



Schedule of Conservation Works & Specification

For Materials and Workmanship to be used in the Construction of
102 - 108 Jeffcott Street, West Melbourne

Author Trethowan Architecture
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Rev Draft

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Revision	Description	Date	Issued To
Draft	Draft for Review	22 Dec 2020	Fusion PM

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1 Introduction

1.01 Scope & Purpose

This Conservation Works and Specification (CWS) has been commissioned by Fusion PM to assist with the partial satisfaction of Permit Condition 7 issued under Planning Permit PA 1800480. The condition reads as follows:

“Prior to the commencement of the development, including demolition, a detailed heritage conservation plan must be submitted to and be approved by the Responsible Authority in consultation with Melbourne City Council. The plan must be prepared by a suitable qualified heritage professional and a suitable qualified structural engineer and include detailed recommendations for the protection and integration of the historic buildings across the site, including salvaging and reuse of bluestone pitcher pavers from McDougall Lane to the extent possible, to ensure the heritage integrity of all buildings and McDougall Lane is protected and demonstrate the means by which the heritage buildings and fabric will be supported during development and construction works to ensure their retention.”

The partial satisfaction relates to 102-108 Jeffcott Street, West Melbourne (subject site) and the production of the CWS is in support of a future permit amendment to allow works to occur to the subject site independently to permit PA1800480.

To assist with this, Trethowan Architecture’s (Trethowan) role was to:

- Using known information, establish a period of significance and any required details to assist with the production of the document.
- Undertake a Condition Survey of retained facades.
- Prepare Conservation Drawings (external elevations only) utilising background drawings (provided by others).
- Production of a Conservation Schedule, with required methodologies and outline specifications sufficient to define the conservation works.

The subject site is located within the City of Melbourne Planning Scheme under Heritage Overlay HO771 - *Sands and McDougall Precinct* and is subject to external paint controls. The significance for the site is identified in full in Appendix A.

The proposed works seek to undertake the partial demolition of the place, and construction of alterations and additions across the site to provide a mixed-use development.

The following document contains a high-level schedule of conservation works and associated repair codes, as well as an outline specification, all of which is to be read in conjunction with the associated drawings as well as the architectural specification. Any discrepancies should be noted, and clarification sought prior to undertaking any works, however this specification takes precedence.

1.02 Limitations / Qualifications

This document has been prepared using the information prepared by CHT Architects (CHT), available research material and from site visits.

No destructive investigations have been undertaken, testing of services or hazardous materials, or accessing internal voids / confirmed spaces.

The scope is limited to the following areas:

- Internal areas
- Exterior facades (north, east, and south) as visible from street and laneway levels.

The works are general in nature and provide outline specifications and standards to which the works must adhere.

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1.03 Reference Documents

Australia ICOMOS Burra Charter, 2013

This document, and all guidance within, follows the principles and processes set out in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (the Burra Charter), 2013, and its Practice Notes. The Burra Charter establishes a standard of practice for those involved in assessing, managing, and undertaking works to places of cultural significance.

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Drawing Set (Heritage Architect)

This document refers to the following series of draft drawings prepared by Trethowan Architecture:

Drawing No.	Title	Rev
A000_Drawing Register		
AA-000	Drawing Register	00
A100_Existing Plans		
AX-001	Existing Site Plan	00
A200_Existing Elevations		
AX-200	Existing Elevations - Condition Survey - Sheet 1	00
AX-201	Existing Elevations - Condition Survey - Sheet 2	00
C200_Proposed Conservation Works - Elevations		
CW-200	Proposed Elevations - Conservation Works	00
CW-201	Proposed Elevations - Conservation Works	00
CW-202	Proposed Elevations - Conservations Works	00
CW-203	Proposed Elevations - Conservation Works	00
S100_Proposed New Works - Plans		
SK-100	Ground Floor Plan - New Works	00
SK-101	First Floor Plan - New Works	00
SK-102	Roof Plan - New Works	00
S200_Proposed New Works - Elevations		
SK-200	Proposed Elevations - New Works	00
SK-201	Proposed Elevations - New Works	00

The above drawing set was based on the base drawings as provided by CHT Architects.

1.04 Conservation Approach

The overall aim of conservation is to retain the cultural significance of a place.

Building conservation work should be appropriate to the significance of the place and its surviving intact fabric. It is essential that work is well planned and of a high quality so that it will last well into the future. Poor quality work is uneconomical and can be damaging to heritage places.

The Conservation Approach has been informed by the existing site conditions and its known cultural heritage significance, experience, good heritage practice and the Burra Charter.

The conservation objectives of the project are:

- Retain as much of the original building fabric intact and in-situ wherever practical.
- Do as much as necessary, but as little as possible to achieve the desired outcome.
- In the first instance, works are to be undertaken on a 'like for like' basis, particularly for the replacement of elements that are beyond salvage.
- The use of traditional trades, materials and techniques are preferred where conserving significant fabric. However, in some circumstances, modern techniques may offer substantial conservation benefits and if appropriate, should be further explored.
- Repair in a manner that retains as much of the original fabric as possible, and works are to be undertaken in a manner that minimises impact to surrounding heritage fabric.
- Ensure that proposed repair methods consider the conditions and use of the buildings and minimise opportunities for water ingress for longevity.

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- Carry out upgrades (introduction of new material) in a manner that is sympathetic to the original details, and on a 'like for like' basis. The aim should be to reconstruct the original form of the damaged element so that the repair does not detract from the appearance of the place.
- If new materials are required for repairs, they should not adversely affect the continued performance of the original material. Added materials should generally be weaker than the original material, and therefore act as a sacrificial repair that is more apt to fail before the original material.
- The works should be reversible if possible and should not prejudice future works or repairs wherever possible.
- Where works are proposed to reconstruct the building back to a former appearance, this work needs to be based on physical and/or documentary evidence and undertaken in an appropriate manner.
- Engage the services of specialists where required and seek recommendations on how to undertake the works. Specialists where All works should be carefully planned and implemented by persons appropriately experienced and skilled. Records should be kept for future reference.
- Regular inspections should be undertaken by the heritage consultant throughout the construction period to ensure works are being undertaken in accordance with the Conservation Plan and good heritage practice.

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2 The Site

2.01 The Site

The subject site was constructed as part of the Sands and McDougall complex in 1914 and comprises a two-storey, brick, industrial building featuring a hipped roof with double gabled façade. The building is currently vacant but was recently used as a carpark at the ground floor, accessed via a large opening at the west side, with office space at the first floor. The site is separated from the other complex buildings by a bluestone laneway that runs along the north (rear) and east side boundaries.

2.02 General Notes

The Contractor must:

1. Be familiar with current conservation philosophy of the ICOMOS Burra Charter and those heritage policies as set down by the Melbourne Planning Scheme.

3 Condition Report

The subject site was inspected on 25th June 2020 by Mark Stephenson and Renee Muratore and the condition was recorded on a series of existing plans and elevations, and extensively photographed. Refer to drawings in Appendix C for full details.

To summarise the condition of the building, each elevation is described below.

North Elevation (Rear)

The east elevation, while still retaining the double gable form and unpainted brickwork, has seen the most alteration and been subject to a lot of damage over the years through graffiti and vehicular impact.

Existing, new, and infilled openings are evident and undertaken in a variety of materials. Current and redundant services are visible, along with embedded former fixings of previous equipment. Brickwork is missing, damaged and general poor repair across the façade. Weathered brickwork is noted in exposed parts of the wall and along the base. Cracking in the brickwork is noted in various locations and in the rendered lintels above the openings. Original timber windows and doors have been replaced with modern steel or aluminium frames and roller shutter doors.



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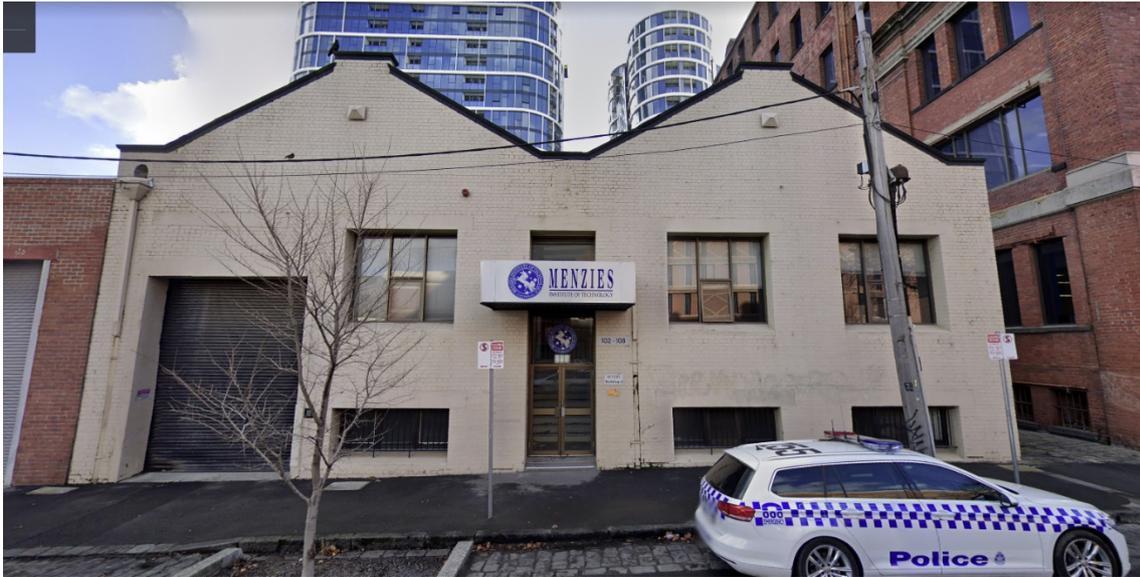
East Elevation (McDougall Lane)

General damage, cracking and poor repair to the painted brickwork, lintels and sills is noted but not to the same degree as on the north elevation. Some water damage is noted at the lower level and patch repairs above the former door into the upper level. The original timber windows to the upper level have been replaced with modern aluminium frames, and a small degree of alterations have occurred to some of the glazing in the lower-level windows, which still retain the original timber frames. Iron security bars to the lower windows appear to be in good condition.



South Elevation (Principal façade)

Again, similar cracking to brickwork is noted to the painted brickwork and cracked render t and sills of the openings. Evidence of water ingress into the brickwork is seen in the loss of mortar joints and moss growth at the base of the building and around rainwater goods. Upper-level rainwater goods are missing, and downpipes are damaged in places. A small patch of efflorescence was recorded to the LHS of the central window to the lower-level window. The central pedestrian entry has been completely remodelled, and the garage entry is also altered with the loss of a former window above. The original timber windows to the upper level have been replaced with modern aluminium frames, and the lower-level windows still retain the original timber frames. Iron security bars to the lower windows appear to be in good condition.



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Internal (Lower and Upper Levels)

The lower level comprises a concrete floor with painted, hard plaster walls. No smell of damp was noted and the spaces appear to be in good overall condition.

The upper level is compartmentalised into large and small office spaces, toilet and canteen facilities and appear to be in good overall condition. Carpets and suspended ceilings throughout are worn or missing in part. The garage area comprises a full height volume with a concrete floor and exposure to the underside of the roof. The roof structure is of timber trusses and lining boards to the underside of the roof sheeting. All appear to be in good overall condition.





