

FORMER E. S. & A. BANK
135 QUEEN STREET, BERRY

**DESIGN & DOCUMENTATION
WORKS**
Landscape

for

Shoalhaven City Council



May 2003

Ref: 0254:DDW

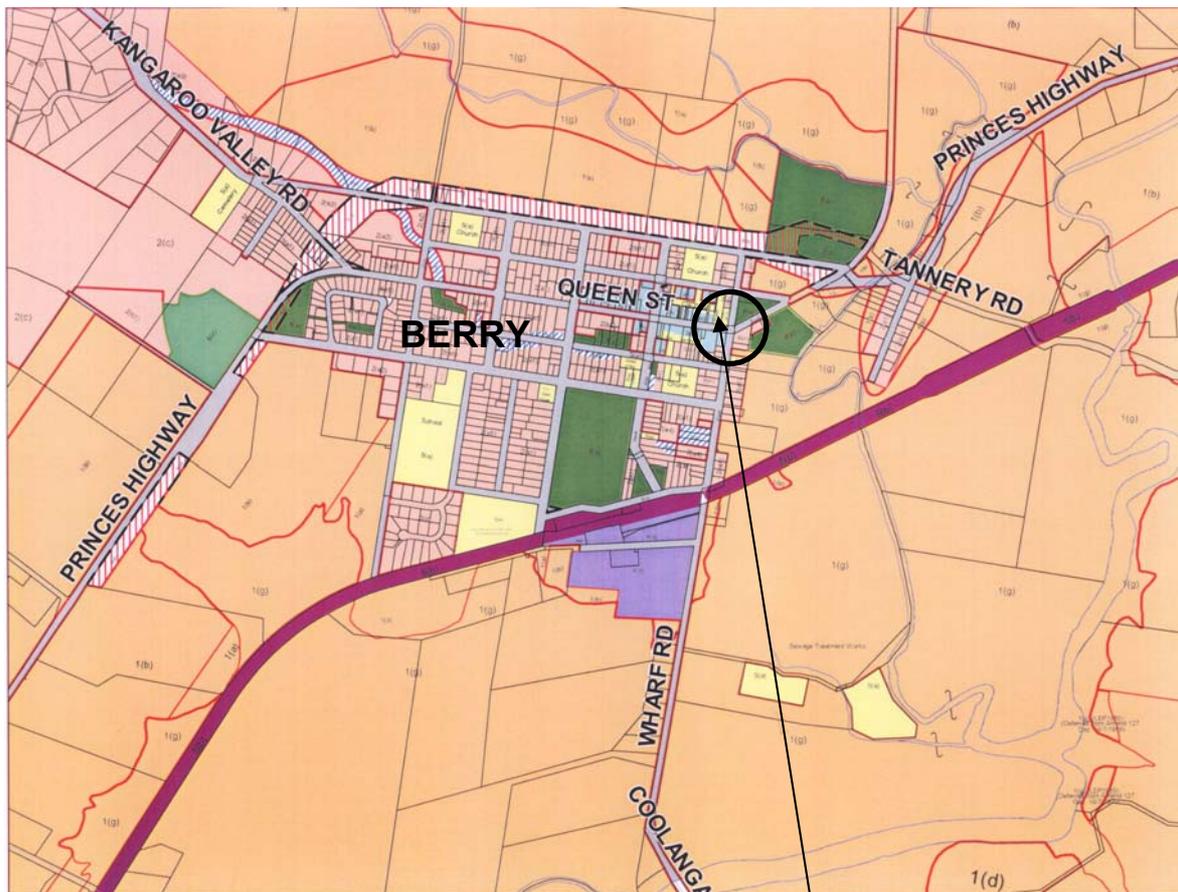
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Subject Site



