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## FYFE HOUSE RECONSTRUCTION

### SCOPE OF WORKS

### 8 SWANSTON STREET | GEELONG



CGG - PP 1248-2023/A

**Issue A | 25 May 2026**

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This Scope of Works has been prepared for the reconstruction of Fyfe House – 8 Swanston Street, Geelong and forms part of the planning permit associated with the property - Planning Permit PP 1248-2023/A. This Scope of Works must be read in conjunction with the LO+Co Heritage Drawing-set [2026] and also be read in conjunction with AKA Architects drawing-set [2026] applicable to the contemporary additions proposed to the rear of Fyfe House and applicable to the Fyfe House interior fit-out. No part nor portion of this Scope of Works is to be removed nor displaced.

|            |                              |           |
|------------|------------------------------|-----------|
| Date:      | Issue:                       | Reviewed: |
| 20.05.2024 | Preliminary Draft            | LO        |
| 25.05.2026 | Issue for Planning Amendment | LO        |

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Cover Image – Fyfe House Source: LO+Co - 2024



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## 1.0 FYFE HOUSE - INTRODUCTION

This Scope of Works has been prepared to guide and support the reconstruction of Fyfe House which is extant to the property at 8 Swanston Street, Geelong, and now found in an advanced state of deterioration and deemed to be structurally deficient.

The reconstruction of Fyfe is considered the most appropriate path relative to the adaption of the site from what is largely a derelict estate to that of a grand, well-established nineteenth century seaside house with latter-day/contemporary additions discreetly located to the house rear.

Because building regulation/codes have altered significantly over time, it is not possible to reconstruct Fyfe House to the exact and same construction/framing detail currently extant. Nevertheless, the works to be undertaken, with the exception of the proposed rear additions, will reflect the buildings origin in terms of form, scale, materials and detail.

The Burra Charter defines 'reconstruction' as:

'Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material'.<sup>1</sup>

All works to be carried-out shall accord and comply with Geelong City Council [Council] heritage requirements [including that applicable to demolition works] and that of The Burra Charter – 2013.

The Contractor/Builder engaged to carry-out the reconstruction works, shall familiarise themselves with the principals of The Burra Charter – 2013 and shall be obligated to notify and consult with the project Heritage Consultant in conjunction with the property owner, of any proposed practices, relating to the techniques, materials or methodologies of the reconstruction works that vary to those as outlined, prior to the commencement of the associated works.

The project Heritage Consultant shall observe and record the dismantling/demolition of Fyfe House. The Heritage Consultant shall inspect the proposed reconstruction Works during Works and just before Practical Completion. The Heritage Photographer will also attend these meetings in order to photographically record the dismantling and rebuilding of Fyfe House. The Heritage Consultant will then report back to Council in accordance with the planning permit conditions. The Heritage Consultant will be available throughout the construction process for advice and/or meetings where required. Should there be any structural issues, relative to structural elements [ie. trusses]: advice from the project Engineer, shall be sought in conjunction with the Heritage Consultant.

This Scope of Works shall be read in conjunction with the heritage works drawings prepared by Lucinda Owen + Co [2026] and that prepared by AKA Architects [2026] and importantly the Engineers design/documentation. The heritage works drawings shall govern the heritage reconstruction works in terms of form, appearance and detail. The Engineers documentation shall govern all structural matters.

<sup>1</sup> Burra Charter - 2013, p.2.

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## 2.0 GENERAL NOTES

This Scope of Works is based on understandings obtained via site inspection and that of the engineer's structural integrity report [08.02.2026]. Allowances will need to be made for undiscovered conditions – that not readily identifiable due concealment. This includes the top-most portion of the front facade and the immediate portion of the north and south walls.

Prior to the commencement of the demolition works proposed, the extant top-most cladding [steel-sheet] is to be removed and shall be investigated by the Heritage Consultant and with that the detail for the facade-top shall be reconfirmed. The Contractor shall arrange for the Heritage Consultant to view the upper portion of the facade. The top-most detail may need to be revised subject to what is revealed and interpreted by the Heritage Consultant.

Every effort shall be made to retain and reuse extant original building fabric, material and elements. Where elements are integral to Fyfe House and the Fyfe House structure but are not found in sound condition, key elements shall be retained and stored for use as 'templates'. Appropriate protection is to be provided to all retained building fabric. Refer 'Elements to be Retained/Salvaged'.

All work shall be neatly completed - Any work deemed unsatisfactory will be required to be remediated at no cost to the property owner.

The Contractor must demonstrate experience working on heritage build and with regard to the proposed Reconstruction Works proper, shall only engage tradespersons skilled in the particular trade, craft and/or task at hand – they will also be required to have understandings of tradition nineteenth century building practice including understandings of imperial measurement.

The scope of works for the reconstruction of Fyfe House is applicable to the reconstruction of the Fyfe House roof [hip-roof], the facade and the return walls [north + south] and rear west wall, and the reconstruction of the extant front verandah and the roofed balcony. The rear additions will be completed in conjunction with the Fyfe House reconstruction - These additions are accepted as being contemporary in nature.

Key/Relevant Burra Charter – 2013 principals to be taken into account relative to the Fyfe House Reconstruction include:

- The aim of conservation is to 'retain cultural heritage significance', including aspects of 'greater and lesser significance' that demonstrate the history of the place.
- Traditional techniques and materials are preferred for significant building fabric because of their proven performance over time. New technologies may be used in some circumstances when proven to provide substantial conservation benefits.
- All works should be carefully planned and implemented by persons/contractors appropriately experienced and skilled;
- Work should be limited to the parts needing attention 'Do only what is necessary and nothing more'.

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- Remember that minor surface characteristics and imperfections usually add value to a heritage place.
- Authentic fabric should be retained and repaired wherever possible.
- Only severely damaged parts should be replaced; and
- New work should be readily identifiable.

Prior to the commencement of Works [and following re-inspection of the facade] and upon Works completion - quality/high resolution photographs of the Fyfe House shall be taken by the project photographer - Tara C. Moore – the photographer responsible for recording the initial/Part 1 Photographic Record [19.09.2025]. All photographs shall be compiled, clearly labelled as a record and provided to Council by the Heritage Consultant.

All Works must be carried-out in accordance with Victorian Occupational Health and Safety Legislative Framework including The Occupational Health and Safety Act 2004 [OHS Act], the Occupational Health and Safety Regulations 2017 [OHS Regulations] and Compliance Codes.

