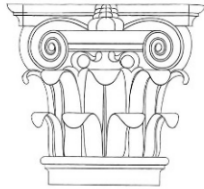


LUCAS STAPLETON JOHNSON



LSJ Heritage Planning & Architecture

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Lucas Stapleton Johnson & Partners Pty Ltd



Element	Condition	Scope of Works
Roof sheets, fixings, flashings	Original galvanised roofing fixed with lead & steel washers. It has been painted. Roof is leaking and beyond repair.	Replace galvanised corrugated sheeting with unpainted galvanised sheeting in short sheets, lead flashings, barge rolls and spears, traditional fixings, ogee gutters and round downpipes.
Chimneys	Kitchen chimney missing.	Utilise location of removed kitchen chimney for new commercial kitchen exhaust.
Vent	Front vent has broken/ missing louvre blade	Repair timber louvred gable vent
Gutters downpipes	Quad gutters are blocked and rusty. Downpipes are modern rectangular or PVC which are out of keeping with building.	Replace all gutters and downpipes in ogee pattern gutters and round downpipes with traditional scrolled astragals.
Eaves	Exposed rafters and sarking boards. Vents between rafters consisting of 100mm gap filled with chicken wire.	Check over and replace any corroded or missing wire to match existing.

Element	Condition	Scope of Works
Roof space	Redwood sarking boards under roofing. Signs of termite attack to hip rafter over junction of living room and kitchen.	Allow to replace/ strengthen two damaged rafters. Vacuum roof space to remove lead contamination.
Weatherboard exterior walls	Hardwood rusticated boards in good condition.	Repaint in enamel paint. Remove any defective paint and treat as containing lead.
Verandahs	Flooring and floor structure are badly decayed on front and rear verandahs. Steps are unsuitable and rear verandah has badly built brick planter beds adjoining it.	Allow to dismantle both verandah floor structures and rebuild to match existing. Splice repair 4 no. rotted posts. Salvage boarding where possible (whole length only). New handrail and balustrade to match evidence on rear verandah and profiles left in weatherboards. Replace brick steps with new hardwood steps and handrails to traditional detail.
Joinery (windows, doors, shutters)	Windows and doors are in reasonable condition but need thorough check, rehang and minor repairs.	Check over and put in working order all 11 no. sash windows. Remove flyscreens. Install new sash cords, rehang sashes, repaint, remove later hardware, renovate original hardware, make good glazing putty. Supply and fit pairs of timber shutters to 7 no. sash windows and 2 no. French doors.
Sub-floor structure, foundations	Approximately 50% of timber piles are sunken, rotten or missing. Floor has dropped in south-west corner of house.	Jack-up house where dropped and allow to replace 50% of piles in treated pine reusing original ant caps. Include steel beams spanning between steel jack piles on concrete footings as necessary to strengthen the structure, concealed from view from the perimeter.

Element	Condition	Scope of Works
Floors	Mostly carpeted but revealed as hardwood (possibly Tallowwood) in Bedroom 4. Assumed to be in good condition except in kitchen & laundry	Allow to replace floor structure and flooring in kitchen/ laundry. Salvage boards for patching elsewhere. All floors will be given polished finish.
Hazardous materials	Asbestos fibre cement sheet present in living room and back verandah. Dust in roof space thought to contain lead. All paintwork thought to contain lead.	Remove asbestos and lead dust in accordance with regulations. Safely collect and dispose of any lead paint that is cracked or peeling and needs to be removed in order to repaint.
Internal partitions & ceilings	Vee-jointed boarding to all walls and ceilings except east wall of living room. Some localised water damage to ceilings.	Replace AC fibro lining from living room east wall with vee jointed lining boards TME Allow to patch repair ceilings in say 4 no. places. Allow for 4 new openings in internal walls to allow better connection between spaces for café use.
Internal finishes	In need of repainting.	Repaint walls and ceilings generally in authentic period colour scheme. Polish floors.
Internal doors.	Mostly intact with fanlights and in reasonable condition	Strip paint and put all hardware in working order: locks, knobs, key flaps, fanlight operators, hinges.
Services: electrical	Suspect all wiring is substandard and would be a danger to the timber building	Allow to completely rewire the house. No exposed conduits allowed. New security system back-to-base, including lights, sensors and cameras. New smoke detectors in all rooms and roof space.

Element	Condition	Scope of Works
Stormwater Drainage	Downpipes currently discharge onto the ground.	Collect all downpipes together on east side of house and drain to soak-away pit with overflow towards river.
Sewer	Condition not known. Appears to be glazed earthenware may be affected by tree roots	Allow to check over and unblock.
Water supply HWS	Assume new required	Bottled gas supply and gas instantaneous HWS suitable for commercial kitchen
Air Conditioning	None	New ducted system to all rooms using sub floor space and vents in flooring.
New commercial kitchen	Original kitchen/ laundry spaces in poor condition	Replace floor with f.c. sheet and vinyl with coving. Line walls with stainless steel to comply with AS 4674 for food safety. Fit out for commercial kitchen including all stainless steel benches, drawers, sinks, commercial oven, cooktop, microwave, dishwasher, large refrigerator and freezer.
New enclosure in rear verandah	Rear verandah in poor condition but enough evidence remains for its repair and reconstruction.	New washing-up area proposed in glazed enclosure set behind original posts and handrails.
New Bar in Room 4	Currently room 4 is in poor condition due to unsympathetic insertion of bathroom.	Remove bathroom and make openings in northern and southern walls for new bar fit out. Window bottom sash will be raised for take away servery.

Emu Plains former Police Residence, 4 Punt Road, Emu Plains Schedule of Works

23.09.20

Element	Condition	Scope of Works
Weatherboard privy 2 no. W.C.s back to back	Termite damaged wall studs, boarding and missing its doors, w.c. pans, etc. Whole structure is leaning over.	Carefully dismantle and salvage as much original material as possible. Rebuild in new location to match existing. Assume 50% replacement of timber structure and cladding. Connect to sewer say 10 metres away. Replace floor slab, 2 no. ledged, braced and battened doors, 2 new w.c. pans, hand basins, toilet roll holders, hand driers, mirrors, overhead cisterns, water supply, electrical supply, batten light fitting with Chinaman's hat, repaint. Paving paint floor finish.
New lean-to accessible w.c. & cold store		New 5 square metre accessible w.c. with timber framed walls, weatherboard cladding, galvanised corrugated steel lean-to roof attached to southern side of houses, w.c., hand basin, mirror, hand drier, handrails, instant HSW. Light and exhaust fan. New insulated cold store for kitchen with associated refrigeration plant in sub-floor space.
External works	Post and wire fence in poor condition. Many of the posts are rotted out.	Fences will not be required when house is part of park but old split hardwood post and wire fence will be interpreted by keeping the sound posts and installing new split hardwood posts where necessary. New paths will be in brick. Garbage enclosures in hardwood with steel structure.
New wheelchair ramp and timber deck to east side of building, linked to front verandah with detached outdoor roof structure.	N/A	Hardwood decking and structure. Steel handrails and supports painted dark grey. Roof structure in steel round columns painted dark grey. Retractable canvas roof on wires within the depth of the steel structure.