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

creo structures
W. www.creostructures.com.au
E. admin@creostructures.com.au

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 located in this position. We understand that alternative internal locations for the new lift shaft were exploded 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

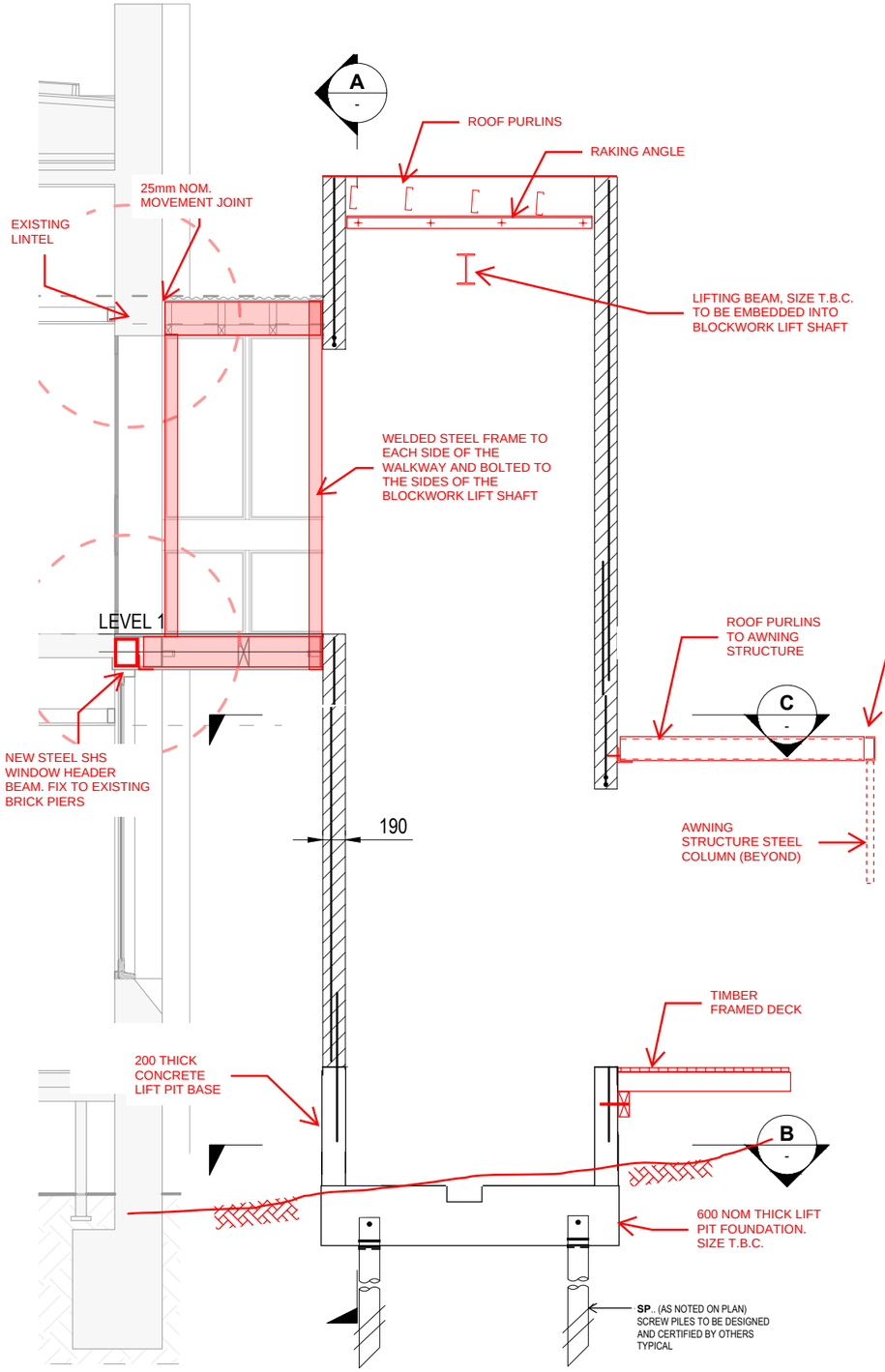
Yours sincerely,
Creo Structures

Tony Spencer
Director

Distribution:

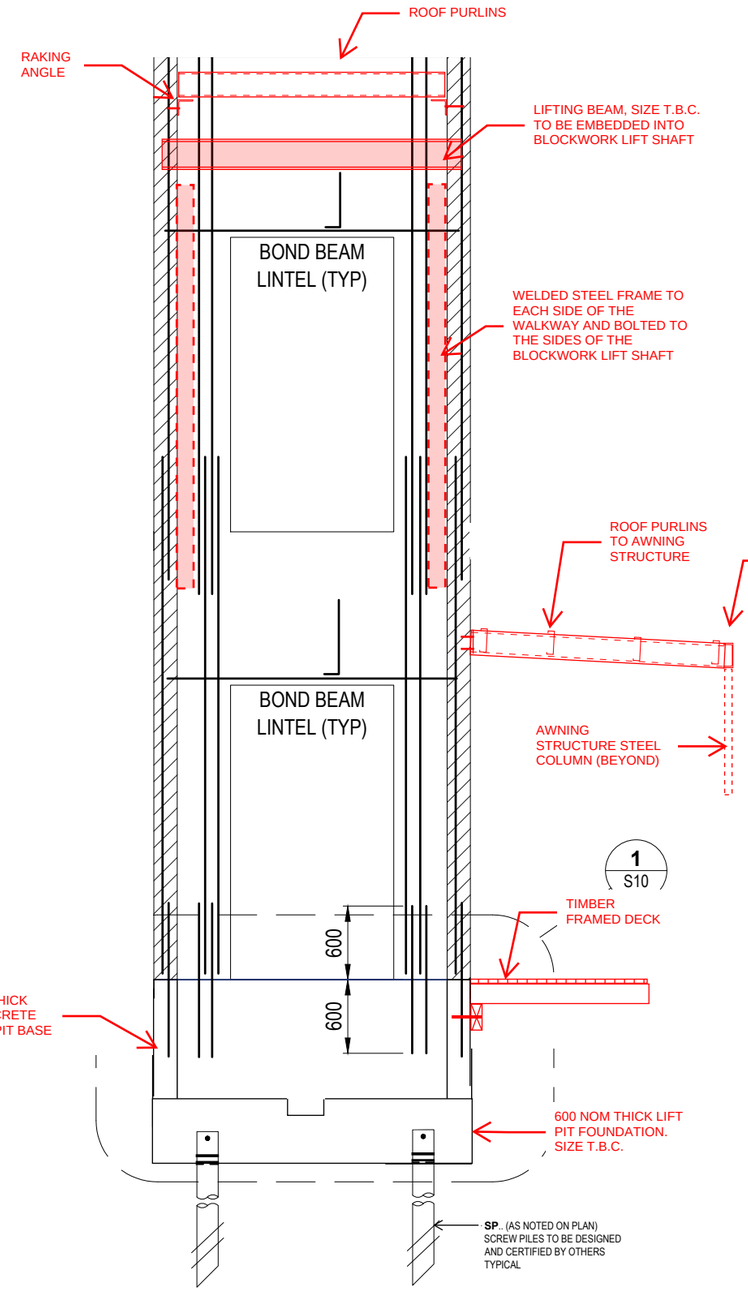
[Insert recipients of MEMO]

Appendix 2
Concept Design drawings with north section dated 14/10/2025 by Creo Structures.



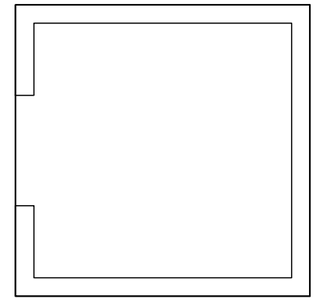
TYPICAL LIFT PIT SECTION

SCALE 1:50



SECTION A

SCALE 1:50



SECTION B

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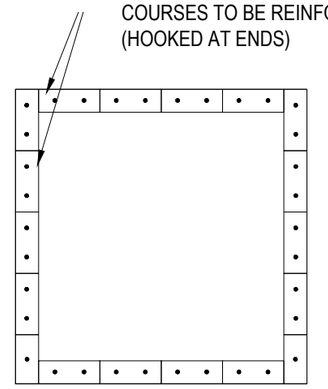
.LS TO BE CONCRETE FILLED AND REINFORCED WITH 1N16 EACH CELL. ALL MOTAR COURSES TO BE REINFORCED WITH 1R10 (HOOKED AT ENDS)



SECTION C

SCALE 1:50

creo STRUCTURES

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

Table of Contents

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 Pavilion 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 (HO221)
- Parking Overlay – Precinct 5 (PO5)

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.

