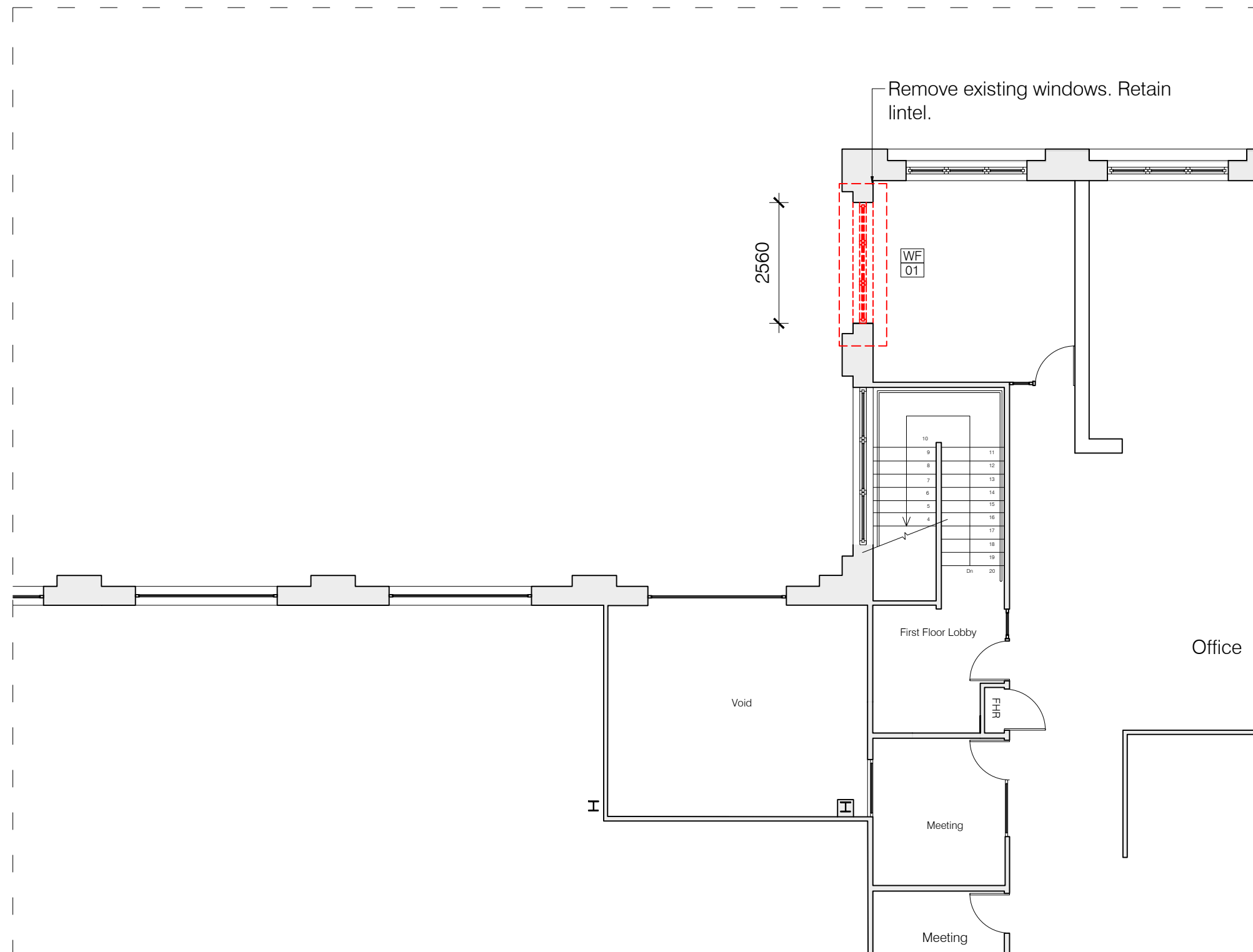
01 Roof Plan
03 1:200

 MICHAEL TAYLOR ARCHITECTURE & HERITAGE	PROJECT Government Pavilion LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	TITLE Roof Plan Existing	 NORTH	DO NOT SCALE DRAWINGS. COPYRIGHT: MICHAEL TAYLOR ARCHITECT AND CONSERVATION CONSULTANT pty ltd	DATE 23/10/2025 SCALE @A3 DRAWN SG DRAWING NO. H03
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- Allow to make good brick reveals to match existing.