Figure No.1: Location Plan

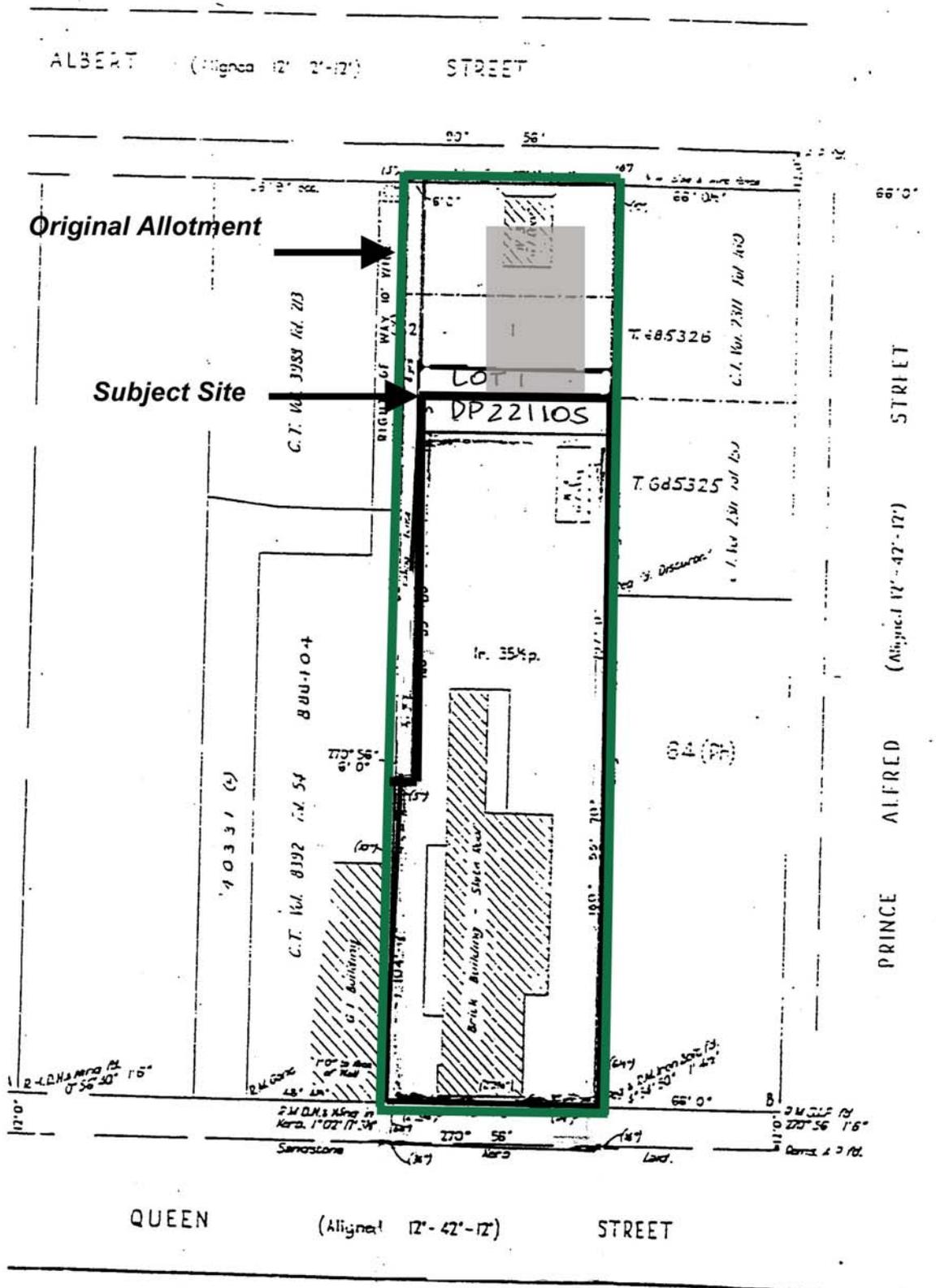


Figure No.2: Subject Site

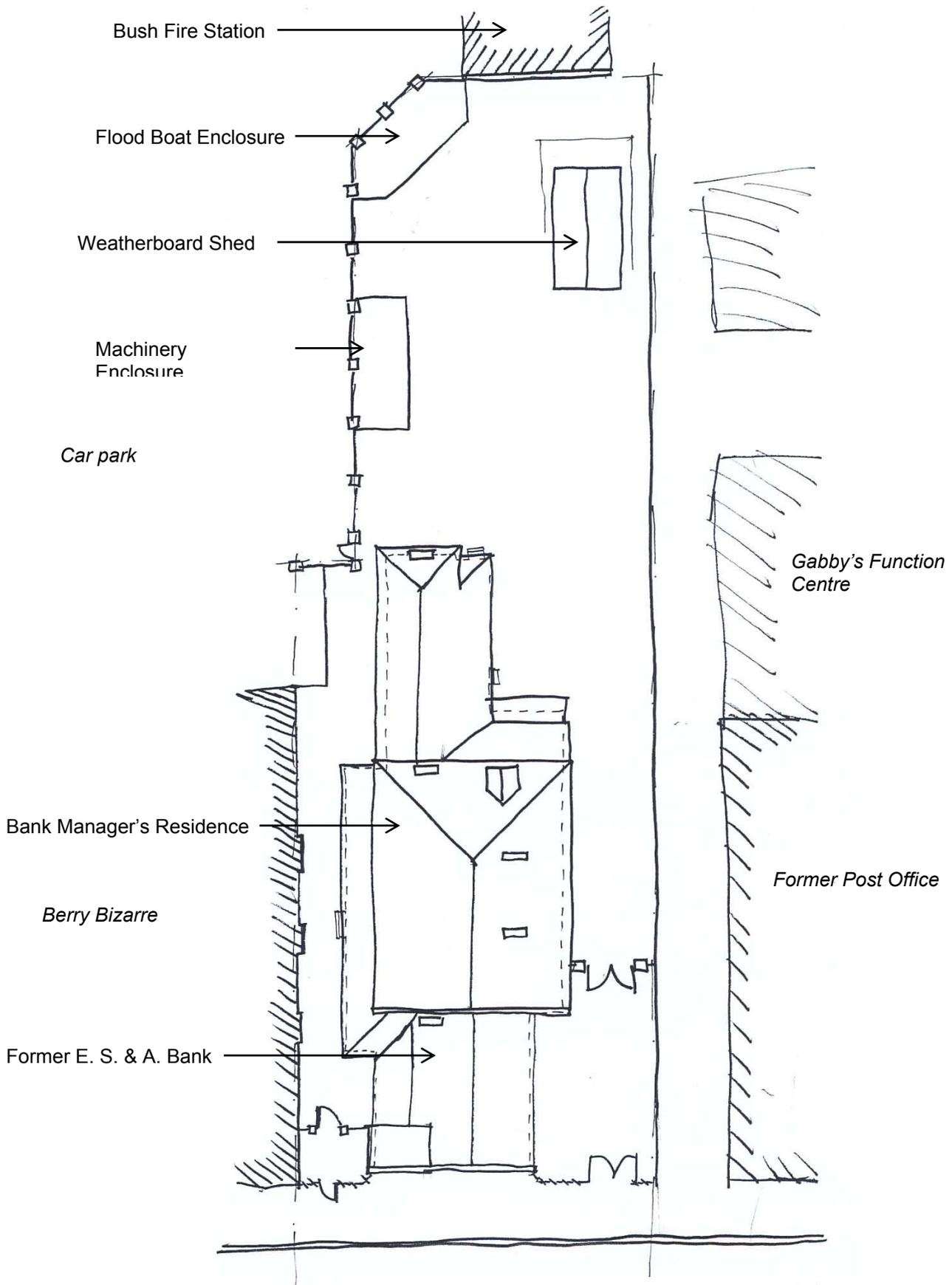


Figure No.3: Subject Site

1.0 INTRODUCTION

1.1 This Document

This document is divided into three (3) parts and contains the following:

Section 2 – Landscape Concept plan

Section 3 – Detailed Design Documentation of the Landscape Works

Section 4 – Schedule of Landscape Works

This document is to be read in conjunction with the Conservation Management Plan Addendum – Landscape (TTA 2003)

1.2 The Brief

This document has been prepared for the proposed landscape works to the garden of the E.S. & A. Bank, Berry for Shoalhaven City Council. The aim of this document is to document the proposed landscape works at the subject site.

1.3 Study Area

For the purposes of this document, the **local** area refers to the **Berry** area. The **State** refers to the state of **New South Wales**. The terms **site** and **subject site** refer to the term **place** used in the Australia ICOMOS Burra Charter.

1.3.1 The Subject Site

The subject site consists of the southern part of Lot 1 DP 221105, located at 135 Queen Street, Berry (excluding the area at the rear (facing Albert Street) occupied by the Bush Fire Station).

Refer to Figure Nos.2 and 3.

The subject site is bounded by Queen Street to the south, the Fire Station on Albert Street to the north, the former Berry Post Office, Gabby's Function Centre and dwellings to the east and the Berry Bizzare and public car park to the west.

1.3.2 The Subject Building and Elements of the site

The subject building and elements of the site are the former E. S. & A. Bank and the surrounding garden and yard.

1.4 Author Identification

This report and the documentation contained within has been prepared by the following members of Tropman and Tropman Architects:

Lester Tropman	Director/Landscape Architect/Conservation Architect
John Tropman	Director/Conservation Architect
Sumi Thambyrajah	Architect
Joanne Singh	Professional Assistant

1.5 References

This study has been based on the following documents:

- Cuffley, Peter, (1984), *Creating Your Own Period Garden*
- Favretti, Rudy J. and Favretti, Joy Putman (1978), *Landscapes and Gardens for Historic Buildings: A handbook for reproducing and creating authentic landscape settings*
- Highstone, John (1982), *Victorian Gardens*
- Nottle, Trevor (1984), *The Cottage Garden Revived: Attitudes and plants essential for nineteenth century gardens*
- Simpson Dawbin (1999) *E S & A Bank Conservation Management Plan*
- Tropman, Lester (1991) *Australian Garden Design Elements Circa 1830 to 1900 Interpretation and Conservation Thesis*
- Tropman and Tropman Architects (2003) *Conservation Management Plan Addendum - Landscape*

1.6 Acknowledgements

The authors would like to thank those listed below for their assistance.

- June Robson and Hazel King, Berry & District Historical Society
- Audrey Boyd, Terara
- Lorraine McCarthy, Property Services, Shoalhaven City Council
- John Flett, Shoalhaven City Council
- ANZ Bank Archives, Melbourne

2.0 LANDSCAPE CONCEPT PLAN

This section is to be read in conjunction with **Figure 4: Landscape Concept Plan, showing the divisions of the garden as identified in the Conservation Management Plan Addendum – Landscape (TTA 2003)**. This section should also be read in conjunction with the afore mentioned document by TTA.

2.1 General

Analysis of the documentary and physical evidence contained in the CMP, indicates that the previous garden of the E.S.&A. Bank and residence at Berry was a well developed, well established and maturing garden. Since the cease of banking operations in 1972, the gardens have gradually declined with much loss of plant material and garden features.

The building was, and continues to be interpreted as banking chambers with the accompanying residence for the bank manager and his family. The gardens, as evidenced in the documentary and photographic evidence, were a systematically added and improved according to the inclination of its successive occupants.

In proposing a scheme for the reinstatement of the garden here, it would be appropriate to consider a garden that complements the character of the late Victorian building on the site, and continues to interpret the elements of the former gardens established by the residents from the banking period of the building.

The scheme outlined below seeks to balance the requirements of historical accuracy in reinstating the garden, and the evolution evident in the maturing garden. There is a clear indication that the gardens were planned for maturity with faster growing sacrificial plant material giving way to the slower long lived specimens.

The proposed scheme thus reinstates the mature garden evidenced in the later photos, with elements drawn from the early garden to complete different sections of the garden.

2.2 Civic Presentation Garden

The civic presentation garden represents the area of the garden which fronts onto Queen Street, the main thoroughfare through the township of Berry. It is the formal interface between the various public and private faces of the site and the general public on the main street.