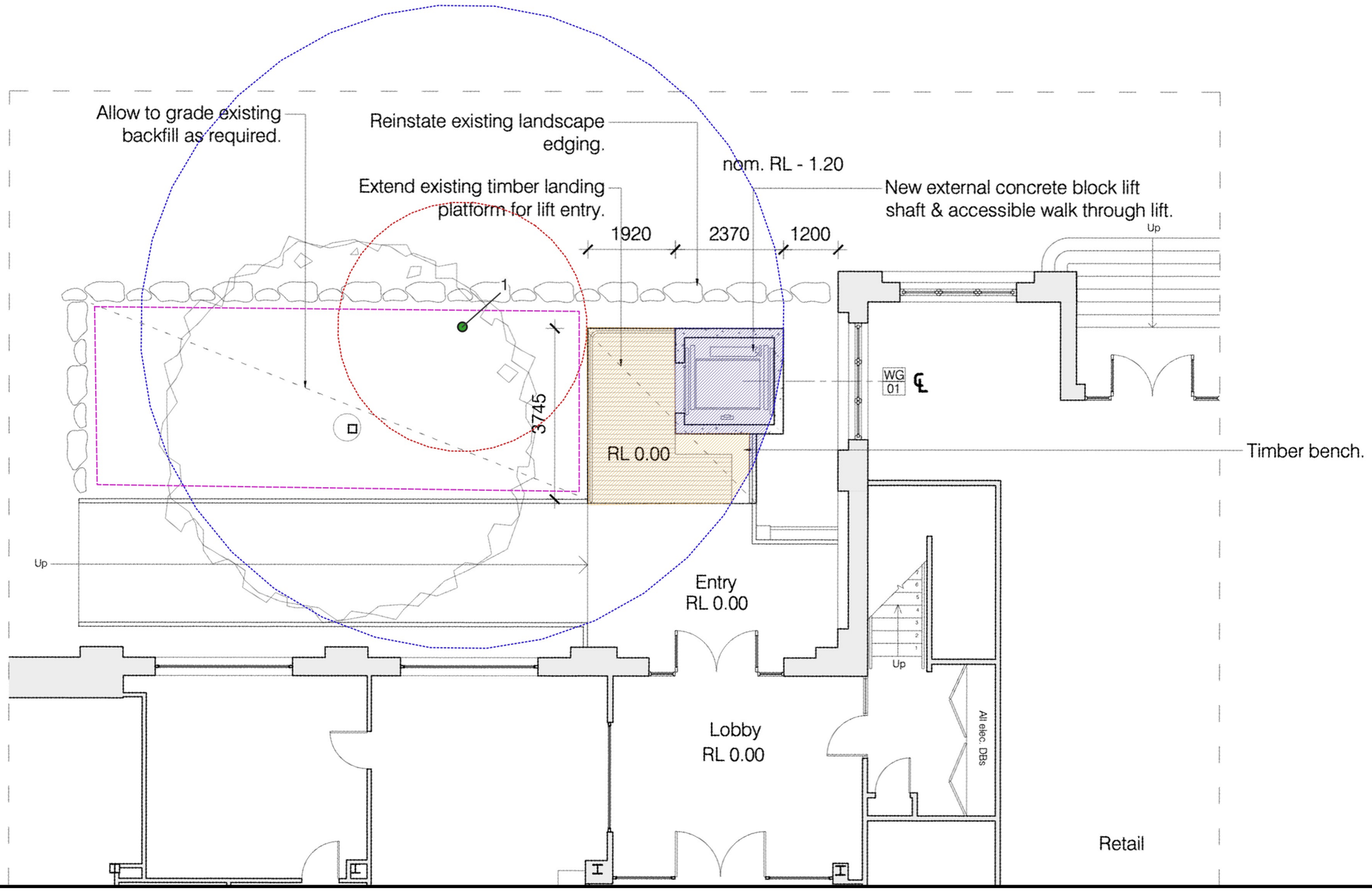
Table 2. Individual Tree Data

Botanical Name	*Jacaranda mimosifolia*
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 buildi



Arboricultural Impact Assessment

Project: Government Pavillion New Lift

Drawing No. 01

Address: 320-380 Epsom Road, Flemington

Date 03/10/2025

Scale 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

0 2 4 m

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

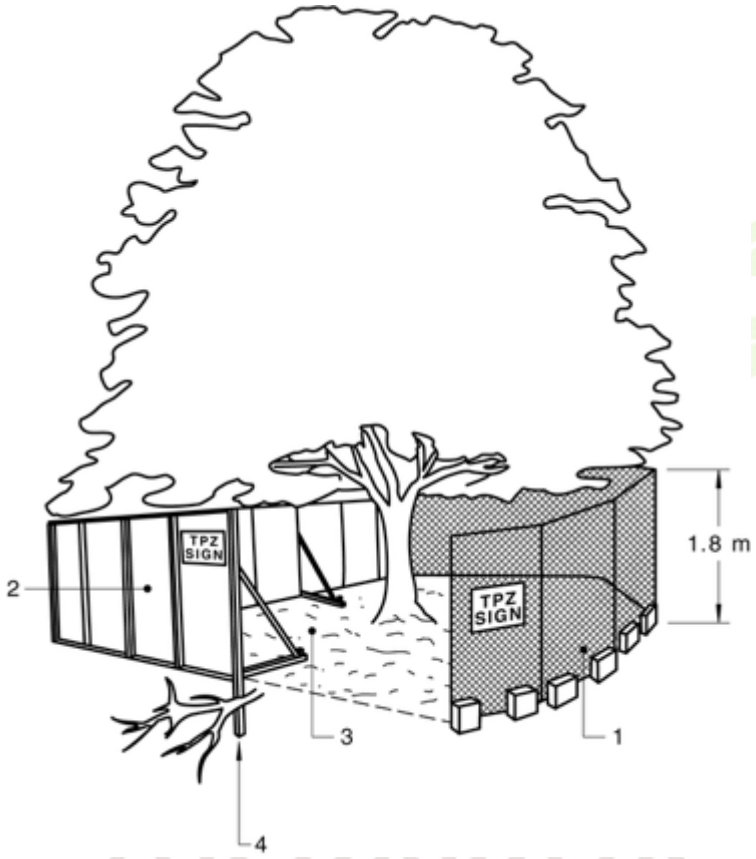
- A project arborist must be appointed and supervise all excavation where the NRZ is encroached. Any excavation where the NRZ is encroached must be undertaking using minimally destructive methods (hydro, air, or hand excavation).
- Project arborist must be notified if any roots are found during the construction 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

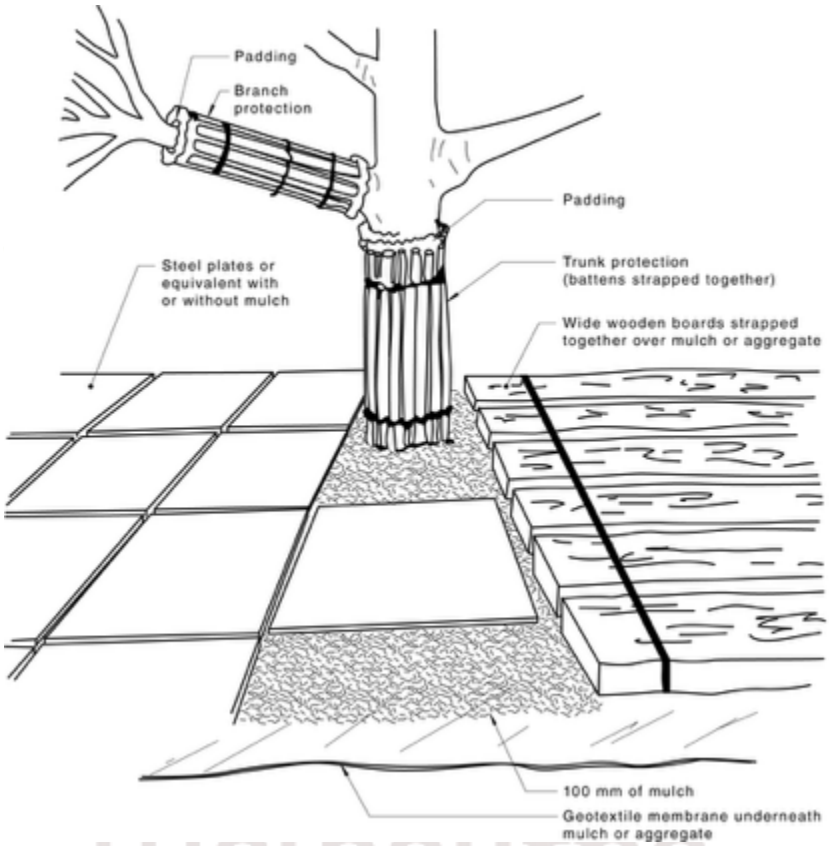
- Signs identifying the TPZ should be placed around the edge of the TPZ and be visible from within the development site.
- Fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works including demolition. Once erected, protective fencing 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.

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web: www.melbournetreecare.com.au

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.

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Dead	No vascular function.

Structure

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.

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- **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 MELBOUNRE 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.

