



## **Sport and Recreation Reference Group**

**Report SR05 - 15 March 2021**

Attachments:

1. The Public Amenities and Structures Asset Management Plan
2. Woollacott's Engineers Report
3. Structural Assessment of the eastern Amenities Block Roof, Tunks Park Cammeray

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**SUBJECT:** Tunks Park Eastern Amenities Block

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**ENDORSED BY:** Rob Emerson, Director Open Space and Environmental Services

### **EXECUTIVE SUMMARY:**

This report presents information on the current condition and repairs undertaken on the main amenities building in Tunks Park.

### **FINANCIAL IMPLICATIONS:**

The cost of the remedial works was \$85,000 and was funded through the existing Parks Asset Management Plan budget 2020/21.

### **RECOMMENDATION:**

1. **THAT** the report be received.
2. **THAT** Council consider the replacement of the Tunks Park Amenities Block in future capital works plans.

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## LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

Direction: 1. Our Living Environment

Outcome: 1.5 Public open space, recreation facilities and services that meet community needs

## BACKGROUND

Every 10 years North Sydney Council undertakes a Public Amenities and Structures Asset Management plan. The plan assesses the condition and outlines management processes of North Sydney council's open space public amenity assets. Its key objectives are:

- Asses the overall condition of the assets. The condition of each asset or element is on its physical state and any defects, failure, danger, or noncompliance with statutory requirements.
- To ensure assets are maintained to perform at optimum levels during their life cycle, reducing service disruptions and losses due to failure.
- To ensure critical areas and risks are identified and managed.
- To ensure Performance of assets is reviewed to ensure assets are fit for purpose.
- To ensure the cost of maintaining assets over their life cycle is quantified.
- To ensure information is gathered to assist future decision-making and budgeting.

**1. Condition Audit** - This Inspection Report is a visual assessment of the condition of the reasonably accessible and visible selected structural elements and fabric of the building at the time of the inspection.

**2. Remedial action plan**- Based on the outcomes of the condition audit a comprehensive remedial action plan is developed. The plan lists the recommended actions for the identified defects of each asset. Each of these actions is allocated a grading of importance to identify the issues required for rectification of that particular asset.

The action plan also highlights the consequence of the condition rating and the relative risk and importance of treating the risk and include.

- Identification those assets which are underperforming
- Prediction when an asset may fail to deliver the required level of service
- Ascertain the reasons for performance deficiencies
- Determine what corrective action is required and when (maintenance, rehabilitation, renewal)

**3. Maintenance Plan**- Development of an ongoing maintenance program. The selection of appropriate maintenance schedules is crucial to minimise asset maintenance costs while prolonging the service effectiveness.

The maintenance standards are a set of performance criteria against which the current and future maintenance needs of the facility are assessed. They form the basis of the minimum level of service for a particular building or property. At present Council utilises maintenance standards provided in five basic levels of performance:

Levels of Performance	
Category	Description
A	Exceptional
B	High
C	Standard
D	Minimum
E	Mothball

This part of the plan should be based around life cycle efficiency maintenance. Maintenance tasks that are undertaken to extend the life of an asset and to ensure that it operates at its maximum efficiency. Examples include gutter cleaning, Solar panel, and system maintenance electrical switchboard ‘hot spot’, Hot water system servicing, touch up painting etc.

The main outcome of the maintenance plan is to define service levels and performance measures resulting in the lowest life cycle cost possible.

The current Public Amenities and Structures Asset Management plan has been in place from 2018/19 Financial year and will conclude in the 2027/28 Financial year. Council is currently in its 3<sup>rd</sup> year of the plan.

**CONSULTATION REQUIREMENTS**

Community engagement will be undertaken in accordance with Council’s Community Engagement Protocol.

**SUSTAINABILITY STATEMENT**

The sustainability implications are of a minor nature and did not warrant a detailed assessment.

**DETAIL**

Tunks Park houses 3 significant structures and as per the Public Amenities and Structures Asset Management Plan. For the purposes of this report the focus is on the following

**Tunks Park – Change rooms and storage shed (Site # 30)**

The building at this site is a single storey with basement, it contains change rooms, umpire's facilities, council storage area and men's, women's toilets. The building is approximately fifty years old



This amenities block has an annual maintenance plan that includes the following items

Element	Task
Gutters	Gutters and roof, regular cleaning - 4 cleans per year.
Pest inspection	Annual pest in inspection
Plumbing fittings	Service taps, cisterns, traps, etc.
Solar panels	Cleaning of solar panels
Switchboard	Thermographic scan of switchboard
TMV	Servicing and certification of thermostatic mixing valve
Ventilation	Annual maintenance of fan

During this current Financial year (2020/21) the eastern Tunks Park change rooms and storage shed (Site # 30) has been scheduled for the following remedial works

1	External painting including minor repairs such as fixing back trims, easing, and adjusting doors, removing redundant fixtures and minor patching of surfaces.
2	Internal painting including minor repairs such as fixing back trims, easing, and adjusting doors, removing redundant fixtures and minor patching of surfaces.
3	Renew 2 external doors.
4	Treat rusted surfaces such as handrails, gates, and gate hinges.
5	Repair corroded reinforcement.
6	Repair brick and render cracking.
7	Repair cracked roof slab. Repairs and grout injection. (Engineers Report #5)

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8	Repair cracked roof slab and new membrane for roof. Approx. 115m2 (Engineers Report #5a)
9	Replace missing brickwork and repair cracked brickwork rear wall. (Engineers Report #6&7)
10	Repair displaced brickwork over groundsman's entry door and cracked brickwork to side of groundsman's entry door. Repair cracked concrete stairs. (Engineers Report #8, 13, 15, 16)
11	Repair displaced brickwork to veranda, cracked brickwork to stair stringer, and cracked brickwork to wall at side of stairs. Separate slab from brickwork with slip joint. Works incl. Geotech report and underpinning (Engineers Report # 9-12a)
12	Repair cracked topping to stairs. (Engineers Report #14)
13	Replace cracked foundation rock to rear steel stair. (Engineers Report #17)

The above works began late in 2020 and whilst undertaking specific aspects of the works some further issues became evident. The preparation works for repainting of the internal part of the building the contractor found the ceiling to be extremely crumbly and drummy (hollow sounding). The contractor also advised that they believed that the underpinning specified in the report was unnecessary providing no benefit for the building.

Based on these discussions Council engaged a Structural Engineering firm Professor Max Irvine (PMI). PMI provided a report on the condition of the ceiling as well as assessing the Woolacotts report regarding the underpinning.

PMI's report advised the structure is nearing the end of its useful life and upon review of the Woolacotts report believe that underpinning of the northern wall is unnecessary as the brickwork is adequate.

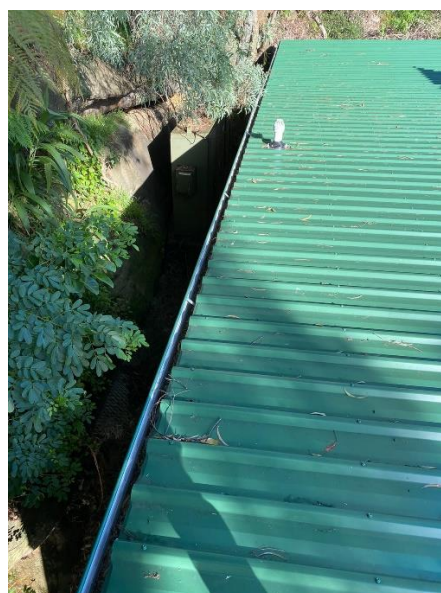
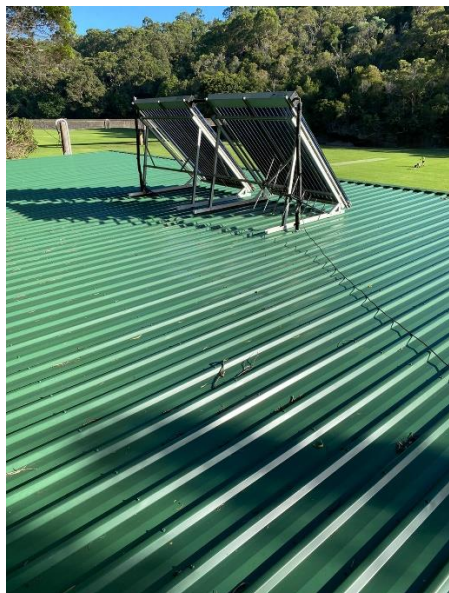
In regard to the ceiling issue PMI's report identified the problem with the concrete roof, which is cracked, has concrete cancer and is clearly the means by which water has penetrated to the ceiling inside.

PMI's report states "the structure will probably be replaced in the coming decade, and indeed needs to be replaced with a lightweight frame and metal roof, properly installed, in our view. In our experience, the existing structure can be made to last another 10 or so years with relatively simple interventions". The interventions are as follows:

1. Clean roof and remove solar panels (temporarily), lay battens and fix to existing roof. Remove gutter.
2. Lay thermal blanket
3. Lay flat profile metal roof, extend the rear of the metal roof 300 past the southern lip of the existing concrete lip. Let collected rainfall to fall directly to the ground. Along the southern face (interface) with the brick wall and soil. Excavate and place a 90mm socketed subsurface drain, draining West to East. This will help dry the southern brick wall at its lowest extremity.

Considering the results of this report Council determined to implement the recommendations. The removal of the need to underpin the building provided an opportunity where to repurpose the funds into the recommendations for the roof repairs.

The only change made to the above recommendations was that instead of the 300mm extension past the southern lip the roof was installed with gutters attached the existing downpipes. Some photos below of the completed works



It is important to note that the repairs are of a short term solution and will extend the useful life of the buiding by approximately 10 years. Beyond that time frame Council should be considering the full repalcement of the building.

December 2018

# North Sydney Council Amenities Condition Report

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## 10 Year Major Maintenance Plan

### Final Update

*Prepared by:*



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# 1 Executive Summary

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This is the forward ten year major maintenance plan for the nominated North Sydney Council (NSC) park and amenities facilities located at various sites covering the period of 2018/19 to 2027/28.

The objective of this plan is to identify for each of the nominated sites, the planned maintenance activities required, the lifecycle maintenance works, and the potential sustainability initiatives available.

## 1.1 Key findings

The scope of the assessment was to inspect the nominated 22 sites with a total of 36 structures. The purpose of these inspections was to:

- Develop a costed planned maintenance program for each structure;
- Develop a forward costed ten year lifecycle plan for each structure based upon the condition and importance;
- Identify potential sustainability initiatives for the nominated sites.

Onsite assessments were carried out for each structure. These structures ranged from amenities blocks, shelters, canteens, a pool, a tennis court and a netball court.

