10-point plans
for Council owned heritage places

CITY OF TEA TREE GULLY
Naturally Better

We are naturally better.
We are
Tea Tree Gully.





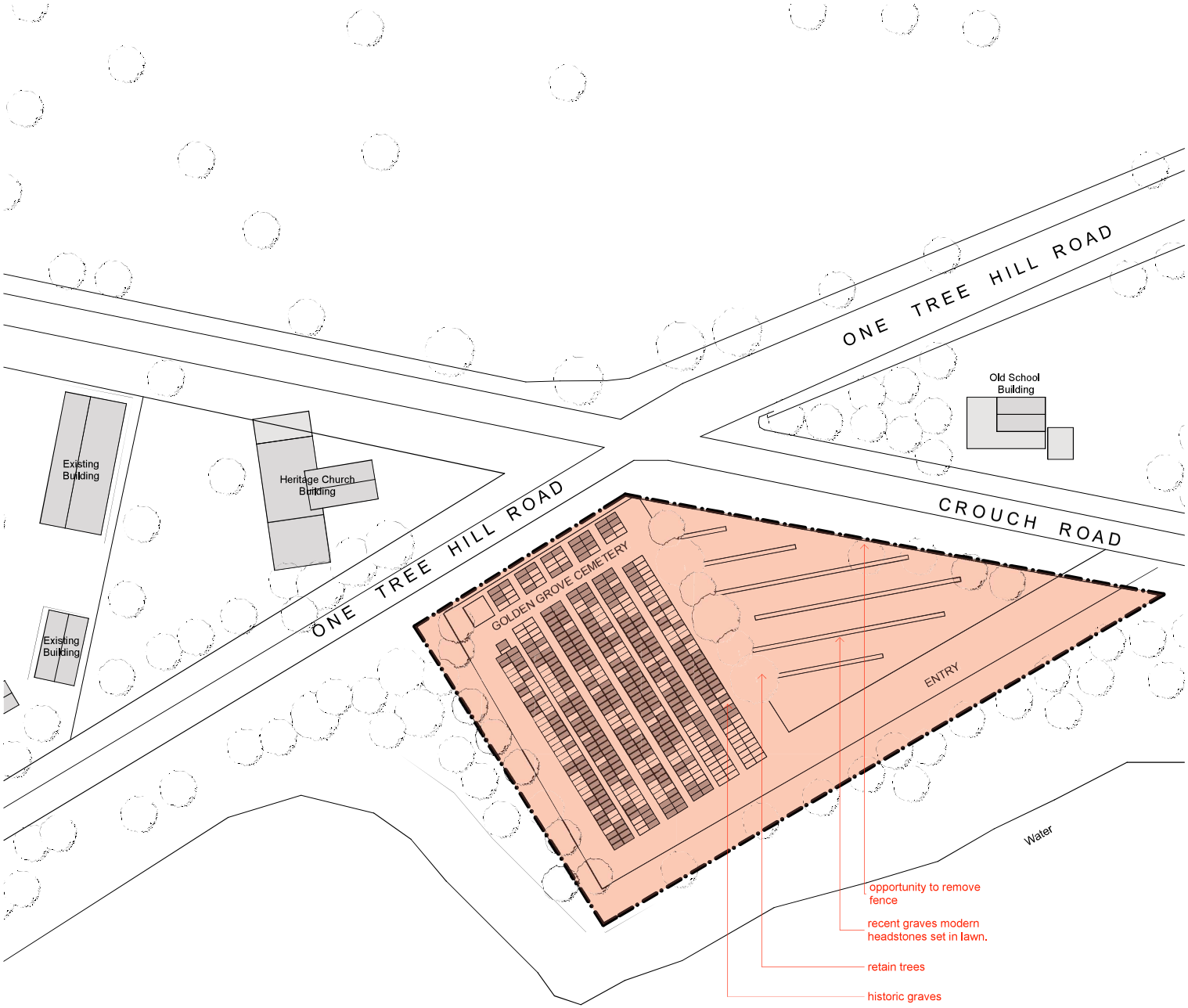
Contents

We are naturally better. We are Tea Tree Gully.



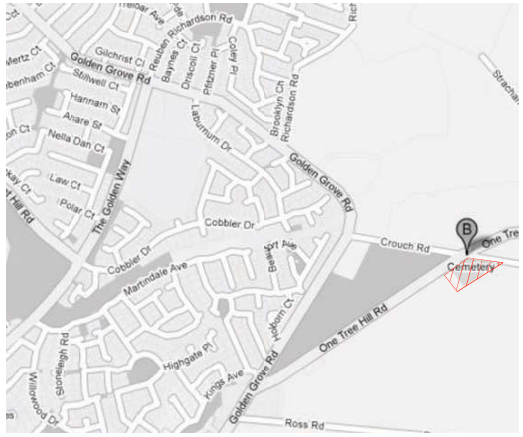
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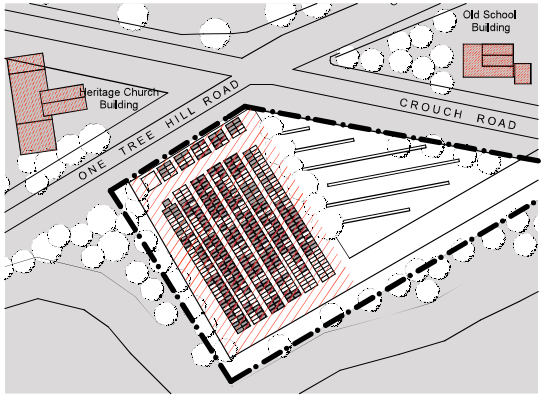
EXISTING SITE PLAN **1:1000**

Proposed Development Site



LOCALITY PLAN 1:20,000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

Contextual Heritage Significance *(to subject site)*

N

STATEMENT OF HERITAGE VALUE

This is one of two surviving early graveyards in the area and contains the graves of some significant local residents, including members of the Robertson family of Golden Grove house. (refer to D22/179552 for further information)

flightpath

project
Golden Grove Cemetery

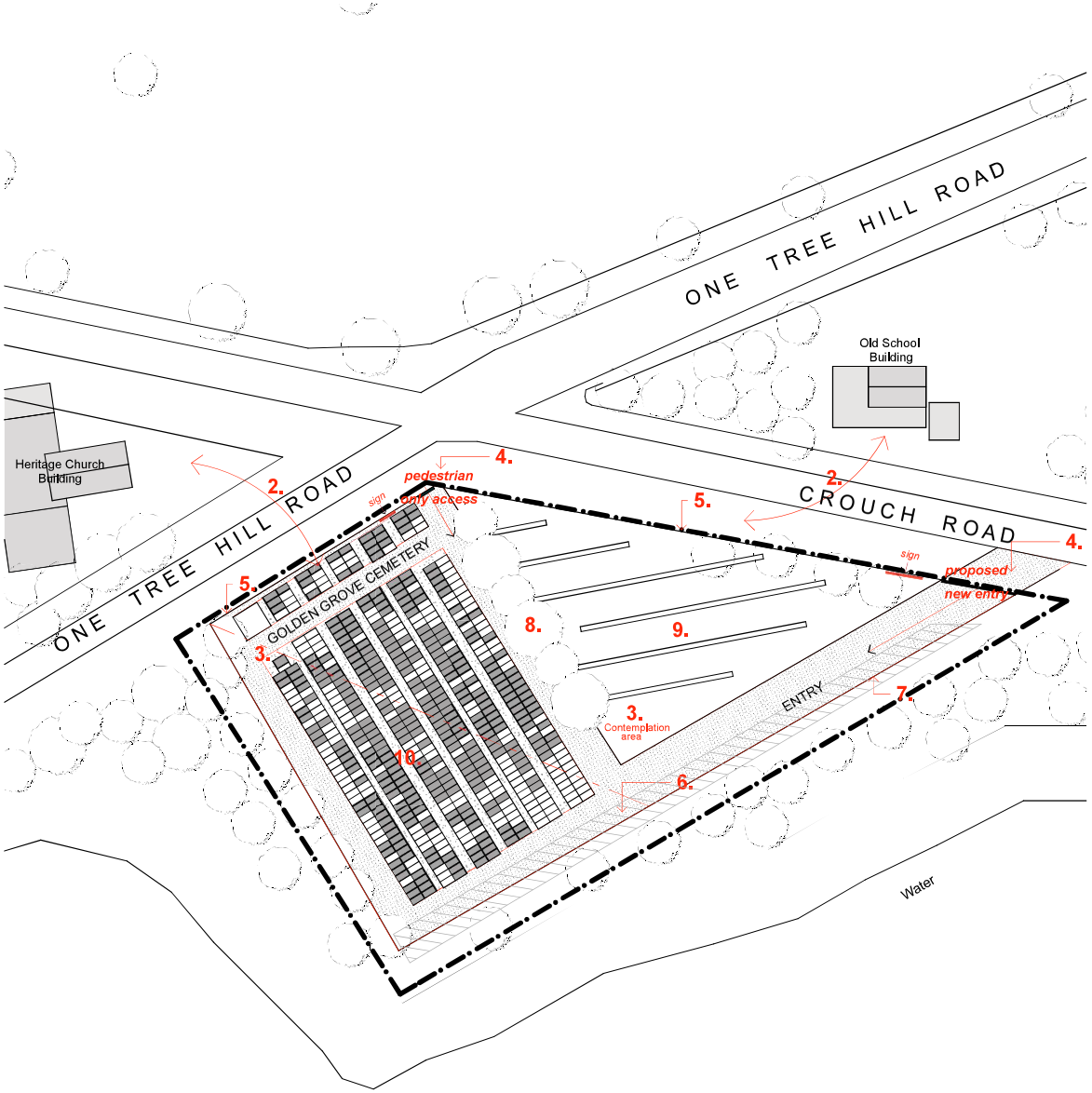
address
corner of One Tree Hill and Crouch Roads.

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	CS	DA

date
MAY 2009

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PO Box 8198 Station Arcade SA 5000
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TEN POINT PLAN - GOLDEN GROVE CEMETERY 1.1000 N

TEN POINT PLAN

1. CONSERVATION

- Headstones & Graves *(monumental mason, reinstate top of grave, restore cast iron & footings to headstones)*
- Gravel Paths

2. CONNECTIONS

- Maintain vistas to external sites: Heritage Church & Old school house.

3. SETTING

- Planting *(refer to landscape plan)*
- Gravel Paths & Driveways
- Fencing
- Up lighting to sign
- Contemplation area *(sign & seat)*

4. ENTRANCE

- Relocate main entry to Crouch Road, retain existing entry as pedestrian only access, with gate.
- Signage *(significant sign at new Crouch entry & signage at pedestrian entry)*

5. FRONT FENCING

- Hardwood Posts
- Galvanised drawn wire
- Hedge located behind fencing

6. PAVING

- **Gravel**

maintain and reinstate gravel road with 19 mm compacted bluestone.

- **Edging**

define edge of internal road with 100 x 25 mm hardwood edging and stakes.

7. PERIMETER FENCING

- **Framing** *(landscaping & reinstating bounding galvanised corrugated fence with tapering edges)*

(stormwater run off to be reticulated onto planting)

- **Lighting** *(Install up lighting to signage)*

8. PLANTING

(refer to landscape plan)

- Retain avenue of trees

9. RETAIN GRASS

- Maintain surface in the contemporary section of the cemetery.

10. GRAVEL (GRAVES)

- Storm water management *(ensure adequate drainage of storm water run off)*
- **Grave Surrounds**

19 mm compacted quartzite stone gravel



maintain connections

conservation

retain

flightpath

project
Golden Grove Cemetery

address
corner of One Tree Hill and Crouch Roads.

drawing
10 point Plan

scale	drawn	checked
as shown	CS	DA

date
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CONTEMPLATION- A space for reflection



CONSERVATION OF HEADSTONES





4. ENTRANCE
Relocate main entry to Crouch Road, retain existing entry as pedestrian only access.

5 & 7. FENCING
Facade- (*hardwood posts with galvanised drawn wire & hedge behind)*
Perimeter -*(bounding galvanised corrugated fence with tapering edges)*

2. SETTING- Signage
(significant sign at new Crouch entry & signage at pedestrian entry)

9. RETAIN GRASS
Maintain surface in the contemporary section of the cemetery.

ENTRANCE STATEMENT- Relocation of main entry to Crouch Road

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project
Golden Grove Cemetery

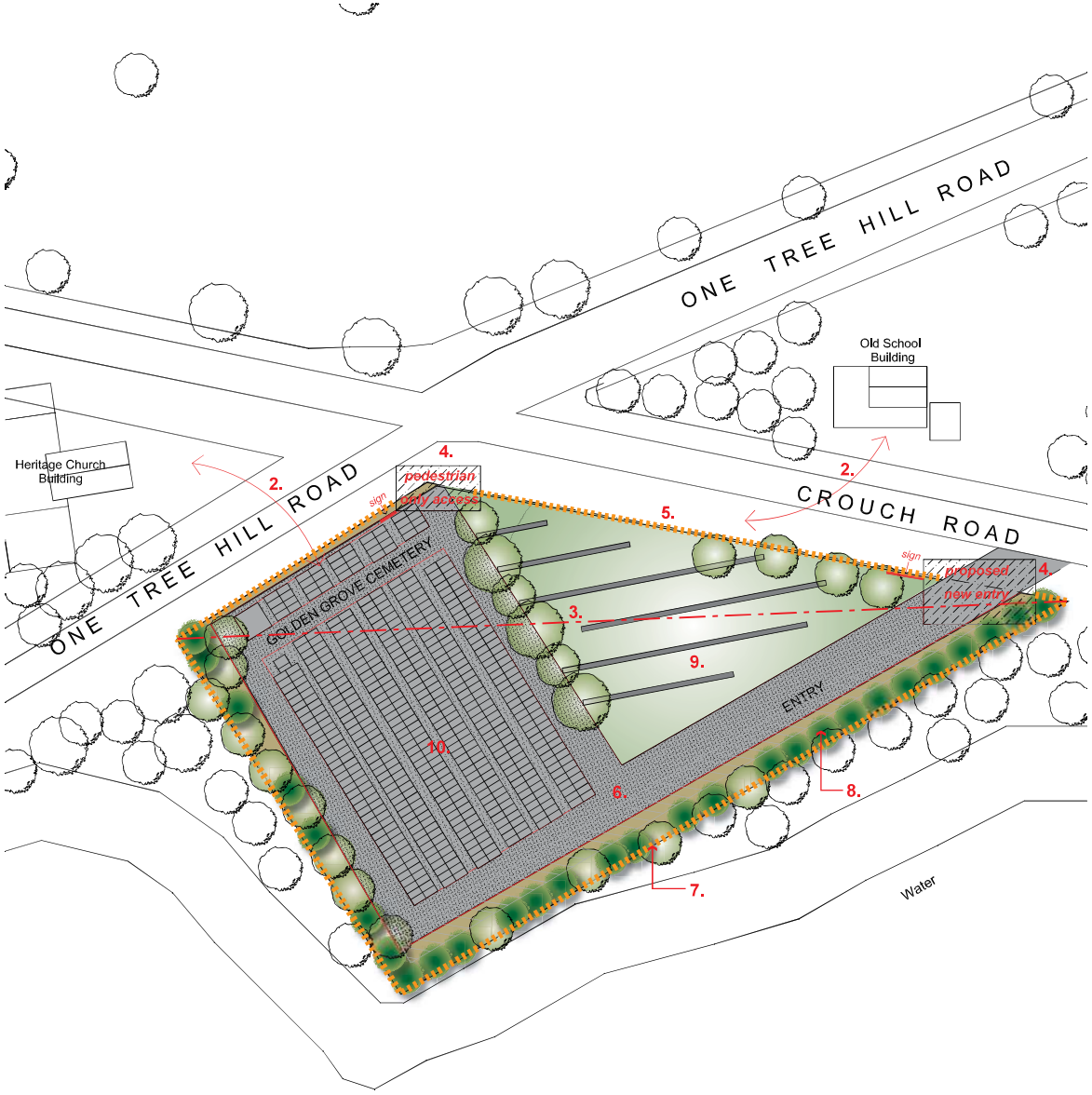
address
corner of One Tree Hill and Crouch Roads.

drawing
Proposed Works

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as shown	CS	DA

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TEN POINT PLAN

1. CONSERVATION

- *(refer to architecture plan)*

2. CONNECTIONS

- Ensure 'open' landscaped setting to enhance views into the site

3. SETTING

- Retain conifer planting and reinforce with additional avenue planting

4. ENTRANCE

- Low planting to maintain views

5. FRONT FENCING

- Hardwood post with galvanised wire to the front of site

6. PAVING

- Retain existing gravel surface

7. PERIMETER FENCING

- Replace existing mesh fencing with corrugated iron fencing on the back boundary line

8. PLANTING

- Reinforce perimeter planting. Provide screen planting along south and east boundary and low planting to front

9. RETAIN GRASS

- Retain existing grass area with modern uniform headstones

10. GRAVEL (GRAVES)

- Retain gravel between graves

LEGEND

- EXISTING TREES
- PROPOSED SCREEN PLANTING
- GRAVEL
- MULCH SURFACE
- GRASS AREA
- FENCING

**** PROVIDE IRRIGATION TO ALL GARDEN AREAS***

PLANT LIST

Botanical Name	Common Name
SREEN PLANTING	
Allocasuarina verticillata	Sheoak
Callistemon "Kings Park Special"	Bottlebrush
Callistemon "Lavender Showers"	Bottlebrush
Viburnum tinus	Laurustinus
Abelia grandiflora	Abelia
LOW PLANTING	**Common Name**
Agapanthus orientalis	Agapanthus
Convolvulus cneorum	Bush morning glory
Correa alba var pannosa	Correa
Dianella brevicaulis	Black anther flax lily
Grevillea "Sea spray"	Grevillea
Liriope muscari "Arizona"	Liriope
Lomandra katrinus	Lomandra
Myoporum parvifolium	Creeping boobialla
Scaevola "Mauve Clusters"	Scaevola

TEN POINT PLAN - GOLDEN GROVE CEMETERY 1.1000

N

flightpath

project
Golden Grove Cemetery

address
corner of One Tree Hill and Crouch Roads.

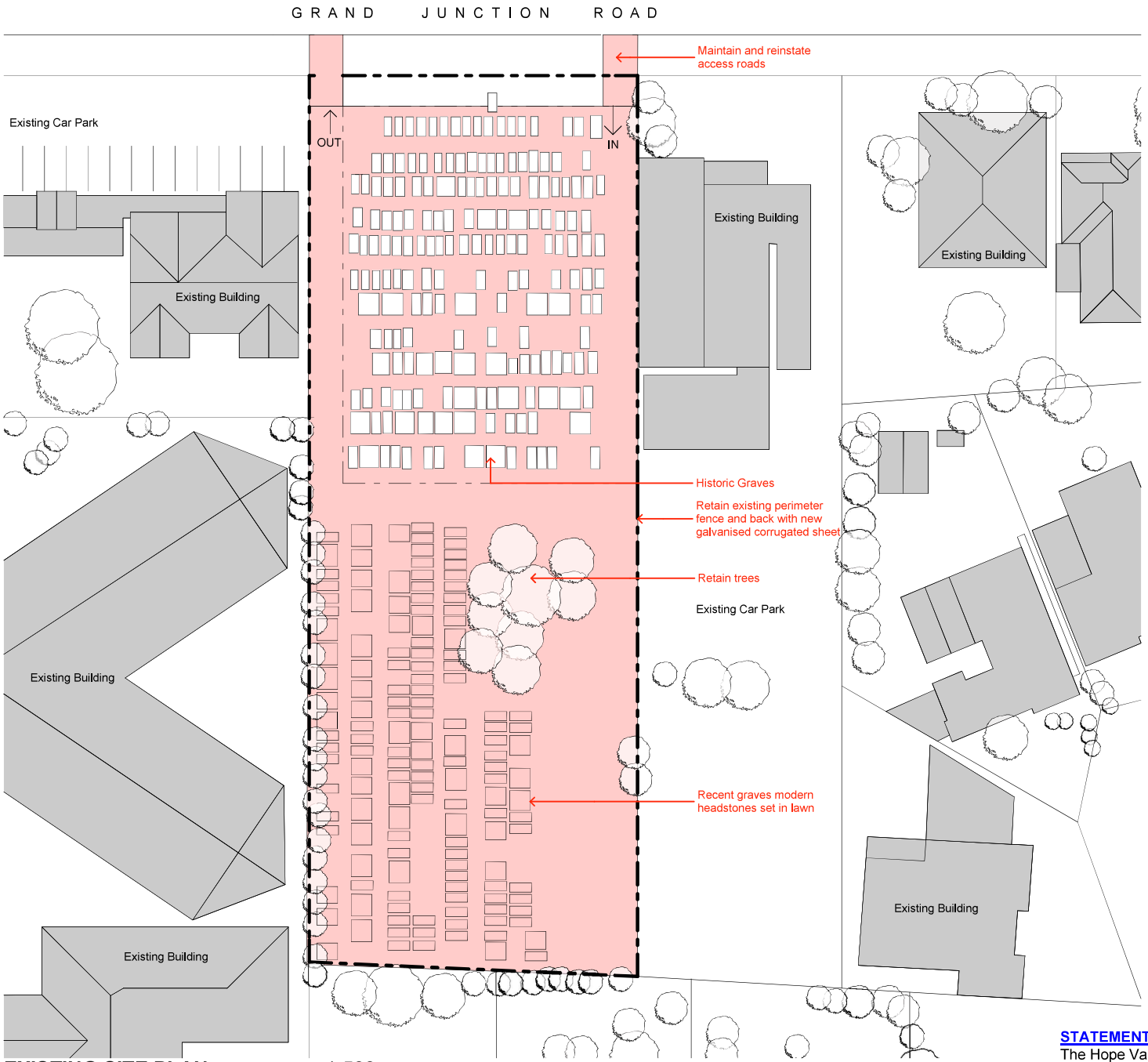
drawing
Landscape Plan

scale	drawn	checked
as shown	SC	DA

date
MAY 2009

outerspace landscape architects

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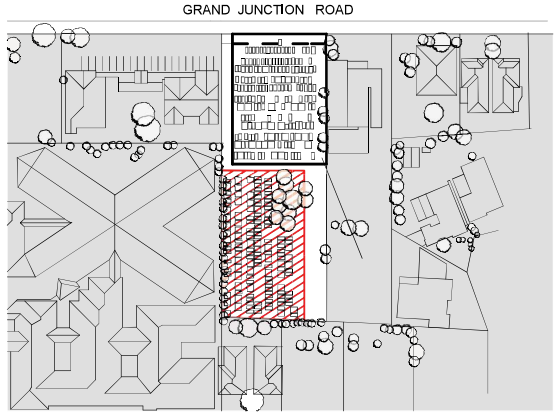
EXISTING SITE PLAN 1:500

Proposed Development Site



LOCALITY PLAN 1.5000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1.1000 (approx.)

Area of Primary Significance

N

STATEMENT OF HERITAGE VALUE

The Hope Valley cemetery is the oldest official cemetery in the Tea Tree Gully area and is an important surviving public place in Hope Valley. (refer D22/175453 for further information).

flightpath

project
HOPE VALLEY CEMETERY

address
1184 Grand Junction Road
Hope Valley
Adelaide

drawing
Locality Plan & Site Plan

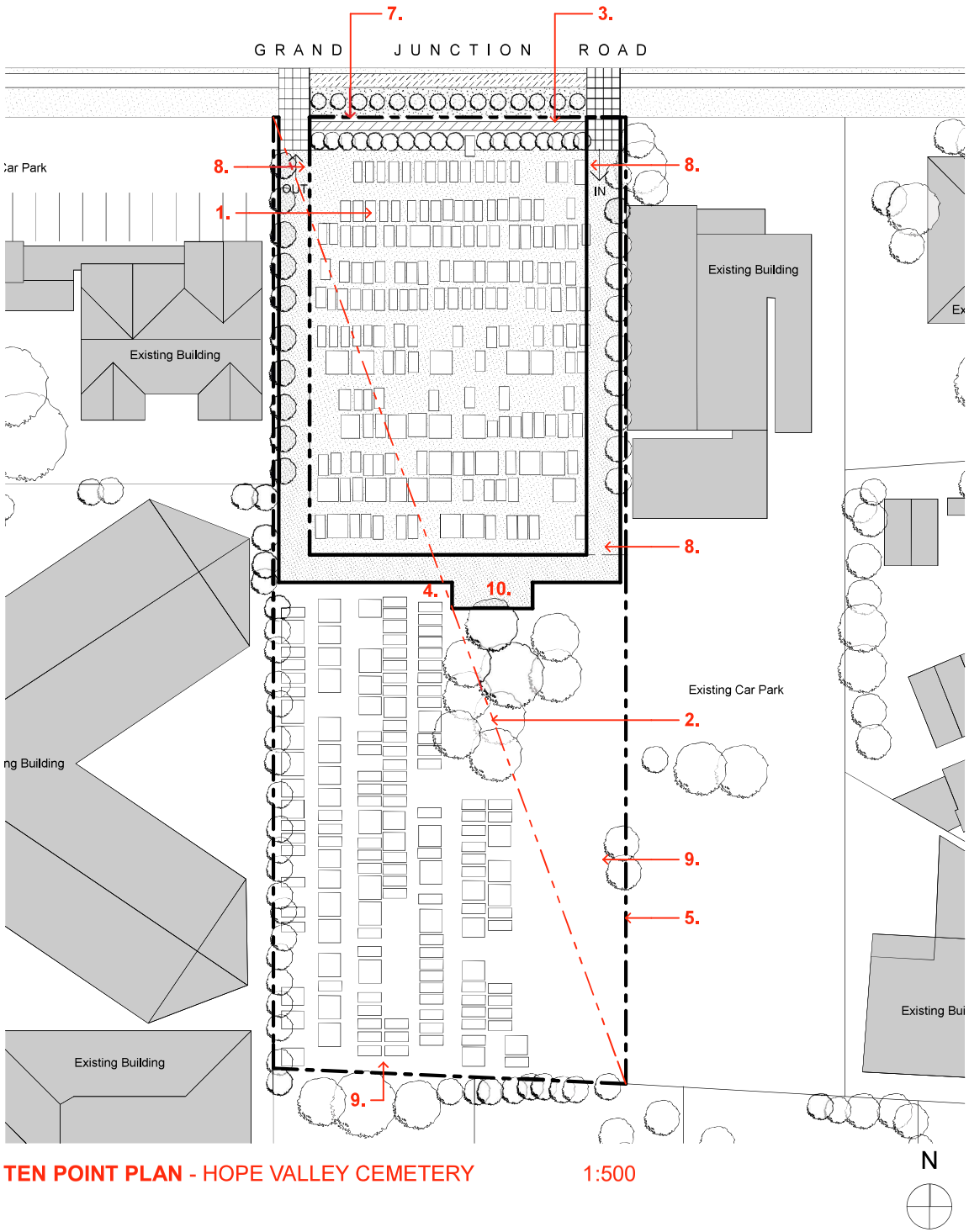
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TEN POINT PLAN - HOPE VALLEY CEMETERY 1:500

TEN POINT PLAN

1. CONSERVATION

Headstones & Graves

- monumental mason: headstone repairs
- reinstate top of grave with gravel
- restore cast iron surrounds
- footings to headstones

2. SETTING

Landscape

(refer landscape drawing)

Trees

(refer landscape drawing)

Fencing

- new front fence
- corrugated fence with tapering edges

Lighting

- Up-lights to all signage

Streetscape

- To be improved as part of the landscape rectification

3. ENTRY STATEMENT

Fencing

- Masonry Pillars with powder coated steel pickets.