4 Conservation Works Scope (General)

4.01 Protection & Storage of Heritage Elements

Description	Scope of Work	Repair Code
4.01-A Protection in-situ	Where works are occurring adjacent to heritage fabric in spaces of <i>Primary Significance</i> , the heritage fabric is to be protected using appropriate means for the fabric being protected.	G1

4.02 Demolition & Salvage

Description	Scope of Work	Repair Code
4.02-A Demolition of Heritage Fabric	Where demolition is occurring in spaces of <i>Primary Significance</i> , carefully demolish by hand those areas around heritage fabric.	G2
4.02-B Salvage of Heritage Fabric	Salvage items that are required for re-use, including but not limited to, brick, bluestone, windows, doors, skirting board, etc. Protect using appropriate means, label, and store on site in a secure location as per Repair Code G3.	G2

4.03 Cleaning

Description	Scope of Work	Repair Code
4.03-A Clean all heritage fabric upon completion of the works	All surfaces to be cleaned using appropriate materials. This includes all stone, brick, render, joinery, high level elements and decorative fabric.	G4

4.04 Painting to Areas and Fabric of Primary Heritage Significance

Description	Scope of Work	Repair Code
4.04-A Paint Removal for Repainting	Paint removal should not remove evidence of historic paint underneath.	G5
4.04-B Paint to Render	Scope TBC	

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4.04-C Paint to Joinery	Scope TBC	
4.04-D Paint to Downpipes	Scope TBC	



5 Conservation Works Scope (Roof)

5.01 Corrugated Metal Roof

Description	Scope of Work	Repair Code
5.01-A New Corrugated Metal Roof	Replace all corrugated metal roof sheets on a like for like basis as shown on the drawing set. Replace all flashings, etc. to match existing.	RW1 RG3

5.02 Rainwater Goods

Description	Scope of Work	Repair Code
5.02-A Replace ex. Rainwater goods	Replace all lead sheet and flashings, eaves gutters, metal downpipes, and the like to match existing. Rainwater heads are to be retained.	RG1 RG2 RG3
5.02-B Rainwater heads	Scope TBC	

5.03 Carpentry for Roof Trusses

Description	Scope of Work	Repair Code
5.03-A Carpentry for Roof Trusses	Scope TBC	

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6 Conservation Works Scope (Walls)

6.01 Brickwork

Description	Scope of Work	Repair Code
6.01-A Repair or Reconstruction of brick walls – Whole Brick	Repair damaged brick walls to match existing using salvaged bricks. Rebuild walls where required.	B2 B3
6.01-B Mortar Repair	Repair minor damage and holes with pigmented mortar	B4
6.01-C Re-pointing	Repointing to be undertaken where damaged or missing.	B1
6.01-D Repair following Alteration of Fabric	Patch repair brickwork where required following alterations using either whole, salvaged bricks or pigmented mortar	B2 B3
6.01-E Fixing into Existing Fabric	All fixing into existing brick should be undertaken through the mortar joints. Repair mortar / point upon completion	B1

6.02 Render

Description	Scope of Works	Repair Code
6.02-A Repair of General Damage to Plain Render	Remove damaged, drummy, or decayed render and re-render to match existing.	R1
6.02-B Parapets	Repair damaged parapets treat with fungicide and repair.	R1



7 Conservation Works Scope (Joinery)

7.01 Window Repair

Description	Scope of Works	Repair Code
7.01-A General Repair	Scope TBC	J2
7.01-B Replacement of Components	Scope TBC	
7.01-C Glazing	Scope TBC	
7.01-D Hardware	Scope TBC	

7.02 Doors (New)

Description	Scope of Works	Repair Code
7.02-A General Repair	Scope TBC	
7.02-B Replacement of Components	Scope TBC	
7.02-C Glazing	Scope TBC	
7.02-D Hardware	Scope TBC	

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SECTION A GENERAL

PART A1 PROTECTION & STORAGE WORKS

A101 Scope

Protection of heritage fabric on site, including but not limited to the original windows and roof trusses.

A102 Execution

Provide temporary protection to all retained windows during the works to ensure no damage may occur during the construction or redevelopment works. Protection to comprise plywood hoarding over existing openings, with operable panel for regular inspection.

Roof trusses – **Scope TBC**

PART A2 HAZARDOUS MATERIALS

A201 Scope

Hazardous Materials are likely to be encountered on site.

The Contractor is to exercise caution and any suspicious materials should be inspected and tested before works are carried out in the vicinity. It is the Contractor's responsibility to make all trades / Contractors aware of any potential hazardous material.

PART A3 DEMOLITION & SALVAGE

A301 Scope

The scope of this section includes but is not limited to the following:

- Where required remove fixtures, fittings, materials, cables, conduits, pipes, and the like. Make good all penetrations as a result of the removal of materials to match existing adjacent.
- Retention of bricks where demolition is to occur for reuse in reconstruction / repairs.

If required or noted, carefully remove, label, salvage, store in an appropriate location for reinstatement as directed.

A302 Standards

Generally comply with the following standards:

- AS 2601 Demolition of structures

A303 Execution

Demolish or remove redundant or nominated items and dispose off site in accordance with EPA or other relevant authority's guidelines. Do not cause damage to adjacent material or structure that may be required to be retained.

If material that may appear to be of heritage significance or appears to be original is uncovered during demolition Contractor is to cease works immediately and seek written instruction of the Heritage Consultant.

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PART A4 CLEANING

A401 Scope

All surfaces to be cleaned using appropriate materials to the approval of the Heritage Consultant.

Care is to be taken to ensure that any cleaning works do not damage or degrade the substrate material. The use of excessive water, and abrasive cleaning products should be avoided. All cleaning methods and materials should be tested and approved.

PART A5 PAINT

A501 Scope

Paint removal should not remove evidence of historic paint underneath, and extensive paint removal to heritage surfaces should not be undertaken. Where preparation is required, undertake samples of surface preparation in-situ to the satisfaction of the Heritage Consultant to determine the approved method and extent of preparation. The agreed sample shall be the method for which paint removal and surface preparation works shall be undertaken and assessed.

All decorative paint schemes should be retained and patched to match existing.

PART A6 SAMPLES / PROTOTYPES / SHOP DRAWINGS / TEST REPORTS

A601 Scope

The Contractor is to submit a sample or produce a prototype, ensuring sufficient time for review and or approval. The Contractor is to notify the Heritage Consultant once a sample or prototype is available for review. The Contractor is to ensure that the items below are approved prior to any application, construction, or installation.

Confirmation in writing is required by the Heritage Consultant in order for a sample or prototype to be approved.

The following list outlines the required samples / prototypes (refer to Following Sections for details):

- Mortar Repairs to match colour of brick where required
- Repointing of joints to match existing (1sqm)
- Rebuilt brickwork to match existing bond (1sqm)
- A cleaned area of the brickwork (1sqm)
- In-situ samples of Render (1x lintel and sill)
- In-situ samples of Render Profiles (1 lineal meter)

The following list indicates the required shop drawings that are to be provided for approval:

- Reconstruction of Existing Window / Door Shop Drawings

The following list indicates the required test reports that are to be provided for approval:

- Mortar Analysis (brickwork)
- Render Analysis (for patched sections)

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SECTION B BRICKWORK (REPAIR)

PART B1 GENERAL

B101 Scope

- Clean, sort and reuse of salvaged bricks
- Repointing and preparation of joints
- Removal of embedded items from brickwork
- Patch repair for damaged bricks
- Formation of new openings and penetrations, and infill of existing openings
- Cleaning of brick walls and elevations

B102 Standards

Generally comply with the following standards:

- AS 2350 Method of testing Portland and blended cements
- AS 1640 SAA Brickwork Code
- AS 1672 Building limes
- AS 2699 Wall ties for masonry construction
- AS A123 Mortar for masonry construction
- AS 3700 SAA Masonry Code
- Masonry Code of Practice

B103 Considerations

The new brick insets, or infill elements, must match those as existing in the presentation of brickwork, and composition of the mortar mix, colour, and joint technique.

Where whole brick replacements are required, the bricks are to match in colour, size, and texture.

B104 Submissions & Samples / Testing

Undertake testing of the mortar to ascertain the correct mix. Suggest the mortar analysis be undertaken by Sharpe and Howells, 41 Greenaway Street, Bulleen, Victoria 3105. Phone: 03 9850 9722. Web: www.sharpeandhowells.com.au. Allow sufficient time for the analysis to occur.

Provide a sample of all materials listed below for approval in writing by the Heritage Consultant.

Samples are to be a minimum of 100mmx100mm.

Undertake the following samples in situ to be approved by the Heritage Consultant:

- Mortar Repairs to match colour of brick where required
- Repointing of joints to match existing (1sqm)
- A cleaned area of the brickwork

PART B2 Materials

Supply the following material for installation to as required in the scope



- Salvaged brickwork from simultaneous works
- Materials required to prepare mortar
- Biocide to the approval of the Heritage Consultant
- Grade 316 Helibars and armatures (if required)

PART B3 Execution

B301 Preparation

Prior to the commencement of works remove all organic growth, debris, and guano from building.

Contractor will be required to confirm scope on site in conjunction with the Heritage Consultant prior to the commencement of works. Contractor will be required to check all measurement and brick quantity.

Contractor is to provide suitable access to undertake these works.

Carry out all measuring, marking in preparation for demolition of areas of brick masonry.

Provide all necessary transportation of brick throughout the works, as well as ample storage space for bricks to be stored on site. Condition of the brick is the responsibility of the contractor.

Installation

Install all salvaged bricks into location where specified. Lay on a full bed of mortar. Fill perpends to 2mm back from front face and brush back to give a weathered finish to match existing adjacent mortar.

Where small holes (less than 30mm) are to be infilled, use a compatible non-shrink grout. Colour to match adjacent brickwork, by mixing the mortar with a colouring pigment such as Abilox or similar.

Clean out all cracks with compressed air prior to injection.

Carry out mortar repairs to match as closely as possible the brick.

B302 Repointing

Using hand tools, rake / chisel out the loose mortar to provide a square face at a depth twice that of the width of the joint. Do not grind out or open joints with a grinder.

Flush joint with water.

Whilst damp, introduce new mortar and compress using a pointing iron of suitable width to suit joint, leaving a surplus of mortar.

Once mortar starts to set, remove surplus mortar back to the desired face and form joint to match existing.

If desired, stipple the surface of the joint to expose the aggregate and match the appearance of the existing joints once the initial set has taken place.

Protect the new mortar from adverse weathering and drying out too quickly.

B303 Additional Notes

- Do not 'strengthen the mortar' from original, observe all testing results.
- No power or mechanical tools are to be used as these are known to irreversibly damage brickwork. While raking out the mortar ensure removed mortar is all collected and removed from the site. The raked out mortar is most likely to have high levels of salt and if it falls on to the ground it will only be reabsorbed back into the soil thus raising the salt levels in the ground which in turn will contribute to further salt attack to the buildings.

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- If there is excessive mortar loss between the bricks in places it may be necessary to undertake the work in stages, repointing to hold the bricks in place as work progresses.

B304 Completion

At completion of works wash down all brickwork.

SECTION C CARPENTRY (REPAIR)

PART C1 General

C101 Scope

The scope of this section includes but is not limited to the following:

Scope TBC

C102 Standards

Generally comply with the following standards:

- AS 1684 SAA Timber framing code
- AS 1720.1 Timber structure code - Design

C103 Warranties

Provide a written form of warranty for workmanship to carpentry installation works for 10 years from the date of practical completion.

PART C2 Materials

Supply the following material for installation as outlined in the scope.

- Replacement timbers to be seasoned, stress graded and to match existing profiles, mouldings, species, and sizes.

PART C3 Execution

Where required replace in full or splice in new sections of timberwork. Provide fixings for all timber work. Where required replace rotten damaged, decayed, or defective timbers, reset falls, modify linings, framings, bracings, and hardware.

Undertake all measuring on site and confirm dimensions prior to commencement of works.

Provide all fixings to enable the installation of new sections of timberwork.

Perform operations including grooving, rebating, framing, housing, beading, mitring, scribing, nailing, screwing, and gluing as necessary to carry out the works. Use timber in single lengths.

Provide necessary templates, linings, blocks, stops, ironwork and hardware, screws, bolts, plugs and fixings generally.

Trim framing where necessary for openings, including those required by other trades.

SECTION D RENDER

PART D1 General

D101 Scope

The scope of this section includes but is not limited to the following:

To repair areas of damaged or deteriorated render and rendered mouldings/ detailing using existing materials (repair of loose render details) or with new render where indicated on the drawings.

Cut out defective render down to sound substrate and re-render in traditional 3 coat render to match existing adjacent profiles, texture, and colour.

D102 Standards

Generally comply with the following standards:

- AS 1672 Limes for building
- AS 2701 Methods of sampling and testing mortar
- AS 2904 Damp-proof courses and flashings
- AS 3700 SAA Masonry Code. There are 5 supplements to this code.

D103 Submissions and Samples

Render analysis should be undertaken by Sharpe and Howells, 41 Greenaway Street, Bulleen, Victoria 3105. Phone: 03 9850 9722. Web: www.sharpandhowells.com.au or equivalent.

Provide in situ samples of render work (1sqm) and 1 lineal meter of all render profiles for approval in writing by the Heritage Consultant.

D104 Warranties

Provide a written form of warranty for workmanship to render works for 10 years from the date of practical completion.

PART D2 Materials

Supply the following material for installation as outlined in the scope.

- Hydrated lime
- Sand
- Materials required to prepare mortar
- Grade 316 stainless steel armatures, dowels, cramps, pins, and the like (if required)
- Biocide to the approval of the Heritage consultant
- Expanded stainless steel mesh and other forms of armatures (if required)

PART D3 Execution

Remove all organic growth with biocide, low pressure water and a stiff bristle non-ferrous brush.

Cut out all defective render work down to sound substrate. Prepare substrate removing all rubble and debris, clean out cracks with compressed air.

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Render repairs are to be undertaken in a like-for-like approach to materials and profile details of adjacent render. The is to be tested to ensure the correct properties, strength and colour is achieved. Repairs are to be undertaken using traditional skills by an experienced and skilled trades person. The re-running of all lost moulded render should be undertaken in-situ to match profile and finish of adjacent mouldings.

Build in all required mesh, armatures, pins, dowels, and the like, if required.

Apply each coat of render with a keyed finish to accept the next coat, building up the render in three coats to match existing adjacent profiles. Allow each coat to cure before the application of the next coat. Ensure all render is cured to prevent crazing or defects.

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SECTION E JOINERY

PART E1 General

E101 Scope

The scope of this section includes but is not limited to the following:

Scope TBC

E102 Standards

Generally comply with the following standards:

- AS 2334 Nails
- AS 2754.2 Adhesives
- AS 1476 Screws
- AS 2796 Timber
- BS 1186 Joinery workmanship

E103 Submissions & Samples / Testing

Provide a sample of all materials listed below for approval in writing by the Heritage Consultant. Provide samples of all mouldings, beading and detailed work as required.