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

Woodfull Pavillion / Government Pavillion

New Lift Project 2025

Heritage Act Permit Application P41301 - RFI Response

Site:
Woodfull Pavillion /
Government Pavillion

01 00 **Location Plan**

DRAWING SCHEDULE

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)

Legend

Royal Agricultural Showgrounds Heritage Act Registration Extent

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Cover Page

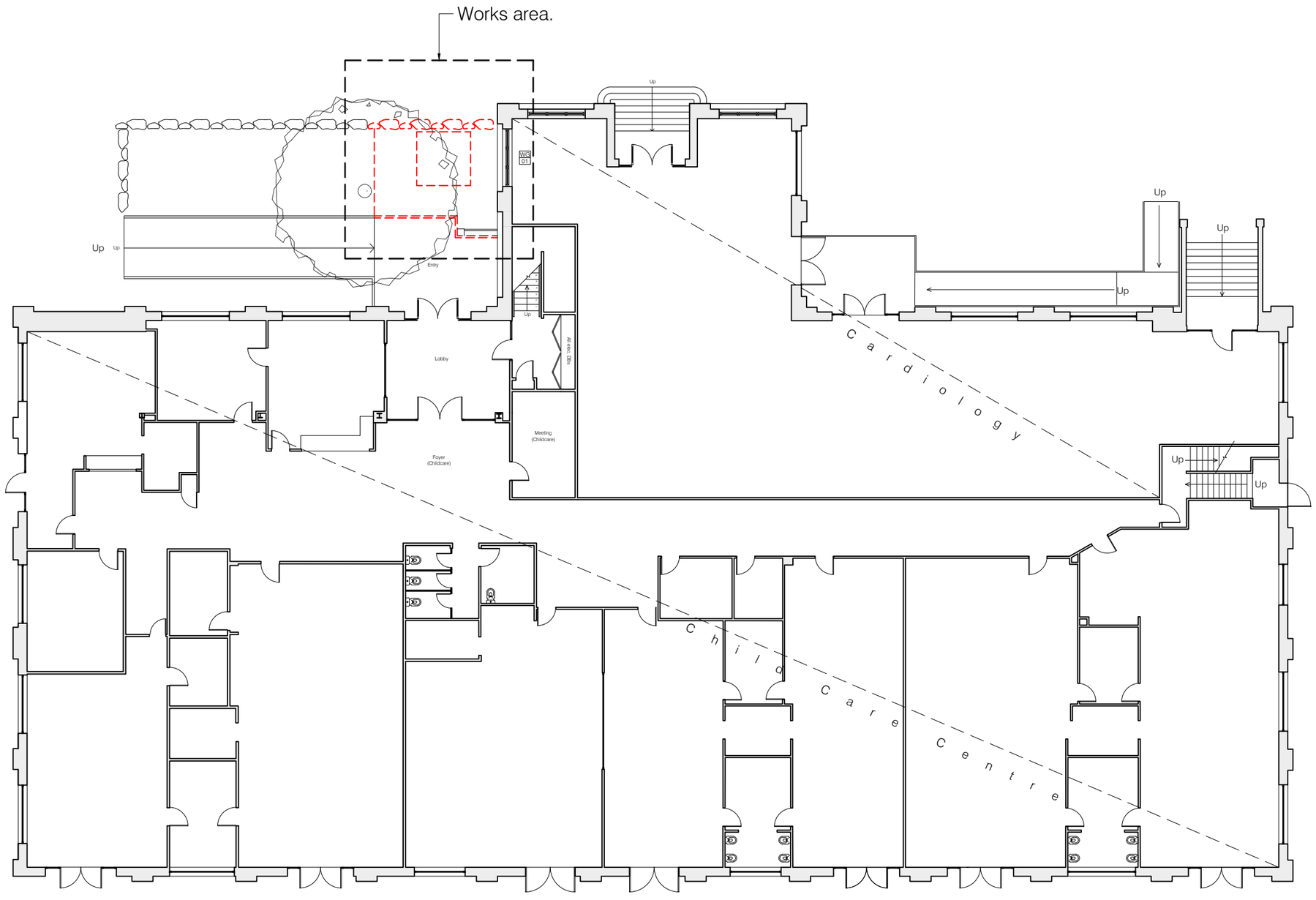
NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H00**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au

Note

- No works to internal building.



01 01 **Existing Ground Floor Site Plan**

1:200

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Site Plan

Existing

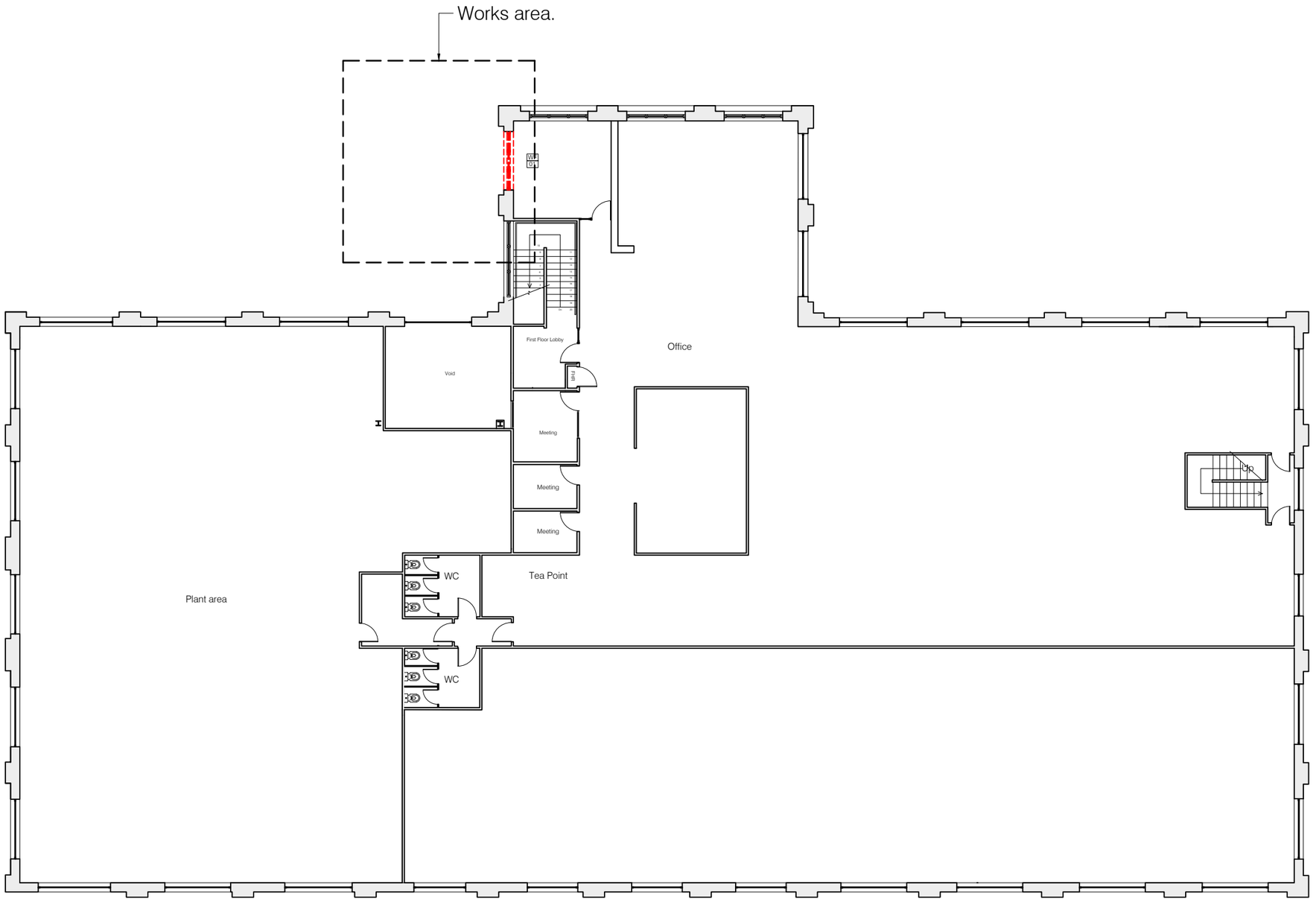
NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H01**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au

Note

- No works to internal building.



