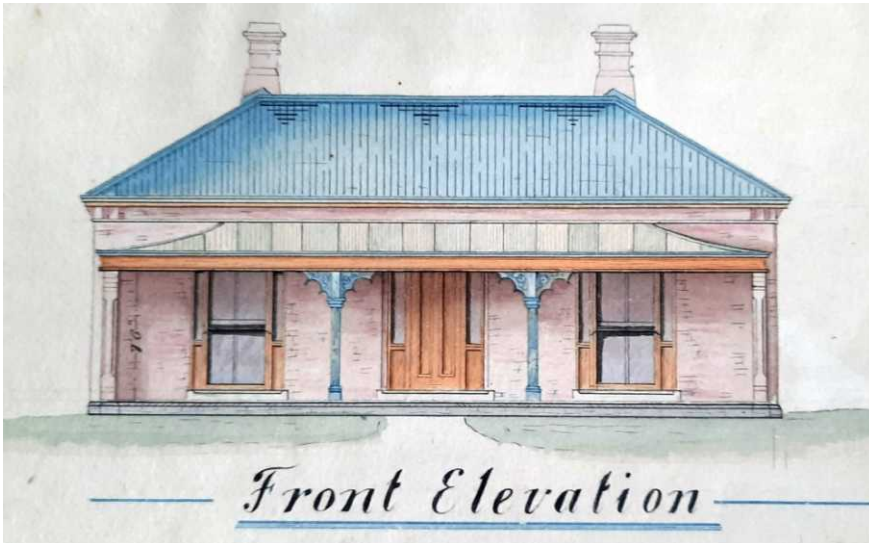




BLACK MOUNTAIN PROJECTS  
HERITAGE CONSULTANTS



*1885 Extract of Architect E.C. Manfred's plan*



*2021 Principal elevation*

Heritage Impact Statement

Allfarthing subdivision

2 Brisbane Grove Road, Brisbane Grove, NSW

Lot 60 DP1090981 & Lots 61-64, 71-77 DP976708

Report to Hogan Planning

October 2021

<b>ISSUE</b>	<b>DESCRIPTION</b>	<b>DATE</b>	<b>ISSUED BY</b>
A	Draft for Review	06.04.21	PK
B	Revision	16.04.21	PK
C	Revision	28.04.21	PK
D	Revision	27.05.21	PK
E	Revision (inserti draft subdivision layou.)	23.10.21	PK

# CONTENTS

## **1.0 INTRODUCTION**

- 1.1 REPORT OVERVIEW
- 1.2 REPORT OBJECTIVES
- 1.3 METHODOLOGY AND STRUCTURE
- 1.4 SITE IDENTIFICATION
- 1.5 HERITAGE MANAGEMENT FRAMEWORK
- 1.6 AUTHORSHIP
- 1.7 COPYRIGHT
- 1.8 REPORT LIMITATIONS

## **2.0 SITE DESCRIPTION& HERITAGE ADVICE DURING DESIGN**

- 2.1 SITE DESCRIPTION& HISTORY

## **3.0 ESTABLISHED HERITAGE SIGNIFICANCE**

## **4.0 DESCRIPTION OF THE PROPOSAL**

## **5.0 ASSESSMENT OF HERITAGE IMPACT**

- 5.1 INTRODUCTION
- 5.2 ASSESSMENT
- 5.3 RECOMMENDED MITIGATION MEASURES

## **6.0 CONCLUSION AND RECOMMENDATION**

- 6.1 CONCLUSION
- 6.2 RECOMMENDATION
- 6.3 ASSESSMENT STATEMENT

## **7.0 REFERENCES**

### **SITE INSPECTION PHOTOS**

### **APPENDIX 1 (SEPARATE FILE)**

Drawings, specifications and building contract for Allfarthing

## **1.0 INTRODUCTION**

### **1.1 REPORT OVERVIEW**

This report has been prepared to accompany the proposed subdivision of Allfarthing, 2 Brisbane Grove Road, Brisbane Grove, NSW.

The proposal is for the land of and around the heritage listed cottage of Allfarthing at 2 Brisbane Grove Rd, Brisbane Grove to be subdivided. The land has been rezoned for rural residential uses by Goulburn Mulwaree Council.

Currently the site is surrounded by a field system of cultivated agricultural land. The proposal is to repair and stabilize the heritage cottage, re-establish a conifer windbreak along the new lot boundaries of the heritage item (as a landscape buffer between new development and the item), then develop the subdivided lots with an architectural and landscape standard that is sympathetic to the heritage item.

Allfarthing is a heritage listed property that currently enjoys a large visual catchment (curtilage) of extensive views over surrounding rural land. Allfarthing has been zoned by the council for rural residential land use.

The subdivision will result in a listed cottage surrounded by rural residential blocks and houses. Sometimes development puts heritage out of kilter. But in this case the subdivision can be made acceptable by putting in some controls, such as a design standard.

While subdivision of Allfarthing will reduce the curtilage, reduce rural setting and introduce a context of buildings of visually significant bulk and scale, mitigation measures outlined in the report will insure that:

- The heritage item will be well-cared for.
- Adequate landscape buffering will be provided for the heritage item.
- Landscaping and colours of the subdivision will provide a harmonious context.

The report concludes that with these measures in place, the proposal will have an acceptable heritage impact.

### **1.2 REPORT OBJECTIVES**

The main objective of this Heritage Impact Statement is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by the NSW Heritage Council guidelines.

### **1.3 METHODOLOGY AND STRUCTURE**

This Heritage Impact Statement has been prepared in accordance with guidelines outlined in the Australia *ICOMOS Charter for Places of Cultural Significance*, known as *The Burra Charter*, and the NSW Heritage Council publication, *NSW Heritage Manual*.

The *Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The

terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes standardisation of heritage investigation, assessment and management practices in NSW.

## **1.4 SITE IDENTIFICATION**

The subject site is Allfarthing, 2 Brisbane Grove Road, Brisbane Grove, NSW.

## **1.5 HERITAGE MANAGEMENT FRAMEWORK**

Allfarthing is a heritage listed item in Goulburn Mulwaree Local Environmental Plan 2009. As such, the property is subject to the heritage provisions of the Goulburn Mulwaree LEP 2009.

## **1.6 AUTHORSHIP**

This report has been prepared by Peter Kabaila, Heritage Consultant, of Black Mountain Projects Pty Ltd.

## **1.7 COPYRIGHT**

Copyright of this report remains with the author, Black Mountain Projects.

## **1.8 REPORT LIMITATIONS**

While this report is limited to the analysis of European cultural heritage values, Black Mountain Projects recognises that Aboriginal people occupied the land that was later claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

This report is based on review of drawings provided by Hogan Planning Pty Ltd for DA submission.

## **2.0 SITE DESCRIPTION**

### **2.1 SITE DESCRIPTION & HISTORY**

The outline below of the work of Edmund Manfred is drawn from *E C Manfred - architect and surveyor, Goulburn: an introduction to his work (2013)* by Daphne Penalver, David Penalver and Linda Cooper.

Allfarthing is a cottage designed by Edmund Cooper Manfred (1856-1941). This English born migrant undertook training as an architect with Edmund Blacket. He came to Goulburn to supervise the construction of Blacket's Cathedral Church of St Saviour.

E.C. Manfred was prominent for designing some of the most iconic buildings and parks in Goulburn. E.C. Manfred's work spanned the Federation Period (late 19th and early 20th centuries). Goulburn's busiest and grandest building period was in the wool-boom era at the end of the 1800s - and the most influential architect of this period was Edmund Cooper Manfred.

