

HERITAGE NOTES

SITE AND GENERAL

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

ROTUNDA

EXTERIOR

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

INTERIOR

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

OUTBUILDINGS RESTORATION

EXTERIOR

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

INTERIOR

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

MILDRED CREAK BUILDING- MAJOR RESTORATION

EXTERIOR

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

INTERIOR

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

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



REVISED DA DRAWING LIST

DA0.0 DA1.0 DA1.1 DA1.2 DA1.3 DA1.4 DA1.5 DA1.6 DA1.7 DA1.8 DA1.9	COVER PAGE SITE CONTEXT PLAN SITE PLAN EXISTING SITE SURVEY SITE DEMOLITION PLAN SITE - GROUND FLOOR PLAN SITE - ELEVATIONS SITE - ELEVATIONS SITE - PUMP ROOM & CARPARKS - TREE REMOVAL OVERLAY OVERSHADOWING DIAGRAM - 9AM OVERSHADOWING DIAGRAM - 12PM	DA2.0 DA2.1 DA2.2 DA2.3	ROTUNDA - DEMOLITION PLANS ROTUNDA - FLOOR PLANS ROTUNDA - ROOF PLAN ROTUNDA - ELEVATIONS	DA3.0 DA3.1 DA3.2 DA3.3	MILDRED CREAK - DEMOLITION PLANS MILDRED CREAK - FLOOR PLANS MILDRED CREAK - ROOF PLAN MILDRED CREAK - ELEVATIONS	DA4.0 DA4.1 DA4.2 DA4.3 DA4.4 DA4.5	STUDIOS - DEMOLITION PLANS STUDIOS - FLOOR - ROOF PLANS STUDIOS - ELEVATIONS ANIMAL SHELTER B.O.H STORE PAVILION	DA5.0 DA5.1 DA5.2	CHILDCARE - FLOOR PLAN CHILDCARE - ROOF PLAN CHILDCARE - ELEVATIONS	DA6.0 - 6.3	3D VISUALS
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COVER PAGE

EDWARD MILLEN HOME

REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 1000 @ A1

PPA20224


29.01.24

REV-J

DA0.0



SITE CONTEXT PLAN
EDWARD MILLEN HOME
 REVISED DEVELOPMENT APPLICATION

BENSON STUDIO |  1 : 500 @ A1
 PPA20224
 25.01.24

REV-J
DA1.0



DISCLAIMERS

Class 2/3 Accuracy Statement
 This survey has been completed to CLASS 2/3 Accuracy. Horizontal Accuracy is 20mm. Vertical Accuracy is 20mm. All other Areas are to Class 3 Accuracy. Horizontal Accuracy is 30mm. Vertical Accuracy is 50mm. This note is an integral part of this plan.

Detail/Feature Survey
 Surface features and levels have been surveyed to meet the requested scope of works accuracy. The surface may be covered to depict topography or defined only by spot heights. For clarity on hard copy some level information is not shown. Above ground indicators (markers) of underground services are located where visible. This note is an integral part of this plan.

Landgate SCCB only
 Existing boundaries have been extracted from Landgate's Spatial Cadastral Database, which is only a model of the cadastral. The depicted boundary locations are a graphical representation only and are not to be re-established by survey. MNG does not guarantee the position unless stated otherwise. Re-establishment of boundaries by a Licensed Surveyor is recommended for any works on or about a boundary. This note is an integral part of this plan.

DBVD
 Underground services have been compiled from information obtained from a Dial-Before-You-Dig search. Service locations have not been verified by MNG. Alignments are indicative only. Prior to demolition, excavation or construction, users should safely themselves to the currency of services, which may have been altered or new services installed on or near the subject site. Refer to the date and method of acquisition. This note is an integral part of this plan.

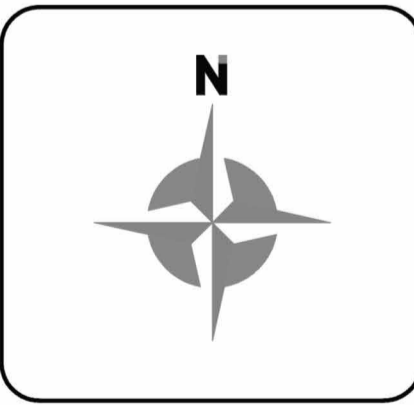
Rev.	Description	Drawn	Date	Checked
B	DFES side street survey added	TJL	11/12/2023	OVP
A	Initial Issue	SAH	20/04/2022	MAD