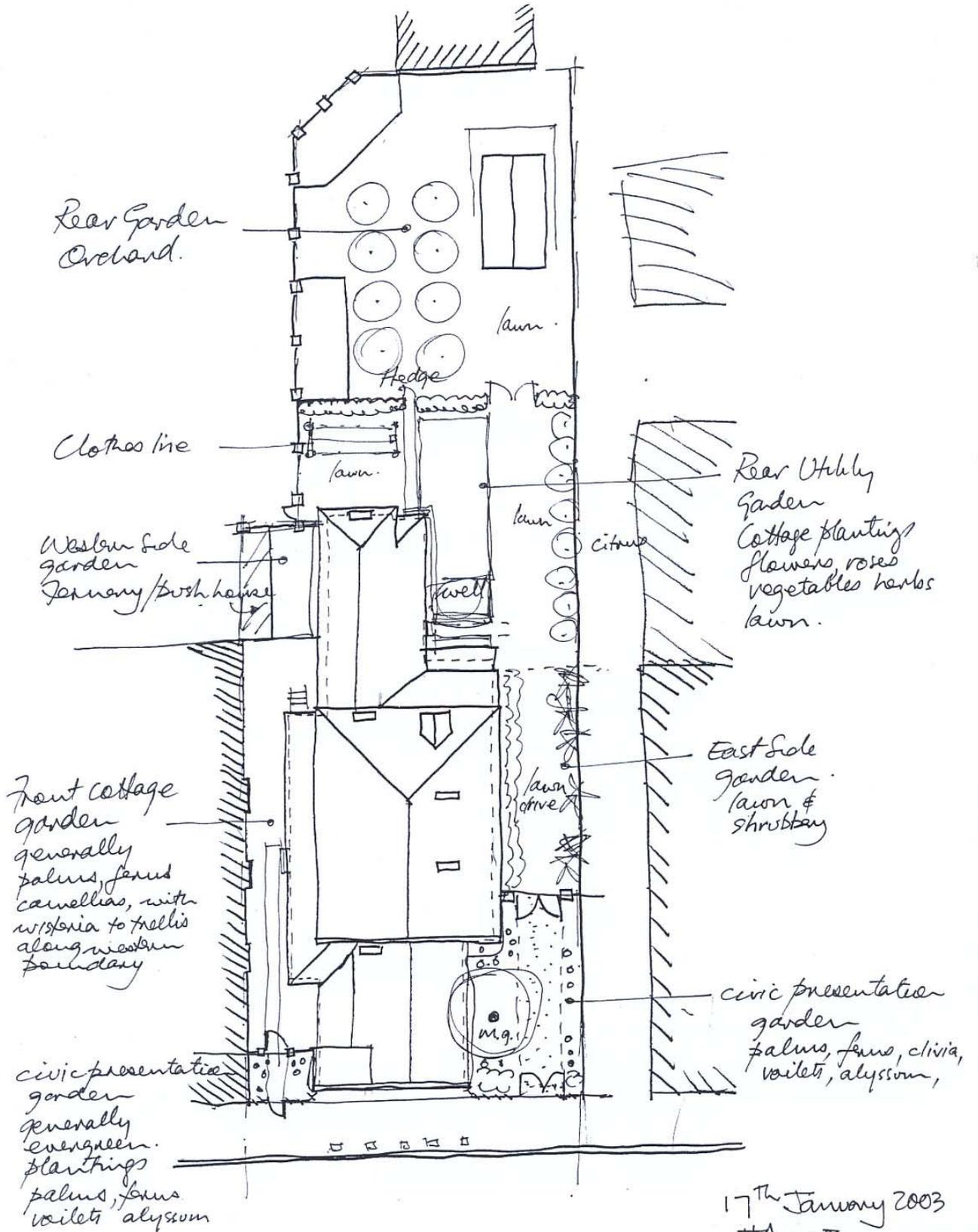
This includes the presentation façade of the banking chambers including the section of pavement and kerbing in front of it, formerly with hitching posts for the convenience of the clients of the bank. Also included were the formal entry gardens on either side of the façade which signalled the presence and consequence of the residence to the rear of the narrow site.

For the two entry gardens, this proposal aims is to provide a backdrop of mature foliage shrubs and trees, with a number of flowering plants to provide interest throughout the year. This area of the garden will aim for the subtle lushness and maturity of an established Victorian garden, providing the implied privacy and formality for the residence to which the garden belongs.

The starkness of the Gothic façade of the banking chambers will be retained with a proposal to reintroduce the hitching posts to re-establish the continued interpretation of this building as a significant public building in the township's history.

In line with this desired character for the civic presentation garden, the following is recommended:

- (1) The picket fence and gates along the pavement should be repaired or replaced to reflect the style of picket fence seen in the historical photographs.
- (2) Existing large signage (associated with existing use of the building) along the street front be removed and smaller signage plaques be hung on the picket fence.



2.3 Front Cottage Garden

The residence on this property being located to the rear of the banking chambers on a narrow site, had an unusual character of having its 'front' garden, located along the side of the property. Having provided the entry to the residence down the western side of the building with a substantial verandah occupying this side, the area 'fronting' this entrance would have been, and remains as, the primary presentation and pleasure gardens to the residence.

This area will be modelled along the lines of a typical cottage garden of the Victorian era, with seasonal colour provided by a mixture of flowering shrubs and annuals. In addition to this, taller foliage plants will be introduced as a green 'backdrop' to the cottage garden, to provide year round screening of the intrusive corrugated siding of the adjacent building.

The aim of the cottage garden is to provide a formal garden in character with the residence that continues the entry sequence through to the main pedestrian entrance. It will also provide a pleasant and private outlook from the verandah and main rooms of the residence thus revitalising the exterior-interior connection here.

Due to the narrowness of the garden along the side of the house and its westerly aspect blocked by the adjacent building, the profusion of flowering plants usual for a cottage garden will not be viable in this location. Therefore, the palette of flowering plants will be limited to reliable shade flowering plants to ensure seasonal colour in this presentation garden.

AS the garden opens up to the north of the western verandah, an area of lawn with a specimen tree can be introduced here to screen views of the adjacent carpark and building and frame views from the verandah to the distant hills. This will be an appropriate transition from the densely planted presentation gardens to the open lawn areas of the rear gardens.