All Contractors/Subcontractors, including the head-carpenter, shall be mindful of the established imperial measurements when ordering timber/materials and the like and/or setting-out the replacement timber structures including the house proper and that of the replacement/reconstructed verandah/balcony.

All services shall be concealed and not visible to the roof frontage, the facade nor the immediate north, east and south aspects to Fyfe House. All electrical cables and conduits must be concealed; all power-point [GPO] cabling and lighting cabling must be concealed; where downlighting and/or spotlighting is proposed – ensure that cabling is concealed or chased-in within the new structure; all heating and/or cooling equipment/plant must be set back to the west.

Exterior Paint Selection/Schedule has not been included in this Scope Works.

Because the verandah/balcony structure is predominantly timber it is recommended that a smoke detector be installed.

Doorset and window numbers may differ from the AKA Architects drawings – Allow to reconfirm where anomalies are evident.

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## 3.0 DEMOLITION WORKS

All Demolition Works shall be carried-out in accordance with City of Greater Geelong [Council] heritage demolition requirements including the Council's Heritage Information Sheet – 2026.

In addition to the scope of works noted and any detail provided – ensure that all Demolition Works comply with Victoria OH&S regulation including:

- Victorian Health & Safety Act – 2004
- Worksafe Demolition Compliance Code – 2018; and
- AS 2601 – Demolition of Structures – 2001

The Contractor shall ensure that the Demolition Works are carry-out in portions – where risk of fall/collapse is deemed possible – Ensure Portions are temporarily braced. Engineer to advise where temporary bracing is required.

Allow to protect the adjacent built-form to the north and south [No6 + No10 respectively].

Cap all services including extant electrical services where required during the course of Demolition Works.

All Demolition Works are to be carefully carried-out. Carefully remove all items to be salvaged including the extant interior stair. Be especially careful with regard to the remainder cast-iron fretwork – Do not damage – Do not break or lose fretwork/bracket fixing cleats. Allow to retain required elements to be salvaged for reuse and/or template use. All salvaged elements to be carefully placed in temporary holding store/area. Seek to allow for the recycling of sound timbers. Ensure that any timber elements identified for removal and disposal from the site, are transported to a timber recycling facility. Any items to be savaged and recycled shall become the property of the Contractor.

Any salvage/reuse of front facade linings/claddings should be understood as occurring after careful dismantling and should not imply structural retention of the facade insitu.

Where elements cannot be reused or where structural alteration is required, the Contractor shall duly consult with the Heritage Consultant and the Engineer.

| ELEMENTS TO BE RETAINED   SALVAGED                                                                                                                                                                                |                          |                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------|
| Location:                                                                                                                                                                                                         | Works/Element:           | Note:                                                                                                              |
| Hip Roof<br><br>Rafters + Purlins – Allow to salvage in full/whole length.<br><br>Structural Elements<br>Salvage: where reuse is to be considered subject to Heritage Consultant and Structural Engineer/s Advice | Timber Roof Battens      | Salvage battens for reuse. Where not generally sound, proceed to maintain batten length for template/matching use. |
|                                                                                                                                                                                                                   | Timber Roof Rafters      | Salvage full suite of rafter for template/matching use.                                                            |
|                                                                                                                                                                                                                   | Timber Roof Purlins      | Salvage each extant purlin for template/matching use.                                                              |
|                                                                                                                                                                                                                   | Timber Roof King-trusses | Salvage 2No roof trusses for reuse. Where not sound, proceed to maintain trusses for template/matching use.        |
|                                                                                                                                                                                                                   | Timber Roof Beam         | Salvage roof beams for reuse. Where not sound, proceed to maintain beams for template/matching use.                |
|                                                                                                                                                                                                                   | Timber Ceiling Joists    | Salvage ceiling joists for reuse. Where not sound, proceed to maintain beams for template/matching use.            |

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|                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                          | Brick Chimney [North]                                     | The extant chimney + chimney breast bricks are typically unsound. Any sound bricks shall be set aside to be viewed by the Heritage Consultant                                                                                                                                                         |
|                                                                                                                                                                                                                                          | Chimney Flue [South]                                      | The extant chimney breast bricks are typically unsound.                                                                                                                                                                                                                                               |
| Note: For clarity the reconstructed timber roof frame shall be erected over new timber wall and floor framing/structure and shall accord with AS 1684 – Residential Timber-framed Construction – Revised 2024 and the Engineer's Design. |                                                           |                                                                                                                                                                                                                                                                                                       |
| External Wall Linings<br><br>Structural Elements<br>Salvage: where reuse is to be considered subject to Heritage Consultant and Structural Engineer/s Advice                                                                             | Timber Blocking [Ashlar-look] Front [East] Facade         | Salvage all timber blocking for reuse subject to Heritage Consultant and Structural Engineer/s advice Where not generally sound, proceed to maintain 2No complete lengths for template/matching use.<br><br>Take into account board-strip/tongue – Allow to retain 'tongue lengths' for template use. |
|                                                                                                                                                                                                                                          | Timber Weatherboards North + West + South Walls           | Salvage for reuse where sound. Where not generally sound, proceed to maintain 2No complete lengths for template/matching use.                                                                                                                                                                         |
|                                                                                                                                                                                                                                          | Timber Corner-stop – 4No                                  | Salvage all timber [round profile] corner-stops for the purpose of template/matching use.                                                                                                                                                                                                             |
|                                                                                                                                                                                                                                          | Timber Wall Trimmers + Wall Plinths [Front [East] Facade] | Salvage trimmers + plinth for reuse. Where not sound, maintain lengths for template/matching use. Refer Balcony + Verandah.                                                                                                                                                                           |
|                                                                                                                                                                                                                                          | Timber Baseboards                                         | Salvage any found baseboards if located for template /matching use.                                                                                                                                                                                                                                   |
| Window                                                                                                                                                                                                                                   | Timber Window with Hung Sashes [West Wall]                | Salvage window including window frame + sill for template/matching for front facade windows [W1 + W2 - Ground Floor].                                                                                                                                                                                 |
|                                                                                                                                                                                                                                          | Timber Architraves                                        | Salvage architrave for template/matching for front facade windows [Ground Floor]                                                                                                                                                                                                                      |
| Entry Door                                                                                                                                                                                                                               | Timber Doorset with Transom-light [Front [East] Facade]   | Salvage door frame + sill for template/matching use applicable to front entry doorset [D1] – replacement.                                                                                                                                                                                             |
|                                                                                                                                                                                                                                          | Architraves                                               | Salvage extant architrave for template/matching use.                                                                                                                                                                                                                                                  |
| French Door                                                                                                                                                                                                                              | Timber French Doorset [South Wall]                        | Salvage door frame including sill for template/matching use applicable to replacement French doorsets [D2 + D3 – First Floor]                                                                                                                                                                         |
|                                                                                                                                                                                                                                          | Timber Architraves                                        | Salvage architrave for template/matching use relative to the front facade/balcony doors – Architraves may need to be altered slightly to ensure full-operation [outward opening] of French doors.                                                                                                     |
| Balcony/Verandah                                                                                                                                                                                                                         | Balcony Roof Sheet [Curved]                               | Salvage remnant curved roofing sheet + flashing remnant for the purpose of template/matching use.                                                                                                                                                                                                     |
|                                                                                                                                                                                                                                          | Balcony Roof [Timber] Frame [Front Facade]                | Salvage all balcony roof elements including roof frame rafters [including hip rafters] + fascia-beams for the purpose of template/matching use.                                                                                                                                                       |
|                                                                                                                                                                                                                                          | Balcony Fascia Mouldings [Front Facade]                   | Salvage fascia/gutter-moulding if evident for the purpose of template/matching use.                                                                                                                                                                                                                   |