Sign

- Interpretive Signage

Masonry Pillar with stainless steel signage

(All signage in accordance with Council Heritage style guidelines)

4. BOLLARDS

- Permapine removal
- Hardwood (125x125)
- New seating

5. PERIMETER FENCING

- Retain existing perimeter fence and back with new galvanised corrugated sheet.

6. MONUMENTS

- Simple new designs
- Retain & conserve existing

7. FRONT WALL

- New front wall and signage

8. DRIVE

Gravel

- maintain and reinstate gravel road with compacted bluestone, 19mm
- maintain and reinstate gravel around graves and headstones with quartzite, 19mm

Edging

- define edge of internal road with 100x25 hardwood edging & stakes

Access

- Crossover treatment with Urbanstone concrete footpath, replace concrete footpath with slate pavers.



9. PLANTING

(refer landscape drawing)

10. CONTEMPLATION

Signage

- Interpretive Signage with uplights
- New seating
- Lawn & shade

flightpath

project
HOPE VALLEY CEMETERY

address
1184 Grand Junction Road
Hope Valley
Adelaide

drawing
Ten Point Plan

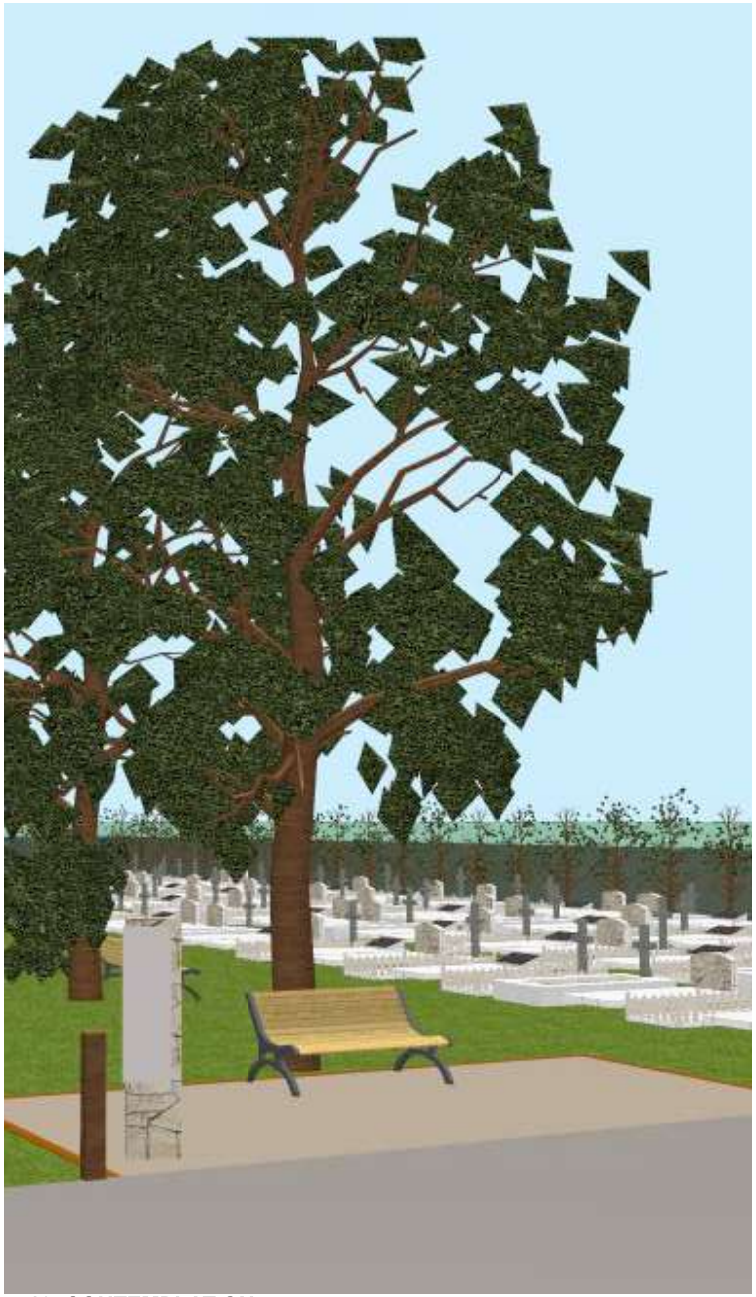
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10. CONTEMPLATION: A space for reflection

SIGNAGE
New Signage in accordance with Council heritage style design guidlines

BOLLARDS
Permapine removal



1. CONSERVATION OF HEADSTONES

1. CONSERVATION
Repair cast iron fencing to heritage graves,

8. DRIVE
maintain and reinstate gravel road with compacted bluestone, 19mm



3. ENTRY STATEMENT: New visual entry into cemetery for pedestrian and vehicle access

FENCING
Masonry pillars and powder coated steel picket fence

SIGNAGE
New Signage in accordance with Council heritage style design guidlines

flightpath

project
HOPE VALLEY CEMETERY

address
1184 Grand Junction Road
Hope Valley
Adelaide

drawing
Proposed

scale
as shown

drawn
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TEN POINT PLAN - HOPE VALLEY CEMETERY 1:500

TEN POINT PLAN - LANDSCAPE

1. CONSERVATION

- *(refer to architecture plan)*

2. SETTING

- Enclosed setting with trees planting and fencing
- Low planting as part of streetscape

3. ENTRY STATEMENT

- Retain front hedges as part of entry statement

4. BOLLARDS

- Provide recycled hardwood bollards to replace permapine

5. PERIMETER FENCING

- *(refer to architecture plan)*

6. MONUMENTS

- *(refer to architecture plan)*

7. FRONT WALL

- *(refer to architecture plan)*

8. DRIVE

- Prune dead wood from existing trees
- Infill additional almond trees avenue along gravel path

9. PLANTING

- Remove Palms and dead-wood shrubs
- Provide new almond trees to match existing
- New perimeter shrub planting to frame the space

10. CONTEMPLATION

- Retain existing trees and provide seating on concrete pad in this area

LEGEND

- EXISTING TREES
- NEW TREES
- LOW SHRUBS & GROUNDCOVER
- GRAVEL
- MULCH SURFACE
- GRASS AREA
- FENCING
- BOLLARD

**** PROVIDE IRRIGATION TO ALL GARDEN AREAS***

PLANT LIST

Botanical Name	Common Name
BOUNDARY TREES	
Prunus dulcis	Almond
Lagerstroemia indica	Crepe Myrtle
BOUNDARY SHRUBS	
Abelia grandiflora	Abelia
Callistemon "Kings Park Special"	Bottle brush
Callistemon "Lavender Showers"	Bottle Brush
Viburnum tinus	Laurustinus
LOW PLANTING	
Agonis flexuosa nana	Dwarf Willow Myrtle
Convolvulus cneorum	Bush morning glory
Correa alba var pannosa	Correa
Dianella 'Little Rev'	Dwarf Flax Lily
Grevillea "Sea spray"	Grevillea
Hebe "Blue Gem"	
Irus unguilcularis	Algerian iris
Myoporum parvifolium	Creeping boobialla
Rosa 'White Meidiland'	Landscape rose
Scaevola "Mauve Clusters"	Scaevola
Lomandra katrinus	Lomandra

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project
HOPE VALLEY CEMETERY

address
1184 Grand Junction Road
Hope Valley
Adelaide

drawing
Landscape Plan

scale
as shown

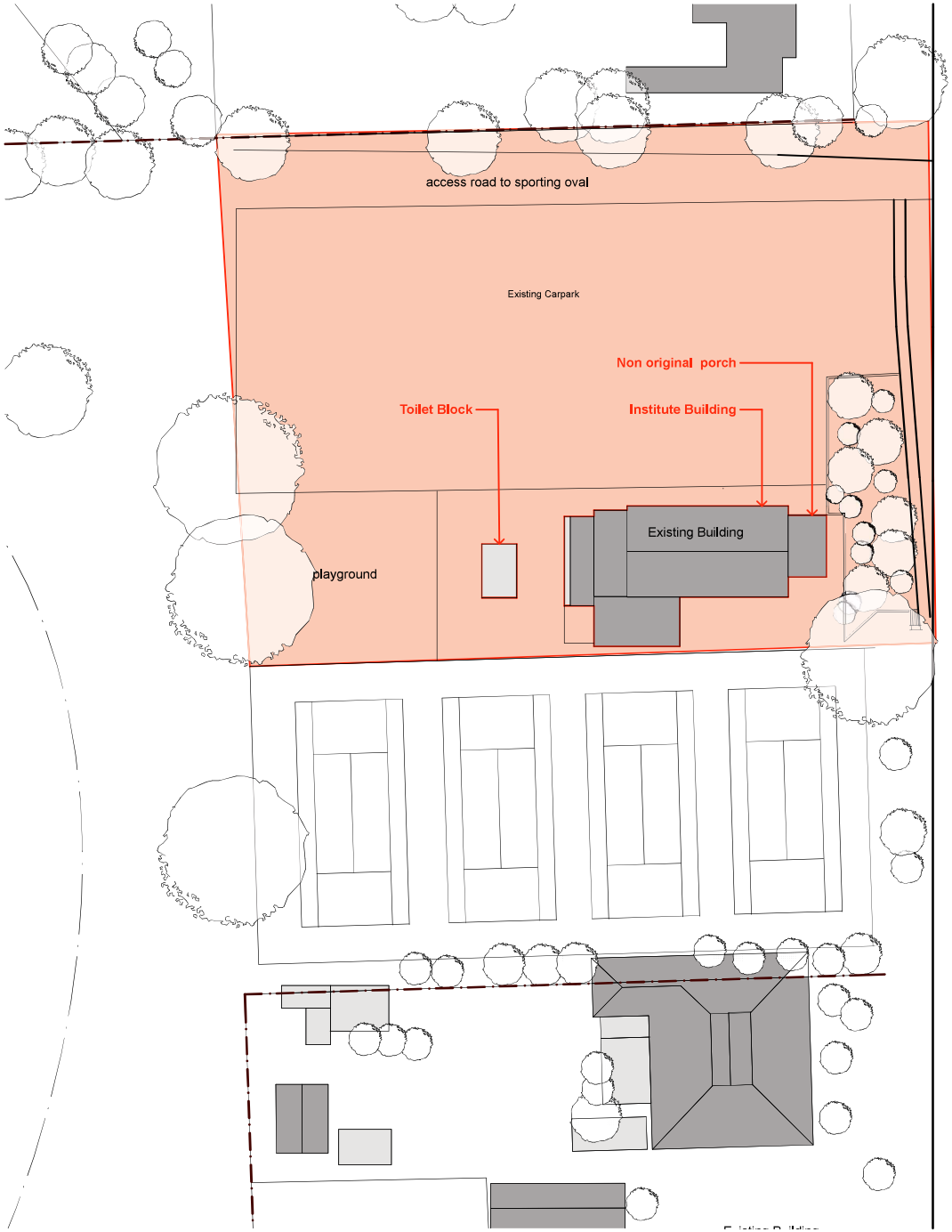
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EXISTING SITE PLAN 1:500

Proposed Development Site

VALLEY ROAD



LOCALITY PLAN 1:10,000 (approx

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

STATEMENT OF HERITAGE VALUE

The Institute is the most substantial surviving building connected with the early development of the township of Hope Valley and has played an important part in the lives of local residents. (refer D22/175453 for further information).

flightpath

project
Hope Valley Institute Building

address
66 Valley Road
Hope Valley
Adelaide

drawing
Existing Site Plan

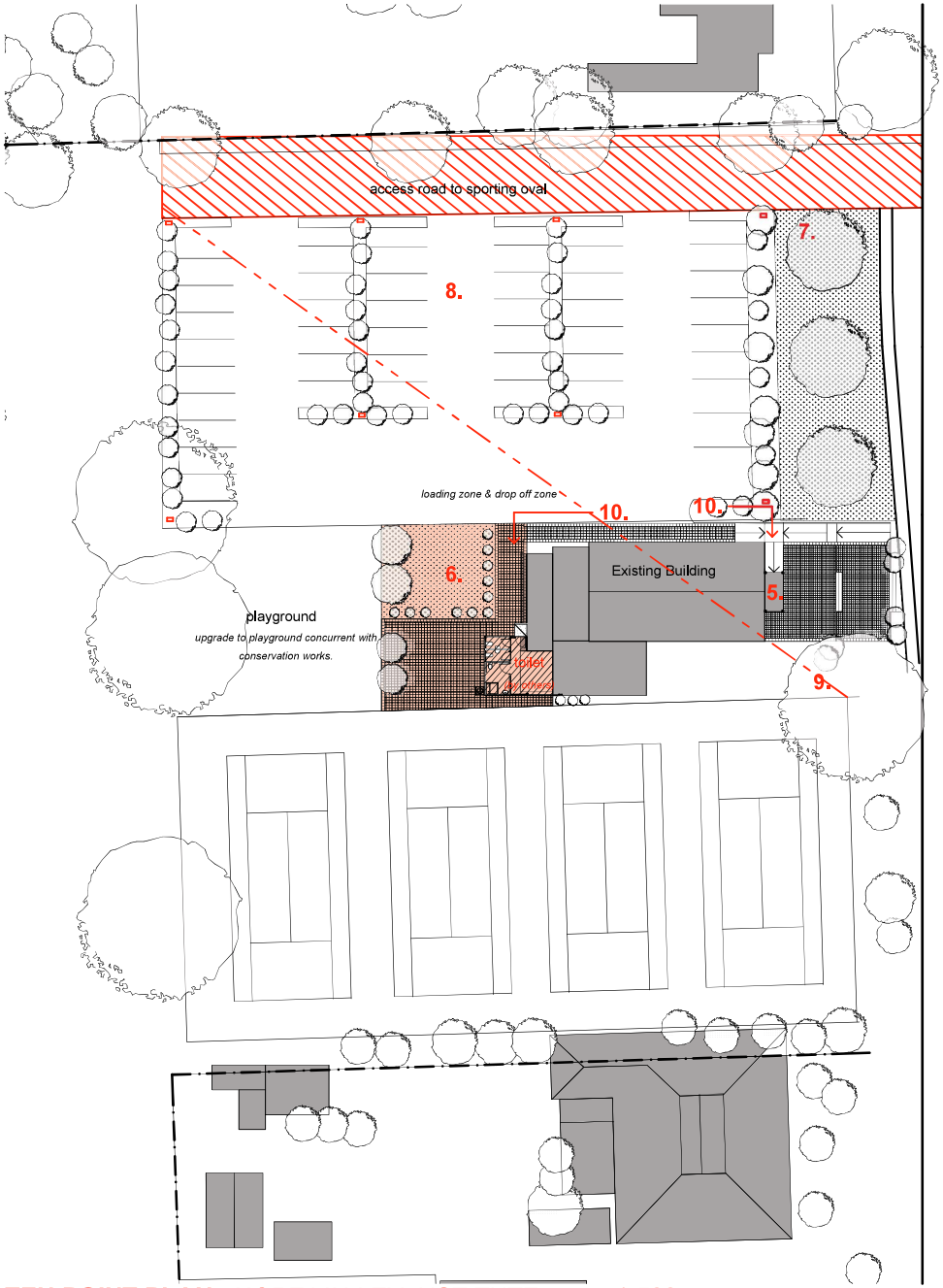
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TEN POINT PLAN - HOPE VALLEY INSTITUTE 1.500 N

TEN POINT PLAN

1. CONSERVATION

Building

- Stone Repair & Repointing
  (Repoint stone)
- Facade Reconstruction
- Timber Repair
  (New matching painted timber frame windows)
- *Roofing, gutters*
  (re-roof in Corrugated Galvanised)
- Stormwater
  (Adequate drainage of storm water run off)

2. SETTING

Landscape *(Refer to Landscape Drawing)*

- Carpark
- Retaining Walls
- Lighting

3. ENTRANCE

- Demolish existing porch
- Propose new porch

Signage

- Remove
- Replace as per suite
  (Repair Sign on Facade)

4. VIEWS

5. ENTRANCE PORCH

- Propose new entry, with plateau & landscaping
- Disabled access from car park & footpath

6. REMOVE AMENITIES

*(removal of existing toilet block & new toilet block supplied *by others)*

7. LANDSCAPE

- Planter box removal
- Planting
- Grasses *(softer native grass for entrance)*

8. CARPARK

Trees *(Refer Landscape Drawing)*

- Formalise
  (New line marking and landscaping, refer to landscape drawings)

(stormwater run off to be reticulated onto planting)

Lighting *(Install up lighting to car park & signage)*

9. TREE

(retain significant tree)

10. ACCESS TO BUILDING

Ramps *(Incorporation of new accessible ramps)*

Plateau *(new raised plateau, with feature paving to the edges, housed in a retaining wall.)*

maintain connections





signage





setting





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project
Hope Valley Institute Building

address
66 Valley Road
Hope Valley
Adelaide

drawing
Ten Point Plan

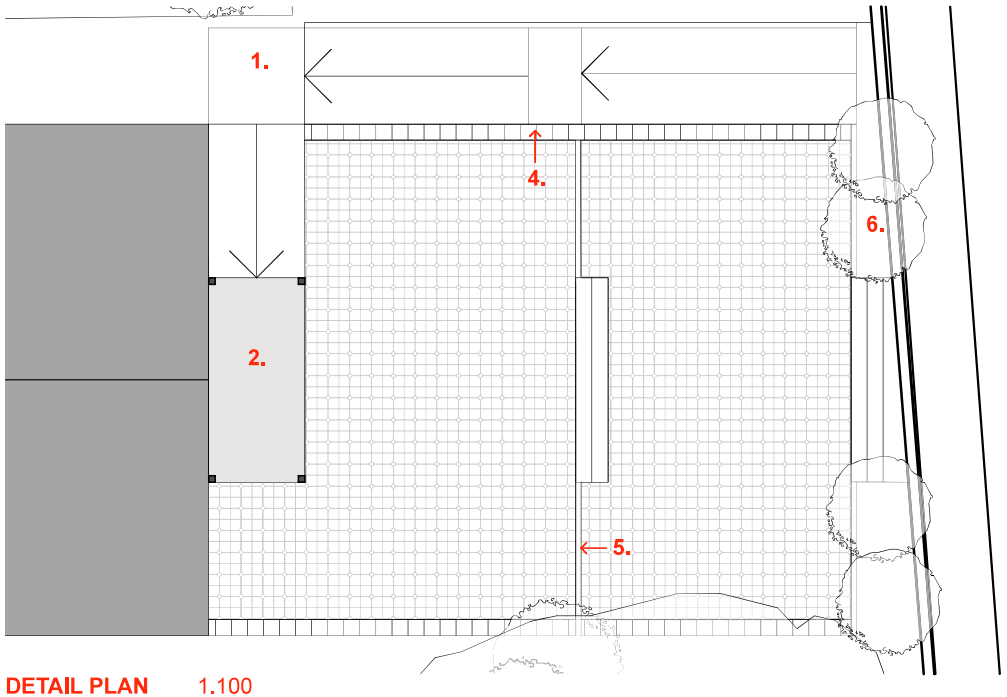
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DETAIL PLAN 1.100

1. Access Ramp
2. Proposed Entrance Porch
3. Paved Plateau
4. Feature Paving
5. Retaining Wall
6. Landscaping
7. Native grass
8. Paving



PROPOSED ENTRANCE PERSPECTIVE

2. SETTING

Landscape

(Refer to Landscape Drawing)

- Carpark
- Retaining Walls
- Lighting

3. ENTRANCE

- Remove
- Garden: soft native grasses.
- Replace

Signage

- Remove
- Replace as per suite

(Repair Sign on Facade)

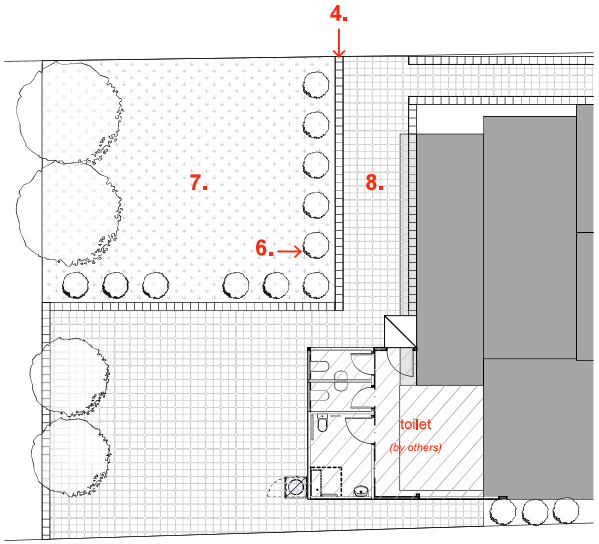
10. ACCESS TO BUILDING

Ramps

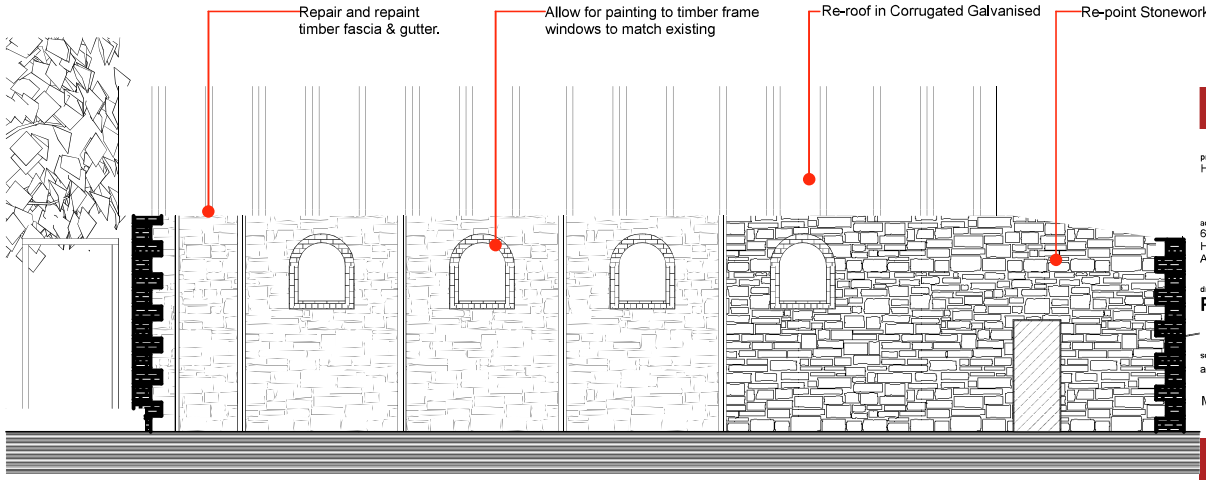
(Incorporation of new accessible ramps)

Plateau

(new raised plateau, with feature paving to the edges, housed in a retaining wall.)



PLAN - Shelter & Landscaping 1.200



ELEVATION - BUILDING CONSERVATION 1.100

flightpath

project
Hope Valley Institute Building

address
66 Valley Road
Hope Valley
Adelaide

drawing
Proposed Works

scale
as shown

drawn
CS

MAY 2009

2484.SD3

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TEN POINT PLAN - HOPE VALLEY INSTITUTE 1.500 N

TEN POINT PLAN - LANDSCAPE

1. CONSERVATION

- *(refer to architecture plan)*

2. SETTING

- Maintain curtilage to building
- Formalise planting pattern
- Integrate playground with surrounding landscape through small informal garden areas

3. ENTRANCE

- Maintain garden bed on Valley Road boundary
- Infill low planting to maintain visual connection

4. VIEWS

- Low planting and clear trunk trees to maintain views

5. ENTRANCE PORCH

- Low planting to maintain visual connection

6. REMOVE AMENITIES

- Courtyard space to incorporate with proposed shelter

7. LANDSCAPE

- Remove raised planter box except to base of significant trees
- Provide low planting and clear trunk trees to ensure views maintained
- Provide new corrugated iron fencing to side boundary

8. CARPARK

- Formalise trees and groundcover planting in bioretention gardens which capture stormwater run off from carpark
- Provide shade

9. TREE

- Retain existing significant conifer tree

10. ACCESS

- Provide DDA access
- Paving around building perimeter

LEGEND

- EXISTING TREES
- PROPOSED TREES
- LOW SHRUBS & GROUNDCOVER
- PAVED AREA
- GRASS AREA
- GARDEN BEDS
- CORRUGATED FENCING

**** PROVIDE IRRIGATION TO ALL GARDEN AREAS***

PLANT LIST

Botanical Name	Common Name
TREES_CARPARK	
Celtis australis	Hackberry
Pistacia chinensis	Chinese pistacio
Pyrus calleryana cultivars	Ornamental Pear
TREES - BOUNDARY	
Eucalyptus Grafted "Summer Red"	Grafted Eucalypt
Lagerstroemia indica	Crepe Myrtle
SHRUBS & GROUNDCOVERS	
Abelia grandiflora nana	Dwarf Abelia
Agapanthus orientalis	Agapanthus
Callistemon 'Little John'	Dwarf bottlebrush
Coleonema pulchrum	Diosma
Convolvulus cneorum	Bush morning glory
Correa alba var pannosa	Correa
Dianella brevicaulis	Black anther flax lily
Grevillea "Sea spray"	Grevillea
Hebe "Blue Gem"	
Irus unguicularis	Algerian iris
Rosa 'White Meidiland'	Landscape rose
Rosmarinus officinalis "Prostratus"	Rosemary
Scaevola "Mauve Clusters"	Scaevola
BIORETENTION	
Goodenia ovata	Hop goodenia
Isolepis nodosa	Knobby clubrush
Juncus pallidus	Pale rush

flightpath

project
Hope Valley Institute Building

address
66 Valley Road
Hope Valley
Adelaide

drawing
Landscape Plan

scale
as shown

drawn
SC

MAY 2009

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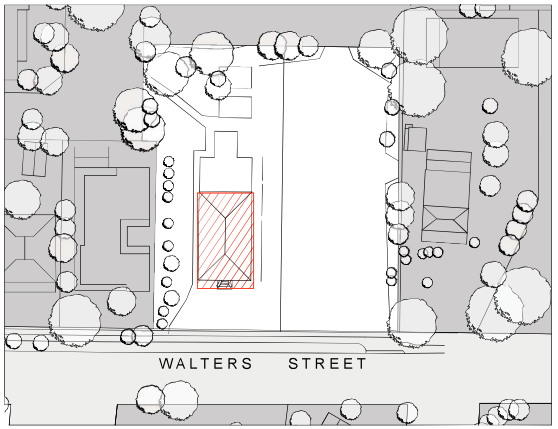
EXISTING SITE PLAN 1.500

Proposed Development Site



LOCALITY PLAN 1.5000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1.1000 (approx.)

