

Fairview Garden Restoration & Reconstruction Master Plan Folio

for the gardens at

Fairview - Maleny

for

Sunshine Coast Regional Council



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1 North Entry Grounds - Management / Maintenance Guidelines



1- 1 The existing and historical entry and drive location, and its width, surface, and grades, should be conserved and maintained to ensure it remains usable.

1- 2 The existing vista along the drive between Porters Lane and Fairview's front verandah should be conserved and not obscured by any structures.

- Any parking in Porters Lane should be kept back at least 10 to 18 metres on either side of the entry gate.

- Coaches and buses should not park along Porters Lane alongside Porters Wood to ensure the visual relationship between the Fairview grounds and the Wood and the historical character is maintained for all visitors to appreciate.

- Selected branches of the trees planted near the drive in this area may need to be removed.

1- 3 No buildings, additional roads or drives, car parks, or formed and paved paths should be planned or built in this area.

1- 4 Car parking, of a maximum of three cars, may occur on the grass verge of the drive near the front garden entry gate, east of the informal path between the gate and the drive.

1- 5 The optimum visitor entry to the house and gardens is through the front gate. As car parking is provided at the rear, and the Amenities Building located adjacent the drive south east of the gardens, a path is likely required from the drive along the outside of the front fence to the front gate. Such path should be as narrow and unobtrusive as possible, formed of stabilised, bituminous gravel or similar homogenous surface (and not pavers or bricks), level with the gravel drive, and without a railing. Any lighting considered necessary should be in-ground or low mounted, shielded and unobtrusive.

1- 6 Car parking on the grass on either side of the drive between Porters Lane and the front garden fence should occur only on very infrequent occasions, such as two or three times per year, and only in designated locations, and away from the trees' trunks and branches.

1- 7 The trees in this area should be recorded and maintained as part of the Tree Management Strategy.

1- 8 Trees may be removed if assessed as not holding the degree of heritage significance of the majority of the other trees, or, if not of the historical period selected for reconstruction and interpretation.

1- 9 Planting along the new roadway should not occur unless it is low, necessary for erosion control and maintenance, and limited in extent to adjacent the roadway and path.

1- 10 For the occasional, once or twice a year, event with large attendance a marquee (or a couple of small ones) may be erected in this area on the lawns beyond the trees' canopies. No branches should be cut to accommodate the marquee or tent and the guy ropes or ties. Stakes or fixings in the ground should not be installed within the tree root zone or inside the tree canopy drip line.

Fairview - Maleny The Gardens Master Plan & Management / Maintenance Guidelines

Drawings by **Catherine Brouwer Landscape Architects** 2014

L 01 Master Plan Works

L 02 Planting Plan

L 03 Details

Key Reference Document 2014

Fairview House and Grounds Management Plan

The following Planning and Management / Maintenance Guidelines are from the Appendix in the Management Plan.

6 Drive & South East Yard - Management / Maintenance Guidelines



6- 1 Weed vegetation including trees should be removed from this area.

6- 2 Mature trees that may have been planted by the Pattermore and Armstrong families, and possibly a couple of tall indigenous trees, which have developed substantial amenity and do not obscure the eastern outlooks from the drive and Fairview gardens and grounds, may be retained. These include: the one large (likely planted) *Celtis sinensis*, the *Evodia*, and *Dysoxylon* trees. The privet (*Ligustrum*) trees planted as a hedge, have been pruned to 1.5 – 2.0 metres height, and this new hedge should be maintained.

6- 3 Car parking should not occur along either side of the drive east of the house garden areas 1, 2 and 3.

6- 4 No vegetation planting, or indigenous species re-vegetation, should occur over this area east of the existing drive generally and the grounds east of the drive should be restored, conserved, and maintained as a cleared, once grazed, rural paddock.

6- 5 Cattle grazing could occur on the paddocks as per the Pattermore and Armstrongs' farm operations.

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2 North Garden - Management / Maintenance Guidelines