E.C. Manfred 1879 set up his architectural practice in Goulburn, advertising as an Architect & Surveyor. In November 1885 a building contract was let for construction of Allfarthing cottage for Mr Francis O'Brien for the sum of £559. Allfarthing is therefore likely to have been one of E.C. Manfred's earlier designs in Goulburn.

The drawings, specifications and building contract for Allfarthing are protected in the private collection of Kieran Davies, the current owner. A record of them forms part of this report (Appendix 1).

Allfarthing is one of a group of heritage listed rural properties in the Brisbane Grove locality. Goulburn Mulwaree Council's 2018 *Heritage Study Review* by Sue Rosen Associates lists the others as:

- "Wyoming", 55 Barretts Lane Lot 113, DP 794750126140
- "The Towers" (c 1840), 5477 Braidwood Rd Lot 50, DP 1009468
- "Brigadoon" 54 Brisbane Grove Rd, Lots 57, 58, 66 DP 976708
- "Wyandra" 56 Brisbane Grove Rd, Lot 67, DP 976708
- "Sofala" 137 Brisbane Grove Rd, Lot 20, DP 976708
- "Weston" 242 Brisbane Grove Rd, Lot 2, DP 1055961
- "Corrinyah" 53 & 77 Corrinyah Rd Lots 6 and 7, DP 594115
- "Homeden" 46 Mountain Ash Rd Lot 67, DP 126140
- "Yattalunga" (1860) 83 Johnsons Lane Lot 79 & 80, DP 976708
- "Rosebank" 262 Windellama Road Lot 4, DP 803430

Allfarthing is sited on a hill crest that is ringed by the remnants of a pine windbreak. It is surrounded by fields that have been cultivated. While Allfarthing has views over the hillside and into neighbouring properties, it does not have a line of sight to any of the other locally listed properties in the Brisbane Grove locality.

Planting of a new landscape buffer between Allfarthing cottage and its surrounding new development will therefore not impact on views between the heritage listed buildings of Brisbane Grove.

### **3.0 ESTABLISHED HERITAGE SIGNIFICANCE**

The subject site, Allfarthing, is listed as an item of local heritage significance in *Goulburn Mulwaree Local Environmental Plan 2009*. It therefore has local heritage significance established and recognised by the local community.

The significance statement in the NSW State Heritage Inventory reads:

*The heritage significance of "Allfarthing" is in its landscape relationship to other extant historical rural residential properties on the Gundry Plain. It forms a group with other rural residential properties in the Brisbane Grove locality. Brick and iron roof dwelling situated on an elevated corner site with substantial evidence of large gardens. House and garden need maintenance and restoration.*

#### **4.0 DESCRIPTION OF THE PROPOSAL**

The proposal is for the land of and around the heritage listed cottage of Allfarthing at 2 Brisbane Grove Rd, Brisbane Grove to be subdivided. The land has been rezoned for rural residential uses by Goulburn Mulwaree Council.

Currently the site is surrounded by a field system of cultivated agricultural land. The proposal is to repair and stabilise the heritage cottage, re-establish a conifer windbreak along the new lot boundaries of the heritage item (as a landscape buffer between new development and the item), then develop the subdivided lots with an architectural and landscape standard that is sympathetic to the heritage item.

The developer's aim should be to work within the parameters set by the land rezoning of Allfarthing to create a landscape that is easy to market because it is harmonious (albeit altered) and references both the historic cottage on the hill as well as referencing the earlier field system around the cottage.

Lot 73 DP 976708 known as Allfarthing at 2 Brisbane Grove Road, Brisbane Grove (Goulburn) NSW is a small hill further than 200m from waters. A cottage and yard is constructed on the crest of the hill. This is ringed by a remains of a wind break of large, mostly radiata pine, trees. Refer aerial image below.

Encircling the cottage are the hill slopes of lots 60 DP1090981 and lots 61-64, 71-77 DP976708 which have been in past agricultural use for cultivation and grazing. Refer site detail and contour plan by Southern Cross Consulting Surveyors below.

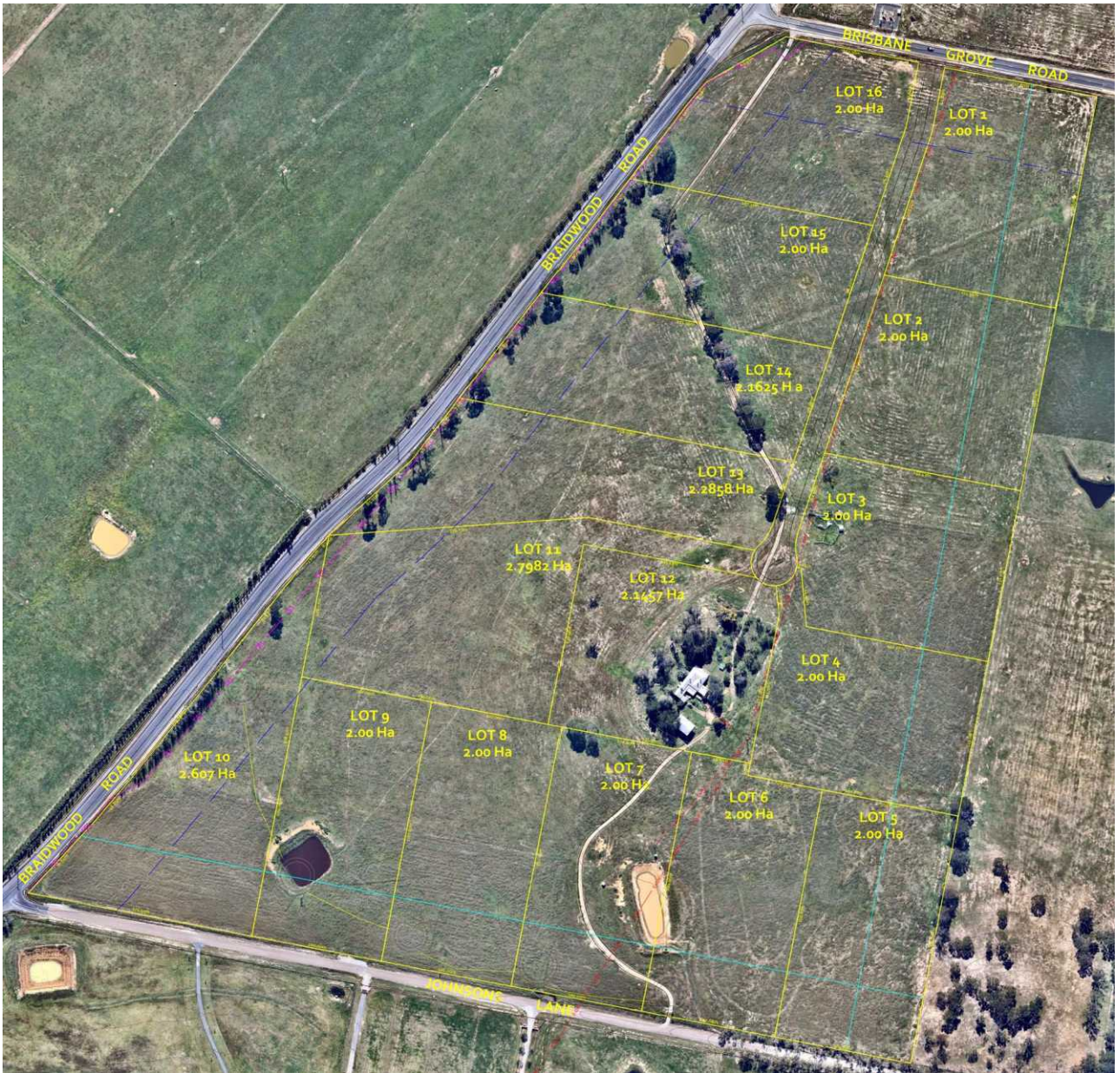
Rezoning and subdivision will preserve Allfarthing Cottage on a separate block large enough to re-establish a curtilage of gardens and conifer landscape buffer.