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|                |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | Cast-iron Fretwork Panels + Brackets                  | All cast-iron elements shall be salvaged where 'whole'. Salvage cast-iron elements for template/matching use for where cast-iron is lost Salvage timber rails associated with fretwork for the purpose of template/matching use.<br><br>Note: Balcony fretwork top-section has been removed/dismantled.<br><br>Contractor to ensure cast-work elements are presented/made available to the Heritage Consultant in sequence for evaluation 'what can be reused' – 'what can be used for templating/matching' and 'what can be disposed-of' and then labelled. |
|                | Balcony Plinth [Timber] [Wall/Balcony Floor junction] | Salvage timber plinth-boards for template/matching use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                | Balcony Balustrade Handrail                           | Salvage remnant timber [profiled] balcony handrail [north-end].                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                | Balcony Floor + Frame                                 | Salvage timber floor structure framing including joists + floor-beam + fascia-beam for template/matching use.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Verandah       | Verandah [Timber] Soffit                              | Salvage lengths of timber soffit-boards for the purpose of template/matching use.<br><br>Salvage a length of soffit-moulding for the purpose of template/matching use.                                                                                                                                                                                                                                                                                                                                                                                       |
|                | Verandah [Timber] Post                                | Salvage central timber verandah post for the purpose of template/matching use.<br><br>Salvage a length of soffit-moulding for the purpose of template/matching use.                                                                                                                                                                                                                                                                                                                                                                                          |
|                | Base Trimmer/Plinth-board                             | Salvage all timber trimmer for the purpose of template/matching use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                | Verandah Floor/Slab                                   | Nil elements to be salvaged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Interior Stair | Interior Stair Structure + Balustrade                 | Allow to salvage timber stair structure including the timber steps, casing/paneling and the balustrade including in the moulded/profiled timber handrail and the stair newel/s for the purpose of recycling.                                                                                                                                                                                                                                                                                                                                                 |

Ground Clearing – The ground in the vicinity of Fyfe House and the Fyfe House footprint shall not be cleared/levelled once Demolition Works are completed - The ground shall be maintained per its c1850s level/grade – in other words 'as found'.

Future/Reconstructed Structure – Relative to the external walls [Front [east] facade, the north wall, the west wall and the south wall] – the Contractor shall identify extant stump locations as per the extant Fyfe House footprint. The new/replacement stumps despite being concrete will typically be located in the extant/original location/s. It is anticipated and expected that additional post pads and the like will be required.

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## 4.0 SETOUT

The reconstruction of Fyfe House shall include the careful setting-out of the replacement structure – this shall accord with the extant footprint, scale and form.

The Contractor will be responsible for identifying the Fyfe House footprint subject to the dismantling/demolition of the building structure. This shall include confirmation of the four corners of the extant building reviewed in-conjunction with the building setout included per the heritage drawing-set.

The Contractor shall duly consult with the Heritage Consultant and the Structural Engineer should there be any anomalies and/or impediments to the setting-out of the building.

In terms of levels – the extant and notated Finished Floor Level [G: FFL: 16.70] shall be the 'start-point' in terms of relative heights and levels to be established. The Contractor shall consult with the Heritage Consultant should there be any anomalies and/or impediments to achieving the noted 'start-point'.

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## 5.0 ROOF WORKS

In addition to the scope of works noted and any detail provided – ensure that all works comply with:

- AS 3500 Plumbing and Drainage Code – 2021.
- NCC - Part 3.5 Roof Cladding, Gutters and Downpipes and Wall Cladding – 2026.
- AS 1684 – Residential Timber-framed Construction – Revised 2024.

All Roof Works to be neatly carried-out.

All Roof Works fixings shall be neatly spaced and provided to the manufacturers requirements.

Where damp-proofing/flashings are required – Ensure works comply with AS 2904 Damp-proof courses and flashings – 1995. All flashing work must be neatly carried-out and sealed.

All silicon/epoxy seals must be neatly completed. Allow to remove/clean away silicon/epoxy sealant as sealing work progresses. Do not expose steel-sheet roofing to sun-protection cream.

Allow to block openings including sump + downpipe openings to prevent debris entry. Clean-out all gutters on completion of Works.

| Location:          | Works/Element                                                       | Note:                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principal Hip Roof | Hip Roof<br>Existing steel-sheet roofing [tray-deck] to be omitted. | Allow to provide LYSAGHT or Equiv. Z600 Galvanised [Galv] Corrugated Roofing to new/reconstructed roof frame.<br>BMT: 0.42mm<br>Allow to neatly fix roofing to new/reconstructed roof.<br>Run roofing neatly into roof box-gutters.                                                                                                                                                                                                           |
|                    | Ridge Capping                                                       | Allow to provide LYSAGHT or Equiv. Z600 Galvanised [Galv] Roll-top Ridge Capping.<br>BMT: 0.48mm<br>Allow to neatly install + fix cappings where required.<br>Capping to be fabricated + installed in single lengths.<br>Allow to grade parapet capping slight toward the roof.                                                                                                                                                               |
|                    | Parapet Capping                                                     | Allow to provide LYSAGHT or Equiv. Z600 Galvanised [Galv] Parapet Capping.<br>BMT: 0.48mm<br>Allow to neatly affix parapet capping to timber wall/parapet frame.<br>Parapet capping to be fabricated + installed in single lengths.<br>Allow to slope capping slightly toward roof to reduce parapet watermarks.<br>Where required, ensure overlaps are complete to manufacturers requirements.<br>Neatly install capping at parapet corners. |
|                    | Flashings + Apron Flashings                                         | Allow to provide LYSAGHT or Equiv. Z600 Galvanised [Galv] Flashings + Apron Flashings<br>BMT: 0.48mm<br>Allow to neatly affix in conjunction with parapet capping to timber wall/parapet frame.                                                                                                                                                                                                                                               |