SCALE 1:750 @ A1
 0 15 30 45 60 75
 ALL DISTANCES ARE IN METRES

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

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

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



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

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

CLIENT: **BLACK OAK**

Project Mngr: Mark Dobson Datum: PCG94 / AHD

103127 - DE - 003 - B

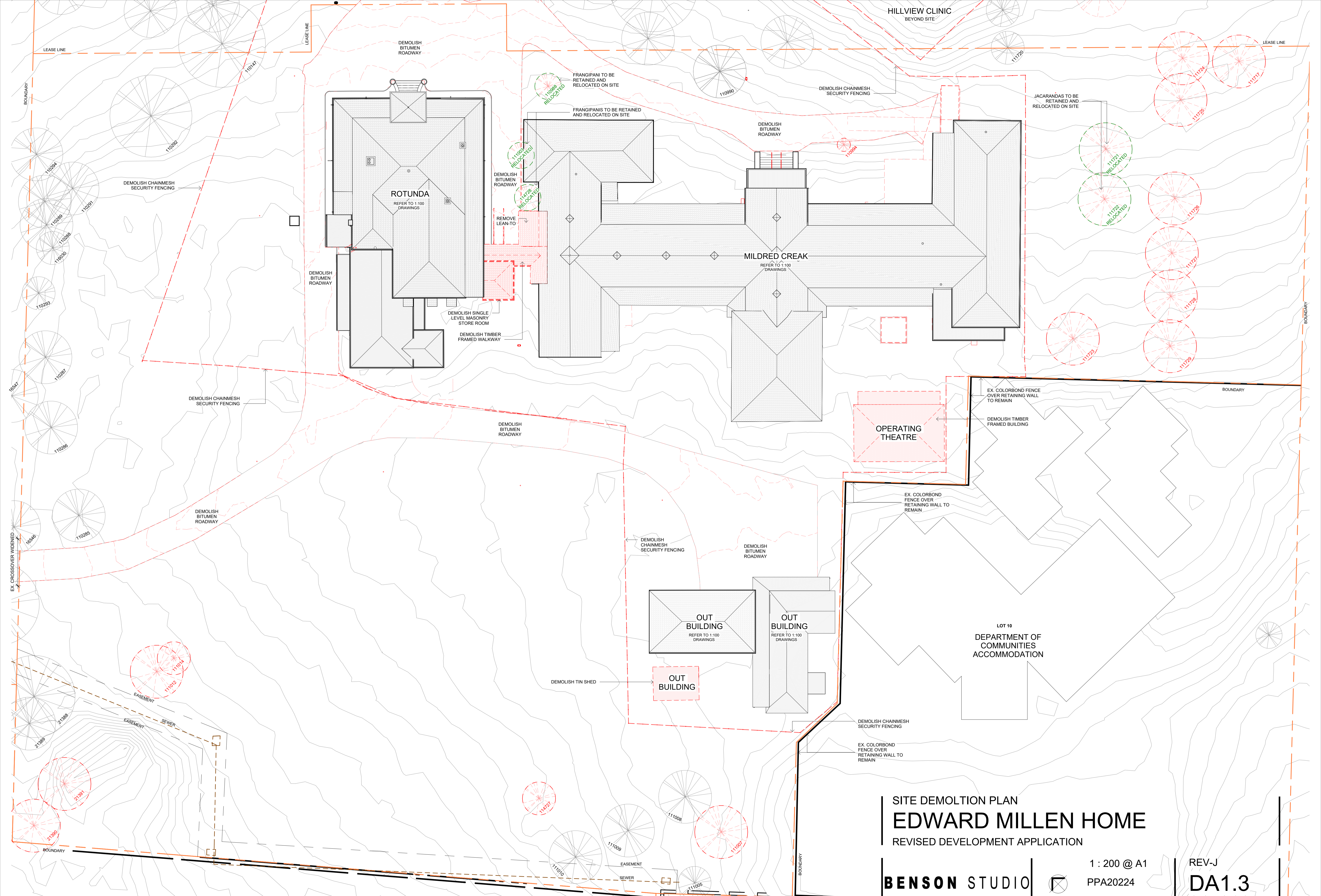
Job Number Type Plan Number Revision

EXISTING SITE SURVEY
EDWARD MILLEN HOME
 REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

@ A1
 PPA20224
 25.01.24

REV-J
DA1.2



SITE DEMOLITION PLAN
EDWARD MILLEN HOME
 REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

1 : 200 @ A1
 PPA20224
 25.01.24

REV-J
DA1.3

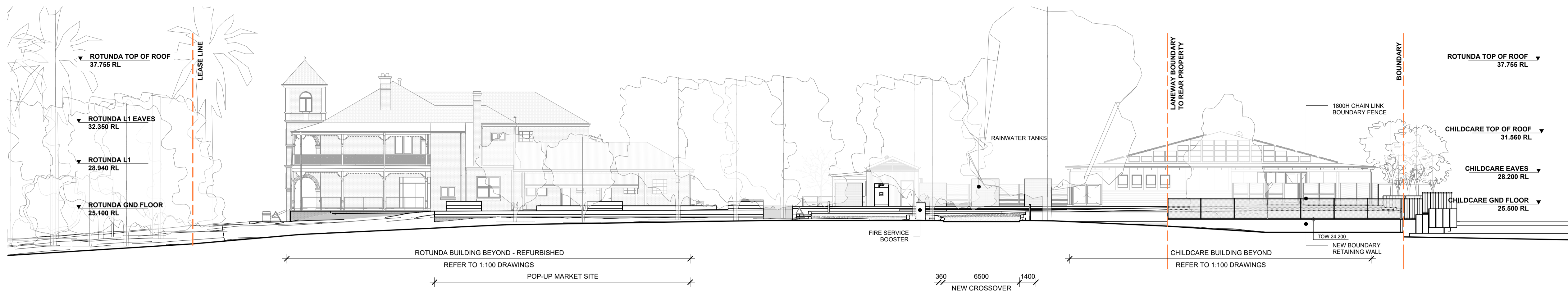


SITE - GROUND FLOOR PLAN
EDWARD MILKEN HOME
 DRAFT DD - COORDINATION

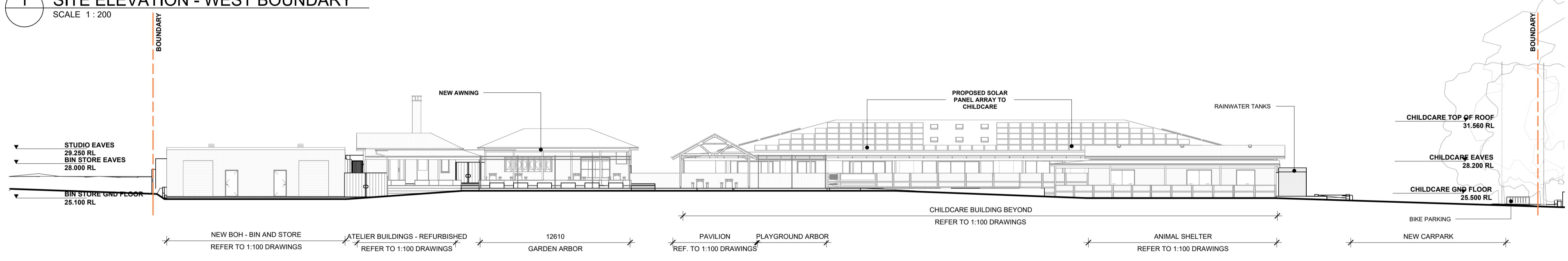
BENSON STUDIO

1 : 200 @ A1
 PPA20224
 12.03.24

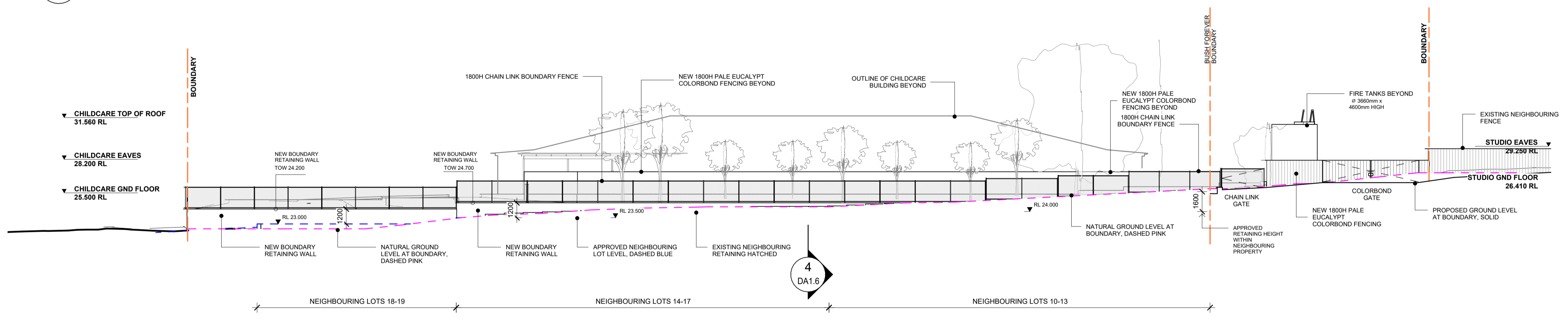
REV-M
DA1.4



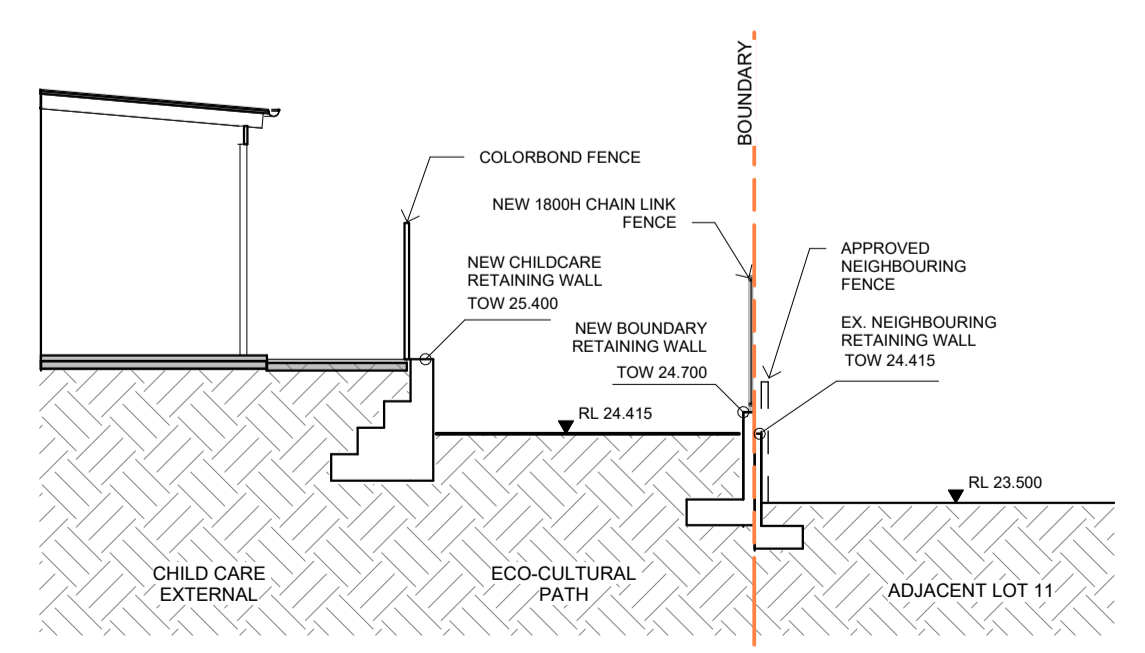
1 SITE ELEVATION - WEST BOUNDARY
SCALE 1 : 200



2 SITE ELEVATION - NORTH INTERNAL
SCALE 1 : 200



3 SITE ELEVATION - SOUTH BOUNDARY
SCALE 1 : 200



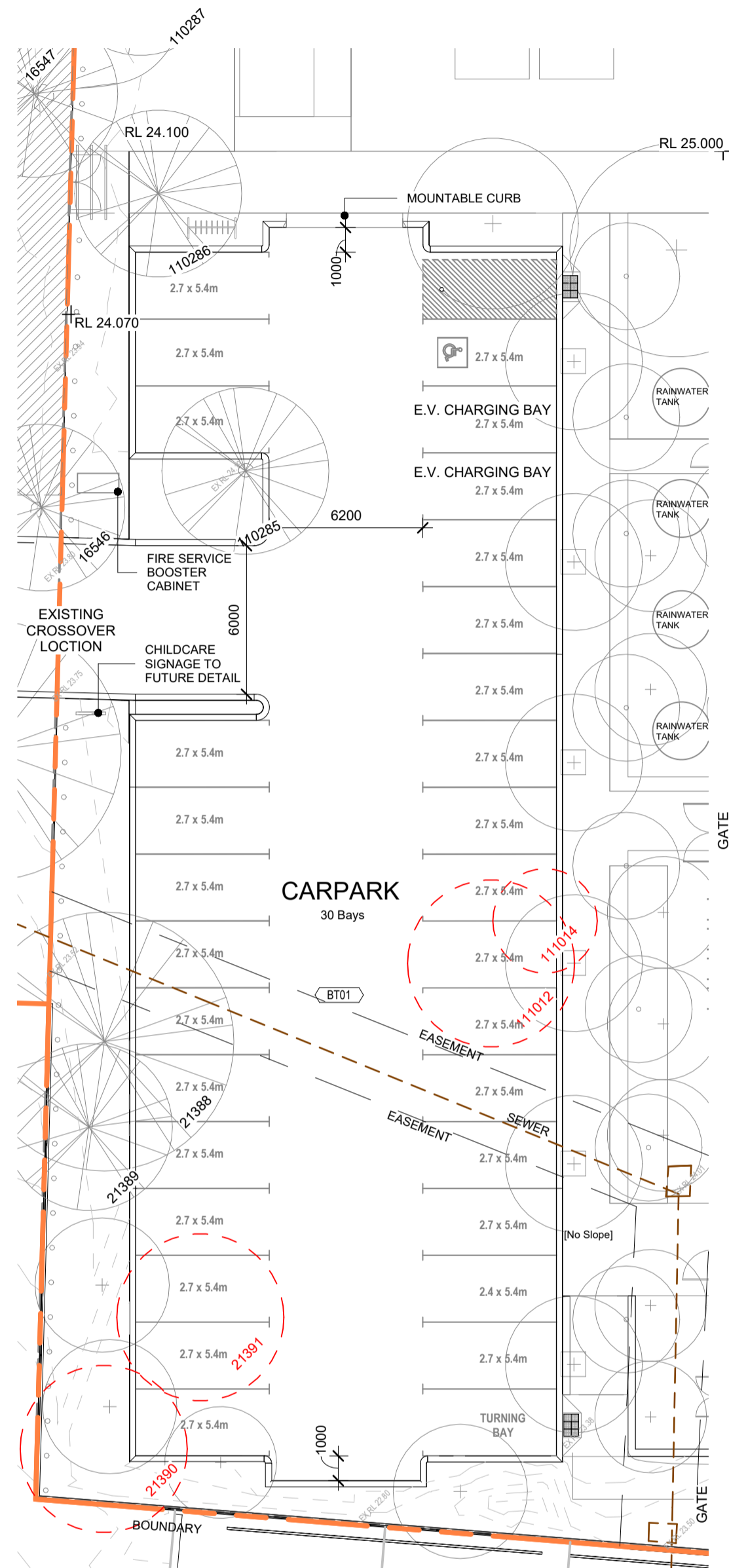
4 BOUNDARY SECTION
SCALE 1 : 100

SITE ELEVATIONS
EDWARD MILLEN HOME
 DRAFT DD - COORDINATION

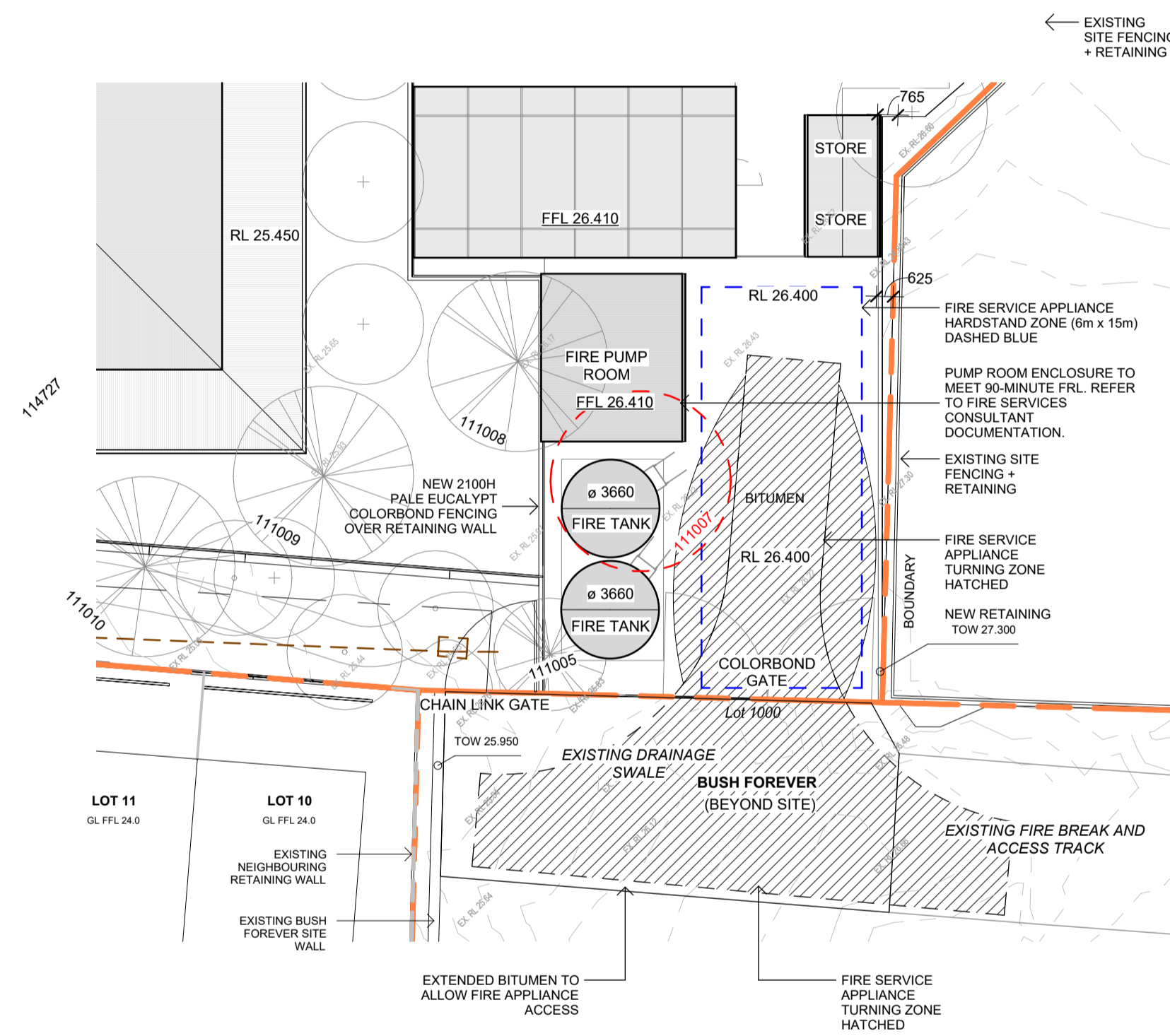
BENSON STUDIO

As indicated @
 A1
 PPA20224
 12.03.24

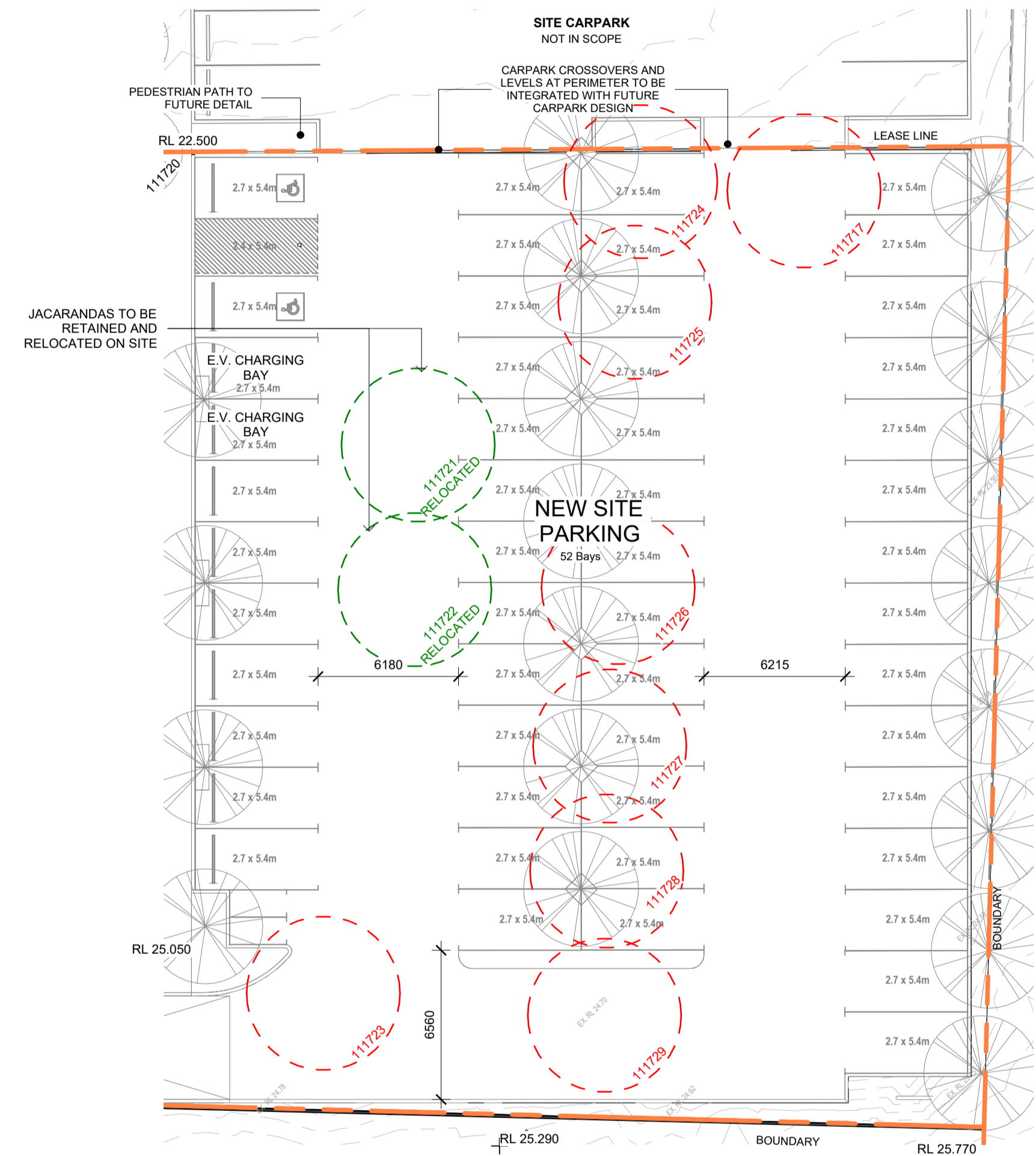
REV-M
DA1.6



1 PROPOSED CHILDCARE CARPARK
SCALE 1 : 200



2 PROPOSED PUMP ROOM
SCALE 1 : 200



3 PROPOSED SITE CARPARK
SCALE 1 : 200

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

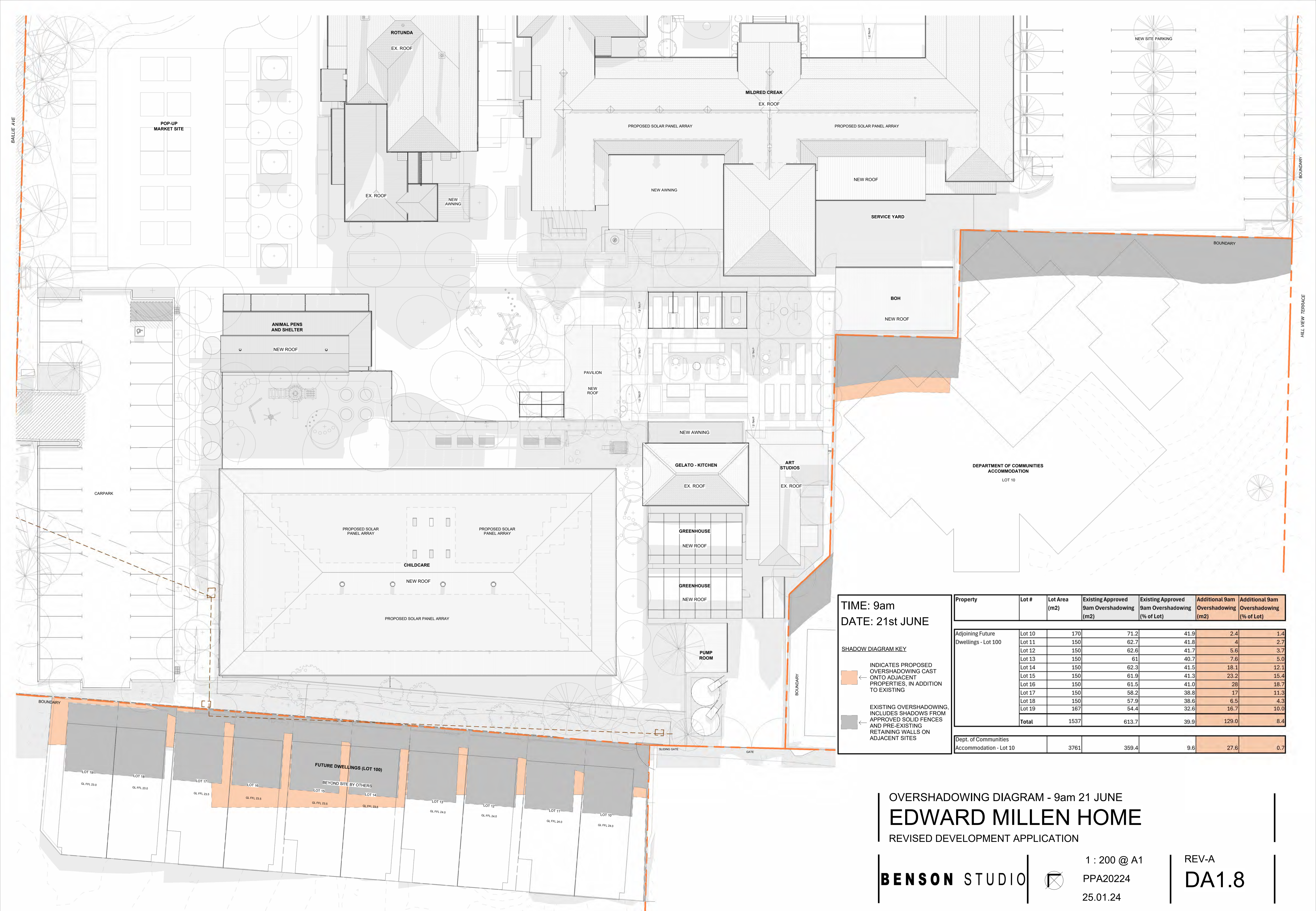
SITE - PUMP ROOM & CARPARKS - TREE REMOVAL OVERLAY
EDWARD MILLEN HOME
 REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 200 @ A1
 PPA20224
 25.01.24

REV-J
DA1.7



TIME: 9am
DATE: 21st JUNE

SHADOW DIAGRAM KEY

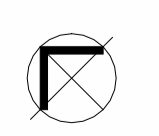
INDICATES PROPOSED OVERSHADOWING CAST ONTO ADJACENT PROPERTIES, IN ADDITION TO EXISTING

EXISTING OVERSHADOWING, INCLUDES SHADOWS FROM APPROVED SOLID FENCES AND PRE-EXISTING RETAINING WALLS ON ADJACENT SITES

Property	Lot #	Lot Area (m2)	Existing Approved 9am Overshadowing (m2)	Existing Approved 9am Overshadowing (% of Lot)	Additional 9am Overshadowing (m2)	Additional 9am Overshadowing (% of Lot)
Adjoining Future Dwellings - Lot 100	Lot 10	170	71.2	41.9	2.4	1.4
	Lot 11	150	62.7	41.8	4	2.7
	Lot 12	150	62.6	41.7	5.6	3.7
	Lot 13	150	61	40.7	7.6	5.0
	Lot 14	150	62.3	41.5	18.1	12.1
	Lot 15	150	61.9	41.3	23.2	15.4
	Lot 16	150	61.5	41.0	28	18.7
	Lot 17	150	58.2	38.8	17	11.3
	Lot 18	150	57.9	38.6	6.5	4.3
	Lot 19	167	54.4	32.6	16.7	10.0
Total		1537	613.7	39.9	129.0	8.4
Dept. of Communities Accommodation - Lot 10		3761	359.4	9.6	27.6	0.7

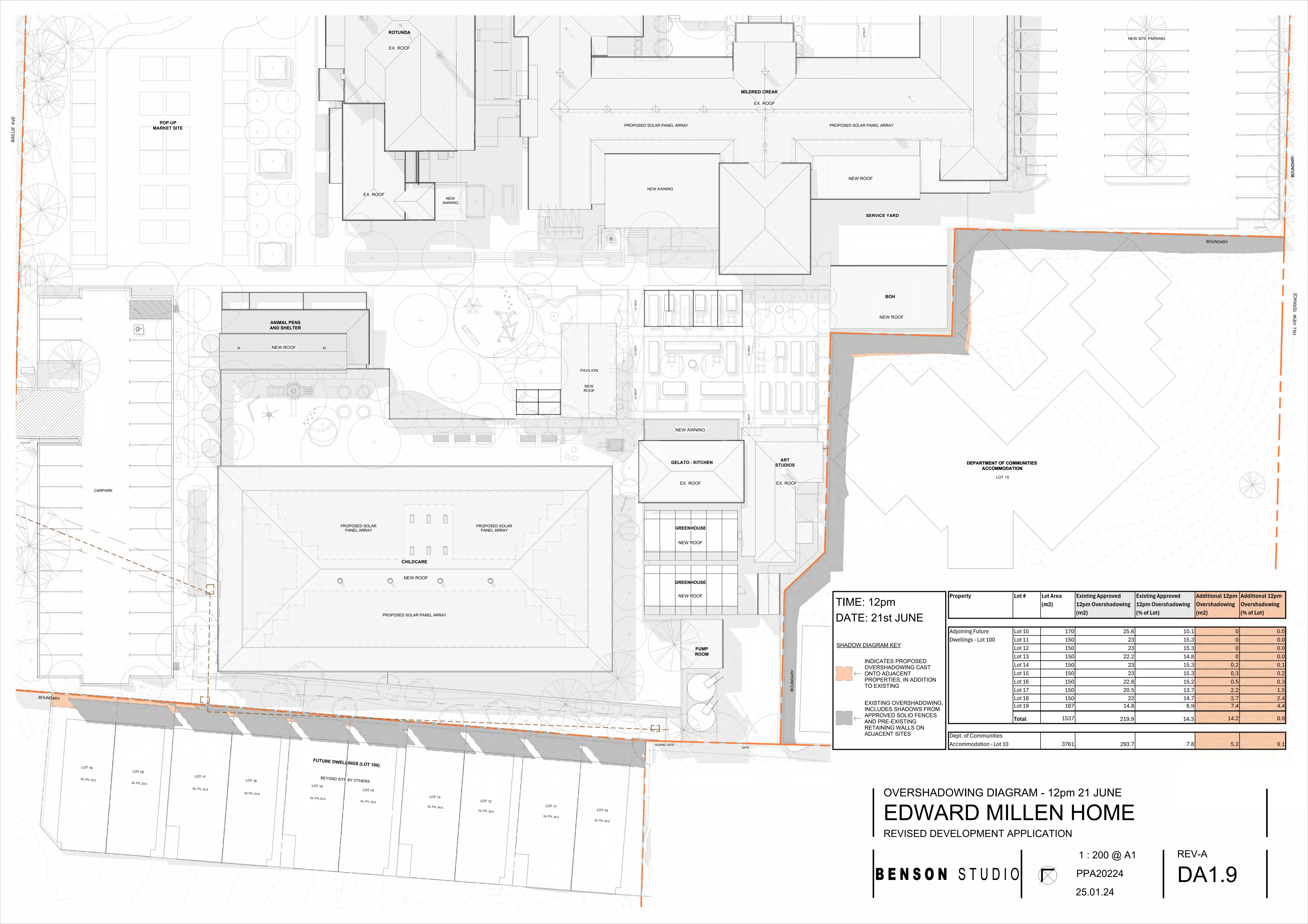
OVERSHADOWING DIAGRAM - 9am 21 JUNE
EDWARD MILKEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 200 @ A1
PPA20224
25.01.24

REV-A
DA1.8



TIME: 12pm
DATE: 21st JUNE

SHADOW DIAGRAM KEY

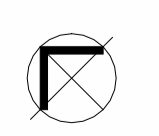
INDICATES PROPOSED OVERSHADOWING CAST ONTO ADJACENT PROPERTIES, IN ADDITION TO EXISTING

EXISTING OVERSHADOWING, INCLUDES SHADOWS FROM APPROVED SOLID FENCES AND PRE-EXISTING RETAINING WALLS ON ADJACENT SITES

Property	Lot #	Lot Area (m2)	Existing Approved 12pm Overshadowing (m2)	Existing Approved 12pm Overshadowing (% of Lot)	Additional 12pm Overshadowing (m2)	Additional 12pm Overshadowing (% of Lot)
Adjoining Future Dwellings - Lot 100	Lot 10	170	25.6	15.1	0	0.0
	Lot 11	150	23	15.3	0	0.0
	Lot 12	150	23	15.3	0	0.0
	Lot 13	150	22.2	14.8	0	0.0
	Lot 14	150	23	15.3	0.2	0.1
	Lot 15	150	23	15.3	0.3	0.2
	Lot 16	150	22.8	15.2	0.5	0.3
	Lot 17	150	20.5	13.7	2.2	1.5
	Lot 18	150	22	14.7	3.7	2.4
	Lot 19	167	14.8	8.9	7.4	4.4
Total		1537	219.9	14.3	14.2	0.9
Dept. of Communities Accommodation - Lot 10		3761	293.7	7.8	5.2	0.1

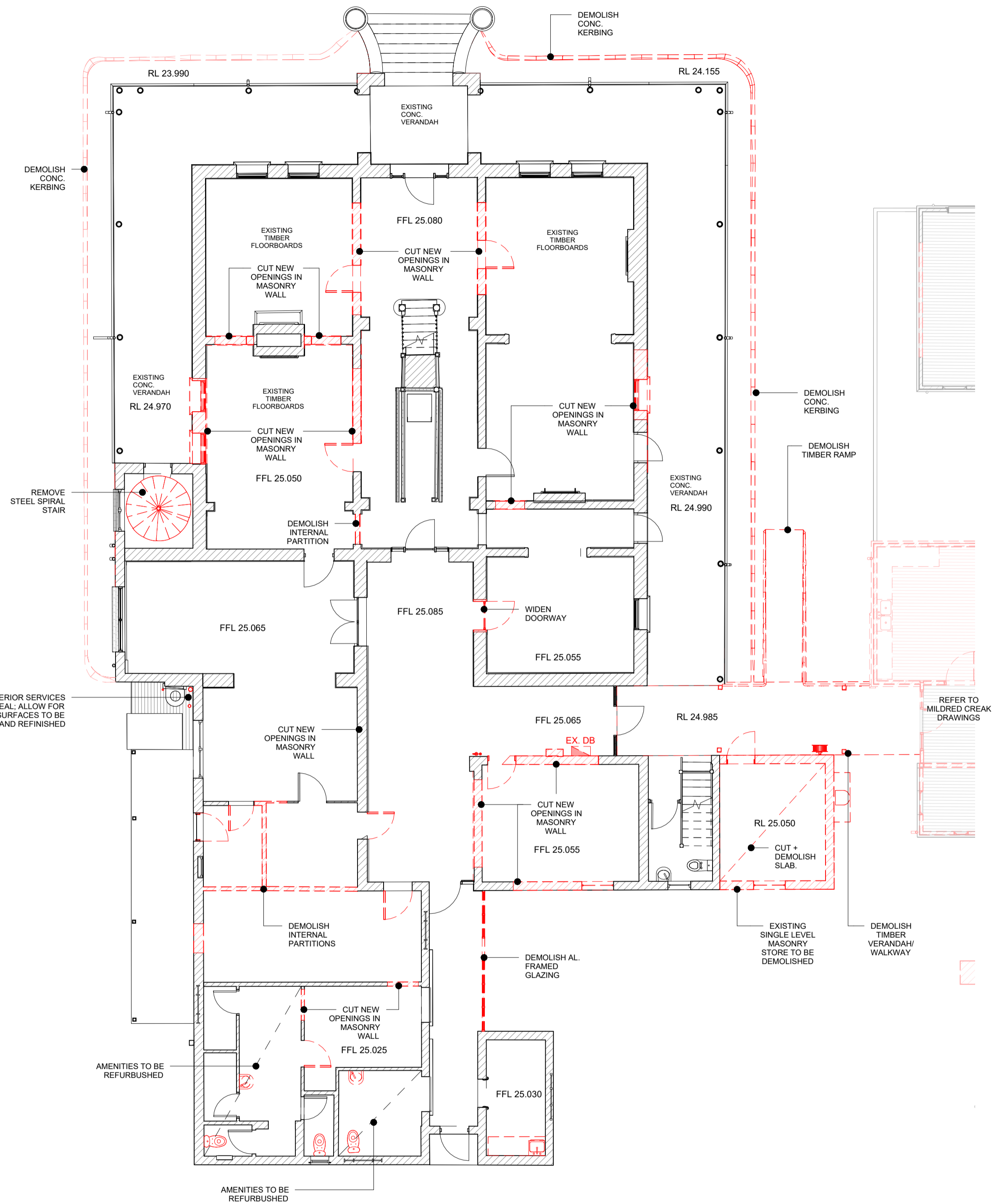
OVERSHADOWING DIAGRAM - 12pm 21 JUNE
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

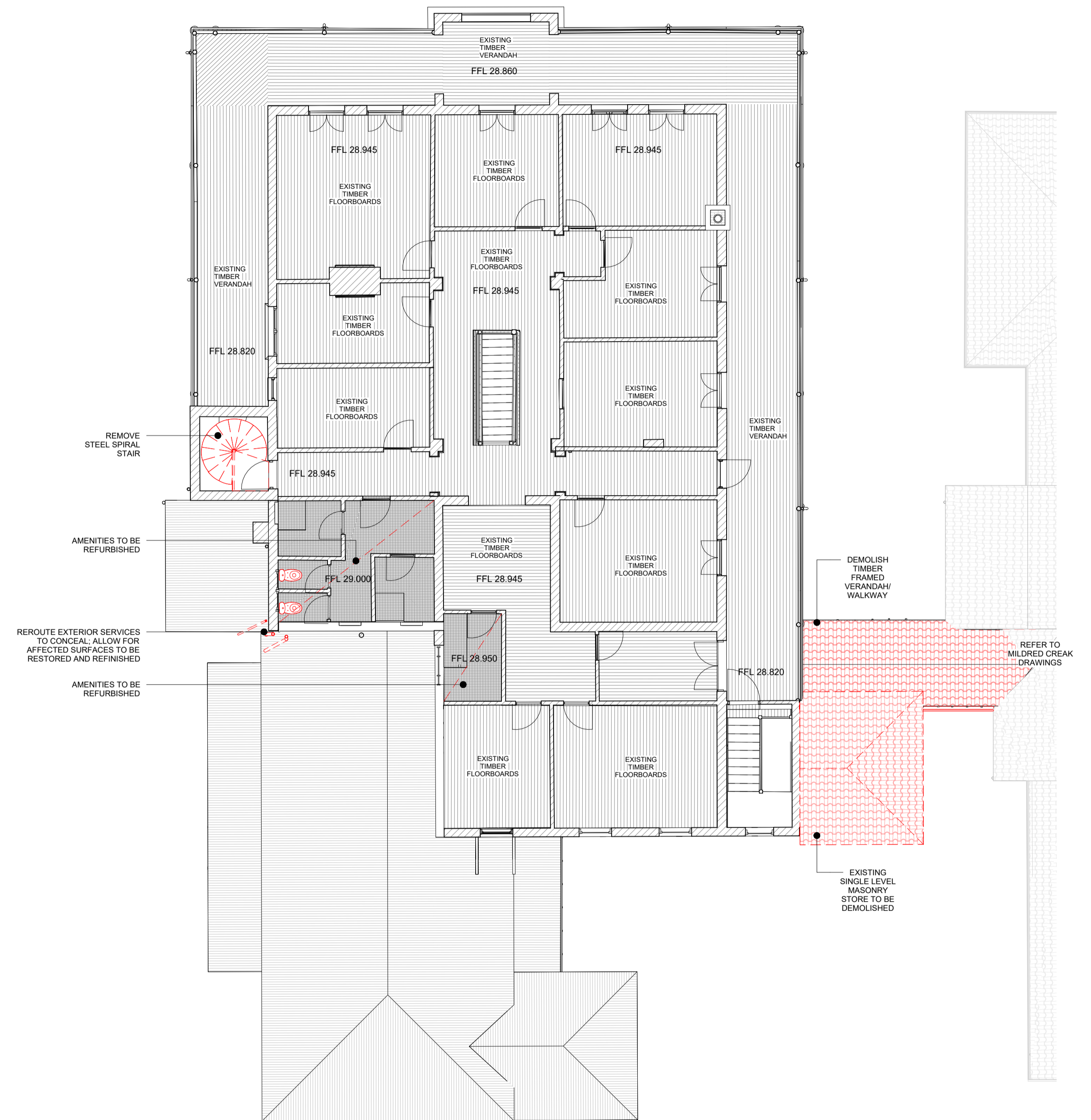


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25.01.24

REV-A
DA1.9



1 GROUND FLOOR DEMOLITION PLAN
SCALE 1 : 100



2 FIRST FLOOR DEMOLITION PLAN
SCALE 1 : 100

HERITAGE NOTES

ROTUNDA

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

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

INTERIOR

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

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

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

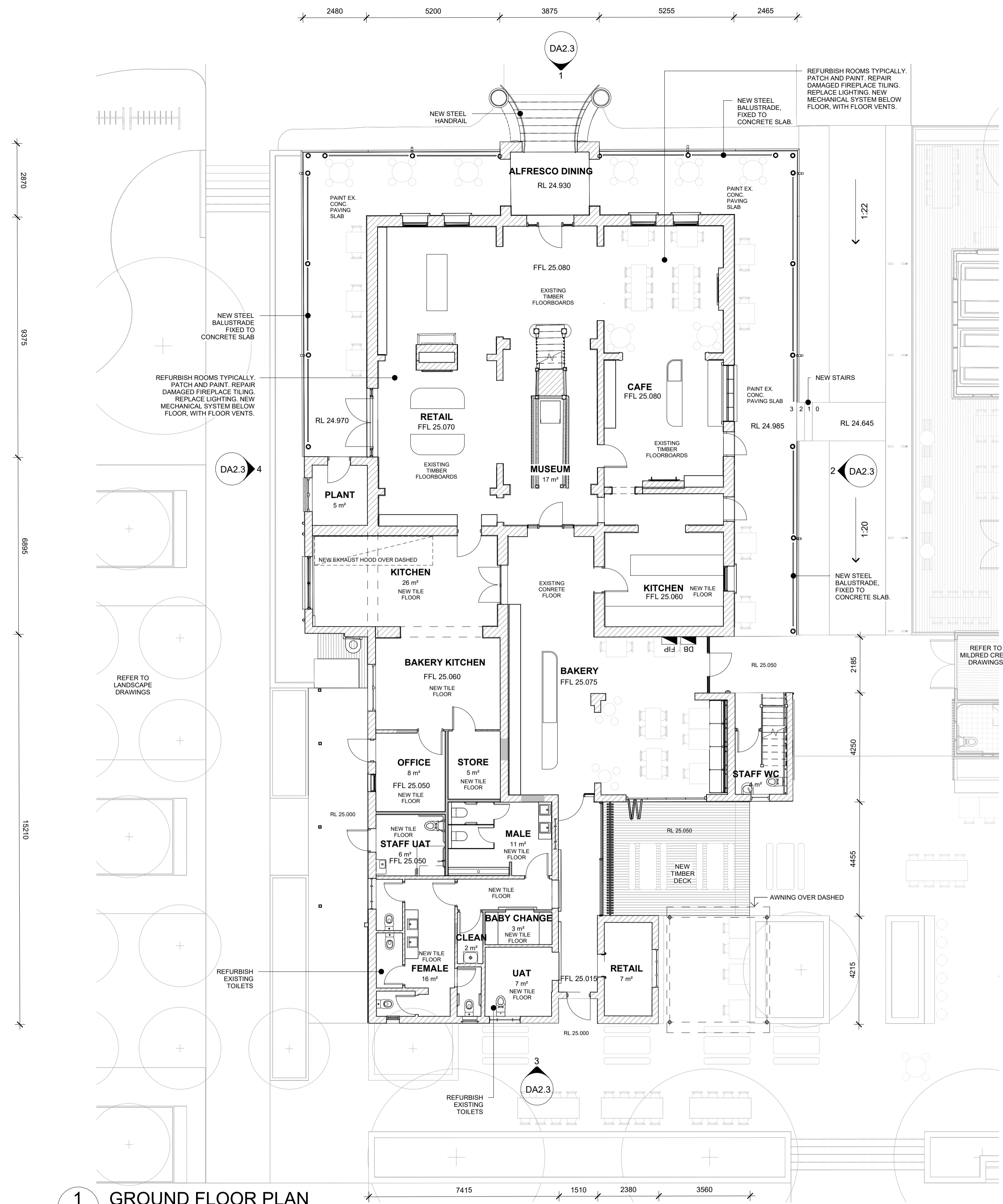
ROTUNDA - DEMOLITION FLOOR PLANS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