Aerial view of Allfarthing (source Google Earth Pro)





Allfarthing draft subdivision plan (source: Paul Johnson, Sowdes consultants, Goulburn)

## 5.0 ASSESSMENT OF HERITAGE IMPACT

### 5.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: *Goulburn Mulwaree Local Environmental Plan 2009*, *Goulburn Mulwaree Development Control Plan 2009* and the NSW Heritage Council guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

The subdivision will result in a listed cottage which will be surrounded by rural residential blocks with houses. Sometimes development puts heritage out of kilter. But in this case the subdivision can be made acceptable by putting in some controls, such as a design standard.

Previous owners have constructed additions and made alterations. But this locally heritage listed property, designed by a renowned local architect, still contains many features of the late colonial period. Features include:

- Brickwork laid in a colonial period bond (header courses reinforce walls).
- Steep pitched galvanized roof.
- Polished stone fireplace surrounds.
- Original 19<sup>th</sup> century flooring and joinery including architraves, doors, window framing, timber verandah posts.
- Brick lined underground water tank.

### 5.2 ASSESSMENT

Allfarthing cottage is the centre piece of the proposed subdivision and as such, it is important that it is well preserved and attractive. This proposal insures that the detracting hay shed is removed, the roof of the cottage renewed and its building condition inspected in detail. These measures will insure the cottage is retained for future generations.

Historic documents relating to Allfarthing that are in the owner's collection will be preserved by donation to a local archival collection (e.g. Council or local history group).

Adequate landscape buffering will be provided for Allfarthing by establishing a new line of conifer trees as a wind break along the new lot boundaries. This will be based on the historical precedent of the pine tree windbreak around the cottage (which has mostly been removed due to condition of the trees and threat to the heritage building).

Landscaping, development form and colours of the subdivision are designed to provide a harmonious context for the heritage item. Each new rural residential lot will be bordered by a line of large shrubs or trees, referencing the previous field system land use pattern. Fencing, entrance features, roof pitches and a colour palette have all been carefully considered in a design standard for a covenant over the subdivision.

Heritage impact is minimised by high quality of subdivision design, good landscaping and sympathetic design controls.

### 5.3 RECOMMENDED MITIGATION MEASURES

Roof and roof drainage are generally in poor condition. These pose the main threat to protecting the fabric of the heritage item. Subdivision would reduce the curtilage, reduce rural setting and introduce a context of buildings of visually significant bulk and scale.

Recommendations are made to retain heritage significance of the item and provide a suitable context for it. Heritage recommendations are:

- Work to the heritage item, to be completed prior to issue of the subdivision certificate for the block containing the heritage item, and
- 88 B instrument with an architectural and landscape standard to accompany the subdivision certificate application.

Work to the heritage item, to be completed prior to issue of the subdivision certificate for the block containing the heritage item, is:

- Donate Allfarthing's historic documents in the owner's collection to a local archival collection, e.g. Council or local history group.
- Remove ageing radiata pine trees from within 12m of the Allfarthing buildings.
- Retain the established oak tree.
- Plant a new conifer windbreak further from Allfarthing buildings as a tree row along the whole of the proposed perimeter of the new lot to the heritage item, except where there is planting already established along the lot boundary. The windbreak may be *Cupressus leylandii* planted at 10m centres.
- Demolish the agricultural shed that visually detracts from the heritage cottage.
- Re-roof the historic brick building in corrugated galvanized sheeting with galvanized finish roof drainage in traditional profiles (round downpipes, roll capped ridge and hips, quad or half-round or ogee gutters).
- Provide open rural style fences along lot boundaries.
- Provide a rural style timber gate to the driveway entry (refer attached examples).

To retain heritage significance of the item and provide a suitable context for it, the heritage recommendation is for a covenant (88B Instrument) to accompany the subdivision certificate application.

The covenant provides a design standard that will create a real estate marketing opportunity for the new lots. It also creates a quality development with a harmonious palette of building colours and a unified landscape.

Heritage recommendations for the covenant are:

- Open rural style fences along the lot boundaries.
- Rural style timber gate to each new driveway entry (refer examples below).
- Plant and maintain a continuous tree row or hedge along all lot boundaries. Acceptable examples include *Cupressus leylandii* or *Cupressus torulosa* planted at 10m centres, *Murraya paniculata* or *Photinia robusta* at 1.5m centres.
- Single storey and one and half storey (i.e. upper level contained within a sloping roof line) are preferred.
- Roofs (except verandah roofs) to have a minimum 30 degree pitch.
- To provide a unified roofscape, roofs to be corrugated or standing seam profiles in a harmonious colour palette in one of the following acceptable colours: galvanised, natural zinc, CB Shale Grey, CB Dune.



- To provide a unified building colour palette, walls to be rendered or weatherboard paint finished using the paint colour palette below or clay bricks from the brick palette below.

### RURAL STYLE TIMBER ENTRANCE GATE



### PAINT COLOUR PALETTE



BRICK PALETTE



## **6.0 CONCLUSION & RECOMMENDATION**

### **6.1 CONCLUSION**

While subdivision of Allfarthing will reduce the curtilage, reduce rural setting and introduce a context of buildings of visually significant bulk and scale, the above mitigation measures outlined in this report will insure that:

- The heritage item will be well-cared for.
- Adequate landscape buffering will be provided for the heritage item.
- Landscaping and colours of the subdivision will provide a harmonious context.

The report therefore concludes that with these measures in place, the proposal will have an acceptable heritage impact and will be consistent with the heritage requirements and guidelines of *Goulburn Mulwaree Local Environmental Plan 2009*, *Goulburn Mulwaree Development Control Plan 2009*, and the NSW Heritage Council guideline *Statements of Heritage Impact*.

Should any unexpected relics be disturbed during excavation of the subject land, they must be managed under the archaeological provisions of the *NSW Heritage Act*.

### **6.2 RECOMMENDATION**

**The DA will have an acceptable heritage impact provided the recommendations in this report are incorporated into conditions of consent.**

### 6.3 ASSESSMENT STATEMENT

I, Peter Rimgaudas Kabaila, Heritage Consultant, confirm that:

- I have prepared this Heritage Impact Statement, which has objectively assessed the proposed development against the relevant planning controls.
- I have provided this report as advice to the proponent.

A handwritten signature in black ink, appearing to read 'Peter Rimgaudas Kabaila', written in a cursive style.

Dr Peter Kabaila, Heritage Consultant, Black Mountain Projects Pty Ltd



## 7.0 REFERENCES

*Allfarthing drawings, specifications & building contract.* Kieran Davies private collection.

Apperly R, Irving R, Reynolds P, *A pictorial guide to identifying Australian architecture styles and terms from 1788 to the present.* Angus & Robertson, NSW, 2002

ICOMOS Australia, *The Burra Charter: The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).* ICOMOS, Australia, 2013.

*Goulburn Mulwaree Development Control Plan 2009*

*Goulburn Mulwaree Local Environmental Plan 2009.*

NSW Heritage Office and Department of Infrastructure Planning and Natural Resources, *NSW Heritage Manual*, Sydney, 2001.