- 2- 1 No buildings, roads, drives, car parks, or formed and paved paths should be planned or built in this area except a small building or structure in the exact location of the former shed and path restoration.
- 2- 2 The Pattemore family period fence and gate, with timber arch over, should be reconstructed in its original place.
- 2- 3 A frangipani tree should be planted to replace the dead tree (indicated by the stump) only if in the same location, and after stump removal and ground preparations.
- 2- 4 Archaeological investigations to find, if possible, former garden beds, garden structures, and path locations are the preferred first step of any planning and design of garden reconstructions and long term planting works.
- 2- 5 A Conservation Landscape Master Plan (this Master Plan -2014) has been prepared for the garden restoration or reconstruction works. This design plan reflects aspects of historical use and plantings. The **Fairview Gardens Master Plan** should be followed for all the works in the grounds around the house and for the gardens.
- 2- 6 The west fence may be moved to the location closer to the house revealed by the completed archaeological investigations, if this is a part of a reconstruction of the garden to that relevant period, and only as part of a Conservation Landscape Master Plan.
- 2- 7 The front path should be reconstructed by removing the old concrete topping and stones, and installing a new path of concrete or stabilised gravel to provide a safe walking surface. The present condition of the path, and the details of its construction revealed during the work, should be recorded with measured drawings and photographs made as the work proceeds. The stones must remain at Fairview.
- 2- 8 The garden trellis that was near the front path may be reconstructed in a garden bed, in the same place and planted with vines as seen in the historical photos.
- 2- 9 Tents or a marquee should not be erected in the North Gardens area to maintain the historical garden area, the presentation of Fairview to the approach from the Lane and entry path, and the outlooks from the front verandah.
- 2- 10 Provision of disabled or universal access should only be undertaken to the side verandah if the necessary platform lift can be accommodated with minimal visual impact. A ramp should not be considered for the front garden.
- 2.11 Plants that have grown much larger than typically grown in gardens, or have spread wider than originally intended, should be pruned, thinned, or removed. Some of these maintenance/ restoration works are set out here:-
- The bananas that have grown from suckers over a larger extent than present during the historical period should be removed, however the banana clump should be conserved and maintained.
 - The clump of ochona should be reduced in width of stems from the ground, stems thinned, and height reduced.

Plant Schedule - indicative

NORTH EAST & EAST GARDEN 2 & 3

Many of the plants of the front garden would be appropriate in the eastern gardens.

BOTANICAL NAME	COMMON NAME
ADIANTUM sp	maidenhair fern
ARDISIA crenata	coral berry
AZALEA indica	azalea
BEGONIA coccinea	angel wing begonia
BEGONIA semperflorens	
BELOPERONE guttata	shrimp plant
BRUNSFELSIA calycina	yesterday today tomorrow
CALADIUM sp	fancy leaf caladium
CALATHEA sp	zebra plant
CAMELLIA japonica	camellia
CLERODENDRUM nutans	
COLEUS rehneltianus	creeping coleus
CTERANTHE lubbersiana	
FRITTONIA verschaffeltii	nerve plant
HYDRANGEA macrophylla	hydrangea
IBOZA riparis	nutmeg bush
JACOBINIA carnea	Brazilian plume flower
MARANTA leuconeura	maranta
ROSA sp	rose
ZANTEDESCHIA aethiopica	arum lily

In addition, **vegetable and cut flower gardens** are planned for the east area.

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3 East Garden - Management / Maintenance Guidelines



3- 1 No buildings, roads, drives, car parks, or formed and paved paths should be planned or built in this area, except a building or similar structure in the location of the former buggy and storage shed -later a garage.

3- 2 A Conservation Landscape Master Plan (this Master Plan -2014) has been prepared for the garden restoration or reconstruction works. This design plan reflects aspects of historical use and plantings. The **Fairview Gardens Master Plan** should be followed for all the works in the grounds around the house and for the gardens.

3- 3 Archaeological investigations to find, if possible, former garden beds, vegetable gardens, garden structures, and path locations are the preferred first step of any planning and design of garden reconstructions and long term planting works.

3- 4 The star picket and mesh fence could be recorded and removed as part of the design for garden reconstruction of the Gardens Master Plan.

3- 5 The privet trees - formerly planted to form a hedge, were pruned to about one and a half metres in height in 2013. This new formed hedge should be maintained as a high hedge / wind screen.

3- 6 There should be no gateway or path through this new hedge, unless there is no feasible alternative, to serve the future uses of the Fairview grounds.

3- 7 Tents or marquee should not be erected in the East Garden area in order to maintain the historical garden area, the relationship of Fairview to this important garden area, and the outlook from the house and veranda.



4 West Garden - Management / Maintenance Guidelines



4- 1 No buildings, roads, drives, car parks, or formed and paved paths should be planned or built in this area.

4- 2 A Conservation Landscape Master Plan (this Master Plan -2014) has been prepared for the garden restoration or reconstruction works. This design plan reflects aspects of historical use and plantings. The **Fairview Gardens Master Plan** should be followed for all the works in the grounds around the house and for the gardens..

4- 3 Archaeological investigations to find, if possible, former garden beds, garden structures, and path locations are the preferred first step of any planning and design of garden reconstructions and long term planting works.