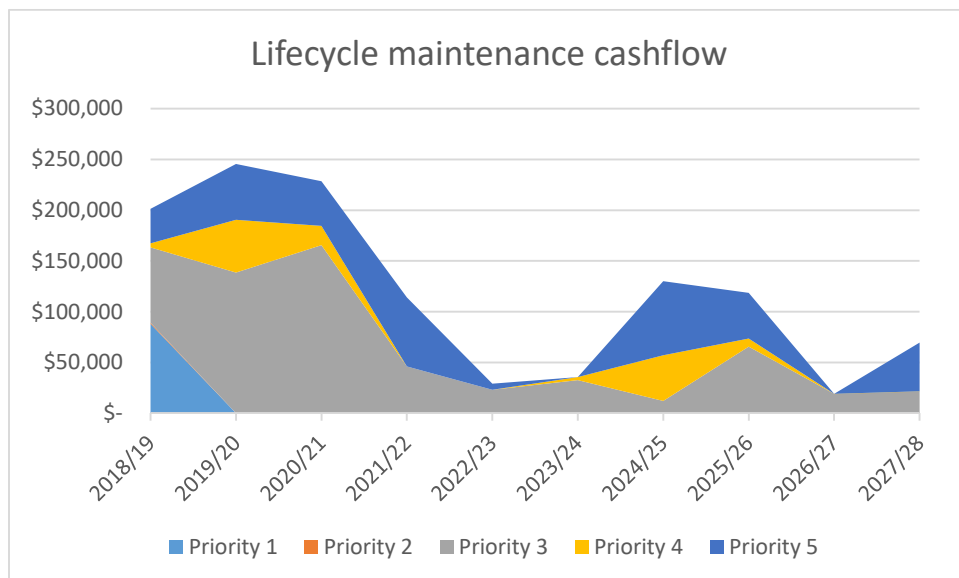
Planned maintenance activities are inspections and / or scheduled servicing of assets or equipment designed to minimise downtime and ensure the structure continues to function. The planned maintenance activities identified in this plan are tailored to each structure and include items such as pest inspections, gutter and skylight cleaning, servicing thermostatic mixing valves, and servicing pumps.

Each of these planned maintenance activities have been costed and a summary is provided in Attachment 3. The total cost of these planned maintenance activities is \$97,000 per annum across all facilities. It should be highlighted, that this cost does not include a maintenance budget for general repairs and vandalism, or cleaning (currently out to tender).

A lifecycle maintenance plan has been developed for each structure identifying the anticipated major works required over the next ten years. These works have been costed and prioritised with a total budget of \$1.19M over the period. A full cashflow by site, priority and trade is provide in Attachment 2.

The following graph shows the lifecycle major maintenance cashflow for the items by priority. The priorities range from Priority 1 – Health and Safety to Priority 5 Lifecycle maintenance.





Overall the condition of the buildings is very good. Most works identified are typical lifecycle maintenance items.

There are a number of priority 1 (health and safety) works included in the first year of the plan predominantly relating to trip hazards. The pool also requires some immediate safety works for statutory signage and an emergency eyewash which are mandatory when handling chlorine.

The McCullum pool has the highest expenditure (\$160K) over the period due to the specialist pool repainting (\$45K every 5 years) and the perimeter fencing works.

Painting of the structures represents approximately 50% of the total \$1.06M lifecycle costs. This is a typical lifecycle maintenance activity.

An engineer was engaged to undertake a structural assessment of the Tunks Park amenities block. There were a number of issues identified with cracked brickwork, and settlement. A budget has been included in the works program to address the issues (\$65K).

The works program has been developed around condition, priority and aligning works into deliverable packages i.e. where a number of works have been identified for a site, these will generally be programmed to occur at the same time to simplify delivery and procurement.

The sustainability assessment looked at typical electrical and water fixtures and fittings for each structure and identified options for potential improvement. No sustainability upgrade costs have been included in the works program. The sustainability assessment was only carried out on structures such as amenities.

With regard to electrical savings, a significant number of the structures use natural lighting. Those sites that use electric lighting predominantly have

some form of control such as movement sensors. The ones that don't, have been highlighted.

The number of water fixtures and fittings in each structure has been noted and their flow rates recorded. From the results, there are a couple of taps that require flow restrictors. During the inspections, no leakages were noted in the taps, toilets or showers.

## **1.2 Recommendations**

It is recommended that the following is considered for the NSC sites:

- Assess the list of works and based on available funds and priorities implement the planned program for the next year. Particular focus should be on the Priority 1 health and safety works;
- Review the areas of non-compliance and address as required;
- Review the planned maintenance activities for each site and potentially enter into contracts if not already in place;
- Review the sustainability findings and develop a program for implementation; and
- Continue with regular annual update of the plan to ensure and deferred works are progressively completed in following years.



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## 2 Introduction

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This is the forward ten year maintenance plan for the North Sydney Council (NSC) nominated public amenities and structure. The purpose of this document is to:

- Identify the anticipated major lifecycle maintenance and replacements for building fabric and services anticipated over the next ten years.
- Develop a planned maintenance schedule for the sites; and
- Identify the current water and power usage to identify opportunities to improve sustainability.

### 2.1 Background

North Sydney Council provides parks and amenities for their rate payers. To ensure that the amenities and park facilities remain functional and well presented, NSC conducts condition audits to enable the preparation of a forward costed maintenance program.

NSC engaged WebFM to conduct a condition assessment of 35 structures over 22 sites. These structures range from park amenity blocks, to canteens and a swimming pool.

### 2.2 Scope

WebFM was engaged to conduct a visual assessment of the nominated assets to develop a forward costed maintenance plan.

The scope of the project is to:

- Undertake a condition assessment of building fabric and services;
- Prepare a costed forward ten year major maintenance plan;
- Prepare a maintenance plan;
- Undertake a sustainability audit; and
- Prepare a report highlighting key findings, and forward works programs.

### 2.3 Survey assumptions

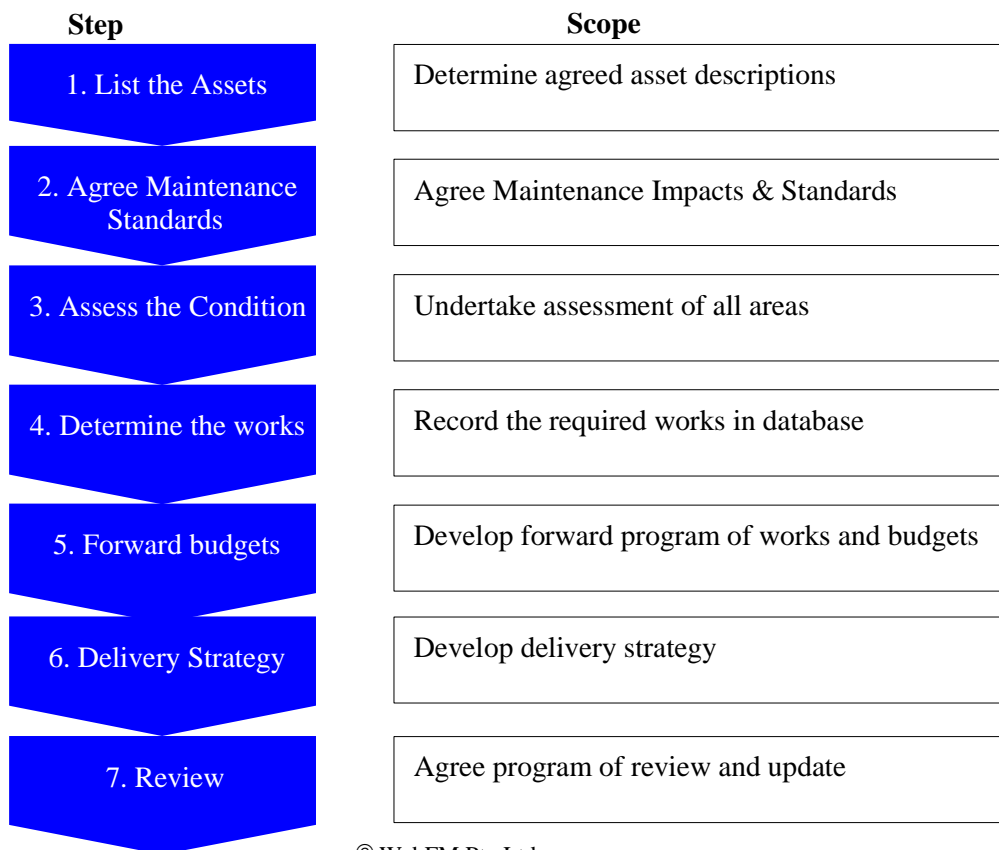
In order to provide a base point from which to conduct the survey the following assumptions have been made:

- Cost estimates are expressed in current dollars, (no escalation factor for future years has been applied) and are based upon:
  - Commercial costs to undertake the work taken from Rawlinson's Building Cost Handbook; and
  - Cost estimates determined by the surveyors at the time of the survey.
- Estimated times for replacements of assets and cyclic maintenance are based upon accepted industry best practice and general anticipated usage or wear on the asset;
- Budget allowances have been made for expected repairs such as minor painting, servicing windows and door fittings, blinds etc.; and

- No allowance has been made for insurances, rates, strata fees, or energy bills.

## 2.4 Methodology

The methodology used to develop this plan is based on the following WebFM approach.



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## 2.5 Terms and Definitions

For the purposes of this report the following definitions have been adopted.

**Maintenance** – an activity or program of activities that will ensure an asset remains functional in accord with its design use and achieves its economic life expectancy.

**Capital Works** – an activity or program of activities that will enhance the function of an asset, create/acquire a new asset or materially extend the life of an asset beyond its original designed life.

**Maintenance standards** – the standard to which an asset is to be maintained for a defined period of time and is related to the use and long term plans of the organisation.

**Preventive maintenance** – regular planned maintenance activities that occurs each year, i.e. fire protection, exit lighting, etc.

**Corrective maintenance** – unplanned maintenance activities that are budgeted for on a per annum basis, i.e. broken locks, blocked toilets, etc.

**Major Maintenance** – maintenance that occurs outside a per annum cycle and can be planned on a regular basis or on a condition assessment and have a value >\$1,000 i.e. repainting walls or replacing carpet etc.

## 2.6 Maintenance standards

The application of maintenance standards to each facility is the most crucial step in the survey methodology. A set of pre-developed maintenance performance standards were used to define the extent of maintenance to be undertaken at each facility. The standards are:

- A – Exceptional
- B – High
- C – Standard (default)
- D – Minimal
- E – Mothball

A full description of the standards can be found in Attachment 4.

In order to establish a consistent policy of application a series of generic area descriptions were developed that cover the functions through the buildings. The generic areas are:

Area	Area Description	Maintenance Standard
Amenities	NSC park facilities incl. amenities, canteens, and change rooms etc.	C
Storerooms	All park storerooms	D

## 2.7 Priority funding approach

It is unusual for an organisation to have sufficient funds available to complete the entire program identified in the condition survey. A potential strategy that can be used is based on funding works in operational risk priority order. The priorities used in this plan are:

Priority	Description
1	WHS & statutory
2	Operational high risk
3	Asset preservation
4	Operational low risk
5	Lifecycle replacement

NSC should assess the programmed works and their associated priorities in order to determine when the work may be conducted to suit the available budget.