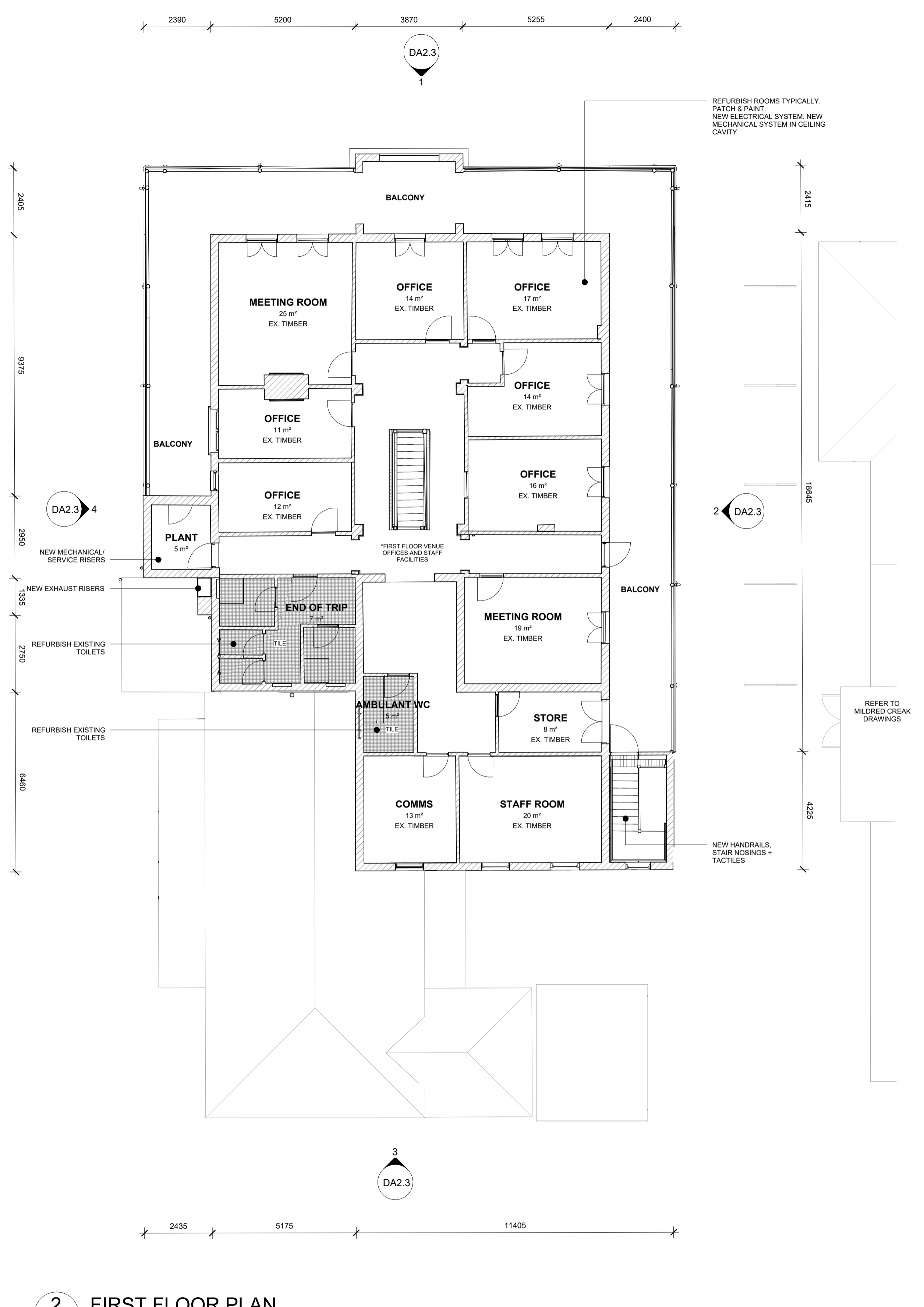


1 : 100 @ A1
PPA20224
25.01.24

REV-1
DA2.0



1 GROUND FLOOR PLAN
SCALE 1 : 100



2 FIRST FLOOR PLAN
SCALE 1 : 100

HERITAGE NOTES

ROTUNDA

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

- Gutters, Fascia's, and Downpipes:** Repair as required or replace and allow for repaint of existing painted surfaces.
 - Corrugated Roofing:** Assess for repairs. New sections required to prevent current water ingress.
 - Exterior Services:** Re-route recent additions to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
 - Soffits:** Repair as required and repaint existing painted surfaces. Allow for visible birdboards to be refinished throughout.
 - Subfloor Structural Timber System:** Assess for repairs using non-destructive testing methods. Carry out repairs or replacements as required. Generally, in good condition
- INTERIOR**
- General Painting:** Patch and paint all existing painted surfaces.
 - Timber Surfaces and Floors:** Allow for refinishing throughout, ensuring a match with original colour tone and finishes.
 - Ceiling and Cornice Repairs:** Make necessary repairs and allow for new ceiling and cornice to all areas where not present. Allow for patch and paint of all existing painted surfaces and allow for new to be painted.
 - First floor ceilings in poor condition:** Restoration and replacement of missing ceilings required.
 - Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
 - Main Timber Staircase:** Refinish to match original materials and finishes. Generally, in good condition.

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

ROTUNDA - PROPOSED FLOOR PLANS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

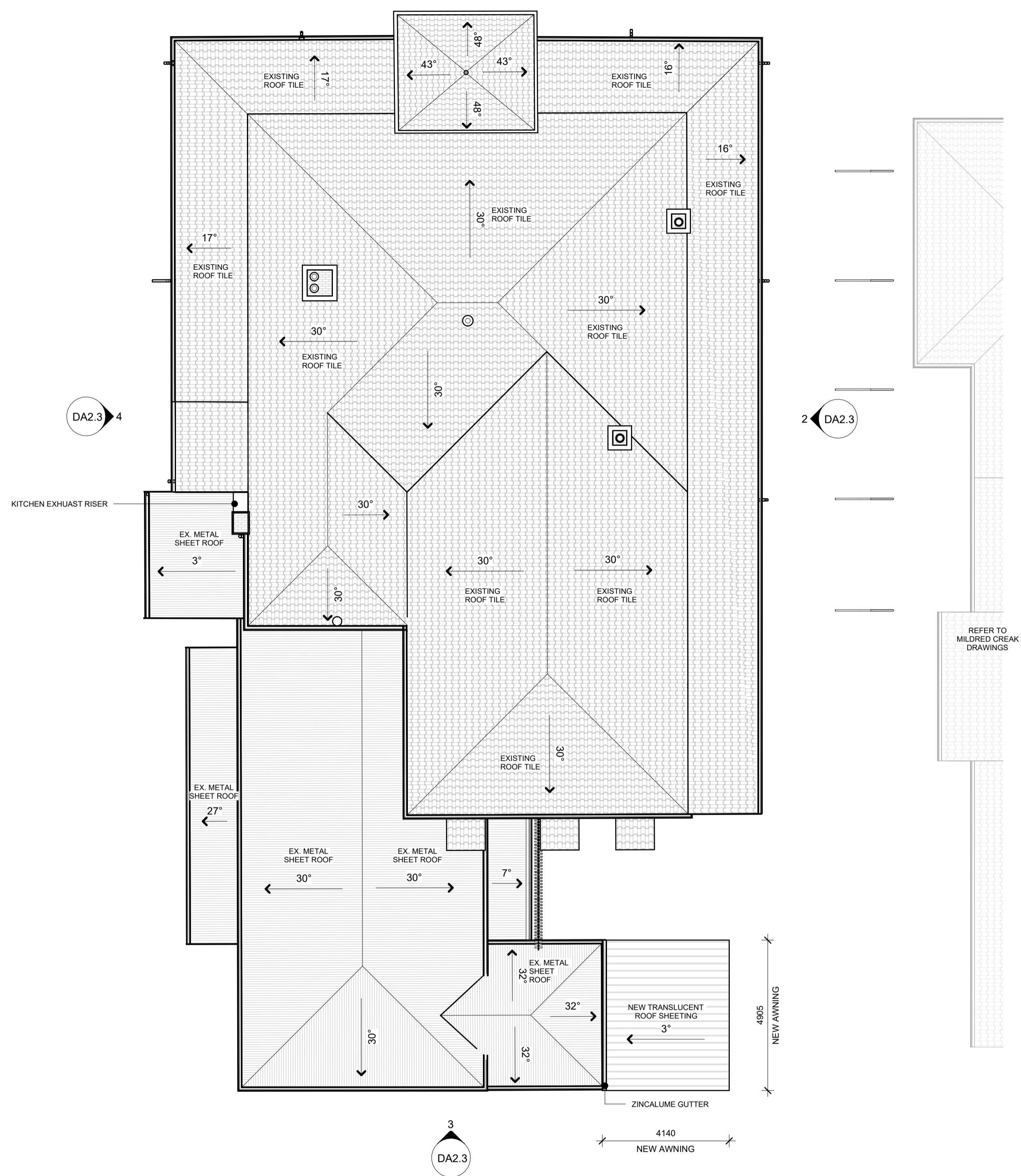
BENSON STUDIO

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REV-1
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DA2.3

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1 ROTUNDA - PROPOSED ROOF PLAN
SCALE 1 : 100

HERITAGE NOTES

ROTUNDA

EXTERIOR

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

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

INTERIOR

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

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

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

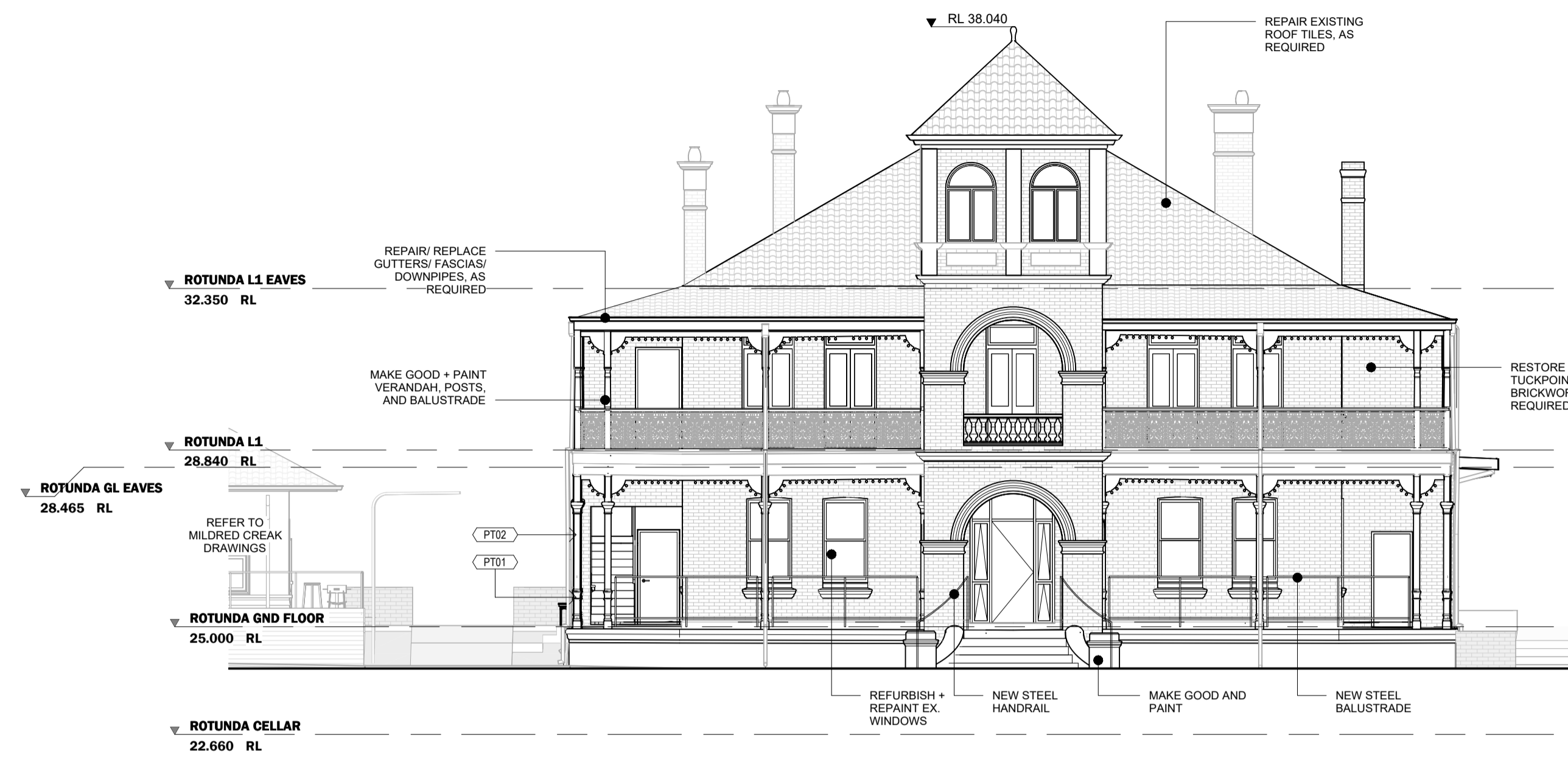
ROTUNDA - PROPOSED ROOF PLAN
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

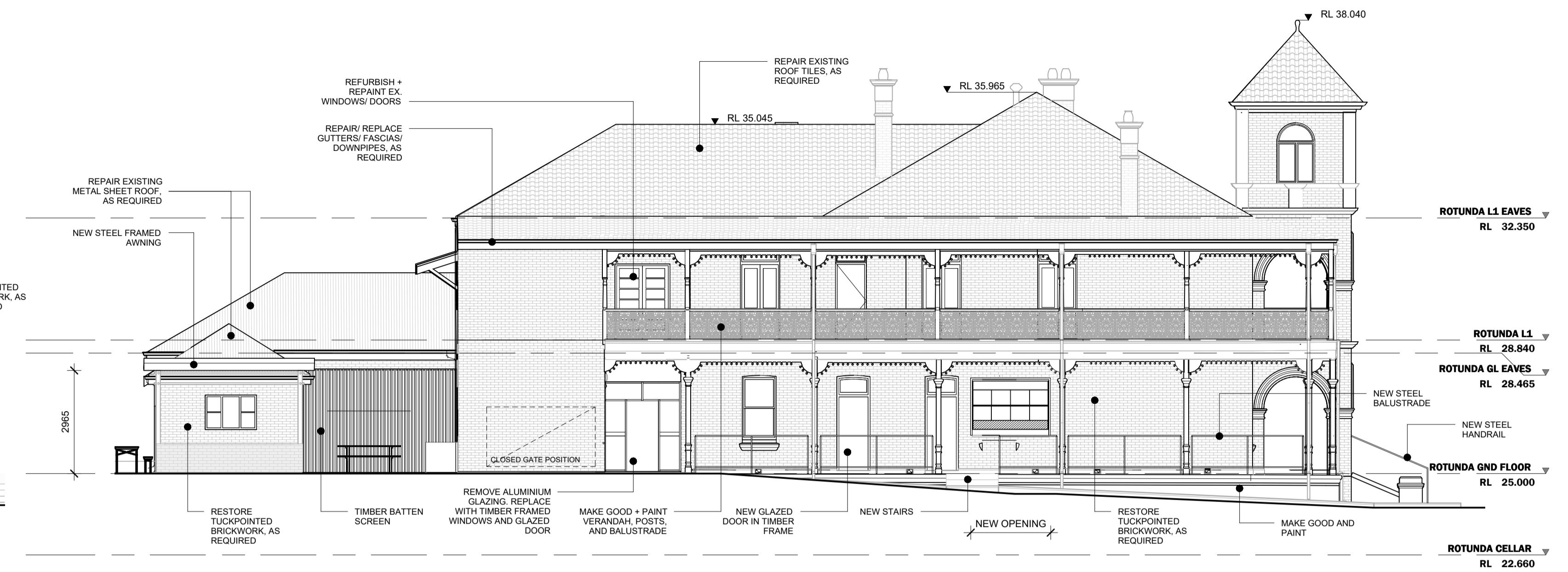


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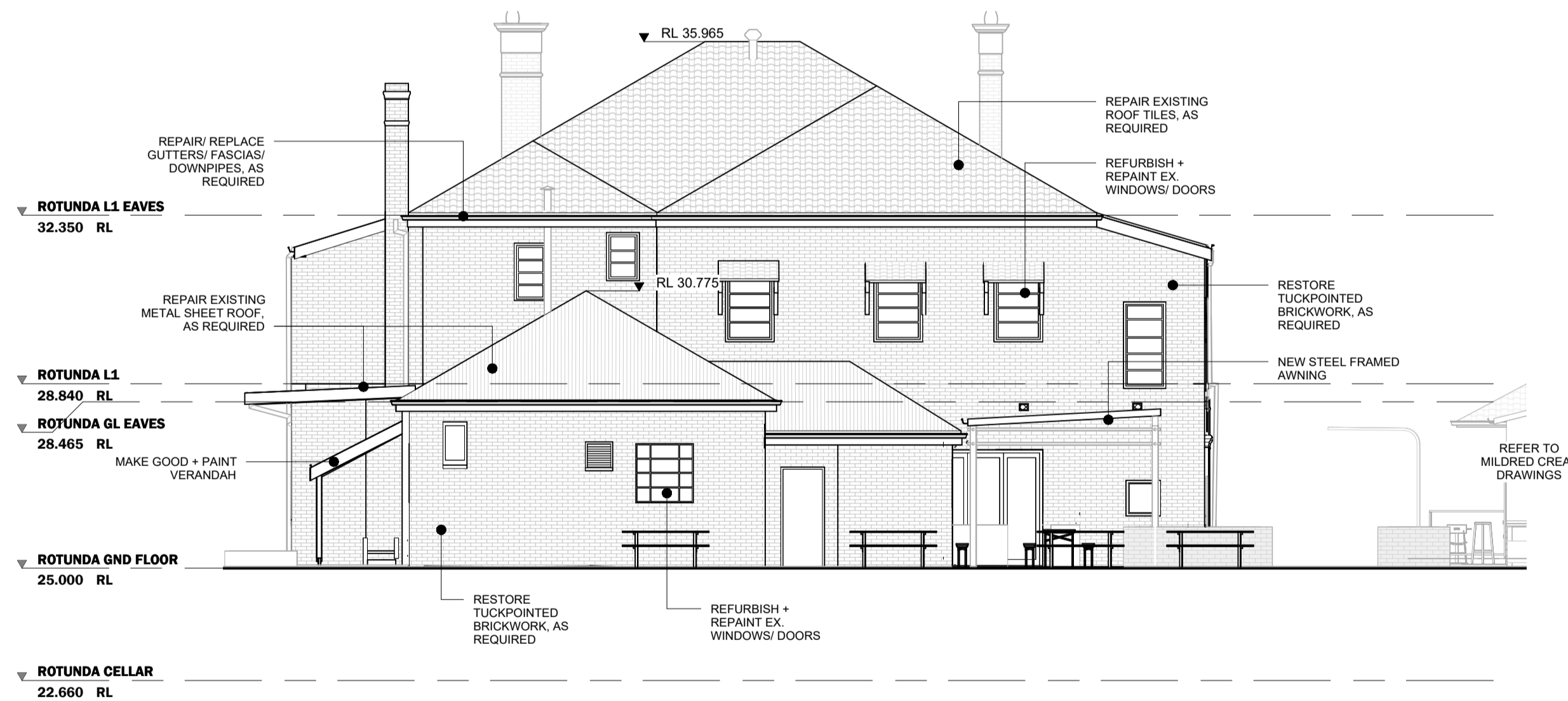
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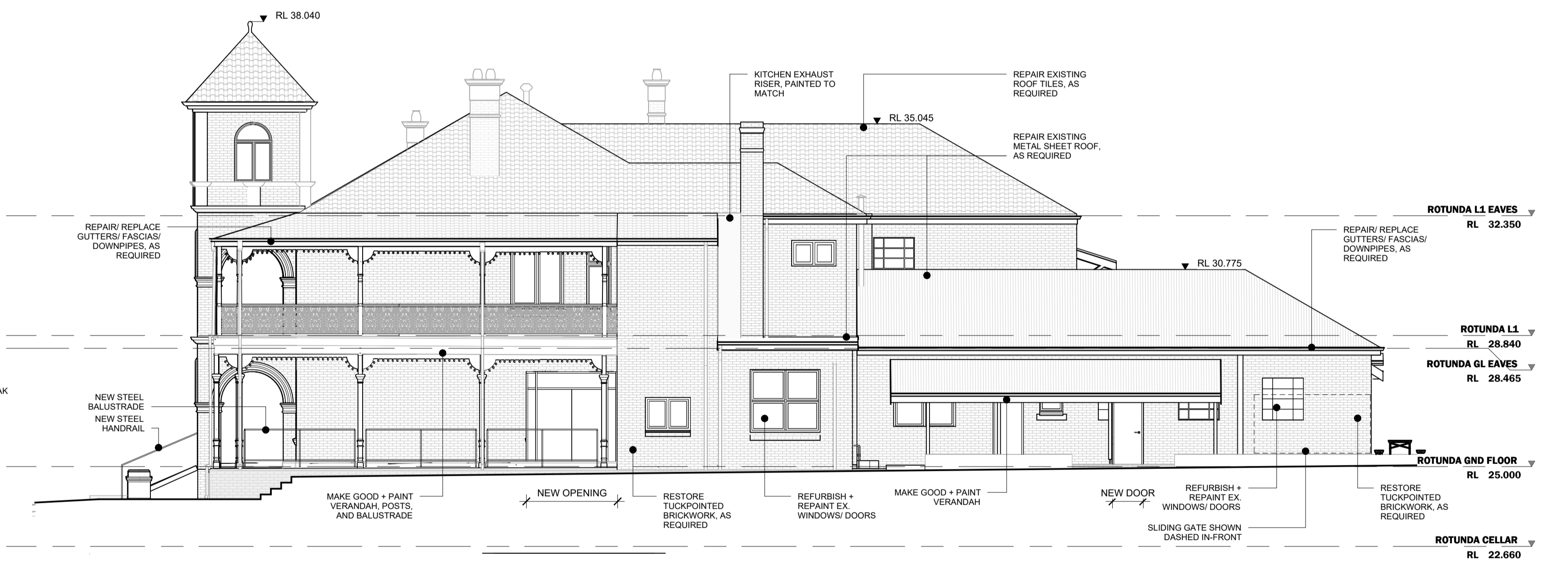
1 ROTUNDA NORTH ELEVATION
DA2.1 SCALE 1 : 100