Area of Primary Significance

N

STATEMENT OF HERITAGE VALUE

This institute building has played an important part in the lives of local residents since it was built in 1896. Built of local stone with generous proportions, it is a significant historic building of the late 19th century, as well as a notable landmark in the area. (refer D22/179552 for further information).

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project
Tea Tree Gully Institute Building

address
36 Walters Street
Tea Tree Gully
Adelaide

drawing
Existing Site Plan

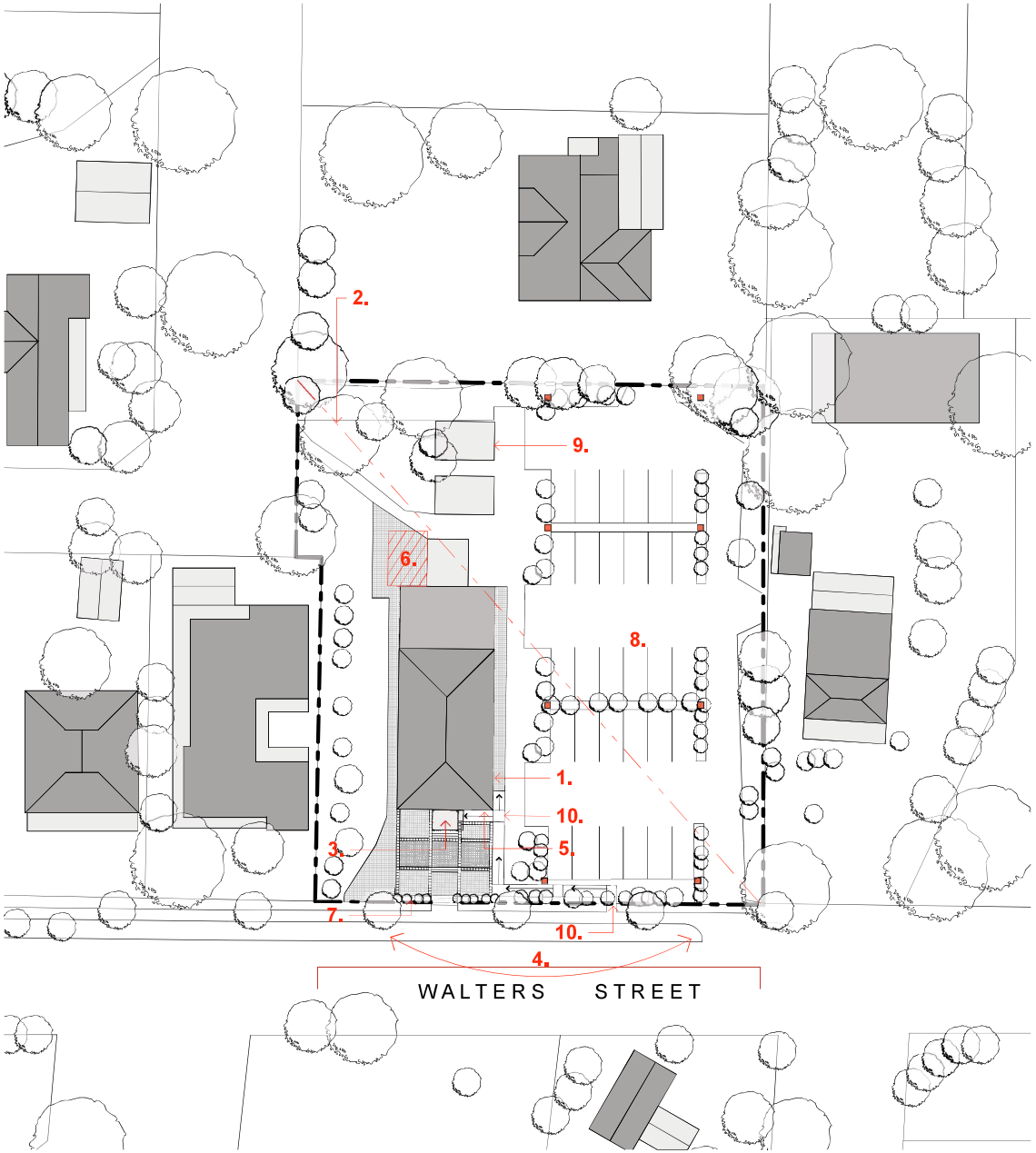
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TEN POINT PLAN - TEA TREE GULLY INSTITUTE 1.500

TEN POINT PLAN

1. CONSERVATION

Building

- Stone Repair & Repointing
- Timber Repair

(New matching painted timber frame windows)

- Stormwater

(Adequate drainage of storm water run off)

- Roofing, Gutters

Repair and Repaint Gutters

Re-roof in Corrugated Galvanised

2. SETTING

Landscape

(Refer to Landscape Drawing)

Carpark

- *New line marking, lighting and landscaping*

Retaining Walls

- *retaining walls and stairs to match new paved plateau (rendered masonry)*

Lighting

- New Lighting to carpark

3. PORCH

- Remove existing
- Replace with new structure

4. CONNECTIONS

- Maintain views of institute

5. SIGNAGE

- Remove existing
- Existing sign bored near front wall to be re-located in garden bed at street

(Conserve Sign on Front parapet wall)

- Uplights to signage

6. FUTURE ACCESSIBLE AMENITIES BLOCK

7. RETAINING WALLS

- Remove permapine
- To be rendered masonry

8. CARPARK

Trees

- *Refer Landscape Drawing*

Formalise

- *New line marking and landscaping, refer to landscape drawings*

9. SHEDS

- Removal or relocation to be validated by Council

10. ACCESS

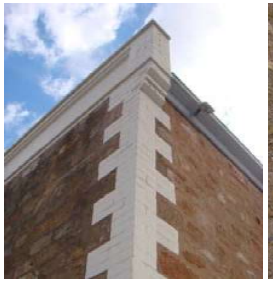
Ramps

- news accessible ramps to match new paved plateau

Plateau

- new raised plateau with feature urbanstone paving to housed in a rendered finish masonry

conservation





setting





signage





flightpath

project
Tea Tree Gully Institute Building

address
36 Walters Street
Tea Tree Gully
Adelaide

drawing
Ten Point Plan

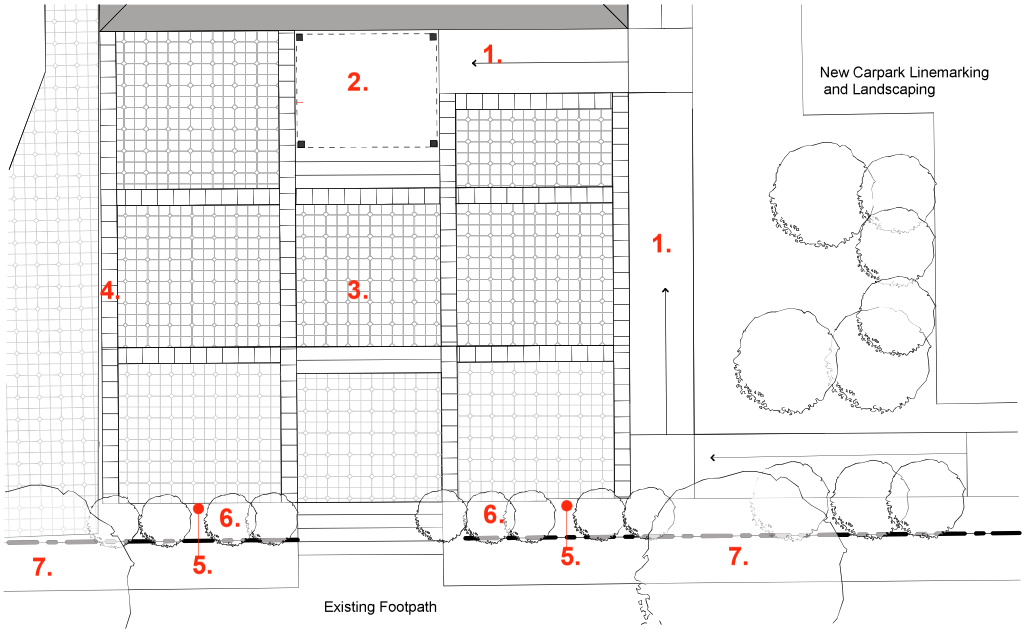
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MAY 2009

2484.SD2

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DETAIL PLAN - SETTING 1.100

1. Access Ramps
2. Proposed Entrance Porch
3. Paved Plateau
4. Feature Paving
5. Retaining Wall
6. Landscaping
7. Street Trees



PROPOSED ENTRANCE PERSPECTIVE

2. SETTING

Landscape

Carpark *(New Line marking and landscaping)*

Retaining Walls *(Rendered Masonry)*

Lighting *(Uplights to signage & Carparking lighting)*

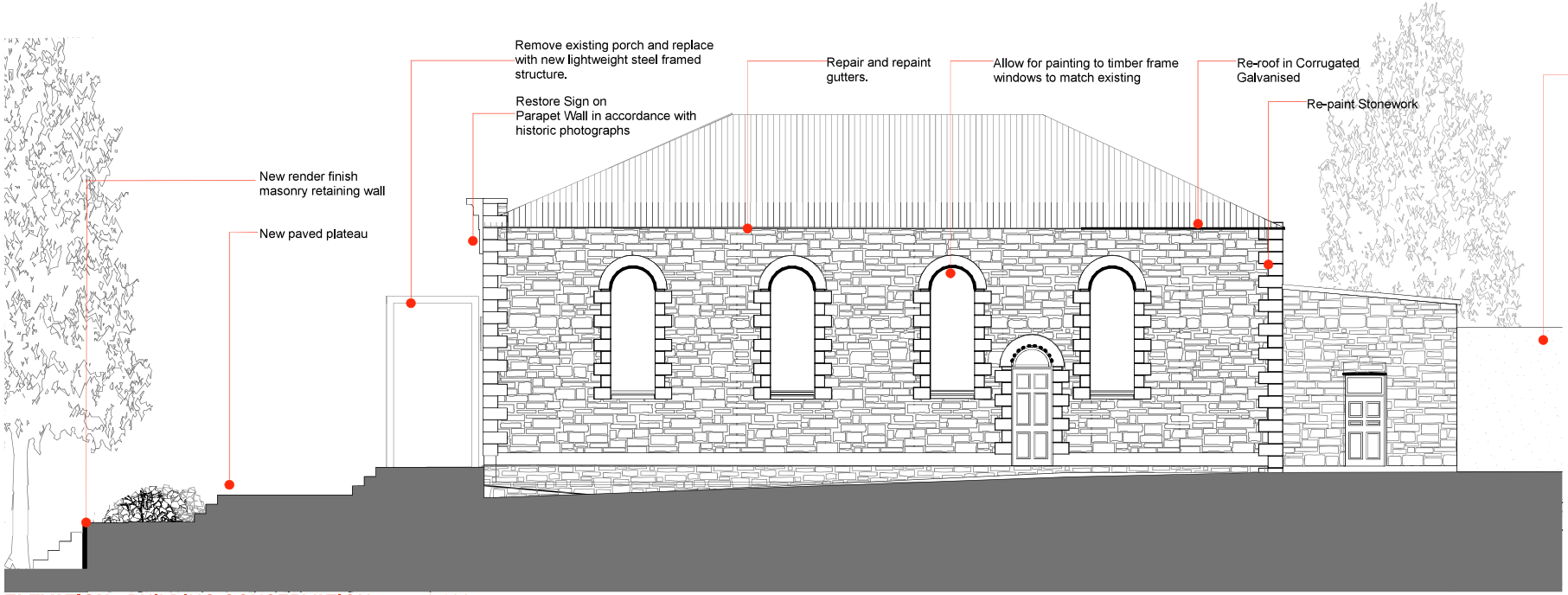
3. PORCH

Remove and Replace

10. ACCESS TO BUILDING

Ramps *(new accessible ramps)*

Plateau *(new raised plateau with feature paving to the edges, housed in retaining wall)*



ELEVATION - BUILDING CONSERVATION 1.100

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project
Tea Tree Gully Institute Building

address
36 Walters Street
Tea Tree Gully
Adelaide

drawing
Proposed Works

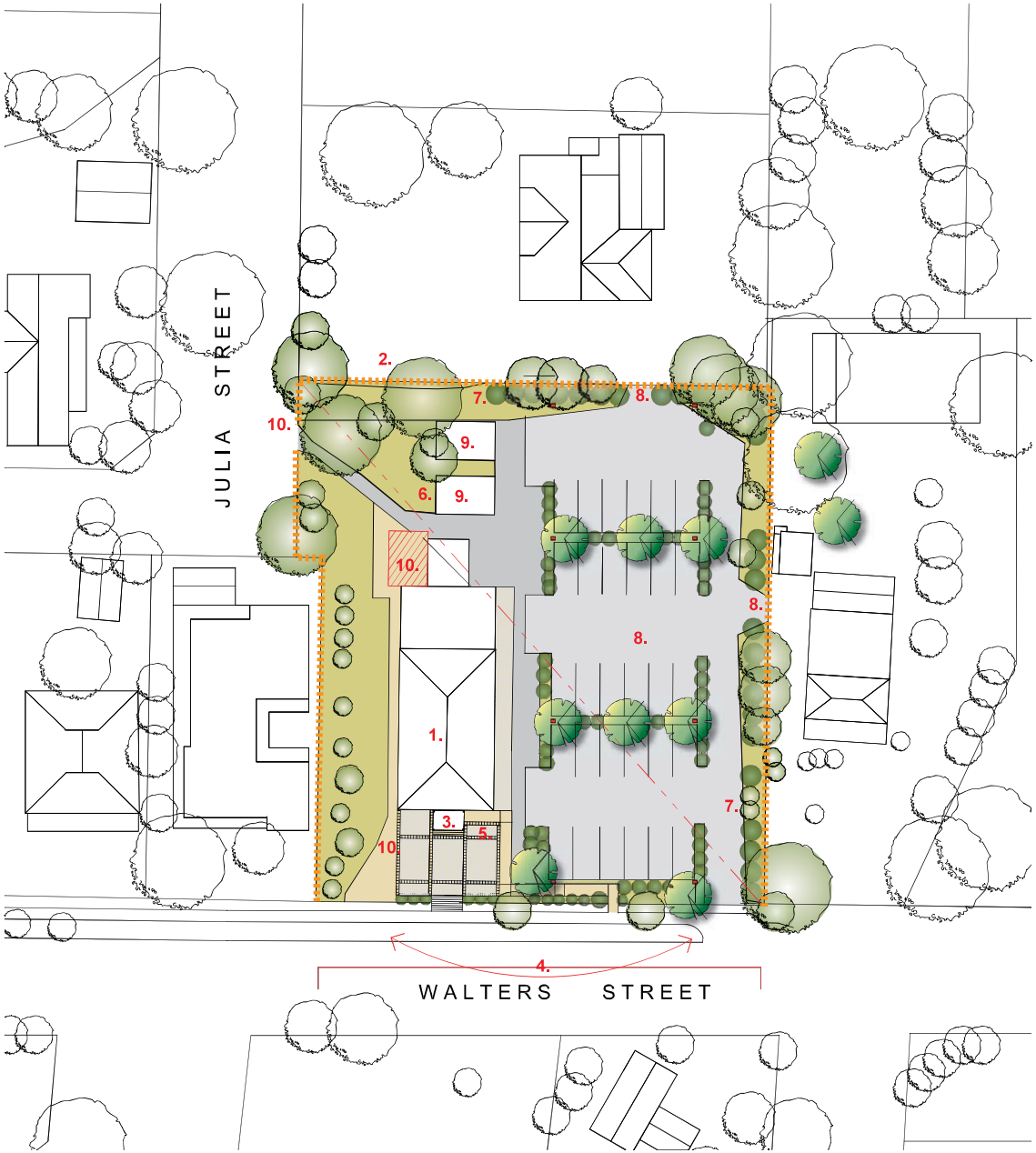
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2484.SD3

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TEN POINT PLAN - TEA TREE GULLY INSTITUTE 1.500

TEN POINT PLAN

1. CONSERVATION

- *(refer to architecture plan)*

2. SETTING

- Maintain curtilage to building
- Formalise planting pattern

3. PORCH

- *(refer to architecture plan)*

4. CONNECTIONS

- Low planting to maintain views

5. SIGNAGE

- *(refer to architecture plan)*

6. PROPOSED NEW AMENITIES

- *(refer to architecture plan)*

7. RETAINING WALLS

- Low stone wall
- Infill planting
- Provide corrugated iron fencing

8. CARPARK

- Formalise trees and groundcover planting in bioretention gardens which capture stormwater run off from carpark
- Provide shade
- Maintain access to adjacent residential allotments

9. SHEDS

- *(refer to architecture plan)*

10. ACCESS

- Maintain existing access to Julia St.
- Provide DDA access
- Provide paving around building perimeter
- Formalise entry to carpark area

LEGEND

- EXISTING TREES
- PROPOSED TREES
- LOW SHRUBS & GROUNDCOVER
- PAVED AREA
- GARDEN BEDS
- CORRUGATED FENCING

**** PROVIDE IRRIGATION TO ALL GARDEN AREAS***

PLANT LIST

Botanical Name	Common Name
TREES -CARPARK	
Koelreutaria paniculata	Golden Rain Tree
Pistacia chinensis	Chinese pistacio
Ulmus parvifolia	Chinese Elm
BOUNDARY PLANTING	
Eucalyptus Grafted "Summer Red"	Grafted Eucalypt
Callistemon "Kings Park Special"	Bottle Brush
Callistemon "Lavender Showers"	Bottle Brush
LOW SHRUBS	**Common Name**
Abelia grandiflora nana	Dwarf Abelia
Agapanthus orientalis	agapanthus
Callistemon 'Little John'	dwarf bottlebrush
Convolvulus cneorum	Bush morning glory
Correa "Dusky Bells"	Australian fuschia
Dietes grandiflora	Wild Iris
Grevillea "Sea spray"	Grevillea
Irus unguilcularis	algerian iris
Myoporum parvifolium	creeping boobialla
Scaevola "Mauve Clusters"	scaevola
Lomandra katrinus	Lomandra

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project
Tea Tree Gully Institute Building

address
36 Walters Street
Tea Tree Gully
Adelaide

drawing
Landscape Plan

scale
as shown

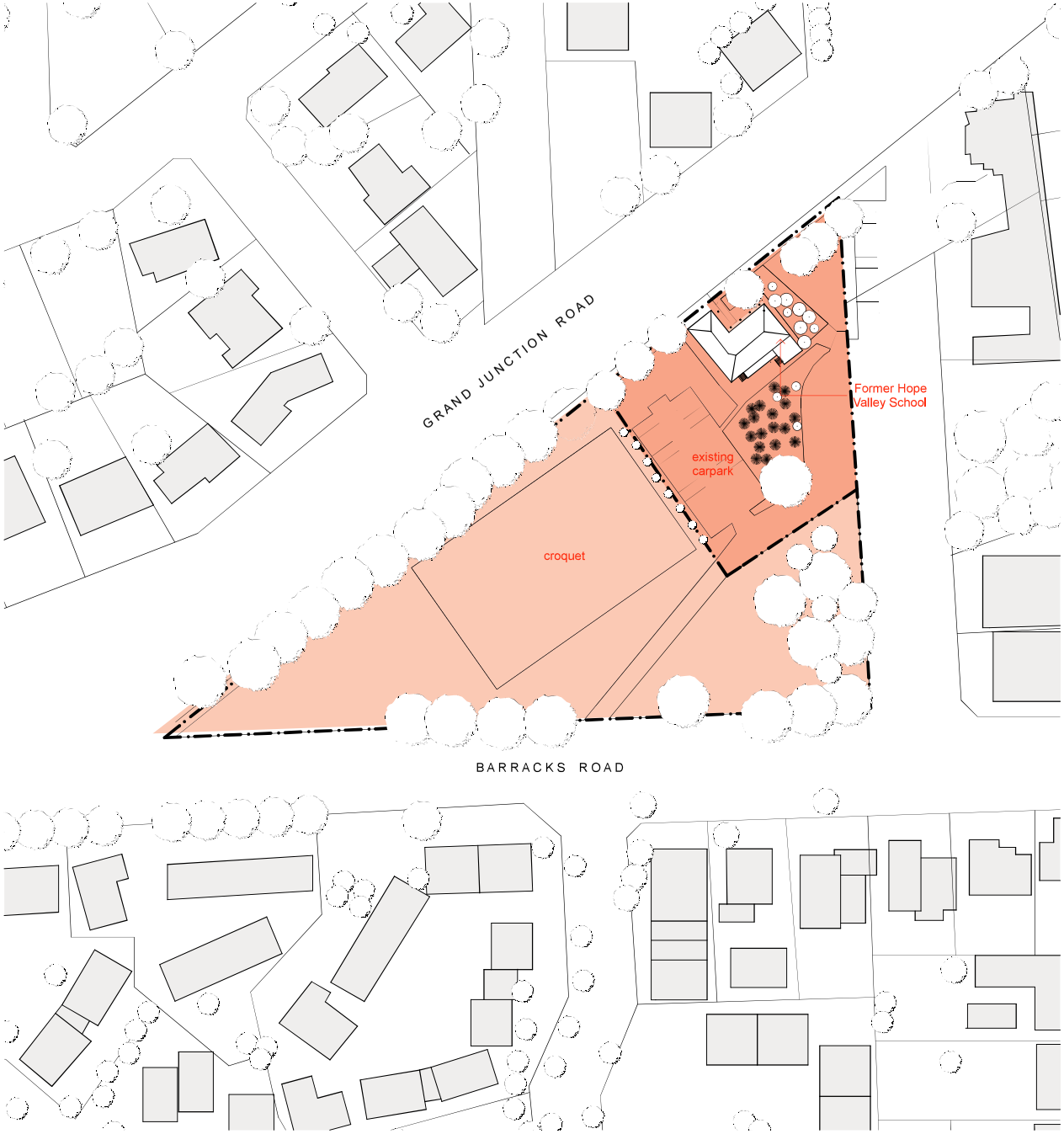
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MAY 2009

2484.SD4

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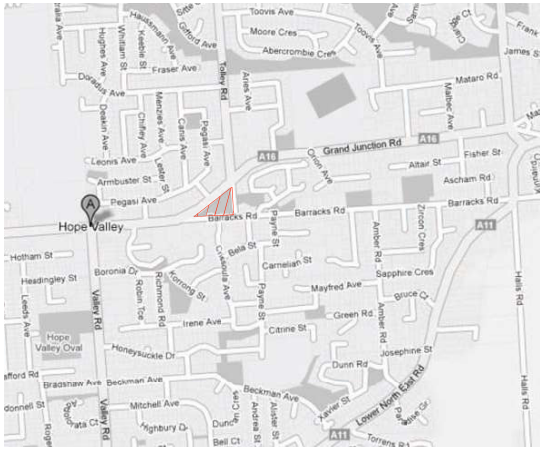
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EXISTING SITE PLAN **1:1000**

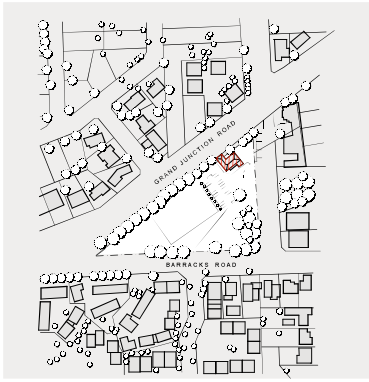
Extent of site boundary

Proposed Development Site



LOCALITY PLAN 1:20,000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

STATEMENT OF HERITAGE VALUE

This is one of the oldest schools in the area and one of the few surviving early buildings in the historically significant township of Hope Valley. It is associated with the early development of Hope Valley and has played an important part in the lives of the local community. (refer to D22/179552 for further information).

flightpath

project
Former Hope Valley School:
Tea Tree Gully Heritage Places

address
Grand Junction Road &
Barracks Road, Hope Valley

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	CS	DA

date	drawing number
JUNE 2009	2484.SD01

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TEN POINT PLAN

1. CONSERVATION
- Conserve area of primary value. *(retain all external walls, roof form cladding, verandah, chimneys)*
- Allow internal adptation

2. CONNECTIONS
- Maintain vistas to external sites.

3. SETTING
- Rationalise front and side gardens *(as per earlier photographs & refer to landscape plan)*
- Make Culvert safe with landscaping: soft planting & pavers.
- Provide interpretive signage
- Propose new entry, with plateau & landscaping
- Disabled access from car park & footpath

4. VISTAS
- Maintain, retain & enhance significant elevations.

5. LEAN-TO
- Re-line lean-to areas *(ensure that asbestos removal is undertaken in accordance with relevant standards & precautions)*.