01 02 Existing First Floor Site Plan

1:200

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

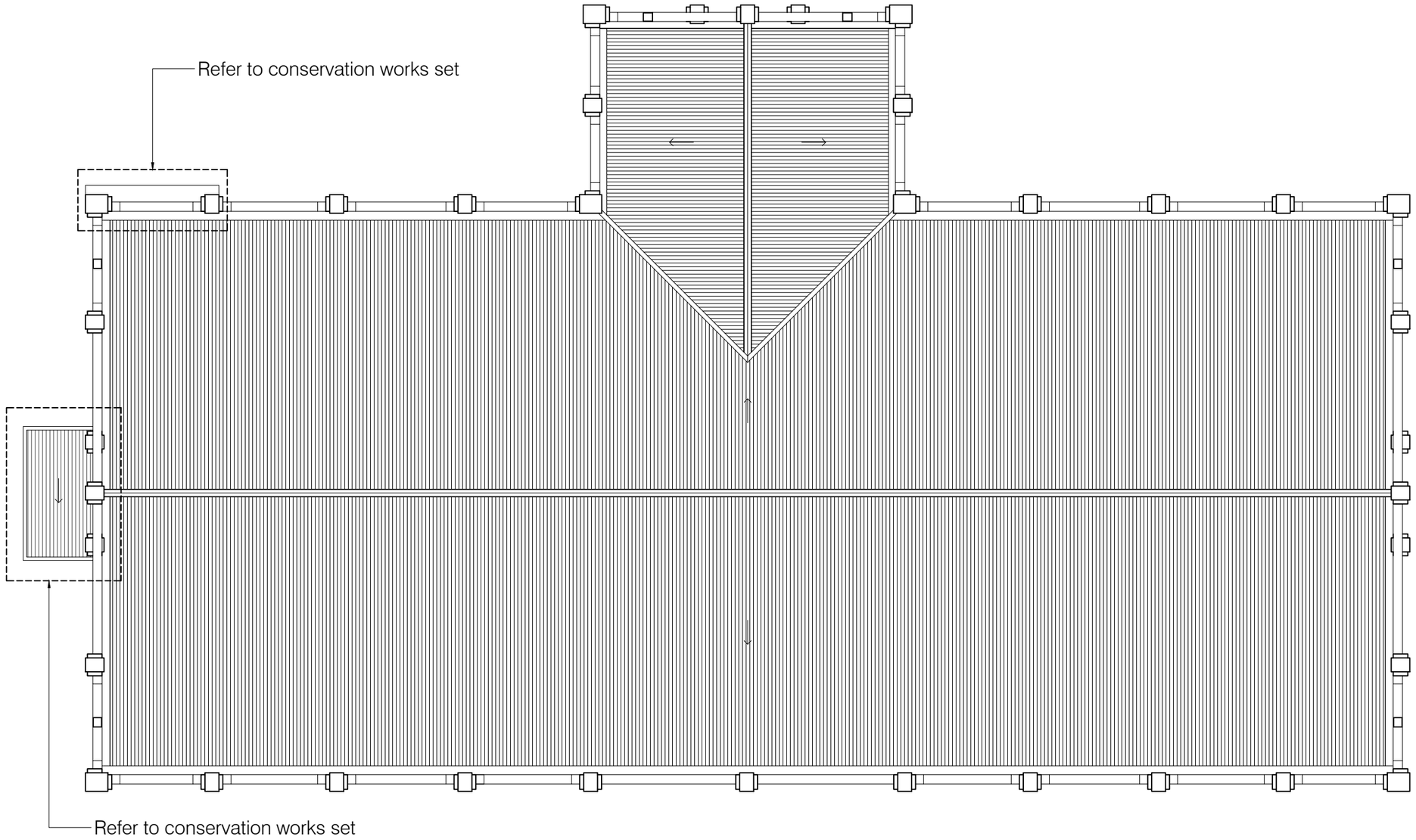
TITLE
Site Plan

Existing

NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H02**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au



01 03 Roof Plan
1:200

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

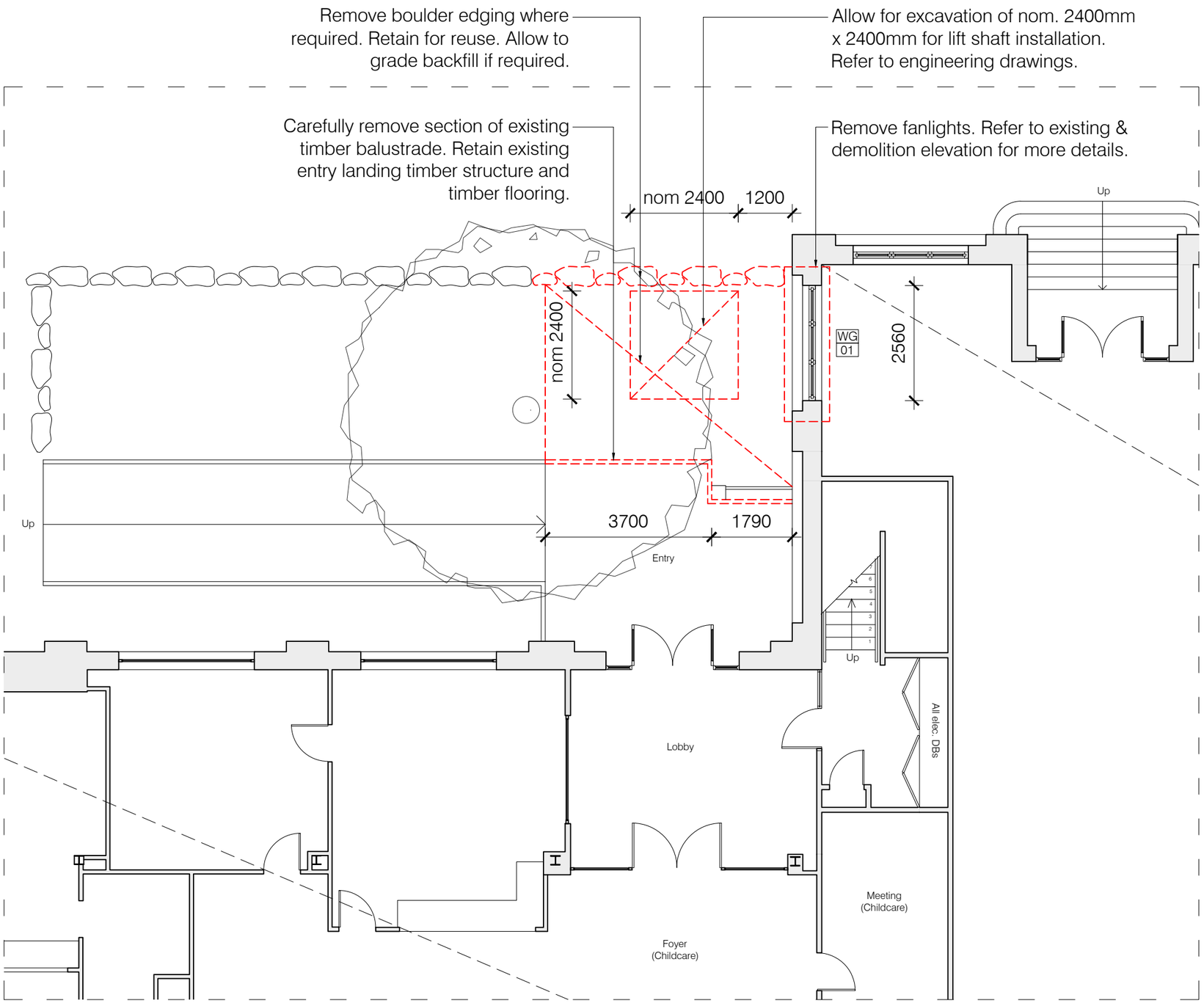
TITLE
Roof Plan

Existing

NORTH

DATE	23/10/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H03**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au



01 / 04 **Existing / Demolition Ground Floor Plan**

1:100

Demolition Note

- Allow to make good brick reveals to match existing.