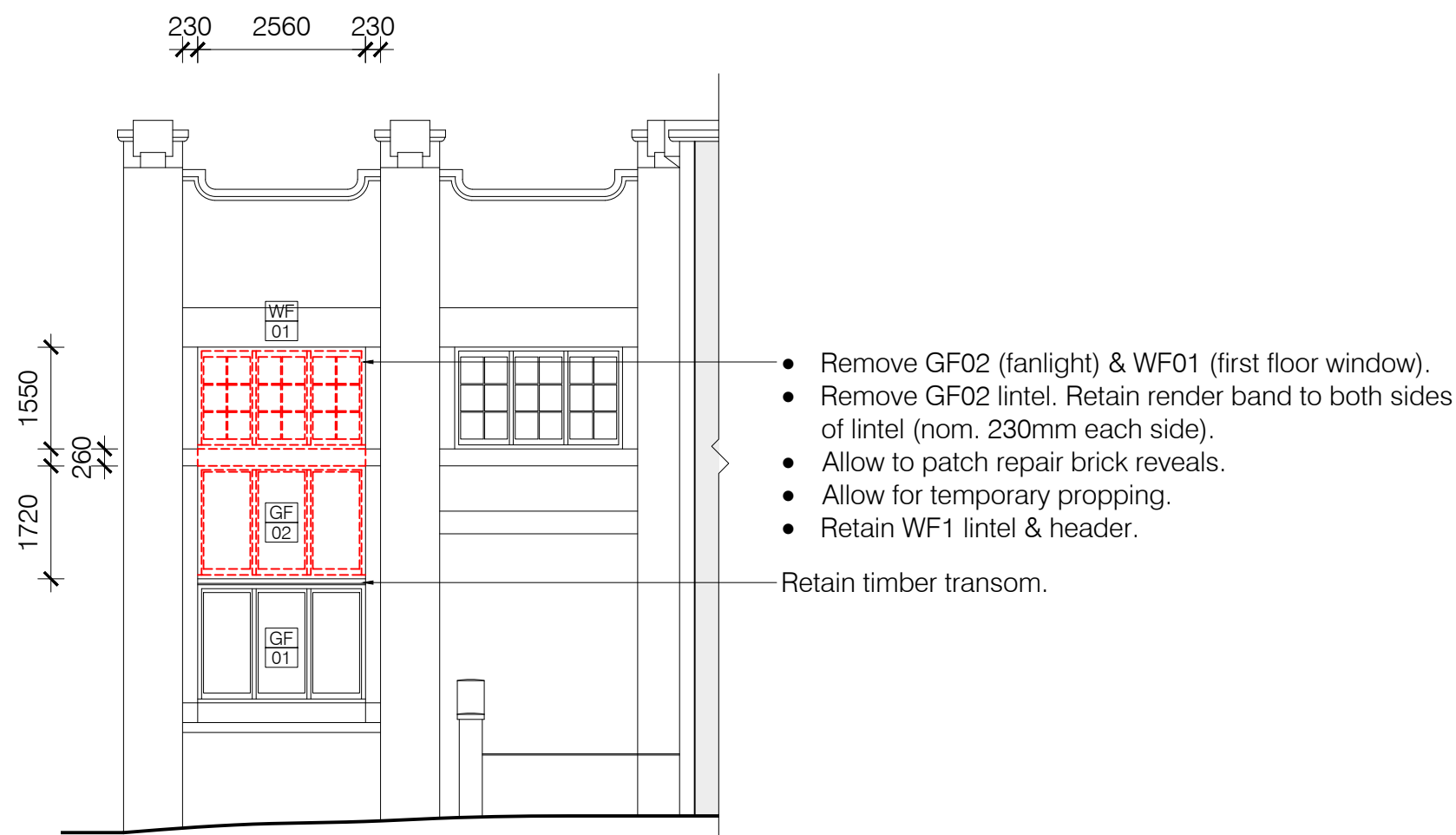
- Allow to make good brick reveals to match existing.



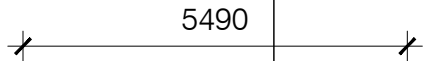
01 Existing / Demolition First Floor Plan
05 1:100

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- Note
- Allow for temporary props as required based on engineering drawings.
 - Allow to make good brick reveals, flush to match existing.