Samples are to be a minimum of 100mmx100mm.

Inspect and 'test' all door frames and doors, all window frames and sashes/awning, and all remaining external joinery, identifying all that are damaged and/or deteriorated.

E104 Warranties

Provide a written form of warranty for workmanship to joinery installation works for 10 years from the date of practical completion.

PART E2 Materials

Supply the following material for installation:

- Replacement timbers to match existing profiles, mouldings, species, and sizes.
- Fixings in grade 316 stainless steel

Moisture content on delivery for external joinery: 12% +/- 3%

Moisture content on delivery for internal joinery:

- For unheated buildings: 12% +/- 3%
- For buildings with intermittent heating: 12% +/- 2%
- For buildings with continuous heating up to 19°C: 12% +/- 2%
- For buildings with continuous heating up to 24°C: 10% +/- 2%

PART E3 Execution

E301 Selection

Joinery and external boarding to have exposed surfaces to AS2796.2, Select Grade.



All timber to be free from all drying defects, evidence of insect or fungal attack, twist, warp, and indication of shrinkage. Also, to be free from knots, checks and shakes, pitch pockets and discoloured sapwood. Jointed and laminated timber will not be permitted.

E302 Repair

Remove only deteriorated fabric, retaining all sound fabric.

Treat all timber with appropriate fungicide, prior to repair / painting.

Splice in new timber. It is imperative that timber of identical characteristics is used, usually of the same species with similar moisture content. Different species of timbers expand and contract differently which causes differential movements between the two when joined together. This differential interface breaks any seal, no matter how well glued and painted, and allows moisture to penetrate with consequential early failure and deterioration.

Under no circumstances use builders bog, resin or similar. Such repair works have a very short timeline, mainly due to differential movement between the two, with rot setting in within a very short time frame.

Ensure all replacement components match in size and profile exactly to original (like-for-like basis).

E303 Preparation

Prepare joinery by planning smooth and adequately sanding such that with the preparation specified in painting and decorating, a finish free from surface defects is obtained when decorated. Knot and prime with approved primer all components fabricated off site before delivery to site where painted finish is specified.

Where joinery is sound, but their joints have loosened - pull the joints apart carefully, clean and if necessary, repair the joints then reassemble.

Sand all joinery to give smooth, flat surfaces suitable to receive specified finishes. Arises not to be eased unless specified otherwise.

Before assembly, seal exposed end grain of external components with primer or sealer compatible with proposed finishes and allow drying.

E304 Protection

Protect completed joinery against damage, dirt, moisture, and other deleterious substances.

Provide adequate storage for all joinery components to maintain them free from damage in conditions suitable for their specified moisture content. Do not deliver to site until components can be unloaded immediately into adequate storage.

E305 Finish

Prepare joinery for painting, being careful not to alter any fine profile, including rounding off sharp edges.

If linseed putty is used, allow time to dry as per manufacturer's instructions before painting over.

Paint with a full paint system of primer, sealer and two topcoats at a minimum in accordance with paint manufacturer's recommendation, with quality exterior paint suitable for exposed joinery but which also allows for sashes and other moving parts to operate freely.

Paint must slightly overlap the glass to create a seal between glass, putty, and joinery to help prevent moisture ingress between them in accordance with good practice.

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SECTION F ROOFING

PART F1 Roofing

F101 Scope

The scope of this section includes but is not limited to the following:

Scope TBC

F102 Standards

Generally comply with the following standards:

- AS 1170 Structural design actions
- SAA Loading Code

F103 Submissions & Samples / Testing

Provide a sample of all materials listed below for approval in writing by the Heritage Consultant.

Provide a sample of the proposed roof covering

Sample is to be a minimum of 1mx1m and will form the control sample for all other works.

F104 Warranties

Provide a written form of warranty for workmanship to roofing works for X years from the date of practical completion.

PART F2 Roof Materials

Supply the following material for installation to roofs as outlined in the scope.

Scope TBC

PART F3 Roof Execution

F301 Preparation

Scope TBC

F302 Installation

Scope TBC

PART F4 Rainwater Goods

F401 Scope

The scope of this section includes but is not limited to the following:

Supply and install all new rainwater goods in the form of gutter, downpipes, rainwater heads, flashings, soakers, lead sheeting, spigots, overflows, related fixings, and brackets and the like to as nominated.

Provide a roof plumbing certificate at practical completion.



F402 Standards

Generally comply with the following standards:

- AS/NZS 3500 National plumbing and drainage code
- AS/NZS 2179.1- Specification for rainwater goods
- AS 1562.1.- Design and installation of sheet roof
- AS/NZS 2728- . Prefinished metal sheet products
- AS/NZS 3500.3- Plumbing and drainage – stormwater drainage
- AS/NZS 2904- Damp-proof courses and flashings

F403 Submissions & Samples / Testing

All rainwater goods are to be inspected and materials confirmed prior to works commencing.

Provide a sample of all materials listed below for approval in writing by the Heritage Consultant.

F404 Warranties

Provide a written form of warranty for workmanship to rainwater goods installation works for 10 years from the date of practical completion.

Provide a written form of warranty by the manufacturer of products for a minimum of 7 years for the date of practical completion.

PART F5 Rainwater Goods Materials

Supply the following material for installation to roofs as nominated and as outlined in the scope.

- Downpipes to match existing
- Downpipe brackets to match existing
- Formed flashing, gutter, and valley linings – 0.55mm thick to match existing
- Gutters and associated fixings, clips, and the like – 0.55mm thick to match existing
- Rainwater heads to match existing
- Rivets, sealants, soldering, fixings, clips, and brackets required for installation

PART F6 Rainwater Goods Execution

Measure, form and install all rainwater goods in accordance with relevant standards. Seal and fix into place all materials as required. Provide sufficient falls for removal of rainwater and ensure all works are watertight.

F601 Testing

Comply with Heritage Consultant's request for testing they may order, including the testing of the entire roof installation on completion and downpipes for flows.

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Appendix A Statement of Significance

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Sands and McDougall precinct

355-371 Spencer Street, WEST MELBOURNE



Grading: A

Streetscape: 1

Place type: factory, warehouse

Date(s): 1889, 1900, 1914

View of place: 2015

Statement of Significance

Sands and McDougall precinct

What is significant?

Sands and Kenny (1857-61) and Sands and McDougall, (1862-c1974) were the publishers of the directory to commercial and general Melbourne, later, the Melbourne and suburban directory and the 'Directory of Victoria' providing the longest issue of any other directory publisher in Victoria. They also published a directory of Canberra.

From their first retailing outlet, the Victoria Stationery Warehouse in Collins Street West (No.46) and stores in Little Flinders Street, their expansion provided for the erection of this factory building to the design of Thomas Watts and Sons, by builder F. Lavers of Hawthorn. Products made there included cardboard and paper containers, maps, those associated with book binding and general stationery and letterpress printing was combined with general publishing.

Thomas Watts and Sons accepted tenders for erection of the adjoining 3 level warehouse in Spencer Street, Melbourne in 1900 for Sands and McDougall Ltd. In 1914 Reynolds Bros of 118 Rose Street Fitzroy erected a factory for Sands and McDougall, West Melbourne in Jeffcott Street designed by Arthur and Hugh Peck. The design firm, Thomas Watts and Sons, is also known for commercial buildings, such as Robb's Building (1866) formerly in Collins Street; stores for the City Property Co. in Flinders Lane (1889); stores for Alston and Payne in McKillop Street (1888) and the similarly gigantic and brick Victoria Sugar Company Works, Beach Street, Port Melbourne (since renovated as apartments).

Reputedly riveted wrought-iron columns and beams are the internal structure with timber floors fire-proofed by the Traegerwellbech arched corrugated plate linings, with in combustible infill. The former Victoria Bond 565-71 Lonsdale Street, Melbourne - a five-storey store claimed as the first to use the all wrought iron frame combined with the Traegerwellbech system, 1887, since demolished. As befits its manufactory function, ornament derived from the Italian Renaissance is applied sparingly (refer later Laurens - Munster Terrace complex).

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Contributory elements include:

Buildings at 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street; Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9

- a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- bracketed cement hood over the entry;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900

- a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and
- double gabled parapeted roofline, corrugated iron clad roof behind.

Openings altered, entry altered.

Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940

- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings; and
- some vertical boarded external doors;

Strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

WG Goetz and Son Pty. Ltd, 115 Batman Street, 1925, 1935

- two level red brick parapeted and gabled facades (with major upper level tower addition);
- deeply moulded cement string mould and cemented lintels;
- punched openings (altered); and
- panelled brickwork bays.

Sands and McDougall wood working building, 135 Batman Street, Interwar.

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- one-level red brick parapeted factory, with pitched corrugated iron clad roof;
- piered and panelled parapet;
- bracketed cornice moulding;
- punched openings; and
- double-hung sash windows, timber-framed.

W O'Donnell engineers workshop, at 23 Franklin Place

- red brick, two-level parapeted and gabled workshop building.

How is it significant?

Sands and McDougall precinct is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Sands and McDougall complex precinct is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. The adjacent contributory buildings from the Interwar period use the same architectural language and materials but with a modern interpretation; and
- Historically, the complex includes the most of the known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, with the Goetz factory also representing a specialised area of manufacture that differs from the more typical heavy industry.

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Appendix B Repair Codes

The following list of repair codes and general methods refers to the Schedule of Works, Specifications, and the drawing set.

Code	Works
GENERAL	
G1	<p>Protection of Heritage Fabric</p> <p>Provide temporary protection to heritage during the works to ensure no damage occurs during the construction or redevelopment works.</p> <p>Protection should not be fixed into heritage fabric and should be sufficiently robust to last for the duration of the works.</p> <p>Depending on the fabric to be protected, a combination of plastic sheeting, plywood hoarding, or foam may be appropriate. Final protection measures should be approved by the Heritage Consultant prior to the commencement of works.</p>
G2	<p>Demolition & Salvage of Heritage Fabric</p> <p>Carefully demolish fabric of heritage significance or adjacent to areas of heritage significance by hand, do not cut masonry or damage fabric required for salvage. Do not cause damage to adjacent material or structure that may be required to be retained.</p> <p>If required or noted, carefully remove, clean, label, salvage, store salvaged fabric in an appropriate location as per Repair Code G3.</p>
G3	<p>Storage of Heritage Fabric</p> <p>Storage on Site</p> <p>Heritage fabric that is to be salvaged and reinstated is to be stored on site, in a secure, weatherproof location for the duration of the works. All materials should be cleaned, protected, and stacked so as to prevent damage to components during storage. A record of all salvaged material is to be developed in conjunction with the Heritage Consultant.</p> <p>A reversible marking system is to be developed for all fabric to be stored, and should include "heritage fabric to be retained" or similar, with an indication of an item number or location number for reference against the record developed for salvaged material</p> <p>Storage off Site</p> <p>Where fabric is to be stored off site, a full inventory is to be prepared prior to the removal of the fabric. This inventory should include the numbered location of each element, its condition and should establish the labelling system to be used.</p> <p>This inventory should be marked and checked against the components being removed from site and again when arriving at the storage facility, to ensure a complete record, and a copy provided to the Heritage Consultant. The elements are to be securely packed and transported to a protected, secure, and insured facility for the duration of the works. Upon completion of the works, all elements are to be reinstated.</p> <p>A reversible marking system is to be developed for all fabric to be stored and should include "heritage fabric to be retained" or similar, with an indication of an item number or location number for reference against the inventory.</p>
G4	<p>Cleaning of Heritage Fabric</p> <p>To confirm the suitability of the proposed cleaning methodology, testing is required to determine the nature and extent of works, ascertain what type of stain is involved and</p>

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	<p>ensure the selected cleaning method does not damage or cause on-going issues with the substrate.</p> <p>Wash down all facade surfaces with to remove organic growth, lichen, moss, vegetation, guano, and debris using a stiff bristle (non-ferrous) brush, low pressure warm water and biocide. Wash off residue with low pressure water or wash and scrub clean with medium nylon brush, collecting all run-off for proper disposal.</p> <p>Dispose of all waste in accordance with the requirements of relevant governing bodies.</p> <p>Repeat above process with hot water and non-ionic detergent, if required.</p>
G5	<p>Painting of Heritage Surfaces</p> <p>Paint removal should not remove evidence of historic paint underneath, and extensive paint removal to heritage surfaces should not be undertaken. Where preparation is required, undertake samples of surface preparation in-situ to the satisfaction of the Heritage Consultant to determine the approved method and extent of preparation. The agreed sample shall be the method for which paint removal and surface preparation works shall be undertaken and assessed.</p> <p>All decorative paint schemes should be retained and patched to match existing.</p>

ROOF – ROOFING MATERIAL

RW1	<p>Replace Corrugated Metal Roof</p> <p>Remove all decayed or damaged corrugated metal sheeting and replace on a like for like basis.</p> <p>Demolish existing sheets, battens, sarking, and the like, clean out roof void of all debris and rubble. Install new reflective foil sarking, battens and install new corrugated metal sheeting (to be confirmed), flashings, ridge cappings and the like.</p>
RW2	TBC
RW3	TBC