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|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principal Hip Roof<br><br>Where 'reuse' is to be considered - Subject to Heritage Consultant and Structural Engineer/s Advice | Box-gutter                                                                                | Allow to provide LYSAGHT or Equiv. Z600 Galvanised [Galv] Fabricated Box-gutter.<br>BMT: 0.48mm<br>Provide box-gutter runs in single lengths to required grades.<br>Allow for box-gutter to neatly and effectively discharge to the required roof sumps.                                                                                                                                                                                  |
|                                                                                                                               | Box-gutter Sumps                                                                          | Allow to provide LYSAGHT or Equiv. Z600 Galvanised [Galv] Fabricated Sumps at Box-gutter Termination.<br>BMT: 0.48mm<br>Allow for to neatly + securely install, ready for downpipe connection/attachment.                                                                                                                                                                                                                                 |
|                                                                                                                               | Sealant/Silicone                                                                          | Allow to provide SELLEYS or Equiv. Translucent Silicone Sealant<br>Neatly seal junctions where required.                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                               | Rainwater-head                                                                            | Allow to provide LYSAGHT or Equiv. Round Colorbond Rainwater-head.<br>Size: 420 x 320 x 220mm approx – TBC<br>Roofers to reconfirm + certify Rainwater-head size.<br>BMT: 0.55mm<br>Colorbond: Surfmist                                                                                                                                                                                                                                   |
|                                                                                                                               | Downpipes                                                                                 | Allow to provide LYSAGHT or Equiv. Round Colorbond Downpipes.<br>BMT: 0.55mm<br>Colorbond: Surfmist<br>Allow to provide LYSAGHT or Equiv. Round Profile Colorbond Astragals/Straps with Profiled [Clover-leaf] Fixing Cleat<br>BTM: 0.55mm<br>Colorbond: Surfmist<br>Spacing: 2.0M [max]                                                                                                                                                  |
|                                                                                                                               | Roof Frame<br><br>All structural framing shall be formed and erected to Engineers Design. | The new/reconstructed roof frame shall be of traditional/conventional timber roof framing incorporating 2No timber 'king-trusses':<br>Option 1 – Reuse extant trusses - if salvageable, or<br>Option 2 – New fabricated trusses to match the extant trusses.<br>Fabricate new timber roof elements/framing in accordance with salvaged element templates.<br>Allow to securely fix the trusses to the wall frame to the Engineers design. |
|                                                                                                                               | Battens                                                                                   | The extant battens are remnants from the early slated roof.<br>For new/replacement roof - allow to provide matching timber battens [25 x 50mm approx].<br>Sequence to be reconfirmed by Heritage Consultant during the Works Preliminary Phase/Salvage phase.                                                                                                                                                                             |
|                                                                                                                               | Purlins                                                                                   | For new/replacement roof - allow to provide matching timber purlins [90 x 70mm approx].                                                                                                                                                                                                                                                                                                                                                   |
|                                                                                                                               | Bracing                                                                                   | Allow to securely fix the roofing bracing to Engineers design.                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                               | Sarking                                                                                   | Allow to provide breathable sarking over roof frame as required.<br>Allow to neatly tape at joints.                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                               | North Chimney                                                                             | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                               | South Chimney                                                                             | The re-installation of a galvanized steel-sheet cowl in the location of the extant cowl is acceptable.<br>Allow to neatly install as required.                                                                                                                                                                                                                                                                                            |

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## 6.0 FACADE | WALL WORKS

The wall structure proper is to be reconstructed to current construction regulation including the NCC and applicable codes and the Engineers design. Allow to comply and take into account:

- AS 1684 – Residential Timber-framed Construction – Revised 2024.
- NCC - Sub-floor Stumps - Part 3.2.5 Footing and Slab Construction
- AS 2870 Residential Slabs and Footings – 2011 – Sub-floor Stumps. Refer Engineers Design.
- AS 3700 Masonry Structures – 2026 – Refer Engineers Design.

All Wall Structure Works shall be neatly carried-out to code and regulation and be formed and erected to the Engineers Design.

For the purpose of this section – Facade | Works shall take into account and apply to the Fyfe House exterior linings, fenestration [external doors + windows] beyond/outside the structure proper [ie. beyond the new timber frame] applicable to the front [east] facade, the north wall, the west wall and that of the south wall. Refer Fyfe House Verandah/Balcony.

All fixings shall be uniformly spaced and neatly affixed. Ensure all openings including external doors and windows shall be well installed – straight + level and with that neatly flashed and sealed as required.

| Location:                                                                                                                                        | Works:                                                                                                                      | Note:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front Facade-Top                                                                                                                                 | Front Facade-Top - Timber Paneling<br>Extant detail is not visible and not yet confirmed.<br>Detail Subject to Confirmation | Allow to reinstate Timber Paneling Subject to Final Detail – Subject to detail to be provided by the Heritage Consultant.<br>Timber Type: Refer Timber Blocking<br>Board Profile Size: TBC<br>Securely fix to new/reinstated wall frame via timber battens.<br>Finish: Painted: Allow to prime + paint.                                                                                                                                                                                                        |
| Front Facade<br><br>Timber Blocking Salvage: Where 'reuse' is to be considered - Subject to Heritage Consultant and Structural Engineer/s Advice | Timber Blocking [Ashlar-look]<br>Front [East] Facade                                                                        | All to reinstate Timber Blocking-boards with 'v' profile.<br>Option 1 – Reuse salvaged Blocking-boards<br>Option 2 – New fabricated Blocking-boards – Refer Templates.<br>Timber Type: If replacement is required - Accoya<br>Board Length: 2.4M Typically<br>Board Profile Size: 182 x 32mm [approx]<br>Allow to securely fix to new/reinstated wall frame via timber battens.<br>Allow to provide sarking to frame<br>Allow to provide 20mm air-gap via battens.<br>Finish: Painted: Allow to prime + paint. |
|                                                                                                                                                  | Sarking                                                                                                                     | Allow to provide Highly Breathable Sarking over frame as required to manufacturers requirements.<br>Allow to neatly tape at joints.<br>Allow to provide 20mm air-gap via Timber Battens<br>Timber Type: Treated Pine<br>Size: 19 x 42 spaced at 600mm cts.<br>Format: Vertical                                                                                                                                                                                                                                 |