6. FUTURE ADDITION ZONE
- Provide complimentary addition, visible to rear.

7. FACADE & CROQUET FENCING
- **Picket Fence Framing** *(retain clear edge to clearly define heritage value with fencing to interpret original)*
- **Lighting** *(Install up lighting to signage & walkways)*

8. VERANDAH
- If required- provide simple timber handrail to verandah with infill panel.

9. MONITOR
- Monitor internal cracking, monitor floor cracking & seek advice & repair

10. INTERNAL PROGRAM
- Allow internal adaptation by removal of walls or the formation of openings.

maintain connections





conservation





surroundings





flightpath

project
Former Hope Valley School:
Tea Tree Gully Heritage Places

address
Grand Junction Road &
Barracks Road, Hope Valley

drawing
10 point Plan

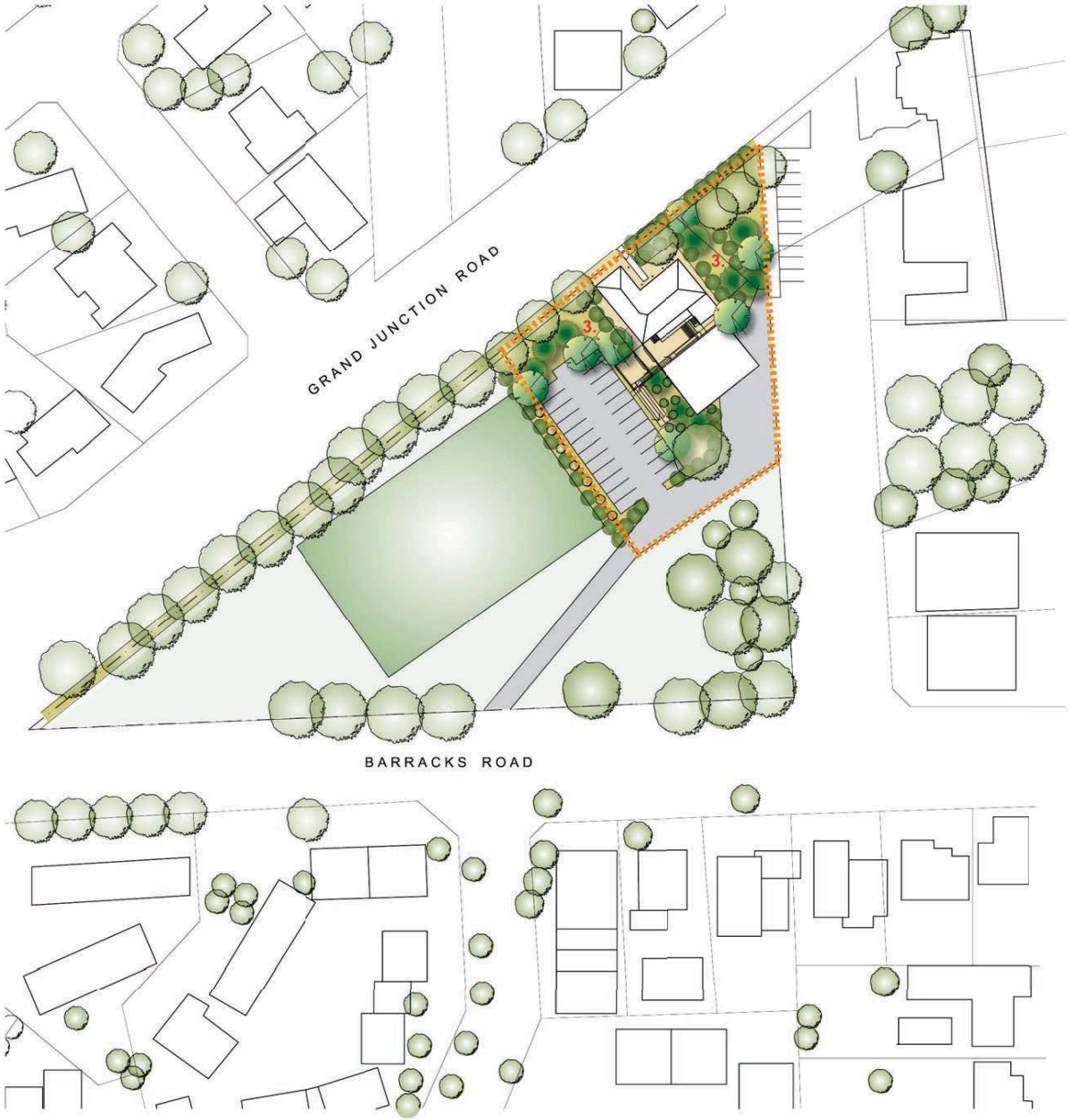
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date	drawing number
JUNE 2009	2484.SD02

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TEN POINT PLAN - FORMER HOPE VALLEY SCHOOL 1.1000 N

Extent of site boundary
Proposed Development Site



TEN POINT PLAN - FORMER HOPE VALLEY SCHOOL 1.1000

N

TEN POINT PLAN - LANDSCAPE

1. CONSERVATION

- *(refer to architecture plan)*

2. CONNECTION

- *(refer to architecture plan)*

3. SETTING

- Reinforce existing planting and provide interpretive signage regarding the biodiversity value of indigenous species



- Along Grand Junction Road : Stage replacement of exotic planting with native planting in-keeping with existing internal planting



4. VISTAS

- *(refer to architecture plan)*

5. LEAN-TO

- *(refer to architecture plan)*

6. FUTURE ADDITION ZONE

- *(refer to architecture plan)*

7. FACADE FRAMING

- *(refer to architecture plan)*

8. VERANDAH

- *(refer to architecture plan)*

9. MONITOR

- *(refer to architecture plan)*

10. INTERNAL PROGRAM

- *(refer to architecture plan)*

LEGEND

- EXISTING TREES
- PROPOSED TREES
- LOW SHRUBS & GROUNDCOVER
- GRASS AREA
- GARDEN BEDS
- PAVED AREA
- FENCING

** PROVIDE IRRIGATION TO ALL GARDEN AREAS*

PLANT LIST

Botanical Name	Common Name
Trees/tall shrubs	
Acacia pycnantha	Golden wattle
Banksia marginata	silver banksia
Callitris preissii	southern cypress pine
Dodonaea viscosa	Sticky hop bush
Eucalyptus leucoxylon ssp leucoxylon	SA Blue Gum
Shrubs/understory/sedges/grasses	
Acacia acinacea	Round-leaved Wattle
Chrysocephalum apiculatum	
Cyperus tenellus	tiny flat sedge
Dianella longifolia	pale flax lilly
Dianella revoluta	Native flax
Goodenia blackiana	native primrose
Goodenia geniculata	Bent goodenia
Grevillea lavandulacea	Lavender Grevillea
Kennedia prostrata	Running postman
Lomandra densiflora	Soft tussock mat-rush
Lomandra nana	Small mat-rush
Poa crassicaudex	thick stemmed tussock grass
Scaevola albida	Small fruited fan flower
Vittadenia cuneata	New Holland Daisy
Vittadenia gracilis	Woolly New Holland Daisy
Wahlenbergia luteola	yellow wash bluebell

flightpath

project
Former Hope Valley School:
Tea Tree Gully Heritage Places

address
Grand Junction Road &
Barracks Road, Hope Valley

drawing
Landscape Plan

scale	drawn	checked
as shown	SC	DA

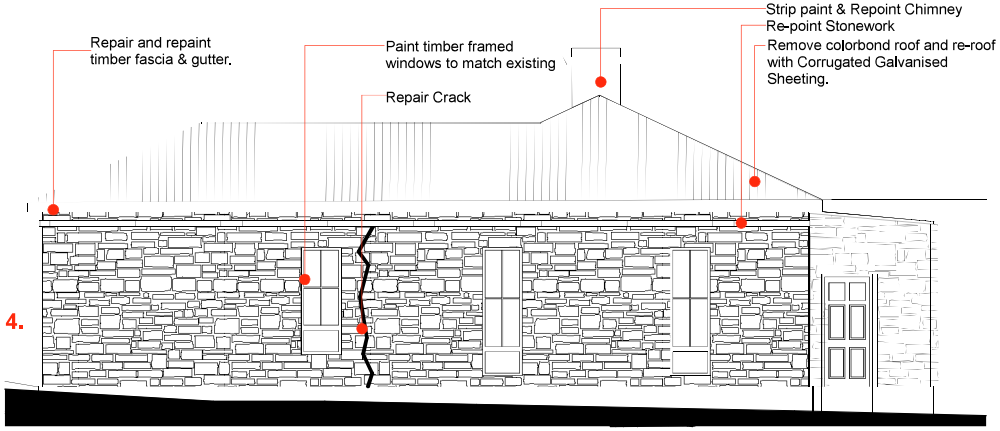
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Floor Plan **1:200**



Elevation **1:100**

N

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project
Former Hope Valley School:
Tea Tree Gully Heritage Places

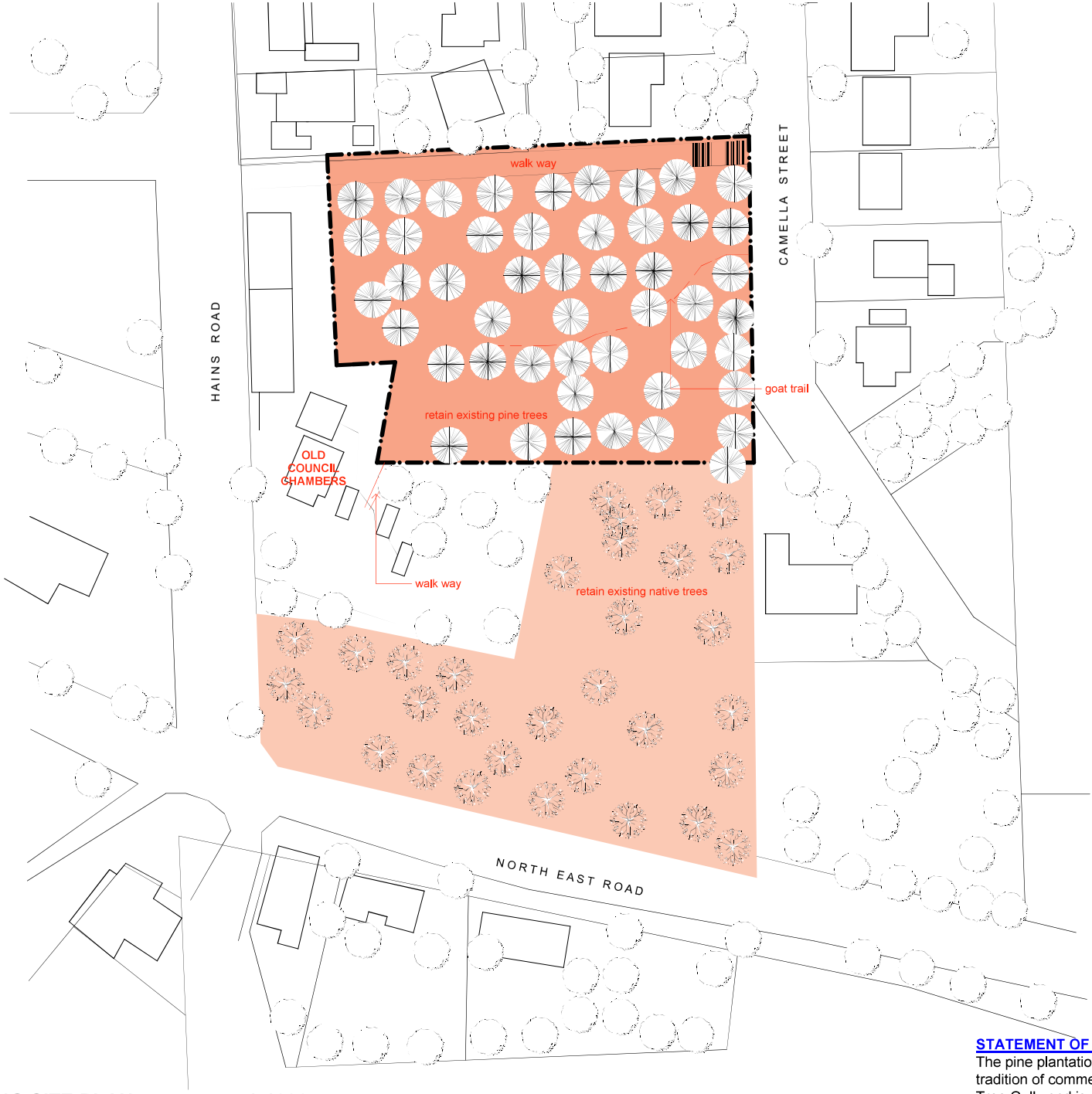
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drawing
Proposed Works

scale	drawn	checked
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date	drawing number
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EXISTING SITE PLAN

1:1000

Extent of site boundary

Proposed Development Site



LOCALITY PLAN 1:20,000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

STATEMENT OF HERITAGE VALUE

The pine plantation is an important part of the tradition of commemorative planting in Tea Tree Gully and is a physical reminder of the Centenary of Settlement of the district. (refer D22/175453 for further information).

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project
Pine Plantation:
Tea Tree Gully Heritage Places

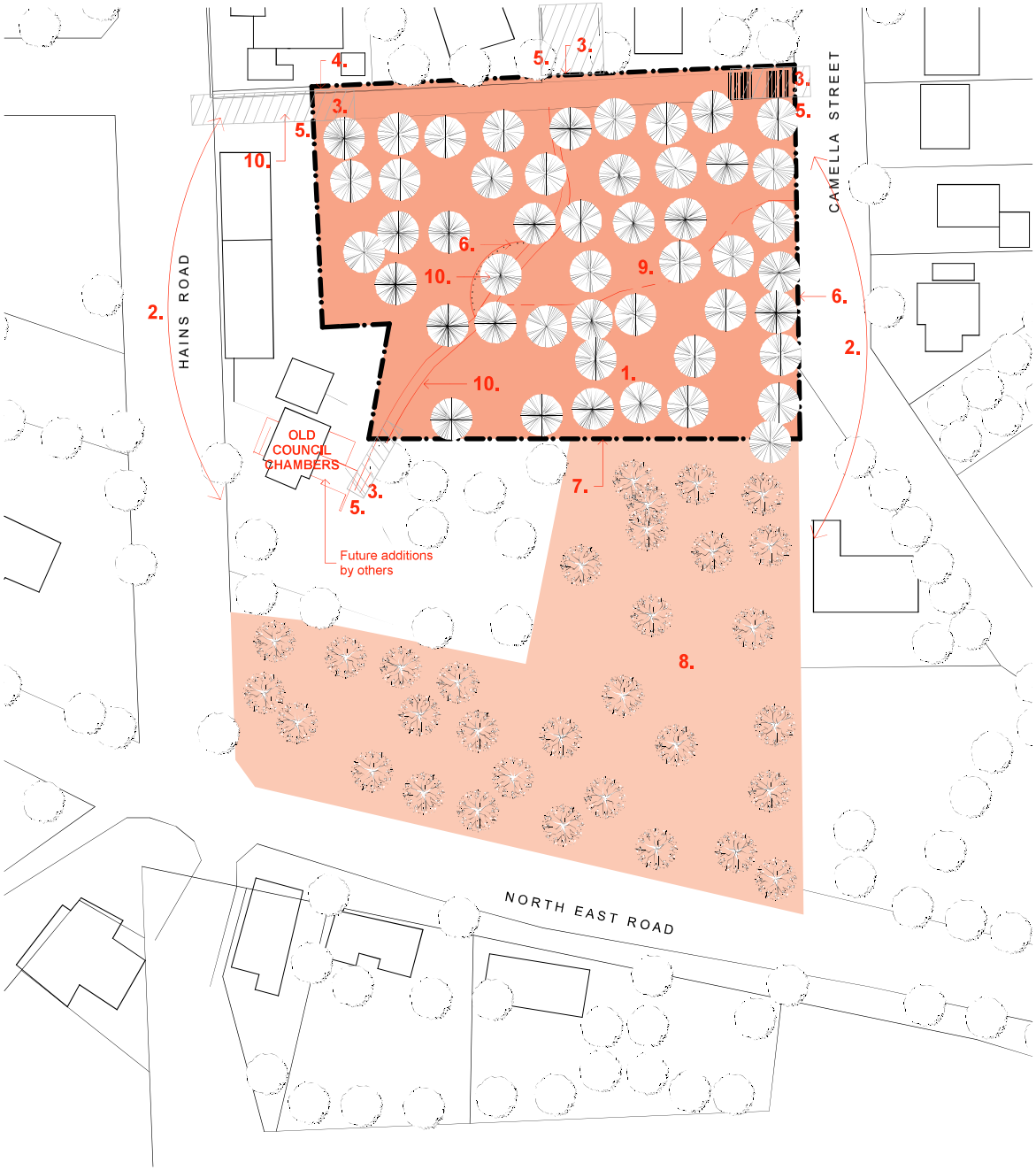
address
Hains Road Road, Tea Tree Gully

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	CS	DA

date
JUNE 2009 2484.SD01

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TEN POINT PLAN - PINE PLANTATION 1.1000

Extent of site boundary

Proposed Development Site

N

TEN POINT PLAN

1. CONSERVATION

- Conserve area of primary value. *(ensure public safety measures are undertaken)*
- Retain all pines

2. CONNECTIONS

- Maintain vistas & pedestrian connections to external sites: Tea Tree Gully council chambers.

3. ENTRANCE

- Retain and repair steps & handrail
- Provide new gate & signage
- Provide complying access ramp *(ensuring materials are consistant & sympathetic)*

4. PERIMETER FENCING

- **Framing** *(landscaping & reinstating bounding hardwood timber posts with galvanised drawn wire)*
- Retain & enhance connections with existing streets. *(consider sympathetic gates & interpretive plaques)*

5. SIGNAGE

- Provide interpretive signage with up lighting.

6. EMBANKMENTS

- **Hardwood Posts** maintain and reinstate hardwood posts as safety precaution.
- **Railing** maintain and reinstate railing as safety precaution.

7. PERIMETER EDGING

- **Framing** *(retain clear edge to clearly define heritage value of pines)*
- **Lighting** *(Install up lighting to signage & walkways)*

8. PLANTING

(refer to landscape plan)

- Retain native planting areas.

9. REINSTATE PINES

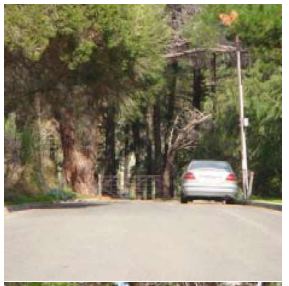
- Consider new infill pines to replace unsafe trees. (refer to landscape plan)

10. PATHWAYS

- Provide new path material. consider safety and edges without formalising pathway.
- Provide seating, bin, bollards & pathway in rest area.

maintain connections





conservation





pathways





flightpath

project
Pine Plantation:
Tea Tree Gully Heritage Places

address
Hains Road Road, Tea Tree Gully

drawing
10 point Plan

scale	drawn	checked
as shown	CS	DA

date
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TEN POINT PLAN - PINE PLANTATION 1.1000

N

TEN POINT PLAN - LANDSCAPE

1. CONSERVATION

- Retain all existing pines and reinforce planting

2. CONNECTIONS

- *(refer to archiiecture plan)*

3. ENTRANCE

- *(refer to archiiecture plan)*

4. PERIMETER FENCING

- *(refer to archiiecture plan)*

5. SIGNAGE

- *(refer to architecture plan)*

6. EMBARKMENTS

- *(refer to architecture plan)*

7. PERIMETER EDGING

- *(refer to architecture plan)*

8. PLANTING

- Retain native planting areas and reinforce to create biodiversity pockets
- Enhance the native planting with local indigenous species

9. REINSTATE PINE

- New infill pines to reinforce existing grid planting

10. PATHWAYS

- Retain existing pathway and reinstate as necessary to provide safe access



- Reshape culvert and establish grassing to minimise erosion



LEGEND

- EXISTING TREES
- NEW PINE INFILL
- NEW NATIVE TREES
- NEW NATIVE SHRUBS
- COMPACTED RUBBLE
- GRASS AREA
- FENCING

PLANT LIST

Botanical Name	Common Name
Trees/tall shrubs	
Acacia paradoxa	Spiney wattle
Acacia pycnantha	Golden wattle
Allocasuarina muelleriana ssp	common oak bush
Banksia marginata	silvar banksia
Callitris preissii	southern cypress pine
Dodonaea viscosa	Sticky hop bush
Eucalyptus leucoxylon ssp leucoxylon	SA Blue Gum
Eucalyptus odorata	peppermint box
Shrubs/understory/sedges/grasses	
Acacia acinacea	Round-leaved Wattle
Calytrix tetragona	common fringe myrtle
Carex bichenoviana	Fen sedge
Chrysocephalum apiculatum	
Cyperus tenellus	tiny flat sedge
Dianella longifolia	pale flax lilly
Dianella revoluta	Native flax
Einedia nutens	Climbing Saltbush
Goodenia blackiana	native primrose
Goodenia geniculata	Bent goodenia
Grevillea lavandulacea	Lavender Grevillea
Hardenbergia violacea	Native Lilac
Juncus subsecundus	Finger rush
Kennedia prostrata	Running postman
Linum marginale	native flax
Lomandra densiflora	Soft tussock mat-rush
Lomandra nana	Small mat-rush
Poa crassicaudex	thick stemmed tussock grass
Scaevola albida	Small fruited fan flower
Stipa flavescens	Colton Spear Grass
Stipa mollis	soft spear grass
Viltadenia cuneata	New Holland Daisy
Viltadenia gracilis	Woolly New Holland Daisy
Wahlenbergia luteola	yellow wash bluebell
Wahlenbergia gracilenta	Annual Bluebell

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project
Pine Plantation:
Tea Tree Gully Heritage Places

address
Hains Road Road, Tea Tree Gully

drawing
Landscape Plan

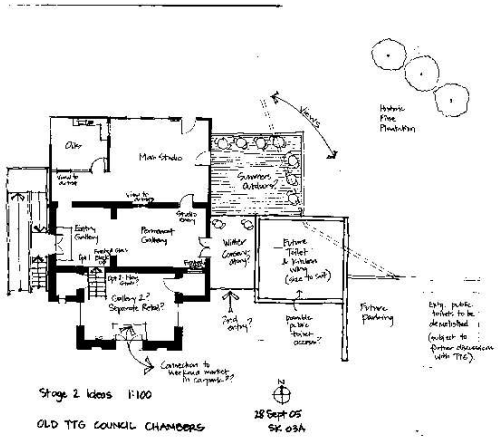
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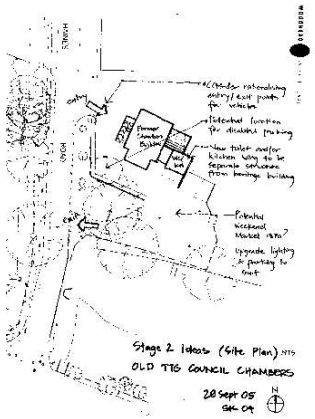
date
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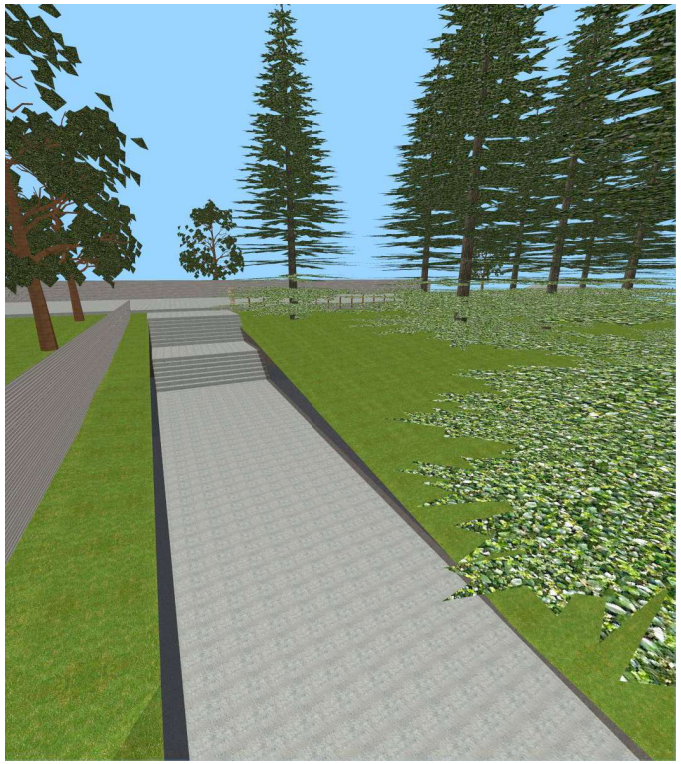
MAINTAIN CONNECTIONS TO FUTURE ADDITION OF COUNCIL CHAMBERS

(by others: sourced from: Old Tea Tree Gully Council Chambers Building - Adaptive Reuse Concept Report - Final Report)



SEAT & PICNIC AREA

Enhance public use to pine plantation with the addition of seating & picnic areas.