ROOF - RAINWATER GOODS

RG1	<p>Replace Downpipes</p> <p>Remove existing downpipes and install new downpipes (materials, dimension and finish to be confirmed. Cut and fabricate joints, elbows, and spreaders to be soldered. Connect all downpipes to gutters or spigots to match existing detail.</p>
RG2	<p>Replace Gutter</p> <p>Demolish existing gutters.</p> <p>Form and install new gutters on a like-for-like basis (all materials, dimensions and finishes to be confirmed), including all gutter brackets, pops, end caps and the like. Remove associated roof sheeting, flashings and the like to enable the installation of the gutter.</p> <p>Ensure gutter has sufficient fall to remove rainwater to downpipe outlet. Install all new code 6 lead sheet abutment flashings, cover flashings and the like.</p>
RG3	<p>Replace lead flashings</p> <p>Cut out existing lead sheet flashing where required, and remove all the lead sheet including wedges, clips, nails, and the like. Where welted, carefully unfold the welt ensuring that the adjacent sheet does not fatigue as a result of the works. Install a new lead sheet, dress down and fix with clips, threaded copper nails. Where nominated, form and reinstate folded welt and dress down.</p> <p>Apply two coats of patinating oil lead work. Apply one coat prior to the work and second coat at completion of works. Apply oil evenly, with a soft brush. Work horizontally from top to bottom, maintaining a wet lower edge.</p>

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RG4	<p>Repair of lead flashings</p> <p>Holes in lead sheeting are to be sealed using new lead. Do not use silicone or mastic. Refix as required to match existing and treat with patination oil.</p> <p>Caulking is to be undertaken using specialised lead caulking, not mortar.</p>
WALLS - Brick	
B1	<p>Repointing of Brick</p> <p>Replace missing, weathered, or damaged areas of mortar joints in existing masonry. The new mortar joints must match those as existing in the composition of the mortar mix, colour, and joint technique.</p> <p>Undertake mortar analysis to ascertain the correct mix. Allow sufficient time for the analysis to occur. To confirm the suitability of the proposed mortar composition, colour, and joint technique, an approx. 1m² area of wall, in a discrete location, should be completed for approval.</p> <p>Using hand tools, rake / chisel out the loose mortar to provide a square face at a depth twice that of the width of the joint. Do not cut, widen, or alter the thickness of joints, do not use grinders. Flush joint with water. Whilst damp, introduce new mortar and compress using a pointing iron of suitable width to suit joint, leaving a surplus of mortar.</p> <p>Once mortar starts to set, remove surplus mortar back 2mm from the face of the masonry, and form joint to match existing. If desired, brush back or stipple the surface of the joint to expose the aggregate and match the appearance of the existing joints once the initial set has taken place.</p> <p>Protect the new mortar from adverse weathering and drying out too quickly.</p>
B2	<p>Missing or Damaged Brick</p> <p>Repair all missing or damaged masonry, and patch holes in existing masonry. The new insets, or infill elements, must match the existing masonry, and composition of the mortar mix, colour, and joint technique.</p> <p>Where whole masonry unit replacements are required, the masonry are to match in colour, size, and texture. Use salvaged masonry where possible. Masonry is to be keyed into adjacent and is to match existing bond, joint type and finish and profile exactly. Undertake mortar analysis as per Repair Code B1.</p> <p>All infill works (larger than 30mm) are to be undertaken using salvaged masonry keyed into adjacent - works to match existing bond, joint finish, and profile exactly.</p>
B3	<p>Mortar (pigmented) Repair of Brick</p> <p>Undertake samples in-situ to match adjacent colour, texture, and physical characteristic to the satisfaction of the Heritage Consultant. The agreed sample shall be the method for which mortar repair works shall be undertaken and assessed. Note there are multiple material types; prepare colour samples for each material.</p> <p>Where areas of surface delamination are present (no greater than 20mm depth) carry out mortar repair to areas of masonry work ensuring any missing arises, mouldings and the like are restored. Where required, build up an armature of stainless-steel screws and wire into substrate ensuring any detailing is restored. Apply mortar mix to the armature forming required profiles. Mortar colour is assumed to be achieved from sands and additional natural pigment if required. Ensure mortar colour matches adjacent material.</p> <p>Where small holes (less than 30mm) are to be infilled, use a colour matched mortar repair. Colour to match adjacent materials, by mixing the mortar with a colouring pigment such as Abilox or sands and additional natural pigment as required.</p>
B4	Dismantle & Rebuild Brick

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	<p>Expose brickwork (if rendered) and set out proposed extent of works. Do not cut masonry. Carefully dismantle existing brick by hand, cleaning excess mortar off bricks that are to be salvaged for reuse.</p> <p>Rebuild fully bonded brickwork keyed into existing adjacent. Rebuild incorporating new openings, lintels, ties, and the like. Rebuild the bond to match the existing adjacent including the use of closer (55mm) bricks if needed. Repoint brickwork in accordance with Repair Code B1.</p> <p>Wash back all finished brickwork to remove excess lime or cement residues using 1:10 ration of hydrochloric acid.</p>
WALLS - RENDER	
R1	<p>Plain Render - Cut out defective render & re-render</p> <p>Replace existing drummy, deteriorated or otherwise damaged render and treat with fungicide if required.</p> <p>The new render must match the existing in the composition of the render mix, colour, finish, and moulding details. Undertake render analysis to ascertain the correct mix. Allow sufficient time for the analysis to occur. To confirm the suitability of the proposed mortar composition, colour, and joint technique, an approx. 1m² area of wall, in a discrete location, should be completed for approval.</p> <p>Carefully remove all defective render, to sound substrate. Surfaces to be re-rendered shall be free from dirt, paint, oil, or other loose particles. Where cutting out is required, the completed defective area is to be stripped back to sound substrate. Do not feather in new work. If substrate is found to be loose or crumbling, it shall be generally repaired and replaced prior to repair of render.</p> <p>Build up new render in traditional 3 coat cement render to match original depth and finish. Ensure each render coat is given sufficient time to cure before application of the next coat. Ensure coats key into coat below, with float coat to match existing.</p>
R2	<p>Remove previous render patches</p> <p>Remove previous render patches by hand scabbling to a depth no greater than 20mm. Undertake render repair in accordance with Repair Code R1.</p>
R3	<p>Mouldings – Re-run / re-build in-situ</p> <p>All sections of moulding identified for replacement are to be formed in the traditional manner. The re-running of all lost moulded render should be undertaken in-situ to match profile and finish of adjacent mouldings. Repairs are to be undertaken using traditional skills by an experienced and skilled trades person.</p> <p>Cut out drummy cracked or defective moulded render back to sound substrate. Clean with compressed air or water. Remove all surface corrosion from embedded steel clips or armatures where present using a non-ferrous stiff bristle brush, treat metal with phosphoric neutraliser and prime with appropriate metal primer.</p> <p>Build in all required new 316 grade stainless steel mesh, armatures, pins, dowels, and the like. Re-build rendered mouldings with three or more coats. Apply each coat of render with a keyed finish to accept the next coat, building up the render in three coats to match existing adjacent profiles. Allow each coat to cure before the application of the next coat. Ensure all render is cured to prevent crazing or defects.</p>
R4	<p>Mouldings – Pin Repair</p> <p>Record positions of all loose render mouldings. Retain loose detailing and reuse wherever possible.</p> <p>Fix loose detailing to substrate using stainless steel pins (or dowels as appropriate) and an approved epoxy resin. Pins should be inserted by drilling small (3mm) holes using a non-percussion drill into the larger areas of detachment. Recess pin approximately 6mm below render surface, plug with render to give continuous outer appearance to match the existing profile. Items are to be fixed a minimum of 50mm into substrate below.</p> <p>Fill all joints with render mix to match existing.</p>



R5	<p>Crack Repair - Minor</p> <p>Cut out cracked render back to sound substrate to a minimum width of 30mm. Clean with compressed air or water.</p> <p>Fill crack with new render and re-run mouldings in situ to match original profile and finish. To flat surfaces, fill with new render to match existing material, detail, and finish of adjacent render.</p>
R6	<p>Crack Repair – Major</p> <p>Review all major cracking with a Structural Engineer, experienced in heritage places.</p> <p>Generally, cut out cracked render back to sound substrate to a minimum of 300mm wide (150mm on each side of the crack). Clean with compressed air or water. Install grade 316 stainless steel mesh over cracked area, fixed with stainless steel screws and washers, and apply new render to match existing material, detail, and finish of adjacent render.</p> <p>Where crack is through mouldings, re-run profile of moulding in situ to match original profile and finish.</p>
TIMBER / CARPENTRY	
T1	<p>General repair of timber</p> <p>Repair minor rot, damage, and the like by cutting out decayed timber until sound timber is reached. Fill major dints, chips, knots, grains and joints and the like with putty and sand back.</p> <p>Apply an appropriate fungicide where required and prepare and paint the timber in accordance with Repair Code T5.</p>
T2	<p>Timber Splice</p> <p>Repair sections of rotten, damaged, or otherwise degraded timber that are beyond reasonable repair.</p> <p>Care is to be taken to ensure the new section matches the existing including in timber species, cut, size, grading, and profile.</p> <p>Prepare and paint the timber in accordance with Repair Code T5.</p>
T3	<p>Timber – Epoxy Repair to Minor Cracks and for Consolidation</p> <p>Clean out cracks with compressed air. Tape up cracks and using a hypodermic needle slowly inject a low-viscosity epoxy into all cracks to fill. Where crack penetrates through to rear of timber member tape both sides of the crack.</p> <p>Where timber is fragile, or decayed, but a splice is inappropriate, use epoxy to consolidate timber. Remove decayed timber until sound timber is reached and tape above openings in the timber. Fill the void with a low-viscosity epoxy and allow to set.</p> <p>Once set, prepare, and paint the timber in accordance with Repair Code T5.</p>
T4	<p>Timber – Replacement of Element</p> <p>The new members are to be cut, sized, graded, and painted to match existing original, including any detailing. Where the original timber cannot be salvaged or sourced, an equivalent timber to the approval of the Heritage Consultant is to be used. All replacements are to be completed with full length timber sections.</p> <p>Prepare and paint the timber in accordance with Repair Code T5.</p>
T5	<p>Timber – Prepare and Paint</p> <p>Remove all loose and flaked paint, fill and patch all holes, dints and the like, grain fill timber, sand and prepare to receive paint. Prime all exposed timber. Paint with a full paint system of primer, sealer and two top coats at a minimum in accordance with paint manufacturer's recommendation.</p>

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	Where lead paint is present, all preparation is to be undertaken in accordance with the Australian Standard 4361.2 1998 Guide to Lead Paint Management.
JOINERY GENERAL CODES	
J2	<p>Repair Windows</p> <p>Inspect and 'test' all window frames and sashes/awning, and all remaining external joinery, identifying all that are damaged and/or deteriorated.</p> <p>Undertake repairs to existing windows in-situ wherever possible. Where windows are to be removed, provide temporary protection in the form of plywood hoarding to opening and all joinery is to be labelled, stored, and transported with approval of the heritage consultant. All window hardware is to be removed, cleaned, and stored in accordance with Repair Code G3, prior to commencement of door repair.</p> <p>Where window is sound, but their joints have loosened - pull the joints apart carefully, clean and if necessary, repair the joints then reassemble.</p> <p>Cut out sections of decayed, damaged, or detached timber works only, retaining all sound fabric. Splice in new section of timber with profile and dimension to match. Replace components on a like for like basis, ensuring they match in size and profile exactly. Fill all dints, knots, grains and joints and the like with putty and sand back.</p> <p>Glazing to be replaced as required. If damage is excessive (warped frame, cracked timber etc), dismantle window and reset, re-gluing all framing back together with new timber dowels where required. Replace all subsidiary elements (cords, weights, and the like) if required on a like for like basis.</p> <p>Prepare for painting, being careful not to alter any fine profile, including rounding off sharp edges, and paint the timber in accordance with Repair Code T5. Where painting next to glazing, paint must just touch glass all around, both outside (against the weather) and inside (against condensation) to help prevent moisture ingress to the window joinery. Ensure all openable and/or moveable elements are free to operate as intended when final coat is dry.</p> <p>All retained hardware to be reinstalled and polished following all other works.</p>
SPECIFIC CODES FOR WINDOWS	
W1	<p>Joinery Repair – Decayed Joinery</p> <p>Retaining all sound joinery, remove decayed parts of joinery and replace with new timber of same species to match existing. Splice in new sections of timber to perfectly match existing sizes and profiles. Adopt traditional methods wherever possible.</p> <p>Whole replacement of window frames and/or window sashes only where repair is not possible. All new window frames and/or window sashes are to match existing exactly in style, materials, and profiles. No builders bog, or similar, is to be used to substitute joinery. All end grains are to be prime sealed prior to re-assembly.</p>
W2	<p>Joinery Repair – loose joints</p> <p>Pull apart all joints that are loose, clean joint/s and reassemble using traditional assembly methods. Seal end grains before reassembly.</p> <p>Retain all existing glazing, especially the original glass that was manufactured using an earlier technology glass manufacturing process.</p>
W3	<p>Glazing and Glazing Putty</p> <p>Replace broken or missing glazing only, to generally match original. Adopt traditional fixing methods or match existing. Soften, cut out and remove all remnant decayed or damaged glazing putty. Install new timber glazing beads to match existing profile.</p> <p>Install new linseed glazing putty using traditional methods.</p>
W4	<p>Redundant Fixings</p> <p>Remove all redundant window exhaust vents and replace with new glazing to match original, including reinstating removed glazing bars. Remove all redundant fixings.</p>

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	nails, staples, screws, and the like. Fill holes and prepare for painting in accordance with paint manufacturer's instructions.
W6	Ironmongery Undertake and audit of the existing ironmongery, identifying the original fittings and recording their locations. All original ironmongery to be reused. Remove prior to painting joinery. Clean of debris and paint, make good to original condition, original finish and original colour, free up and reinstate to original locations.
W7	Missing Items All missing architectural elements are to be replaced to match original existing in material, size, and appearance. A sample of all missing items to be approved by the Heritage Consultant prior to installation.