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|              |                                                        | Allow to provide batten 300mm from each corner [North + South Side]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Plinth-board | Plinth-boards<br>Allow to arris/chamfer top front side | Replace Plinth-board to at Balcony Floor/Facade Wall Junction – Refer Template<br>Timber Type: Accoya or LSOP Treated Pine<br>Size: 240 x 40mm approx<br>Length: Reconfirm – Refer salvaged boards/templates.<br>Finish: Painted: Allow to prime + paint.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| French Doors | New French Doors – D2 + D3 + D4                        | Allow to provide French Door-pairs with glazed timber doors with transom-light over.<br>Refer to salvaged French Doorset for reference.<br>Quantity: 3No Doorsets/Door-pairs<br>Door Type: Half-glazed with timber btm panels.<br>Allow to provide with rebated stiles.<br>Allow to provide timber mouldings to panels.<br>Note: Doors open outwards.<br>Timber: Meranti including sill<br>Door Size: 2/2050 x 605 x 42mm [approx.]<br>Doorset Size: 2700 x 1270mm nominal/o/all [frame] [approx]<br>Timber Sill: Refer salvaged French doorset for profile + detail.<br>Transom: Allow for transom to project slightly beyond door.<br>Transom Sash: Allow to open-inwards<br>Glazing: Single or double-glazed – TBC<br>Finish: Painted: Allow to prime + paint<br>Hardware: Allow to provide full-kit hardware<br>Hardware Finish: TBC<br>Note: Ensure doors open + operate smoothly |
|              | Architraves                                            | Allow to provide profiled architraves to doorset<br>Timber Type: Meranti<br>Size: 122 x 27mm nom/overall<br>Finish: Painted: Allow to prime + paint<br>Note: Ensure architraves do not inhibit operation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Entry Door   | New Entry Doorset D1                                   | Allow to provide Entry Doorset with paneled timber door with fixed transom-light over to first floor front facade<br>Quantity: 1No Doorset<br>Door Type: Timber door with 4No moulded timber panels<br>Note: Door open inwards<br>Door Timber – Meranti including sill<br>Door Size: 2050 x 970 x 50mm nom/overall<br>Doorset Size: 2750 x 1050mm nominal/o/all<br>Timber Sill: Refer salvaged Entry doorset for profile + detail.<br>Transom: Allow for profiled transom to project beyond door<br>Transom Sash: Fixed<br>Finish: Painted; Allow to prime + paint<br>Glazing: Single or double glazed – TBC                                                                                                                                                                                                                                                                           |

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|  | Hardware: Allow to provide full-kit hardware<br>Hardware Finish: TBC |
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|---------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                       | Allow to neatly flash + seal to fabricators requirements.<br>Note: Ensure door opens + operate smoothly.                                                                                                                                                                                                                                                                                                                                                                                    |
|         | Architraves           | Allow to provide profiled architraves to doorset<br>Timber Type: Meranti<br>Size: 152 x 38mm nom/overall<br>Finish: Painted: Allow to prime + paint.                                                                                                                                                                                                                                                                                                                                        |
| Windows | New Windows - W1 + W2 | Allow to provide new timber windows with hung sashes<br>Quantity: 2No Windows<br>Window Type: Double-hung with carved timber sash horns<br>Timber – Meranti including sill<br>Size: 2000 x 950 x 150mm nom/overall<br>Finish: Painted: Allow to prime + paint<br>Glazing: Single or double-glazed – TBC<br>Hardware: Allow to provide full-kit hardware<br>Hardware Finish: TBC<br>Allow to neatly flash + seal to fabricators requirements.<br>Note: Ensure sashes operate/slide smoothly. |
|         | Architraves           | Allow to provide Profiled Architraves to Windows<br>Timber Type: Meranti<br>Size: 152 x 38mm nom/overall<br>Finish: Painted - Allow to prime + paint.                                                                                                                                                                                                                                                                                                                                       |

Contemporary windows to the north and south walls do not form part of this Scope of Works – Refer  
AKA Drawing-set.

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## 7.0 FLOOR WORKS

All floors/floor structure including the ground floor and the upper first-floor are to be reconstructed to and in-conjunction with the Structural Engineers design and take into account applicable construction regulation and NCC codes:

- AS 1684 – Residential Timber-framed Construction – Revised 2024.
- NCC - Sub-floor Stumps - Part 3.2.5 Footing and Slab Construction
- AS 2870 Residential Slabs and Footings – 2011 – Sub-floor Stumps. Refer Engineers Design.
- AS 3700 Masonry Structures – 2026 – Refer Engineers Design.

It is accepted that the floor structure to the new/replacement first floor shall differ from the extent traditional/nineteenth century floor.

All Floor Structure Works shall be neatly carried-out and erected.

All structural framing shall be formed and erected to Structural Engineers Design. Refer Engineers design.

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## 8.0 VERANDAH/BALCONY STRUCTURE

As well as reflecting, the form, materials and detail of the extant building – the Fyfe House Verandah/Balcony structure shall be structurally sound.

Contractor to take the following into account:

- AS 1684 – Residential Timber-framed Construction – Revised 2024.
- NCC - Sub-floor Stumps - Part 3.2.5 Footing and Slab Construction
- AS 2870 Residential Slabs and Footings – 2011 – Sub-floor Stumps. Refer Engineers Design.
- AS 3700 Masonry Structures – 2026 – Refer Engineers Design.
- AS 3500 Plumbing and Drainage Code – 2021.