PATHWAYS

Enhance pedestrian connections through pine plantation through the upgrading of pathways.

flightpath

project
Pine Plantation:
Tea Tree Gully Heritage Places

address
Hains Road Road, Tea Tree Gully

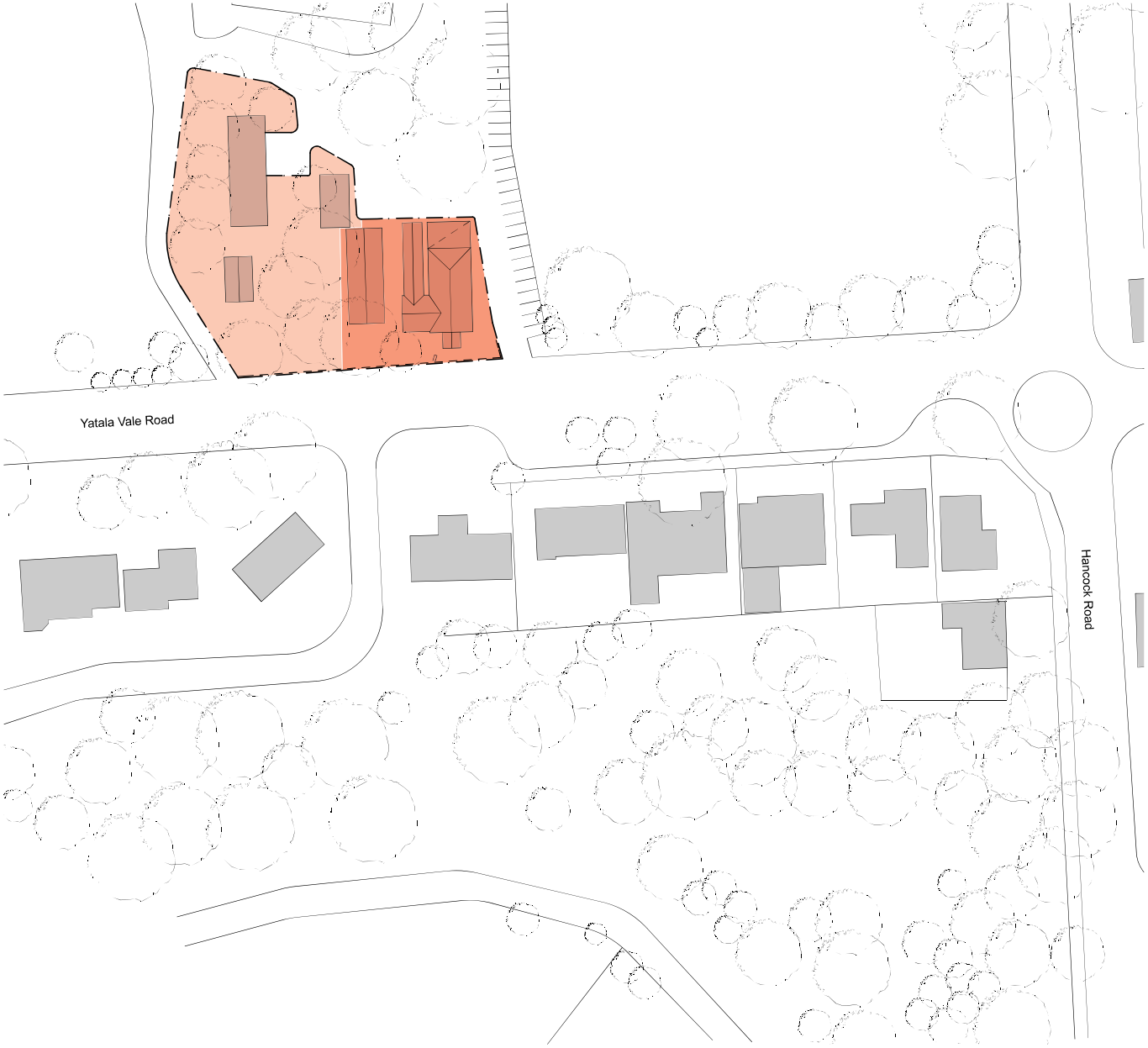
drawing
Proposed Works

scale	drawn	checked
as shown	CS	DA

date
JUNE 2009

2484.SD04

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EXISTING PLAN

Extent of site boundary
Proposed Development Site

SCALE 1:1000

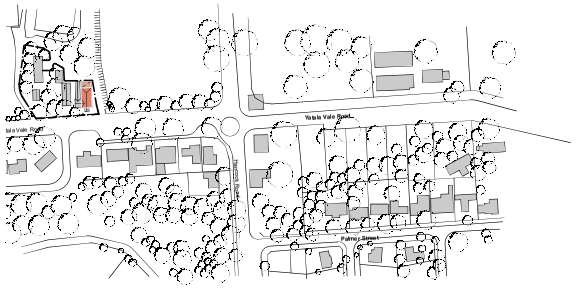
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LOCALITY PLAN

Proposed Development Site

SCALE 1:7500



HERITAGE VALUE PLAN

Primary Heritage Significance
Secondary Heritage Significance

SCALE 1:5000

STATEMENT OF HERITAGE VALUE

This hall is associated with agricultural, recreational and cultural gatherings of the local community and has played an important part in the lives of local residents. (refer to D22/179552 for further information).

flightpath

project
Golden Grove Hall:
Tea Tree Gully Heritage Places

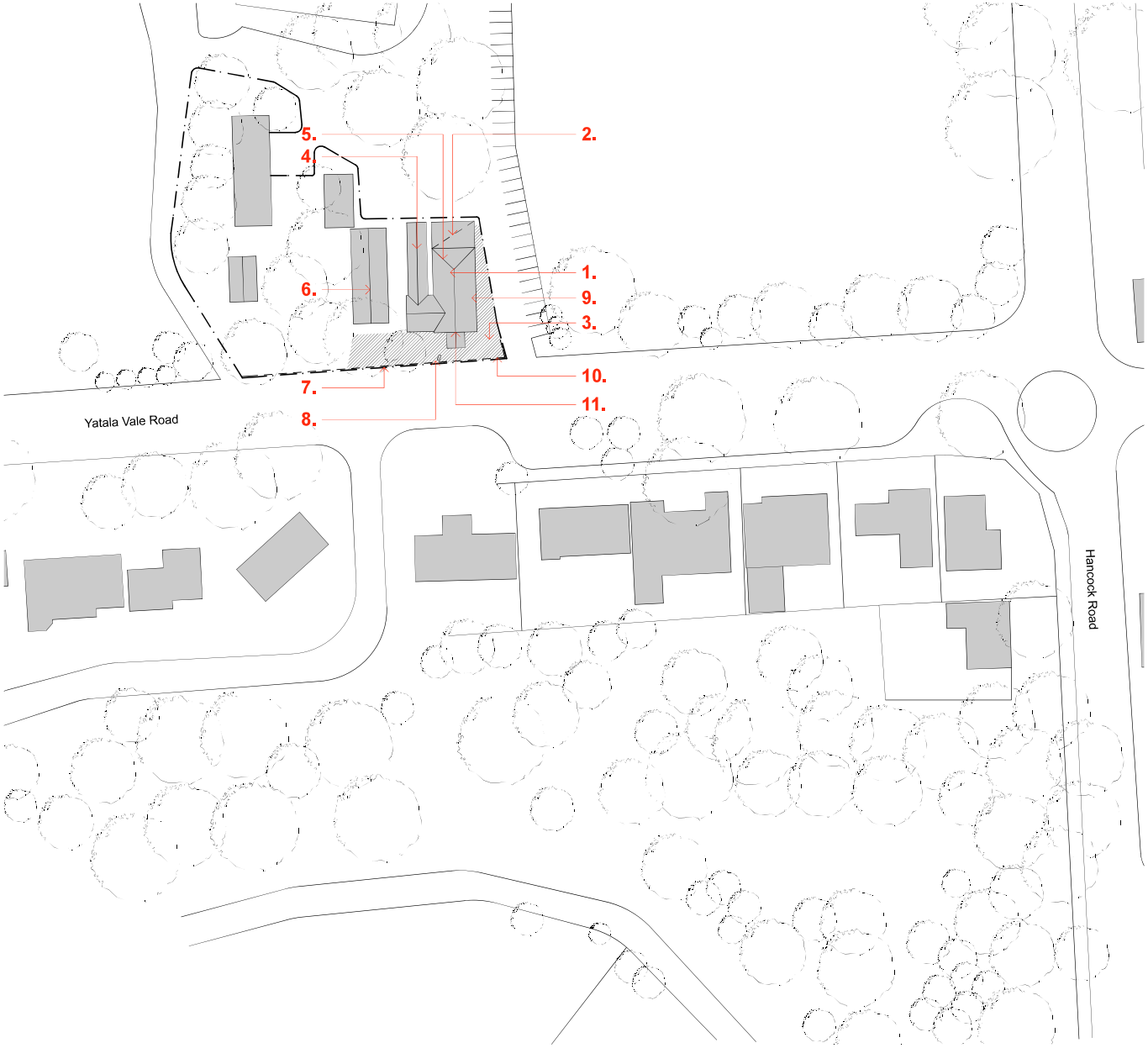
address
Golden Grove Hall
412- 422 Hancock Road
Surrey Downs

drawing
Existing Site Plan

scale	drawn	checked
as shown	LC	DA

date
AUG 2010 **2607** SD01

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TEN POINT PLAN GOLDEN GROVE HALL

SCALE 1:1000

N

JDR#1 Pty Ltd PRELIMINARY STRUCTURAL ENGINEERS ADVICE

- Building structure appears to be in good condition.
- Appears to be rising damp in the eastern wall.
- Minimal wall cracking evident in the original building.
- Stormwater management is haphazard with some downpipes discharging onto pavements whilst others appear to be connected to an underground piped system.

TEN POINT PLAN

1. CONSERVATION

- Conserve area of Primary Heritage Value, including roof materials and form, guttering, external timber and external walls.

2. SECOND HERITAGE VALUE

- Conserve area of Secondary Heritage Value; should there be proposals for increasing the size or modernising this building, this area may be considered for adaption;

3. CURTILAGE

- Maintain and enhance curtilage. Avoid further building additions that may diminish heritage value.

4. ADDITION

- Later addition may be removed if surplus to requirements. Valley roof junction may be removed to return roof form to original.

5. ROOFING

- Green colorbond roof is not original and if replaced use galvanised corrugated iron, including gutters and round down-pipes.

6. SHED

- Later shed may be removed or replaced with similar size in corrugated galvanised iron with matching roof pitch.
- Note that the shed is currently used by the club as a workshop and replacement may not be possible.

7. REMOVE

- Remove cyclone mesh fencing. Refer to historic photographs. Provide interpretive plaque. Replace fencing with more appropriate subject to photographic evidence.

8. RESOLVE

- Resolve stormwater disposal; it appears there is a major underground drainage in the vicinity of the building.

9. CONSERVE

- Downpipes discharge on to pavement at building. May lead to dampness in wall. Connect to stormwater system.
- Work being undertaken by Council 2010

10. REPAIR

- Repair Bitumen. Consider replacing with gravel or based on historic photograph.

11. REVEAL

- Reveal original signage. *(Refer historic photographs)*

primary heritage value



entrance



later addition



drainage and fencing



flightpath

project
Golden Grove Hall:
Tea Tree Gully Heritage Places

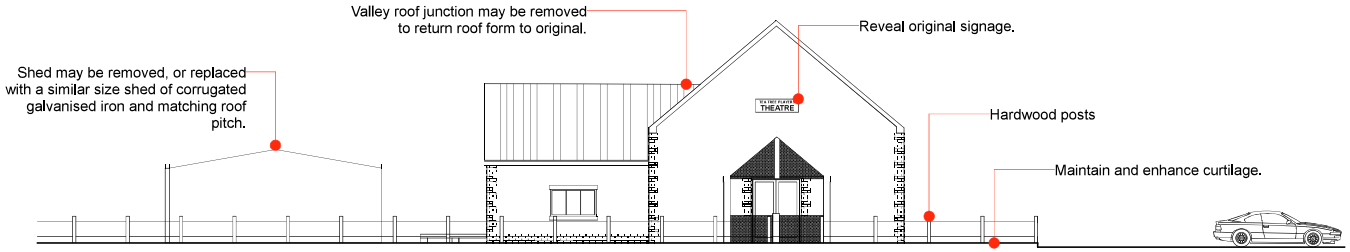
address
Golden Grove Hall
412- 422 Hancock Road
Surrey Downs

drawing
10 Point Plan

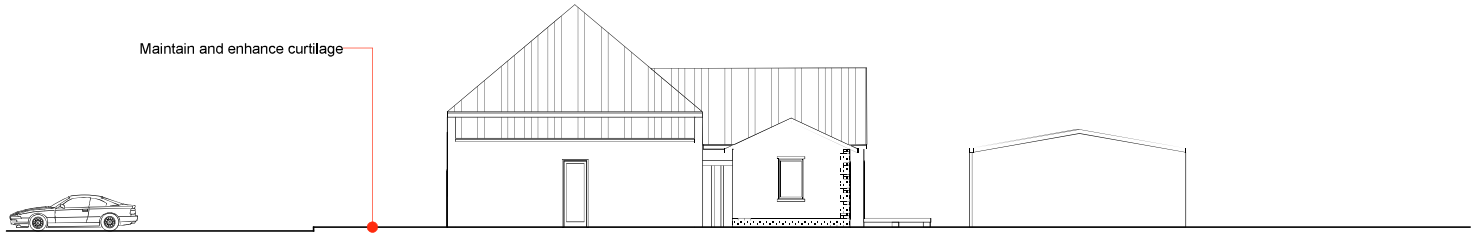
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as shown	LC	DA

date
AUG 2010 **2607** SD02

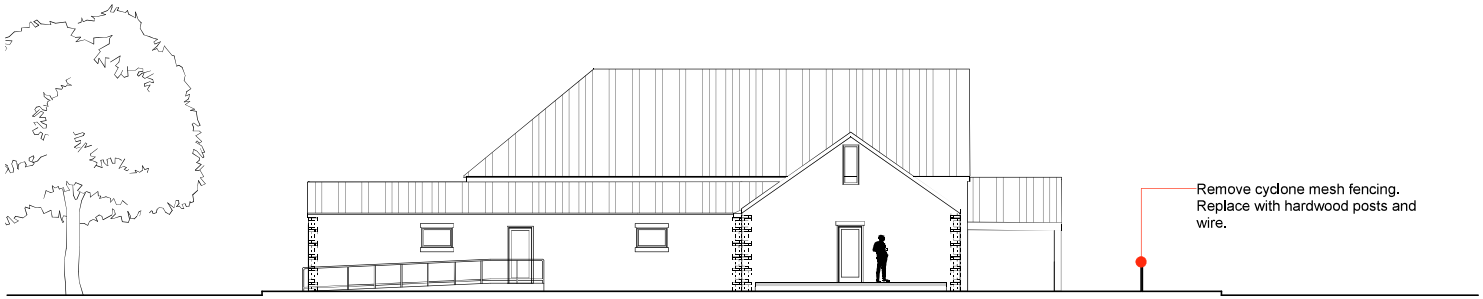
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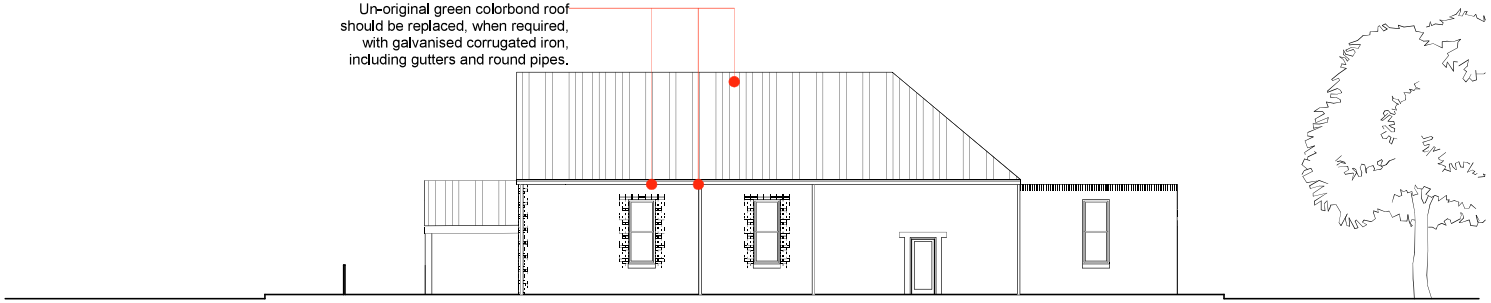
PROPOSED WORK NORTH ELEVATION **SCALE** 1:200



PROPOSED WORK SOUTH ELEVATION **SCALE** 1:200



PROPOSED WORK WEST ELEVATION **SCALE** 1:200



PROPOSED WORK EAST ELEVATION **SCALE** 1:200

north elevation



south elevation



west elevation



east elevation



flightpath

project
Golden Grove Hall:
Tea Tree Gully Heritage Places

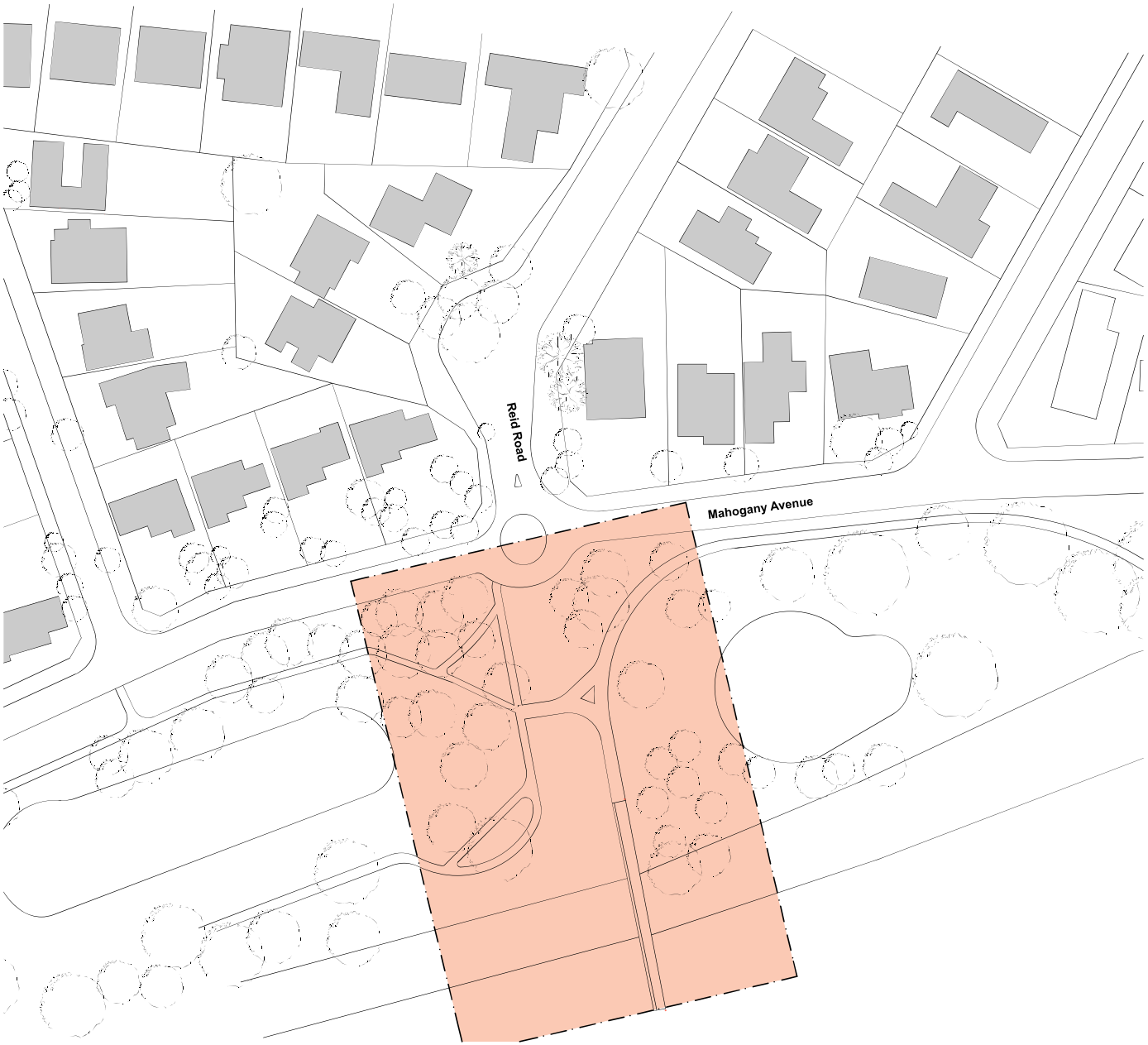
address
Golden Grove Hall
412- 422 Hancock Road
Surrey Downs

drawing
Elevations

scale	drawn	checked
as shown	LC	DA

date
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EXISTING PLAN

Extent of site boundary

SCALE 1:1000

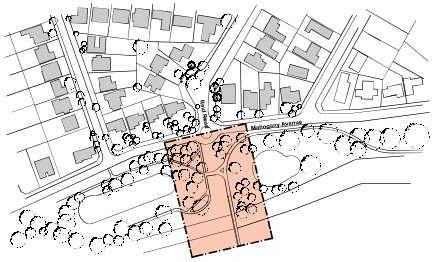
N



LOCALITY PLAN

Proposed Development Site

SCALE 1:7500



HERITAGE VALUE PLAN

Primary Heritage Significance

SCALE 1:5000

STATEMENT OF HERITAGE VALUE

The former Ford at Reid's Road is representative of the provision of communication and transport systems from the city to the areas which were settled for agriculture and horticulture in the Tea Tree Gully district. (refer D22/175453 for further information).

flightpath

project
Reid's Road Ford:
Tea Tree Gully Heritage Places

address
Reid's Road Ford, 33
Mahogany Road
Dernancourt

drawing
Existing Site Plan

scale	drawn	checked
as shown	LC	DA

date
JUNE 2010 **2608** SD01

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TEN POINT PLAN REID'S ROAD FORD **SCALE** 1:1000 N

TEN POINT PLAN

1. CONSERVATION
- Conserve and enhance remnant. Ford structure and surroundings. *(this may require archaeological work.)*

2. RESEARCH
- Conserve creek setting and undertake research to ensure that historical setting is reinforced.

3. INTERPRET
- Interpret Alignment of Ford with Reid's Road *(Currently obliterated)*
- Good opportunity for Public Art or People for Places Funding.

4. SIGNAGE
- Provide marker and interpretive signage

5. PAVING
- Provide paving to indicate former road alignment.

6. MAINTAIN
- Maintain linear stobey pole pattern as evidence of former connection across river.

7. IMPROVE
- Consider improved car parking to accomodate visitors.

ford structure



former road alignment



signage



JDR#1 Pty Ltd PRELIMINARY STRUCTURAL ENGINEERS ADVICE
- Zone is possibly subject to flood

flightpath

project
Reid's Road Ford:
Tea Tree Gully Heritage Places

address
Reid's Road Ford, 33
Mahogany Road
Dernancourt

drawing
10 Point Plan

scale	drawn	checked
as shown	LC	DA

date
JUNE 2010 **2608** SD02

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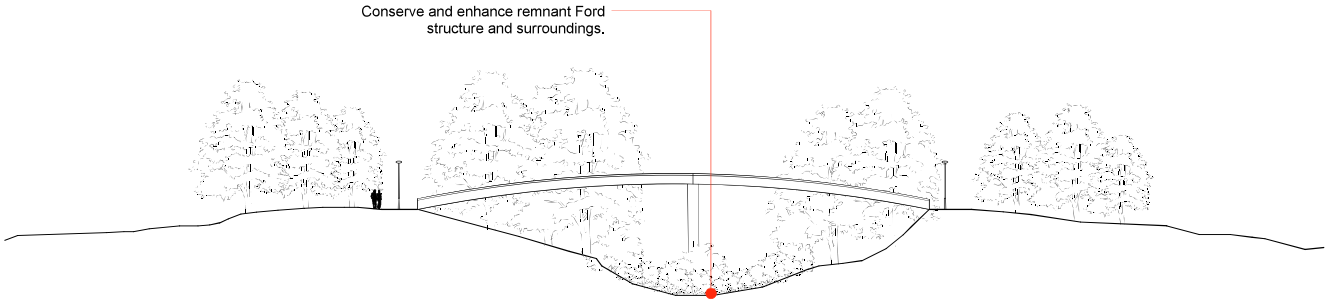
PROPOSED PLAN REID'S ROAD FORD

SCALE 1:1000









PROPOSED ELEVATION REID'S ROAD FORD

SCALE 1:1000

flightpath

project
Reid's Road Ford:
Tea Tree Gully Heritage Places

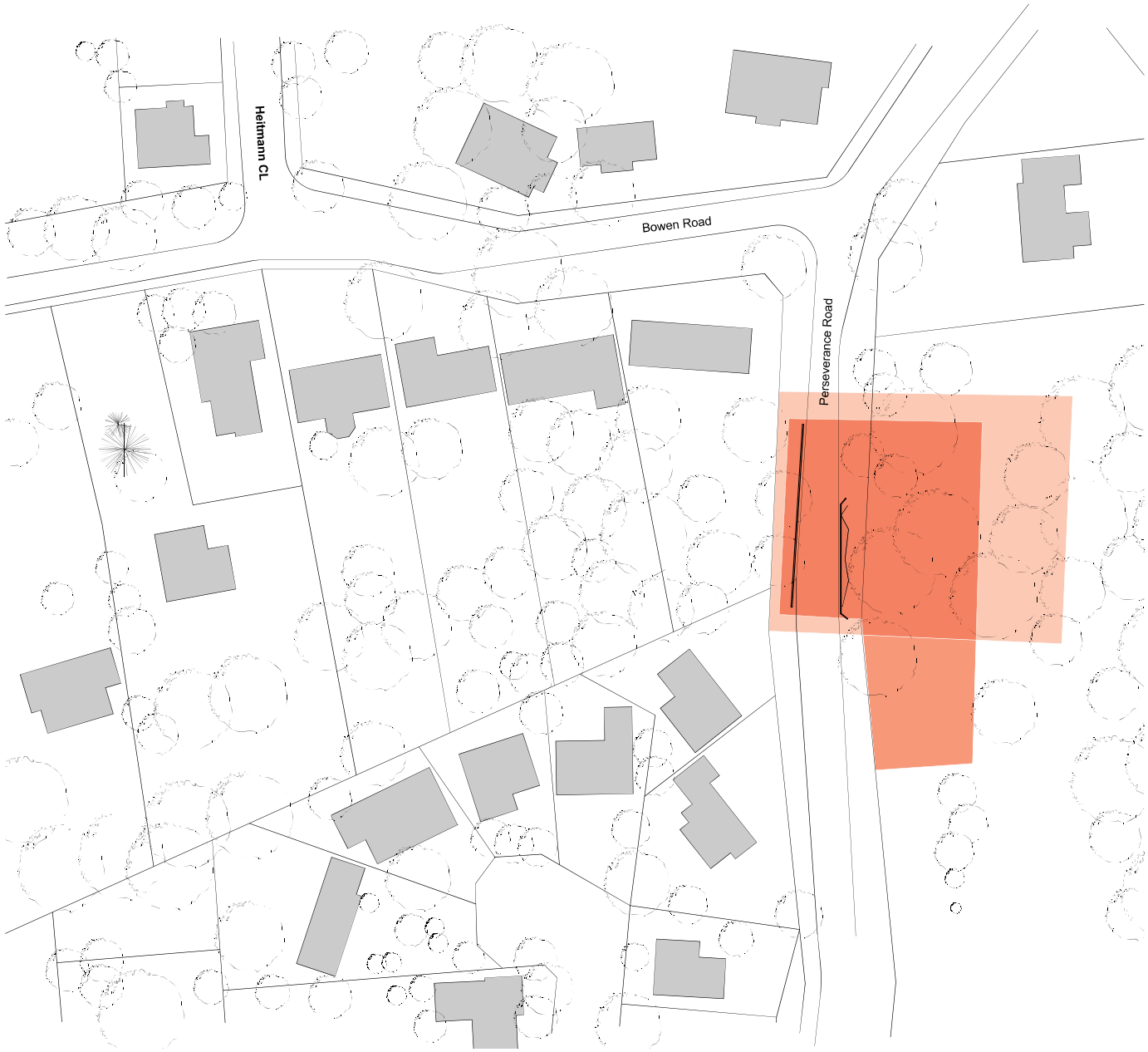
address
Reid's Road Ford, 33
Mahogany Road
Dernancourt

drawing
Proposed Plan & Elevation

scale	drawn	checked
as shown	LC	DA

date
JUNE 2010 **2608** SD03

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EXISTING PLAN

SCALE 1:1000

Extent of site boundary

Proposed Development Site

N



LOCALITY PLAN

SCALE 1:7500

Proposed Development Site



HERITAGE VALUE PLAN

SCALE 1:5000

Primary Heritage Significance

STATEMENT OF HERITAGE VALUE

This structure is a good surviving example of an early stone bridge and aqueduct, and has important connections with the opening of the Perseverance Road and with significant local figure William Haines. (refer D22/175453 for further information).

flightpath

project

Haines Bridge:
Tea Tree Gully Heritage Places

address

Haines Bridge
Perseverance Road
Tea Tree Gully

drawing

Existing Site Plan

scale	drawn	checked
as shown	LC	DA

date

JUNE 2010 **2609** SD01

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TEN POINT PLAN

1. CONSERVATION
- Conserve and enhance area of Primary Value by ensuring that the structural and material condition of stonework is maintained through regular monitoring of conditions and repointing with lime mortars.

2. MAINTAIN
- Maintain curtilage as shown on the Policy Diagram. Maintain views of bridge from all sides.

3. REPLACE
- Replace permapine railings with hardwood bollards and galvanised rail.

4. SURFACE
- Consider altering road surface to interpret and define extent of bridge:
-distinguish by colour
- texture
- material

5. WALKWAY
- Consider altering edges to distinguish bridge from normal roadway.
-Define pedestrain walkways.

6. SIGNAGE
- Introduce interpretive signage.

7. PARKING
- Consider possible car parking area.

8. TRAIL
- Viewing trail to provide opportunities to interpret the historic form of bridge that occurs below roadway.
Review with Department of Environment Master Plan for adjacent park.