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Appendix C Condition Report and Conservation Drawings

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Drawing No.	Title	Rev	Scale @A1
A000_Drawing Register			
AA-000	Drawing Register	00	
A100_Existing Plans			
AX-001	Existing Site Plan	00	1 : 200 @A1
A200_Existing Elevations			
AX-200	Existing Elevations - Condition Survey - Sheet 1	00	1 : 50 @A1
AX-201	Existing Elevations - Condition Survey - Sheet 2	00	1 : 50 @A1
C200_Proposed Conservation Works - Elevations			
CW-200	Proposed Elevations - Conservation Works	00	1 : 50 @A1
CW-201	Proposed Elevations - Conservation Works	00	1 : 50 @A1
CW-202	Proposed Elevations - Conservation Works	00	1 : 50 @A1
CW-203	Proposed Elevations - Conservation Works	00	1 : 50 @A1
S100_Proposed New Works - Plans			
SK-100	Ground Floor Plan - New Works	00	1 : 50 @A1
SK-101	First Floor Plan - New Works	00	1 : 50 @A1
SK-102	Roof Plan - New Works	00	1 : 50 @A1
S200_Proposed New Works - Elevations			
SK-200	Proposed Elevations - New Works	00	1 : 50 @A1
SK-201	Proposed Elevations - New Works	00	1 : 50 @A1

Conservation Works

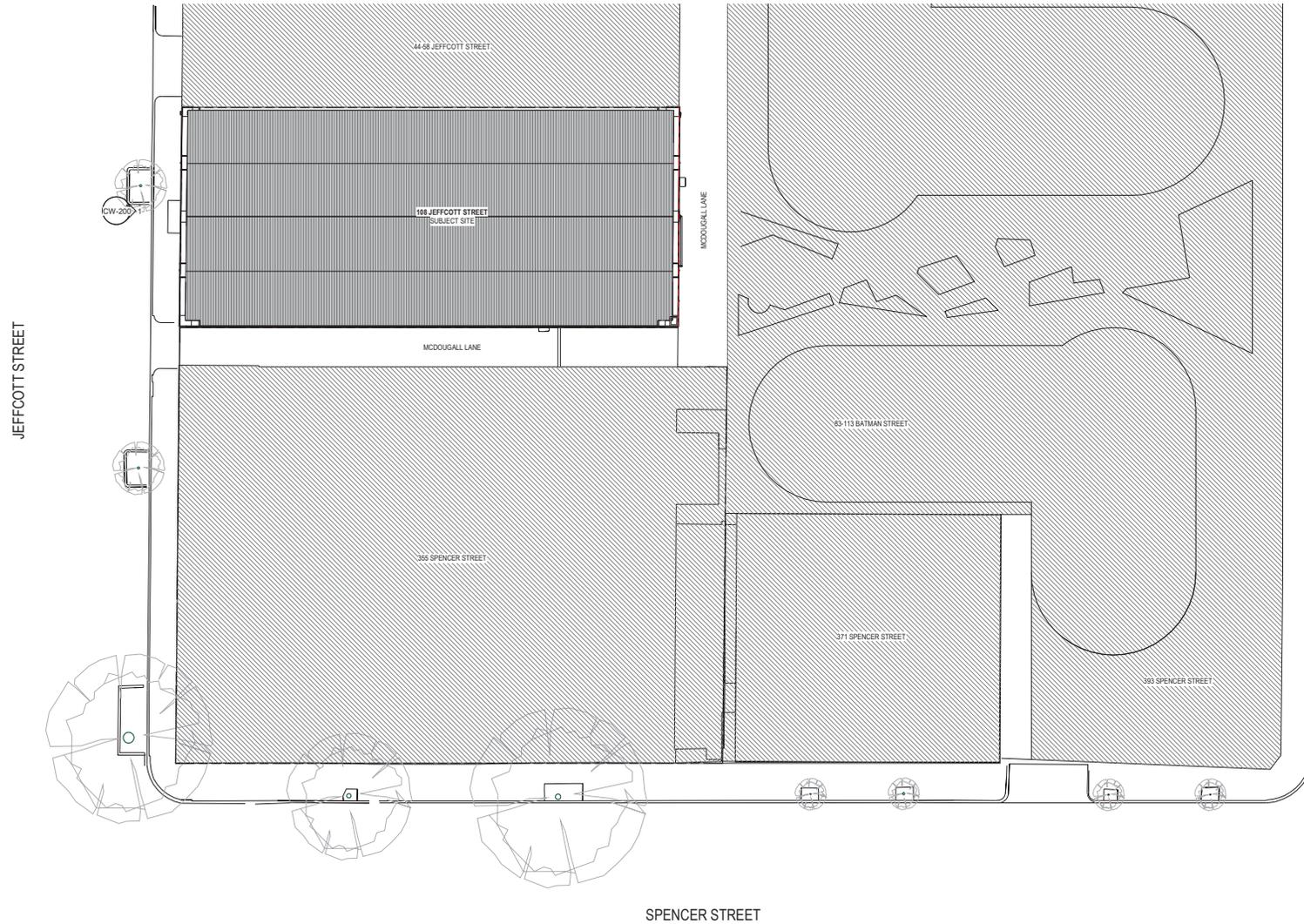
108 Jeffcott St, West Melbourne

Prepared for and under instruction of
Quintessential Equity 047 Pty Ltd

Date 17-12-2020 Rev 00

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GENERAL NOTES
 Builder/Contractors to verify all dimensions on site prior to commencing any works.
 Builder/Contractors to verify the finished level of discrepancies.
 RLs indicated are Finished Level's (FL's) at the Australian Height Datum (AHD).
 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional setback of walls, columns etc. refer to Dimensional setback plans.
 Do not scale drawings, use written dimensions only.
 This drawing is to be read in conjunction with schedules and specifications.

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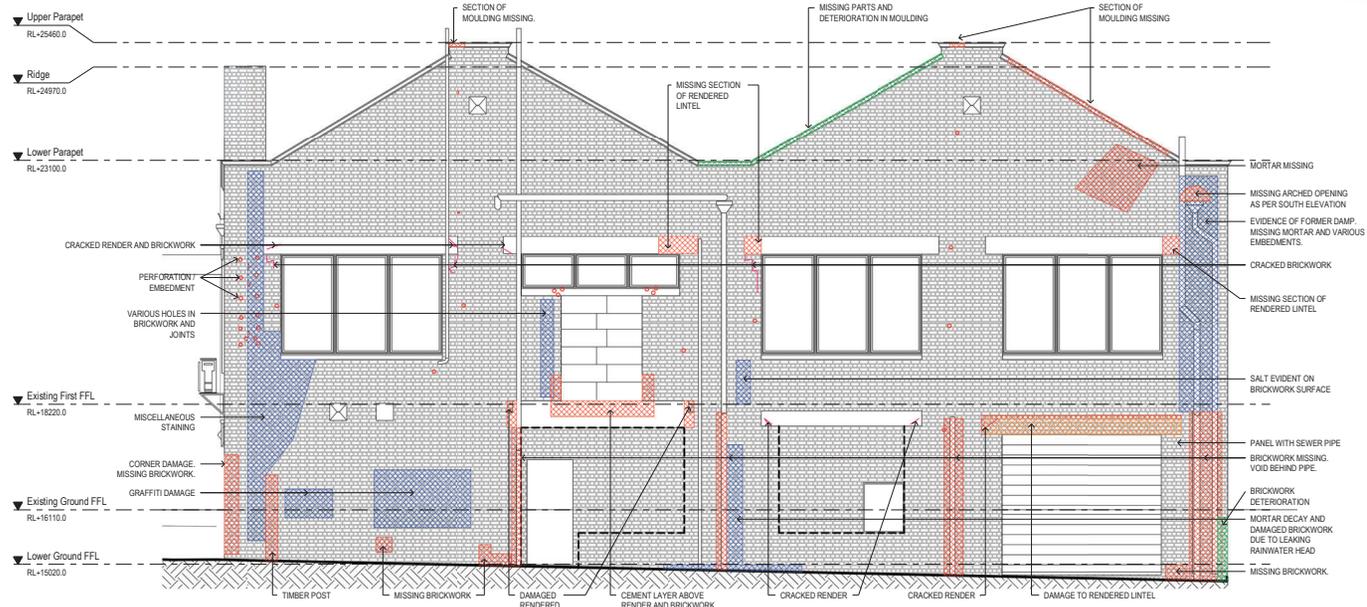
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 DRAWING TITLE: Existing Site Plan
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 REV: 00

FILE PATH: C:\Users\Trent\Documents\108 Jeffcott St_Melb_2017_Melb_VA.dwg

ADVERTISED PLAN



1 Existing Building Elevation
Existing North Elevation
1:50 @ A1



2 Existing Building Elevation
Existing South Elevation
1:50 @ A1

GENERAL NOTES
 Builder / Contractors to verify all dimensions on site prior to commencing any works.
 Builder / Contractors to verify the thickness of discrepancies.
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 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional subset of walls, columns etc. refer to Dimensional subset plans.
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DRAWING NO. AX-200