To achieve the desired character for the garden here, the following is recommended:

- (1) The entry path – this concrete path should be replaced by a decomposed granite path softened at the edges by the colourful annuals spilling onto it.
- (2) The mesh fence at the verandah stairs – this should be removed to provide a continuous garden on both sides of the main entry to the house
- (3) The steps up to the verandah – The existing steps and railing should be repaired or replaced as appropriate with an additional set of steps provided off the northern end of the verandah.
- (4) Planting along the verandah – While a wisteria would traditionally have framed the verandah, this plant will potentially damage the fragile fabric of the verandah. A suitable alternative is to provide pots of shrubs strategically located along the verandah. Azaleas, geraniums, or taller figs or staked ivy or jasmine/balsam in the shadier areas would be appropriate for pot cultivation here.

2.4 West Side Garden

This section of the garden provided an outlook from the kitchen and laundry. It maintained some continuity with the front cottage garden but being located towards the rear garden, was likely to have been composed of elements of a less formal or presentation quality.

Therefore it is appropriate that a fernery/bush house is located in this area. Containing more tender or younger plant specimens, the fernery/bush house, is both functional (its location to the rear of the formal gardens and association with the rear utility yards and structures) and pleasing for the being in proximity to the formal entertaining areas of the house.

The location of a shade structure here will also serve to screen the exposed concrete slab at the western boundary and the intrusive adjacent development close to the house while allowing views over the low structure to the pleasant vistas to the distant hills.

2.5 East Side Garden

This side garden was entirely a flower garden, area of lawn and shrubbery, private to the family in residence and accessed from the rear of the house. This was before the driveway was put in from Queen Street, through to the rear garden of the property in the 1950s, to accommodate motor vehicular access to the garage located in the rear garden. As the introduction of the vehicular driveway on this side of the house is significant to the development of the garden, this proposal aims to recreate the feel of a private garden whilst still maintaining the driveway to the rear.

The driveway will be maintained as a grassed access way bordered by plants in this section of the garden. The aspect of a private garden will be achieved by screening shrubbery established along the boundary and decorative flower beds against the side of the house, providing a private and pleasant outlook from the rooms on this side of the house. Additionally the dense planting in this area will provide a suitable vegetative screen to development in the rear, thus capturing the former setting of the property (small country town with little or no development especially to the rear

To achieve the desired character for the garden here, the following is recommended:

- (1) The driveway pillars and gates – the brick pillars should be removed, and a new palisade fence and gates should be relocated to the interface between the civil presentation garden and the side garden.

2.6 Rear Utility Garden

As implied by its name the area immediately adjacent to the rear of the house would have been used for utilitarian functions associated with the running of the house. These included an area to dry clothes (in close proximity to the laundry) and an area to grow vegetables, herbs and flowers to supply the house with fresh cut flowers. The well (or cistern) would also have been located here, as well as any fruit or herb trees for kitchen needs.

Again the access route to the rear garage will have to be maintained as open ground (lawn). Citrus trees will be planted against boundary to provide produce for the kitchen, while providing screening from the intrusive developments on adjacent property. A picking garden will be established adjacent to the rear verandah with the cover slab of the underground cistern revealed and a pump reinstated. A utility yard with an old-fashioned clothes line will be established behind the laundry.

The aim here will be to recreate a functional and functioning rear service yard, which provides suitable interpretation of the serviceable yet sometimes decorative nature of such rear gardens.

2.7 Rear garden – Orchard

The rear of the property was generally screened from the immediate environs of the house, and given over to outbuildings -utility sheds, coach house & stables, and to the cultivation of an orchard (such large trees being unsuitable in the narrow front gardens, and impractical in the busy utility garden). On this property, the rear section of the garden appeared to have been screened off by a hedge and contained the orchard and the coach house (later the garage) as well as an outhouse.

This proposal aims to recreate this separated orchard in the reduced area to the rear of the bank. The hedge, or an equivalent, will be re-established to provide the demarcation between the outbuildings and the gardens around the house. The existing display sheds and the 1950s garage will be retained, and a small orchard will be established between the house and the fire station. While the long vista to the mountains evident in Audrey Boyd's 1940s photographs (refer to the **Conservation Management Plan Addendum – Landscape (TTA 2003)**) is no longer possible, the intrusive development in the rear will be screened by the re-established orchard, and framed views again possible over the hedge and orchard to the mountains.

Shoalhaven Council has expressed the possibility of providing a path through the property from the adjacent council carpark (west) through to Apex Park (east). Introducing a vine covered arbour walkway, instead of a hedge, would serve both requirements of a secured route of travel and a dividing screen between sections of the garden. The arbour walkway would take on the form of the dividing hedge while providing a route of travel through the site that is easily made secure to areas of the garden.

While the existing display sheds are maintained as representations of outbuildings common to the area, their appearance requires modification to suit their interpretative presence. It is recommended that the walls of the sheds be screened with wire mesh covered timber frames. This will also allow the displays to continue to be viewed and secure the displays from theft and vandalism.

2.8 Queen Street Footpath & Kerb

As mentioned above in Section 2.2, the footpath and sandstone kerb in front of the bank on Queen Street are an essential component of the presentation of the bank to the township of Berry. The E.S.&A. Bank is an important feature in the streetscape of Queen Street. The continued maintenance of its public street presentation is thus important in maintaining the significance of the subject property and the character of the significant Queen Street streetscape.