NSW Heritage Council guidelines, *Altering Heritage Assets and Statements of Heritage Impact.*

NSW Government Legislation, [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)

NSW State Heritage Inventory

<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>

Daphne Penalver, David Penalver and Linda Cooper, *E C Manfred - architect and surveyor, Goulburn: an introduction to his work (2013).*

**SITE INSPECTION PHOTOGRAPHS**



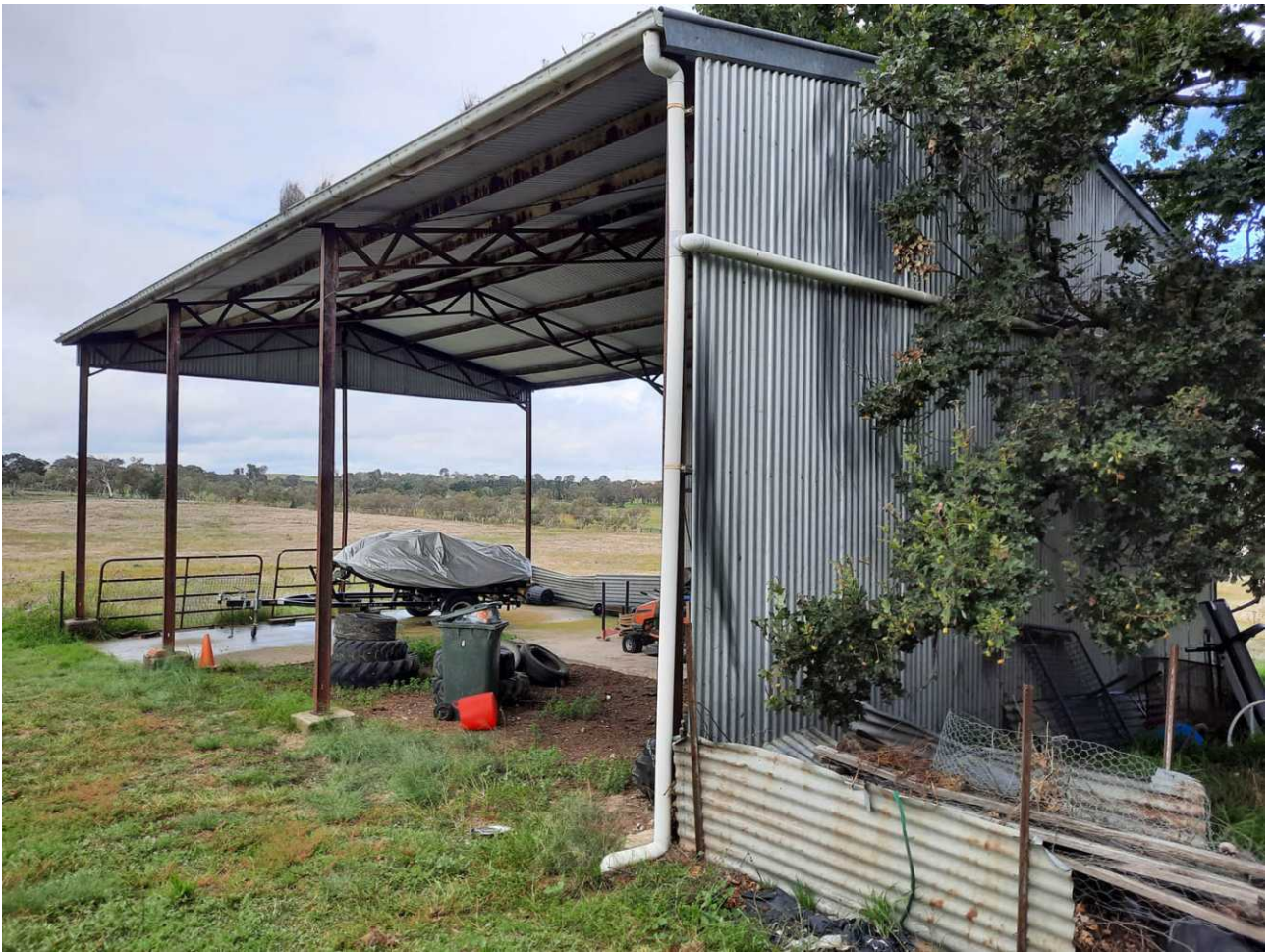




















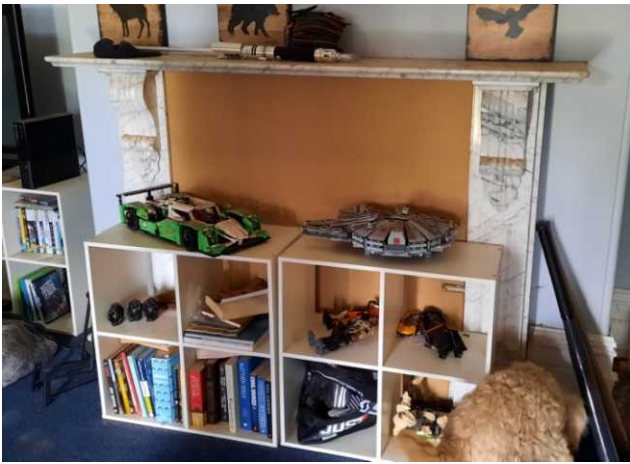










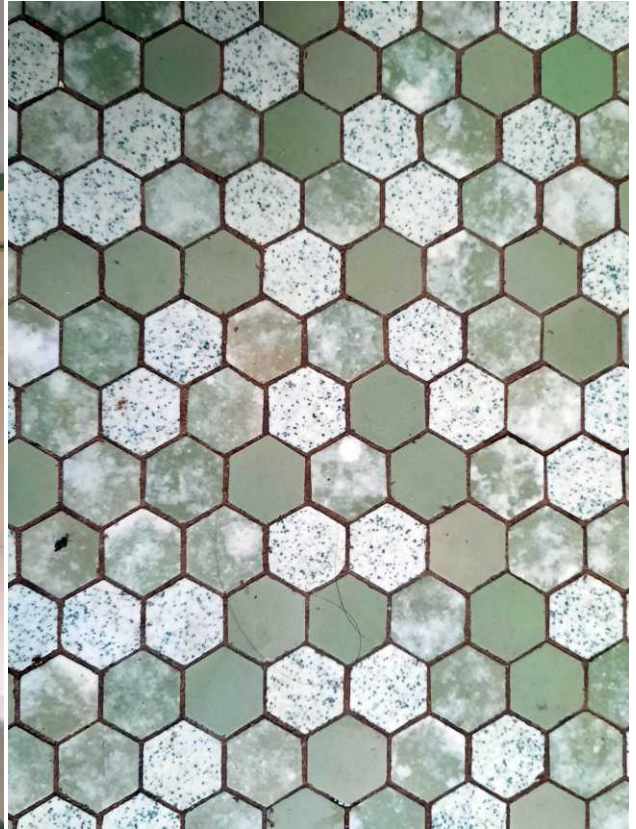














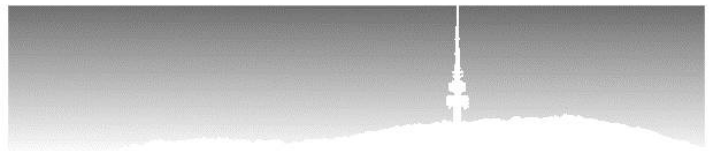




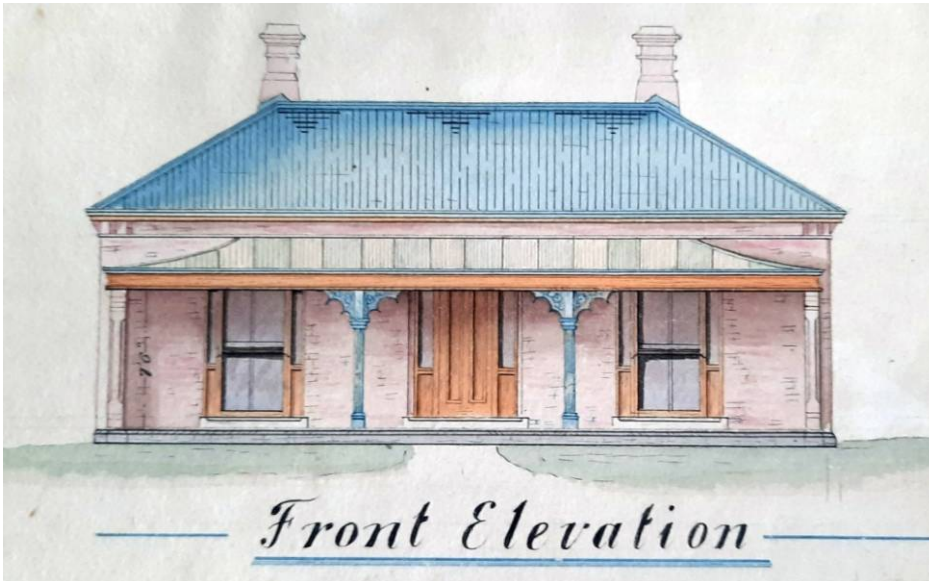




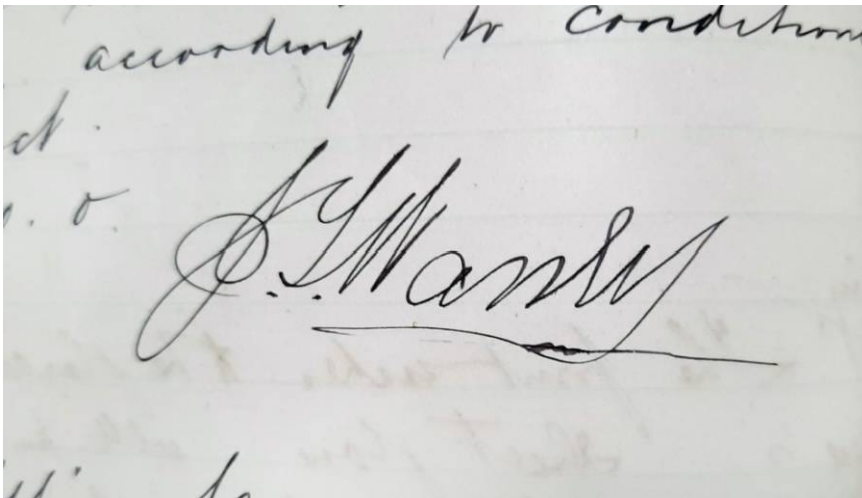




BLACK MOUNTAIN PROJECTS  
HERITAGE CONSULTANTS



*Allfarthing Cottage principal elevation from E.C. Manfred's 1885 plans*



*Architect's signature on 1885 building contract for construction of Allfarthing cottage for Mr Francis O'Brien for the sum of £559*