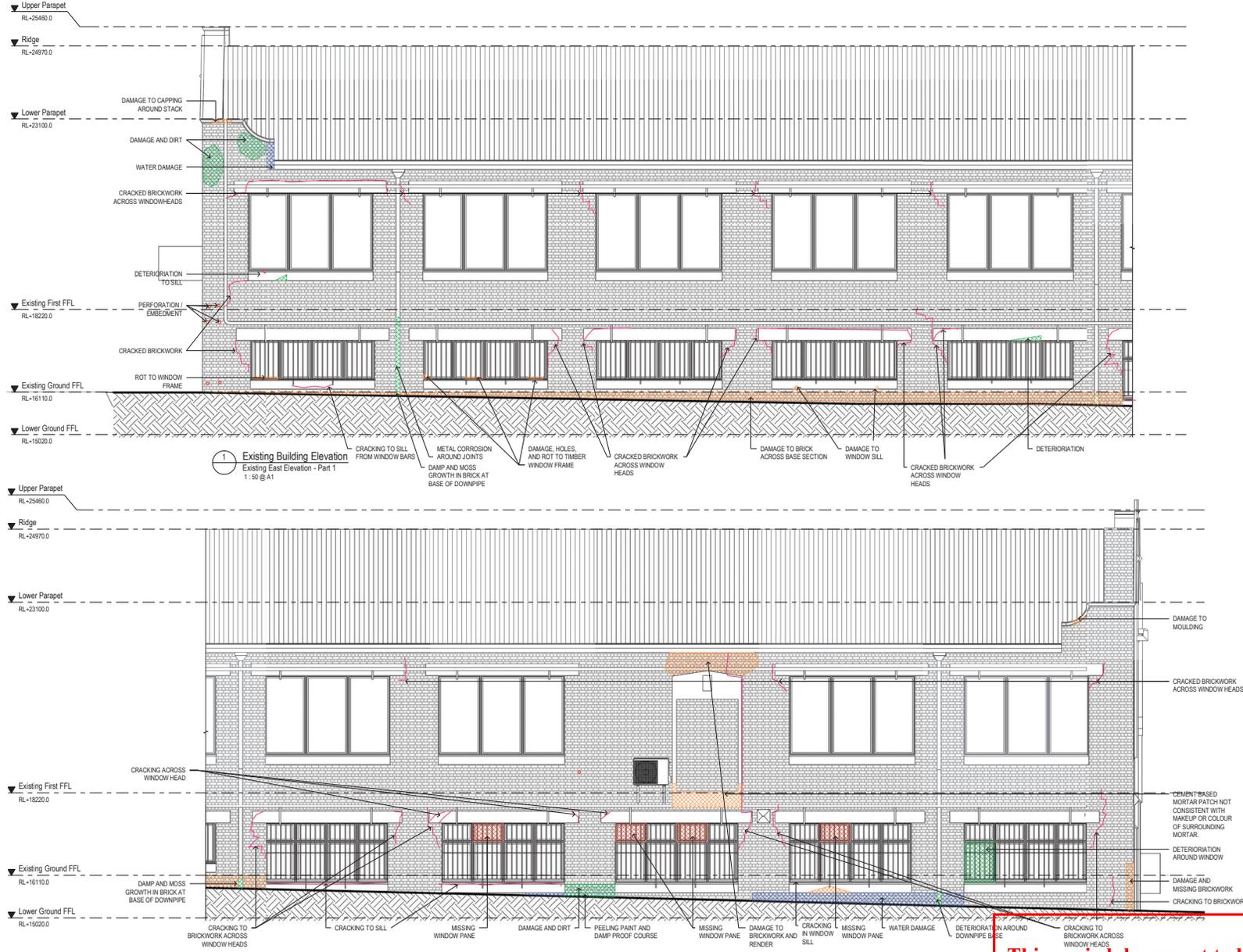
REV 00

DRAWING TITLE Existing Elevations - Condition Survey Sheet 1

DATE PRINTED 17-12-2020 10:10 PM

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ADVERTISED PLAN



GENERAL NOTES
 Builder/Contractors to verify all dimensions on site prior to commencing any works.
 Builder/Contractors to verify the location of discrepancies.
 RL's indicated are Finished Level's (FL's) at the Australian Height Datum (AHD).
 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional subset of walls, columns etc. refer to Dimensional subset plans.
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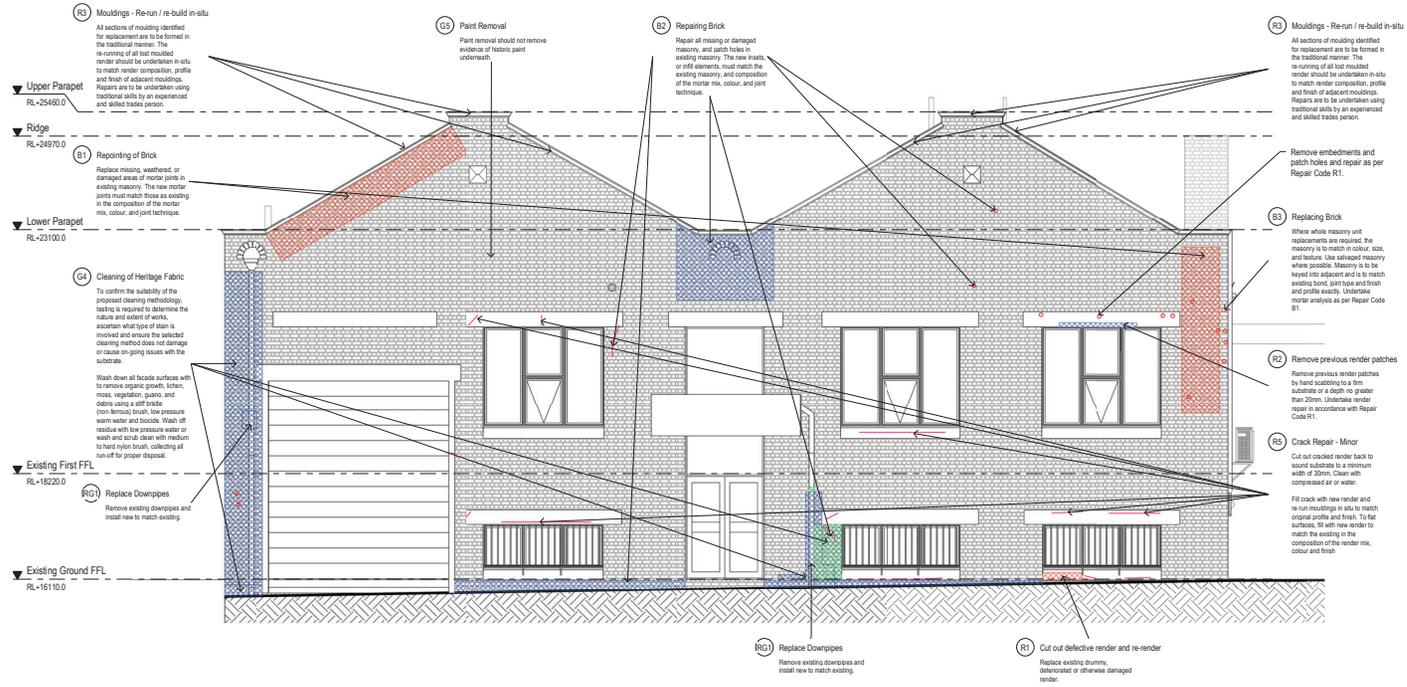


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REFER TO SK-210 FOR NEW WORKS TO THIS ELEVATION

GENERAL NOTES
 Builder / Contractors to verify all dimensions on site prior to commencing any works.
 Builder / Contractors to verify the finished floor levels.
 RL's indicated are Finished Level's (FL's) at the Australian Height Datum (AHD).
 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional subset of walls, columns etc. refer to Dimensional subset plans.
 Do not scale drawings, use written dimensions only.
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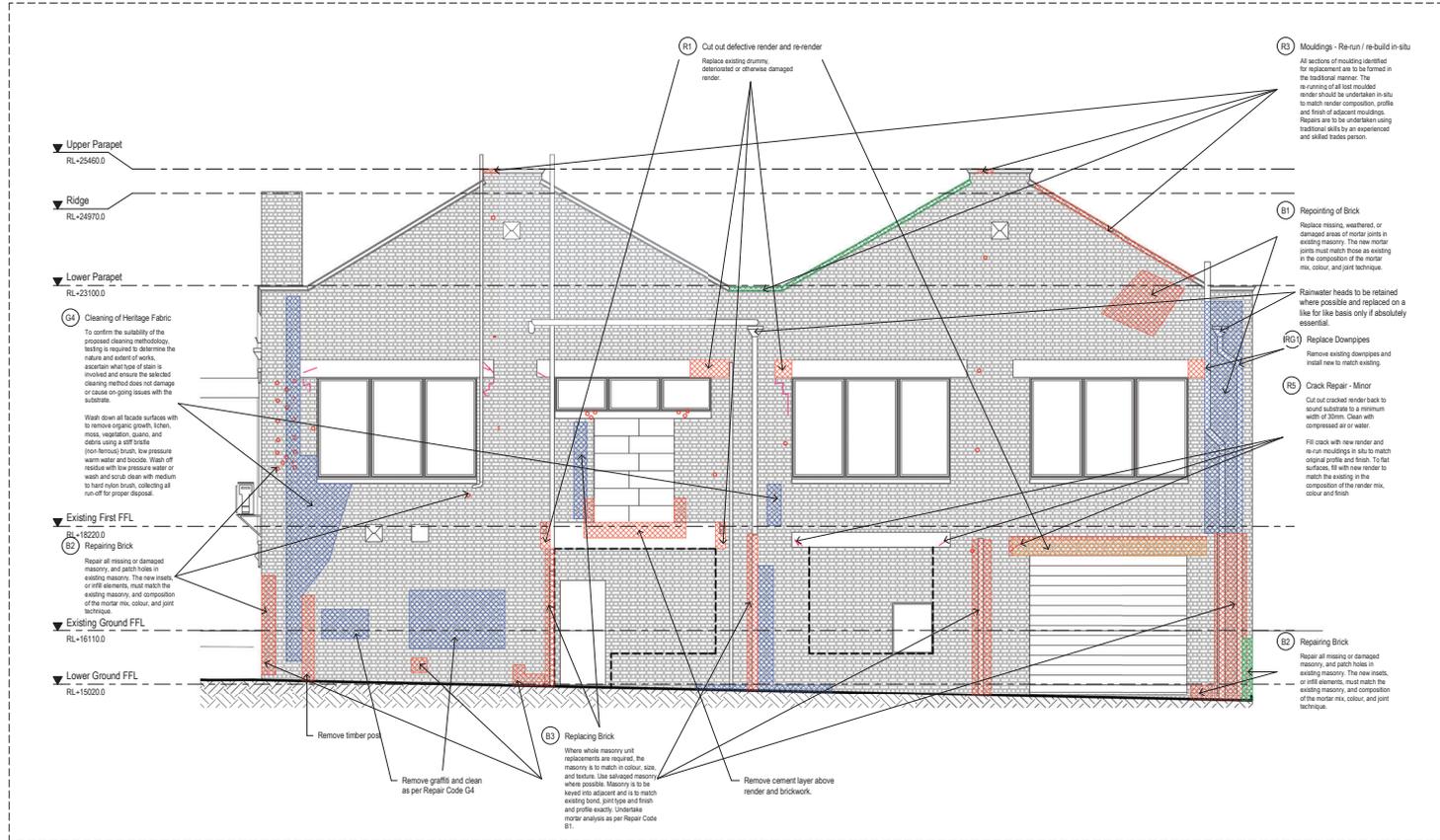


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GENERAL NOTES
 Builder / Contractors to verify all dimensions on site prior to commencing any works.
 Builder / Contractors to verify the existence of discrepancies.
 RL's indicated are Finished Level's (FL's) at the Australian Height Datum (AHD).
 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional setback of walls, columns etc. refer to Dimensional setback plans.
 Do not scale drawings. Use written dimensions only.
 This drawing is to be read in conjunction with schedules and specifications.

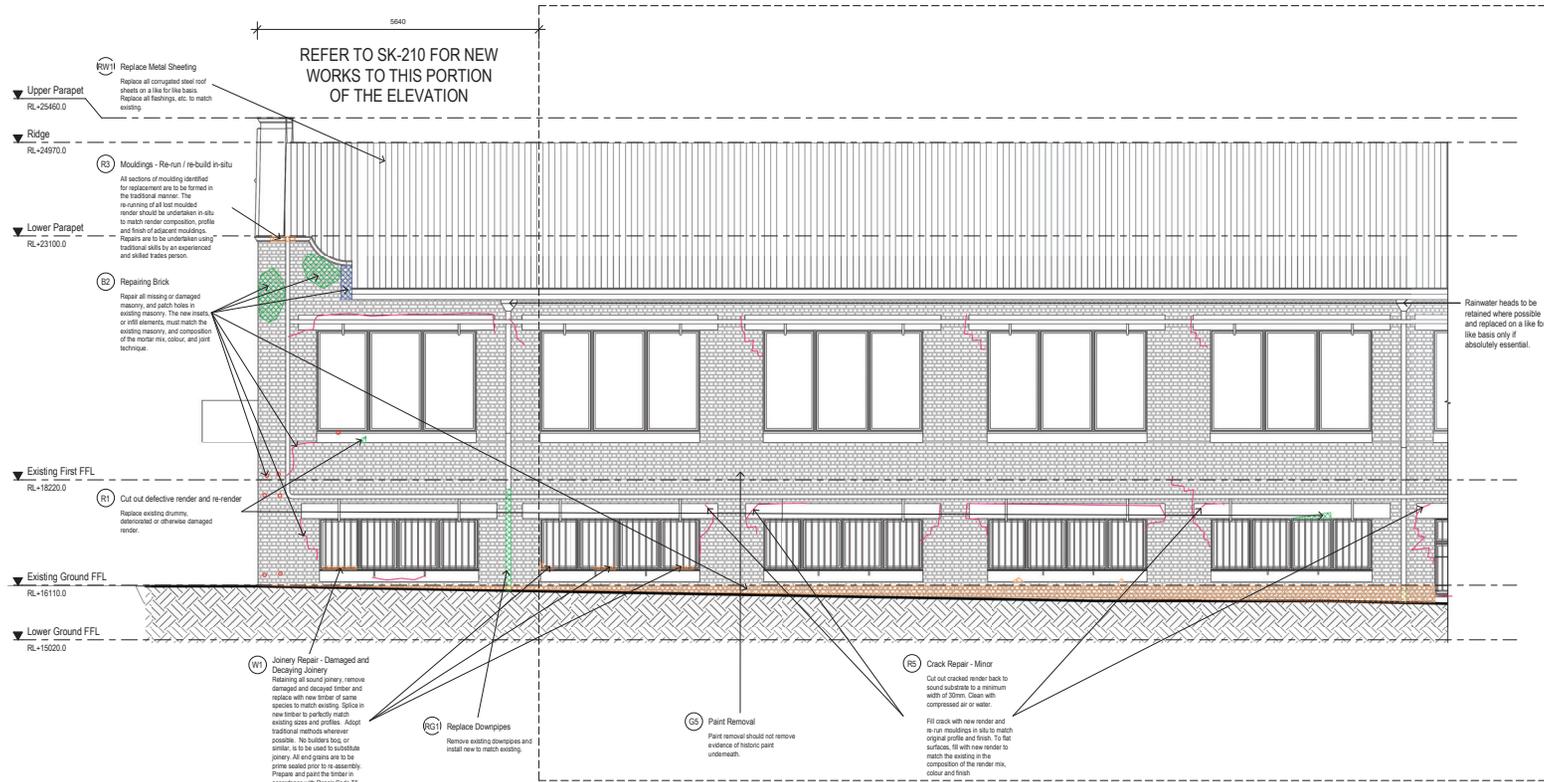
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 DRAWING NO. CW201
 PROPOSED TITLE: Proposed Elevations - Conservation Works
 DATE PREPARED: 17-12-2020

FILE PATH: C:\Users\Trent\Documents\108_Jeffcott St_Melb\03_Melb\2011_Melb\DWG



NOTE: CONSERVATION WORKS WITHIN THIS AREA SHOULD BE READ IN CONJUNCTION WITH ARCHITECT'S DRAWINGS FOR EXTENT OF ASSOCIATED PROPOSED WORKS.