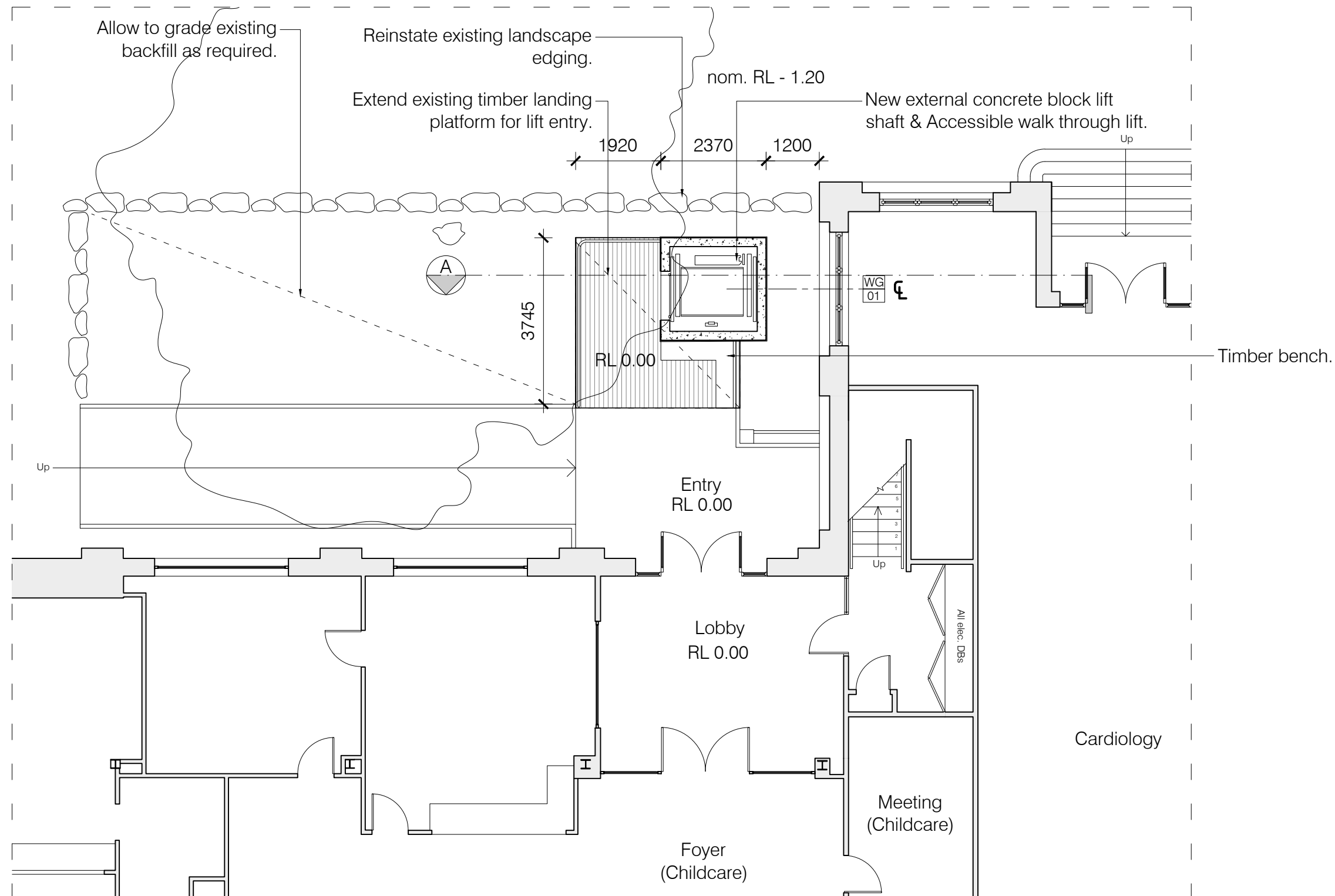
01
06 Existing / Demolition West Elevation
1:100