## Appendix 1

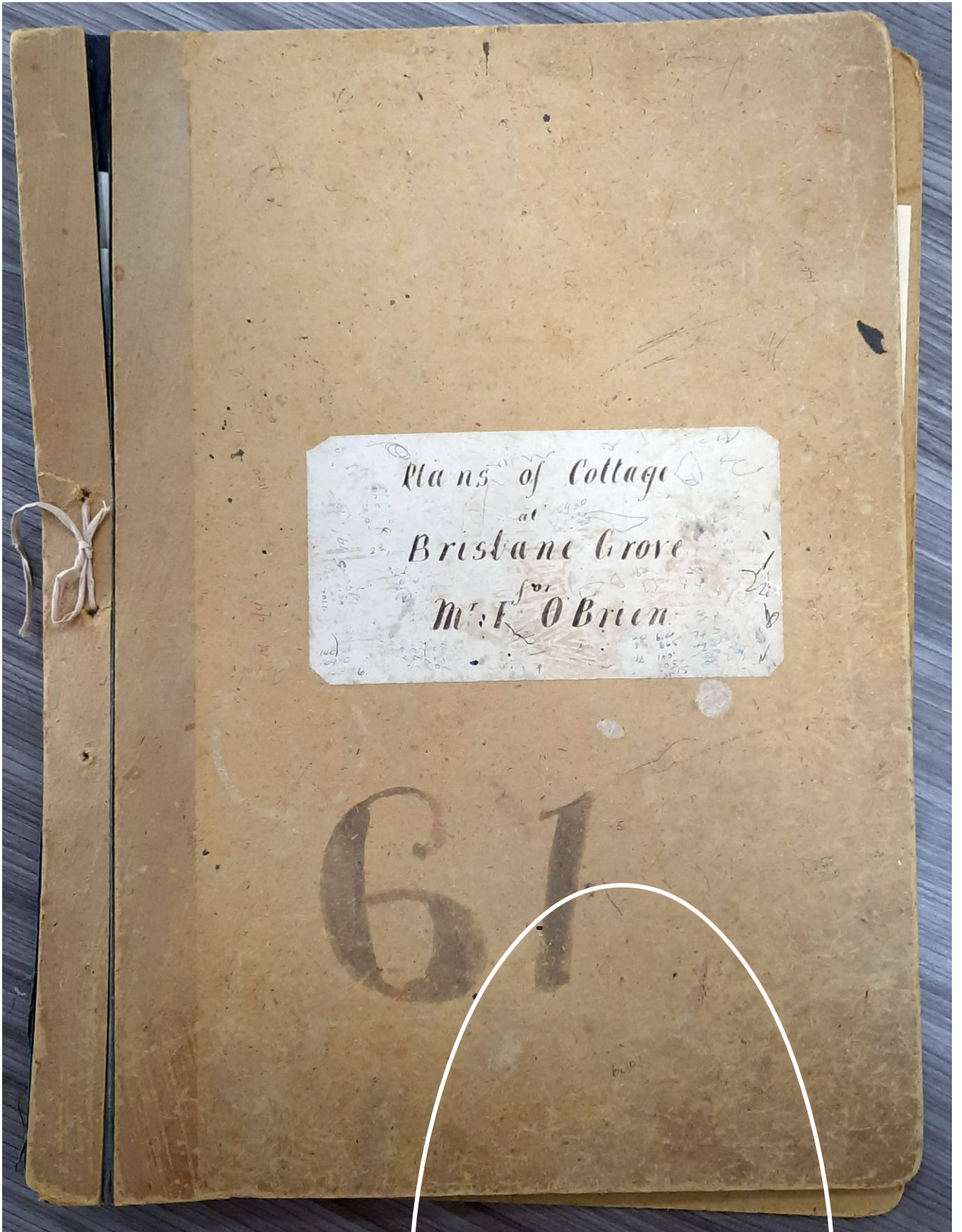
### Allfarthing Historical Documents

Source: Kieran Davies private collection

Report to Hogan Planning

April 2021







Plans of Cottage  
 at <sup>2430</sup>  
 Brisbane Grove  
 for  
 Mr. F. O'Brien.

Received from Mr. A. B. Mansfield, the  
 Hon. George Specification (Duplicate) of  
 Cottage at Brisbane Grove for Mr. F.  
 O'Brien, which I will return on  
 completion of the work.

1888

(Duplicate) at  
for  
re  
812  
72  
73  
60 5.3 0  
01 6.2 15

Memorandum of agreement  
this the 13<sup>th</sup> day of November 1855  
John Thomas Harner of Goulluon of the  
part v. Francis A. Bress Solicitor Goulluon

The said John Thomas Harner undertakes to complete all the works mentioned in the specification in conjunction with the printed conditions for the sum of Five hundred fifty <sup>pounds</sup> pounds s<sup>y</sup>

The said Francis A. Bress agrees to pay the said John Thomas Harner the sum of Five hundred fifty pounds according to conditions of Contract.