9. CONSERVE
- Conserve stonework. Undertake structural assessment.

10. FENCING
- Provide hardwood safety fencing at edges of slopes.

signage



existing permapine railing



haines bridge



TEN POINT PLAN HAINES BRIDGE

SCALE 1:1000

N

PRELIMINARY STRUCTURAL ENGINEERING ADVICE (JDR#1 Pty Ltd)
- Stonework on original bridge is in good condition.
- Current permapine posts and railings are unlikely to comply with the barrier requirements of AS5100 Bridge Design Standards.

flightpath

project
Haines Bridge:
Tea Tree Gully Heritage Places

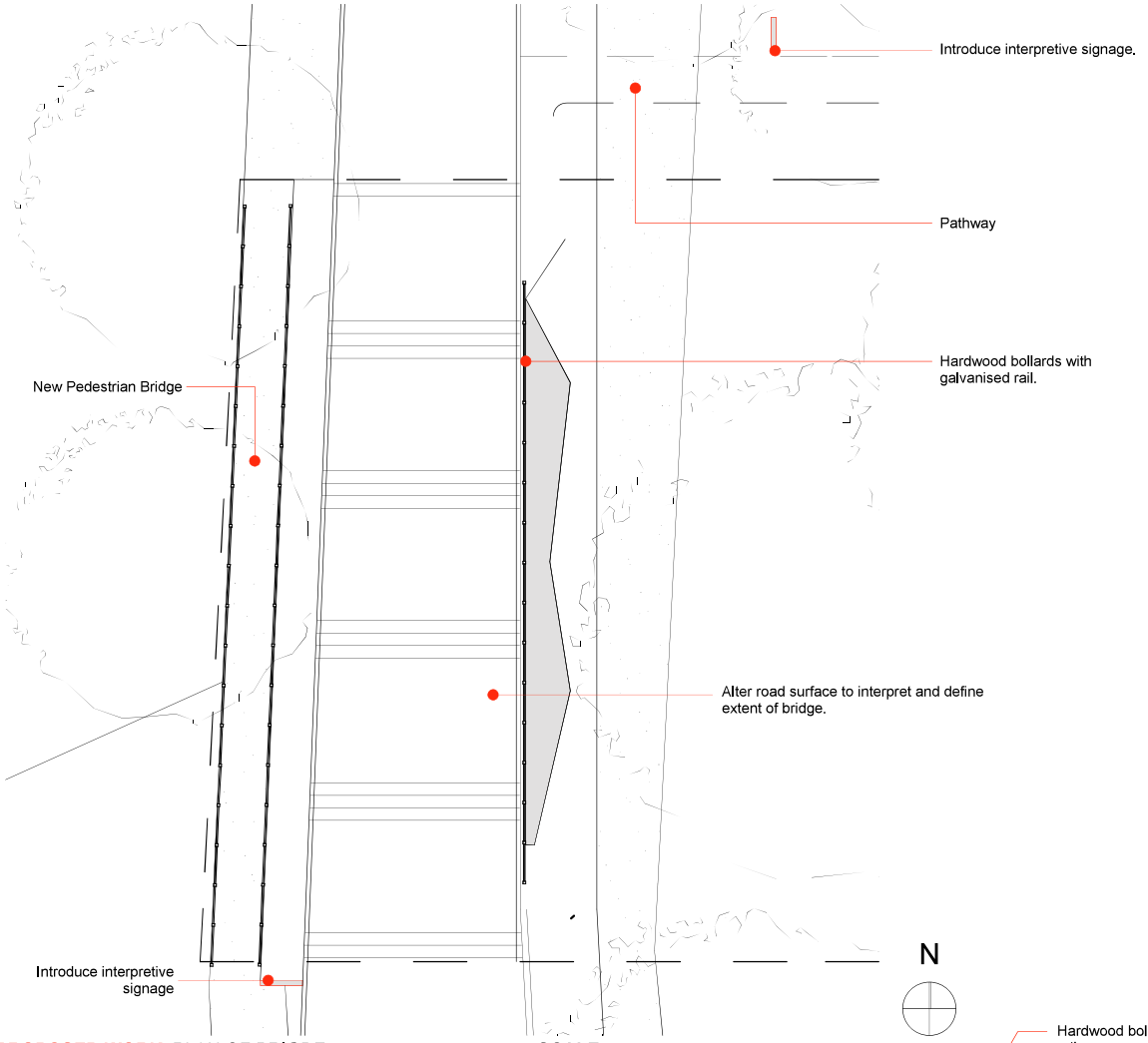
address
Haines Bridge
Perseverance Road
Tea Tree Gully

drawing
10 Point Plan

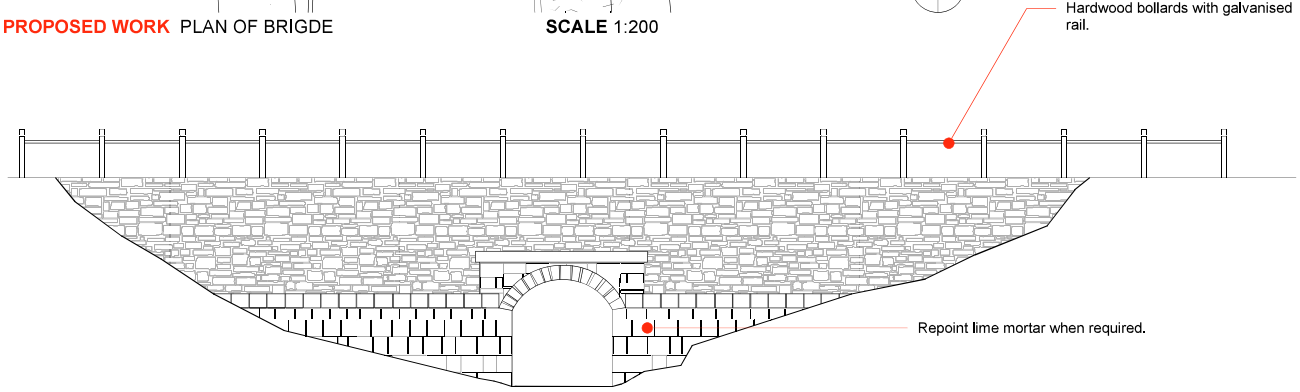
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date
JUNE 2010 **2609** SD02

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PROPOSED WORK PLAN OF BRIGDE **SCALE** 1:200



PROPOSED WORK ELEVATION OF BRIGDE **SCALE** 1:100







haines bridge

flightpath

project
Haines Bridge:
Tea Tree Gully Heritage Places

address
Haines Bridge
Perseverance Road
Tea Tree Gully

drawing
Proposed Plan & Elevation

scale	drawn	checked
as shown	LC	DA

date
JUNE 2010 **2609** SD03

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EXISTING PLAN

Extent of site boundary

SCALE 1:1000

N



LOCALITY PLAN

SCALE 1:7500

Proposed Development Site



HERITAGE VALUE PLAN

SCALE 1:5000

Primary Heritage Significance

STATEMENT OF HERITAGE VALUE

This thatched shed is of interest as a surviving example of local rural construction and for its historical associations with former significant market gardens that were established along the river in this area.(refer D22/175453 for further information).

flightpath

project

Thatched Shed:
Tea Tree Gully Heritage Places

address

Thatched Shed
The Promenade
Highbury

drawing

Existing Site Plan

scale	drawn	checked
as shown	LC	DA

date

June 2010 **2610** SD01

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TEN POINT PLAN

1. RETAIN
- Retain area of Primary Heritage value.

2. SETTING
- Retain setting including relationship to remnant orchard.

3. VISTA
- Enhance viewing opportunities of of shed and integrate with public footpath.

4. ALTERNATIVE LOCATION
- Explore alternative locations for current uses

5. LANDSCAPING
- Consider removal of cyclone mesh fencing and review planting.
- Improve fencing to Thatched Shed with simple, high quality, industrial security fencing.

6. RETAIN
- Retain remants of former orchard.

7. ACCESS
- improve access

(Note that existing gate signage indicates no entry and private property).

8. EXPLORE
- Alternative use of existing buildings. *Investigate how new uses appropriate to river setting (cafe, gallery)*

9. SIGNAGE
- Interpretive signage as per Council suite of signs required.

10. EXPLORE
- Remove low roof and replace with purpose built higher steel structure.

remnant orchard



existing buildings



thatched shed



TEN POINT PLAN THATCHED SHED

SCALE 1:1000

N

JDR#1 Pty Ltd PRELIMINARY STRUCTURAL ENGINEERS ADVICE
- Building Structure is in average condition, maintenance is required.
- Surrounding structures and pavements are in reasonable condition.

flightpath

project
Thatched Shed:
Tea Tree Gully Heritage Places

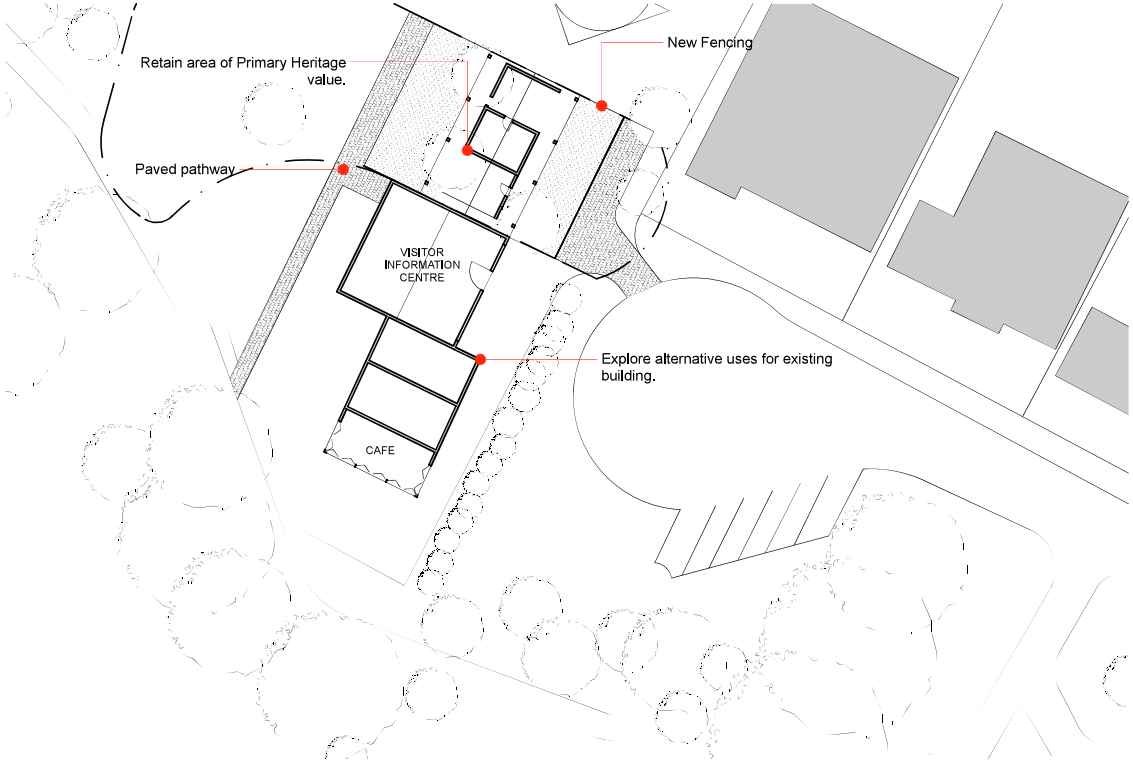
address
Thatched Shed
The Promenade
Highbury

drawing
10 Point Plan

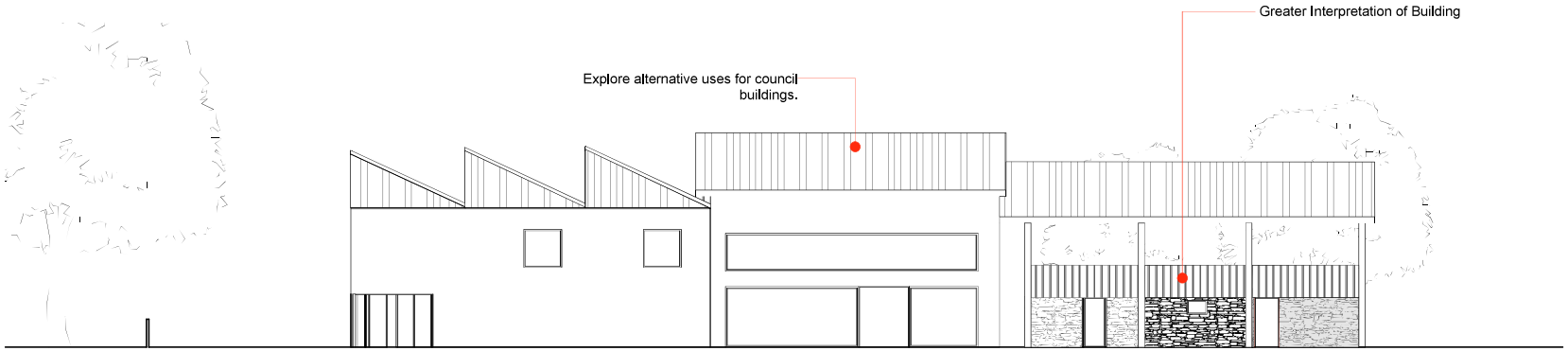
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as shown	LC	DA

date
June 2010 **2610** SD02

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PROPOSED WORK PLAN **SCALE** 1:500



PROPOSED WORK ELEVATION **SCALE** 1:200

flightpath

project
Thatched Shed:
Tea Tree Gully Heritage Places

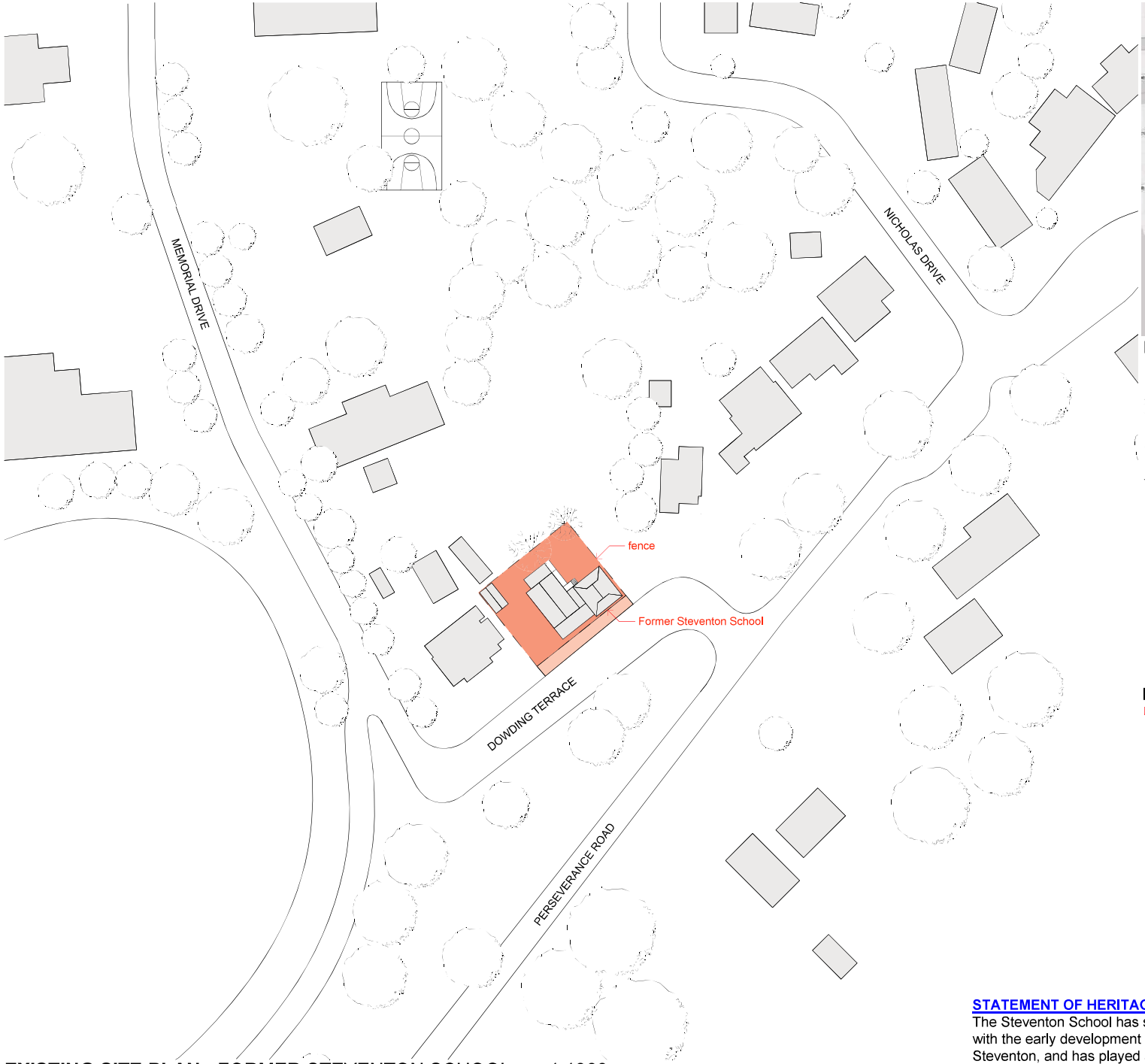
address
Thatched Shed
The Promenade
Highbury

drawing
Proposed Plan & Elevation

scale	drawn	checked
as shown	LC	DA

date
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EXISTING SITE PLAN - FORMER STEVENTON SCHOOL 1:1000

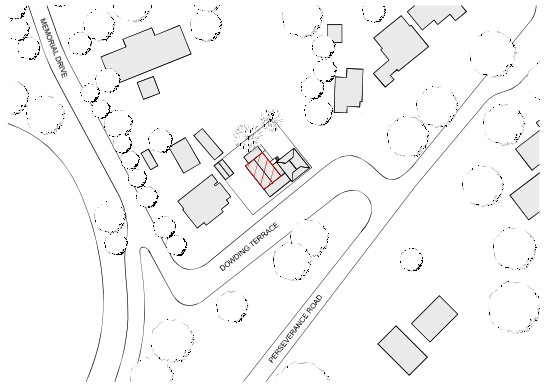
Extent of site boundary

Proposed Development Site



LOCALITY PLAN 1:7500 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

STATEMENT OF HERITAGE VALUE

The Steventon School has significant associations with the early development of the township of Steventon, and has played an important part in the lives of local residents. (refer to D22/179552 for further information).

flightpath

project
Former Steventon School
Tea Tree Gully Heritage Places

address
4 Dowding Tce
Tea Tree Gully, SA 5091

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD01

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TEN POINT PLAN

1. CONSERVATION
- Conserve area of primary value by monitoring condition of roof and stonework.

2. INTEREST
- Conserve area of "historical interest."

3. RETAIN
- Retain picket fence and interpretive signage.

4. DEMOLISH
- Shed maybe removed/ repaired.

5. IMPROVE
- Improve planting in garden area to west of main building.

6. PLAYGROUND
- Retain bitumen-paved playground and interpret as playground.

7. LEAN-TO
- Retain facilities in lean-to form.

8. FENCING
- Consider replacing low cyclone mesh with similar picket fence.

9. STREET TREES
- Consider street tree planting and consider new paving on footpath.
- Enhance connections with Memorial Drive through tree planting.

10. ZONE
- Zone for possible future additions.

maintain connections





conservation





surroundings





TEN POINT PLAN - FORMER STEVENTON SCHOOL 1:1000

Extent of site boundary
Proposed Development Site
New landscaping & tree planting

N

flightpath

project
Former Steventon School
Tea Tree Gully Heritage Places

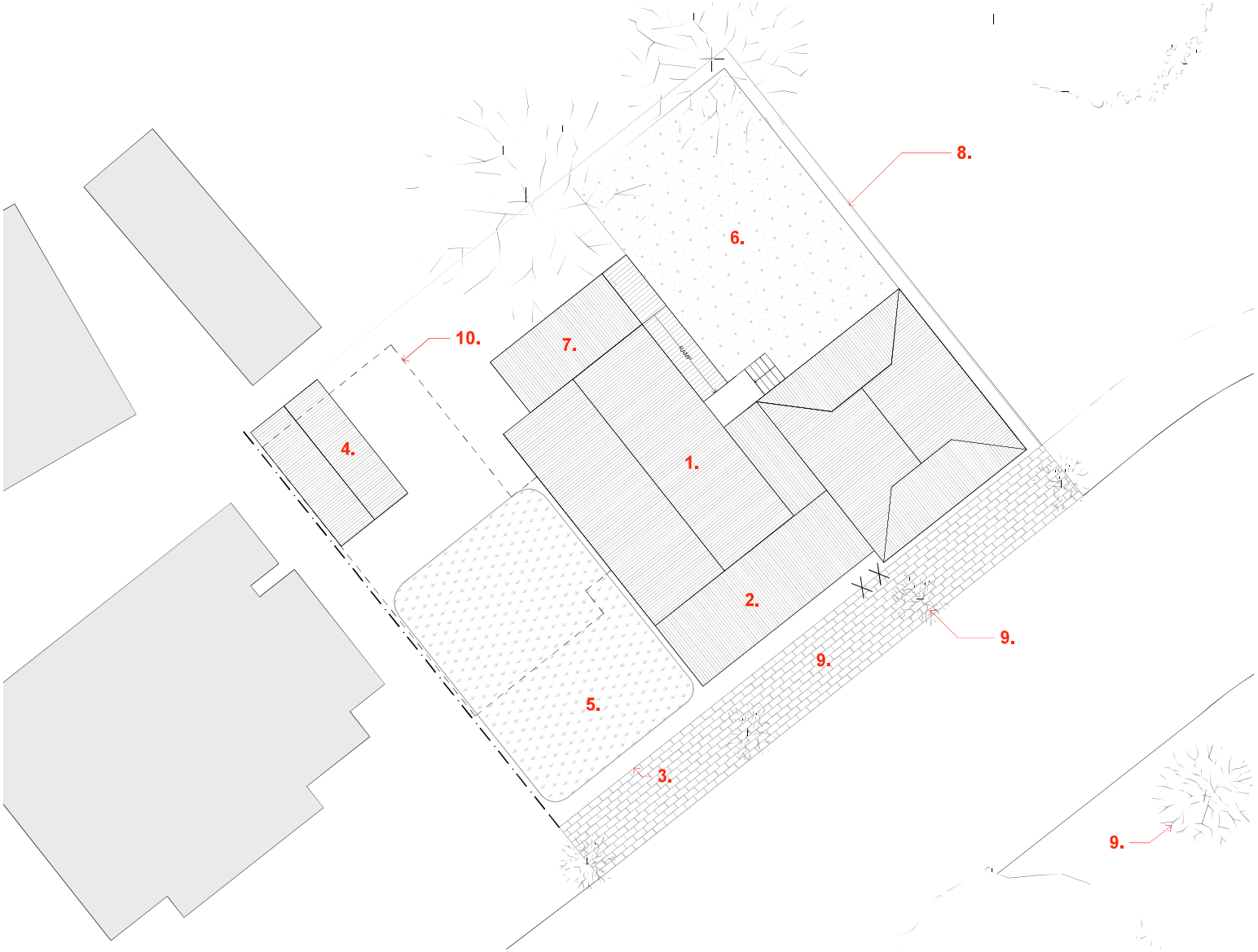
address
4 Dowding Tce
Tea Tree Gully, SA 5091

drawing
10 Point Plan

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD02

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DETAIL PLAN - FORMER STEVENTON SCHOOL 1:200

TEN POINT PLAN

1. CONSERVATION
- Conserve area of primary value by monitoring condition of roof and stonework.

2. INTEREST
- Conserve area of "historical interest."

3. RETAIN
- Retain picket fence and interpretive signage.

4. DEMOLISH
- Shed maybe removed/ repaired.

5. IMPROVE
- Improve planting in garden area to west of main building.

6. PLAYGROUND
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7. LEAN-TO
- Retain facilities in lean-to form.

8. FENCING
- Consider replacing low cyclone mesh with similar picket fence.

9. STREET TREES
- Consider street tree planting and consider new paving on footpath.
- Enhance connections with Memorial Drive through tree planting.

10. ZONE
- Zone for possible future additions.

flightpath

project
Former Steventon School
Tea Tree Gully Heritage Places

address
4 Dowding Tce
Tea Tree Gully, SA 5091

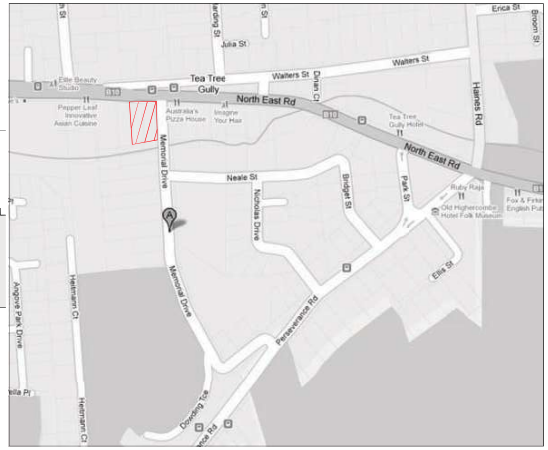
drawing
DETAIL PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD03

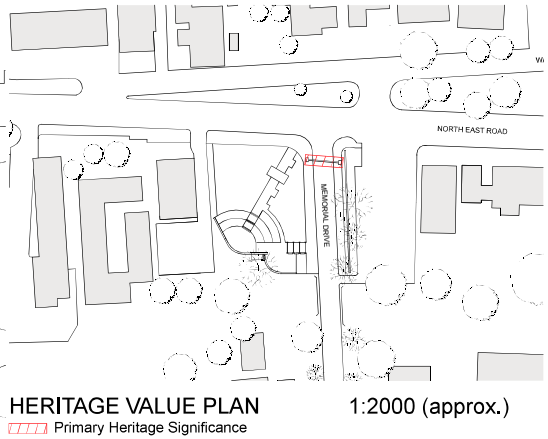
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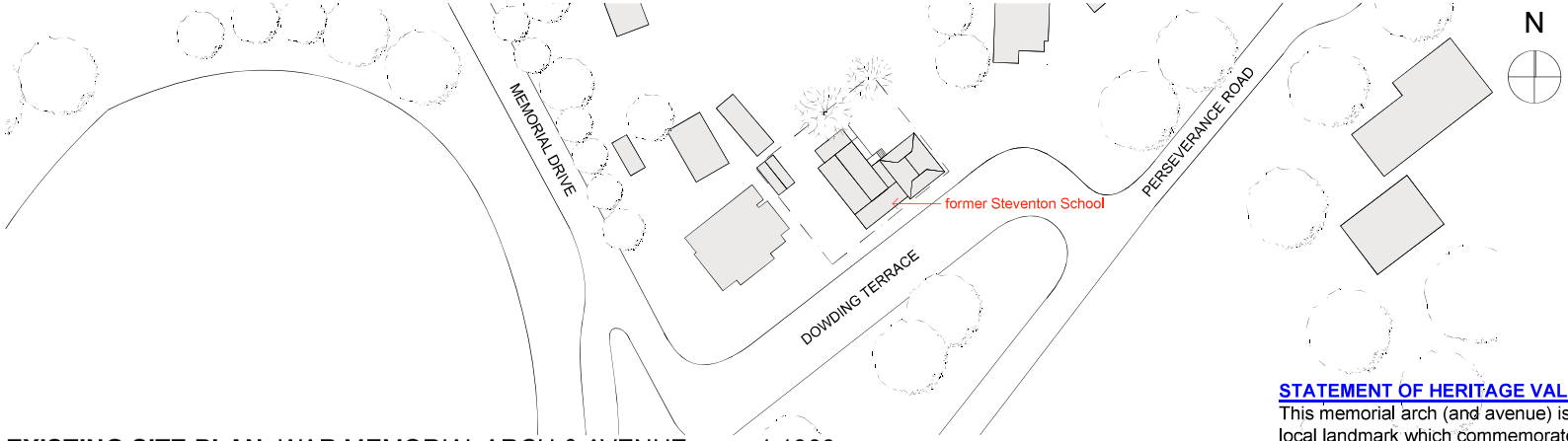
LOCALITY PLAN 1:7500 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance



N

EXISTING SITE PLAN- WAR MEMORIAL ARCH & AVENUE 1:1000

Extent of site boundary

Proposed Development Site

STATEMENT OF HERITAGE VALUE

This memorial arch (and avenue) is a significant local landmark which commemorates the war effort of the local community. (refer D22/175453 for further information).

flightpath

project
War Memorial Arch & Avenue

address
Memorial Drive
Tea Tree Gully, SA 5091

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD04

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TEN POINT PLAN - WAR MEMORIAL ARCH & AVENUE 1:1000

- Extent of site boundary
- Proposed Development Site
- Proposed Greater Development Site
- Proposed vehicular paving zones

N

TEN POINT PLAN

1. CONSERVE
- Maintain & continue to conserve Memorial Arch.

2. CONNECTIONS
- Establish infill tree planting program to replace missing memorial trees in consultation with RSL and Council's Arborist.

