

Aim

Update, maintain and renovate existing shared spaces to make them attractive to potential users and in keeping with the standards expected when the main building is renovated. Identify and eliminate potential safety issues where possible. Improve disabled access and facilities.

Schedule

1. Nurses Quarters

Verandahs

- Replace all verandah flooring - hardwood, same pattern as existing, repair bases of posts as required, repair or replace joists and bearers if/as required, check ant capping, check for damp and take preventative measures as required. Oil finish to all timber surfaces and re-oil the upper surfaces once installed (photo 2468 and 2475)
- Add railings between the verandah posts to protect users from accidentally falling off. Seek heritage and architect advice on appropriate design and finishing. May require additional posts, so integrate with replacement of flooring (photo 2474)
- Replace external steps on eastern side of verandah with a concrete landing, wheelchair ramp alongside the verandah to the south, and steps on the eastern and northern sides of the landing (photo 2469)
- Replace external wheelchair ramp at south end of eastern verandah with timber steps (photo 2459)
- Replace external wheelchair ramp to southern verandah (in courtyard) with a concrete landing, a ramp next to the wall, a lower landing and a further ramp running down to the east so that the ramp intrudes less into the courtyard space (photo 2459)
- Clean, point and paint verandah ceiling and posts
- Clean brick walls
- Install external security lighting

Courtyard

- Reinstall existing satellite dish so that it does not have a post in the courtyard (so that it does not interfere with any temporary marquee erected in the courtyard) (photo 2459)
- Install external lighting and electrical outlets to suit functions and displays

Art Activity Room (photo 2466)

- Remove halogen track lighting
- Install LED down lighting
- Replace string pull light switches with higher quality switches
- Check all electrical circuits and repair as required
- Seal wall vents with soft plaster filler, ensuring pattern of the vents remains visible (seek heritage advice if required) (photo 2477)
- Clean, point and repaint walls and ceiling (floor is OK)
- Open up and restore fireplace (as non-functioning); remove existing LP gas supply
- Supply and install a reverse cycle inverter air conditioner

- Put on and finish a door to suit heritage status of building (find previous door and reuse if practicable)

Art Activity Wash/Store Room

- Replace sink and timber surrounds with a stainless steel sink, bench and splashback. Conserve sink as a heritage item and seek heritage advice on retention or disposal (photo 2467)
- Replace existing open shelves with built-in lockable storage cupboards - left, right and overhead as three separate compartments
- Clean, point, and repaint walls, ceiling, windows, architraves (floor is OK)

Green Room

- Seal wall vents with soft plaster filler, ensuring pattern of the vents remains visible (seek heritage advice if required) (photo 2477)
- Clean, point, and repaint walls, ceiling and door (floor is OK)
- Check electrical
- Remove existing halogen lighting
- Install LED down lighting

Bathroom (photo 2462)

- Replace broken tiles only if exact replacement can be found
- Seal wall vents with soft plaster filler, ensuring pattern of the vents remains visible (seek heritage advice if required)
- Clean, point, and repaint walls, ceiling
- Repair or replace floor waste
- Fill and repaint floor with appropriate waterproof and anti-slip finish
- Clean and re-enamel the bath
- Remove existing toilet and install disabled toilet and fittings to relevant standards
- Move hand basin to accommodate wheelchair access
- Install an exhaust fan; put lights and fan onto a movement or other appropriate sensor
- Get advice on the door, so that it meets both heritage and disabled toilet requirements

Toilet #1 (photo 2464)

- As per bathroom, but not disabled
- Install quality toilet suite

Toilet #2 (current storeroom) (photo 2465)

- Seal wall vents with soft plaster filler, ensuring pattern of the vents remains visible (seek heritage advice if required)
- Clean, point, and repaint walls, ceiling and floor
- Advise on any damp problems and install ventilation or other remedial measures as required
- Remove framed pictures storage (no longer required)

Enclosed Verandah (photo 2460)

- Remove partition
- Clean, point and paint ceiling

- Install and finish new hardwood floor above existing timber floor to match floor levels in adjoining rooms (photo 2463; so enabling disabled access)
- Seal around doors (complete architraves and other trim, particularly above doors) and repaint doors and surrounds
- Clean brickwork
- Repair and repaint external walls