2 ROTUNDA EAST ELEVATION
DA2.1 SCALE 1 : 100



3 ROTUNDA SOUTH ELEVATION
DA2.1 SCALE 1 : 100



4 ROTUNDA WEST ELEVATION
DA2.1 SCALE 1 : 100

FINISHES LEGEND

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

HERITAGE NOTES

ROTUNDA

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- Terracotta Roof Tiles:** Conduct repairs as necessary, matching original materials to prevent water ingress. Generally, in good condition
- Balustrading, Frieze, and Brackets:** Make good where necessary and repaint existing painted surfaces. Generally, in good condition
- Columns on Ground Level and Level 1:** Make good where necessary and allow for repaint existing painted surfaces. Assess for repairs to downpipes and brackets. Generally, in good condition
- Timber and Steel Framed Doors and Windows:** Re-furbish and repaint existing joinery. Replace damaged glazing.
- Exterior Light Fixtures and Fittings:** Replace with heritage-appropriate fixtures.
- First Floor Verandah Soffit Pressed Metal:** Repair and paint
- Chimneys:** Assess for repair and make good as required, repaint existing painted surfaces. Generally, in good condition

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

INTERIOR

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

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

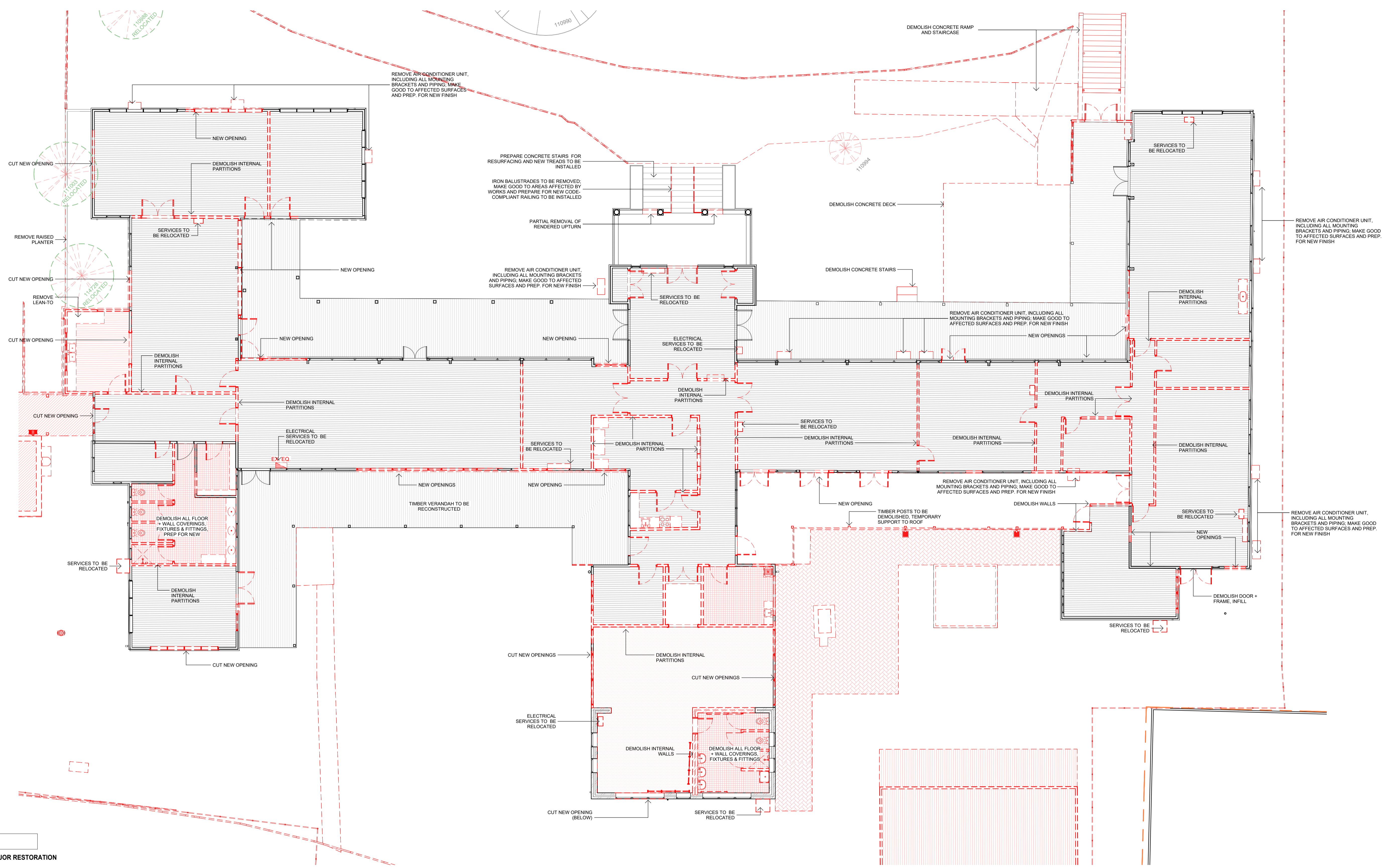
NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

ROTUNDA - ELEVATIONS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

1 : 100 @ A1
PPA20224
25.01.24

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HERITAGE NOTES

MILDRED CREAK BUILDING - MAJOR RESTORATION

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

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

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

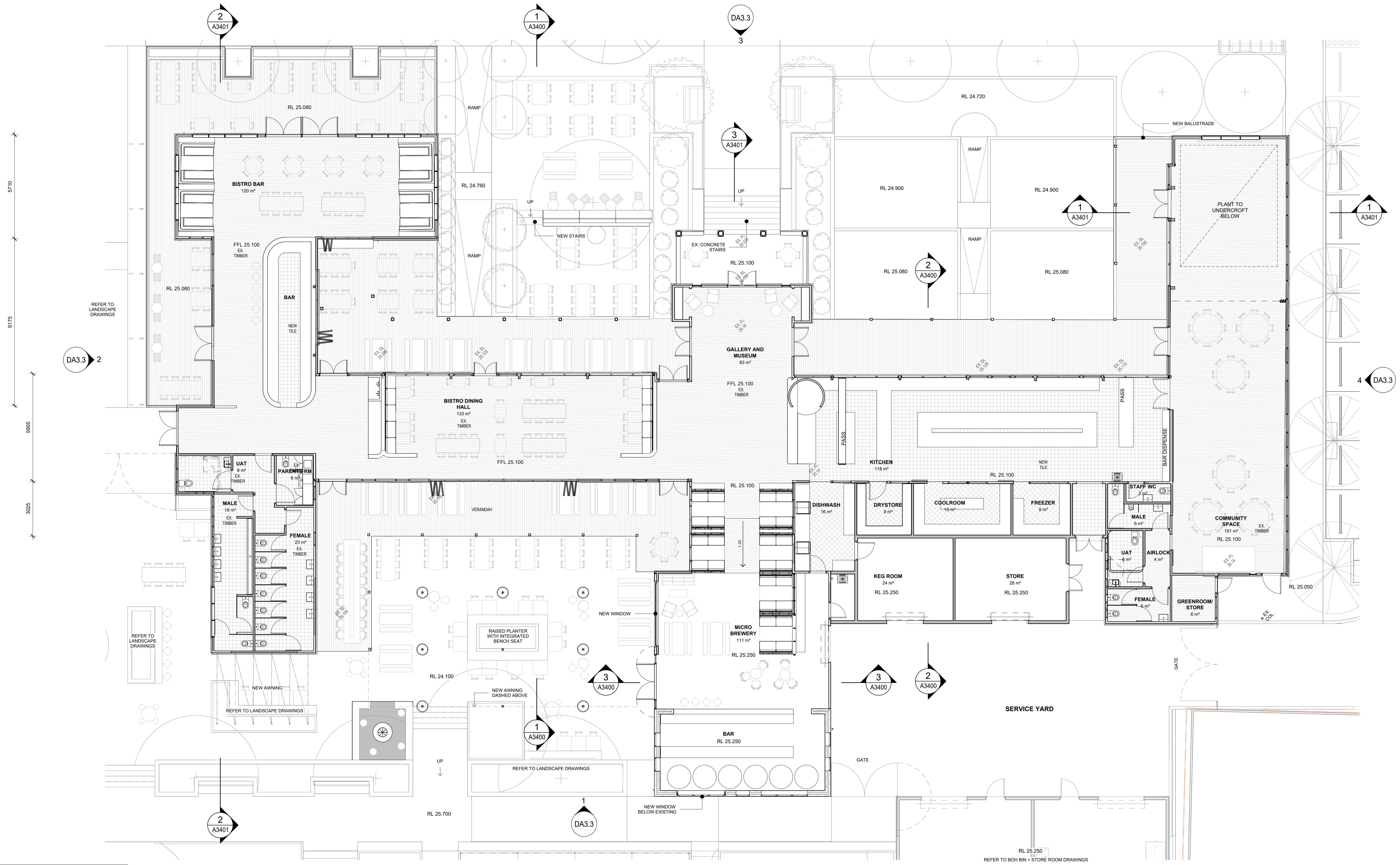
MILDRED CREAK - DEMOLITION PLAN
EDWARD MILLEN HOME
 REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 100 @ A1
 PPA20224
 25.01.24

REV-D
DA3.0



HERITAGE NOTES

MILDRED CREAK BUILDING - MAJOR RESTORATION

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

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- Framed Timber Walls and Roof** Remove all cladding and expose existing timber structure. Repair and replace structure as required to current code. Review roof tie-downs for compliance. Insert new insulation, sarking, and reinstatement original cladding if possible or replace asbestos and damaged cladding that cannot be re-used.

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 - Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
 - Interior Walls:** Patch and conduct repairs as necessary, repaint all existing painted surfaces.
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 - Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
 - Fire services to be replaced to current standards.**
 - Interior Doors:** Make good and allow for repaint all existing painted surfaces.

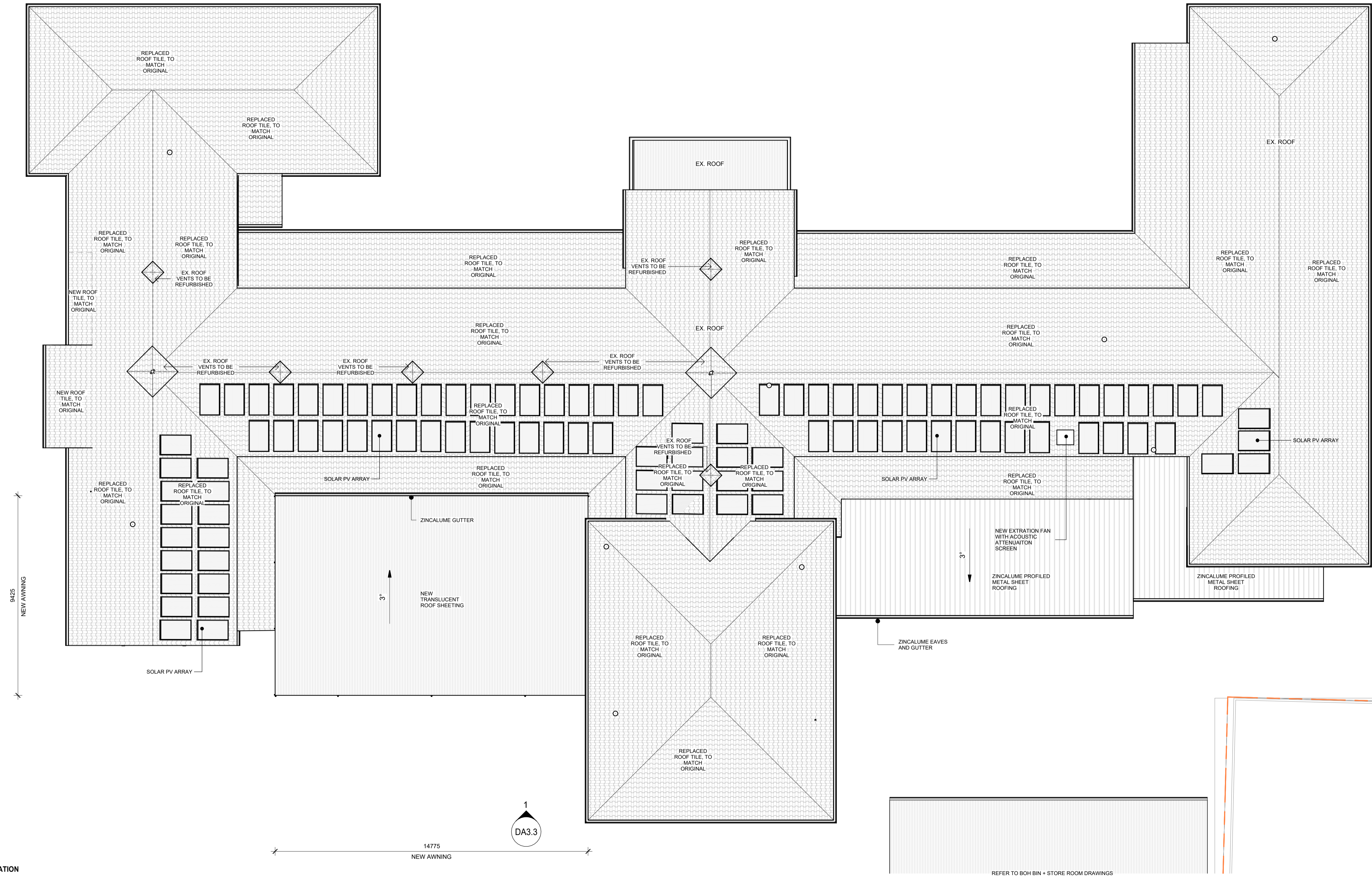
MILDRED CREAK - GROUND FLOOR PLAN
EDWARD MILLEN HOME
 REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 100 @ A1
 PPA20224
 25.01.24

REV-D
DA3.1



HERITAGE NOTES

MILDRED CREAK BUILDING- MAJOR RESTORATION

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 - Posts:** Carry out repairs or replacements if required. Allow for repaint of existing painted surfaces.
 - Terracotta Roof Tiles:** Replace roof tiles with new, matching original materials.
 - Rooftop ventilators:** Repair and retain.
 - Timber Framed Doors and Windows:** Make good and repaint. Allow for refinishing of unpainted timber surfaces. Replace glazing.
 - Exterior Light Fixtures and Fittings:** Replace with heritage-appropriate fixtures.
 - Wall cladding, weatherboards, and horizontal dado boarding:** Asbestos sheeting to be removed and replaced with suitable heritage matching material. Allow for new surface finish. Repair stucco render finish to upper section of walls. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

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 - Electrical services:** Electrical boards, cabinets, and related components to be replaced to current standards.
 - Fire services to be replaced to current standards.**
 - Interior Doors:** Make good and allow for repaint all existing painted surfaces.

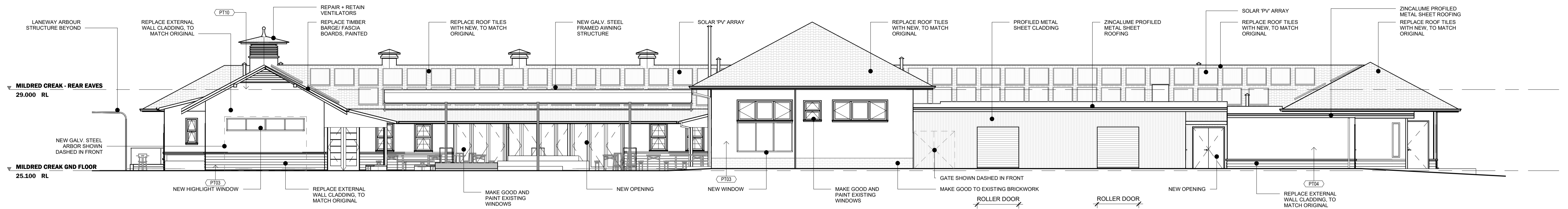
MILDRED CREAK - ROOF PLAN
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

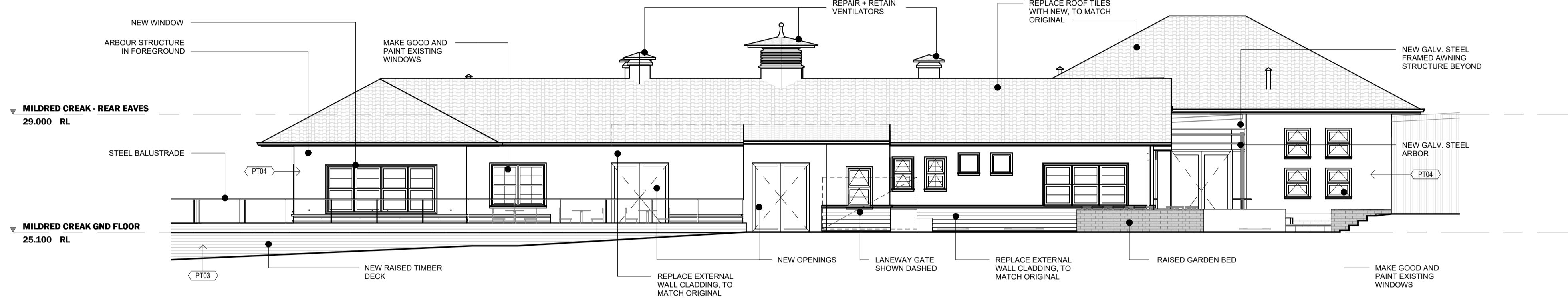


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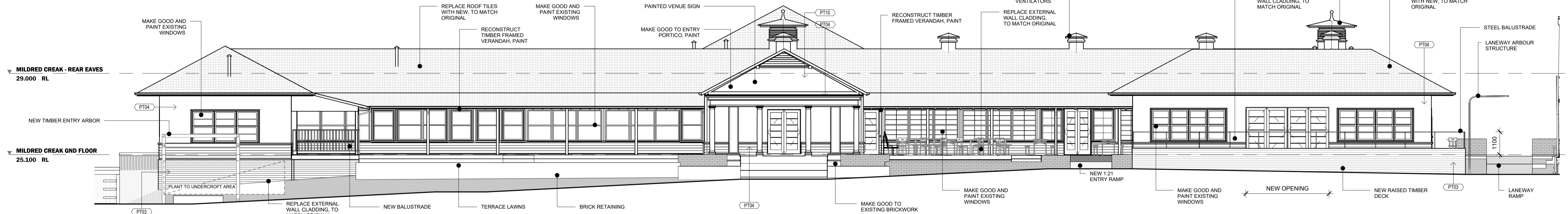
REV-D
DA3.2



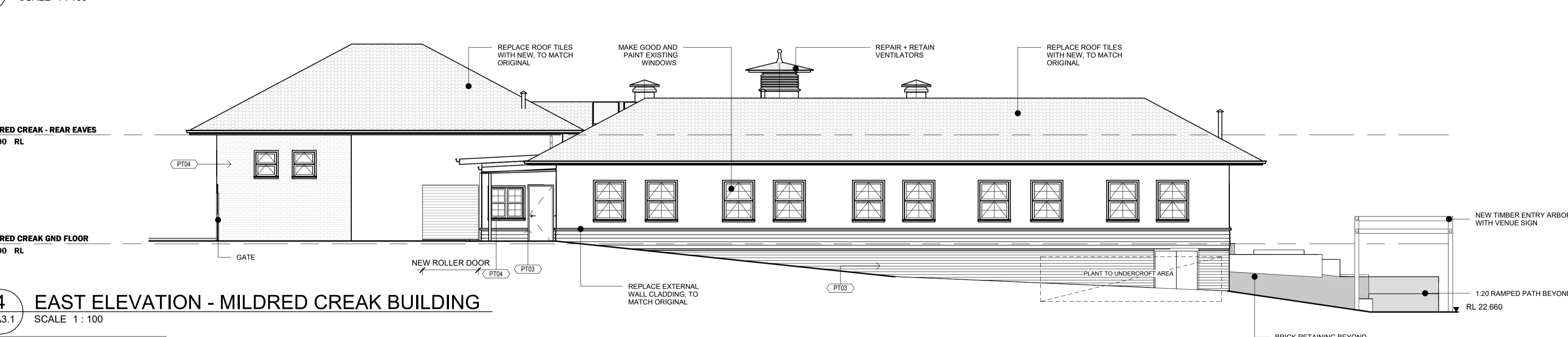
1 SOUTH ELEVATION - MILDRED CREAK BUILDING
DA3.1 SCALE 1 : 100



2 WEST ELEVATION - MILDRED CREAK BUILDING
DA3.1 SCALE 1 : 100



3 NORTH ELEVATION - MILDRED CREAK BUILDING
DA3.1 SCALE 1 : 100



4 EAST ELEVATION - MILDRED CREAK BUILDING
DA3.1 SCALE 1 : 100

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

HERITAGE NOTES

MILDRED CREAK BUILDING - MAJOR RESTORATION

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 - Posts:** Carry out repairs or replacements if required. Allow for repaint of existing painted surfaces.
 - Terracotta Roof Tiles:** Replace roof tiles with new, matching original materials.
 - Roof top ventilators:** Repair and retain.
 - Timber Framed Doors and Windows:** Make good and repaint. Allow for refinishing of unpainted timber surfaces. Replace glazing.
 - Exterior Light Fixtures and Fittings:** Replace with heritage-appropriate fixtures.
 - Wall cladding, weatherboards, and horizontal dado boarding:** Asbestos sheeting to be removed and replaced with suitable heritage matching material. Allow for new surface finish. Repair stucco render finish to upper section of walls. For existing retained elements, make good and repaint existing painted surfaces. Allow for refinishing of unpainted timber surfaces.