3. MEMORIAL PARK
- Memorial Park has recently been upgraded and therefore any future works should be complementary to the upgraded finishes, colour & materials.

4. LANDSCAPING
- Undertake landscaping of culvert.

5. BRIDGE
- Enhance appearance and surround of bridge by rebuilding as required and providing new fence, paving kerb and gutter.
- Consider widening of footpath over bridge to create "slow point" and approach to avenue.
- Consider lighting.

6. INTERPRET
- Interpret Arch & Avenue. Provide additional interpretive signage.
- Establish new system of commemorative plaques, possibly inset in paving to honour the fallen service men who were originally honoured.

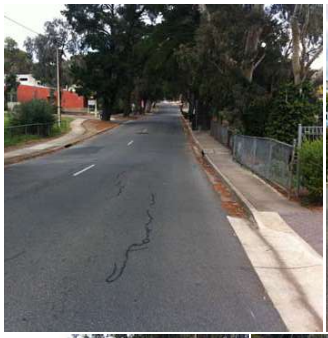
7. RETAIN
- Retain pine plantings. Consider pine replacement programme in consultation with RSL and community and Council's Arborist.

8. PAVING
- Maintain consistent paving to each side of Memorial Arch & extend down Memorial Drive to Steventon School.
- Consider special vehicular paving zones along Memorial Drive to Steventon School.
- Upgrade footpath paving to both sides of Memorial Drive, particularly western side, linking Arch with RSL and Arch with Steventon School.

9. DRY STONE WALL
- Repair and retain dry stone wall

10. SERVICES
- Consider underground services.
- Replace street lighting.

maintain connections





conservation





memorial park





flightpath

project
War Memorial Arch & Avenue

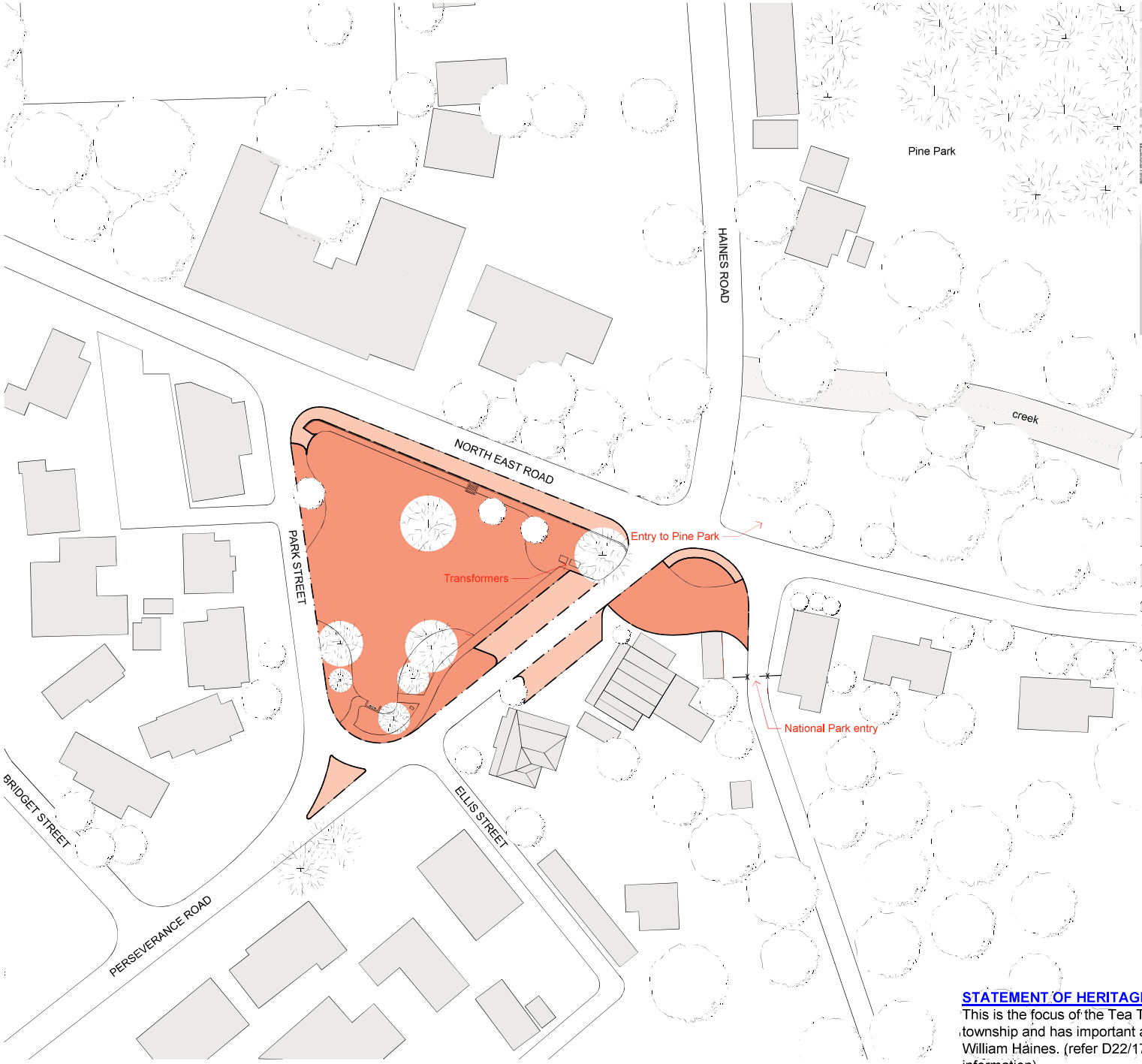
address
Memorial Drive
Tea Tree Gully, SA 5091

drawing
10 Point Plan

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD05

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EXISTING SITE PLAN- HAINES PARK 1:1000

Extent of site boundary

Proposed Development Site



LOCALITY PLAN 1:7500 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

STATEMENT OF HERITAGE VALUE

This is the focus of the Tea Tree Gully Historic township and has important associations with William Haines. (refer D22/175453 for further information).

flightpath

project
Haines Park
Tea Tree Gully Heritage Places

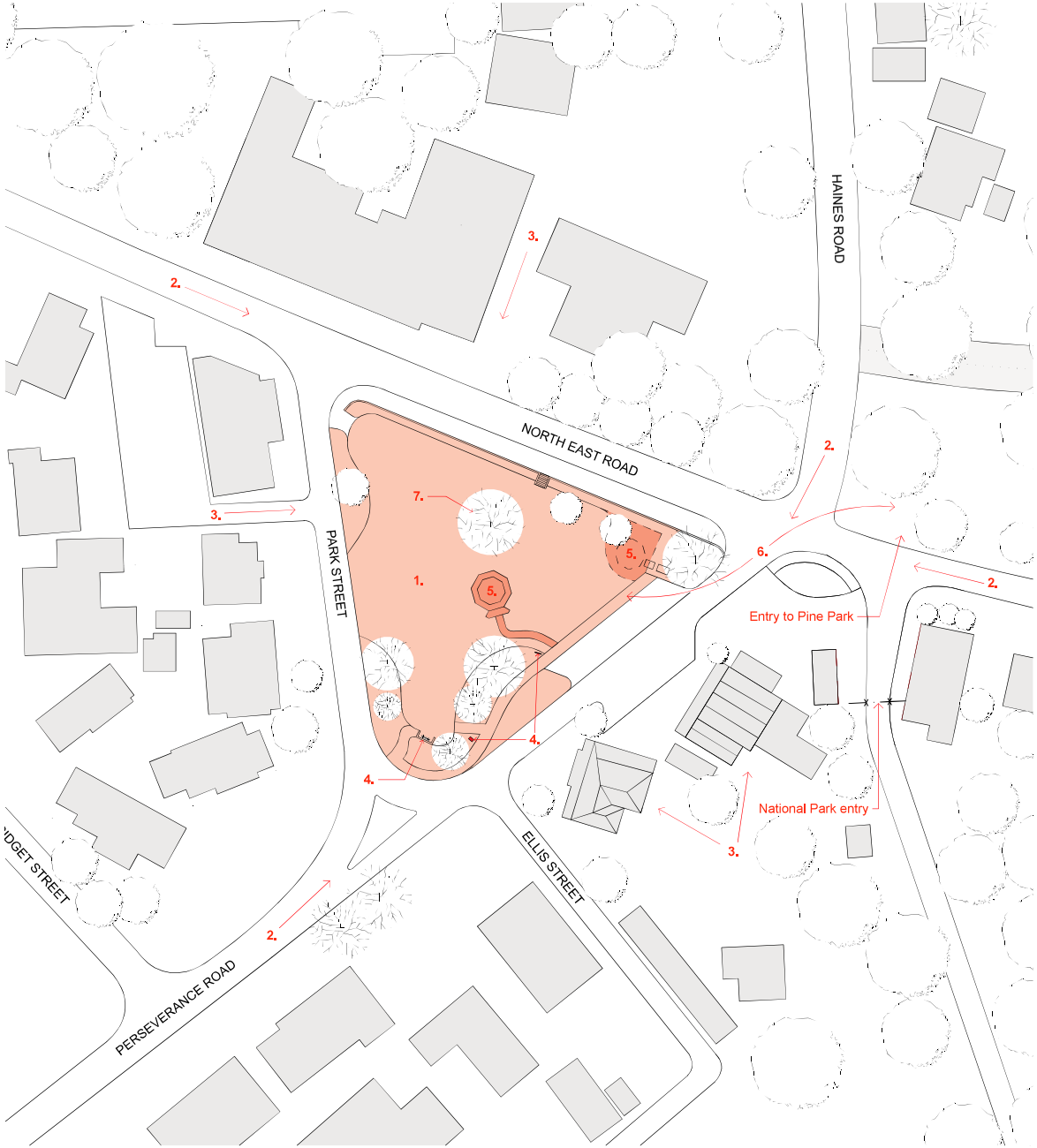
address
1364 North East Road
Tea Tree Gully, SA 5091

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD06

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TEN POINT PLAN- HAINES PARK 1:1000

Extent of site boundary

Proposed Development Site

N

TEN POINT PLAN

1. CONSERVATION
- Conserve park as a village focus.
- Conserve "village green."

2. VISTAS
- Conserve & enhance entrances & views of village green.

3. ENTRANCES
- Conserve, enhance and reinforce built edge to village green.

4. RETAIN
- Retain interpretive signage.
- Retain seating area in park.

5. RETAIN
- Retain rotunda in new location and rejuvenate grass in old location.

6. CONNECTIONS
- Enhance & strengthen connection between Pine Park, village green & National Park.

7. PINE TREE
- Conserve & maintain significant pine tree.

maintain connections





conservation





surroundings





flightpath

project
Haines Park
Tea Tree Gully Heritage Places

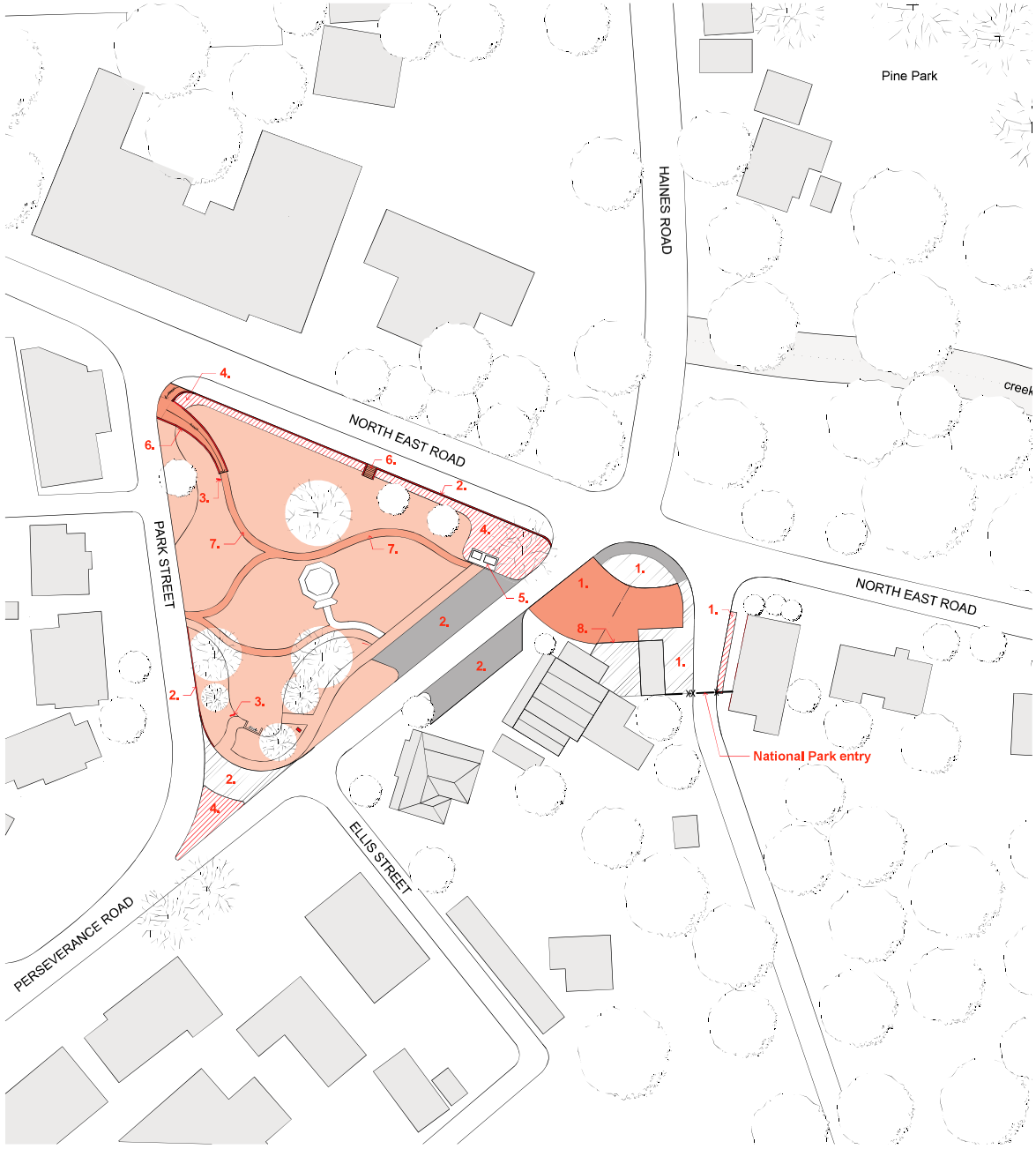
address
1364 North East Road
Tea Tree Gully, SA 5091

drawing
10 Point PLAN RETAIN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD07

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TEN POINT PLAN- HAINES PARK 1:1000

N

- Extent of site boundary
- Proposed Development Site
- Existing paved area
- New paved area
- New planting area

TEN POINT PLAN

1. NATIONAL PARK ENTRY
- Formalise car parking near entry.
- Consider paved area around stone wall.
- Express vistas to stone walls and buildings along entry.
- Consider planting along eastern side of entry and north western corner.

2. LANDSCAPING
- Consider repairing & rendering retaining wall facing North East road.
- Consider new retaining wall facing Park Street.
- Maintain car parking width & paving
- Consider new paving to the north of median strip.

3. SIGNAGE
- Consider additional interpretive signage to both entries.

4. BUFFERING
- Consider introducing heavier vegetation to create buffer zone against North East road.
- Consider new planting on the median strip.

5. SCREEN
- Screen transformers with new timber screens.

6. ENTRANCES
- Consider demolishing stairs on North East Road.
- Resolve accessible entry ramp from Park Street corner.

7. CONNECTIONS
- Consider establishing new paths across "village green."

8. SERVICE YARD
- Screen service yard with new timber screens.

surroundings





National Park car parking





National Park Entry





flightpath

project
Haines Park
Tea Tree Gully Heritage Places

address
1364 North East Road
Tea Tree Gully, SA 5091

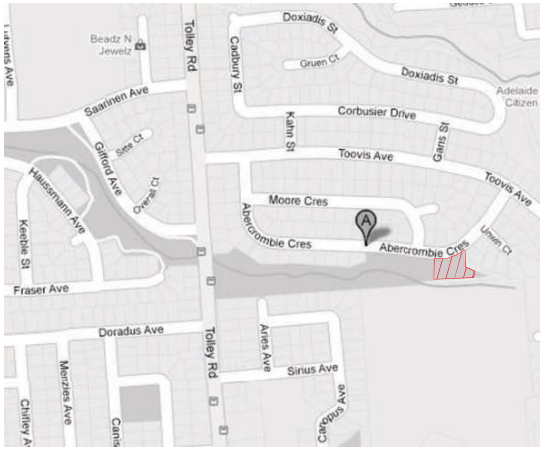
drawing
10 Point PLAN BUILD

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD08

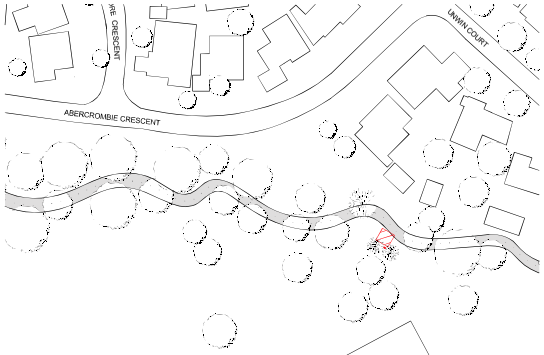
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PO Box 8198 Station Arcade SA 5000
FLIGHTPATH ARCHITECTS PTY LTD ABN 16 085 522 014





LOCALITY PLAN 1:10,000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

EXISTING SITE PLAN- GRAVES & PLAQUES 1:1000

Extent of site boundary

Proposed Development Site

STATEMENT OF HERITAGE VALUE

This poignant reminder of the early death of children of pioneer and settler families is an important record of the early difficulties of the initial settlement of this area. (refer D22/175453 for further information).

flightpath

project
Graves & Plaques

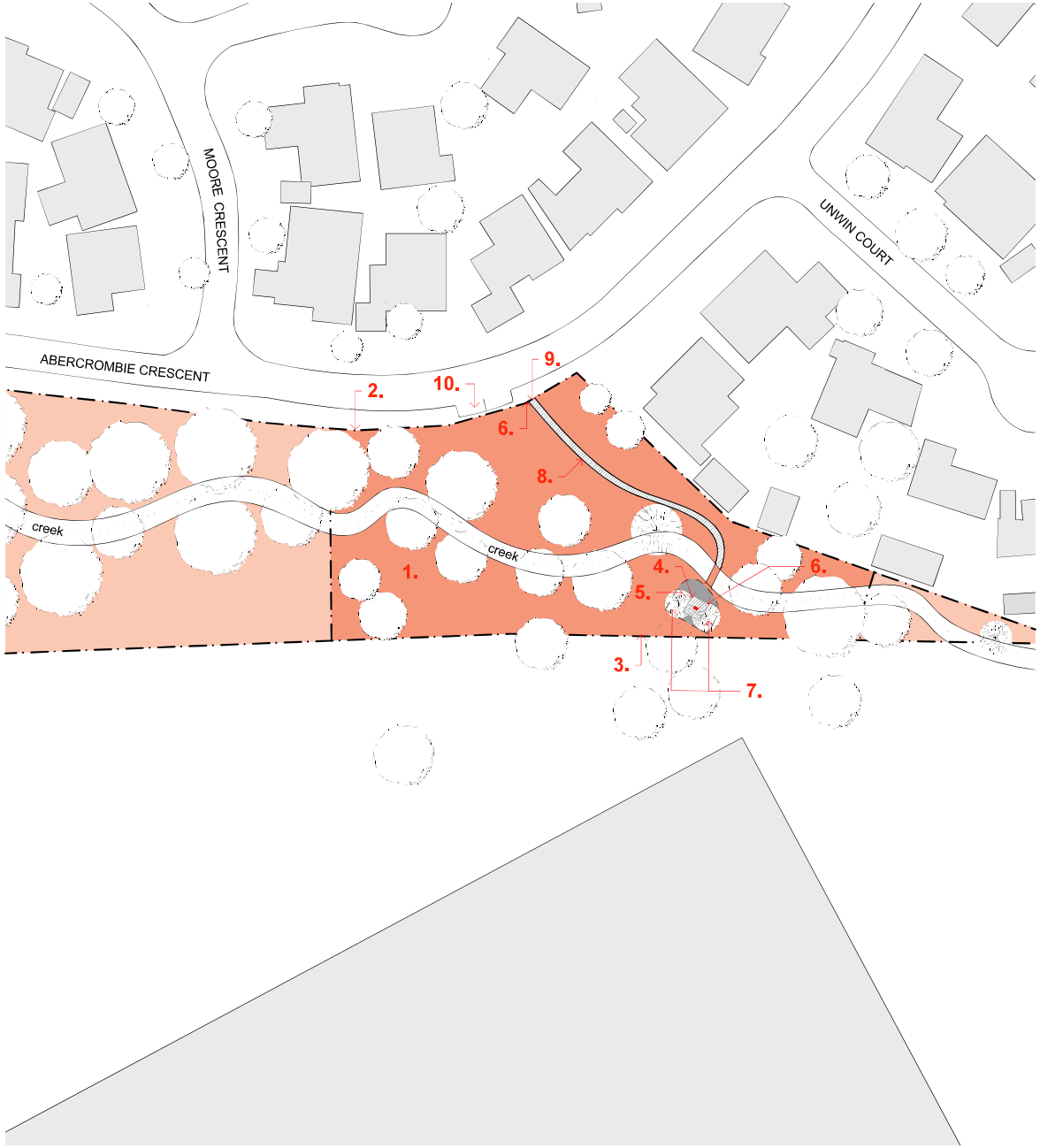
address
Abercrombie Crescent
St. Anges, SA 5097

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD09

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TEN POINT PLAN

1. CONSERVATION
- Maintain creek bed and natural setting. Conserve area of Primary Heritage value. Consider ongoing research to better define grave area and area of Primary Heritage value.

2. FENCING
- Review fencing to Abercrombie Crescent.

3. SURROUNDS
- Consider better fencing or walling as backdrop to the gravesite.

4. PAVING
- Consider small paved area around gravesite.

5. PAVING
- Consider gravel/soft paving around small paved area of gravesite.

6. INTERPRET
- Include standard Council plaque as per Council suite of interpretive signs. Consider interpretive plaques at entrances.

7. TREES
- Retain trees. Check that trees are not harming graves.

8. ACCESS
- Possible new path (and boardwalk) to access graves more equitably and readily.

9. GATE
- New gate in fence.

10. PARKING
- Consider providing two bays for car parking.

maintain connections





surroundings





conservation





TEN POINT PLAN - GRAVES & PLAQUES 1:1000

- Extent of site boundary
- Proposed Development Site
- Proposed paved area
- Proposed gravel/ soft paved area

N

flightpath

project
Graves & Plaques

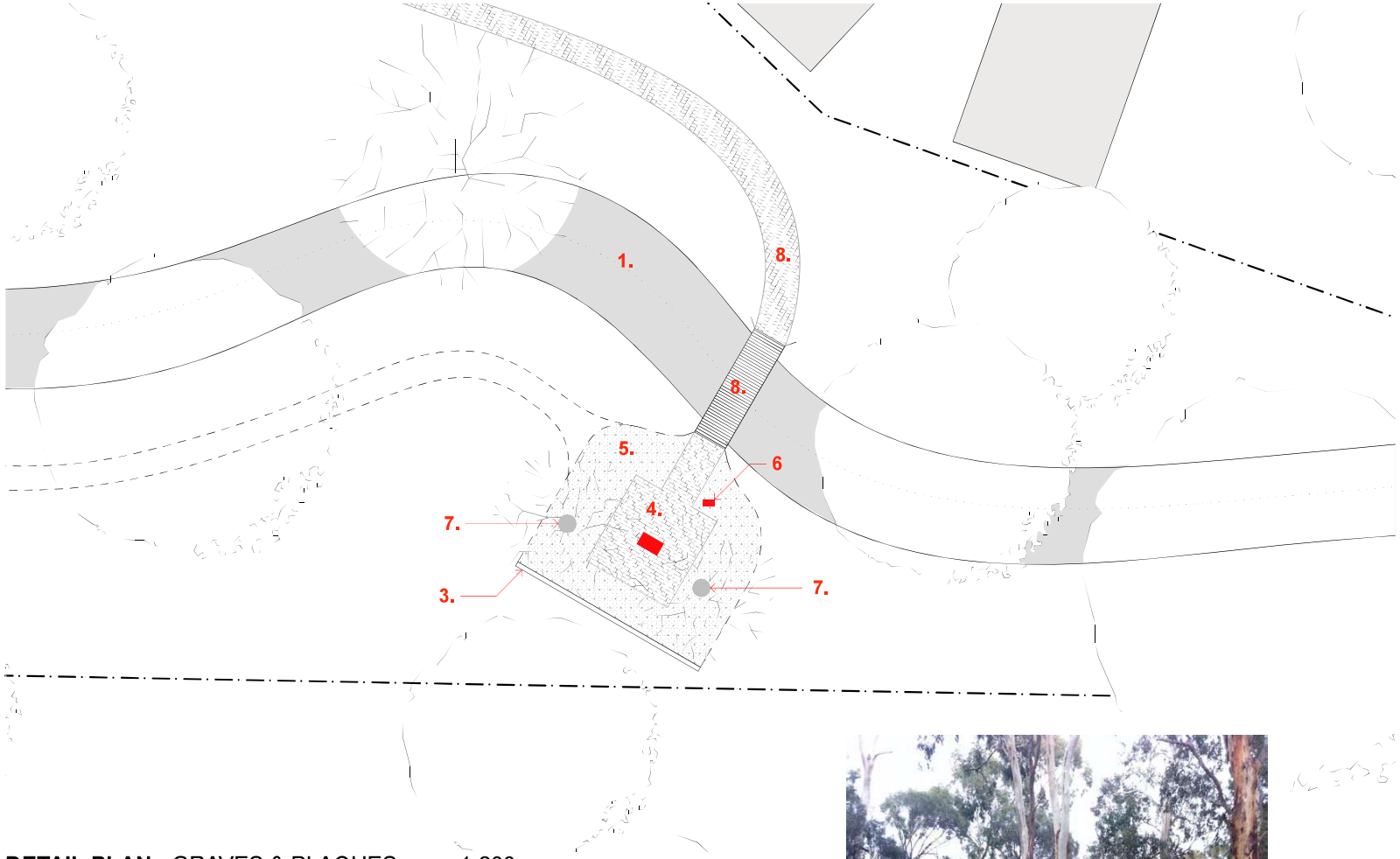
address
Abercrombie Crescent
St. Anges, SA 5097

drawing
10 Point Plan

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD10

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DETAIL PLAN - GRAVES & PLAQUES 1:200

TEN POINT PLAN

1. CONSERVATION
- Maintain creek bed and natural setting. Conserve area of Primary Heritage value. Consider ongoing research to better define grave area and area of Primary Heritage value.