The proposal reintroduces the hitching posts along the kerb in front of the banking chambers. It is also recommended that the footpath in front of the subject site be maintained as an asphalt sidewalk with its sandstone kerbs kept intact. The asphalt sidewalk, sandstone kerbing and the reinstated hitching posts support the character of the Victorian Gothic building. Continuing the brick paving as is becoming prevalent elsewhere in Berry, in front of the bank would have a significant negative impact on the authenticity of the Bank's presentation in the streetscape.

It would be inappropriate to establish any form of street planting along the front of the Bank. Historical photos suggest that this was always an open, highly visible façade, which is understandable when the purpose of the building is taken into account. A street tree adjacent to the boundary of the Post Office will likely, over time, obscure the façade of both the Bank and the Post Office, especially on the approach into the township. This would be inappropriate.

As this is such a strong approach into the Berry township, street trees to the west of the Bank would mask the new developments in the township and help emphasise the entry to the heritage township. Possible treatment to the foot path here is the addition of a low border of alyssum and mondo grass.

2.9 Planting principles in vicinity of Subject Site

Planting along the external perimeter of the subject site and along the extended view corridors as identified in Figure 33 of the Conservation Management Plan Addendum – Landscape (TTA 2003) should be controlled to provide continued protection of the landscape surrounding the Former E.S.&A Bank .

Planting along the western, northern and eastern boundaries of the site, should be limited to species used within the garden. Generally, the plants should provide tall screening cover of adjacent intrusive elements and be placed to ensure continued vistas from the subject building and property, especially to the distant mountains in the north.

Along the southern front of the subject site, no planting along the kerb should be permitted. No planting is also to be allowed along the façade of the bank building adjacent to the footpath.

3.0 DETAILED DESIGN DOCUMENTATION OF LANDSCAPE WORKS

3.1 Drawing Schedule

A3.01(1)	Master Plan 1
A3.01(2)	Master Plan 2
A3.02	Existing Plan of the Garden
A3.03	Demolition Plan
A3.04(1)	Construction Plan for Master Plan 1
A3.04(2)	Construction Plan for Master Plan 2
A3.05	Planting Schedule 1 – Civic Presentation Garden (East)
A3.06	Planting Schedule 2 – Civic Presentation Garden (West)
A3.07	Planting Schedule 3 – Front Cottage Garden
A3.08	Planting Schedule 4 – Screening Hedge/Arbour Walkway
A3.09	Planting Schedule 5 – Rear Garden - Orchard
A3.10	Planting Schedule 6 – Rear Utility Garden – Citrus Trees
A3.11	Planting Schedule 7 – Rear Utility Garden – Picking Garden
A3.12	Planting Schedule 8 – Eastern Side Garden
A3.13	Arbour & Clothes Line details
A3.14	Fernery & Picket Fence details

3.2 Specification Notes For Landscape Works

General

- All outdoor construction work is to be undertaken using treated pine suitable for exterior use or in-ground use as appropriate
- Only galvanised steel hardware is to be used.

Hitching posts

- Hitching posts are to be constructed of 200x200x1450mm treated pine posts. Top of post details are to match detail on picket fence posts
- Wrought iron hitching rings should be installed 200mm below the top of the post, on the face of post facing Queen Street.
- Heavy gauge wrought iron chain to be installed between the hitching posts. Chain to be treated with 'Penetrol'.

Footpath

- The footpath surface along Queen Street is to be maintained as asphalt.
- Establish appropriate expansion joints between adjacent sections of brick paving on footpath where appropriate.
- Establish an appropriate slope to the asphalt and suitable expansion joint to prevent overflow of asphalt onto kerb stones.

Fences & gates

- New picket fence & gates are to be constructed of treated pine to detail as indicated in drawing A3.14
- Any hardware used should be discreet and in character to the aesthetics of the gates & the heritage building adjacent.

Signage

- Signage panels are only to be installed along the picket fence between the bank façade & the picket gates as indicated in drawing A3.14
- Signage panels are to be located below the top of the pickets & be 300mm high max., with a minimum offset of 400mm from the edge of the adjacent timber post of the fence.

Safety rails along verandah

- If any balustrading is required along the verandahs, the installation of balustrades will be as follows:
- (1) 75x65mm moulded (treated pine or hardwood) top rail to be installed with top at 1000mm above floor level between the verandah posts. Top rail profile to be selected as appropriate to aesthetics of the heritage building
- (2) 75x75mm bottom rail (treated pine or hardwood) to be installed 150mm above floor level.
- (3) Vertical struts – 50x50mm treated pine/hardwood posts spaced at 175mm centres
- (4) If treated pine used, install bottom plate supports at 900mm centres to support bottom plate to verandah floor.
- All rails should be prepared for painting and painted dark green.

Steps & balustrade

- Steps are to be constructed using treated pine to Australian standards for Access & Safety.
- Steps should be painted/oiled to match existing finishes on the verandah
- Vertical posts for balustrading should be 125x125mm treated pine posts to match existing verandah posts to 150mm above top rail of balustrade.
- Vertical posts are to be prepared and painted to match the verandah posts.
- Balustrades for the steps are to be detailed as for the balustrades for the verandah described above installed between the vertical timber posts
- Balustrades should be prepared and painted to match verandah balustrades

Shed extensions

- Extensions for the old machinery shed & the flood boat enclosure are to match existing.
Note: Western facades of enclosures will be the timber paling fence along the western boundary
- If the sheds are required to be enclosed, treated pine frames clad with medium gauge wire netting are to be constructed to fit open sides.