4- 4 The west fence may be moved to the location closer to the house revealed by the completed archaeological investigations, if this is a part of a reconstruction of the garden to that relevant period, and only as indicated on the **Fairview Gardens Master Plan**. This indicates the existing west fence remaining in place, and a reconstruction of the Pattermore period fence closer to the house and in the earlier location.

4- 5 For the occasional, once or twice a year, event with large attendance a marquee (or a couple of small ones) may be erected in this area on the lawns beyond the mulberry trees' canopies. No branches should be cut to accommodate the marquee or tent and the guy ropes or ties. Stakes or fixings in the ground should not be installed within the tree canopy drip line.



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5 South Grounds & Orchard - Management / Maintenance Guidelines



5- 1 No buildings, roads, drives, car parks, or new formed and paved paths should be planned or built in this area between the house and the fence, between the fence and the car park area and former Ficus tree, nor in the south west part of this area.

- The buildings exceptions are the reconstruction of the wash house and the outdoor toilet.

- The path exceptions are the conservation reconstruction of the existing paths with the possible adaptation of the existing path to the gate to serve as a universal access path.

- If a path is considered a necessity between the Amenities Building and the rear of the house it should be located as per the **Fairview Gardens Master Plan**, and it should be as narrow and unobtrusive as possible, formed of stabilised, bituminous gravel or similar homogenous surface (and not pavers or bricks), level with the grass, and without a railing. Any lighting considered necessary should be in ground or low mounted, shielded and unobtrusive.

5- 2 Any services trench between *Fairview* and the proposed new Amenities Building to the south east should not be located to necessitate any tree removal nor through the tree root zone of existing trees and shrubs. If the existing historical privet hedge trees are to be fully removed (prior to a hedge re-planting) the services may be taken through that location. An arborist should be engaged and provide advice on the appropriate route for any trenches and excavations.

5- 3 Archaeological investigations to find, if possible, former garden beds, vegetable gardens, structures, and path locations are the preferred first step of any planning and design of garden reconstructions and long term planting works.

5- 4 The fence and gate may be retained in place, or the former fence reconstructed, even in part to indicate its location. Refer to the **Fairview Gardens Master Plan**

5- 5 An indigenous, white beech tree has been planted to replace the Ficus tree (which had died some years ago -the location was known by its stump) The beech tree was planted near to the Ficus tree location. It is anticipated the beech tree will indicatively replace the Ficus as a large tree to be eventually seen behind the house.

5- 6 The water tanks can be removed and / or replaced with corrugated galvanized tanks.

5- 7 A underground water tank may be installed if the installation works do not necessitate any tree removal or damage to significant fabric, and the top can be made hidden by a grass cover.

5- 8 The former clothes line (Pattimore period) should be considered for reconstruction, in association with the wash house and / or the laundry interpretation, and in association with conservation maintenance and restoration of the stone pavement and path.

5- 9 The proposed car parks should not be fenced or enclosed by planting that potentially can intrude or screen the outlooks from the rear of the house and the yard inside the fence to the paddocks to the south west and south.

5- 10 The chook yard could be reconstructed in the original location, or part thereof, or to a small size in the same general location if the yard extent cannot be ascertained or achieved.

5- 11 The Lagerstroemia should not be pruned until it is established, through the Master Plan and Tree Management Strategy process, the form that it held through the historical, farm - residential period.

Plant Schedule – indicative

FRONT & WEST GARDEN 2 & 4

BOTANICAL NAME	COMMON NAME
ABELIA grandiflora	glossy abelia
ALSTROEMERIA pulchella	NZ Christmas bell
AMARYLLIS belladonna	belladonna lily
ANTIRRHINUM majus	snapdragons
ASTER sp	Michaelmas daisy
BUDDLEIA davidii	summer lilac
CATHARANTHUS roseus	periwinkle
CHRYSANTHEMUM frutescens	marguerite daisy
CHRYSANTHEMUM maximum	Shasta daisy
DIANTHUS plumarius	carnation
EPIDENDRUM ibaguense	crucifix orchid
ERIGERON karvinskianus	seaside daisy
ERVATAMIA coronaria	false gardenia
GERBERA jamesonii	gerbera
GLADIOLUS sp	gladioli
HIPPEASTRUM vittatum	giant amaryllis
JUSTICIA coccinea	
LATHYRUS odoratus	sweet pea
LILIUM sp	lily
LOBULARIA maritima	sweet Alice
MIRABILIS jalapa	Marvel of Peru
PAPAVER nudicaule	poppy
PELARGONIUM sp	geranium
PLUMERIA acutifolia	frangipani
PORTULACARIA afra	jade plant
ROSA sp	rose
ROSA Cecile Brunner	rose
SPIRAEA cantoniensis	May bush
STACHYS lanata	lamb's ear
TAGETES patula	marigold
TROPAEOLUM majus	nasturtium
ZEPHERANTHES candida	autumn crocus
ZEPHERANTHES grandiflora	pink storm lily
Vines	
ANTIGONON leptopsis	coral vine
ROSA banksiae	climbing rose
JASMINUM polyanthum	jasmine
QUISQUALIS indica	Rangoon creeper