GENERAL NOTES
 Builder / Contractors to verify all dimensions on site prior to commencing any works.
 Builder / Contractors to verify the architect's dimensions.
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 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional subset of walls, columns etc. refer to Dimensional subset plans.
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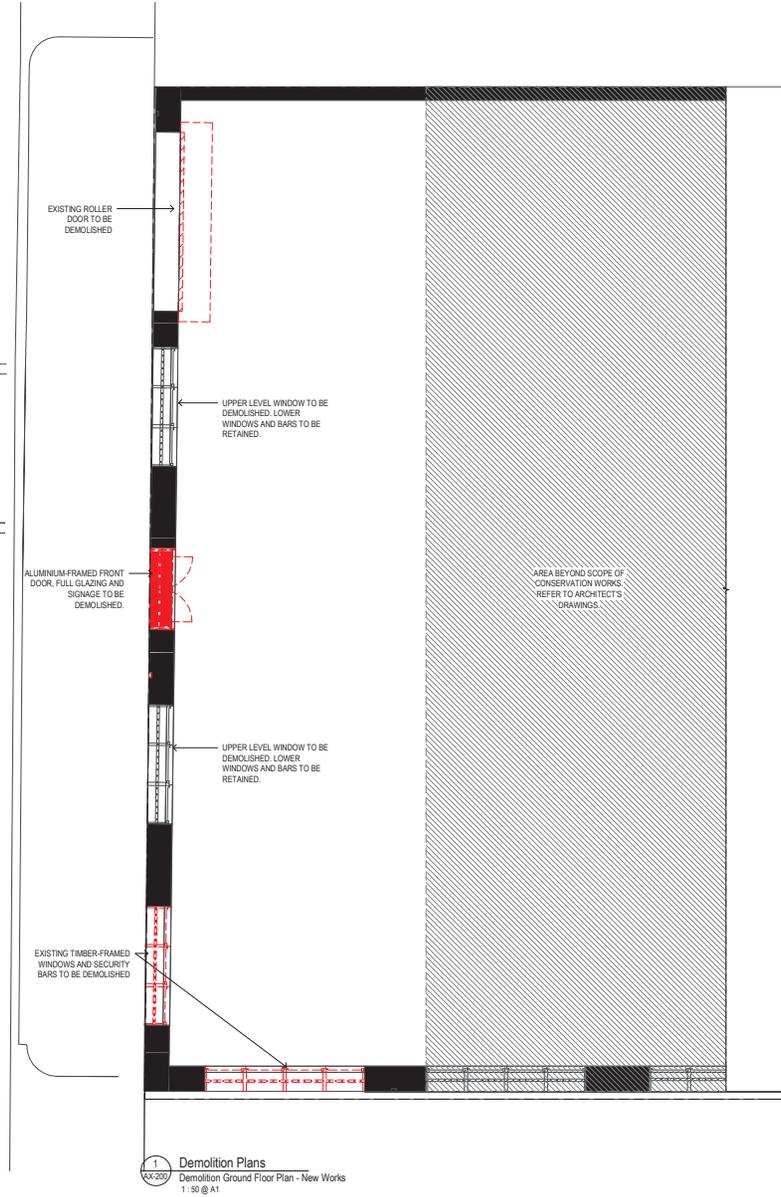
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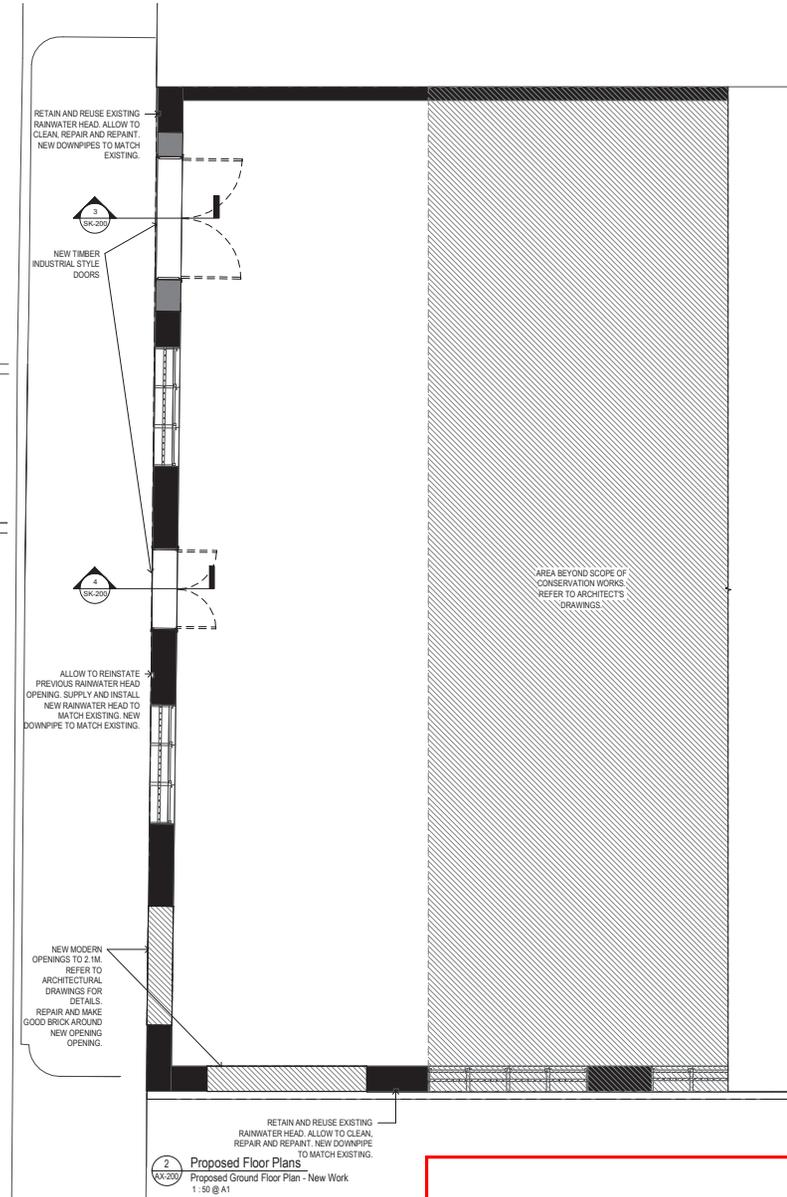
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 DRAWING TITLE: Proposed Elevations - Conservations Works
 DRAWING NO.: 202
 DATE PRINTED: 17-12-2020

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ADVERTISED PLAN



1 Demolition Plans
Demolition Ground Floor Plan - New Works
1:50 @ A1



2 Proposed Floor Plans
Proposed Ground Floor Plan - New Work
1:50 @ A1

GENERAL NOTES
Builder/Contractors to verify all dimensions on site prior to commencing any works.
Builder/Contractors to verify the accuracy of dimensions.
RL's indicated are Finished Level's (FL'S) at the Australian Height Datum (AHD).
Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
For dimensional setback of walls, columns etc. refer to Dimensional setback plans.
Do not scale drawings, use written dimensions only.
This drawing is to be read in conjunction with schedules and specifications.

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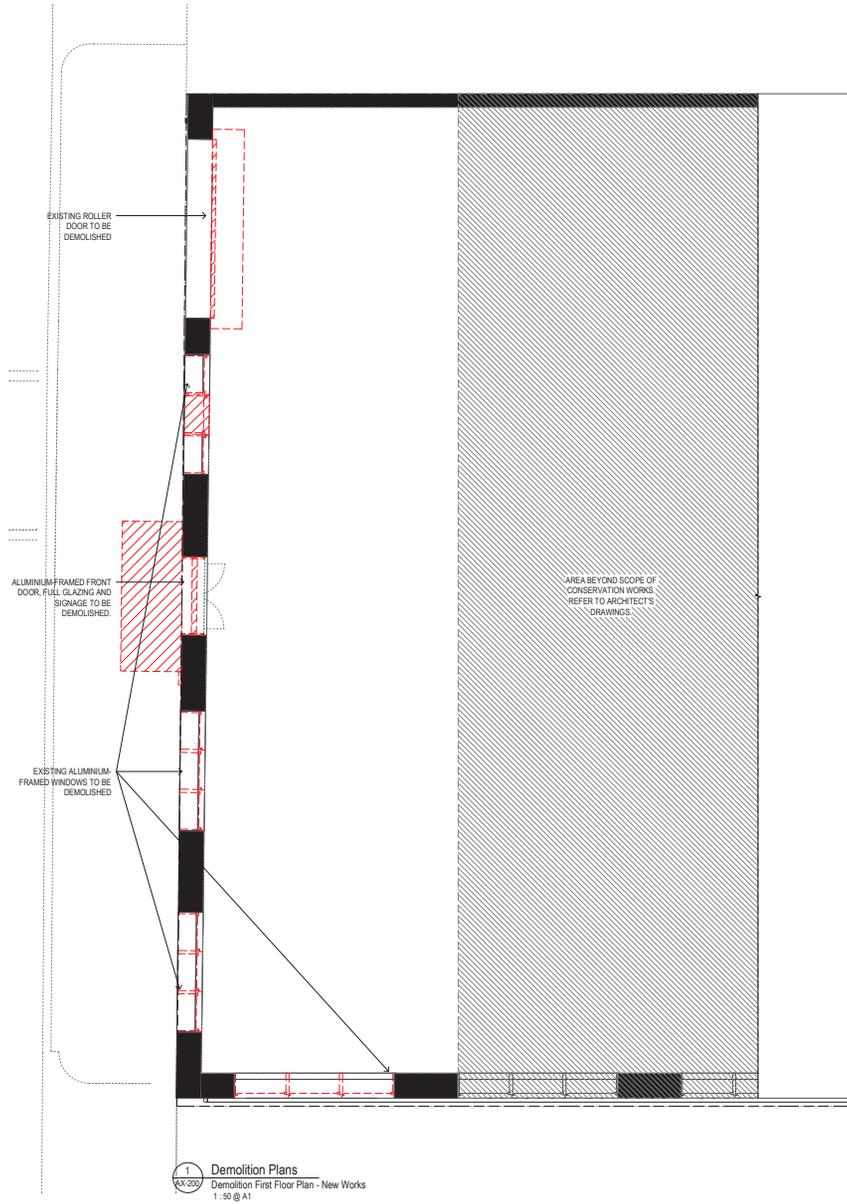
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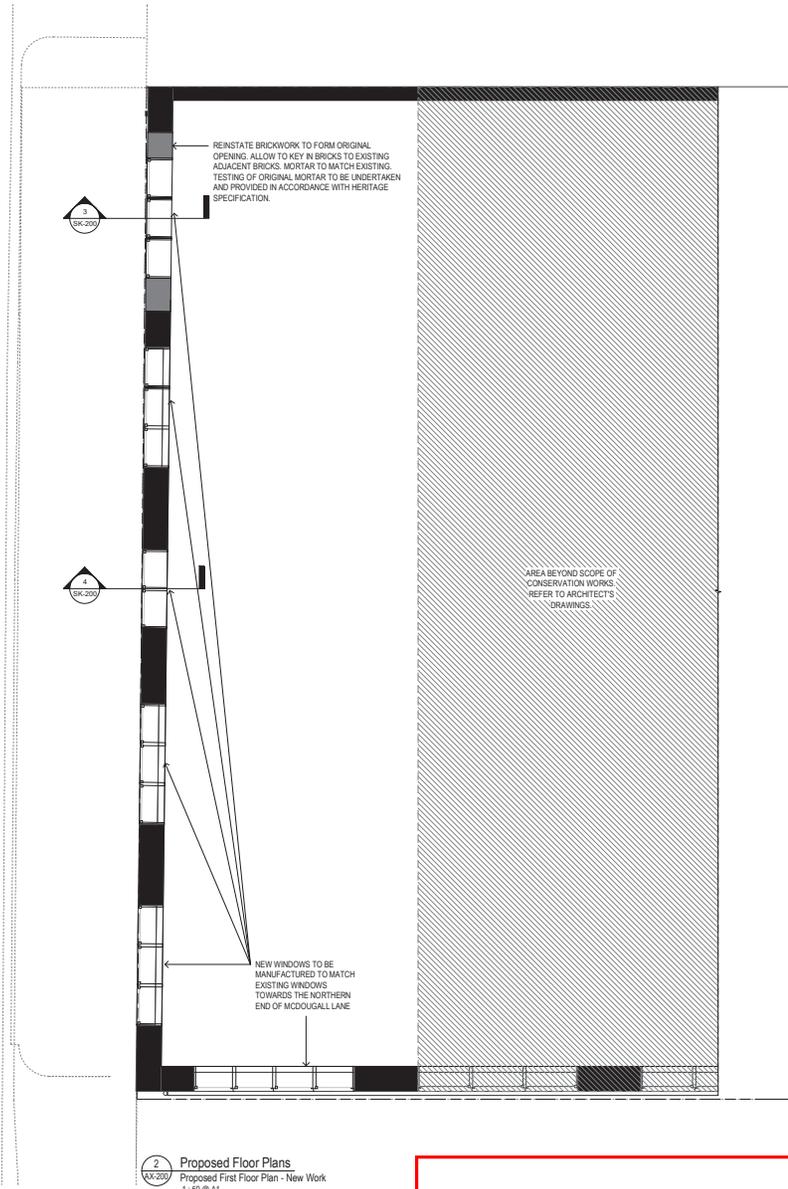
PROJECT: 108 Jeffcott St, West Melbourne
DRAWING NO.: SK100
DRAWING TITLE: Ground Floor Plan - New Works
DATE PRINTED: 17-12-2020 10:00 PM
REV: 00