Drainage

- Drainage trenches/ subsoil drain where required to be constructed as follows:
- (1) Excavate trench to minimum 300mm
- (2) 100mm diam slotted UPVC subsoil drain wrapped in geo-textile filter fabric to be laid in a 100mm deep gravel bed.
- (3) Backfill trench with free draining granular backfill

Gravel Paths & Driveway

- Excavate path to 125mm below finished path level with 3% fall to drainage. Compact soil.
- Install plastic/nylex edging along long edges of path to finish level with path
- Install 75mm road base to levels. Compact
- Install 50mm decomposed granite. Compact, then spray lightly with water and compact again.

Lawn

- Remove existing lawn or clear as required
- Excavate area 100mm. Ensure 3% fall to drainage.
- Install 75mm approved turf underlay.
- Install selected turf.

Garden edging

- Edges of lawn against paths or garden beds, to be spaded.

Plant sizes

- Specimen trees - 25 litre bags
- Citrus trees – 500mm pots
- Palms – 500mm pots
- Shrubs – 300mm pots or more advanced specimens – 500mm
- Groundcovers & ferns – 100-200 pots as available

Planting (trees & beds)

- Planting trenches/holes to be excavated to 1150mm depth
- 150mm free draining granular backfill (no clay) to be laid at bottom of trench/hole
- Fill with approved soil & fertilizer
- Install plants as per Landscape Plan
- Plants requiring staking – staked with two (2) 40x40x1000mm hardwood stakes positioned outside the root ball and secured to plant with 50mm wide webbing ties.

Mulching

- All new plantings are to be mulched with 75mm layer of selected grade mulch
- Ensure trunks of new plantings are clear of mulch

4.0 SCHEDULE OF LANDSCAPE WORKS

Preamble

The following schedule of essential Conservation maintenance works is proposed for the gardens of the former **E.S.&A. Bank**, Berry

The specific requirement of the brief was to document the landscape works required to reinstate the gardens of the property.

The works have been categorised by garden areas with preliminary budget cost estimates provided.

Methodology

Since the site is of heritage significance, any works at the site should be carried out in accordance with the principles of the Australia ICOMOS Burra Charter and the recommendations of the Conservation Management Plan, 2002 prepared by Tropman & Tropman Architects.

Generally, any works are to be carried out to the satisfaction and with approval and/or as instructed by a Heritage Conservation Architect approved by Shoalhaven City Council

Generally, take care not to damage any early fabric or associated items.

Terminology

The following terms are used in this document.

TME ~ To match existing

Note: (1) All external timber construction is to utilise treated pine (TP) only
(2) All external metal fixings and hardware used in new construction are to be galvanised

4.1 GENERAL

4.1.1	Demolition Works
4.1.1.1	Remove brick pillar and palisade fence at rear of property. Salvage gates for possible reuse
4.1.1.2	Demolish western entry concrete path
SUBTOTAL GENERAL DEMOLITION WORKS	
\$1,500	

4.1.2	Construction Works
4.1.2.1	Reconstruct western boundary fence. Options: (1) timber paling (1800mm high, painted to match picket fence at front), or (2) palisade fence only TME (painted dark green)
4.1.2.2	Reconstruct western entry path, using decomposed granite
4.1.2.2	Repair and maintain asphalt footpath and sandstone kerbing in front of the subject site. Install an expansion strip between the footpath and kerbing to prevent overflow of asphalt onto the top of the kerbing.
4.1.2.2	Install four (4) timber hitching posts in the sandstone kerbing in front of the subject building, to detail of historic photographs. Install chain between hitching posts. Refer Section 3.2 of this report for specification details
SUBTOTAL GENERAL CONSTRUCTION WORKS	
\$8,000	

4.2 CIVIC PRESENTATION GARDEN (CPG)

4.2.1	Demolition Works	
4.2.1.1	Remove mesh gates and picket fences.	
4.2.1.2	Demolish brick pillars. Salvage palisade fencing and gates.	
4.2.1.3	Remove plantings and trees as indicated. Salvage those marked	
4.2.1.4	Prune camellia (marked '5') to shoots above graft	
4.2.1.5	Remove large signage at boundary	
4.2.1.6	Lift section of asphalt sidewalk adjacent to façade as indicated on drawings.	
SUBTOTAL CPG DEMOLITION WORKS		\$2,500

4.2.2	Construction Works	
4.2.2.1	Reconstruct timber picket fences and timber picket gates along Queen Street. Prepare surfaces for painting and paint. Fence and gates to be constructed using treated pine only. Refer Section 3.2 of this report for specification details	
4.2.2.2	Construct gravel driveway using decomposed granite as indicated. Refer Section 3.2 of this report for specification details	
4.2.2.3	Construct palisade fence and gates TME as indicated. Reuse existing gates.	
4.2.2.4	Install discrete signage, max. 300mm high as indicated along the two immediately adjacent sections of picket fence as indicated in drawing A3.14 & specification notes of Section 3.2.	
4.2.2.5	Install new gravel bed adjacent to façade as indicated.	
SUBTOTAL CPG CONSTRUCTION WORKS		\$15,000

4.2.3	Planting Works	
4.2.3.1	Establish planting scheme as per planting schedule 1 & 2	
SUBTOTAL CPG PLANTING WORKS		\$3,000

4.3 FRONT COTTAGE GARDEN (FCG)

4.3.1 Demolition Works	
4.3.1.1	Remove mesh fence at stair to verandah
4.3.1.2	Prune port wine magnolia (<i>Michelia figo</i>) marked '14' to reduce bulk and clear access path
4.3.1.3	Prune retained shrubs to encourage denser growth.
4.3.1.4	Remove remaining plants and retain as required to be used elsewhere in garden.
SUBTOTAL FCG DEMOLITION WORKS	
\$1,000	