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- Exterior Services:** Reroute to conceal as to preserve heritage aesthetics. Allow for affected surfaces to be restored and refinished.
- Subfloor Structural Timber System (stumps & battens)** Assess for repairs using non-destructive testing methods where possible. Carry out repairs or replacements as required. Note there is significant subsidence and major restoration to the sub floor structure will be required. Depending upon use of the space, underfloor insulation may be required.
- Framed Timber Walls and Roof** Remove all cladding and expose existing timber structure. Repair and replace structure as required to current code. Review roof tie-downs for compliance. Insert new insulation, sarking, and reinstale original cladding if possible or replace asbestos and damaged cladding that cannot be re-used.

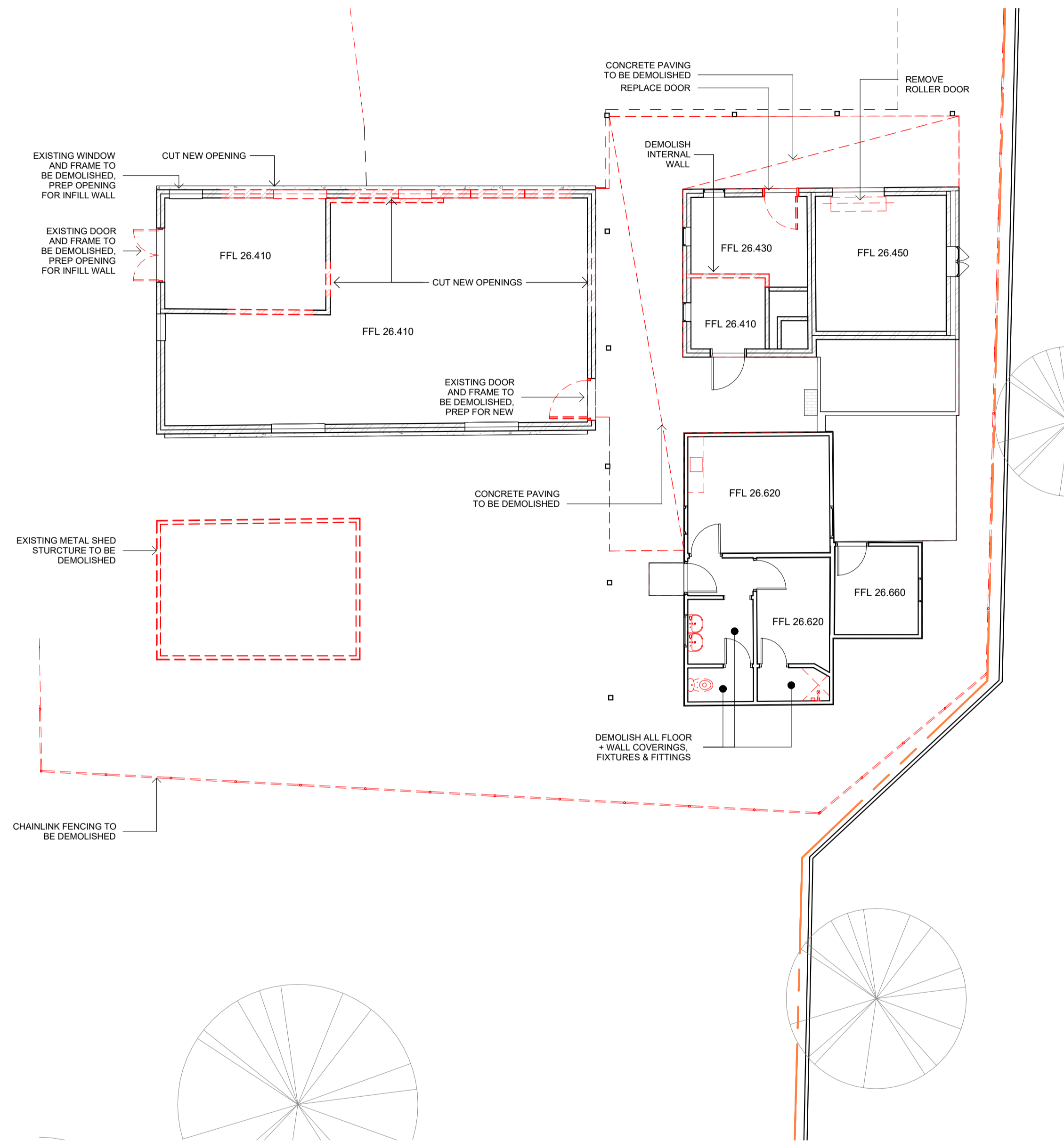
- INTERIOR**
- General Painting:** Patch and all existing painted surfaces.
 - Remove and replace interior wall cladding of external walls.**
 - Timber Surfaces and Floors:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
 - Skirtings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

MILDRED CREAK - ELEVATIONS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

1 : 100 @ A1
PPA20224
25.01.24

REV-D
DA3.3



1 DEMOLITION FLOOR PLAN
SCALE 1 : 100

HERITAGE NOTES

OUTBUILDINGS RESTORATION

EXTERIOR

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

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

INTERIOR

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

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

STUDIOS & SITE AMENITIES - DEMOLITION PLAN
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

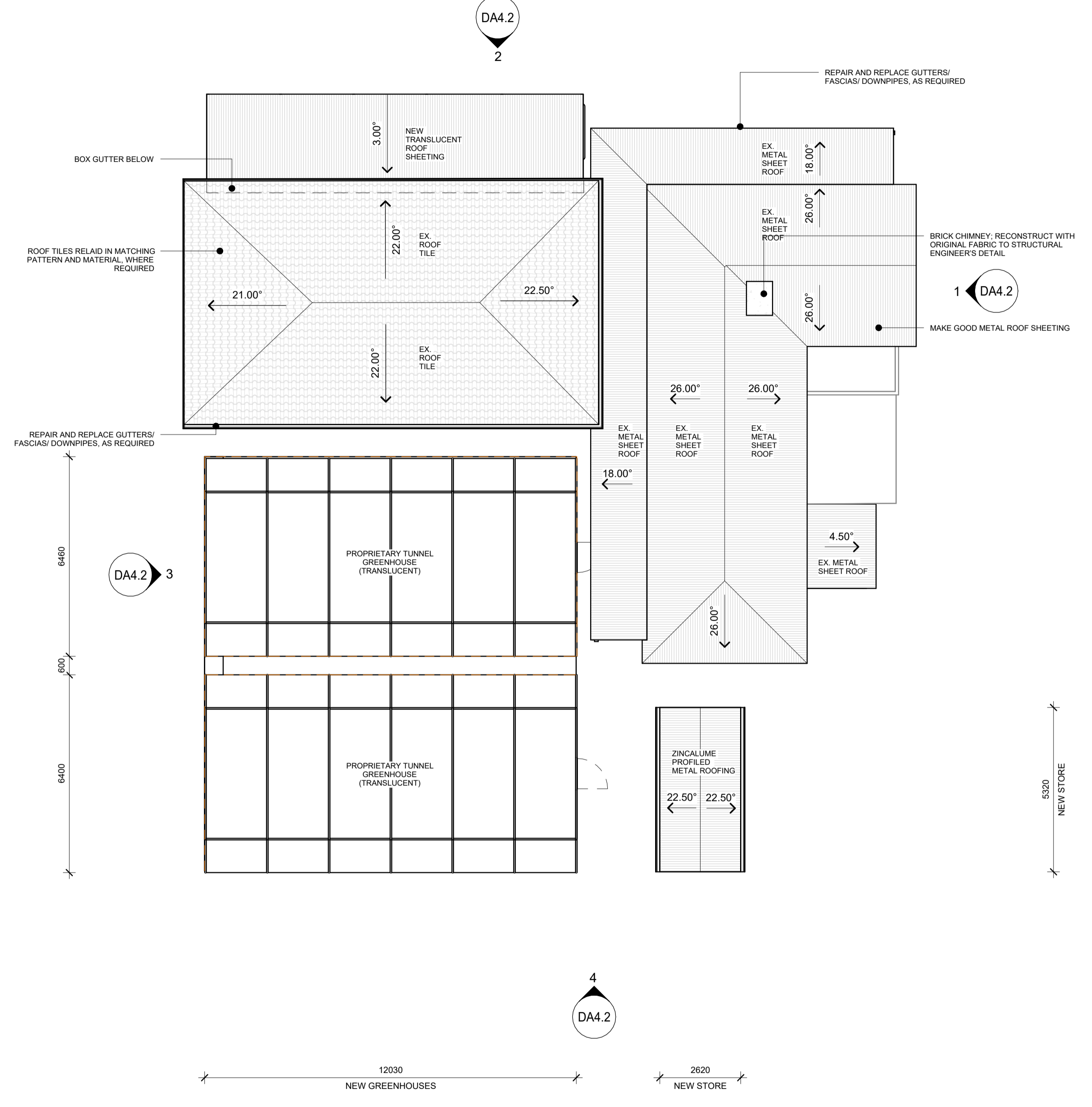
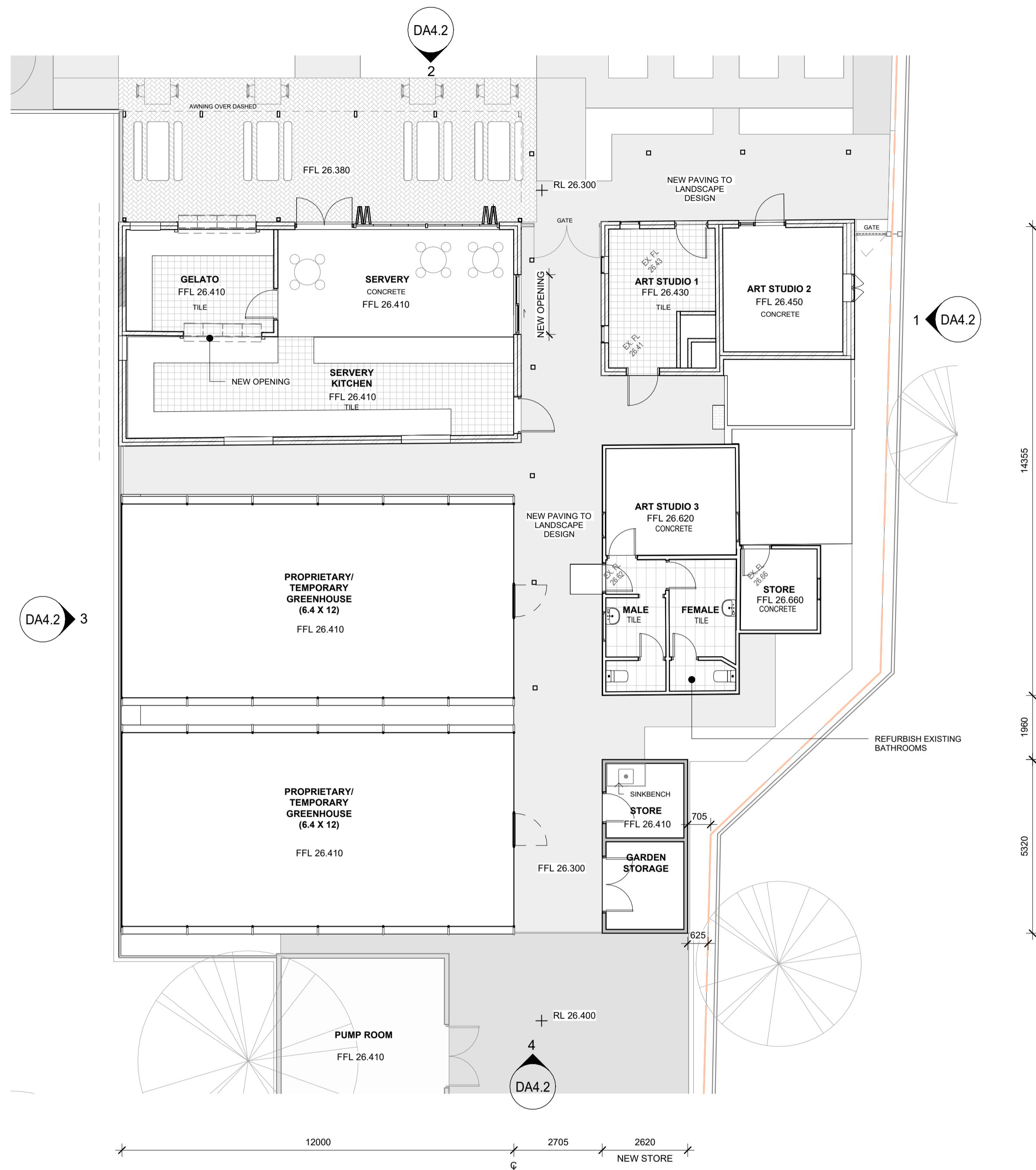


1 : 100 @ A1
PPA20224
25.01.24

REV-D
DA4.0

355 930 530 2400 1185 6250 675
NEW OPENING NEW OPENING

12185



1 FLOOR PLAN
SCALE 1 : 100

2 ROOF PLAN
SCALE 1 : 100

HERITAGE NOTES

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

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

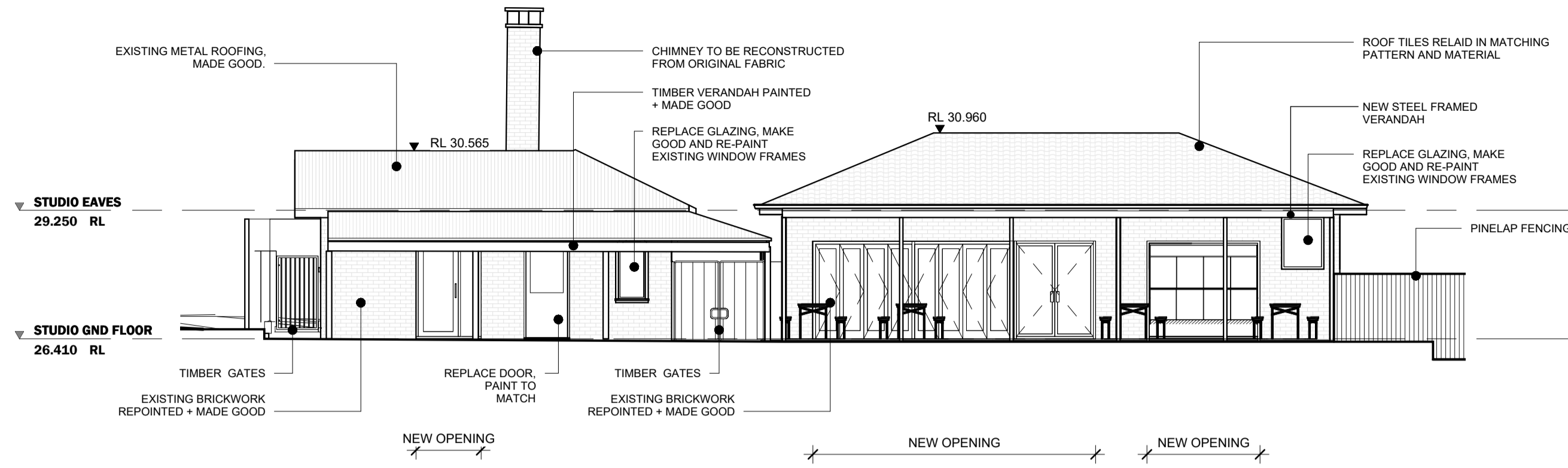
- INTERIOR**
- **General Painting:** Repaint all existing painted surfaces.
 - **Timber Surfaces and Floors:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
 - **Skirtings and Trims:** Allow for repairs as required and refinishing throughout.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

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

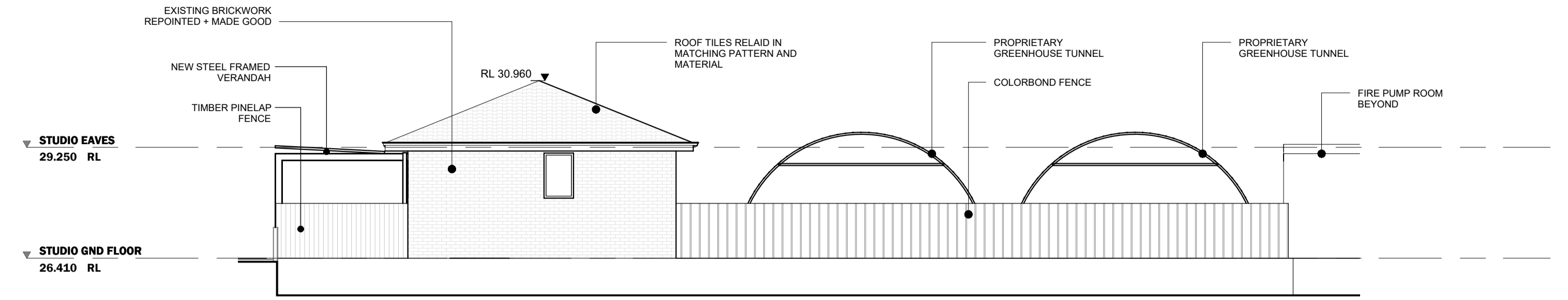
STUDIOS - PROPOSED FLOOR & ROOF PLANS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO  1 : 100 @ A1
PPA20224
25.01.24

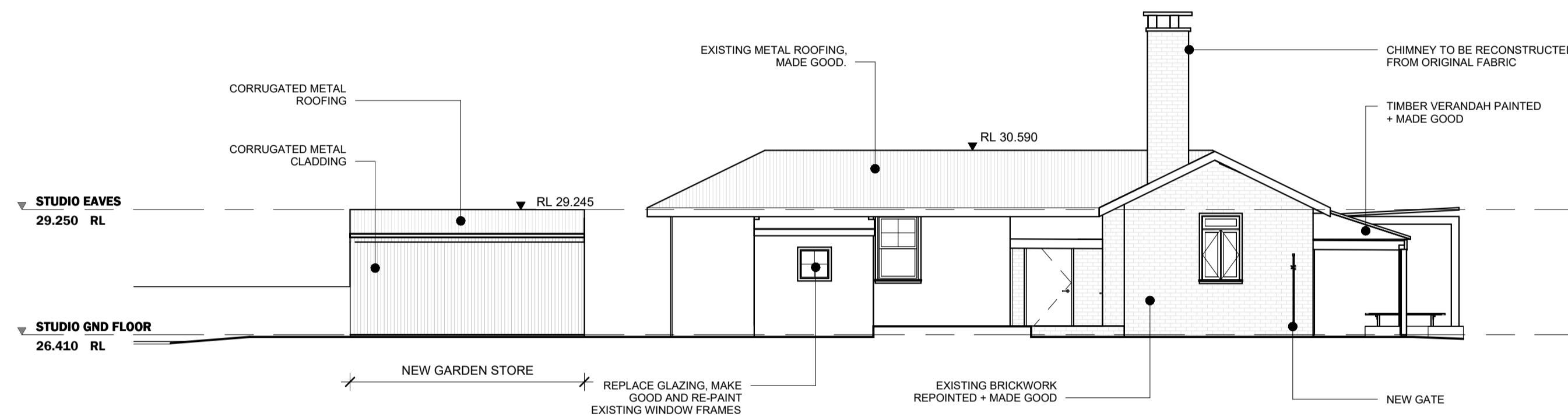
REV-D
DA4.1



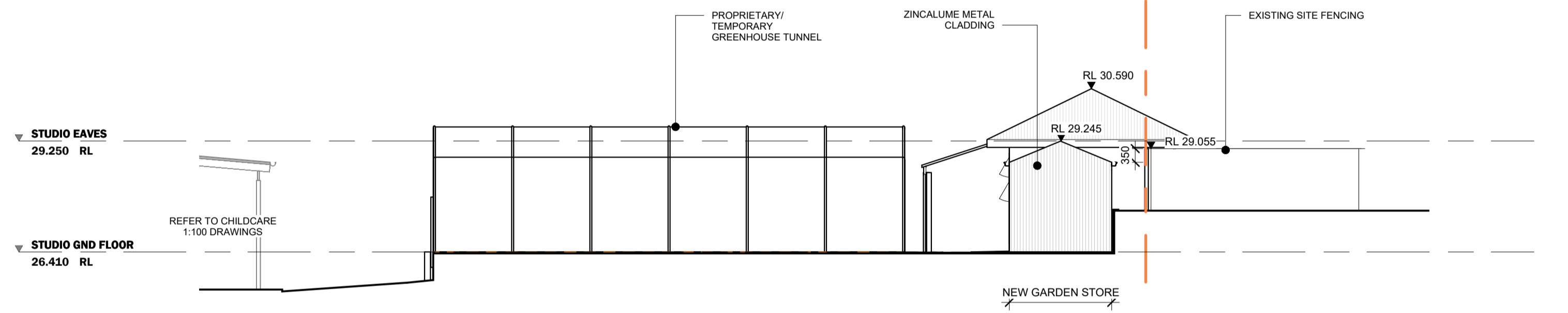
2 NORTH ELEVATION - STUDIOS
DA4.1 SCALE 1 : 100



3 WEST ELEVATION - STUDIOS
DA4.1 SCALE 1 : 100



1 EAST ELEVATION - STUDIOS
DA4.1 SCALE 1 : 100



4 SOUTH ELEVATION - GREENHOUSE
DA4.1 SCALE 1 : 100

HERITAGE NOTES

OUTBUILDINGS RESTORATION

EXTERIOR

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

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

INTERIOR

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

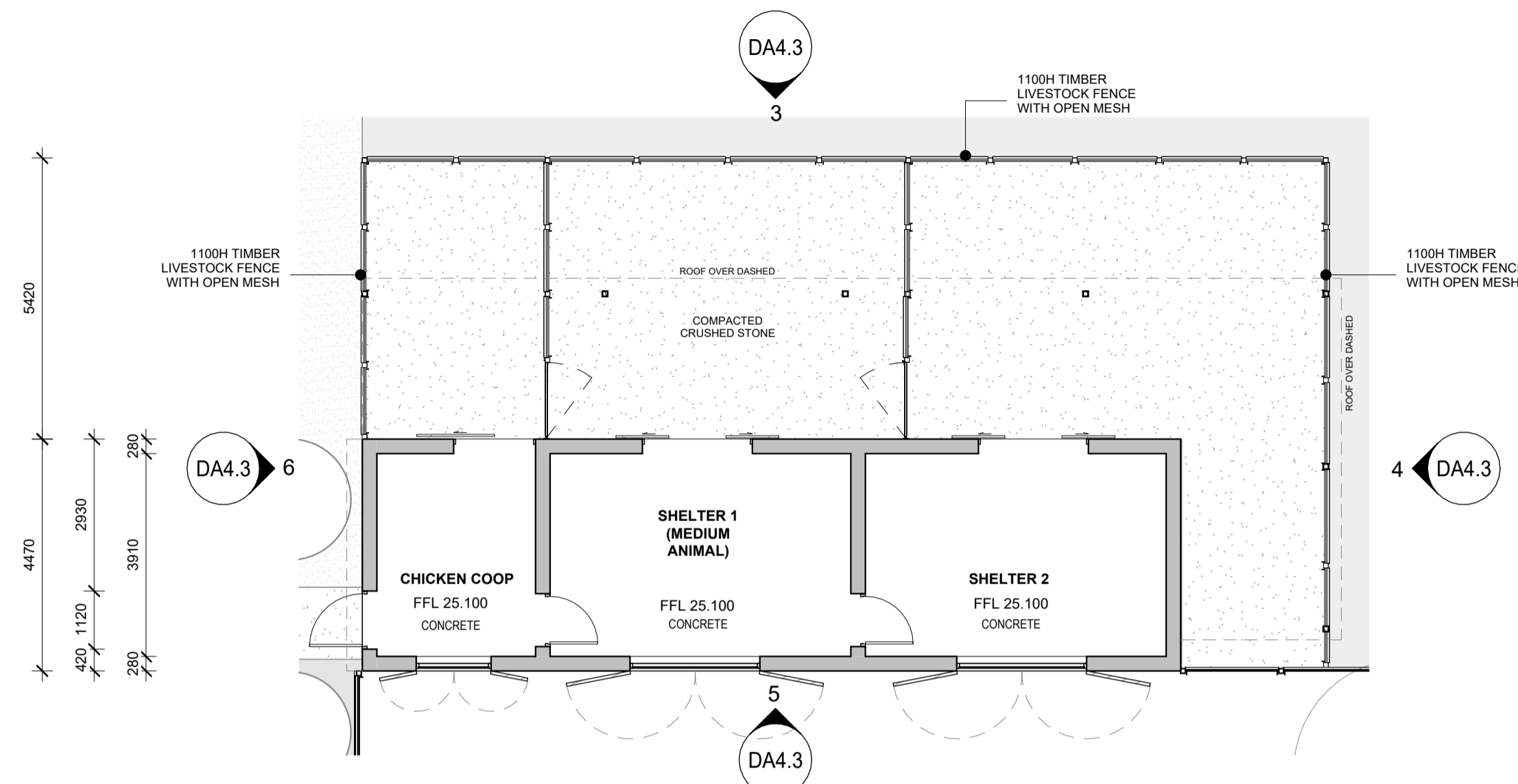
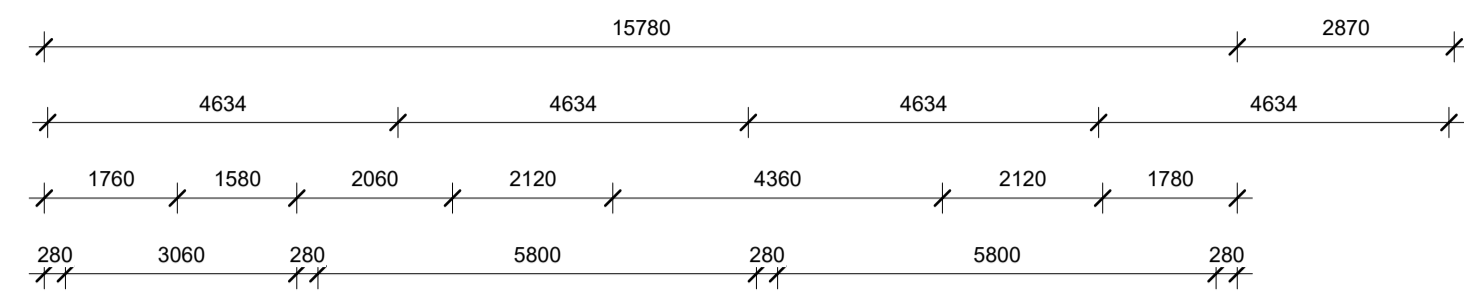
NOTE: Making good may include reconstruction of an element to match an existing example on site, such as, doors, windows, and gutter profiles.