Contractor shall ensure that the extant original detail is maintained. Should there be a conflict or a need for any structural intervention/revision – the Contractor shall duly with the Heritage Consultant and the Engineer.

| Location:               | Works:                                                              | Note:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Balcony Roof            | Corrugated Steel Sheet [Convex]                                     | <p>Allow to provide LYSAGHT or Equiv. Z600 Custom Blue-orb Galvanised [Galv] Corrugated Roofing<br/>BMT: 0.48mm</p> <p>Fabricator to curve to match the extant roof profile. Refer Salvaged Steel-sheet/Template.</p> <p>Allow to neatly fix roofing to new/reconstructed roof frame.</p> <p>All fixings wit be uniformly spaced and neatly affixed.</p> <p>Neatly junction roof at end return/hip and cap/flash.</p> <p>Allow to neatly provide roof flashing at roof/wall junction -</p> <p>Allow to neatly seal.</p> |
| Balcony Roof Guttering  | Balcony Roof Guttering                                              | <p>Allow to provide LYSAGHT or Equiv. Colorbond Quarter-round Guttering<br/>BMT: 0.55mm</p> <p>Finish: Colorbond - Surfmist</p> <p>Neatly install/fix to timber fascia via gutter brackets –</p> <p>Gutter brackets to match gutter profile</p> <p>Finish: Colorbond - Surfmist</p> <p>Grade to uniformly to downpipe.</p>                                                                                                                                                                                              |
| Balcony Gutter Moulding | Timber Gutter Moulding<br>Note: Allow to mitre mouldings at corners | <p>Profiled Timber Under-Gutter Moulding</p> <p>Moulding Type: Ovolo</p> <p>Timber Type: Treated Pine [Primed or Unprimed]</p> <p>Size: 40 x 50 mm [approx]</p> <p>Length: Varies – Reconfirm on site</p> <p>Finish: Painted: Allow to prime + paint</p>                                                                                                                                                                                                                                                                |
| Balcony Downpipe        | Balcony Downpipe                                                    | <p>LYSAGHT or Equiv. 80mm Round Profile Colorbond Downpipes<br/>BMT: 0.55mm</p> <p>Colorbond: Surfmist</p> <p>Allow to provide LYSAGHT or Equiv. Round Profile Colorbond Astragals/Straps with Profiled [Clover-leaf]</p> <p>Fixing Cleat. Colorbond: Surfmist</p> <p>BTM: 0.55mm</p>                                                                                                                                                                                                                                   |

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| Balcony Roof Frame               | Curved Balcony Roof Corner with return Hip to each Side.     | Allow to provide replacement Timber Roof Frame to match the extant Balcony Roof including all rafters and return hip rafter - Refer Template/s.<br>Timber Type: Cyprus or LSOP Treated Pine<br>Size: To match the extant frame - 125 x 45mm [approx]<br>Length: 1350mm nom/overall [approx]<br>Profile: Curved – Refer Templates<br>Spacing: Space in to match the extant configuration<br>Finish: Painted: Allow to prime + paint<br>Note: Allow to provide minimal arris to edges. |
| Balcony Roof Frame Trimmer/Plate | Balcony Roof Frame Trimmer/Plate<br>[Located on facade wall] | Provide Timber Trimmer/Plate – Refer Template.<br>Allow to minimally arris edges typical [to dispatch water well and stop-chamfer to match the existing/original<br>Timber Type: Cyprus or LSOP Treated Pine<br>Size: 150-180 x 40mm [approx]<br>Length: TBC – Confirm on site<br>Finish: Painted: Allow to prime + paint/or repaint                                                                                                                                                 |
| Balcony Fascia Beams             | Fascia Beams                                                 | Provide Timber Fascia Beams – Refer Template.<br>Allow to minimally arris edges typical [to dispatch water well and allow to stop-chamfer to match the existing/original<br>Timber Type: Cyprus or LSOP Treated Pine<br>Size: 300 x 50mm [approx]<br>Length: TBC – Confirm on site<br>Finish: Painted: Allow to prime + paint/or repaint                                                                                                                                             |
| Balcony Posts                    | Balcony Posts                                                | Provide Timber Posts to match the extant/original detail<br>Quantity: 3No Existing Posts<br>Post Type: Square profile<br>Timber Type: Cyprus<br>Size: 105 x 105mm [approx]<br>Length: 3500mm [approx]<br>Allow to have posts fabricated with capital detail and base plinth.<br>Finish: Painted: Allow to prime + paint                                                                                                                                                              |
| Balcony Fretwork                 | Davidson Henderson<br>Balcony Fretwork                       | Allow to reinstate Custom Cast-Fretwork to reflect the extant c1870s Davidson Henderson cast-iron fretwork.<br>Provide salvaged fretwork panel/s to Fabricator for Template Use.<br>Fretwork to be fabricated by recommended Fabricator.<br>Finish: Painted: Allow to prime + paint with appropriate metal paint system.                                                                                                                                                             |
| Balcony Fretwork Rails           | Balcony Fretwork Rails                                       | Provide replacement Timber Rail to reflect the extant rails.<br>Refer Template/s.<br>Timber Type: Cyprus or Spotted-gum<br>Size: 50 x 75mm [approx]<br>Length: 1350-3000mm [approx.] Reconfirm on site<br>Finish: Painted: Allow to prime + paint                                                                                                                                                                                                                                    |