£559.0.0

J. J. Mansel

Witness  
William Cameron

agreement on  
November 1855



Painting Paint all external wood + iron work usually painted with three coats best white lead oil paint - finished in approved color. the varnish only being painted in two coats.

All the internal joiner's work is to be sized + varnished in the best two coat work with good copal varnish left hard + bright

Glazing The front windows to be glazed with 26 oz  
chance to sheet glass well putted + sponged  
Subst front rows to have colored + figured glass

All other windows to be glazed with 21 oz  
sheet glass

J.W.

## Plastering

All ceilings throughout to be lathed with good down laths well nailed up with 1" dont headed nails + broken joints every two (2) feet + then plastered in the best three (3) coat work, the last coat to be well travelled + finished white

All walls except kitchen to be plastered in the best two (2) coat work finished with an approved tint in the last coat + well travelled

Linewhite walls of kitchen

Run angle beads to arch in bath in jagged stuff

All mortar must be composed of good sharp sand + port. + one (1) part lime the lime being run through a fine sieve some time before being used + the whole well tempered

The pointing up stuff must be mixed up with plenty of good long cow hair

J. W.



Knuttelpeis

to have 1 1/2 shelves. (two @ moulded)  
caved trusses base shed mouldings stop  
chamfered joints -

both

all fixed with iron screw

J. L. W.

All windows to be double hung in box frames  
3/4" lining 1" styles 3/8" slips & sashlinings 3" double  
rebated sills 1 1/4" lead best hemp lines iron weights  
sle pulleys approved patent fasteners & lifts  
1/2" moulded window blind sashes, the sashes to  
be 2" + 1 1/4" moulded

where frames project beyond plastering the  
architrave must be beveled at.

Finish round all windows with 3" mouldings  
to form architraves

Put 1/4" angle beads to angles

All skirting to be 9" double sunk & moulded  
fixed to wall plugs 2 ft apart &  
finished all round against floor with  
1/4" angle fillets

All windows & door frames to have 1/4" beaded  
fillets outside to hide joint.

Fit up in pantry 50 ft run of 12" x 1"  
shelving with brackets every 3 feet apart.

Fit up 1" shelf in brackets in kitchen

J.S.W.



Jones's Work

All timber is to be the best of the  
 Kind specified  
 Doors Pine. Clear Pine  
 Shutters Oak  
 Inset Linings  
 Iron Frames  
 Baltic Pine  
 Kauri. This  
 Oregon.



Front & Back doors to be 2" thick panelled on  
 down hung with 3-4 butts to 5" x 4" rebated wren  
 frames with moulded transoms 1 1/2" size +  
 fanlights all pic. - moulded panels at  
 bottom. the head of the architrave to be  
 mitred & down the uprights  
 provide for front door Knocker Knob +  
 patent latch  
 for back door 8" rim lock with wooden  
 handles

Internal doors. etc to be 6' 10" x 2' 10" + 1 3/4" for  
 moulded panels hung with 2" butts to rebated  
 1 1/2" joint linings finished with 5" architrave  
 6" mortice locks oak handles.

Kitchen door 6' 10" x 2' 10" + 1 1/2" Party door 6' 5" x 2' 6" + 1 1/2"  
 hung to joint linings into edge beaded.  
 7" rim lock 5 1/4" butts.

All locks to be of approved make +  
 handles to have patent fastenings

J. W.

The flooring boards for the house are to be of 1" J & G. Kauri pine 6" wide J & G well laid in long lengths in broken butt joints, with 3" boards to hearth, well nailed with  $1\frac{3}{4} \times 10$  nails punched cleaned off transversely

The verandah in front to be formed as shown. Posts  $4 \times 4$ " off bearing,  $4 \times 1$ " J & G. Deck boards with rounded using section under  $1$ " fascia. Lintel to be  $10 \times 5$ " Oregon wrought- with  $1$ " lead nailed on at bottom.

Support deck in columns with zinc caps  $4$ " diameter + cast iron brackets.

Roof to be of curved galv. iron double lap, well riveted with copper rivets.

to be secured to two (2)  $6 \times 2$ " hip rafters & two (2)  $6 \times 2$ " rafters in over the columns, with  $4 \times 1\frac{1}{2}$ " purlins between all of Oregon +  $4 \times 2$ " beaded full plate bolted to the wall with  $\frac{1}{2}$ " iron screw bolts.

Back Verandah to have curved iron roof, full plate, floor etc +  $4 \times 4$ " stop chamfered Oregon post. Finished as above. - J. L. W.



Cover all rafters with 2x1" battens 3 feet apart  
& then with an approved brand of galv. corr.  
iron 26 gauge on the side lap, 6" end lap, well  
secured with galv. iron screws & 4 lb lead washers  
at every second corrugation

The gutter is to be formed of 2 1/2" galv. iron  
G.O. brand closed & riveted at joints - 2 1/2" wide

Put 16" Galv. Ridge capping to all hips & ridges

Put 5" O.G. galv. iron guttering to all eaves fixed  
with galv. iron screws & washers every 2' 6" apart. Provide  
1" pipe where overcast 50 feet length of 3" galv. iron pipe

Flash all chimneys with 4" H. lead, ruffles to be  
1" deep & all well weeded with cast lead weffers  
from put 4 lb lead pieces at intersections of hips & ridges

The floor of closet to be composed  
of 5" x 2" joists 18" centres, 3" x 1" battens  
floored with 6" x 1" O.G. Kauri pine  
boards

The roof, <sup>18" centres, 4" x 3" plates</sup> 4" x 2" joists, 3" x 2" rafters 3 ft  
apart Cut over joists to form eaves. 2" x 1"  
battens 2 ft apart, & covered with galv  
corrug. iron 26 gauge. The same brand  
as that used for the house.

*[Signature]*

## Carpenter's Work

All timber used is to be best hardwood unless otherwise specified, & every timber must be cut full square to the size mentioned.

Floor joists 5" x 2" - 18' centres resting on 3" x 2" plates <sup>4" x 3" plates</sup> ~~at ends and in centres on~~ battens at ends and in centres on ~~over~~ walls. The joists to be laid as soon as the foundation walls are finished.

Ceiling joists to be 5" x 2" or 18' centres, stiffened on top ~~or~~ <sup>or</sup> generally with 3" x 1" battens.

Form manhole in ceiling with 3/4" beaded lining & sliding lid 14" x 14" to be 5" x 2".  
Rafters to be 5" x 2" 3 ft centres notched over 3" x 1" battens at feet & spiked to an 8" x 1" ridge board at top. Strip Boards to be 8" x 1/4" valley boards 9" x 1/4" with proper tilting fillets & boarding. - collar ties 3" x 1" x 3' x 2'.

Form the gutter down the centre with 1" boards & provide fine saw board.

Line the ends of ceiling joists with 1" beaded pine boards & the rafters to have 3/4" board with 1/4" chamfered fillet in angle & 1" canted under guttering.

The Kitchen is not to have ceiling joists only an 8" x 8" wrought iron tie beam in centre, & the rafters 18' apart & the ceiling coved, provision to be made for the covers. -

J.W.



into the roof  
Turn out in stalls in workshop centre  
the front back over & front windows to have  
• Bull Nose bricks

Carry up all joints & reveals plumb &  
true bed & fix all timbers required &  
neatly point up round all frames

Build a brick chest 5' x 4' internal  
measurement 4 1/2' walls 7.6 high  
pit to be 4 ft deep in 4' work  
JLW

Brickwork.

All bricks must come from an approved yard, & be subject to approval, the worst of the bricks are to be picked out & used for the external faces of walls.