STUDIOS & SITE AMENITIES - PROPOSED ELEVATIONS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

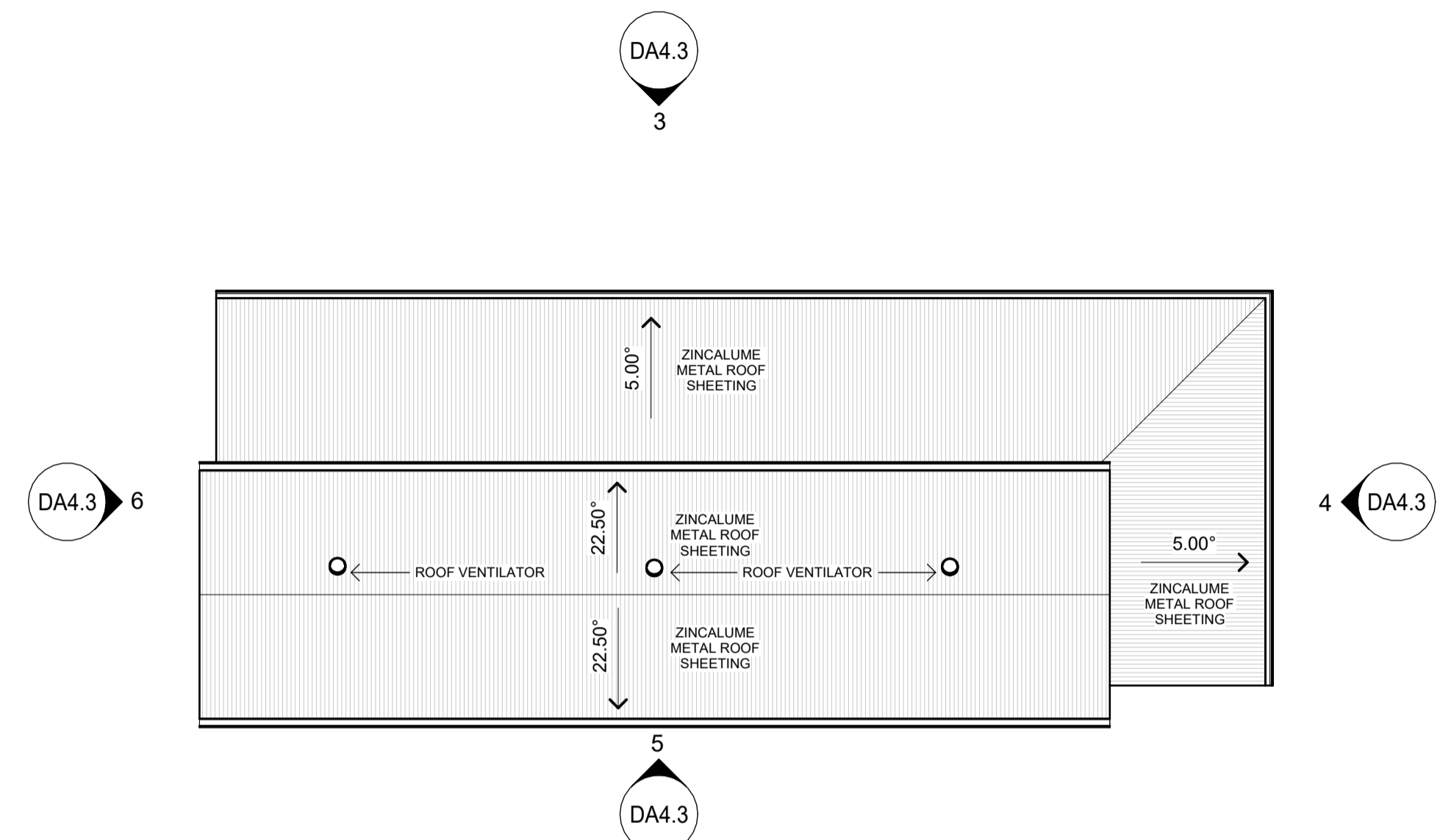
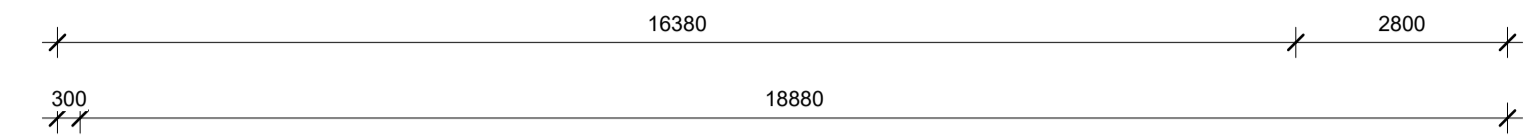
BENSON STUDIO

1 : 100 @ A1
PPA20224
25.01.24

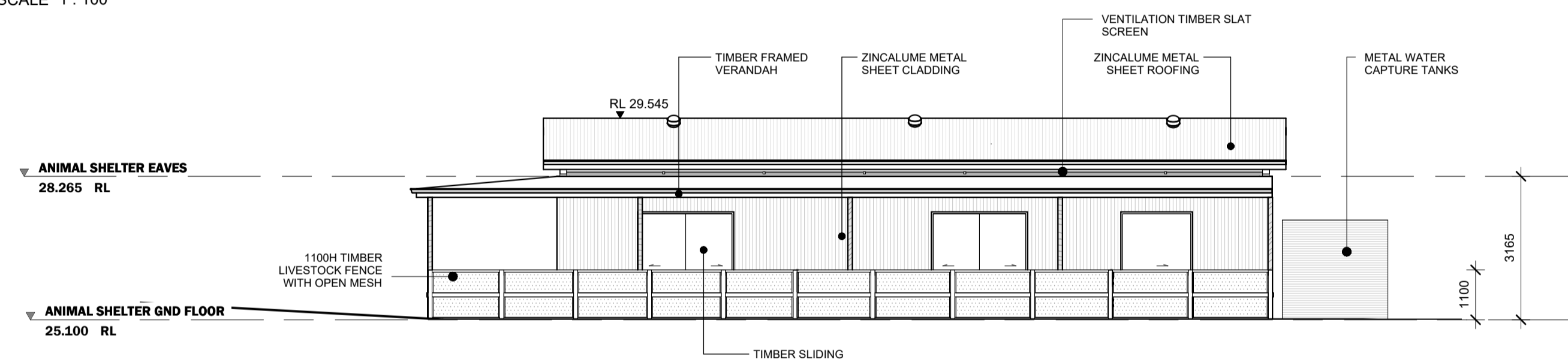
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DA4.2



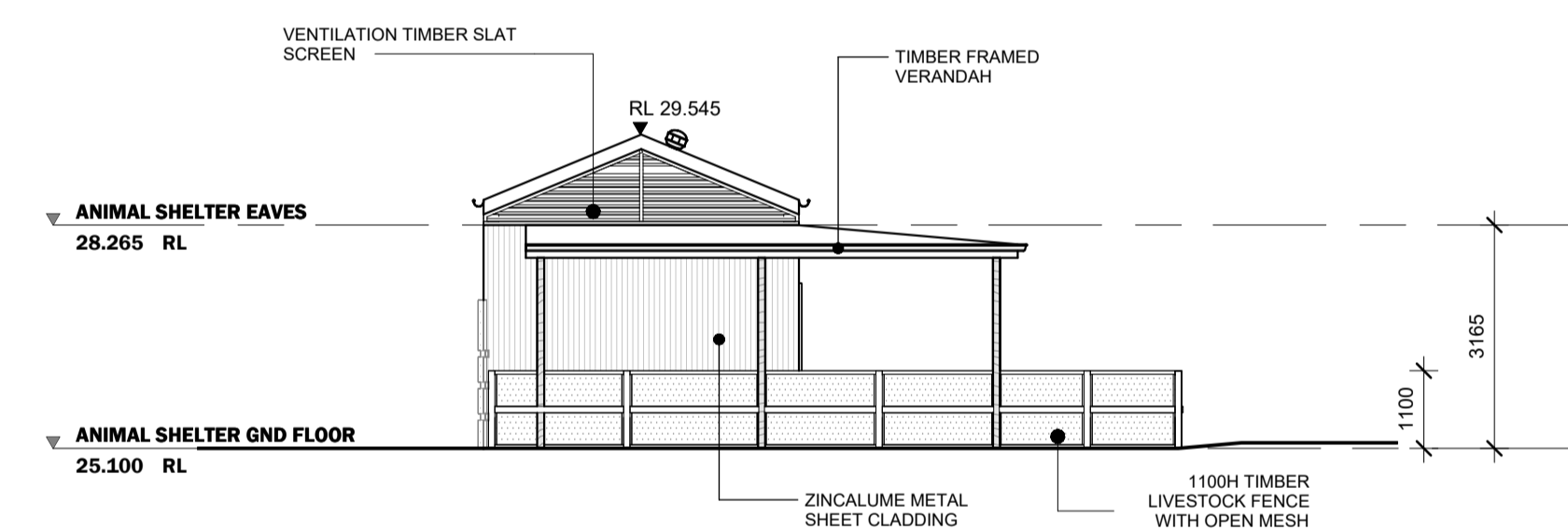
1 FLOOR PLAN
SCALE 1 : 100



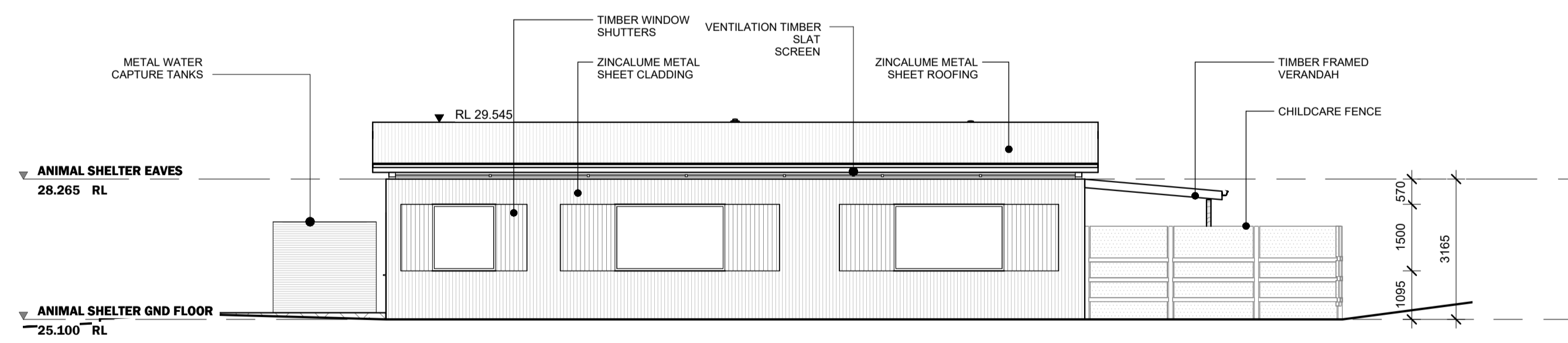
2 ROOF PLAN
SCALE 1 : 100



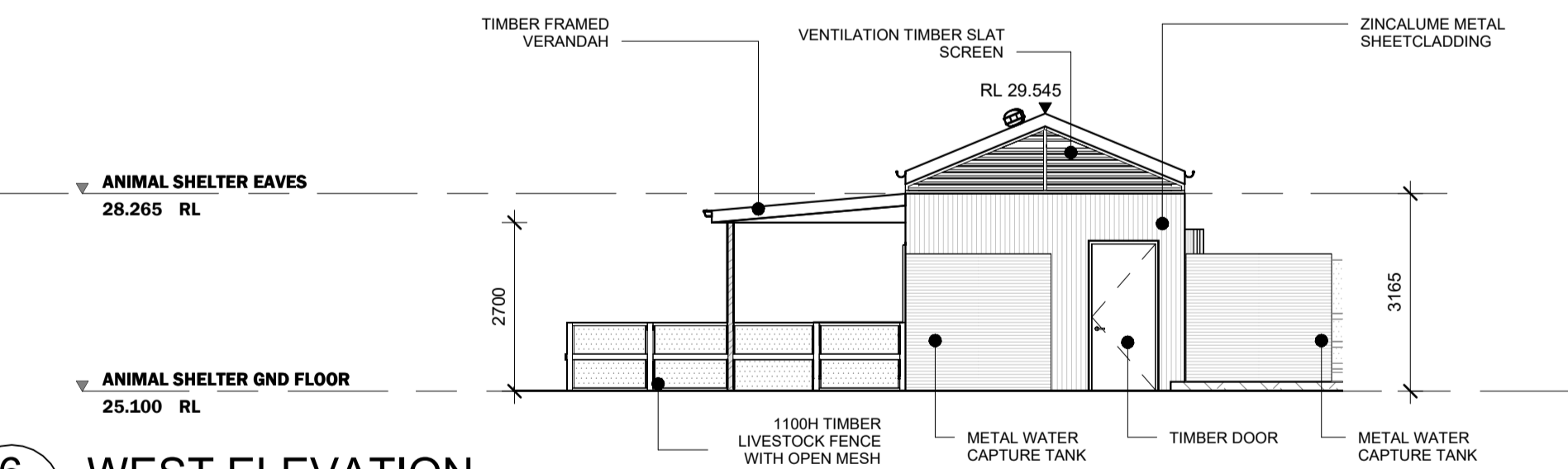
3 NORTH ELEVATION
SCALE 1 : 100



4 EAST ELEVATION
SCALE 1 : 100



5 SOUTH ELEVATION
SCALE 1 : 100



6 WEST ELEVATION
SCALE 1 : 100

HERITAGE NOTES

OUTBUILDINGS RESTORATION

EXTERIOR

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

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

INTERIOR

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

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

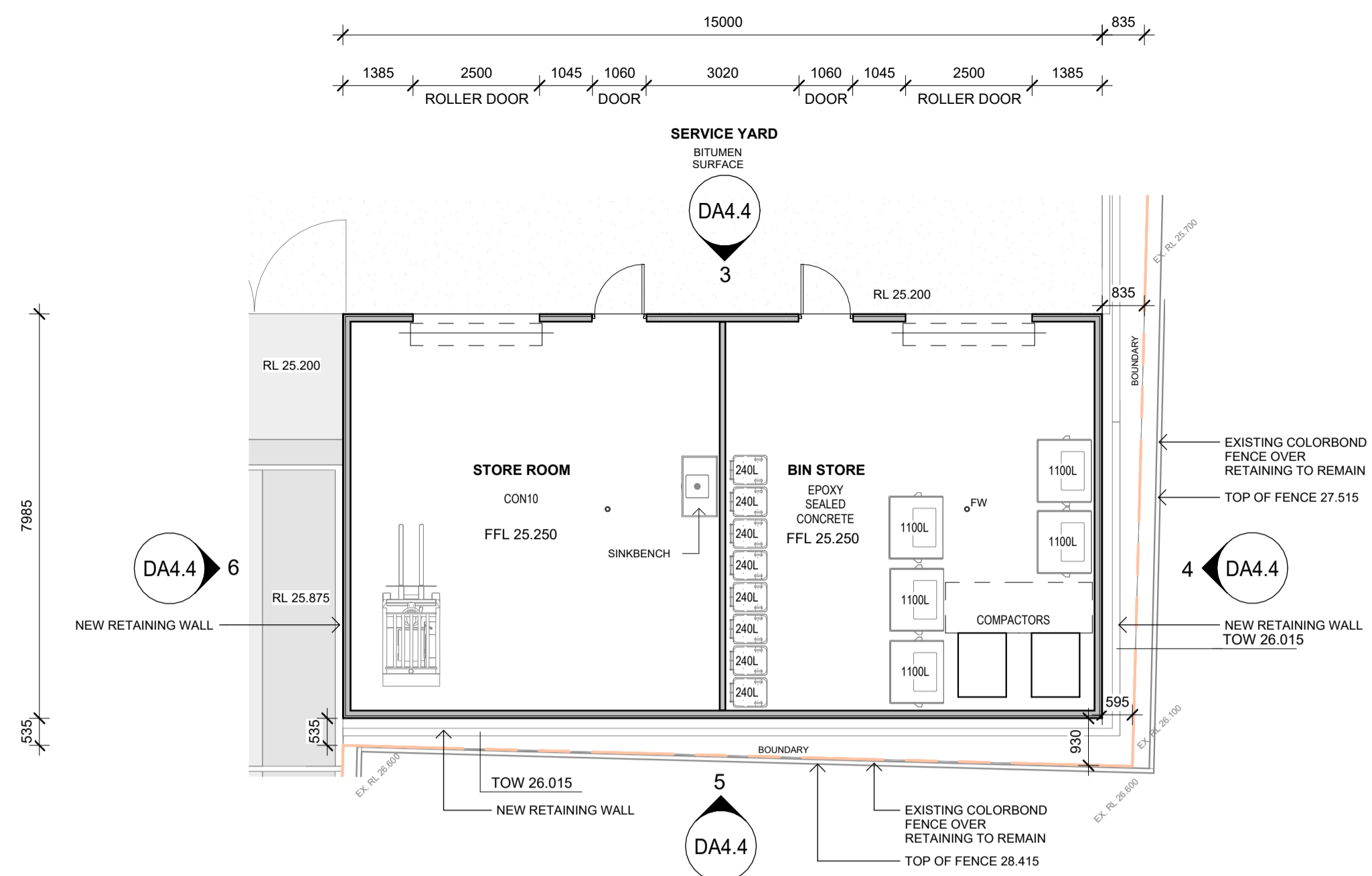
ANIMAL SHELTER AND PENS - PROPOSED PLANS & ELEVATIONS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO

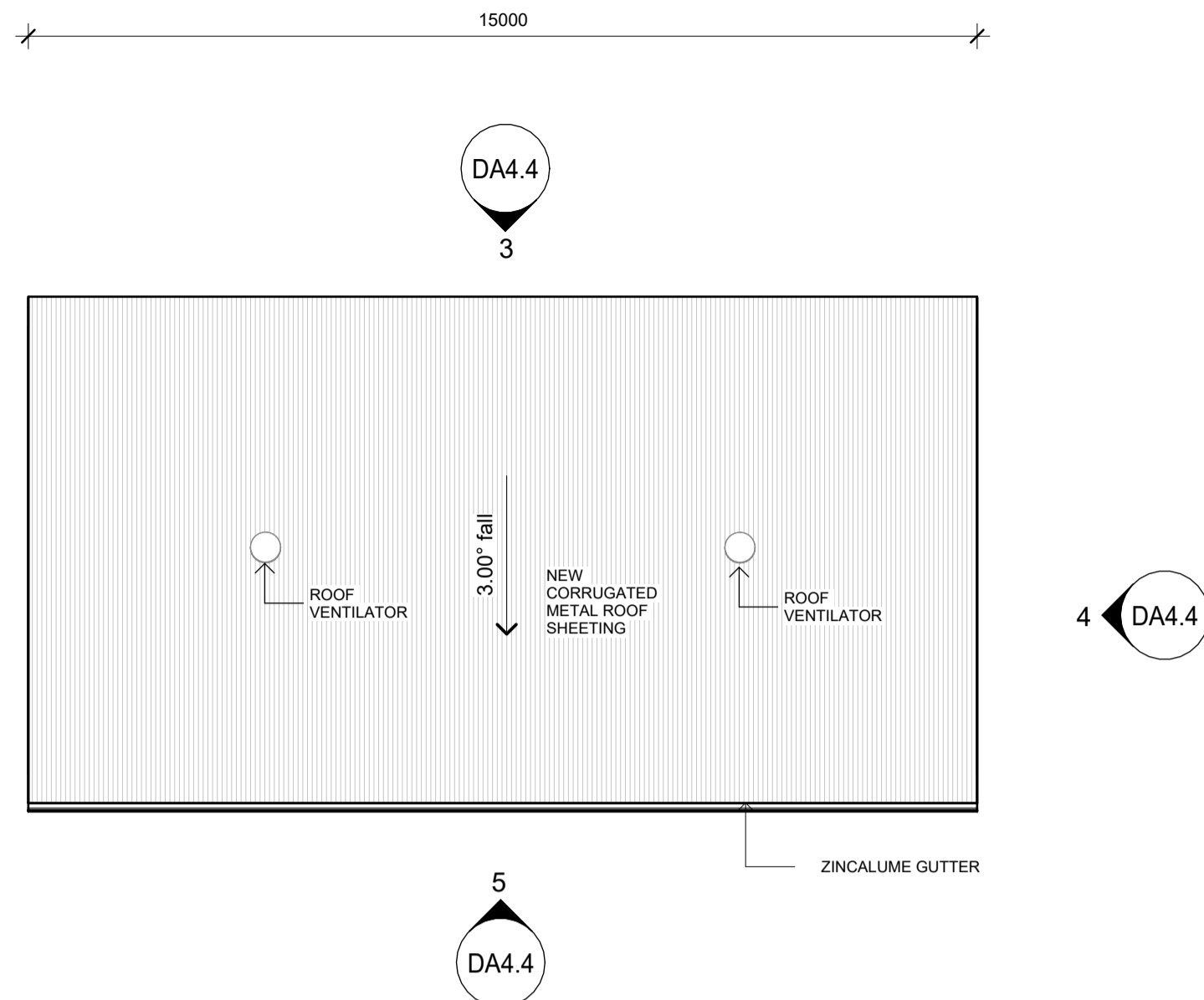


1 : 100 @ A1
PPA20224
25.01.24

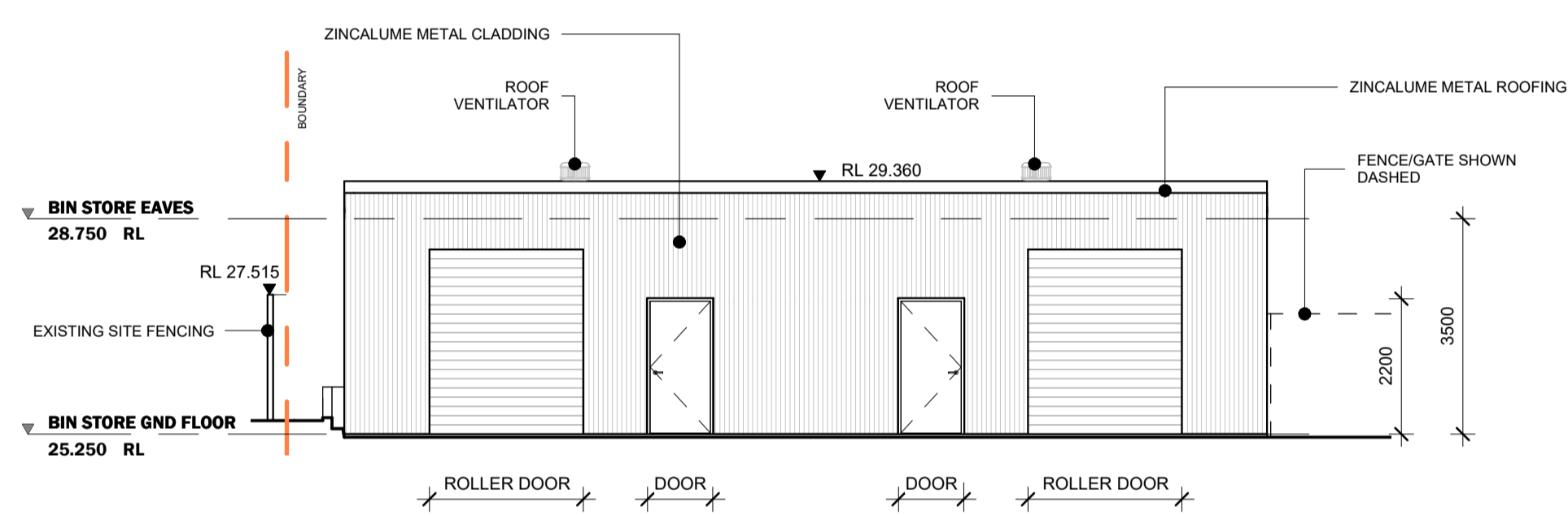
REV-D
DA4.3



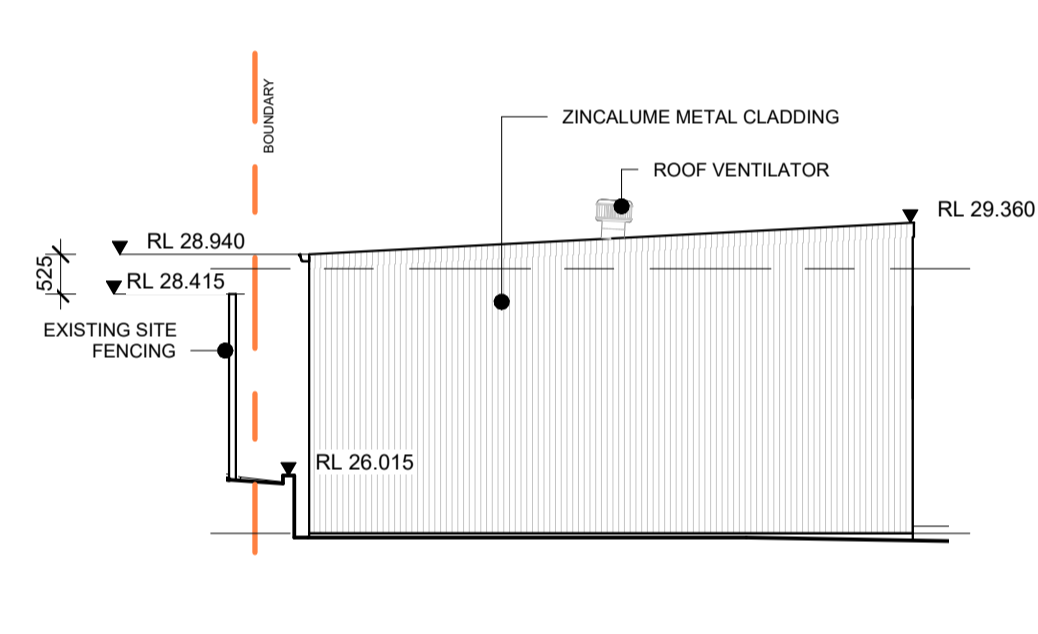
1 FLOOR PLAN
SCALE 1 : 100



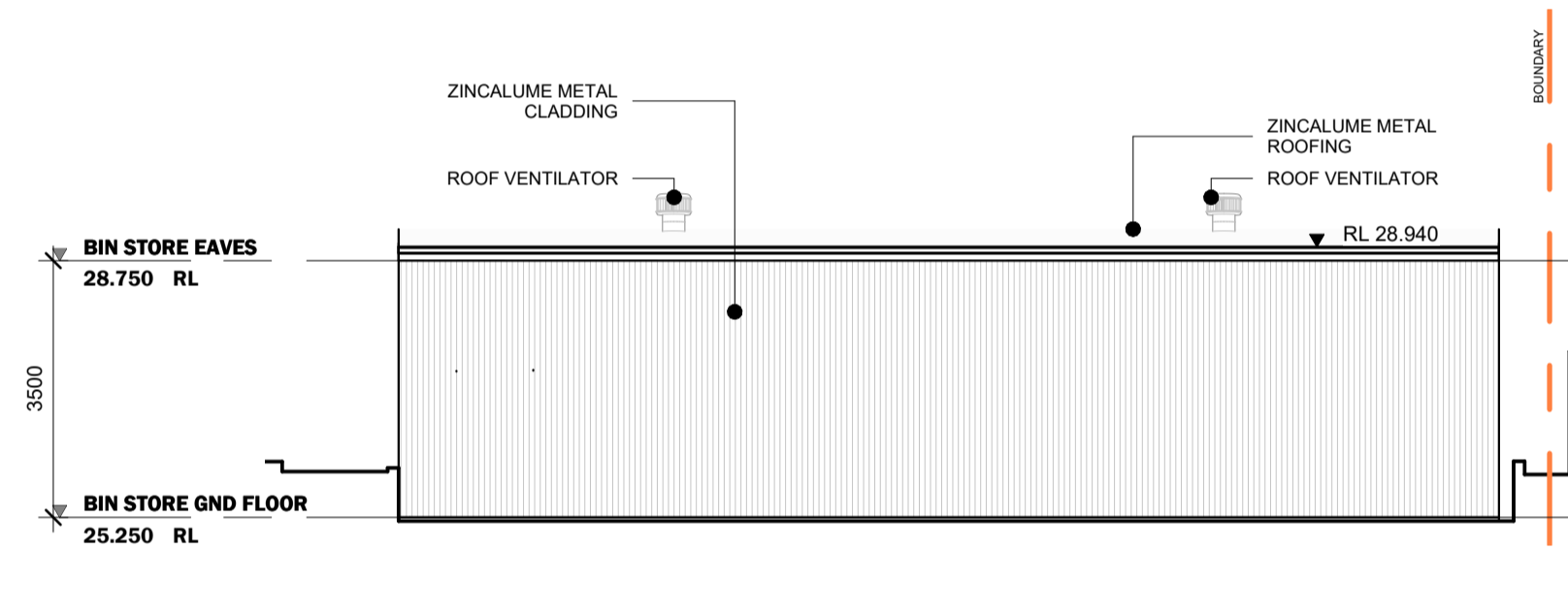
2 ROOF PLAN
SCALE 1 : 100



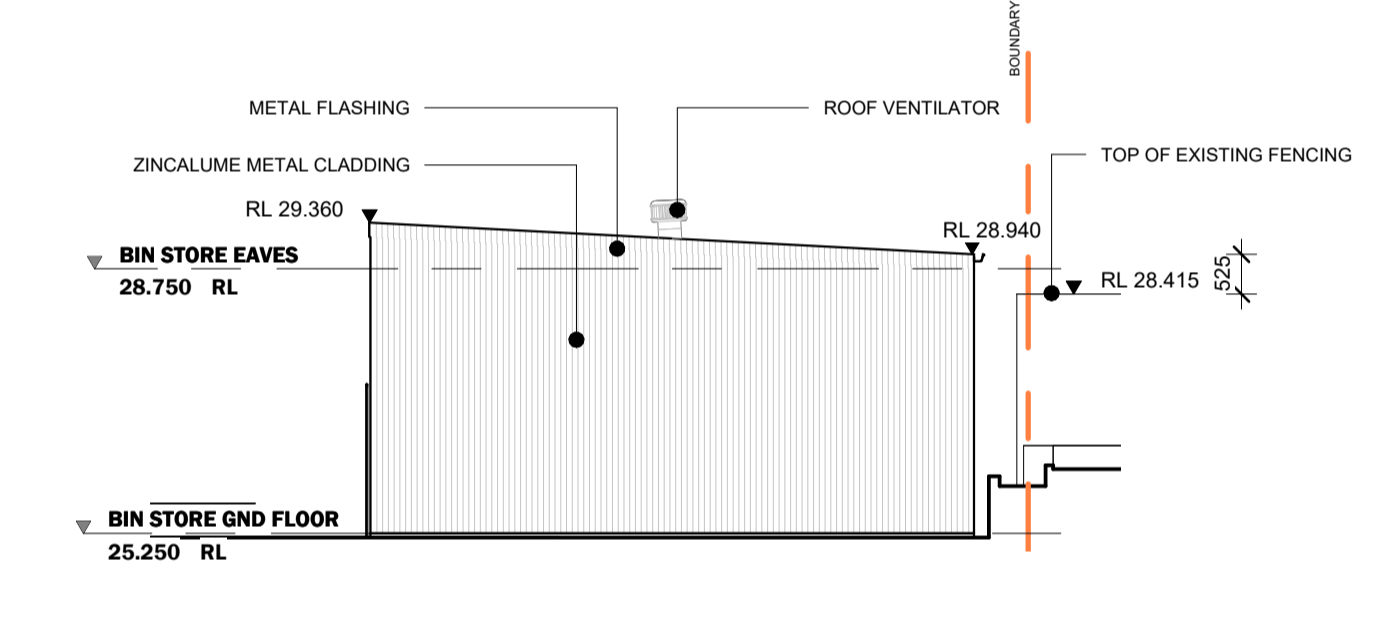
3 NORTH ELEVATION
DA4.4 SCALE 1 : 100



4 EAST ELEVATION
DA4.4 SCALE 1 : 100



5 SOUTH ELEVATION
DA4.4 SCALE 1 : 100



6 WEST ELEVATION
DA4.4 SCALE 1 : 100

HERITAGE NOTES

OUTBUILDINGS RESTORATION

EXTERIOR

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

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

INTERIOR

- General Painting:** Repaint all existing painted surfaces.
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- Skirtings and Trims:** Allow for repairs as required and refinishing throughout. Ensuring a match with original colour tone and finishes.
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- Interior Light Fixtures and Fittings:** Allow for new heritage appropriate fixtures throughout.
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- Fire services to be replaced to current standards.**
- Interior Doors:** Make good and allow for repaint all existing painted surfaces.

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

BOH BIN AND STORE ROOM - PROPOSED PLANS + ELEVATIONS

EDWARD MILLEN HOME

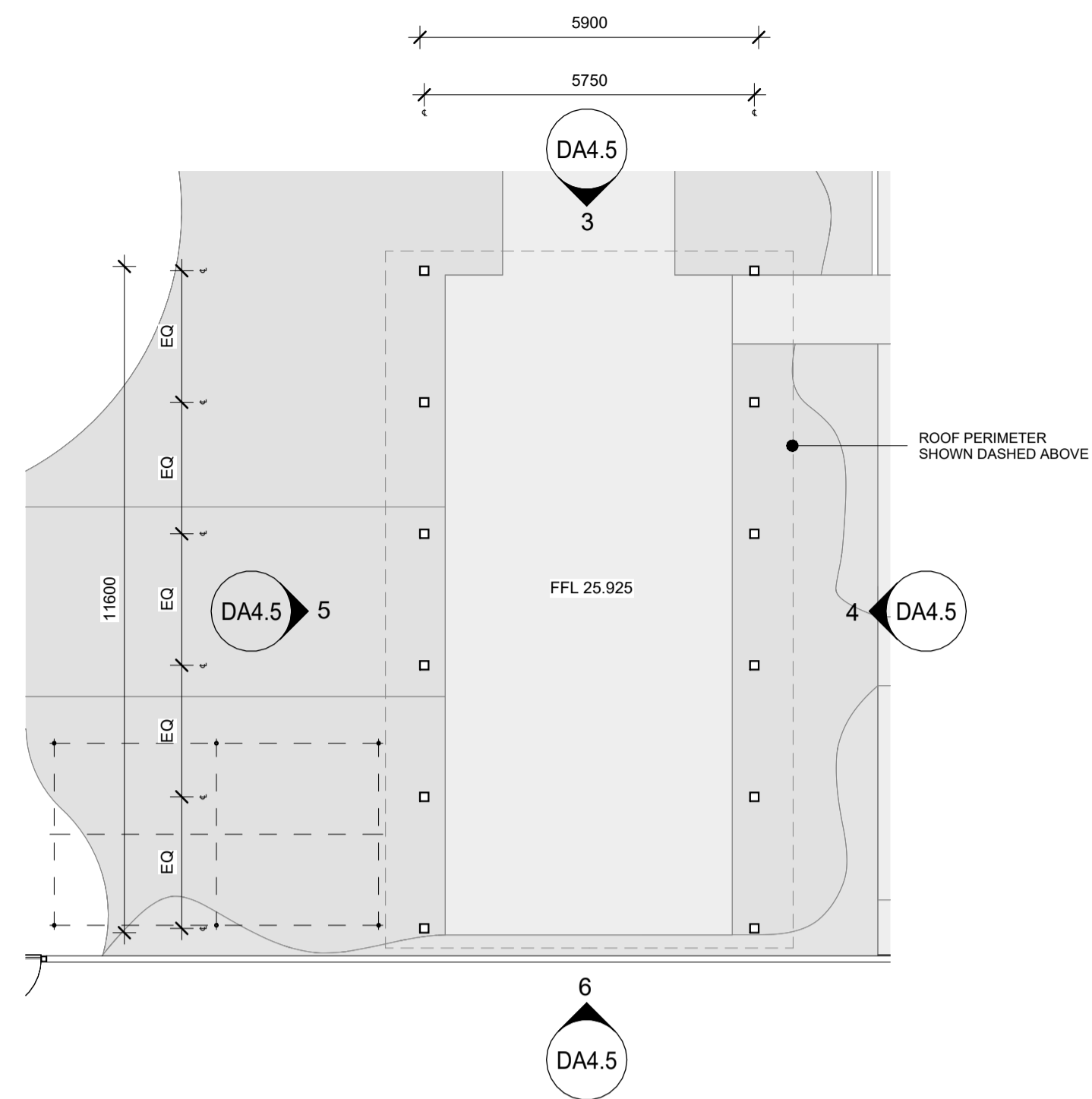
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BENSON STUDIO

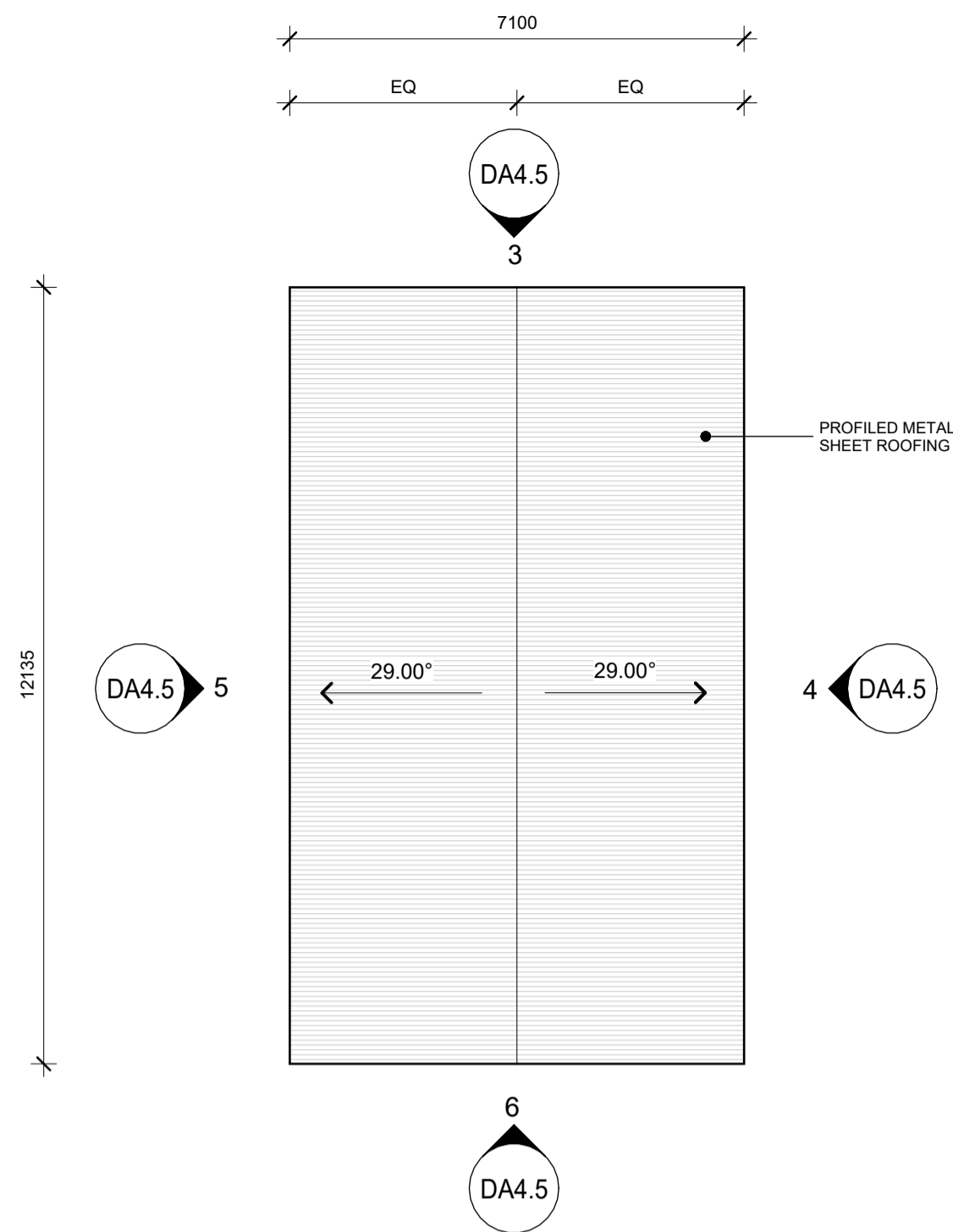


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PPA20224
29.02.24

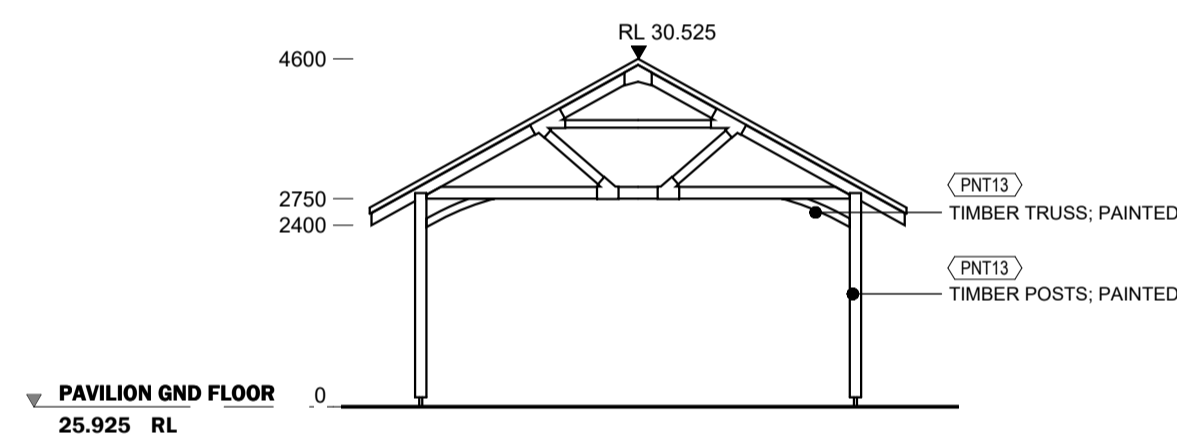
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DA4.4