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| Balcony Fretwork Brackets      | Davidson Henderson Balcony Fretwork Brackets                                                           | <p>Allow to reinstate Custom Cast-Fretwork Brackets to reflect the extant c1870s Davidson Henderson cast-iron fretwork.</p> <p>Provide salvaged fretwork bracket to Fabricator for Template use.</p> <p>Fretwork to be fabricated by recommended Fabricator.</p> <p>Finish: Painted: Allow to prime + paint with appropriate metal paint system.</p> <p>Quantity: TBC - onsite</p> <p>Size: 470 x 490mm nom/overall</p> <p>Finish: Painted: Allow to prime + paint with appropriate metal paint system</p>                                                                                              |
| Balcony Balustrade Handrail    | Balcony Balustrade Handrail                                                                            | <p>Replace Timber Balustrade Handrail to match the existing.</p> <p>Provide Salvaged Handrail portion to Fabricator for Template use.</p> <p>Handrail Type: Profiled [carved] Timber Rail</p> <p>Allow to provide rebate to rail base</p> <p>Quantity: 4No Rails over/all – 2No Front – 2No side.</p> <p>Timber Type: Cyprus or Spotted-gum</p> <p>Size: 65 x 85mm nom/overall</p> <p>Length: 1350-3000mm [approx.] Reconfirm on site</p> <p>Finish: Clear Finish [CF]: Allow to treat timber prior to application of timber oil or clear finish</p> <p>Note: Ensure timber stock is well seasoned.</p> |
| Cast Balcony Panels            | Cast Balcony Panels                                                                                    | <p>Provide Cast-panels to form balcony balustrade.</p> <p>Panel Type: c1870s Davidson Henderson-like cast-panels [painted].</p> <p>Quantity: 18No – Reconfirm quantity required on site – subject to site context/measurements.</p> <p>Allow to provide filler balustrade to north and south side [where the balustrade meets the facade].</p> <p>Panel Size: 820 x 440mm nom/overall Finish:</p> <p>Painted: Allow to prime + paint with appropriate metal paint system.</p>                                                                                                                           |
| Balcony Balustrade Bottom Rail | Balcony Balustrade Bottom Rail<br>Ensure handrail complies with Handrail/Balustrade Code Requirements. | <p>Replace Balustrade Handrail Bottom Rail</p> <p>Handrail Type: Profiled [carved] Timber Rail – Allow to provide rebate to rail base</p> <p>Quantity: 4No Rails</p> <p>Timber Type: Cyprus or Spotted-gum</p> <p>Size: 65 x 85mm nom/overall</p> <p>Length: TBC – reconfirm on site.</p> <p>Finish: Painted: Allow to prime + paint</p> <p>Note: Ensure timber stock is well seasoned.</p>                                                                                                                                                                                                             |
| Balcony Flooring               | Balcony Flooring                                                                                       | <p>Provide Timber Balcony Floor-boards with minimal arris sides.</p> <p>Quantity: 9M2 [approx] – Reconfirm on site [excludes waste]</p> <p>Timber Type: Iron Bark [or Spotted-gum]</p> <p>Size: 135 x 32mm [approx.].</p>                                                                                                                                                                                                                                                                                                                                                                               |

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|                                                      |                                                                                                                                                       | <p>Length: 1350mm [approx] – reconfirm on site.Finish: Clear Finish: Allow to treat timber prior to application of timber oil or clear finish</p> <p>Note: Ensure boards are laid-up to slope to the east [gutter].</p>                                                                                                                                                                                                                                                       |
| Balcony Floor Gutter                                 | Balcony Floor Gutter                                                                                                                                  | Refer Balcony Roof Gutter                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                      | Balcony Floor Gutter Moulding                                                                                                                         | Refer Balcony Roof Under-gutter Moulding                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Balcony Floor Structure Fascia + Balcony Floor Beams | <p>Balcony Floor Structure to be restored</p> <p>Where required replace unsound elements</p> <p>Provide solid blocking at regular/uniform centres</p> | <p>Reinstate Timber Balcony Beams + Fascia/s – Refer Salvaged Beams/Templates.</p> <p>Allow to stop-chamfer exposed fascia edges to match existing</p> <p>Timber Type: Cyprus or LSOP Treated Pine</p> <p>Size: 240-300 x 50mm [approx]</p> <p>Length: Reconfirm on site</p> <p>Solid Blocking: Allow to provide solid blocking at 600mm centres – Reconfirm on site</p> <p>Finish: Painted: Allow to prime + paint</p> <p>Note: Allow to provide minimal arris to edges.</p> |
| Verandah Posts                                       | Balcony Posts                                                                                                                                         | <p>Provide new Timber Posts – Refer Balcony Posts</p> <p>Quantity: 3No Existing Posts</p> <p>Allow to have posts fabricated with capital detail and base plinth.</p> <p>Finish: Painted: Allow to prime + paint</p>                                                                                                                                                                                                                                                           |
| Verandah Fretwork                                    | Verandah Fretwork                                                                                                                                     | <p>Allow to reinstate Salvaged Cast-Fretwork to reflect the extant c1870s Davidson Henderson cast-iron fretwork.</p> <p>Provide salvaged fretwork panel/s to Fabricator for Template Use.</p> <p>Fretwork to be fabricated by recommended Fabricator.</p> <p>Finish: Painted: Allow to prime + paint with appropriate metal paint system.</p>                                                                                                                                 |
| Verandah Fretwork Rails                              | Balcony Fretwork Rails                                                                                                                                | <p>Allow to provide replacement timber rail where missing and/or deteriorated</p> <p>Quantity: 3No</p> <p>Timber Type: Cyprus [or Spotted-gum]</p> <p>Size: 50 x 75mm nom/overall</p> <p>Length: 1350-3000mm [approx.] Reconfirm on site</p> <p>Finish: Painted: Allow to prime + paint</p> <p>Note: Subject to soundness some other rails may need to be replaced.</p>                                                                                                       |
| Verandah Fretwork Brackets                           | Verandah Fretwork Brackets                                                                                                                            | <p>Allow to reinstate salvaged Fretwork Brackets subject to sound retained/salvaged brackets.</p> <p>Allow to provide replacement brackets to match the c1870s Davidson Henderson cast-iron fretwork [painted]</p> <p>Quantity: 3No – Reconfirm on Site.</p> <p>Size: 470 x 490mm nom/overall</p>                                                                                                                                                                             |

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|                          |                                                                                                                                                                                                                                                                                          | Finish: Painted: Allow to prime + paint with appropriate metal paint system                                                                                                                                                                                                                                                                                                                                            |
| Verandah Plinth-board    | Verandah Plinth-board – Facade Wall                                                                                                                                                                                                                                                      | Provide Timber Plinth-board to at Verandah Floor/Facade wall Junction<br>Timber Type: Cyprus or LSOP Treated Pine<br>Size: 240 x 40mm nom/o/all<br>Length: Reconfirm on site<br>Chamfer exposed front top edge<br>Finish: Painted: Allow to prime + paint                                                                                                                                                              |
| Verandah Flooring        | Verandah Flooring<br>Replace existing remnant/deteriorated timber flooring                                                                                                                                                                                                               | Provide Timber Verandah flooring/boards with minimal arrised sides [bottom grooves not required<br>Quantity: 10M2 – Reconfirm on site Timber Type: Iron Bark [or Spotted-gum]<br>Size: 135 x 32mm nom/overall<br>Length: 1350mm nom/overall – Check on site<br>Finish: Clear Finish: Allow to treat timber prior to application of timber oil or clear finish<br>Note: Ensure boards are laid-up to slope to the east. |
| Verandah Floor Structure | Verandah Floor Structure                                                                                                                                                                                                                                                                 | Floor Structure Timber = Concrete Stumps<br>To Engineers design.                                                                                                                                                                                                                                                                                                                                                       |
| Meter-box                | Replace existing meter-box – Remove from extant location [front [east] facade] to north side wall<br>There may be a presence of asbestos in this location – Subject to asbestos being present all to remove in accordance with AS 60335 – How to Safely Remove Asbestos Code of Practice | Allow to provide new Smart-meter + Switch-board                                                                                                                                                                                                                                                                                                                                                                        |
| Balcony Lighting         | Wall Lighting                                                                                                                                                                                                                                                                            | To be confirmed by Architect                                                                                                                                                                                                                                                                                                                                                                                           |
|                          | Down-lighting                                                                                                                                                                                                                                                                            | To be confirmed by Architect                                                                                                                                                                                                                                                                                                                                                                                           |
|                          | Spot Lighting                                                                                                                                                                                                                                                                            | To be confirmed by Architect                                                                                                                                                                                                                                                                                                                                                                                           |
| Verandah Lighting        | Wall Lighting                                                                                                                                                                                                                                                                            | To be confirmed by Architect                                                                                                                                                                                                                                                                                                                                                                                           |
|                          | Down-lighting                                                                                                                                                                                                                                                                            | To be confirmed by Architect                                                                                                                                                                                                                                                                                                                                                                                           |