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Ground Floor Plan

Existing / Demolition

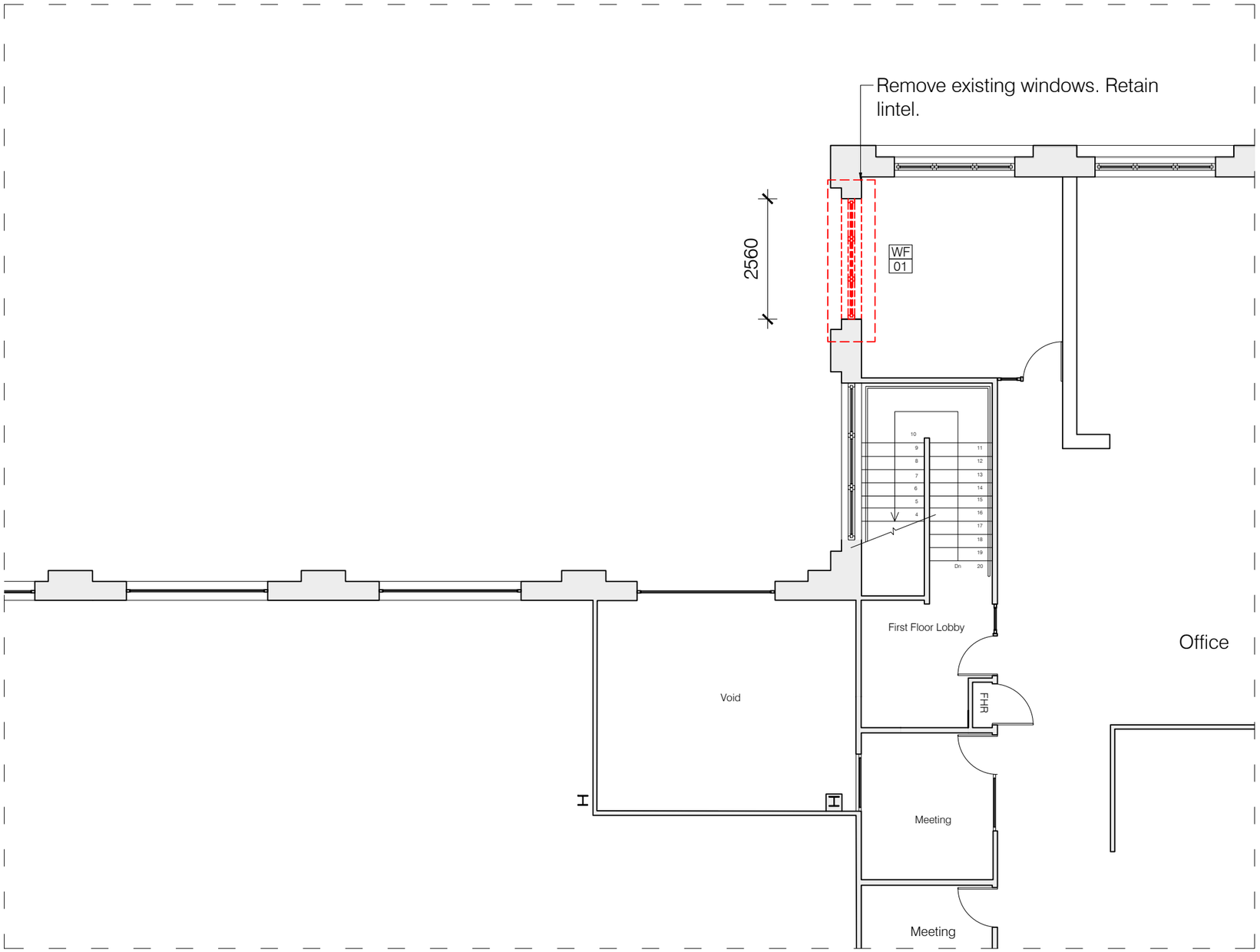
NORTH

DATE	23/10/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H04**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au

Demolition Note

- Allow to make good brick reveals to match existing.



01/05 Existing / Demolition First Floor Plan
1:100

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
First Floor Plan

Existing / Demolition

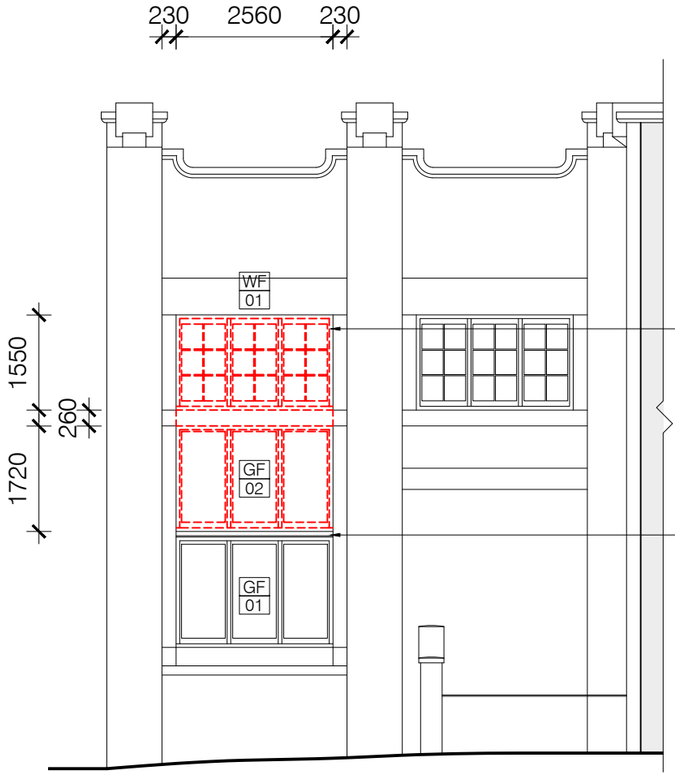
NORTH

DATE	23/10/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H05**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au

Note

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



- Remove GF02 (fanlight) & WF01 (first floor window).
- Remove GF02 lintel. Retain render band to both sides of lintel (nom. 230mm each side).
- Allow to patch repair brick reveals.
- Allow for temporary propping.
- Retain WF1 lintel & header.

Retain timber transom.

01 06 Existing / Demolition West Elevation
1:100

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

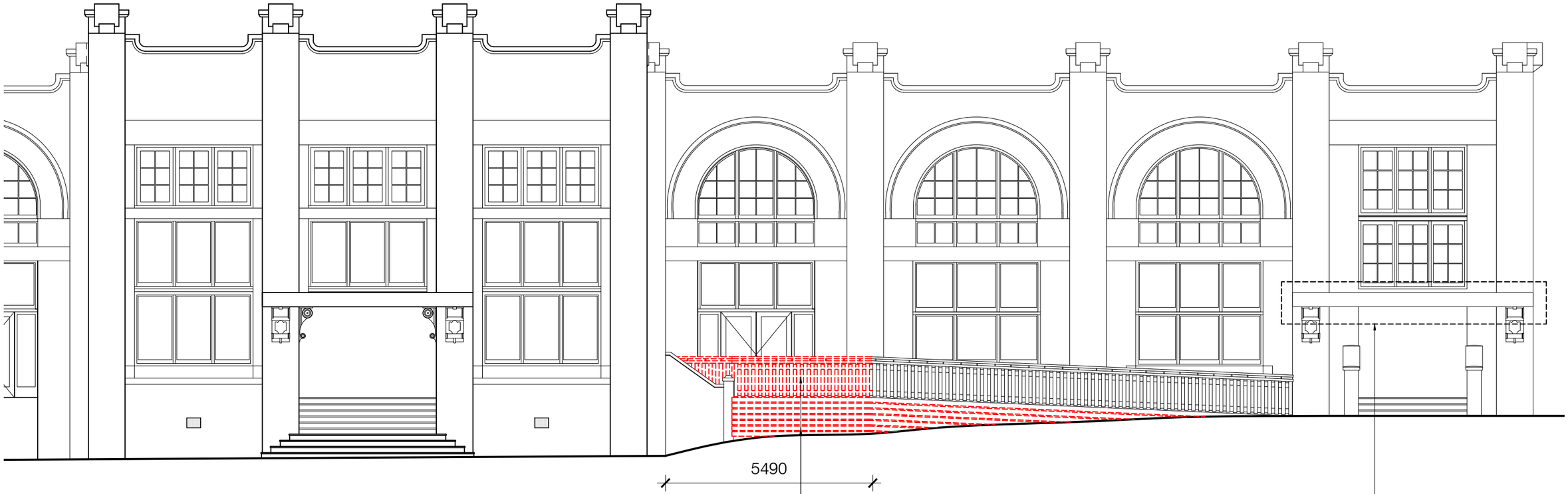
LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
West Elevation
Existing / Demolition

NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H06**

PHONE: 03 9670 4065 - **ACN:** 105308192 - **ADDRESS:** LEVEL 6, 443 LITTLE COLLINS STREET MELBOURNE VIC 3000 - **EMAIL:** info@michaeltaylorarchitects.com.au



- Carefully remove section of existing timber balustrade.
- Retain existing entry landing timber structure and timber flooring.
- Remove external timber clad.

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

01 07 Existing North Elevation (partial)
1:100

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
North Elevation

Existing

NORTH

DATE	23/10/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H07**

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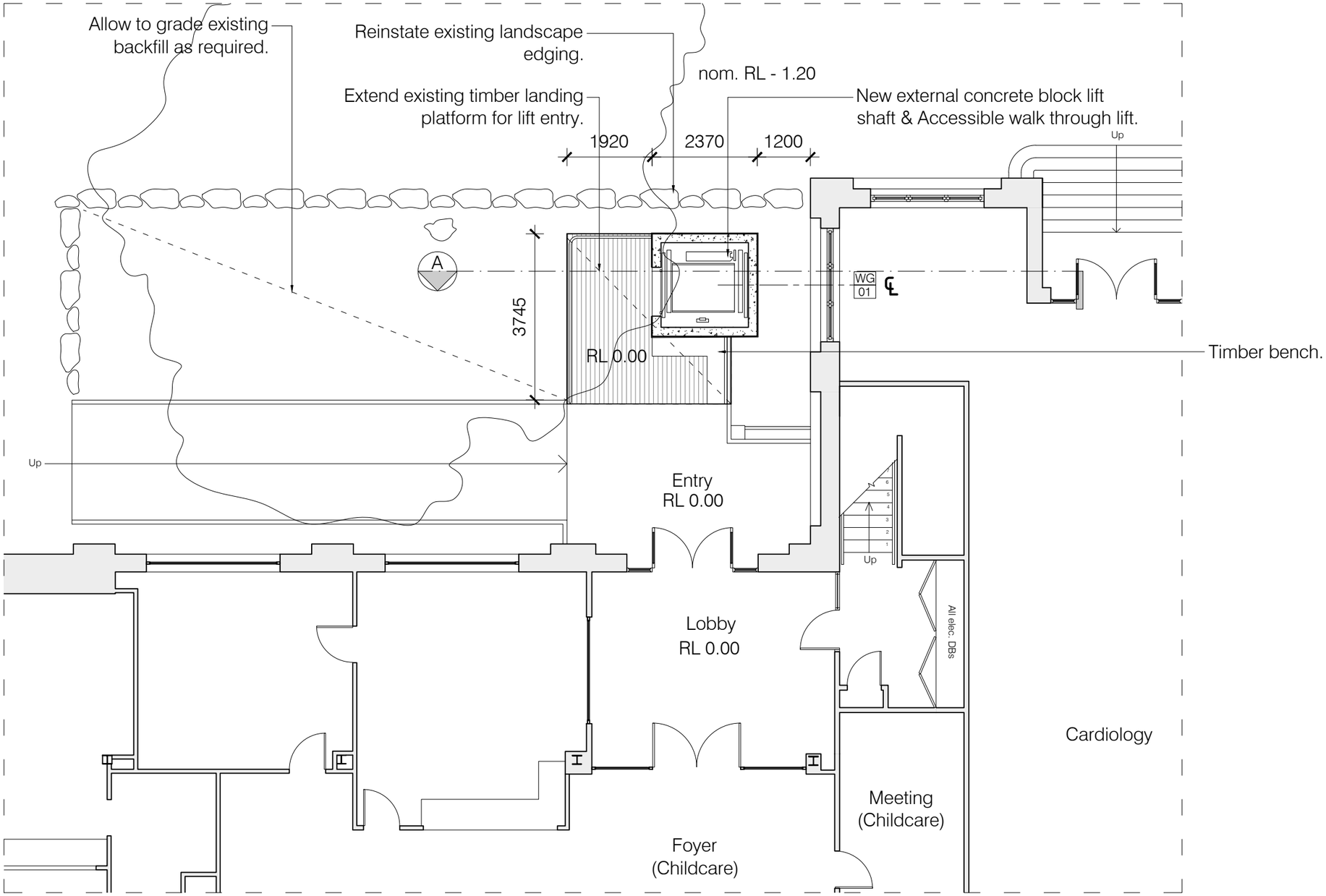