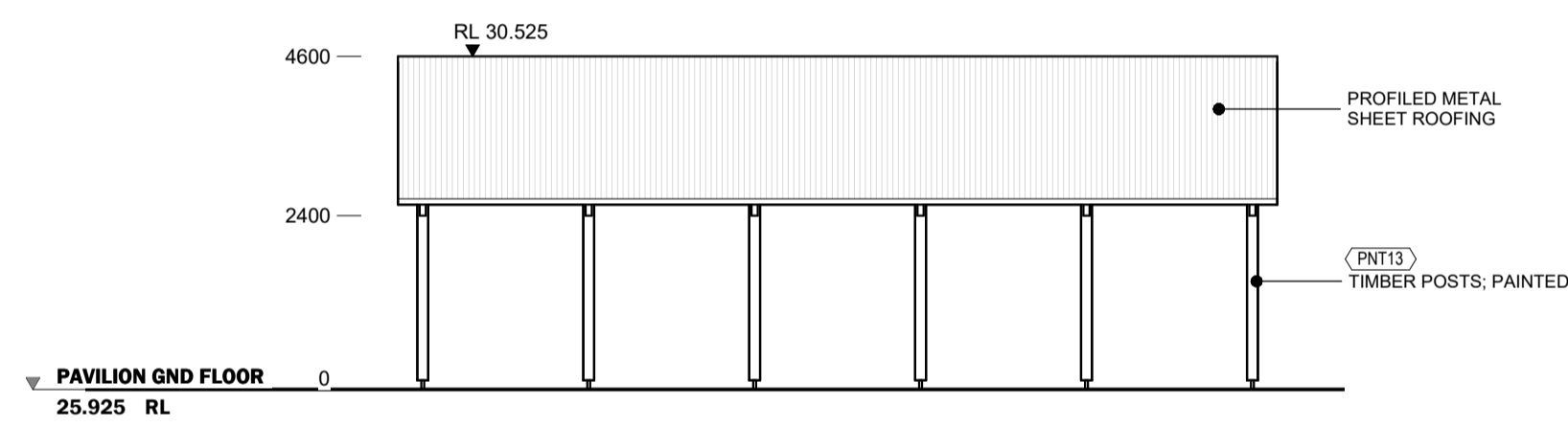
1 FLOOR PLAN
SCALE 1 : 100



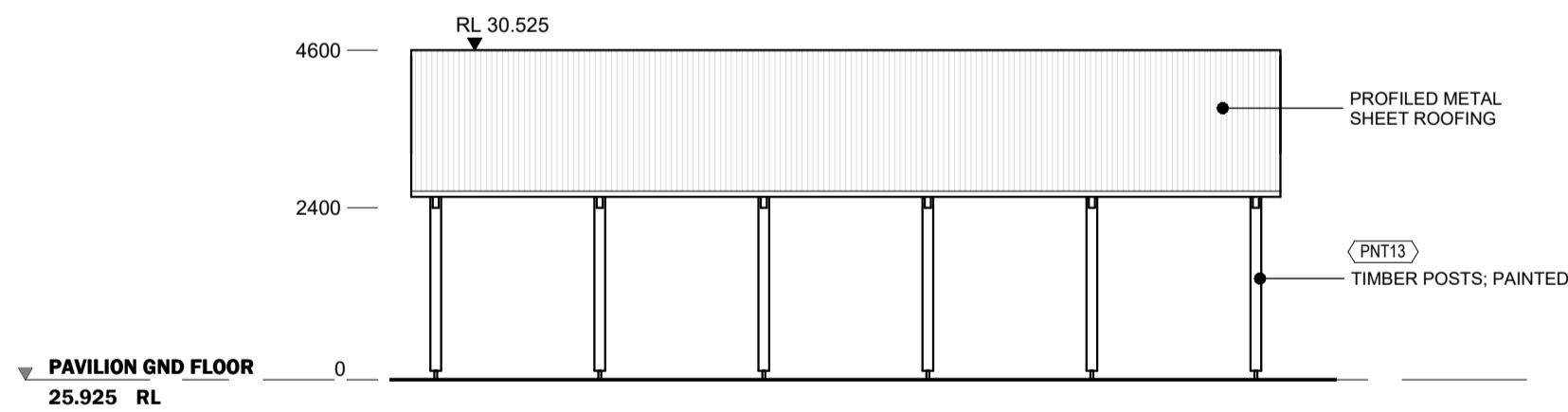
2 ROOF PLAN
SCALE 1 : 100



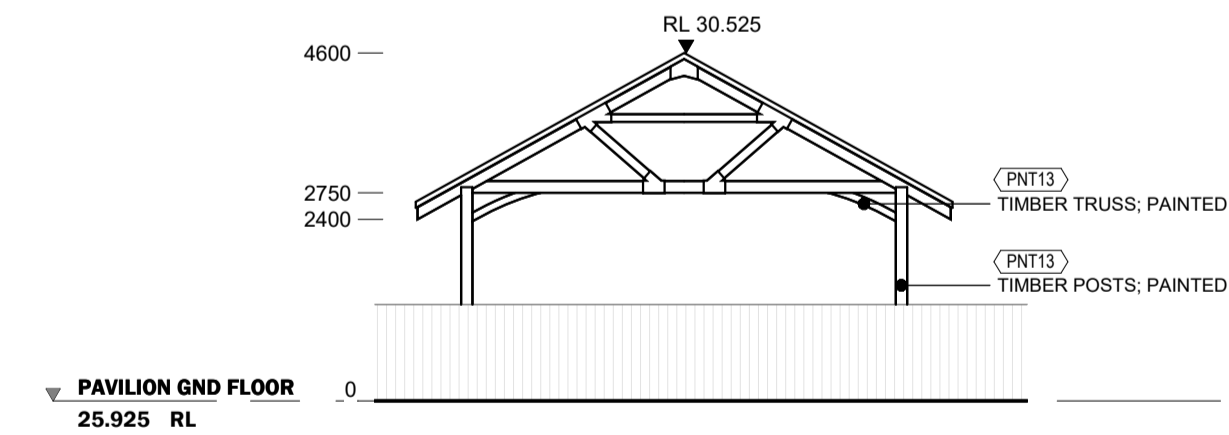
3 NORTH ELEVATION
SCALE 1 : 100



4 EAST ELEVATION
SCALE 1 : 100



5 WEST ELEVATION
SCALE 1 : 100



6 SOUTH ELEVATION
SCALE 1 : 100

HERITAGE NOTES

OUTBUILDINGS RESTORATION

EXTERIOR

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

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

INTERIOR

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

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

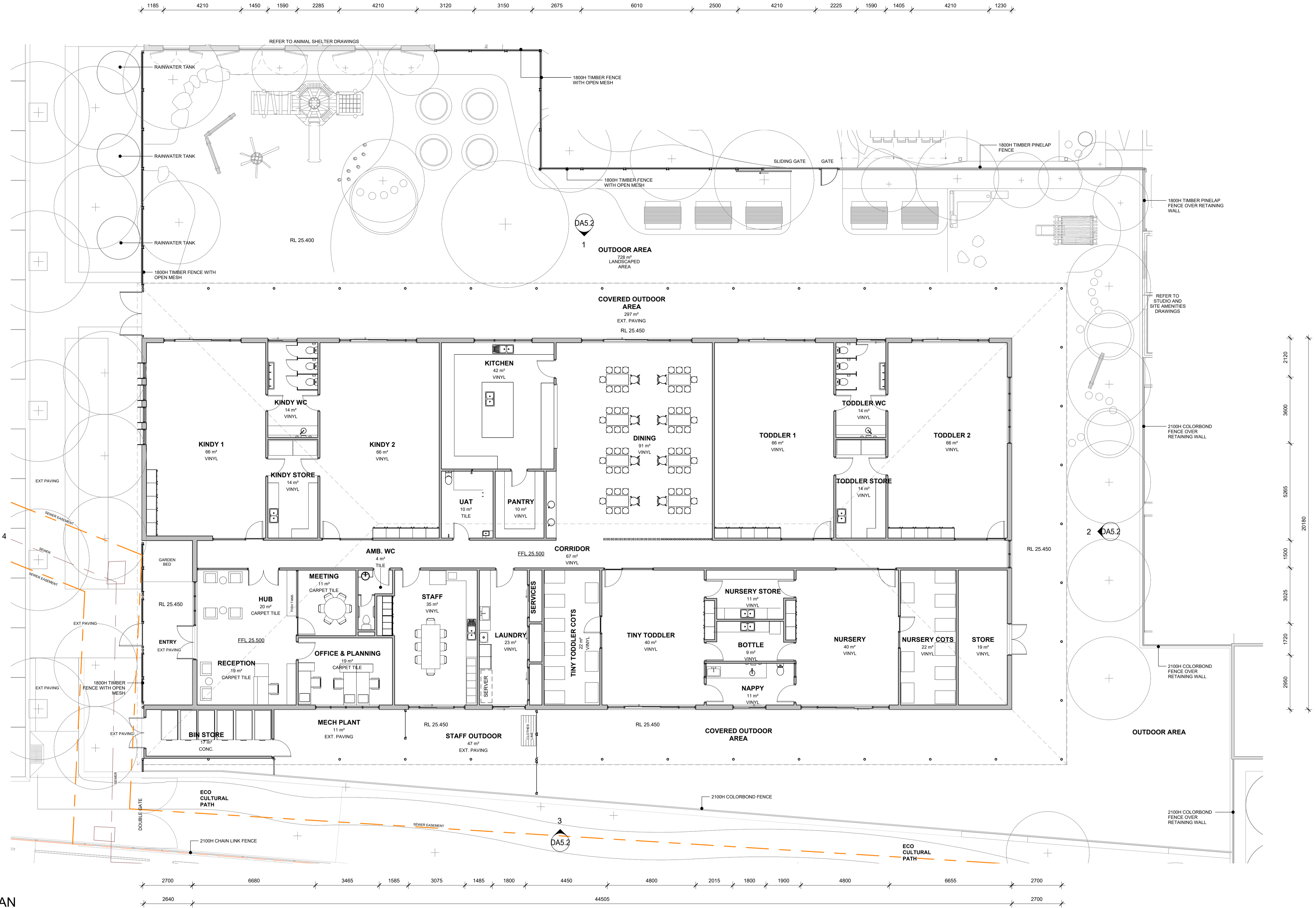
PAVILION - PROPOSED PLANS + ELEVATIONS
EDWARD MILLEN HOME
REVISED DEVELOPMENT APPLICATION

BENSON STUDIO



1 : 100 @ A1
PPA20224
25.01.24

REV-D
DA4.5



1 GROUND FLOOR PLAN
SCALE 1 : 100

ROOM NAME	ROOM AREA
INTERNAL	
AMB. WC	4.16 m ²
BOTTLE	9.01 m ²
CORRIDOR	66.51 m ²
HUB	90.51 m ²
DINING	20.30 m ²
KINDY 1	65.82 m ²
KINDY 2	65.72 m ²
KINDY STORE	14.50 m ²
KINDY WC	13.88 m ²
KITCHEN	42.38 m ²
LAUNDRY	22.72 m ²
MEETING	11.14 m ²

ROOM NAME	ROOM AREA
NAPPY	10.76 m ²
NURSERY	39.68 m ²
NURSERY COTS	22.12 m ²
NURSERY STORE	11.40 m ²
OFFICE & PLANNING	18.63 m ²
PANTRY	9.61 m ²
RECEPTION	19.10 m ²
SERVICES	2.04 m ²
STAFF	34.93 m ²
STORE	19.45 m ²
TINY TODDLER	39.68 m ²
TINY TODDLER COTS	22.12 m ²
TODDLER 1	65.72 m ²

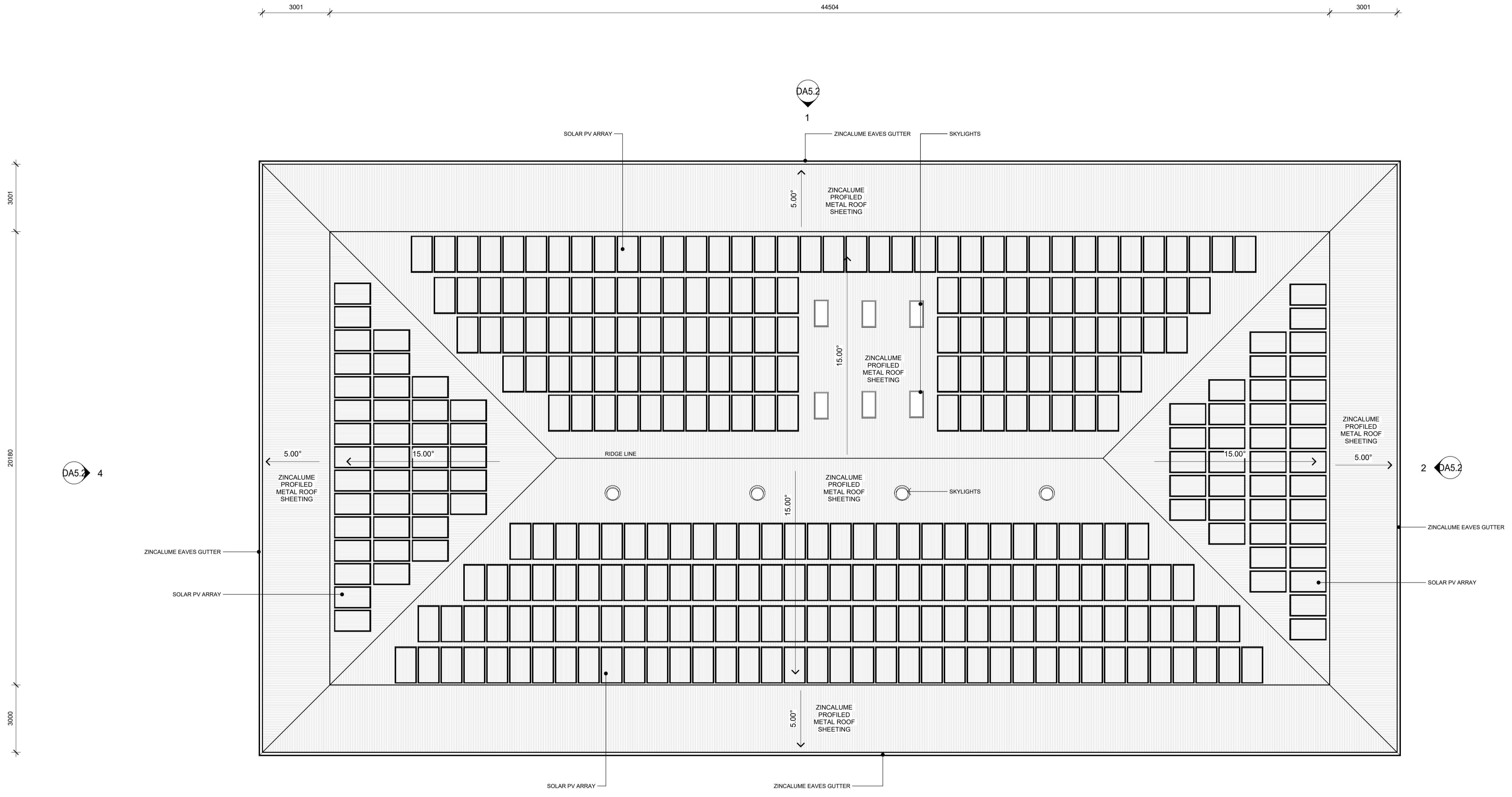
ROOM NAME	ROOM AREA
TODDLER 2	65.72 m ²
TODDLER STORE	14.50 m ²
TODDLER WC	13.88 m ²
UAT	10.19 m ²
EXTERNAL	
BIN STORE	17.27 m ²
COVERED OUTDOOR AREA	297.18 m ²
MECH PLANT	11.47 m ²
OUTDOOR AREA	728.43 m ²
STAFF OUTDOOR	47.02 m ²
	1101.37 m ²

CHILDCARE - GROUND FLOOR PLAN
EDWARD MILLEN HOME
DEVELOPMENT APPLICATION

BENSON STUDIO

1 : 100 @ A1
PPA20224
25.01.24

REV-G
DA5.0



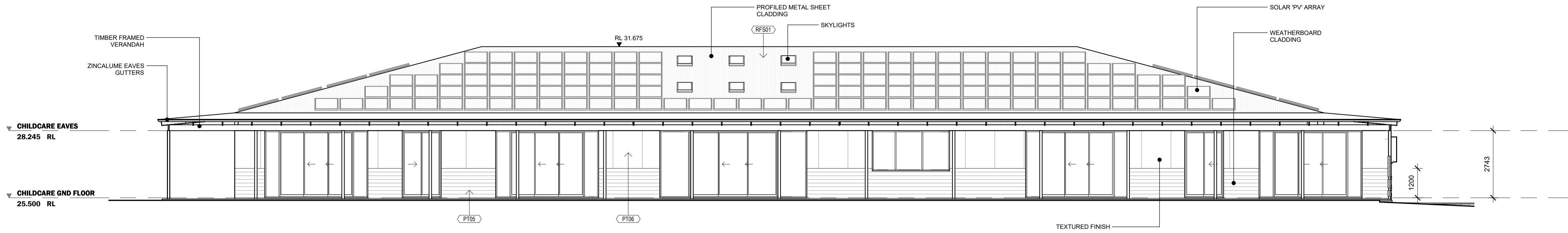
1 ROOF PLAN
SCALE 1 : 100

CHILDCARE - ROOF PLAN
EDWARD MILLEN HOME
 DEVELOPMENT APPLICATION

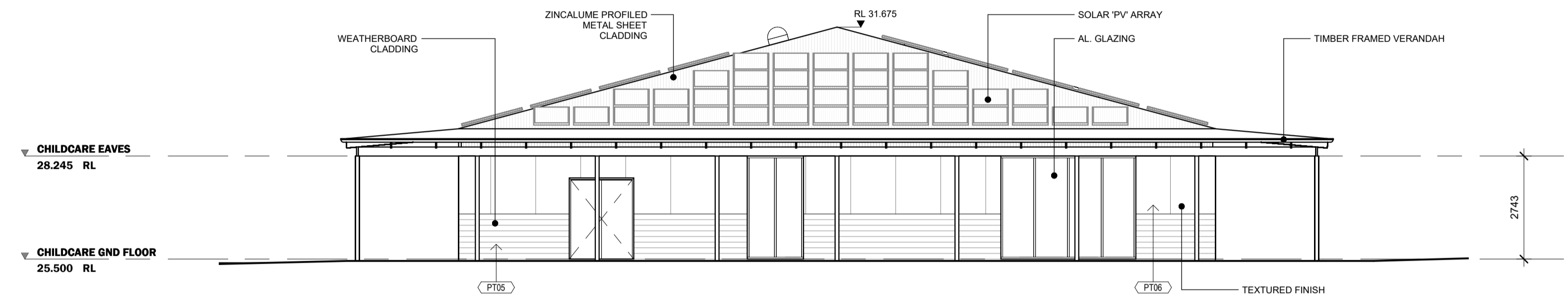
BENSON STUDIO

1 : 100 @ A1
 PPA20224
 25.01.24

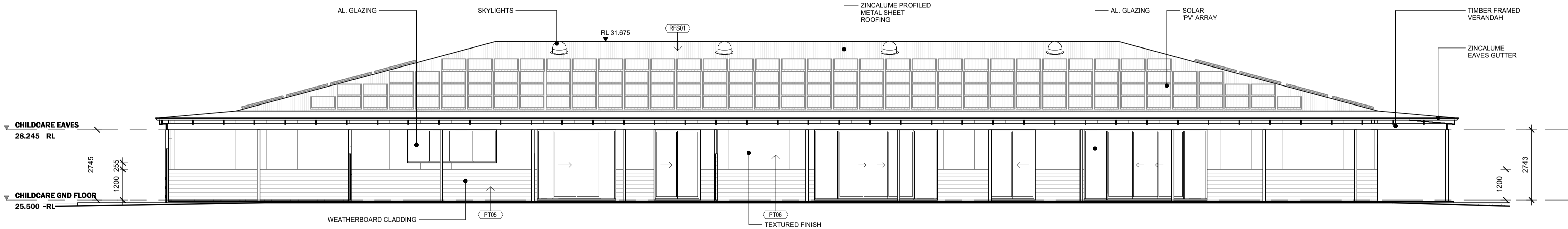
REV-D
DA5.1



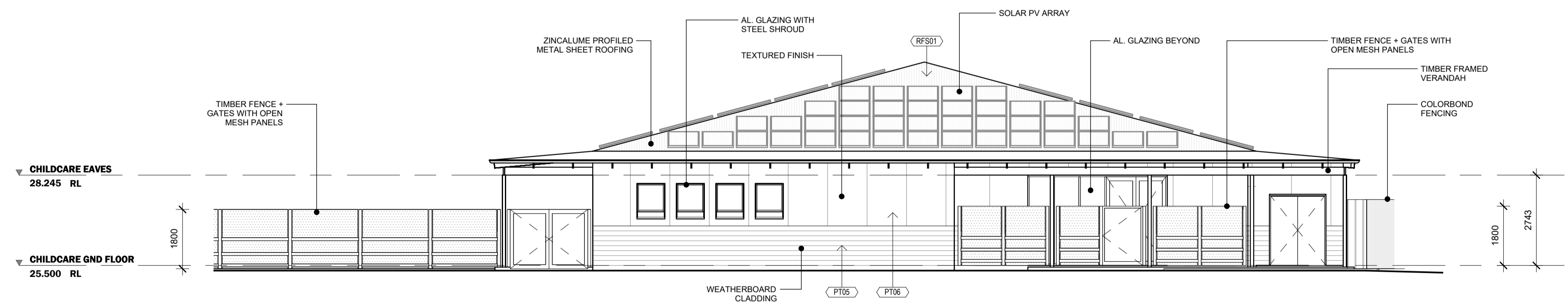
1 NORTH ELEVATION
SCALE 1 : 100



2 EAST ELEVATION
SCALE 1 : 100



3 SOUTH ELEVATION
SCALE 1 : 100



4 WEST ELEVATION
SCALE 1 : 100

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

CHILDCARE -ELEVATIONS
EDWARD MILLEN HOME
DEVELOPMENT APPLICATION

BENSON STUDIO

1 : 100 @ A1
PPA20224
25.01.24

REV-E
DA5.2



ENTRY ARBOR



POP-UP MARKET SITE



LANEWAY (FRONT ENTRY)



LANEWAY (FRONT ENTRY)

3D VISUALS
EDWARD MILLEN HOME
 DEVELOPMENT APPLICATION

BENSON STUDIO

PPA20224
 25.01.24

REV-A
DA6.0



MILDRED CREAK LANDSCAPED TERRACE



MILDRED CREAK MAIN ENTRY



MILDRED CREAK LANDSCAPED TERRACE



MILDRED CREAK BREWERS GARDEN

3D VISUALS
EDWARD MILLEN HOME
DEVELOPMENT APPLICATION

BENSON STUDIO

PPA20224
25.01.24

REV-A
DA6.1



CHILDCARE



CHILDCARE



ANIMAL PENS AND SHELTER



ANIMAL PENS AND SHELTER

3D VISUALS
EDWARD MILLEN HOME
DEVELOPMENT APPLICATION

BENSON STUDIO

PPA20224
25.01.24

REV-A
DA6.2



PAVILION



PLAYGROUND ARBOR



PRODUCE GARDEN ARBOR



PRODUCE GARDEN ARBOR

3D VISUALS
EDWARD MILLEN HOME
 DEVELOPMENT APPLICATION

BENSON STUDIO

PPA20224
 25.01.24

REV-A
DA6.3

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

BENSON STUDIO

General Notes:

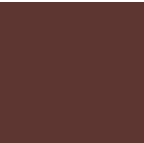


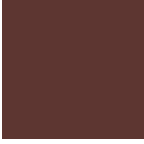

- Images of items shown within this schedule are indicative only.
 - This schedule is not a stand-alone document and is to be read in conjunction with all architectural drawings and specifications. Any discrepancy must be brought to the attention of the architect.




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

BENSON STUDIO

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

04 ENCLOSURE


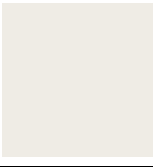

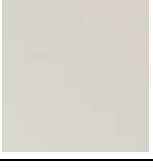

RFS01ex	EXISTING METAL ROOF TO REMAIN	421	Make good to all areas of existing roofing that are affected by the works. Colourbond colour: Manor Red	ROTUNDA				Including all required flashings, cappings, aprons, gutters, sump boxes and accessories. Finish to match adjacent roof sheeting colour.
RFS02ex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

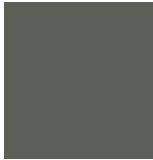
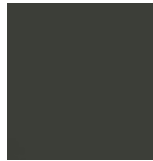
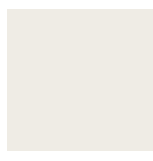
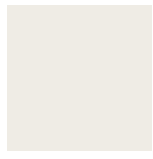
EXL01a	EXTERIOR WEATHERBOARD LINING - Mildred Creek	437	TIMBER CLADDING - H3 LOSP Treated Pine, 185mx18m Classic - Painted PT03	MILDRED CREAK			SUBIACO RESTORATION	
EXL01b	EXTERIOR WEATHERBOARD LINING - Childcare	437	TIMBER CLADDING - H3 LOSP Treated Pine, 185mx18m Classic - Painted PT05	CHILDCARE			SUBIACO RESTORATION	
EXS01	COLORBOND FENCE	457	COLOURBOND STEEL FINCING - Colour: PALE EUCALYPT	THROUGHOUT			COLORBOND	

INTERIOR ITEMS SCHEDULE

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

BENSON STUDIO

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

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