Where certain financial years have the peaks, works can be deferred, moved forward or carried out over a couple of years where there are troughs to smooth out the cash flow and bring the works list to a manageable level.

## **2.8 Condition audit general comments**

The condition audit has assessed the major works to the site's building fabric and services anticipated within the next ten years. This includes items such as the repainting, roof replacement, and refurbishment of amenities etc.

The lifecycles applied for the replacement of equipment and finishes have been assigned to ensure that the site meets NSC's desired presentation and safe operation.

During the inspection, we have also noted any non-compliances with the Building Code of Australia (BCA) or Australian Standards for information and action. Whilst application of the BCA guidelines is not retrospective i.e. a building built under BCA 2005 does not need to comply with the current BCA 2012 requirements, there is a duty of care under the WHS that can still apply.



## 3 Maintenance Plans


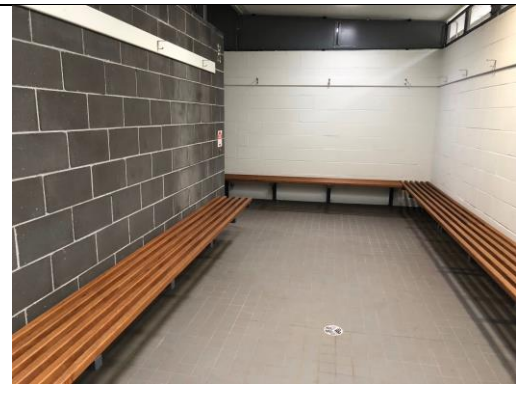
### 3.1 Introduction

The maintenance plan has been divided into two sections, the planned maintenance activities and the forward lifecycle maintenance plan. The activities identified are based upon the condition assessment and the recommended planned maintenance works.

The assessment covered 35 structures over 22 individual sites. Each site has been reported separately in this section with all the data brought together in a summary format in the Attachment 1 and 2 for ease of reference.

### 3.2 Anderson Park – Amenities (Site #1)

The Anderson Park amenities block is a single storey building containing public toilets, change rooms, a canteen and storage areas.

	<p>Facade</p>
	<p>Change rooms</p>

	Amenities
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### 3.2.1 Planned Maintenance

Based upon the assessment, the following planned maintenance activities are recommended. Against each activity, a frequency and annual cost has been allocated.

Element	Task	Frequency	Budget
Gutters	Regular gutter Cleaning	4 x annually	\$ 2,000
Hot water system	Inspection and maintenance of hot water system	Annual	\$ 250
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 1,000
Skylights	Regular cleaning, carryout with gutter cleaning	4 x annually	\$ 2,000
Switchboard	Thermographic scan of switchboard	Annual	\$ 700
TMV	Servicing and certification of thermostatic mixing valve	Annual	\$ 500
Ventilation	Annual maintenance of fan	Annual	\$ 400




### 3.2.2 Lifecycle Maintenance

The overall condition of the amenities block is very good. The fixtures and fittings are in excellent condition, as is the building fabric. Beyond routine maintenance on this facility, no major maintenance works are anticipated in the next ten year beyond:

- Corrosion treatment to the mesh gates.
- Internal and external painting to existing painted areas.

The amenities block has a mechanical ventilation fan which is sensor activated. The provision of some additional passive ventilation is recommended. On entering, it was evident that there was a lack of continuous ventilation.

The mesh to the gates is showing evidence of corrosion. They require treatment to remove corrosion and treat with an epoxy coating suitable for use near a salt environment.

Photo	Issue
	<p>Unisex/Accessible amenities require some permanent ventilation. Upon entering this area it was evident there was a lack of continuous ventilation as the mechanical fan only activates by sensor upon entry. Consider modifying the front high panels above entry door with mesh panels to match the remaining building.</p>
	<p>External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.</p>
	<p>Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces..</p>

The program of works and costings has been provided in Attachment 2.

### 3.3 Balls Head Reserve – Public Amenities (Site #2)

The building at this site is single storey, it contains men’s, women’s and accessible toilets. A minor refurbishment was completed in 2009.

	<p>Facade</p>
	<p>Service void</p>
	<p>Internal finishes</p>

#### 3.3.1 Planned Maintenance

The planned maintenance for this site is limited. There is very little in the way of services that require planned maintenance attention.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Regular cleaning	4 x annually	\$ 2,000

### 3.3.2 Lifecycle Maintenance

The roof and building fabric are all in good condition. The only lifecycle maintenance works anticipated within the next ten years relates to internal and external painting and some rust treatment to the doors and jambs.

The tiling internally will require ongoing cleaning to ensure that it remains presentable.

A program of works for internal and external painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces has been included.

The program of works has been included in Attachment 2.

### 3.4 Berry Island Reserve – Public Amenities (Site #3)

The amenities block at Berry Island is a single storey building consisting of men’s, women’s and accessible toilets. A minor refurbishment was completed in 2005.

	<p>Facade</p>
	<p>Internal</p>

#### 3.4.1 Planned Maintenance

Planned maintenance works for this site is limited since there are no gutters, solar panels, electricity and hydraulics.



Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Regular cleaning, carryout with gutter cleaning	4 x annually	\$ 2,000

### 3.4.2 Lifecycle Maintenance

The Berry Island amenities are the same as those at Balls Head Reserve. Overall the amenities are in good condition however, there is some need to:

- undertake painting works to the internal and external fabric; and
- undertake some rust treatment works.


Beyond this, no major lifecycle works are anticipated within the next ten year.

Photo	Issue
	<p>External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.</p>
	<p>Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.</p>

A full list of major lifecycle works are included in Attachment 2.

### 3.5 Blues Point Reserve – Public Amenities (Site #4)

The building at this site is a single storey public toilet, it contains men's, women's and accessible toilets. A refurbishment was completed in 2002.

	<p>Facade</p>
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#### 3.5.1 Planned Maintenance

This is a simple structure with no gutters or electricity. The planned maintenance relates solely to the cleaning of skylights and pest inspections.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 1,000
Skylights	Regular cleaning, carryout with gutter cleaning	4 annually	\$ 2,000




#### 3.5.2 Lifecycle Maintenance

The overall condition of this amenity block is good / fair. The fixtures and finishes are in reasonable condition however, there is significant work required to the roof, some repainting and tile repairs required.

The doors and jambs, and the steelworks require rust treatment.





Photo	Issue
	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.
	Repair floor tiles where missing.
	Re-roof complete building. Plywood soffit linings also need replacing, consider an alternative material such as a prefinished material to reduce future maintenance cost.

A full works list is included in Attachment 2

### 3.6 Bradfield Park – Exeloo Toilets (Sites #5 & 6)

The buildings at this site are unisex, Exeloo automated toilets.

	<p>Facade Site #5</p>
	<p>Façade Site #6</p>
	<p>Typical internal</p>
	<p>Skylight diffuser</p>

### 3.6.1 Planned Maintenance

The amenities at Bradfield Park are Exeloo automated toilets.

The manufacturer recommends annual servicing of the automation systems.

The amenities all contain electrical and hydraulic services requiring annual servicing.




Please note that the costings shown below are per amenities block.

Element	Task	Frequency	Budget
Exeloo servicing	Annual servicing for Exeloo per manufacturer's recommendations. This would include pumps, mechanical ventilation, automation systems etc.	Annual	\$ 2,000
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Regular cleaning, carryout with gutter cleaning	4 annually	\$ 2,000

### 3.6.2 Lifecycle Maintenance

The overall condition of both these facilities is good. The manufacturer recommends a refurbishment between 10 and 15 years. Based upon the date of installation, the refurbishment has been allowed in 2021 and 2024 for amenities #5 and #6 respectively.





Photo	Issue
 	<p><b>Exeloo amenities #5</b></p> <p>Manufacturer suggests a refurbishment of Exeloo will be required between 10 and 15 years. The Exeloo's sighted all appeared to be in good condition, therefore assess them to have a 15 year life from date of installation.</p>
	<p><b>Exeloo amenities #6</b></p>



A full list of works for both Amenities has been included in Attachment 2.

### 3.7 Bradfield Park – Shelters (Sites #7 & 8)

The structures at this site are open stone shelters.

	<p>Façade, typical</p>
	<p>Internal</p>

#### 3.7.1 Planned Maintenance

There is no planned maintenance activities identified for these structures.

Element	Task	Frequency	Budget
Nil planned works.			

#### 3.7.2 Lifecycle Maintenance


These stone structures are in good condition and it is anticipated that they will only require limited major maintenance within the next ten years.

The only works identified relate to painting of the upper structure and bench (see photos above).

A list of the works for both structures is included in Attachment 2.

### 3.8 Brennan Park – Exeloo Toilet (Site #9)

The building at this site contains a unisex, Exeloo automated toilet and a small men’s toilet.

	<p>Facade</p>
	<p>Internal condition</p>
	<p>Exeloo component</p>

#### 3.8.1 Planned Maintenance

The planned maintenance for this amenities block is limited to pest and switchboard inspections. There are no further services / or building elements requiring planned maintenance.


Element	Task	Frequency	Budget
Exeloo servicing	Annual servicing for Exeloo per manufacturer's recommendations. This would include pumps, mechanical ventilation, automation systems etc.	Annual	\$ 2,000
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Switchboard	Thermographic scan of switchboard	Annual	\$ 700

### 3.8.2 Lifecycle Maintenance

Minimal lifecycle maintenance works have been identified for this amenity block over the next ten years. The key work relates to internal and external painting.

There is a damaged pvc drainage pipe to the men's hand basin requiring repair.

Consideration should also be given to applying an epoxy coating to the men's toilet floor and lower walls.

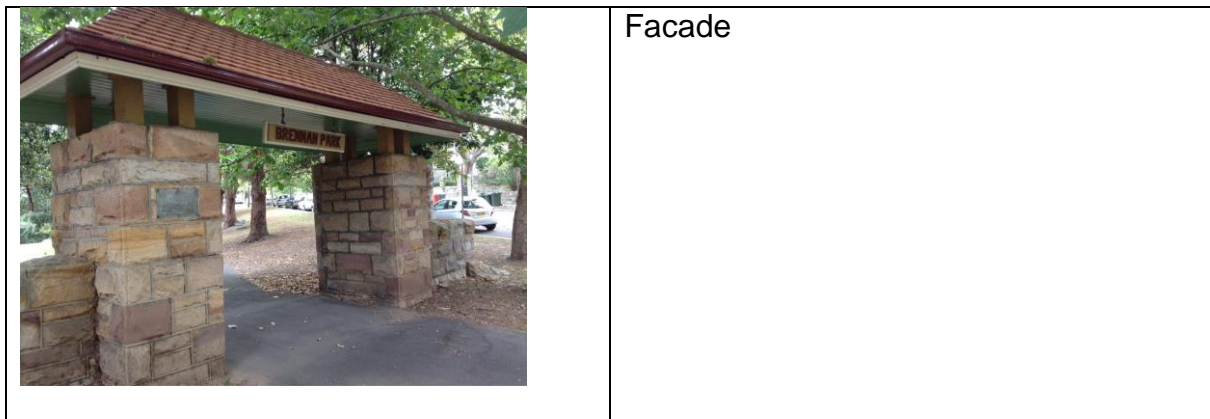
Photo	Issue
	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.
	Consider applying an epoxy coating to men's toilet floor and lower walls for hygiene.