01 / 08 Ground Floor Plan
1:100

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Ground Floor Plan

Proposed

NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H08**

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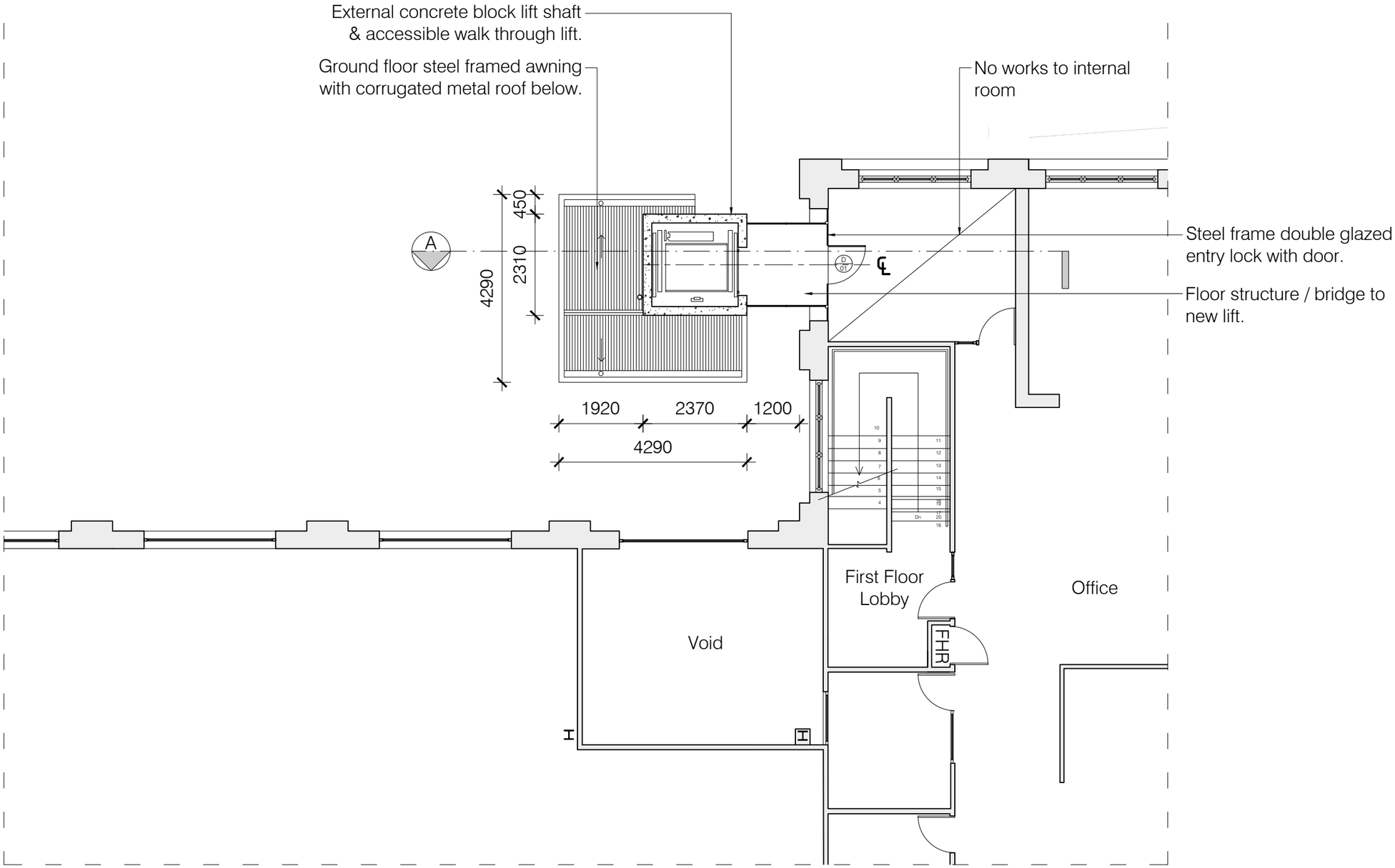

01 / 09 First Floor Plan
1:100

MICHAEL TAYLOR ARCHITECTURE & HERITAGE	PROJECT **Government Pavilion** LOCATION **320 - 380 Epsom Rd, Flemington VIC 3031**	TITLE **First 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. **H09**

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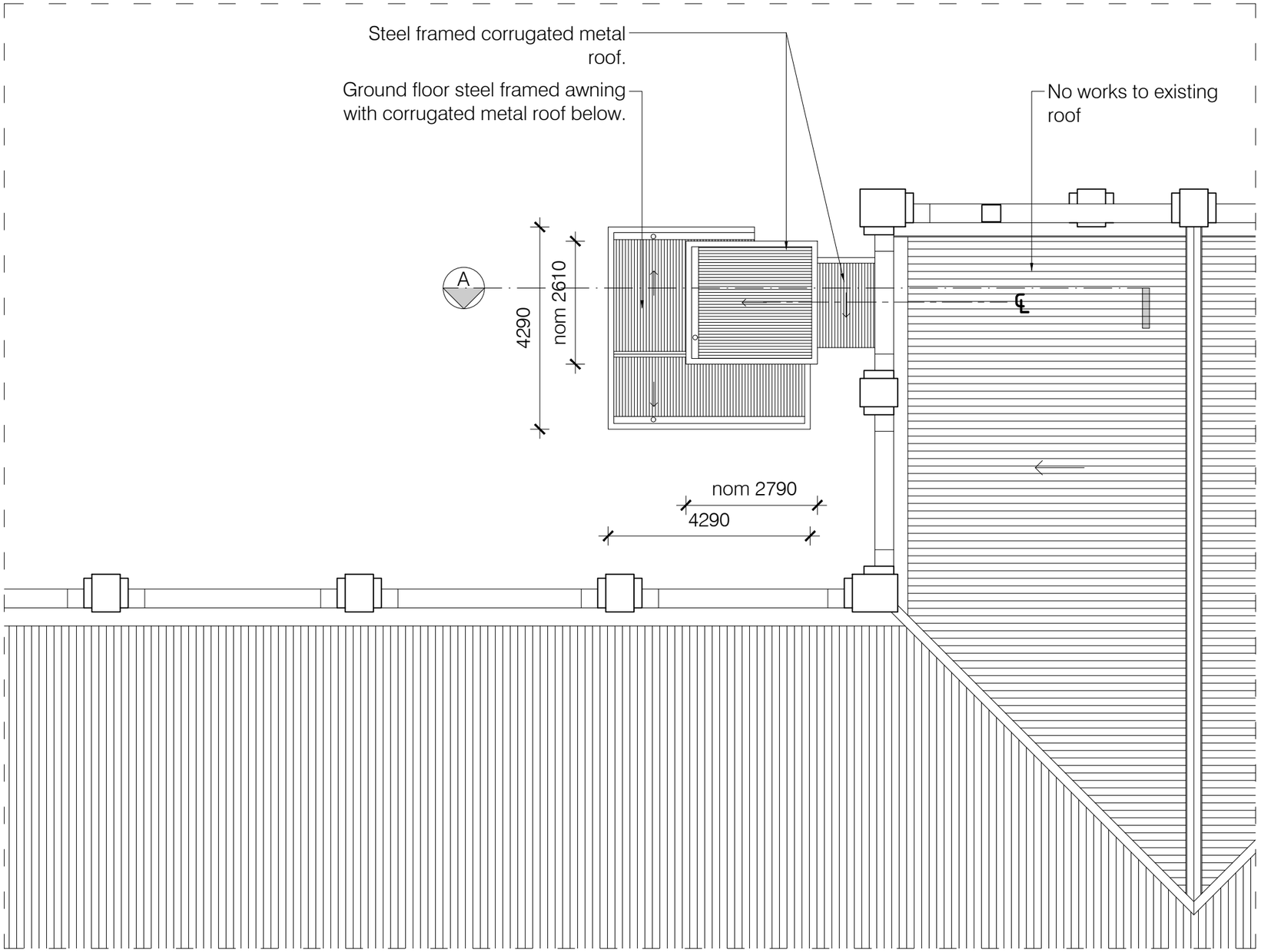