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ADVERTISED PLAN



1 Demolition Plans
Demolition First Floor Plan - New Works
1:50 @ A1



2 Proposed Floor Plans
Proposed First Floor Plan - New Work
1:50 @ A1

GENERAL NOTES
 Builder/Contractors to verify all dimensions on site prior to commencing any works.
 Builder/Contractors to verify the architect's dimensions.
 RL's indicated are Finished Level's (FL'S) at the Australian Height Datum (AHD).
 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional setback of walls, columns etc. refer to Dimensional setback plans.
 Do not scale drawings, use written dimensions only.
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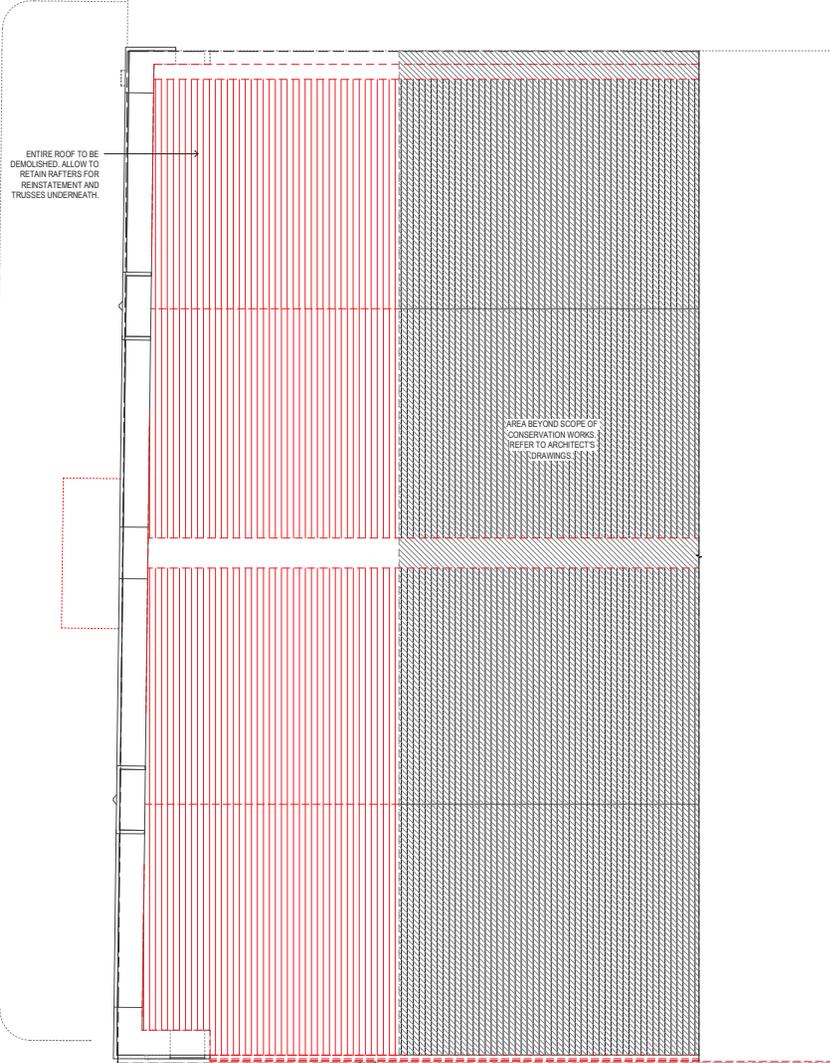
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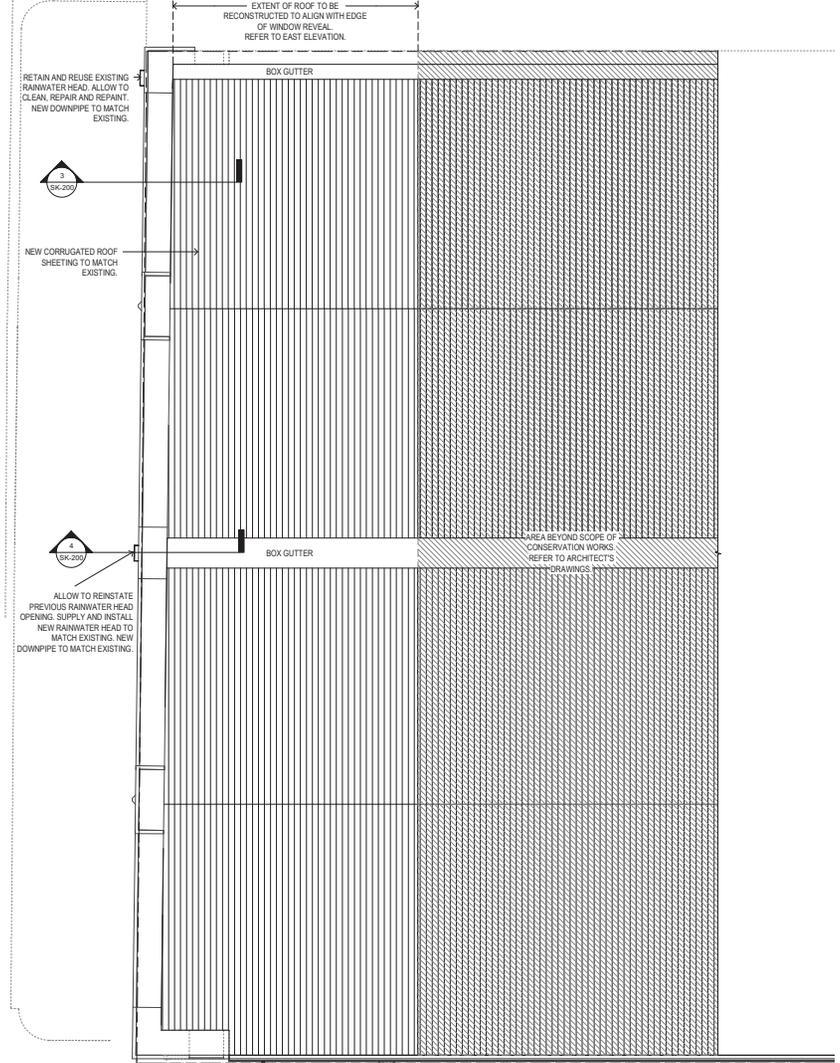
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 DRAWING NO. SK101
 DRAWING TITLE: First Floor Plan - New Works
 DATE PRINTED: 17-12-2020
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ADVERTISED PLAN



1 Demolition Plans
 AX-200
 Demolition Roof Plan - New Works
 1:50 @ A1



2 Proposed Floor Plans
 AX-200
 Proposed Roof Plan - New Work
 1:50 @ A1

GENERAL NOTES
 Builder/Contractors to verify all dimensions on site prior to commencing any works.
 Builder/Contractors to verify the architect's dimensions.
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 Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
 For dimensional setback of walls, columns etc. refer to Dimensional setback plans.
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PROJECT: 108 Jeffcott St, West Melbourne
 DRAWING TITLE: Roof Plan - New Works
 DRAWING NO.: SK-102
 DATE: 17-12-2020
 DATE PRINTED: 17/12/2020 10:17 PM

FILE PATH: C:\Users\mitchell\Documents\108 Jeffcott St_Melb\2017_Melb\1A.dwg

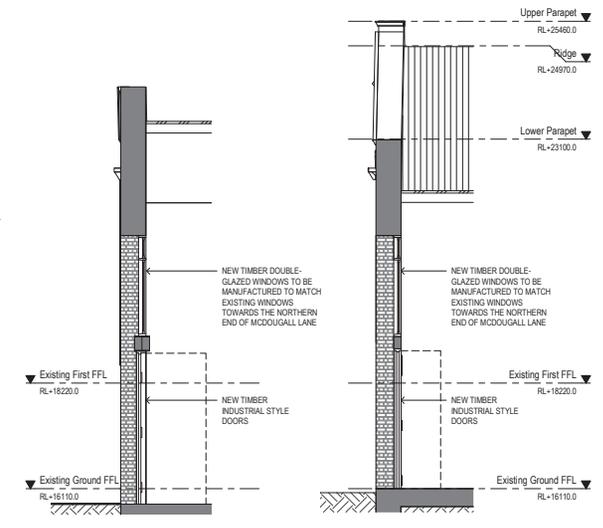
ADVERTISED PLAN



1 Demolition Building Elevation
Demolition South Elevation - New Works
1:50 @ A1



2 Proposed Building Elevation
Proposed South Elevation - New Works
1:50 @ A1



3 Proposed Building Section
Garage Door Section
1:50 @ A1

4 Proposed Building Section
Main Door Section
1:50 @ A1

GENERAL NOTES
Builder/Contractors to verify all dimensions on site prior to commencing any works.
Builder/Contractors to verify the architect's dimensions.
RL's indicated are Finished Levels (F.L.) at the Australian Height Datum (AHD).
Plan dimensions are to be taken horizontally. Elevation dimensions to be taken vertically.
For dimensional setout of walls, columns etc. refer to Dimensional setout plans.
Do not scale drawings, use written dimensions only.
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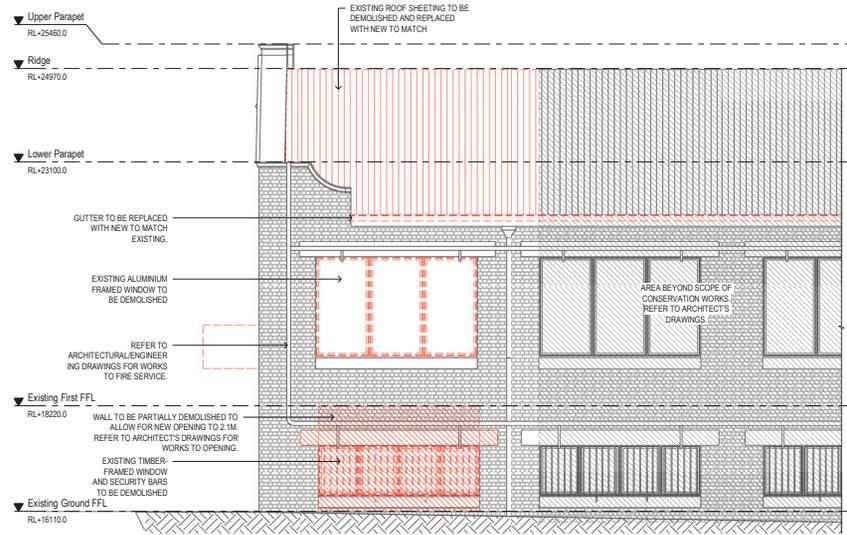
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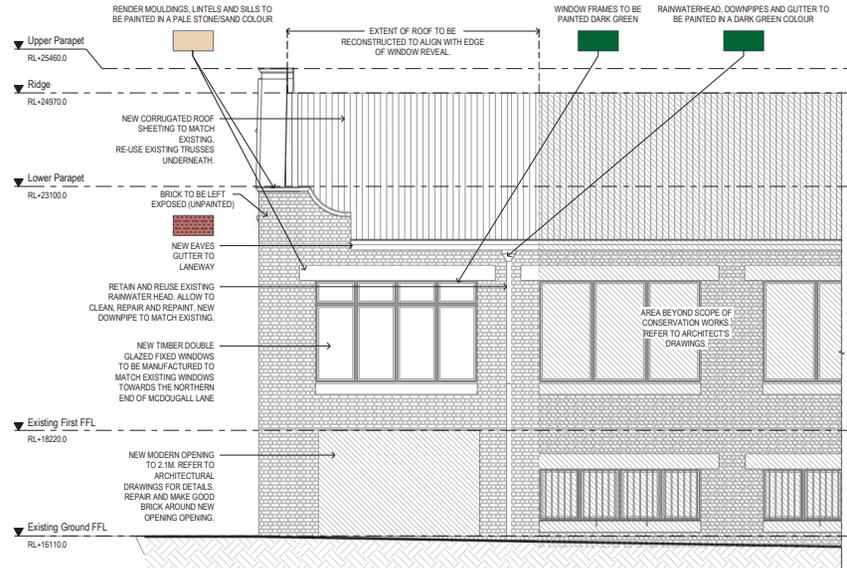
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1 Demolition Building Elevation
Demolition East Elevation - New Works
1:50 @ A1



2 Proposed Building Elevation
Proposed East Elevation - New Works
1:50 @ A1

GENERAL NOTES
 Builder/Contractors to verify all dimensions on site prior to commencing any works.
 Builder/Contractors to verify the thickness of discrepancies.
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 DRAWING TITLE: Proposed Elevations - New Works

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