A full list of maintenance works for this site is included in Attachment 2.



### 3.9 Brennan Park – Entry Structure (Site #10)

The building at this site is an open structure that forms the main entry to the site.



#### 3.9.1 Planned Maintenance

The entry structure is very basic and requires only the following planned maintenance activities.

Element	Task	Frequency	Budget
Gutters	Regular gutter Cleaning	2 x annually	\$ 500
Pest inspection	Annual pest inspection	Annual	\$ 250

#### 3.9.2 Lifecycle Maintenance

The overall structure is in good condition. Works over the next ten years includes painting, and gutter work.

The barge boards, ceiling and columns will require minor repairs and painting within the next ten years.

### 3.10 Brightmore Reserve – Toilet Block (Site #11)

The building at site is a single storey, it contains unisex and accessible toilets.

	<p>Facade</p>
	<p>Internal</p>
	<p>Services Area</p>

#### 3.10.1 Planned Maintenance

There are no major services at this site and as such the planned maintenance activities are limited to the items below.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Regular cleaning, carryout with gutter cleaning	2 annually	\$ 500

### 3.10.2 Lifecycle Maintenance

The amenity structure at Brightmore Reserve is largely concrete and colorbond, neither of which will require any significant major maintenance within the next ten years.

To ensure that the colorbond remains in good condition, it is recommended that a program of biannual maintenance is undertaken to wash down the structure.

Minor repainting of the doors will also be required.

A list of the lifecycle maintenance works for this building is included in Attachment 2.

### 3.11 Cammeray Park– Amenities and Canteen (Site # 12)

The building at site is single storey, it contains change rooms, men's, women's, accessible toilets, canteen and storage areas

	Facade
	Internal

#### 3.11.1 Planned Maintenance

The canteen and amenity block contain both electrical and hydraulic services which require annual maintenance.

Element	Task	Frequency	Budget
Gutters	Regular gutter Cleaning	2 annually	\$ 1,000
Heat pumps	Annual services of heat pumps	Annual	\$ 800
Pest inspection	Annual pest inspection	Annual	\$ 500
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 1,000
Skylights	Regular cleaning, carryout with gutter cleaning	2 annually	\$ 1,000
Switchboard	Thermographic scan of switchboard	Annual	\$ 700
Ventilation	Annual maintenance of fan	Annual	\$ 400

### 3.11.2 Lifecycle Maintenance

The canteen and amenity block is in good condition. The works identified relate primarily to lifecycle maintenance such as repainting, and replacement of hot water units.


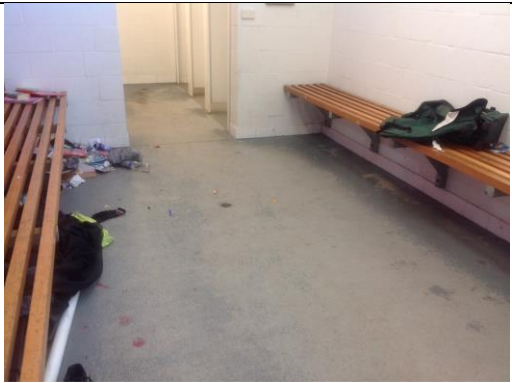
The canteen equipment is the responsibility of the tenant and has not been included in this assessment.

Internal and external repainting will require repainting within the ten year period of this plan. This will include facades, internal walls and doors etc. A regular washdown of the structure will assist in keeping the painted finishes in good condition.




An epoxy coating to the toilet and change room floors should be considered for hygiene.

There is some corrosion treatment required to the mesh grates, and heat pumps.

Some passive ventilation is required to supplement the sensor mechanical ventilation.

Photo	Issue
	<p>Mesh to gates is showing evidence of corrosion. Gates require treatment to remove corrosion and treat with an epoxy coating suitable for use near a salt environment.</p>
	<p>Apply epoxy coating to toilet and change room floors for hygiene.</p>



	<p>Treat rust on elevated heat pump units.</p>
	<p>HWS storage tanks, life expectancy of 10 to 15 years. These units are dated 2007.</p>
	<p>Unisex/Accessible amenities require some permanent ventilation. Upon entering this area it was evident there was a lack of continuous ventilation as the mechanical fan only activates by sensor upon entry. Consider modifying the front high panels above entry door with mesh panels to match the remaining building.</p>

A program of works for the canteen and amenity block is included in Attachment 2.

### 3.12 Civic Park– Amenities (Site # 13)

The building at site is single storey, it contains men’s, women’s and accessible toilets. A major refurbishment was completed in 2009.

	<p>Facade</p>
	<p>Internal</p>

#### 3.12.1 Planned Maintenance



This is a very simple structure adjoining the Council Chambers. There are limited planned maintenance activities required for this building.

Element	Task	Frequency	Budget
Gutters	Regular gutter cleaning	2 annually	\$ 1,000
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Regular cleaning, carryout with gutter cleaning	2 annually	\$ 500

### 3.12.2 Lifecycle Maintenance

The building had a significant refurbishment in 2009 which included the roof. As such, there are limited major maintenance works anticipated over the next ten years.

The internal and external building fabric will require repainting. This includes ceilings, and doors.


Photo	Issue
	<p>Repair toilet partitions. Assumed damaged due to cleaner hosing out building.</p>
	<p>Renew eaves and gutters. Roof water is used to flush toilets in this building.</p>

The works program for this site with costings is included in Attachment 2.



### 3.13 Cremorne Point Reserve – Council Storage (Site # 14)

The building at site is single storey and its current use is for council storage.

	<p>Facade</p>
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#### 3.13.1 Planned Maintenance

There are no services or building fabric elements for the storage shed requiring planned maintenance.


There is evidence of termite tracks on the door jamb.


Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection and treatment.	Annual	\$500

#### 3.13.2 Lifecycle Maintenance

Consistent with its usage, only external painting has been allowed for this building. An internal repaint is unnecessary.

The external door required replacement and the lintel above the other door requires repair.


Photo	Issue
	<p>Renew door.</p>

	<p>Renew arch bars above openings and repair lintels.</p>
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A full list of the works for this building has been included in Attachment 2.

### 3.14 Cremorne Point Reserve – Toilet (Site # 15)

The building at site is single storey, it contains men’s, women’s and accessible toilets. A minor refurbishment was completed in 2000.

	Facade
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#### 3.14.1 Planned Maintenance

There is no lighting to this site. As such, planned maintenance is limited to the items listed below.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Regular cleaning	4 annually	\$ 2,000

#### 3.14.2 Lifecycle Maintenance

The overall condition of this building is good. The works identified are typical lifecycle maintenance activities such as internal / external painting.

There is some issues with rust that require attention and there is evidence of structural movement to the accessible toilet. An allowance for the engagement of a structural engineer to investigate has been included in the program.

Photo	Issue
	<p>Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.</p>
	<p>Renew cubicle doors.</p>
	<p>Evidence of structural movement on the addition containing the accessibility toilet. Recommend engaging a structural engineer.</p>

A full list of the works program is provided in Attachment 2.

### 3.15 Cremorne Point Reserve – Public Pool (Site # 16)

This is a Public pool. It includes the pool and surrounding decking and fencing.



#### 3.15.1 Planned Maintenance

The pool undergoes regular cleaning by council staff. This has not been included in the planned maintenance program below.

Please note that the planned maintenance activities of the associated pumping equipment is linked to the pump building.

Each year it is necessary to clean the barnacles from the suction pipe. Presently this is cleaned out by a plumber with an eel. It would be worthwhile obtaining a quote to replace the pipe rather than cleaning it out as it may be more cost effective.

Element	Task	Frequency	Budget
Seawater pipes (pool)	Flush out of seawater filling pipes.	Annual	\$ 500
Seawater suction pipe	Annual replacement of the seawater suction pipe	Annual	\$ 500




#### 3.15.2 Lifecycle Maintenance

The pool is in good condition, however, it does require substantial investment over the next ten years. The decking is in good condition, though the picket fencing is in poor condition.

The repainting of the pool is typically done every five year by council staff. A quote to undertake this work by a professional pool painter has been obtained (\$45,000) and included in the works program.

The timber picket fencing is in poor condition and, if heritage permits, could be replaced with an alternative material such as powder coated aluminium to match the existing pattern. If it is not permitted to be replaced, painting of this fence is required.

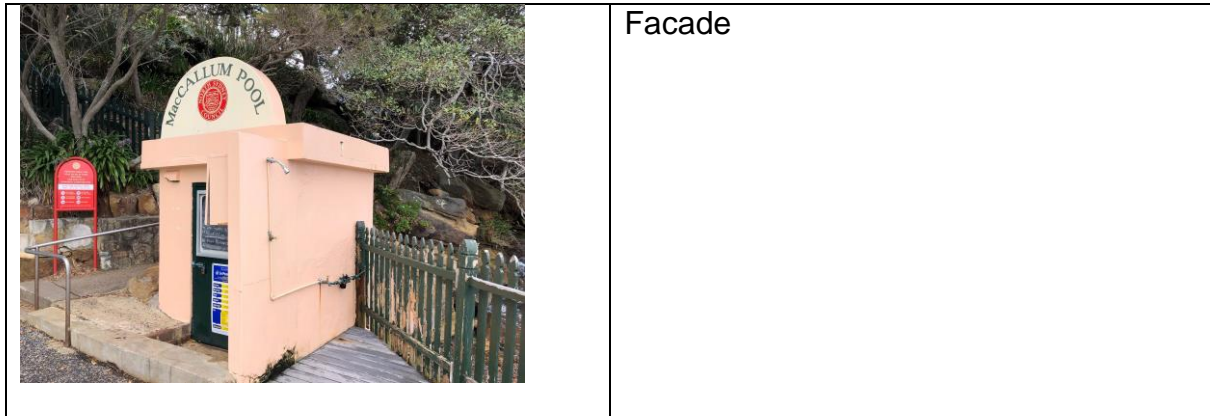
The earthing of the pool handrails was raised as a concern. The pool handrails should be earthed to ensure that people cannot be electrocuted by touching them if an electrical appliance is dropped in the pool.

Photo		Issue
		Paint handrails harbour side of pool including minor repairs.
		Paint handrails cliff side of pool including minor repairs.
		Annual allowance to maintain rope and bollards.

The full list of works is included in Attachment 2.

### 3.16 Cremorne Point Reserve – Pump Shed (Site # 17)

This building is a pump shed containing the equipment servicing the Public pool.



#### 3.16.1 Planned Maintenance

The pool pump room contains switchboards and a pump. This equipment should have annual planned maintenance conducted.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Pumps	Servicing of pump and valves	Annual	\$ 1,600
Switchboard	Thermographic scan of switchboard	Annual	\$ 1,000




#### 3.16.2 Lifecycle Maintenance

The pool pump shed building is in good condition. Internal and external painting will be required to ensure that it remains protected from the elements.