**Endnotes:**

Fretwork Cleaning:

Allow to carefully clean salvaged fretworks panels + brackets ready for reuse.

Salvaged fretwork + fretwork brackets shall be found labeled - Maintain salvage labels at all times.

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In preparation for reuse, allow to:

- Gently remove corrosion build-up/protruding rust via metalworkers chisel;
- Brush fretwork with bristle brush with coconut or tampico bristles – wire brushing is not recommended the impact of wire brushing is considered too harsh;
- Do not seek to remove all coatings back to bare metal – it is important to retain early/original remnant paint;
- Dry cloth wipe ready for paint preparation – a gentle vacuum is acceptable [hand-held brush-head only].

Should more intensive paint removal be required – consult with the heritage consultant.

Metal Paint Works:

Where fretwork is to be re-painting or painted:

- Gently sand painted areas/elements with 120 Grit Sandpaper – where paint is in quite good condition, use 240 Grit Sandpaper to slightly roughen the substrate ready for primer;
- A powered renovator tool with a narrow sanding-head can be used – if a powered renovator tool is used the work must be carried-out with a gentle-hand;
- Dry cloth wipe ready for paint system primer
- Apply paint system primer in accordance with paint manufacturers priming guidelines/instructions;
- Prepare primed surface ready for application of paint base-coat – allow to gently sand primer if required based on manufacturers instructions;
- Apply paint base-coat as required
- Prepare primed surface ready for application of final paint coats – allow to gently sand primer if required based on manufacturers instructions;
- Paint – allow to apply two top-coats to manufacturers instructions.

The benefits of cleaning must be weighed against the risk of accelerating decay and loss of historic material/remnant paint and the like.

All freshly painted surfaces/elements must be allowed to fully cure, prior to applying the follow-on/final coats/finishes.

Ensure single paint system supplied by the same/one manufacturer are used rather than composite paint systems to reduce the chances of crazing, cracking and/or flaking eventuating.

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## 9.0 COMPLETION

Contractor to complete the Fyfe House Reconstruction Works as outlined and ensure that reinstate Fyfe House structure framing, elements, materials and the like are erected and installed as required.

As Works lead to Works Completion, the Contractor shall ensure that sub-contract work is cleaned after tradework has been completed.

Ensure that no marks, slubs nor splats are left on any surface element including the roof.

Ensure that all gutters, sumps and downpipes are clean and clear of any debris.

Remove any dirt, debris and/or marks and stains any element, equipment and plant prior to the demounting of scaffold.

Heritage Consultant to inspect the Works prior [6 weeks prior] to Works Completion/Practical Completion.

The Record Photographer shall record the completed Works upon Works Completion/Practical Completion.

Upon full completion, and upon satisfaction – the Heritage Consultant to report back to Council – the Fyfe House Photographic record will be provided to Council at this time.

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## 10.0 DEFINITIONS:

### The Burra Charter Definitions - Article 1:

Australia ICOMOS Charter for the Conservation of Places of Cultural Significance [The Burra Charter] provides guidance for conserving, enhancing and managing heritage places:

*'The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.'*<sup>2</sup>

**Place** - means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

**Cultural significance** - means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*. Places may have a range of values for different individuals or groups.

**Fabric** - means all the physical material of the *place* including elements, fixtures, contents and objects.

**Conservation** - means all the processes of looking after a *place* so as to retain its *cultural significance*.

**Maintenance** - means the continuous protective care of a *place*, and its *setting*. Maintenance is to be distinguished from repair, which involves *restoration* or *reconstruction*.

**Preservation** - means maintaining a *place* in its existing state and retarding deterioration.

**Restoration** - means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**Reconstruction** - means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material. Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. In some cases, reconstruction may also be appropriate as part of a use or practice that retains the cultural significance of the place.

**Adaptation** - means changing a *place* to suit the existing use or a proposed use.

**Use** - means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

**Interpretation** - is all the ways of presenting the cultural significance of the place. The aim of interpretation is to reveal and help retain this significance. Conservation works, such as restoration, preservation and reconstruction can be seen as types of interpretation, having the potential to reveal significance and assist in its understanding. Interpretation can also take other forms, such as the way in which a place is used, investigated, or presented through a range of different media, such as signs, displays, activities, publications and events.<sup>3</sup>

### Cast-iron – LO+Co Heritage Specialists:

Cast-iron fretwork, also referred to as lacework, is an interlaced decorative design fabricated in cast-iron. Cast iron is an iron alloy that contains 2 to 4% carbon, plus small amounts of silicon, manganese, sulfur and phosphorous and is formed by smelting iron ore or melting pig-iron and mixing in metals and other alloys, pouring the liquid mixture into moulds, and allowing them to cool solidify.

### Wrought-iron – LO+Co Heritage Specialists:

The word 'wrought' is a past participle of the verb 'to work', and so 'wrought iron' literally means 'worked iron'. Wrought iron is a general term for the commodity but is also used more specifically for finished iron goods, as manufactured by a blacksmith.

### Fenestration – LO+Co Heritage Specialists

In the context of this Scope of Works – Fenestration shall mean any external door opening or doorset and any window.

<sup>2</sup> The Burra Charter – 2013, p. 1

<sup>3</sup> The Burra Charter – 2013, p. 2