All brick walls are colored Red in the places are to be carried up in English Bond, the external faces & slated to be neatly cut & struck flat - all other internal parts to be left rough for plastering, no part of the work is to rise more than  $4\frac{1}{2}$  ft above any other part, no bats are to be used except where necessary to make up the size of the walls.

Carry up the chimney breasts & turn arches in centres over openings, form  $9\frac{1}{2} \times 9\frac{1}{2}$  flues carefully joggled over from the openings, carry up the shafts & caps as shown, the internal faces to be neatly removed smooth with mortar.

Iron arches over all openings on  $1\frac{1}{2} \times \frac{1}{2}$  iron bars some corbelled as shown, the external arches to be built with bricks of one color.

The string courses to be formed with bricks projecting 2" as shown also the plates under eaves.

The wing walls to veranda to be built as shown with Bull Nose & splay bricks.

Provide flues where oriented low (10'  $9\frac{1}{2} \times 3$ " cast-iron gas air gratings, form  $4\frac{1}{2} \times 4\frac{1}{2}$  ventilating flues in chimney breasts carried up.



The stone for the foundations is to come from the nearest quarry that the architect approves, the walls are to be built in a sound & substantial manner, large stones being used at the quoins, leaves every five (5) feet & the heart well packed with spalls & mortar, & the work carried up in 12" courses, all the external faces must be neatly finished up & rounded off. The outer walls are to be 18" & internal walls 14" — allow for 2ft in depth.

Build 18" x 18" pier under centre of each room & build solid foundations to carry hearth stones.

Provide & set clean chiselled stone sills to all windows, rebated weathered & throated & set solid at ends.

Provide & set 3" chiselled hearth stones to five (5) fireplaces set level with floors.

All freestone to come from Jordan's Quarry

J. W.

Specification of works to be performed and  
materials to be provided in the erection and  
completion of a Cottage Residence  
at Brisbane Lane  
for Mr. J. - O'Brien

The levels of the ground are <sup>well</sup> shown on the plan

The present surface is to be excavated at the back  
to the depth shown, the material excavated being  
deposited within fifty (50) feet where directed

Excavate the trenches for the foundations to a  
depth of 12' the bottoms being stepped down in  
6' steps, the sides cut down true & plumb to the  
bottom level.

The building must be set out square & true from  
a peg to be given hereafter.

There are four (4) stumps on the  
ground which must be taken out &  
the holes filled up with earth, well  
rammed in

J. J. W.



Tenders to be delivered on  
Saturday. Nov 7<sup>th</sup> 1885.

1. For the whole work in one sum
2. For the Joining Trades
3. For the Excavation, Masonry, Brickwork &c.

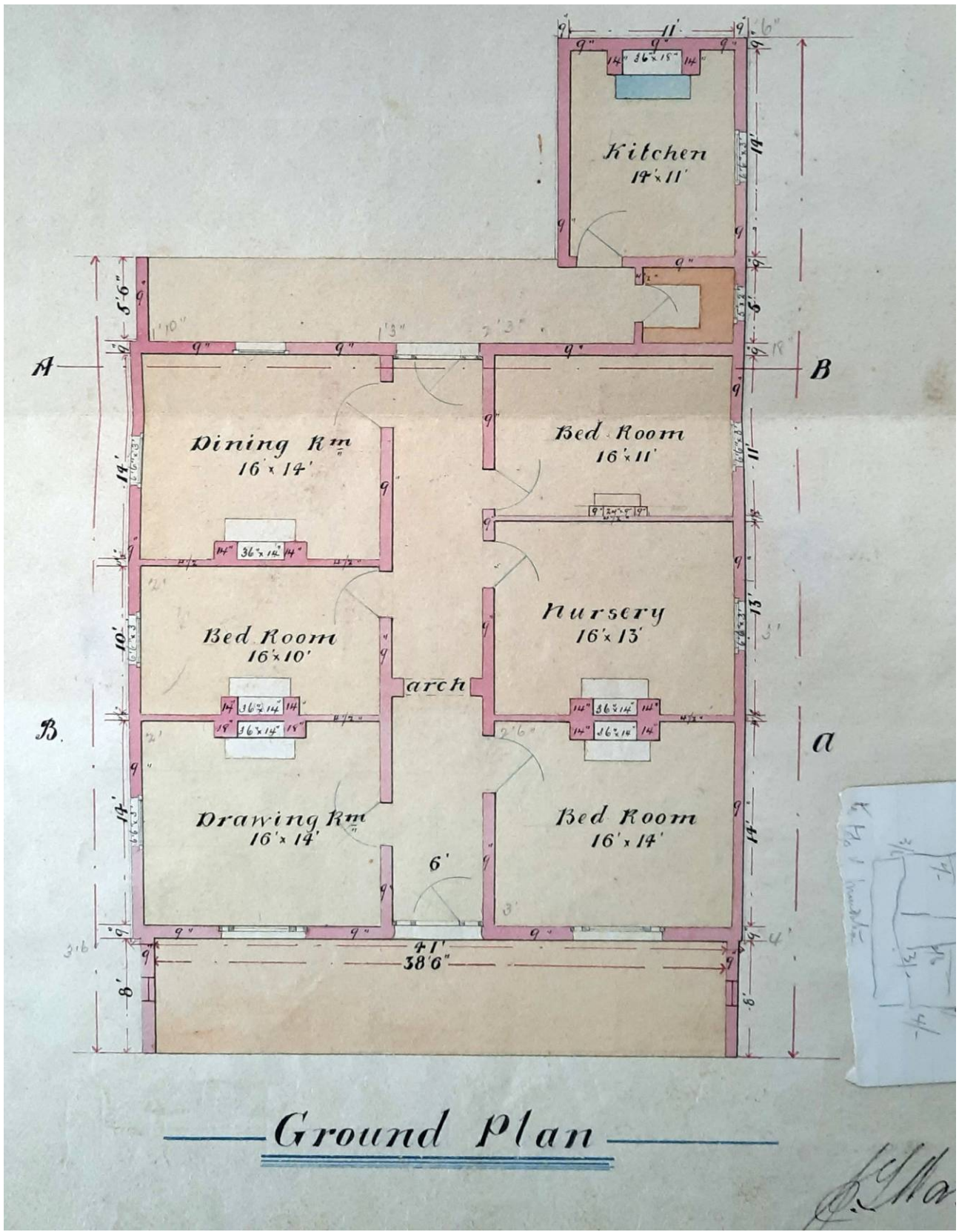
Conditions to be observed by the Parties to annexed  
Contract for Cottage  
to be erected at Briarland Grove.  
for Mr Francis O'Brien under the direction  
and superintendence of Edmund C. Manfred, Architect.