With the proximity to the ocean, ongoing rust treatment will be required.

With the handling of chlorine, it is mandatory that there is safety signage and an eyewash station easily accessible. A health and safety work item has been raised in the program.




Photo	Issue
	Treat rusted surfaces.
	Renew timber access door and adjoining wall panel on side wall of pump shed.
	Consider providing additional ventilation or enlarging existing wall vents due to chemicals stored in shed.

The full list of works is provided in Attachment 2.



### 3.17 Forsyth Park – Pump House (Site # 35)

The pump house is used by the Council for storage.

	Blockwork façade
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#### 3.17.1 Planned Maintenance

The only planned maintenance task for the site is a pest inspection.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250


#### 3.17.2 Lifecycle Maintenance

The structure is in good condition and no major lifecycle works are anticipated within the next ten years. There is evidence of rainwater entering the building and works to divert the water away is recommended.

Photo	Issue
	Excavate and form a concrete pad at entrance of pump house to divert stormwater away to prevent flooding.

### 3.18 Green Park – Tennis Court (Site # 18)

This site contains 2 enclosed all weather tennis courts for public use.

	<p>Tennis courts</p>
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#### 3.18.1 Planned Maintenance

The only planned maintenance suggested for the site is an annual servicing of the net and repairs to the fencing.

Element	Task	Frequency	Budget
Fencing / net	Annual maintenance allocation for repairing the net and fencing	Annual	\$ 2,000

#### 3.18.2 Lifecycle Maintenance

The primary work associated with the tennis courts is the resurfacing and linemarking. The court is currently in fair condition and an allowance has been made to resurface it within the ten year period of this plan.



Photo	Issue
	<p>Repairs to sub base of courts.</p>

	<p>Renew court nets.</p>
	<p>Annual allowance to tension fence and repair holes.</p>
	<p>Repair embankment outside of fence on the road side of courts to prevent hazard.</p>

The works list for the tennis courts are provided in Attachment 2.

### 3.19 Kesterton Park – Toilet (Site # 19)

The building at this site is single storey, it contains men’s, women’s and accessible toilets. A minor refurbishment was completed in 2007.

	<p>Facade</p>
	<p>Internal</p>

#### 3.19.1 Planned Maintenance



Planned maintenance activities for the site is limited to the list below.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annuals	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Skylights, regular cleaning - 4 cleans per year.	4 Annually	\$ 2,000

#### 3.19.2 Lifecycle Maintenance

The façade is in good condition, however the internal tiling and fixtures are in poor condition. An allowance has been included to undertake a refurbishment of the amenities including retiling, and new fixtures and fittings.

The roof of the building is in poor condition and can be done as part of the refurbishment project.

Photo	Issue
	<p>Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.</p>
	<p>Re-roof complete building. Plywood soffit linings also need replacing. Consider an alternative material such as a prefinished material to reduce future maintenance cost.</p>

The full works list for the building is provided in Attachment 2.

### 3.20 Milson Park – Amenities (2 identical buildings assessed as one) (Site # 20)

The buildings at this site are single storey, they contain unisex/accessible toilets. A major refurbishment was completed in 2012.

	<p>Facade</p>
	<p>Internal</p>

#### 3.20.1 Planned Maintenance




The planned maintenance activities and associated budgets are for the two identical amenities blocks.

Element	Task	Frequency	Budget
Gutters	Regular gutter cleaning	Annual	\$ 500
Pest inspection	Annual pest inspection	Annual	\$ 500
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 300

#### 3.20.2 Lifecycle Maintenance

The two amenity blocks are identical and are both in generally good condition. The works and budgets cover the lifecycle maintenance on both.


The gutters and downpipes require replacement. An initial gutter repair should be undertaken in advance of the gutter replacement project.

Photo	Issue
	<p>Renew gutters and downpipes. Consider installing overstraps to gutters.</p>
	<p>Consider replacing timber window louvres with aluminium due to ongoing breakage.</p>
	<p>External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces. Treat failed internal wall coatings.</p>

The works list for these buildings is located in Attachment 2.

### 3.21 Milson Park – Council Storage (Site # 21)

This building is utilised as a council storage facility.

	<p>Facade</p>
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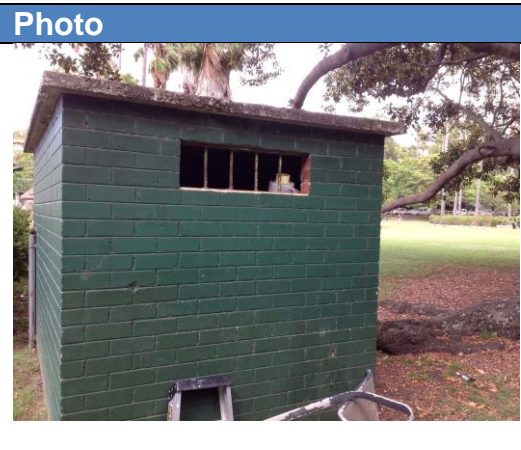
#### 3.21.1 Planned Maintenance

There are no planned maintenance activities identified for this site other than for pest inspections.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250

#### 3.21.2 Lifecycle Maintenance

The storage shed is a basic structure which will only require external painting and some works to address a trip hazard and divert stormwater.

Photo	Issue
	<p>External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.</p>





Address trip hazard leading to entrance and provide falls to divert stormwater away from doorway.

The works list is provided in Attachment 2.

### 3.22 Primrose Park– Amenities (Site # 22)

The building at this site is single storey, it contains change rooms, men’s, women’s and storage areas.

	Facade
	Internal

#### 3.22.1 Planned Maintenance

There are a number of services that require planned maintenance for this building.

Element	Task	Frequency	Budget
Gutters	Gutter cleaning	4 x Annual	\$ 2,000
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 1,000
Skylights	Clean skylights done in conjunction with gutters	4 x annual	\$ 1,000
Solar panels	Cleaning of solar panels	Annual	\$ 250
Switchboard	Thermographic scan of switchboard	Annual	\$ 700
TMV	Servicing and certification of thermostatic mixing valve	Annual	\$ 500

### 3.22.2 Lifecycle Maintenance

The amenity block is in good condition. The regular lifecycle painting both internally and externally will be required within the ten year period of this plan.



There are some elements of rust requiring repair.

The installation of stainless steel kick plates to the bottom of the doors will prevent future damage.

There is some damage to the floor tiles and an allowance has been included to repair them.

The hot water units are relatively new (5yrs old) and are not expected to require replacement within the ten year period of this plan.

The roofing is in fair condition and replacement is anticipated within the next five years.

Photo	Issue
	<p>Treat rusted building elements.</p>
	<p>Trim bottoms of doors, seal and install stainless steel kick plates to prevent future damage.</p>



	<p>Repair eave soffit linings.</p>
	<p>Renew broken collar under hose cock.</p>
	<p>Re-roof complete building.</p>
	<p>HWS storage tanks, life expectancy of 10 to 15 years. These units are dated 2013.</p>

	<p>Ongoing maintenance replacing defective floor tiles.</p>
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The works list for this building is included in Attachment 2.

### 3.23 Primrose Park– Storage Block (Site # 23)

The building at this site is currently used as storage area for local clubs.

	<p>Facade</p>
	<p>Internal</p>

#### 3.23.1 Planned Maintenance

There are no major planned maintenance activities for this building other than listed in the table below.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250

#### 3.23.2 Lifecycle Maintenance

The storage building is in good condition and will require painting both internally and externally.

Photo	Issue
	<p>Doors, trim at bottoms and prime.</p>
	<p>Monitor arch bars and lintels above openings. (No cost).</p>
	<p>Refix dislodged downpipes.</p>

The works list for this building is noted in Attachment 2.

### 3.24 Quibaree Park– Accessible Toilet (Site # 24)

The building at this site is a single storey, it is a unisex/accessible toilet.

	<p>Facade</p>
	<p>Internal</p>

#### 3.24.1 Planned Maintenance

There are minimal services in the building thus very few planned maintenance activities.

Element	Task	Frequency	Budget
Auto Door	Service auto door	Annual	\$ 750
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500


#### 3.24.2 Lifecycle Maintenance

The amenity block is well presented and minimal issues were identified.

The block will require repainting within the ten year period.

The automatic door opener requires repair.




Photo	Issue
	<p>Repair automatic door opening mechanism.</p>

The works list for this building is included in Attachment 2.

### 3.25 Sawmillers Reserve– Staircase and structure (Site # 25)

This structure is a timber staircase that provides access between different levels of the site.

Works have recently been undertaken to this structure to address the findings of a structural report.

	<p>Staircase</p>
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#### 3.25.1 Planned Maintenance



This is a timber structure which will require regular timber inspections / repair and pest inspections.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection (incl. termite treatment if required)	Annual	\$ 1,000
Timber maintenance	Annual timber maintenance	Annual	\$ 2,000

#### 3.25.2 Lifecycle Maintenance

The timber structure is in good condition. The roofing requires replacement and a recoating of the decking boards as well.


Periodic inspections of the timber by an engineer is suggested on a biennial basis.

Photo	Issue
	<p>Re-roof complete building.</p>
	<p>Annual allowance to maintain timber.</p>

The works list for this building is provided in Attachment 2.

### 3.26 St Leonards Park– Amenities (Site # 26)

The building at this site is single storey, it contains men’s, women’s and accessible toilets. A refurbishment was completed in 2004.

	Facade
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#### 3.26.1 Planned Maintenance


The St Leonard Park amenity block is a simple structure with minimal services.


Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Skylights, regular cleaning - 4 cleans per year.	4 x Annually	\$ 2,000

#### 3.26.2 Lifecycle Maintenance

The building fabric is in fair condition and requires repainting and roof replacement.

There are some areas requiring rust treatment and floor tile repairs.

Photo	Issue
	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.

	<p>Re-roof complete building. Plywood soffit linings also need replacing. Consider an alternative material such as a prefinished material to reduce future maintenance cost.</p>
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The full works list is provided in Attachment 2.

### 3.27 St Leonards Park– Bon Andrews Pavilion (Site # 27)

The building at this site is two storey, it contains change rooms, men's, women's, accessible toilets, storage areas and viewing area. Major works and construction was carried out in 2016.

	<p>Facade</p>
	<p>Internal of brick section of building</p>
	<p>Canteen</p>

	Heat pumps
	Amenities

### 3.27.1 Planned Maintenance

The Bon Andrews pavilion has a significant number of services requiring maintenance. The most important is the fire systems which require statutory maintenance.

Element	Task	Frequency	Budget
Fire Systems	Statutory maintenance of fire systems – extinguisher, fire blanket, emergency lighting	Annual	\$ 1,200
Gutters	Gutters, regular cleaning - 2 cleans per year.	2 x Annually	\$ 1,000
Heat pumps	Servicing of heat pumps	Annual	\$ 1,500
Pest inspection	Annual pest inspection	Annual	\$ 500
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 3,000
Skylights	Skylights, regular cleaning - 2 cleans per year to be carried out with gutter cleaning.	2 x Annually	\$ 1,000
Switchboard	Thermographic scan of switchboard	Annual	\$ 700



### 3.27.2 Lifecycle Maintenance

The building and services are in good condition. The internal and external building fabric will require repainting.