01/10 Roof Plan

1:100

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Roof Plan

Proposed

NORTH

DATE	23/10/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H10**

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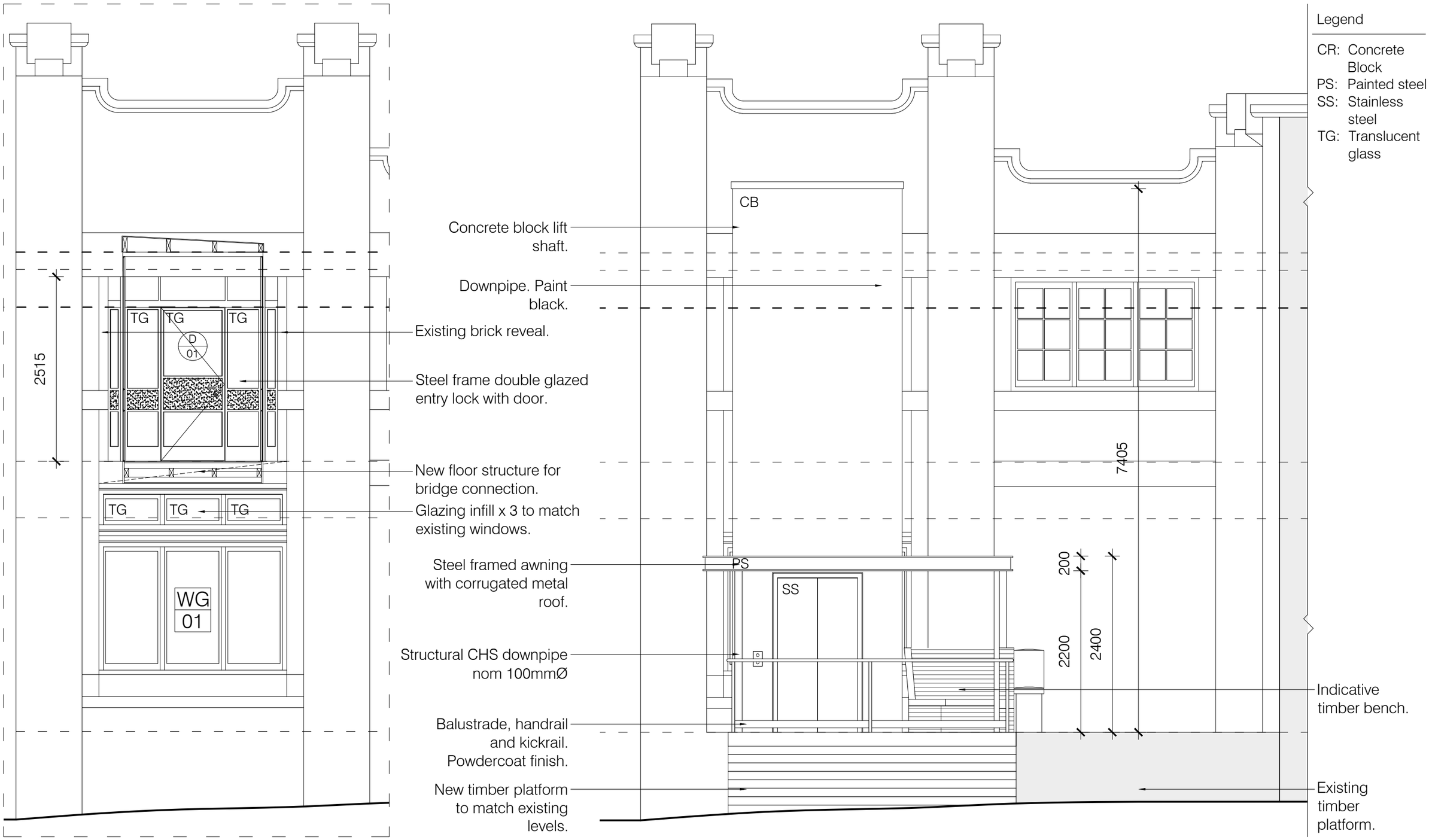

01 / 11 **West Elevation (Government Pavilion)**
1:50

02 / 11 **West Elevation (Lift Shaft)**
1:50

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
West Elevation
Proposed

NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H11**

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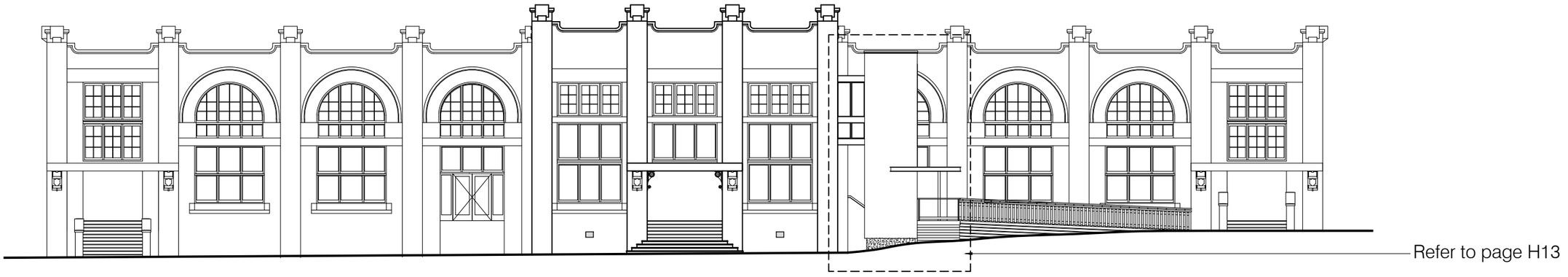

Refer to page H13

01 12 North Elevation
1:200

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
North Elevation

Proposed

NORTH

DATE	23/10/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H12**

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Legend

CB: Concrete Block
PS: Painted steel
TG: Translucent glass

01/13 North Elevation (Part)
1:50

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
North Elevation

Proposed

NORTH

DATE 23/10/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H13**

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Appendix 5
Conservation Works drawing set, by MTA&H.

Woodfull Pavillion / Government Pavillion
Conservation Works 2025

Heritage Act Permit Application P41301 - RFI Response

Site:
Woodfull Pavillion /
Government Pavillion

01 00 **Location Plan**

DRAWING SCHEDULE

No.	Description
H.00	Cover Page
H.01	Roof Plan
H.02	North Elevation
H.03	West Elevation