4.3.2 Construction Works	
4.3.2.1	Check over existing stair and balustrade to verandah. Repair and/or replace as appropriate. Refer Section 3.2 of this report for specification details
4.3.2.2	Construct new stair and balustrade at north end of verandah as shown TME. Refer Section 3.2 of this report for specification details
SUBTOTAL FCG CONSTRUCTION WORKS	
\$1,500	

4.3.3 Planting Works	
4.3.3.1	Establish planting scheme as per planting schedule 3
4.3.3.2	Install and maintain lawn in areas not planted or gravelled
SUBTOTAL FCG PLANTING WORKS	
\$2,000	

4.4 WESTERN SIDE GARDEN (WSG)

4.4.1	Demolition Works
4.4.1.1	Remove brick pillar and palisade fence at northern boundary of the area
4.4.1.2	Remove chain link fence adjacent to concrete slab.
SUBTOTAL WSG DEMOLITION WORKS	
\$1,000	

4.4.2	Construction Works
4.4.2.1	Install gravelled area between concrete slab and façade of house, using decomposed granite. Refer Section 3.2 of this report for specification details
4.4.2.2	Install palisade fencing TME adjacent to concrete slab and on northern boundary of area as indicated.
4.4.2.3	Construct a fernery/bush house in the area indicated. Construct as typical timber framed shade structure using treated pine only. Ensure the concrete slab is not impacted on. Refer drawing A3.14.
SUBTOTAL WSG CONSTRUCTION WORKS	
\$8,000	

4.4.3	Planting Works
4.4.3.1	The fernery is to be equipped with new selected specimens and tender garden specimens including hanging baskets. All plants are to be potted and movable.
SUBTOTAL WSG PLANTING WORKS	
\$5,000	

4.5 REAR SERVICE COURT (RSC)

4.5.1	Construction Works
4.5.1.1	Construct a traditional crossed pole timber clothesline. Use treated pine. Refer to drawing A3.13.
	SUBTOTAL RSC CONSTRUCTION WORKS
	\$2,000

4.5.2	Planting Works
4.5.2.1	Maintain lawn as groundcover.
	SUBTOTAL RSC PLANTING WORKS
	\$1,000

4.6 ARBOUR WALKWAY (AW)

4.6.1	Demolition Works	
4.6.1.1	For Master Plan 2, Demolish section of the old machinery shed as indicated.	
	SUBTOTAL AW DEMOLITION WORKS	\$2,500
4.6.2	Construction Works	
4.6.2.1	Construct a timber arbour in location indicated to detail given – Refer to drawing A3.13. Install double gates on either side of the arbour at the location of the driveway route. Install single gates at either side of arbour at the location of rear path. Install end gates as appropriate. Install fencing between arbour posts. All gates & fencing to be palisade fencing TME. Prepare & paint timber & metalwork dark green.	
	SUBTOTAL AW CONSTRUCTION WORKS	\$10,000
4.6.3	Planting Works	
4.6.3.1	Wisteria (<i>Wisteria chinensis</i>) is to be planted along the arbour & encouraged creep over as indicated in Planting Schedule 4	
	SUBTOTAL AW PLANTING WORKS	\$500

4.7 REAR GARDEN – ORCHARD (RGO)

4.7.1	Construction Works
4.7.1.1	For Master Plan 2, Extend Old Machinery Shed as indicated.
4.7.1.2	For Master Plan 2, Extend Flood Boat Enclosure as indicated.
4.7.1.3	The Flood Boat Enclosure & Old Machinery Shed are to be enclosed with rough sawn timber palings on the north, west and south sides. The east side is to have wire fencing and doors installed.
	SUBTOTAL RGO CONSTRUCTION WORKS
	\$8,000
4.7.2	Planting Works
4.7.2.1	The area between the outbuildings are to be planted with rows of fruit trees as indicated in Planting Schedule 5
4.7.2.2	Install and maintain lawn in areas not planted or gravelled
	SUBTOTAL RGO PLANTING WORKS
	\$2,000

4.8 REAR UTILITY GARDEN (RUG)

4.8.1	Demolition Works
4.8.1.1	Remove ferns adjacent to rear verandah
SUBTOTAL RUG DEMOLITION WORKS	
\$1,000	

4.8.2	Construction Works
4.8.2.1	Uncover underground cistern. Construct concrete slab if required. Reinstate pump to cistern
4.8.2.2	Establish garden beds, climbing frames and trellis for the picking garden
SUBTOTAL RUG CONSTRUCTION WORKS	
\$4,000	

4.8.3	Planting Works
4.8.3.1	Establish planting scheme as per planting schedule 6 & 7
SUBTOTAL RUG PLANTING WORKS	
\$5,000	

4.9 EASTERN SIDE GARDEN (ESG)

4.9.1	Demolition Works
4.9.1.1	Remove brick pillars and palisade fence. Salvage gates.
4.9.1.2	Remove Potato Vine creeper (<i>Solanum jasminoides</i>) from eastern fence
SUBTOTAL ESG DEMOLITION WORKS	
\$2,000	

4.9.2	Construction Works
4.9.2.1	Repair and replace timber paling fence on eastern boundary as required. Prepare surface for painting and paint to match front picket fence.
4.9.2.2	Reconstruct palisade fence & gates in position indicated. Reuse salvaged existing gates.
SUBTOTAL ESG CONSTRUCTION WORKS	
\$5,000	

4.9.3	Planting Works
4.9.3.1	Install and maintain a lawn driveway as indicated to the rear of the property
4.9.3.2	Establish shrubbery and flower bed as per Planting Schedule 8
SUBTOTAL ESG PLANTING WORKS	
\$3,000	