The gutters require straightening, realigning and over strapped to the brick section of the pavilion.

The fixtures and fittings are in good condition and are not anticipated to require replacement within the ten year period of this report. This includes the canteen cabinetry and amenities partitions.

The hot water units and associated heat pumps are in good condition and should not require replacement within ten years.

Photo	Issue
	<p>Replace quad gutters to brick section of pavilion.</p>
	<p>Maintain epoxy coating to floors.</p>





	<p>Replace change room rubber flooring.</p>
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The lifecycle maintenance activities associated with this building are provided in Attachment 2.

### 3.28 St Leonards Park– Shelter (Site # 28)

This building is an open structure picnic shelter.

	<p>Facade</p>
	<p>Internal</p>

#### 3.28.1 Planned Maintenance

There are no services to this structure.

Element	Task	Frequency	Budget
Gutters	Gutters, regular cleaning - 2 cleans per year.	2 Annually	\$ 1,000




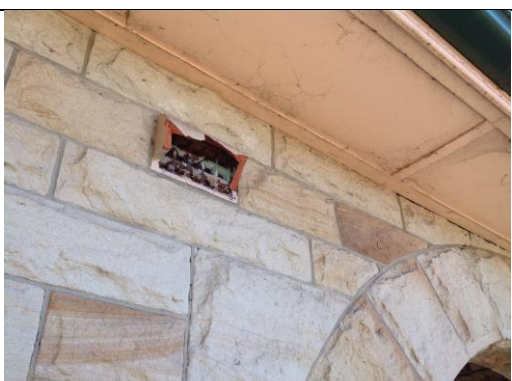
#### 3.28.2 Lifecycle Maintenance

The building structure is in good condition. There are some issues with gutters and downpipes requiring repair which includes the installation of additional downpipes.

There is a missing cover to a power supply cable which should be addressed.

There is a trip hazard leading to the entrance requiring repair.



Photo	Issue
	External and Internal painting including minor repairs such as fixing back trims, removing redundant fixtures and minor patching of surfaces.
	Straighten, realign and overstrap existing eaves and gutters.
	Install cover to power supply cable and conduit.
	Replace damaged terra cotta wall vents.




Address trip hazard leading to entrance. Provide a concrete landing the width of the opening. This will maintain even ground and correct riser height at stairs.

The works list for this shelter is provided in Attachment 2.

### 3.29 St Leonards Park– Netball Courts (Site # 29)

This site contains 2 all-weather open games courts which are for public use.

	<p>Overview</p>
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#### 3.29.1 Planned Maintenance

There are no planned maintenance activities for this site.

Element	Task	Frequency	Budget
No data			



#### 3.29.2 Lifecycle Maintenance

The courts are in good condition and an allowance has been included for the resurfacing and linemarking.

Photo	Issue
	<p>Resurface courts and surrounds.</p>

### 3.30 Tunks Park – Change rooms and storage shed (Site # 30)

The building at this site is a single storey with basement, it contains change rooms, umpire’s facilities, council storage area and men’s, women’s toilets.

	<p>Facade</p>
	<p>Standard internal finishes</p>

#### 3.30.1 Planned Maintenance

The change rooms have a number of services requiring planned maintenance.

Element	Task	Frequency	Budget
Gutters	Gutters and roof, regular cleaning - 4 cleans per year.	Annual	\$ 2,000
Pest inspection	Annual pest in inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 4,000
Solar panels	Cleaning of solar panels	Annual	\$ 250
Switchboard	Thermographic scan of switchboard	Annual	\$ 700
TMV	Servicing and certification of thermostatic mixing valve	Annual	\$ 500
Ventilation	Annual maintenance of fan	Annual	\$ 400



### 3.30.2 Lifecycle Maintenance

The building is in good condition, and the primary works will be for internal and external painting.

There are two external doors requiring replacement and some trip hazards requiring attention.

There is some evidence of rising damp and allowance has been included to investigate the cause.

A structural engineer was engaged to investigate the cracking. The key finding was that there is some local settlement cracking under the front of the building causing the cracking to the brickwork. Some underpinning works and brick repair works have been recommended and included in the works program following further geotechnical investigations. The cost of this investigation has been included in the works budget as indicated. A full copy of the engineers report has been included in Attachment 5.

Photo	Issue
	<p>External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.</p>
	<p>Treat rusted surfaces such as handrails, gates and gate hinges.</p>



	<p>Install stainless steel kick plates to all external doors to preserve doors from weather.</p>
	<p>Address trip hazards in various locations.</p>
	<p>Maintain epoxy coating to floors.</p>
	<p>Seal timber floor in change rooms.</p>





	<p>Investigate rising damp in change rooms.</p>
	<p>Cracked brickwork due to settlement.</p>
	<p>Settlement cracking</p>

A costed full lifecycle maintenance program for this building is provide in Attachment 2.

### 3.31 Tunks Park – Canteen with toilet (Site # 31)

The building at this site is single storey, it contains canteen, accessible toilets and storage areas. Constructed in 2007.

	<p>Facade</p>
	<p>Internal</p>
	<p>Toilet</p>

#### 3.31.1 Planned Maintenance

The key planned maintenance activities for the building relates to fire and TMV servicing. There is a zip boil unit which also requires annual filter and servicing.



Element	Task	Frequency	Budget
Fire Systems	Maintenance of fire systems extinguisher and fire blanket	Annual	\$ 700
Gutters	Gutters and roof, regular cleaning - 4 cleans per year.	4 x Annually	\$ 2,000
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Solar panels	Cleaning of solar panels	Annual	\$ 250
TMV	Servicing and certification of thermostatic mixing valve	Annual	\$ 500
Ventilation	Annual maintenance of fan	Annual	\$ 400
Zip Boil	Service of zip boiler unit	Annual	\$ 500


### 3.31.2 Lifecycle Maintenance

The building is in good condition however, there are issues with the rear handrail which requires replacement.

Internal and external painting will be required.

There are some trip hazards on the stair at the rear of the building that require repair.

Photo	Issue
	Repairs to timbers such as trims to veranda post.
	Renew handrail to stairs at rear of building.

	<p>Toilet in canteen, additional air turnover required.</p> <p>Upon entering this area it was evident there was a lack of ventilation. Consider increasing the capacity of the existing mechanical ventilation. Note there is a small fixed panel in the window that provides some natural ventilation.</p>
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The full list of costed works for the building is included in Attachment 2.

### 3.32 Tunks Park – Change room facility (Site # 32)

The building at this site is single storey, it contains change rooms / toilets and storage areas.

	<p>Facade</p>
	<p>Internal finishes</p>

#### 3.32.1 Planned Maintenance

This is a simple structure with minimal planned maintenance activity requirements.



Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 1,000
Skylights	Skylights, regular cleaning - 4 cleans per year to be carried out with gutter cleaning.	Annual	\$ 2,000

#### 3.32.2 Lifecycle Maintenance

The building is in good condition.

The skylights should have safety mesh underneath.



There are some missing floor tiles requiring repair and the soffit linings need repair (treat as potentially containing asbestos).

Photo	Issue
	<p>Skylights, install safety mesh to the underside.</p>
	<p>Treat rusted surfaces such as handrails, gates and gate hinges.</p>

The lifecycle works list is provided in Attachment 2.

### 3.33 Waverton Oval – Change room amenities (Site # 33)

The building at this site is single storey, it contains change rooms/toilets and storage areas.

	<p>Facade</p>
	<p>Internal</p>

#### 3.33.1 Planned Maintenance

The planned maintenance activities for this building include the following;

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 1,000
Solar Panels	Cleaning of solar panels	Annual	\$ 250
Switchboard	Thermographic scan of switchboard	Annual	\$ 700
TMV	Servicing and certification of thermostatic mixing valve	Annual	\$ 500

#### 3.33.2 Lifecycle Maintenance

The building is in good condition.

There is an opportunity to install clear polycarbonate to the roof to introduce natural lighting. If installed, safety mesh will be required to the underside.

A budget has been allowed to address the design of the stairs and handrails to the upper level of the carpark. An additional nominal budget has been allowed for the works.

The hot water unit should not require replacement within the ten year period.

Photo	Issue
	<p>Trim bottoms of doors, seal and install stainless steel kick plates to prevent future damage.</p>
	<p>Address trip hazard, install new path.</p>
	<p>Consider addressing stairs and handrails leading to upper level of park. Budget for design only.</p>





	<p>HWS storage tanks, life expectancy of 10 to 15 years. This unit is dated 2013.</p>
	<p>Repair floor tiles where missing.</p>

The works list is included in Attachment 2.

### 3.34 Waverton Oval– Amenities (Site # 34)

The building at this site is single storey, it contains men’s and toilets. A refurbishment was completed in 2013.

	<p>Facade</p>
	<p>Internal</p>



#### 3.34.1 Planned Maintenance

There are no services to this building thus only minimal planned maintenance activities are necessary.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250
Plumbing fittings	Service taps, cisterns, traps, etc.	Annual	\$ 500
Skylights	Skylights, regular cleaning - 4 cleans per year.	Annual	\$ 2,000

#### 3.34.2 Lifecycle Maintenance


The building is in very good condition an only minor works have been identified in the lifecycle plan.

Photo	Issue
	<p>Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.</p>
	<p>Address trip hazard by constructing a new path at the entrance of building.</p>

A full lifecycle works list is included in Attachment 2.

### 3.35 Primrose Park – Circular Stair

The circular stair is located adjacent to the tennis courts at Primrose Park and provides access from the tennis court level down to the playing fields.

	<p>Stair</p>
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### 3.35.1 Planned Maintenance

There are no services to this stair thus only minimal planned maintenance activities are necessary.

Element	Task	Frequency	Budget
Pest inspection	Annual pest inspection	Annual	\$ 250

### 3.35.2 Lifecycle Maintenance

The stair is in poor condition and a number of works have been identified in the lifecycle plan.

Photo	Issue
	There is plywood on the top of the stair.
	The ply is covering a missing decking timber.
	Timber decking in poor condition.



Corroded timber beam fixings incl. stair stringer and support column.

It is recommended that all the timber treads and decking be replaced with 35 x 130 F27 kiln dried hardwood. The fixings should be grade 316 stainless steel bolts with neoprene washers to provide metal separation.

The corroded steel needs to be removed and where required to maintain original section capacity site weld new sections of steel into place.

Grit blast all steel to class 2.5 preparation in accordance with AS1627.4 and coat with minimum 75 microns of inorganic zinc silicate (Dulux Zincode 304 or equivalent) followed by decorative top coat.

A full lifecycle works list is included in Attachment 2.

## 4 Sustainability Audit

### 4.1 Introduction

An onsite assessment was carried out on nominated sites to identify the number of fixtures, flow rates, and potential electrical usage. NSC will utilise this data to identify opportunities sustainability initiatives.