01
07

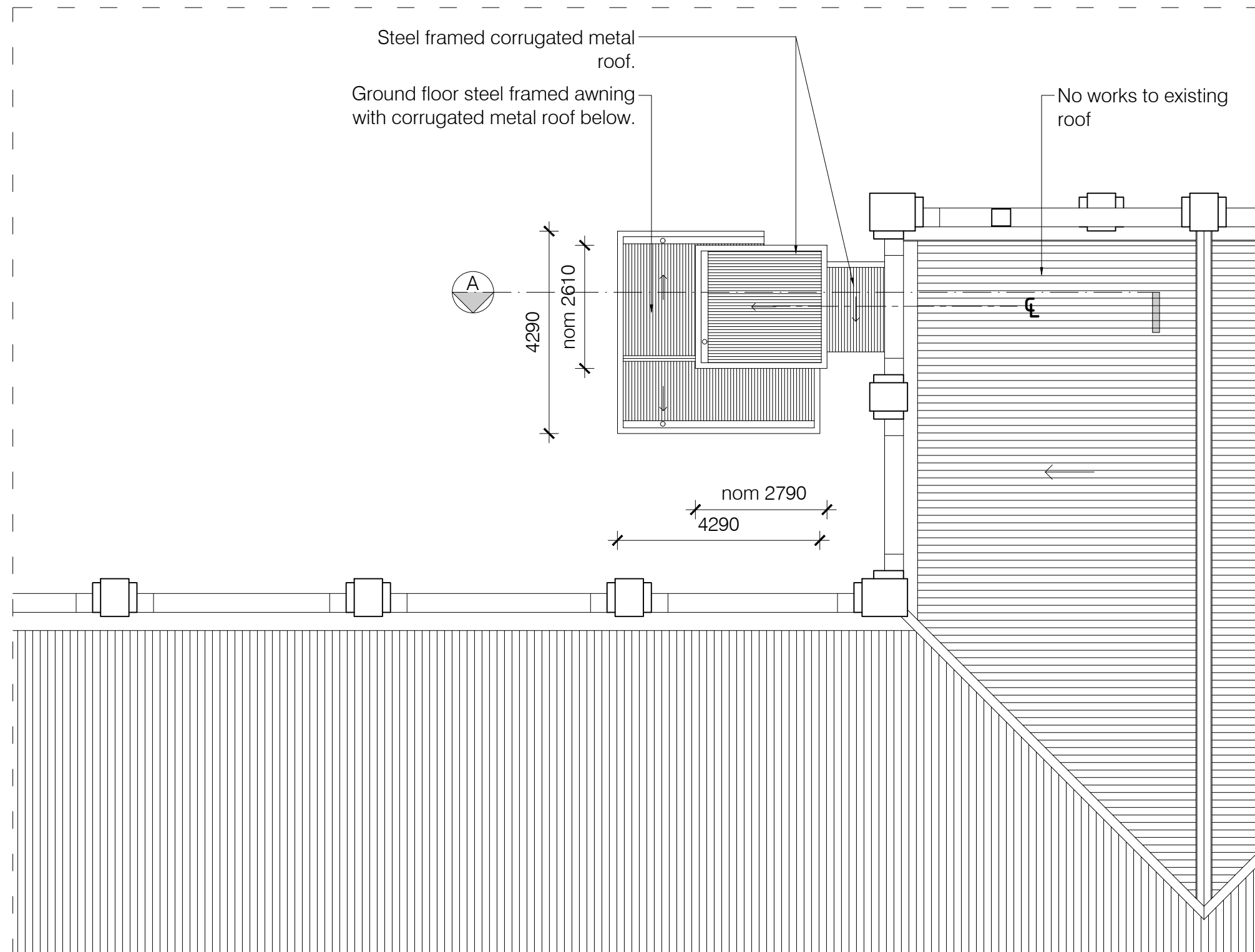
- Remove flaky paint and spalling render.
- Patch repair, flush to match existing.
- Colour to match existing (TBC).

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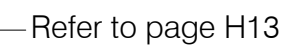
01 **Ground Floor Plan**
08 **1:100**

••••• MICHAEL TAYLOR ••••• ARCHITECTURE ••••• & HERITAGE	PROJECT Government Pavilion LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	TITLE Ground Floor Plan Proposed	 NORTH	DO NOT SCALE DRAWINGS. COPYRIGHT: MICHAEL TAYLOR ARCHITECT AND CONSERVATION CONSULTANT pty ltd	DATE 23/10/2025 SCALE @A3 DRAWN SG DRAWING NO. H08
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01 **Roof Plan**
10 **1:100**

•••••••• MICHAEL TAYLOR •••••••• ARCHITECTURE •••••••• & HERITAGE	PROJECT Government Pavilion LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	TITLE Roof Plan Proposed	 NORTH	DO NOT SCALE DRAWINGS. COPYRIGHT: MICHAEL TAYLOR ARCHITECT AND CONSERVATION CONSULTANT pty ltd	DATE 23/10/2025 SCALE @A3 DRAWN SG DRAWING NO. H10
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1:200

412

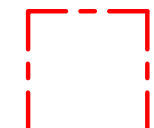
Appendix 5

Conservation Works drawing set, by MTA&H.