Legend

Royal Agricultural Showgrounds Heritage Act Registration Extent

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Cover Page

NORTH

DATE 24/07/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H00**

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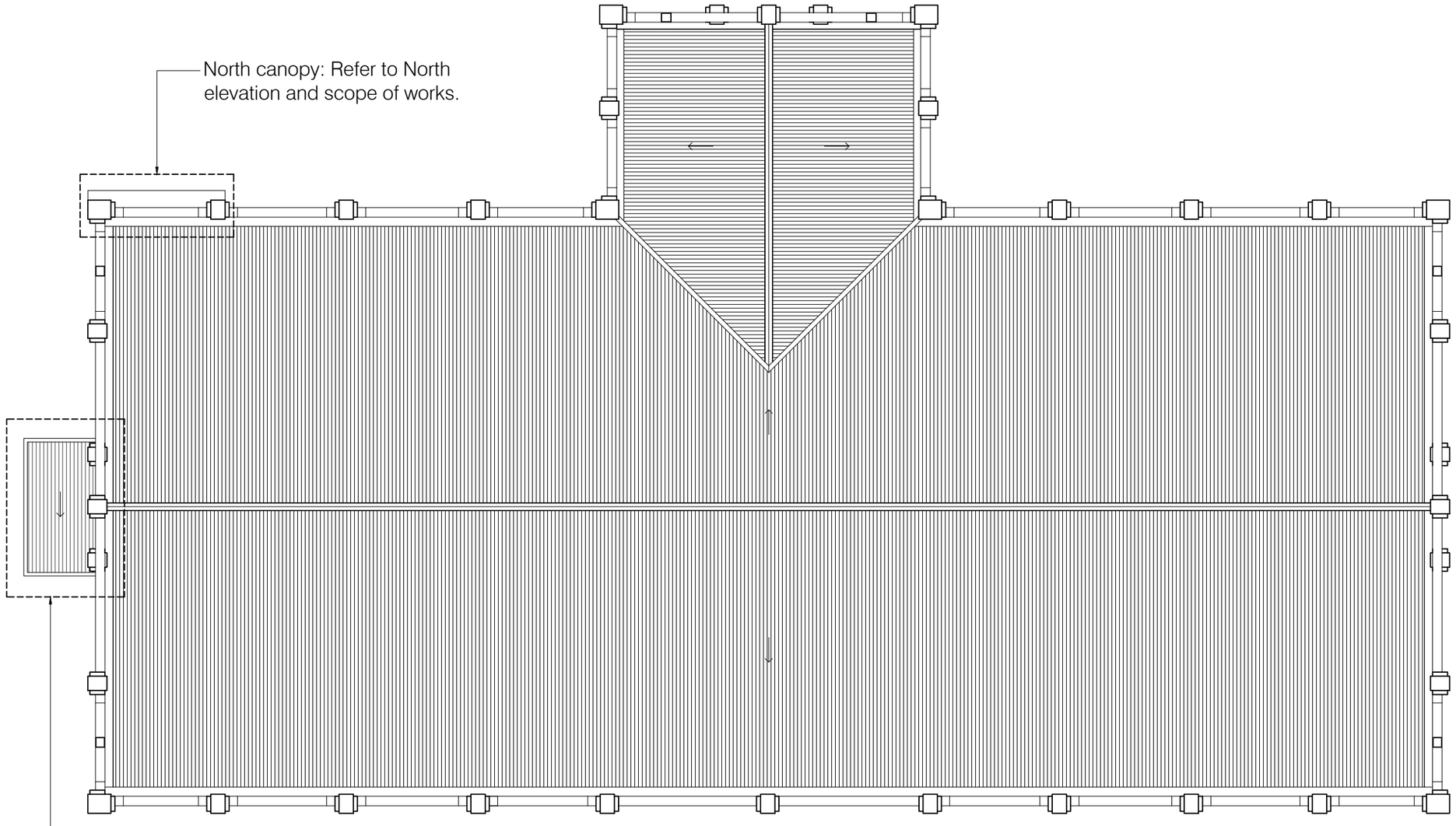

01 01 Roof Plan
1:200

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.

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
Roof Plan

Existing

NORTH

DATE	24/07/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H01**

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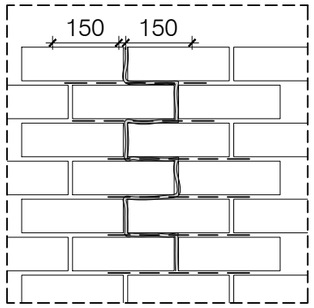
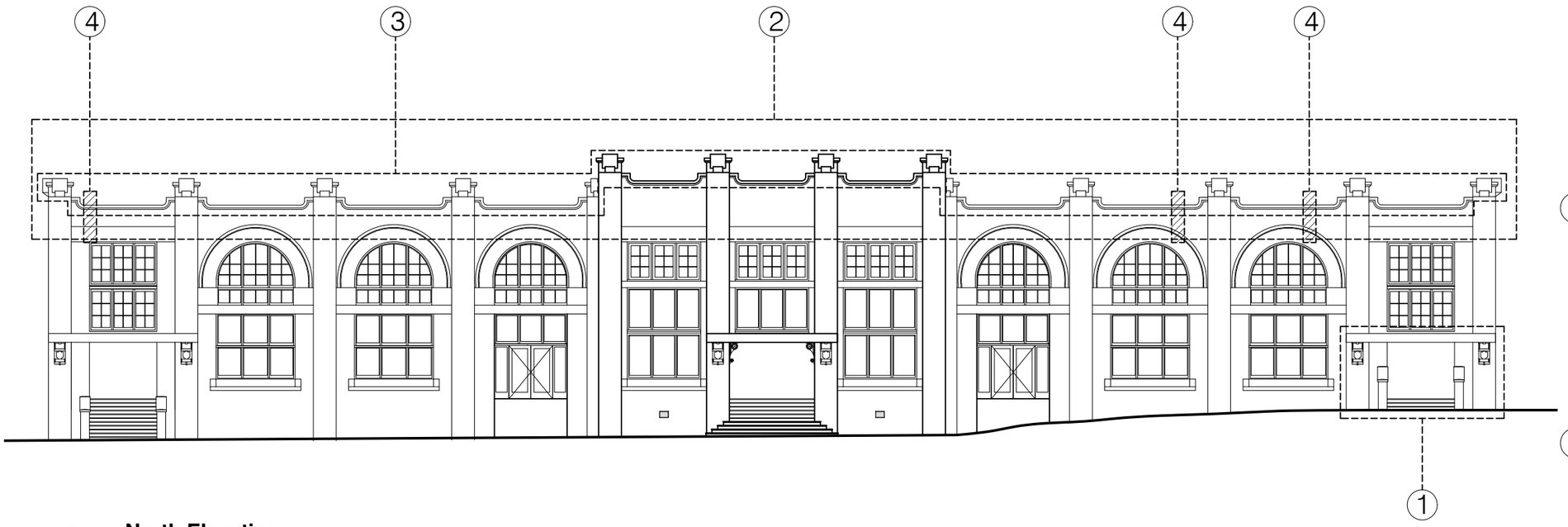


1: Remove render 150mm each side of crack (where required).
2: Install helical bars to brick joints.

02 02 Crack Repair
NTS



01 02 North Elevation
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 neccesary.
- 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 neccesary.
- 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.

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
North Elevation
Proposed

NORTH

DATE	24/07/2025
SCALE	@A3
DRAWN	SG
DRAWING NO.	**H02**

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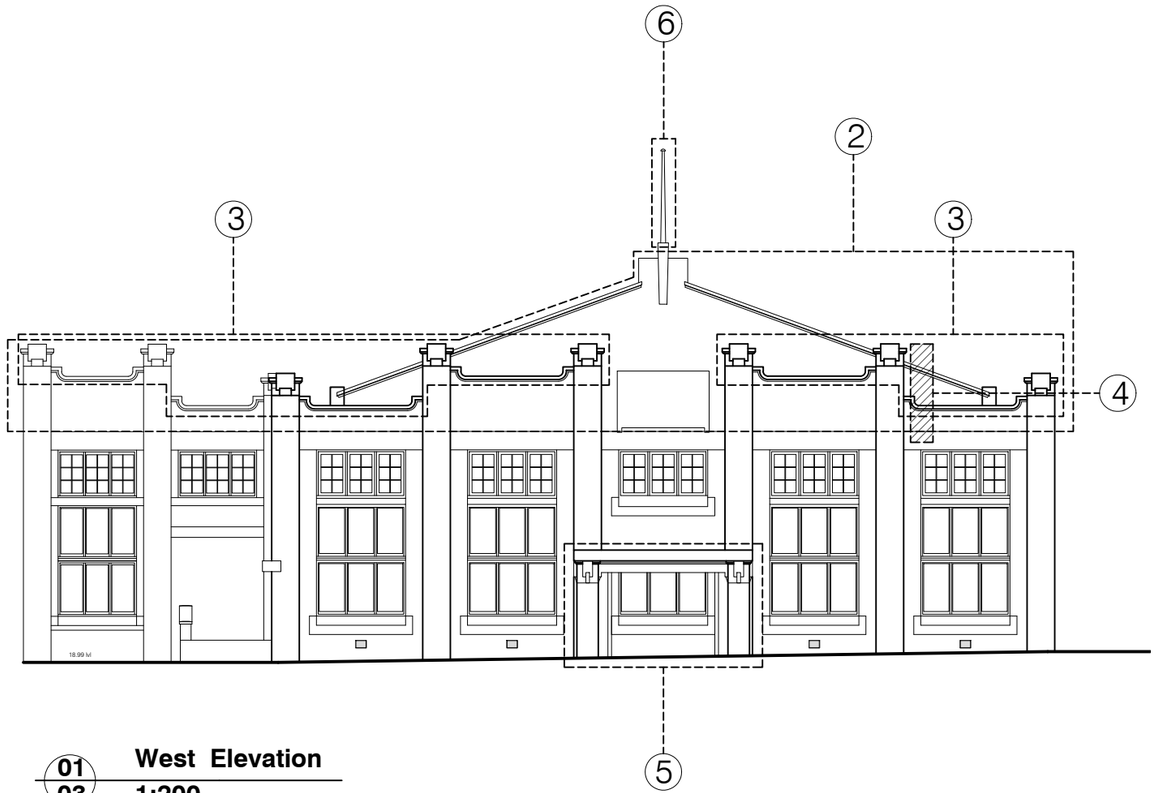

01 03 **West Elevation**

1:200

Scope of Works

(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 neccesary.
- 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 neccesary.
- 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.

MICHAEL TAYLOR ARCHITECTURE & HERITAGE

PROJECT
Government Pavilion

LOCATION
320 - 380 Epsom Rd, Flemington VIC 3031

TITLE
North Elevation

Proposed

NORTH

DATE 24/07/2025
SCALE @A3
DRAWN SG
DRAWING NO. **H03**

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