The assessment was carried out only on the amenities and change room blocks.

### 4.2 Snapshot

The following table provides a quick snapshot of the buildings assessed for sustainability. It identifies the presence of various elements for each.

Park Name	Facility Name	Gutters	Solar Panels	Electrical Switchboard	Hot water system	Skylight
Anderson Park	Public Toilet (Site #1)	Yes	No	No	Yes	Yes
Balls Head Reserve	Public Toilet (Site #2)	No	No	No	No	Yes
Berry Island Reserve	Public Toilet (Site #3)	No	No	No	No	Yes
Blues Point Reserve	Public Toilet (Site #4)	No	No	No	No	Yes
Bradfield Park	Exeloo Toilet (Fitzroy St) Site #5	No	No	No	Yes	Yes
Bradfield Park	Exeloo Toilet (Olympic Drive) Site #6	No	No	No	Yes	Yes
Brennan Park	Exeloo toilet (Brennan Park) Site #9	No	No	Yes	No	No
Brightmore Park	Toilet Block (Brightmore Park) Site #11	No	No	No	No	Yes
Cammeray Park	Amenities and canteen (Site #12)	Yes	No	Yes	Yes	Yes
Civic Park	Amenities (Site #13)	Yes	No	No	No	Yes
Cremorne Point Reserve	Toilet Block (Site #15)	No	No	No	No	Yes
Kesterton Park	Amenities (Site #19)	No	No	No	No	Yes
Milson Park	Amenities Block (Site #20)	Yes	No	No	No	Yes
Primrose Park	Amenities block (Site #22)	No	Yes	Yes	Yes	No



Park Name	Facility Name	Gutters	Solar Panels	Electrical Switchboard	Hot water system	Skylight
Quibaree Park	Accessible toilet (Site #24)	No	No	No	No	No
St Leonards Park	Amenities (Site #26)	No	No	No	No	Yes
St Leonards Park	Bon Andrews Pavilion (Site #27)	Yes	No	Yes	Yes	Yes
Tunks Park	Change rooms and storage shed (Site #30)	Yes	Yes	Yes	Yes	No
Tunks Park	Canteen with toilet (Site #31)	Yes	Yes	No	Yes	No
Waverton Oval	Change room amenities (Site #33)	No	Yes	Yes	Yes	No
Waverton Oval	Amenities Block (Site #34)	No	No	No	No	Yes
Tunks Park	Change room facility (Site #32)	No	No	No	No	Yes

### 4.3 Electrical Initiatives

For each site, a number of electrical factors were assessed and recorded to identify potential savings. This included noting the number and type of light fittings, the presence of lighting controls, the water heater technology and the type of ventilation.

The lighting consumption calculations are based on the following assumptions:

- Wattage: CFL 20W, Fluorescent (Twin x 28W), LED 7W
- Usage hours:
  - Lighting control – 2hrs per day, 7 days per week.
  - No lighting control – 24hrs per day, 7 days per week.

It should be noted, that the wattages for the lights are estimates because the fittings are not accessible.

Park Name	Facility Name	Solar Panels	Electrical Switchboard	Skylight	No. Lights	Lighting type	Ballast Type	Lighting control present	Lighting Consumption (kWh/week)	Water heater technology	Hot Water pipe insulation	Type of Ventilation Name	Extra ventilation required?
Anderson Park	Public Toilet (Site #1)	No	No	Yes	20	CFL	Electronic	Yes	5.6	Heat pump (electric)	Yes	Natural	Yes
Balls Head Reserve	Public Toilet (Site #2)	No	No	Yes	0	0	0	0	0	No	No	Natural	No
Berry Island Reserve	Public Toilet (Site #3)	No	No	Yes	0	0	0	0	0	No	No	Natural	No
Blues Point Reserve	Public Toilet (Site #4)	No	No	Yes	0	0	0	0	0	No	No	Natural	No



Park Name	Facility Name	Solar Panels	Electrical Switchboard	Skylight	No. Lights	Lighting type	Ballast Type	Lighting control present	Lighting Consumption (kWh/week)	Water heater technology	Hot Water pipe insulation	Type of Ventilation Name	Extra ventilation required?
Bradfield Park	Exeloo Toilet (Fitzroy St) Site #5	No	No	Yes	2	Fluorescent	Electronic	Yes	1.6	No	No	Mechanical	No
Bradfield Park	Exeloo Toilet (Olympic Drive) Site #6	No	No	Yes	1	Fluorescent	Electronic	Yes	0.8	No	No	Mechanical	No
Brennan Park	Exeloo toilet (Brennan Park) Site #9	No	Yes	No	1	Fluorescent	Electronic	Yes	0.8	No	No	Mechanical	No
Brightmore Park	Toilet Block (Brightmore Park) Site #11	No	No	Yes	0	0	0	0	0	No	No	Natural	No
Cammeray Park	Amenities and canteen (Site #12)	No	Yes	Yes	31	Fluorescent	Electronic	Yes	24.3	Heat pump (electric)	Yes	Natural	Yes
Civic Park	Amenities (Site #13)	No	No	Yes	5	Fluorescent	Magnetic	No	47.0	No	No	Natural	No
Cremorne Point Reserve	Toilet Block (Site #15)	No	No	Yes	0	0	0	0	0	No	No	Natural	No
Kesterton Park	Amenities (Site #19)	No	No	Yes	0	0	0	0	0	No	No	Natural	No
Milson Park	Amenities Block (Site #20)	No	No	Yes	8	LED	Electronic	Yes	0.8	No	No	Natural	No

Park Name	Facility Name	Solar Panels	Electrical Switchboard	Skylight	No. Lights	Lighting type	Ballast Type	Lighting control present	Lighting Consumption (kWh/week)	Water heater technology	Hot Water pipe insulation	Type of Ventilation Name	Extra ventilation required?
Primrose Park	Amenities block (Site #22)	Yes	Yes	No	10	Fluorescent	Magnetic	No	94.1	Solar evacuated tube	Yes	Natural	No
Quibaree Park	Accessible toilet (Site #24)	No	No	No	2	Fluorescent	Electronic	Yes	1.6	No	No	Natural	No
St Leonards Park	Amenities (Site #26)	No	No	Yes	0	0	0	0	0	No	No	Natural	No
St Leonards Park	Bon Andrews Pavilion (Site #27)	No	Yes	Yes	33	Fluorescent	Electronic	Yes	25.9	Heat pump (electric)	Yes	Natural	No
Tunks Park	Change rooms and storage shed (Site #30)	Yes	Yes	No	21	Fluorescent	Electronic	No	197.6	Solar evacuated tube	Yes	Natural	No
Tunks Park	Canteen with toilet (Site #31)	Yes	No	No	15	Fluorescent	Magnetic	No	141.1	Solar evacuated tube	Yes	Mechanical	Yes
Waverton Oval	Change room amenities (Site #33)	Yes	Yes	No	7	Fluorescent	Magnetic	No	65.9	Solar evacuated tube	Yes	Natural	No
Waverton Oval	Amenities Block (Site #34)	No	No	Yes	0	0	0	0	0	No	No	Natural	No



Park Name	Facility Name	Solar Panels	Electrical Switchboard	Skylight	No. Lights	Lighting type	Ballast Type	Lighting control present	Lighting Consumption (kWh/week)	Water heater technology	Hot Water pipe insulation	Type of Ventilation Name	Extra ventilation required?
Tunks Park	Change room facility (Site #32)	No	No	Yes	8	Fluorescent	Magnetic	No	75.3	No	No	Natural	No

#### **4.4 Water Initiatives**

The following water based elements were assessed at each of the nominated sites. The number of fixtures were counted and the flow rates measured.

During the inspection, there were no leaks identified in the taps, toilets or showers, so there were no measurements to make.

Where there are opportunities to utilise rainwater for flushing, no budget has been included in the works program for this.

It has been highlighted that the tap flowrate at a couple of sites is quite high and reducers could be used. For all amenities, the tap fittings had time based shutoffs to prevent them being left on.

The size of cistern in some instances had to be estimated because they were not accessible e.g. some cisterns were in behind a wall panel. The size could be estimated based upon the pan size.

Park Name	Facility Name	No. Urinals	No. Toilets	Toilet capacity (L)	Cistern flush type Name	Rainwater utilised for flushing	Can rainwater be used for flushing	No. Taps	Flow rate of taps (L/min)	No. Showers	Shower flow rate (L/min)
Anderson Park	Public Toilet (Site #1)		8	4.5/3	Dual Flush	Yes	Yes	9	6	7	6
Balls Head Reserve	Public Toilet (Site #2)	1	4	6/4.5	Dual Flush	No	No	6	22		
Berry Island Reserve	Public Toilet (Site #3)		4	6/4.5	Dual Flush	No	No	5	6.5		
Blues Point Reserve	Public Toilet (Site #4)		3	Nil access	Dual Flush	No	No	4	23		
Bradfield Park	Exeloo Toilet (Fitzroy St) Site #5		2	4.5/3	Dual Flush	Yes	Yes	3	6.5		
Bradfield Park	Exeloo Toilet (Olympic Drive) Site #6		2	Nil access	Single Flush	No	No	2	6.5		
Brennan Park	Exeloo toilet (Brennan Park) Site #9		3	Nil access	Single Flush	No	No	3	21		
Brightmore Park	Toilet Block (Brightmore Park) Site #11		2	4.5/3	Dual Flush	No	No	3	5.8		
Cammeray Park	Amenities and canteen (Site #12)		8	4.5/3	Dual Flush	Yes	Yes	10	10.5	6	9

Park Name	Facility Name	No. Urinals	No. Toilets	Toilet capacity (L)	Cistern flush type Name	Rainwater utilised for flushing	Can rainwater be used for flushing	No. Taps	Flow rate of taps (L/min)	No. Showers	Shower flow rate (L/min)
Civic Park	Amenities (Site #13)	1	6	4.5/3	Dual Flush	Yes	Yes	7	16		
Cremorne Point Reserve	Toilet Block (Site #15)	1	4	6/4.5	Dual Flush	No	No	7	6		
Kesterton Park	Amenities (Site #19)	1	6	6/4.5	Dual Flush	No	No	7	5		
Milson Park	Amenities Block (Site #20)		2	6/4.5	Dual Flush	No	No	5	5		
Primrose Park	Amenities block (Site #22)		6	4.5/3	Dual Flush	No	No	6	7	7	9
Quibaree Park	Accessible toilet (Site #24)		1	6/4.5	Dual Flush	No	No	1	9.5		
St Leonards Park	Amenities (Site #26)		3	6/4.5	Dual Flush	No	No	4	6		
St Leonards Park	Bon Andrews Pavilion (Site #27)		7	4.5/3	Dual Flush	No	No	6	5	11	5.3
Tunks Park	Change rooms and storage shed (Site #30)	1	8	4.5/3	Dual Flush	No	No	11	6	9	9



Park Name	Facility Name	No. Urinals	No. Toilets	Toilet capacity (L)	Cistern flush type Name	Rainwater utilised for flushing	Can rainwater be used for flushing	No. Taps	Flow rate of taps (L/min)	No. Showers	Shower flow rate (L/min)
Tunks Park	Canteen with toilet (Site #31)		1	4.5/3	Dual Flush	No	Yes	3	5.5		
Waverton Oval	Change room amenities (Site #33)		3	6/3 pans and 9ltr high level Sydney cistern urinal.	Dual Flush	No	No	4	8.5	5	7
Waverton Oval	Amenities Block (Site #34)	1	3	Mixture 9 and 9/4.5	Single Flush	No	No	4	8.5		
Tunks Park	Change room facility (Site #32)	1	2	6/4.5	Dual Flush	No	No	4	4.9	5	9

## 5 Attachment 1 – 10 Year Cashflow

Please note that these figures are for the works only.