Heritage Act Permit Application P41301 - RFI Response



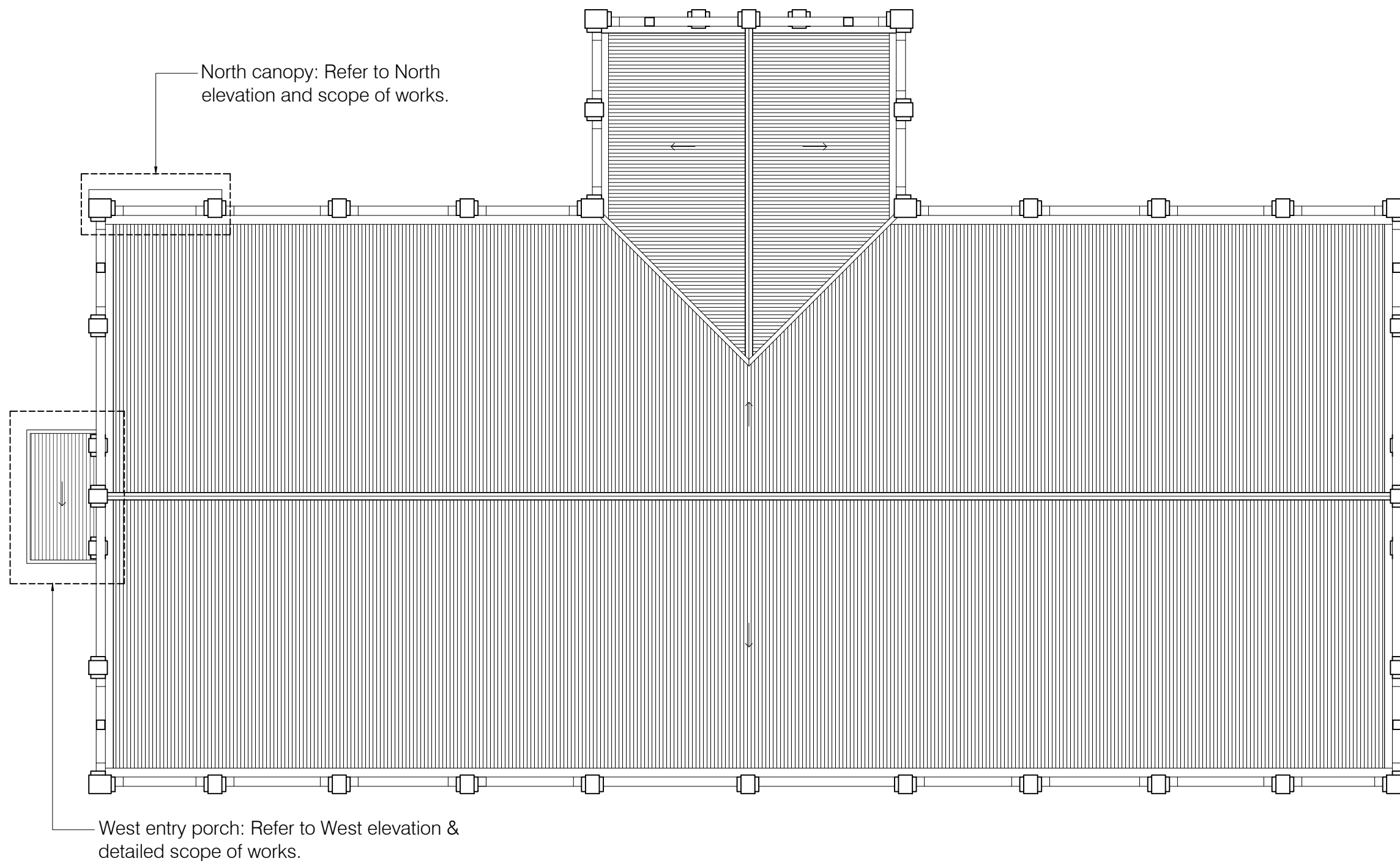
Legend



Royal Agricultural
Showgrounds Heritage Act
Registration Extent

01
00 Location Plan

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Scope of Works (North Canopy)