Plant Schedule

SOUTH OF HOUSE 5

BELOPERONE guttata	shrimp plant
CESTRUM nocturnum	night flowering cestrum
MALVAVICUS mollis	Turk's cap
FUCHSIA sp	fuchsia

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7 West Paddock - Management / Maintenance Guidelines



- 7- 1 No buildings, roads, car parks, or formed and paved paths should be planned or built in the West Paddock north of the existing grove of trees.
- 7- 2 No vegetation planting, or indigenous species re-vegetation, should occur over this paddock in the north half (north of the line of the front of Fairview). The views to and from Porters Lane, and the house and garden, should be conserved and managed as the cleared, rural paddock with no built structures.
- 7- 3 Cropping and harvesting, as historically undertaken by the Pattemores and Armstrongs at Fairview, may be undertaken. Implementation and interpretation of the Fairview farm practices is acceptable subject to conservation of the heritage significance of this paddock.
- 7- 4 The paddock may be used for an occasional event of only once or twice a year, such as a fair or festival, or casual games, if there is no permanent alteration to the ground surface and grasses cover. Some vehicle parking associated with such an event may occur with no permanent alteration to the ground surface and grasses cover.
- 7- 5 Mowing or slashing mowing should be occasional, if considered necessary, and to a much longer length to the lawns within the Fairview garden fence, to maintain the historical, and traditional rural paddock character.
- 7- 6 Weed removals should be undertaken and a program established as part of a Fairview Grounds Maintenance Plan of regular inspections and weed re-removals.
- 7- 7 Planting of indigenous trees species may occur in the southwest corner of this area where out of the view from the south grounds and upper orchard area.
- 7- 8 Existing trees planted in this lower area, including fruit trees, are part of the former 'orchard' or 'garden' area of Fairview, and should be actively conserved and maintained. As part of the Tree Management and Replacement Strategy these trees should be re-planted when advisable.

8 East Paddock - Management / Maintenance Guidelines



- 8- 1 No buildings, roads, car parks, or formed and paved paths should be planned or built in the East Paddock between the Fairview Heritage Register boundary and Porters Lane, and to the location of the former share farmer's house and dairy bails, except for the already approved road and the planned 'trail'. This trail should follow the path taken by the Fairview residents between their house and the share farmer's house and bails and as indicated on the historical air photos.
- 8- 2 No vegetation planting or indigenous species re-vegetation should occur over this paddock which would potentially obscure or alter the current open, cleared grass paddock as seen in views from Porters Lane and views between the Fairview drive, grounds and gardens to the dairy bails, also over the rural scene of cleared paddocks with only a few patches of trees.
- 8- 3 No tree planting, for shade or other purposes, should occur along the route of the proposed walking path across this paddock.

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medium trees



Melaleuca linariifolia



Stenocarpus sinuatus



PLANT PALETTE - part a

botanical name	common name
Medium Trees	
Melaleuca linariifolia	snow-in-summer
Stenocarpus sinuatus	wheel of fire tree
Small Tree	
Tibouchina Alstonville	Tibouchina
Shrubs – Medium	
Alchornea ilicifolia	native holly
Camellia japonica Polar Bear	camellia
Camellia sasanqua Yuletide	camellia
Gardenia Prof Pucci	gardenia
Michelia figo	port wine magnolia
Pavetta natalensis	pavetta

shrubs medium – large



Alchornea ilicifolia



Camellia Japonica Polar Bear



Camellia sasanqua Yuletide



Hibiscus Swan Lake

botanical name	common name
Shrubs – Screening	
Acmena smithii Minor	lillypilly
Hibiscus Swan Lake	hibiscus – white flowers
Michelia figo	port wine magnolia
Syzygium Cascade	lillypilly
Syzygium Elite	lillypilly



Michelia figo



Gardenia Prof Pucci



Syzygium Cascade

Plant Palette - part a Trees & Larger Shrubs

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PLANT PALETTE - part b

botanical name common name

Shrubs – Small

Ardisia crenata	coral berry
Clerodendron nutans	nodding clerodendrum
Lagerstroemia Petite Snow	dwarf crape myrtle
Laurus nobilis	bay tree
Murraya Mini	mock orange dwarf
Raphiolepis Cosmic White	hawthorn
Raphiolepis fergusonii	Indian hawthorn