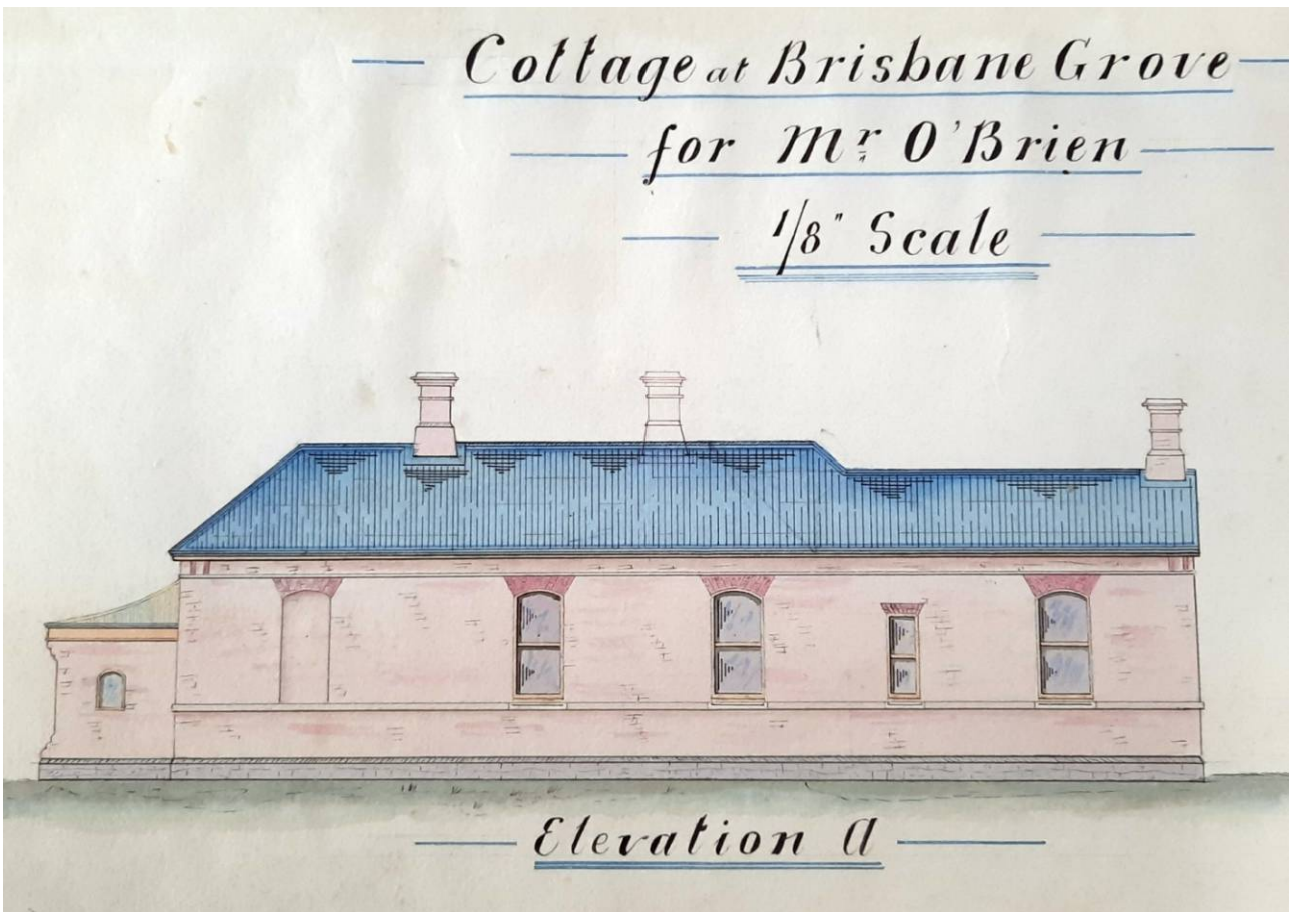
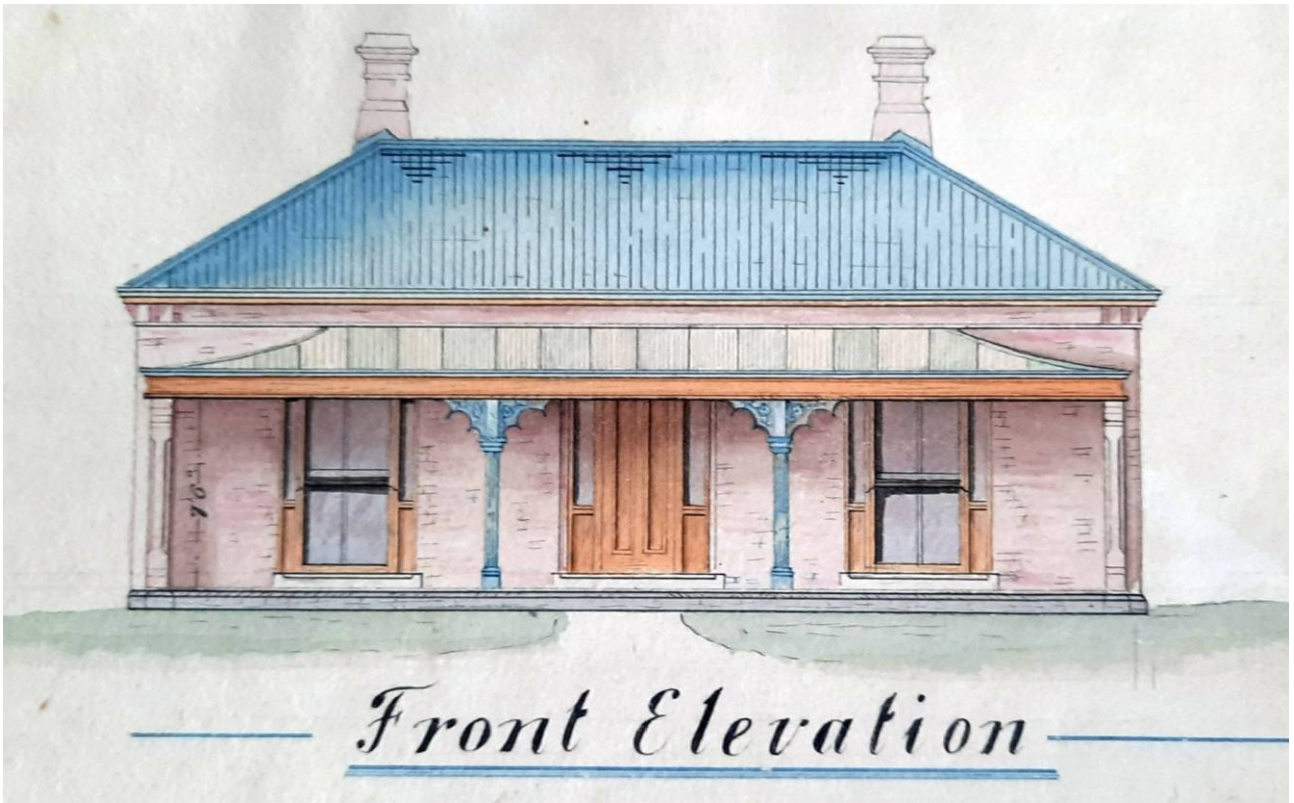
1. The contractor is to provide everything of every sort and kind which may be necessary and requisite for the due and proper execution of the several works included in the contract according to the true intent and meaning of the drawings and specification taken together, which are to be signed by the architect and the contractor, whether the same may or may not be particularly described in the specification or shown on the drawings, provided that the same are reasonably and obviously to be inferred therefrom; and in case of any discrepancy between the drawings and the specification the architect is to decide which shall be followed.

2. The contractor ~~is to conform in all respects to the provisions and regulations of any Building Act or law now or hereafter in force in the~~ and to the regulations  
~~and by laws of the Corporation and of the local Municipal authorities, and~~ to give all notices  
~~required by the said Acts, Regulations, or By laws to be given to any local authorities, and to pay all fees~~  
~~payable under any of the said Acts to any such authorities or to any public officer in respect of the works.~~

3. The contractor is to set out the whole of the works, and during the progress of the works to amend on the requisition of the architect any errors which may occur.











The City of Goulburn Gas and Coke Co.  
(LIMITED).

Goulburn, June 20<sup>th</sup>, 1884.

Dear Sir,

I beg to inform you that the Board of Directors has decided to call up the balance of the unpaid capital in three (3) calls, payable on or before the dates mentioned below.

Be good enough to send me your cheque for these calls as they become due—viz:

July 1, 2s. 6d. per share	shares
Aug. 1, 2s. 6d. do.	do.
Sept. 1, 5s. 6d. do.	do.

Yours obediently,  
E. C. Manfred,  
Secretary and Manager.

M.

according to conditions  
at.  
o.  
J. J. Mansley