Kitchenette (photo 2476)

- Remove existing in corner and install new along end wall, with bar fridge under
- Clean and remove paint from brick wall

Leadlighters Room

- Clean, point and repaint walls, ceiling, windows, doors, architraves

2. EDGE FM

- Seal wall vents with soft plaster filler, ensuring pattern of the vents remains visible (seek heritage advice if required)
- Install thermostat controlled ventilation fan in wall of equipment room adjacent to studio and ventilation opening in door to allow air to flow through
- Install ceiling fan in office
- Repair hole in asbestos cement sheet ceiling of library: make it a formal access into roof space
- Install air conditioning in studio (investigate whether a/c unit from old day care room could be used to provide some level of general air conditioning in EDGE FM area, with suitable vents in doors etc)
- Investigate source of leak in kitchen and adjacent hallway and fix if practicable (photo 2478)

3. Landscaping

- Install a disabled parking space for two vehicles at front entrance, outside Nurses Quarters, including signage and anything else required. Integrate with paved road to extent feasible
- Remove existing pine tree between Nurses Quarters and Main Building, retain Currajong (*Brachychiton* sp); grub out roots (photo 2472 and 2473)
- Erect bollards with chain gate between Nurses Quarters courtyard fence and Potters building, to prevent unregulated vehicle access and parking but allow pedestrian and wheelchair access; prepare and returf or seed damaged areas with grass to match existing
- Construct 1500 wide concrete path from front entrance adjacent to new disabled parking place, between Nurses Quarters and the Cottage, around between Nurses Quarters and Main Building, with branches to Potters, Main Building toilets, eastern access to Nurses Quarters verandah, and SE disabled access to Nurses Quarters, the Courtyard and the entry through the fence/bollards between Nurses Quarters and the Potters. The path will ultimately extend between Potters and Main Building to front entrance of main building, but that extension will not be constructed pending renovation of the main building. Path to be curved throughout, not straight
- Remove trees from around the exit of the driveway, SW of Nurses Quarters. Grub out roots and make good with grass (photo 2470 and 2471)
- Remove pine tree to north of entry (west of the Cottage)

4. Main Building

#1 Toilet

- Replace toilet (photo 2452) with quality toilet suite
- Replace urinal/trough (photo 2453) with full sized hand basin (hot and cold water? presume will have hot water eventually, so should provide for it in future)
- Retain bars that formerly supported cisterns (heritage value)
- Repair, fill and repaint floor with appropriate non-slip epoxy finish
- Replace window with operable louvre window (unless current fixed louvres have heritage value)
- Clean, point and paint walls and ceiling
- Check lights and other electrical circuits; put light on motion sensor or other appropriate sensor

Outside #1 Toilet (photo 2455)

- Strip paint from brickwork (photo 2454), clean remaining brickwork, repoint if necessary
- Fix leak in box gutter
- Repair if/as required and oil floorboards

#2 Toilet (photo 2457)

- Fit as disabled toilet
- Connect sewer, water and electricity to this corner of the Main Building as required (electricity from Nurses Quarters general use area)
- Install lights and exhaust fan on motion sensor or other appropriate sensor
- Make good damage to and missing tiles (either use fully matching heritage tiles or contrasting tiles - seek heritage advice)
- Remove existing storage
- Mesh over openings (windows, doors) to prevent access to rest of building
- Raise floor to remove step up to corridor and allow wheelchair access (photo 2458)
- Install concrete disabled access ramp outside east wall (photo 2458)
- Get advice on the door, so that it meets both heritage and disabled toilet requirements; install appropriate door furniture, paint
- Clean, point and paint walls and ceiling
- Repair, fill and repaint floor with appropriate non-slip epoxy finish

Corridor (photo 2456)

- Remove existing temporary barrier and replace with a door
- Clean, fill and paint walls, ceiling, doors, architraves
- Repair, finish and seal floor

5. Weavers

- Install cold water supply to existing sink

6. Overheads

- Get heritage, architectural and fire safety advice as required, draw up working plans, prepare and submit DA to Council, obtain permits, certificates, insurances and all other relevant incidentals.