North Canopy:

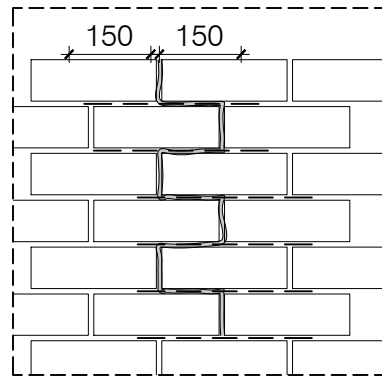
- Remove all flaky paint, drummy and spalling render from all sides of existing fascia.
- Cut edges of sections to be removed to square profiles using an angle grinder.
- Expose substrate (reinforced concrete), remove loose material and wash with a neutral detergent in water and hand brush. Affix 9mm stainless steel mesh to substrate using stainless steel screws and washers.
- Apply splayed weathering to parapet.
- Paint fascia and soffit to match existing colour.

Scope of Works (West entry porch)

- Allow to camera inspect and investigate existing roof plumbing to locate downpipes, map and determine location of LPOD.
- Allow to conduct moisture meter test where downpipes are located in brickwork.
- Retain existing roof sheeting and roof framing.
- Remove gutter and flashings.
- Remove all flaky paint and spalling render from all sides of existing fascia.
- Remove water damaged areas of soffit.
- Install new gutter and flashings.
- Apply render, flush to match existing as required to existing concrete fascia and soffit.
- Apply splayed weathering to parapet.
- Paint fascia and soffit to match existing colour.