Groundcovers & Clumping Plants

Agapanthus Purple Cloud	agapanthus
Agapanthus Amethyst	agapanthus
Ajuga reptans	blue bugle
Aspidistra elatior	aspidistra
Diets grandiflora	day iris
Gardenia radicans	gardenia
Hymenocallis littoralis	spider lily
Ophiopogon japonicus	mondo grass
Phyla grandiflora	Condamine couch
Zephyranthes candida	rain lily

Vines –for Horrie’s Shed Walls /Trellis

Hoya australis	wax vine
Petrea volubilis	purple wreath
Stephanotis floribunda	madagascar jasmine



Ardisia crenata Murraya Mini Clerodendron nutans Lagerstroemia Petite Snow Laurus nobilis

small shrubs



Raphiolepis indica Cosmic White Raphiolepis fergusonii Camellia

round covers & clumping plants



Agapanthus Purple Cloud Ajuga reptans Aspidistra elatior Gardenia radicans Phyla nodiflora Diets grandiflora Plectranthus australis

vines



Hoya australis Stephanotis floribunda Petrea volubilis Ophiopogon japonicus Zephyranthes candida Hymenocallis littoralis

Plant Palette - part b Smaller Shrubs, Clumping Plants & Ground Covers, & Vines

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Fairview Gardens • Materials Palette



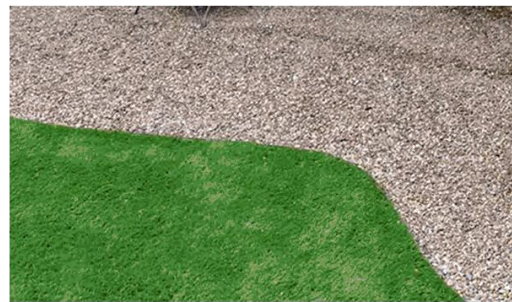
Gravel – under verandah edge
 – Cream quartz 20mm or Byron Cream 15mm
 supplier option: Centenary Landscape Supplies



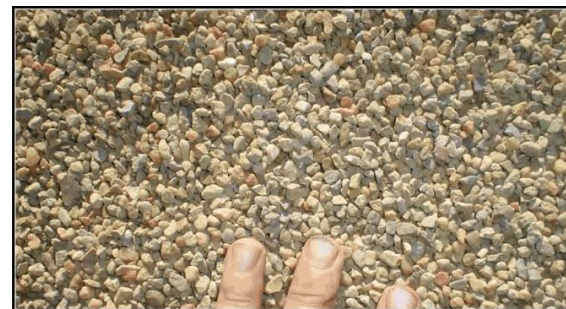
Rear Path from House
 Concrete slab – fine broom finish, – colour: standard grey, or red oxide
 Alternative: a plain, non-textured concrete paver



Timber Edging - Buggy Shed / Paths / new Gardens - Treated or seasoned / recycled HWD timber
 Refer Schedule on L03



Metal Edging - to Lawns / Paths / Structured garden beds
 Steel - weathered - corten or galv. steel
 Option: supplier: - formboss.com.au/



Front Path Restoration, Main Paths & Buggy Shed Area
 - Option: - 'Bushmates' bituminous gravel - colour: Autumn Gold
 supplier: Bushmates



Timber Plants Pergola and Front Fence entry Gate Arch
 seen behind family. - Pattemore family period.

Refer Schedule on L03



'Firefly'



'Pagoda' downlight



'Grevillea' spike mount – by Lumascape

Lighting

All garden light fixtures should be simple and unobtrusive and minimal in number.
 Path lights should be angled downwards or shielded.
 Trees may be subtly up lit or have a pendant down light ('firefly' or 'hyena') if this supports night time use of the gardens.
 Spike mounted lights at front gate in front of arch
 Downlights at Horries Shed & Buggy Shed – attached to posts side to light path at the driveway and east entry path.
 Downlights at rear laundry pergola
 Suppliers options: - Lumascape *Firefly* LS294 & *Pagoda* LS321 or Hunza *Hyena* & etc



Raised Vegetable & Flower Garden

- Treated or seasoned / recycled HWD timber sleepers
 - nom. 250 x 50 in lengths to suit.
 - sleeper posts supports inside corners.

Vegetable Gardens

Gardens generally are set level with lawn.



Timber Plants Pergola and Front Garden -Restoration to character of Pattemore family period.

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