2. FENCING
- Review fencing to Abercrombie Crescent

3. SURROUNDS
- Consider better fencing or walling as backdrop to the gravesite.

4. PAVING
- Consider small paved area around gravesite.

5. PAVING
- Consider gravel/soft paving around small paved area of gravesite.

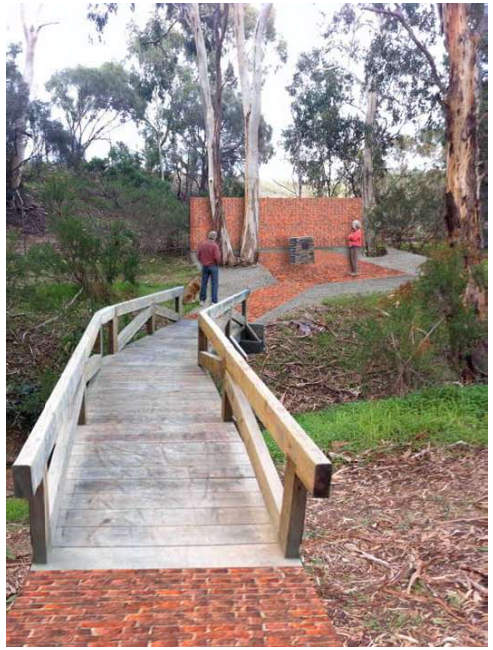
6. INTERPRET
- Include standard Council plaque as per Council suite of interpretive signs. Consider interpretive plaques at entrances.

7. TREES
- Retain trees. Check that trees are not harming graves.

8. ACCESS
- Possible new path (and boardwalk) to access graves more equitably and readily.

9. GATE
- New gate in fence.

10. PARKING
- Check/review car parking requirements.



conceptual render of proposed works

N

flightpath

project
Graves & Plaques

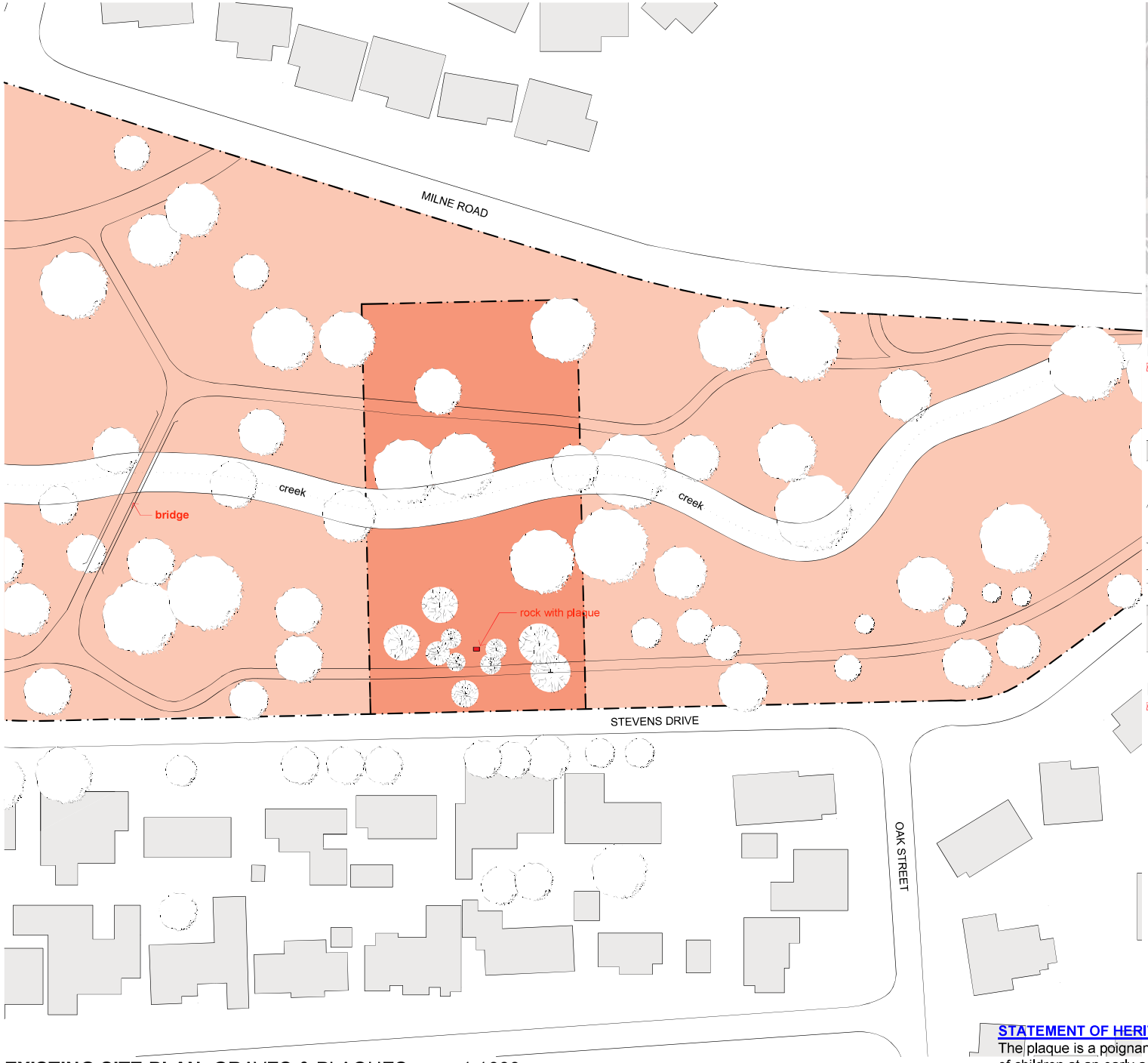
address
Abercrombie Crescent
St. Anges, SA 5097

drawing
DETAIL PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD11

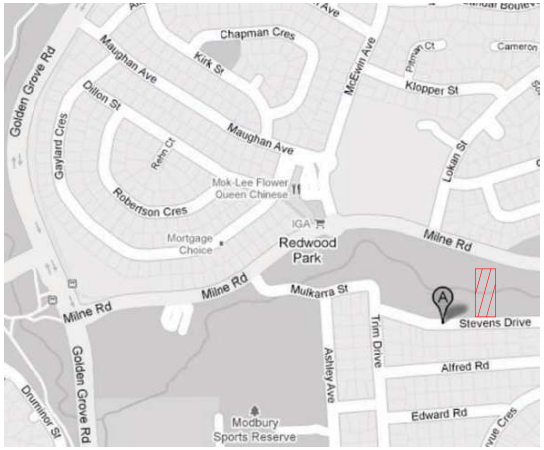
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EXISTING SITE PLAN- GRAVES & PLAQUES 1:1000

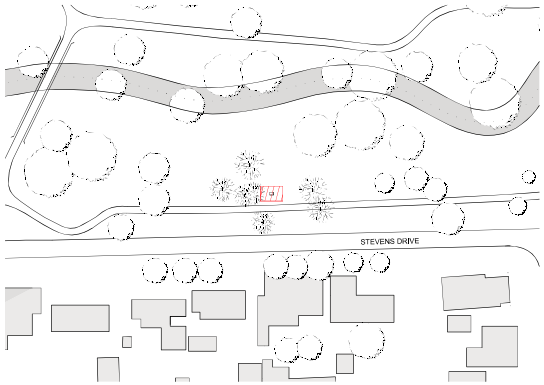
Extent of site boundary

Proposed Development Site



LOCALITY PLAN 1:10,000 (approx.)

Proposed Development Site



HERITAGE VALUE PLAN 1:2000 (approx.)

Primary Heritage Significance

N

STATEMENT OF HERITAGE VALUE

The plaque is a poignant reminder of the loss of children at an early age to disease and hardship related to early settlement. (refer D22/175453 for further information).

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project
Graves & Plaques

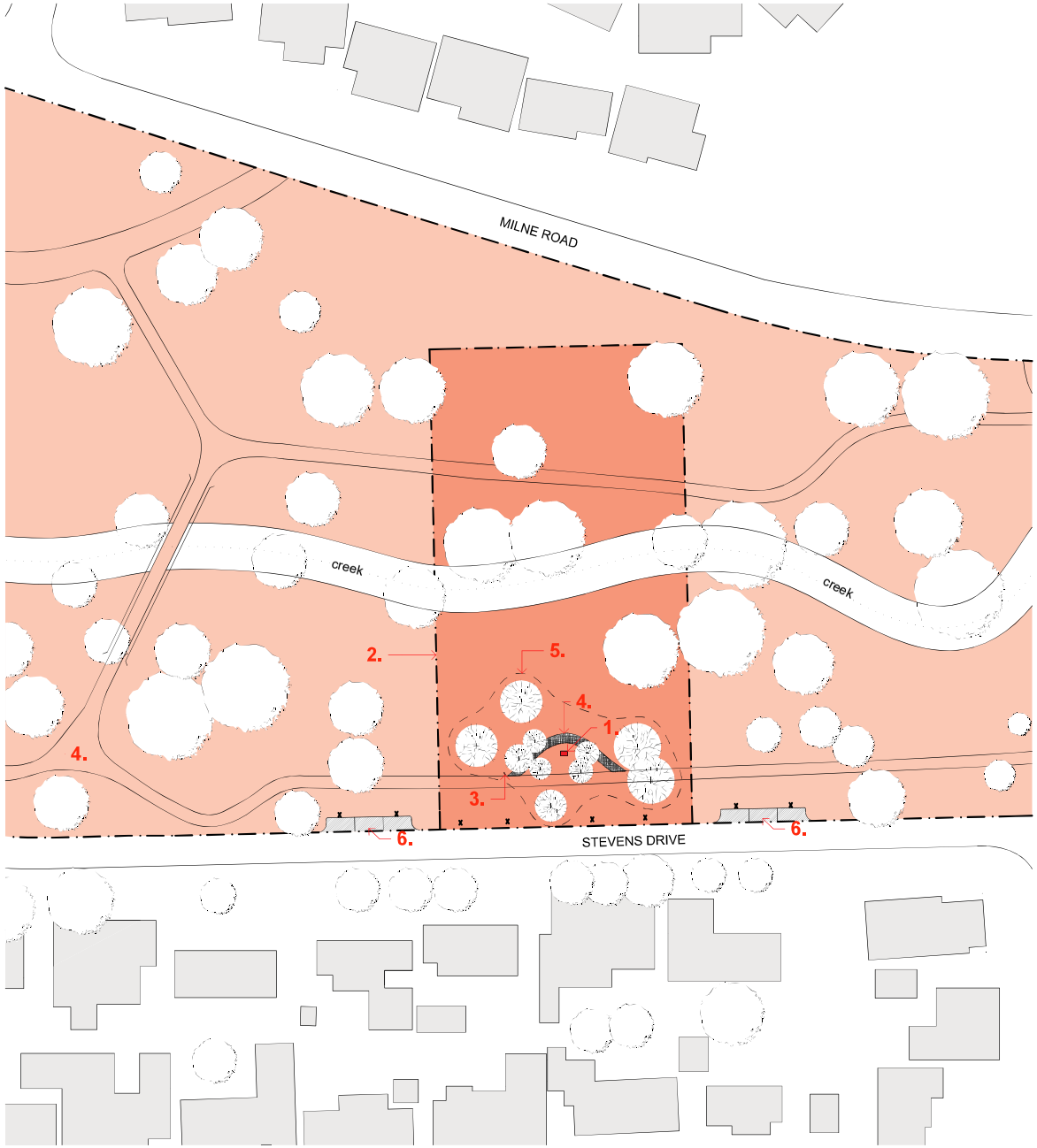
address
2-20 Stevens Drive
Ridgehaven, SA 5097

drawing
Existing SITE PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD12

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TEN POINT PLAN - GRAVES & PLAQUES 1:1000

- Extent of site boundary
- Proposed development Site
- Proposed car parking
- X Proposed street lights

N

TEN POINT PLAN

1. CONSERVATION
   - Conserve area of Primary Heritage value.
2. SETTING
   - Enhance creek setting by maintaining area to provide a clear visual connection.
3. INTERPRET
   - Provide interpretive marker.
4. CONNECTION
   - Connect to Council path network to grave site.
5. SURROUNDINGS
   - Maintain subtle connection of plaque with surrounds.
6. STREETSCAPE
   - Consider car parking and street lights.

maintain connections





conservation





surroundings





flightpath

project
Graves & Plaques

address
2-20 Stevens Drive
Ridgehaven, SA 5097

drawing
10 Point PLAN

scale	drawn	checked
as shown	JP	DA

date	drawing number
OCT 2011	2797.SD13

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Appendix
Cost estimates

CITY OF TEA TREE GULLY
Naturally Better

We are naturally better.
We are Tea Tree Gully.



1767 - TEA TREE GULLY INSTITUTE BUILDING

ESTIMATE SUMMARY

1. Building Conservation			
Stone Repair & Repointing		45,000	
Timber Repairs & Painting		28,000	
Re-Roofing		35,000	
Stormwater		15,000	
			123,000
2. Setting			
Landscaping		45,000	
Car Park Adjustments & Linemarking		15,000	
Paved Forecourt		Inc. in 10	
Lighting to Car Park		25,000	
			85,000
3. New Porch			
Demolish Existing		2,000	
New Porch		10,000	
			12,000
4. Connections - Main Views			No Cost
5. Signage			
Remove Existing		2,000	
New Signage		10,000	
Uplighting		5,000	
			17,000
7. Retaining Walls & Fencing			
Retaining Walls		24,000	
Perimeter Fencing		30,000	
			54,000
8. Car Park			Included in 2
9. Relocate Sheds			5,000
10. Access			
Ramps		45,000	
Paved Forecourt		48,000	
Paving Around Building		20,000	
			113,000
Professional Fees	10%		41,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 450,000**

EXCLUDED ITEMS:
- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:
- rates current as at May 2009
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2484.SD1 to 4

1768 - HOPE VALLEY INSTITUTE BUILDING

ESTIMATE SUMMARY

1. Building Conservation			
Stone Repair & Repointing		36,000	
Timber Repairs & Painting		25,000	
Re-Roofing		35,000	
Stormwater		18,000	
			114,000
2. Setting			
Landscaping		65,000	
Car Park Adjustments & Linemarking		15,000	
Lighting to Car Park		30,000	
			110,000
3. New Porch			
Demolish Existing		2,000	
New Porch		10,000	
Signage		17,000	
			29,000
4. Connections - Main Views			No Cost
5. Entry			Included in 3 & 10
7. Landscaping			
Remove Planter Box		2,000	
Side Boundary Fencing		12,000	
			14,000
8. Car Park			Included in 2
9. Retain Significant Trees			No Cost
10. Access			
Ramps		45,000	
Paved Forecourt		55,000	
Paving Around Building		24,000	
			124,000
Professional Fees	10%		39,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 430,000**

EXCLUDED ITEMS:
- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:
- rates current as at May 2009
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2484.SD1 to 4

1769 - HOPE VALLEY CEMETERY

ESTIMATE SUMMARY

1. Conservation to Headstones			25,000
2. Setting			
Landscaping		150,000	
Fencing & Lighting		Included in 3, 5 & 7	
			150,000
3. Entry Statement			
Entry Statement		50,000	
Signage		10,000	
Lighting		10,000	
			70,000
4. Bollards & Seating			12,000
5. Side & Rear Fencing			45,000
6. Monuments			50,000
7. Front Wall			80,000
8. Driveway			37,000
9. Planting			Included in 2
10. Contemplation			
Interpretive Signage & Uplighting		30,000	
Seating		30,000	
Lawn & Shade		40,000	
			100,000
Professional Fees	10%		61,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 630,000**

EXCLUDED ITEMS:
- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:
- rates current as at May 2009
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2484.SD1 to 4

1770 - GOLDEN GROVE CEMETERY

ESTIMATE SUMMARY

1. Conservation to Headstones			25,000
2. Connections			No Cost
3. Setting			
Planting		120,000	
Paths & Driveways		Included in 6	
Fencing		Included in 5 & 7	
Interpretive Signage & Uplighting		30,000	
Seating		30,000	
Contemplation		15,000	
			195,000
4. Entrance			
Relocate Main Entry		10,000	
Signage		10,000	
			20,000
5. Front Fencing			32,000
6. Paving			48,000
7. Perimeter Fencing			36,000
8. Planting			Included in 2
9. Retain Grass			No Cost
10. Graves			
Gravel to Grave Surrounds		20,000	
Stormwater Management		25,000	
			45,000
Professional Fees	10%		44,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 445,000**

EXCLUDED ITEMS:
- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:
- rates current as at May 2009
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2484.SD1 to 4

1873 - GOLDEN GROVE HALL

ESTIMATE SUMMARY

1. Building Conservation			175,000
2. Preserve Secondary Heritage Value			25,000
3. Maintain & Enhance Curtilage			No Cost
4. Remove Later Addition & Restore Roof Junction			6,000
5. Replace Roof			Included in 1.
6. Replace Shed 20x8m			30,000
7. Replace Fencing & Provide Interpretive Plaque			
Replace Fencing		12,000	
Interpretive Plaque		5,000	
			17,000
8. Resolve Stormwater Drainage		Further Investigation Required	
9. Connect Downpipes to Stormwater			8,000
10. Repair/Replace Bitumen Paving			9,000
11. Reveal Original Signage			10,000
Professional Fees	10%		28,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 308,000**

EXCLUDED ITEMS:

- escalation
- GST
- professional, council/certification & CITB fees
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:

- rates current as at July 2010
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2607.SD01 to 03

1874 - REID'S ROAD FORD

ESTIMATE SUMMARY

1. Conserve & Enhance Remnant of Structure			20,000
2. Conserve Setting & Undertake Research			No Cost
3. Interpret Alignment of Ford with Reid's Rd.			
Allowance for Artists Fees		10,000	
Allowance for Artworks		50,000	
			60,000
4. Marker & Interpretive Signage			10,000
5. Paving to Former Road Alignment			15,000
6. Maintain Linear Stobie Pole Pattern			No Cost
7. Improved Car Parking			28,000
Professional Fees	10%		13,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 146,000**

EXCLUDED ITEMS:

- escalation
- GST
- professional, council/certification & CITB fees
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:

- rates current as at July 2010
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2608.SD01 to 03

1875 - HAINES BRIDGE

ESTIMATE SUMMARY

1. Conservation			
Engineering Costs		10,000	
Stonework Restoration		35,000	
			45,000
2. Maintain Curtilage			No Cost
3. Replace Railing with Hardwood Bollards & Steel Rail			16,000
4. Alter Road Surface			30,000
5. Walkway Paving			26,000
6. Interpretive Signage			15,000
7. Car Parking			24,000
8. Viewing Trail			24,000
9. Conserve Stonework			Inc. in 1.
10. Hardwood Safety Fencing			22,000
Professional Fees	10%		20,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)			**$ 222,000**

EXCLUDED ITEMS:

- escalation
- GST
- professional, council/certification & CITB fees
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:

- rates current as at July 2010
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2609.SD01 to 03

1876 - THATCHED SHED

ESTIMATE SUMMARY

1. Conservation - Retain Area of Primary Heritage			50,000
2. Setting - Maintain Relationship to Remnant Orchard			10,000
3. Vista - Enhance Viewing Opportunities			5,000
4. Alternative Locations			Further Investigation Required
5. Landscaping - New Perimeter Fence			19,000
6. Retain Remnants of Former Orchard			Inc. in 2.
7. Improve Access			Inc. in 5.
8. Alternative Uses			Further Investigation Required
9. Interpretive Signage			10,000
10. Reveal Cottage			
15x17m Shelter		120,000	
Gravel Paving		8,000	
Public Footpath		9,000	
Flood Lighting		8,000	
			145,000
Professional Fees	10%		24,000
ESTIMATED CURRENT CONSTRUCTION COST (Excluding GST)		**$**	**263,000**

EXCLUDED ITEMS:
- escalation
- GST
- professional, council/certification & CITB fees
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)

BASIS OF ESTIMATE:
- rates current as at July 2010
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2610.SD01 to 03

1983 - FORMER STEVENTON SCHOOL

ESTIMATE SUMMARY

1. Conservation of Cottage:			
Roof & Gutter Replacement		40,000	
Masonry Repairs & Repointing		18,000	
Painting		15,000	
			73,000
2. Conserve Area of Historical Entry			No Cost
3. Repaint Picket Fence			2,000
4. Demolish or Improve Shed			3,000
5. Improve Planting West of Main Building			11,000
6. Playground Equipment			8,000
7. Lean-To - Allowance for General Maintenance per annum			3,000
8. Replace Cyclone Fence with Picket Fence			12,000
9. Street Trees:			
Street Trees & Paving in Front of Building		24,000	
Tree Planting to Memorial Drive (for 80m from Dowding Tce. Corner)		19,000	
			43,000
10. Potential Future Additions			Further Investigation Required
Professional Fees	10%		16,000
ESTIMATED CURRENT CONSTRUCTION COST			**$ 171,000**

EXCLUDED ITEMS:
- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)
- potential impact of any "anti-carbon" legislation

BASIS OF ESTIMATE:
- rates current as at June 2011
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2797.SD01 to 03

1984 - WAR MEMORIAL ARCH & AVENUE

ESTIMATE SUMMARY

1. Conserve Arch - Cyclic Maintenance Every Five Years			16,000
2. Tree Planting Connecting Arch with Avenue			45,000
3. Memorial Park			No Cost
4. Landscaping of Culvert			20,000
5. Bridge			
General Improvements		25,000	
Lighting		10,000	
			35,000
6. Interpretive Signage			5,000
7. Pine Replacement			Inc. in 2
8. Paving			
Paving to Footpaths to Steventon School		200,000	
Special Vehicular Paving Zones on Memorial Drive		65,000	
			265,000
9. Repair Dry Stone Wall			16,000
Professional Fees	10%		40,000
ESTIMATED CURRENT CONSTRUCTION COST			**$ 442,000**

EXCLUDED ITEMS:

- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)
- potential impact of any "anti-carbon" legislation

BASIS OF ESTIMATE:

- rates current as at June 2011
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2797.SD04 & 05

1985 - HAINES PARK

ESTIMATE SUMMARY

1. National Park Entry			
Formalise Car Parking		35,000	
Paving Around Stone Wall		6,000	
Planting		8,000	
			49,000
2. Landscaping			
Repair Retaining Wall Facing North East Road		28,000	
Paving to North of Median Strip		23,000	
			51,000
3. Intrepretive Signage			10,000
4. Buffering			
Heavier Vegetation Against North East Road		21,000	
Reinforce Built Edge to Village Green		No Cost	
New Planting to Median Strip		10,000	
			31,000
5. Screen Transformers			16,000
6. Ramp & Retaining Wall to North East Road			85,000
7. Paths Across "Village Green"			36,000
Professional Fees	10%		28,000
ESTIMATED CURRENT CONSTRUCTION COST			**$ 306,000**

EXCLUDED ITEMS:

- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)
- potential impact of any "anti-carbon" legislation
- rotunda

BASIS OF ESTIMATE:

- rates current as at June 2011
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2797.SD06 to 08

1986 - ABERCROMBIE CRESCENT GRAVES & PLAQUES

ESTIMATE SUMMARY

1. Maintain Creek Bed & On-Going Research			No Cost
2. Post & Wire Fencing to Abercrombie Ave.			17,000
3. Backdrop Fencing/Walling to Gravesite			12,000
4. Paving Around Gravesite			4,000
5. Gravel/Soft Paving Around Smaller Hard Paved Area			2,000
6. Interpretive Signage			10,000
7. Retain Trees			No Cost
8. Path & Boardwork			17,000
9. New Gate in Fence			3,000
10. Two Bays of Inset Parking			11,000
Professional Fees	10%		8,000
ESTIMATED CURRENT CONSTRUCTION COST		**$**	**84,000**

EXCLUDED ITEMS:

- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)
- potential impact of any "anti-carbon" legislation
- rotunda

BASIS OF ESTIMATE:

- rates current as at June 2011
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2797.SD06 to 08

1987 - STEVENS DRIVE GRAVES & PLAQUES

ESTIMATE SUMMARY

1. Conserve Heritage Area			No Cost
2. Enhance Creek Setting with Landscaping			60,000
3. Interpretive Marker			5,000
4. Gravel Path			2,000
5. Maintain Connection of Plaque With Surrounds			No Cost
6. Streetscape			
Lighting		5,000	
Six Bays of Inset Car Parks		30,000	
			35,000
Professional Fees	10%		10,000
ESTIMATED CURRENT CONSTRUCTION COST			**$ 112,000**

EXCLUDED ITEMS:
- escalation
- GST
- latent conditions, site access difficulties & out of hours work
- property acquisition, legal, financing & associated costs
- site remediation & removal of contaminated spoil (if required)
- potential impact of any "anti-carbon" legislation

BASIS OF ESTIMATE:
- rates current as at June 2011
- procurement via lump sum competitive tender
- verbal instructions from Mr. D. Alexander
- Flightpath Architects Drawing No's. 2797.SD12 & 13

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