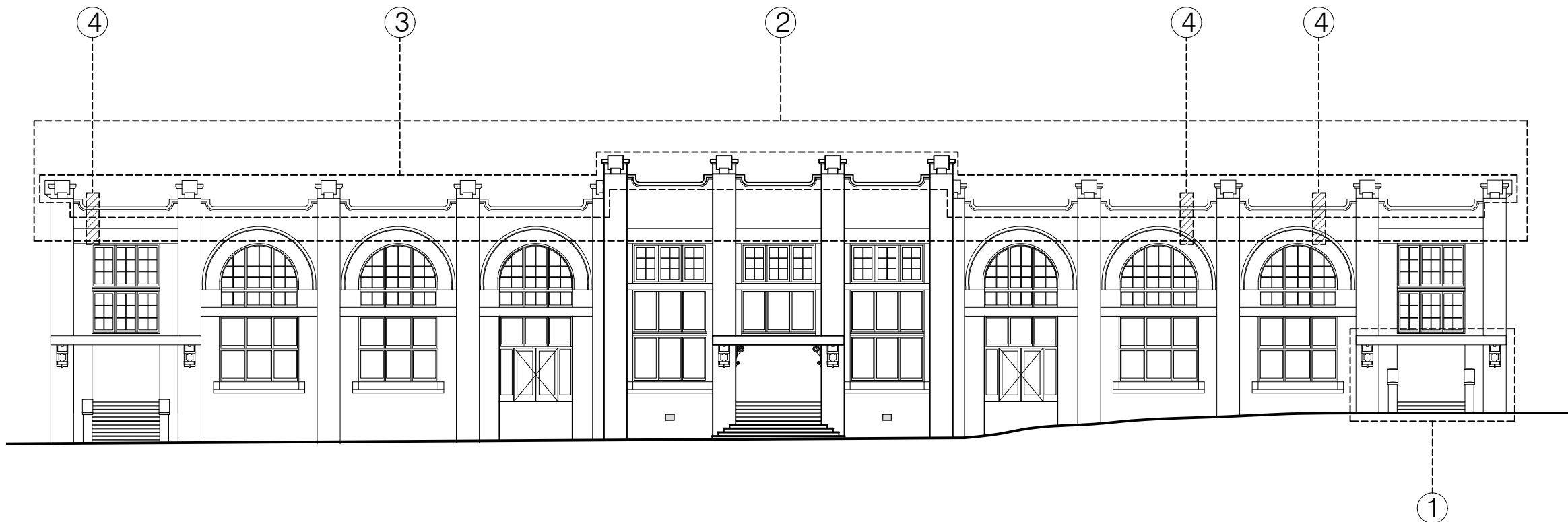
01
01 **Roof Plan**
1:200

• • • • • • • • MICHAEL TAYLOR ARCHITECTURE & HERITAGE	PROJECT Government Pavilion LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	TITLE Roof Plan Existing	 NORTH	DO NOT SCALE DRAWINGS. COPYRIGHT: MICHAEL TAYLOR ARCHITECT AND CONSERVATION CONSULTANT pty ltd	DATE 24/07/2025 SCALE @A3 DRAWN SG DRAWING NO. H01
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- 1: Remove render 150mm each side of crack (where required).
2: Install helical bars to brick joints.

02 Crack Repair
02 NTS



01 North Elevation
02 1:200

Scope of Works

- ① North Canopy:
- Remove all flaky paint, drummy and spalling render from all sides of existing fascia.
 - Cut edges of sections to be removed to square profiles using an angle grinder.
 - Expose substrate (reinforced concrete), remove loose material and wash with a neutral detergent in water and hand brush. Affix 9mm stainless steel mesh to substrate using stainless steel screws and washers.
 - Apply splayed weathering to parapet.
 - Paint fascia and soffit to match existing colour.

Brickwork:

- Clean brick surfaces using non abrasive methods. Test on small areas prior.
- Rake out and repoint areas of brickwork where necessary.
- Repoint to match existing colour and mortar mixture (non cement rich mortar).

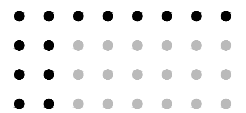
- ② Brickwork Pointing (nominally 1200mm to 1500mm from parapet):

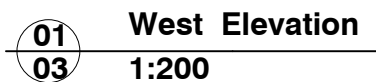
- Clean brick surfaces using non abrasive methods. Test on small areas prior.
- Rake out and repoint areas of brickwork where necessary.
- Repoint to match existing colour and mortar mixture (non cement rich mortar).

- ③ Parapet:

- Remove spalling render from all sides of parapet.
- Apply render to match existing moulding detail where required.
- Apply splayed weathering to parapet top.
- Paint to match existing colour.

- ④ Crack Repair:
- Cut render 150mm each side of horizontal cracks. Install 9mm stainless steel mesh to substrate using stainless steel screws and washers. And apply new two part render as sand:cement:lime.
 - Install Helical Bar: Rake mortar joints to depth of nom 30mm, install helical bar and repoint.

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	LOCATION 320 - 380 Epsom Rd, Flemington VIC 3031	Proposed			SCALE @A3 DRAWN SG DRAWING NO. H02



- ② Brickwork Pointing (nominally 1200mm to 2500mm from parapet):
 - Clean brick surfaces using non abrasive methods. Test on small areas prior.
 - Rake out and repoint areas of brickwork where necessary.
 - Repoint to match existing colour and mortar mixture (non cement rich mortar).
- ③ Parapet:
 - Remove spalling render from all sides of parapet.
 - Apply render to match existing moulding detail where required.
 - Apply splayed weathering to parapet top.
 - Paint to match existing colour.
- ④ Crack Repair:
 - Cut render 150mm each side of horizontal cracks. Install 9mm stainless steel mesh to substrate using stainless steel screws and washers. And apply new two part render as sand:cement:lime.
 - Install Helical Bar: Rake mortar joints to depth of nom 30mm, install helical bar and repoint.
- ⑤ West Entry Porch:
 - Remove all flaky paint, drummy and spalling render from all sides of existing fascia.
 - Cut edges of sections to be removed to square profiles using an angle grinder.
 - Expose substrate (reinforced concrete), remove loose material and wash with a neutral detergent in water and hand brush. Affix 9mm stainless steel mesh to substrate using stainless steel screws and washers.
 - Remove water damaged areas of soffit
 - Apply render, flush to match existing as required to existing concrete fascia and soffit.
 - Apply splayed weathering to parapet.
 - Paint fascia and soffit to match existing colour.

Brickwork:

 - Clean brick surfaces using non abrasive methods. Test on small areas prior.
 - Rake out and repoint areas of brickwork where necessary.
 - Repoint to match existing colour and mortar mixture (non cement rich mortar).
- ⑥ Flag Pole:
 - Patch repair existing timber flag pole in situ.
 - Paint to match existing colour.

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