### 5.1 Ten year lifecycle cashflow by Site

Site	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Grand Total
Anderson Park		\$ 14,000		\$ 2,000		\$ 2,000		\$ 26,000		\$ 2,000	\$ 46,000
Balls Head Reserve		\$ 6,000									\$ 6,000
Berry Island Reserve		\$ 6,000									\$ 6,000
Blues Point Reserve		\$ 22,000									\$ 22,000
Bradfield Park			\$ 4,000	\$ 45,000			\$ 45,000	\$ 4,000			\$ 98,000
Brennan Park	\$ 8,000			\$ 3,000		\$ 7,000			\$ 3,000		\$ 21,000
Brightmore Reserve		\$ 500		\$ 1,500		\$ 500		\$ 500	\$ 1,000	\$ 500	\$ 4,500
Cammeray Park			\$ 38,000		\$ 6,000			\$ 27,000			\$ 71,000
Civic Park		\$ 5,000				\$ 4,000					\$ 9,000
Cremorne Point Reserve	\$ 56,500	\$ 53,000		\$ 7,500	\$ 7,000	\$ 15,000	\$ 49,000		\$ 3,000	\$ 7,000	\$ 198,000
Forsyth Park	\$ 2,000										\$ 2,000
Green Park	\$ 6,000			\$ 17,000							\$ 23,000
Kesterton Park		\$ 92,000									\$ 92,000
Milson Park	\$ 2,000		\$ 18,000					\$ 5,000			\$ 25,000
Primrose Park	\$ 56,300		\$ 4,500	\$ 32,000				\$ 3,000	\$ 7,000		\$ 102,800
Quibaree Park	\$ 2,000		\$ 2,000					\$ 2,000			\$ 6,000
Sawmillers Reserve		\$ 20,000	\$ 1,000		\$ 1,000	\$ 1,000	\$ 1,000		\$ 2,000		\$ 26,000
St Leonards Park	\$ 7,500	\$ 27,000	\$ 2,000		\$ 12,000	\$ 6,000	\$ 26,000			\$ 60,000	\$ 140,500
Tunks Park	\$ 27,000		\$ 139,000	\$ 6,000	\$ 2,000		\$ 8,000	\$ 40,000	\$ 2,000		\$ 224,000
Waverton Oval	\$ 34,000		\$ 20,000		\$ 1,000		\$ 1,000	\$ 11,000	\$ 1,000		\$ 68,000
<b>Grand Total</b>	<b>\$201,300</b>	<b>\$245,500</b>	<b>\$228,500</b>	<b>\$114,000</b>	<b>\$29,000</b>	<b>\$35,500</b>	<b>\$130,000</b>	<b>\$118,500</b>	<b>\$19,000</b>	<b>\$69,500</b>	<b>\$1,190,800</b>



## 5.2 Ten year cashflow by priority

This is the ten year cashflow grouped by priority. The focus should be on addressing the high priority items.

Priority	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Grand Total
Priority 1	\$ 88,000										\$ 88,000
Priority 2	\$ 1,000										\$ 1,000
Priority 3	\$ 74,300	\$ 138,500	\$ 165,500	\$ 46,000	\$ 23,000	\$ 32,500	\$ 12,000	\$ 65,500	\$ 19,000	\$ 21,500	\$ 597,800
Priority 4	\$ 4,000	\$ 52,000	\$ 19,000			\$ 3,000	\$ 45,000	\$ 8,000			\$ 131,000
Priority 5	\$ 34,000	\$ 55,000	\$ 44,000	\$ 68,000	\$ 6,000		\$ 73,000	\$ 45,000		\$ 48,000	\$ 373,000
<b>Grand Total</b>	<b>\$201,300</b>	<b>\$245,500</b>	<b>\$228,500</b>	<b>\$114,000</b>	<b>\$29,000</b>	<b>\$35,500</b>	<b>\$130,000</b>	<b>\$118,500</b>	<b>\$19,000</b>	<b>\$69,500</b>	<b>\$1,190,800</b>

## 5.3 Ten year cashflow by trade

This is the ten year cashflow grouped by trade.



Trade	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Grand Total
Builder	\$ 50,000		\$ 77,000								\$ 127,000
Carpenter	\$ 21,000	\$ 4,000	\$ 16,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 44,000
Consultant	\$ 10,000		\$ 1,000		\$ 1,000	\$ 1,000	\$ 1,000		\$ 2,000		\$ 16,000
Electrician	\$ 8,500		\$ 1,000								\$ 9,500
Floor coverings										\$20,000	\$ 20,000
Other	\$ 31,000	\$ 55,500	\$ 7,000	\$ 53,000		\$ 2,500	\$ 90,000	\$ 2,500		\$ 2,500	\$ 244,000
Painter	\$ 32,000	\$123,000	\$117,000	\$ 20,000	\$21,000	\$26,000	\$ 22,000	\$116,000	\$16,000	\$47,000	\$ 540,000
Paver / Concrete	\$ 44,000			\$ 16,000			\$ 16,000				\$ 76,000
Plumber	\$ 800		\$ 500		\$ 6,000						\$ 7,300
Roofer	\$ 4,000	\$ 63,000	\$ 9,000	\$ 25,000		\$ 6,000					\$ 107,000
<b>Grand Total</b>	<b>\$201,300</b>	<b>\$245,500</b>	<b>\$228,500</b>	<b>\$114,000</b>	<b>\$29,000</b>	<b>\$35,500</b>	<b>\$130,000</b>	<b>\$118,500</b>	<b>\$19,000</b>	<b>\$69,500</b>	<b>\$1,190,800</b>

## 5.4 Ten year cashflow by Building

This is the ten year cashflow by building.

Site / Building	Yr 1-5	Yr 6-10	Grand Total
<b>Anderson Park</b>	<b>\$ 16,000</b>	<b>\$ 30,000</b>	<b>\$ 46,000</b>
Public Toilets and Amenities #1	\$ 16,000	\$ 30,000	\$ 46,000
<b>Balls Head Reserve</b>	<b>\$ 6,000</b>		<b>\$ 6,000</b>
Public Toilet #2	\$ 6,000		\$ 6,000
<b>Berry Island Reserve</b>	<b>\$ 6,000</b>		<b>\$ 6,000</b>
Public Toilet #3	\$ 6,000		\$ 6,000
<b>Blues Point Reserve</b>	<b>\$ 22,000</b>		<b>\$ 22,000</b>
Public Toilet #4	\$ 22,000		\$ 22,000
<b>Bradfield Park</b>	<b>\$ 49,000</b>	<b>\$ 49,000</b>	<b>\$ 98,000</b>
Exeloo (Fitzroy St) - #5	\$ 45,000		\$ 45,000
Exeloo (Olympic Drive) - #6		\$ 45,000	\$ 45,000
Shelter #7	\$ 2,000	\$ 2,000	\$ 4,000
Shelter #8	\$ 2,000	\$ 2,000	\$ 4,000
<b>Brennan Park</b>	<b>\$ 11,000</b>	<b>\$ 10,000</b>	<b>\$ 21,000</b>
Entry Structure #10	\$ 3,500	\$ 3,000	\$ 6,500
Exeloo and adjoining men's toilet #9	\$ 7,500	\$ 7,000	\$ 14,500
<b>Brightmore Reserve</b>	<b>\$ 2,000</b>	<b>\$ 2,500</b>	<b>\$ 4,500</b>
Toilet #11	\$ 2,000	\$ 2,500	\$ 4,500
<b>Cammeray Park</b>	<b>\$ 44,000</b>	<b>\$ 27,000</b>	<b>\$ 71,000</b>
Amenities and Canteen #12	\$ 44,000	\$ 27,000	\$ 71,000
<b>Civic Park</b>	<b>\$ 5,000</b>	<b>\$ 4,000</b>	<b>\$ 9,000</b>
Amenities #13	\$ 5,000	\$ 4,000	\$ 9,000
<b>Cremorne Point Reserve</b>	<b>\$ 124,000</b>	<b>\$ 74,000</b>	<b>\$ 198,000</b>
Council Storage #14	\$ 5,000	\$ 2,000	\$ 7,000
Public Pool #16	\$ 97,000	\$ 64,000	\$ 161,000
Pump Shed #17	\$ 13,000	\$ 4,000	\$ 17,000
Toilet #15	\$ 9,000	\$ 4,000	\$ 13,000
<b>Forsyth Park</b>	<b>\$ 2,000</b>		<b>\$ 2,000</b>
Pump House #35	\$ 2,000		\$ 2,000
<b>Green Park</b>	<b>\$ 23,000</b>		<b>\$ 23,000</b>
Tennis Court #18	\$ 23,000		\$ 23,000
<b>Kesterton Park</b>	<b>\$ 92,000</b>		<b>\$ 92,000</b>
Toilet #19	\$ 92,000		\$ 92,000
<b>Milson Park</b>	<b>\$ 20,000</b>	<b>\$ 5,000</b>	<b>\$ 25,000</b>
Amenities (2 identical buildings assessed as one) #20	\$ 15,000	\$ 5,000	\$ 20,000
Council Storage #21	\$ 5,000		\$ 5,000
<b>Primrose Park</b>	<b>\$ 92,800</b>	<b>\$ 10,000</b>	<b>\$ 102,800</b>
Amenities #22	\$ 38,300	\$ 7,000	\$ 45,300
Storage Block #23	\$ 4,500	\$ 3,000	\$ 7,500



Staircase	\$ 50,000		\$ 50,000
<b>Quibaree Park</b>	<b>\$ 4,000</b>	<b>\$ 2,000</b>	<b>\$ 6,000</b>
Accessible Toilet #24	\$ 4,000	\$ 2,000	\$ 6,000
<b>Sawmillers Reserve</b>	<b>\$ 22,000</b>	<b>\$ 4,000</b>	<b>\$ 26,000</b>
Staircase and Structure #25	\$ 22,000	\$ 4,000	\$ 26,000
<b>St Leonards Park</b>	<b>\$ 48,500</b>	<b>\$ 92,000</b>	<b>\$ 140,500</b>
Amenities #26	\$ 22,000	\$ 4,000	\$ 26,000
Bon Andrews Pavilion #27	\$ 20,000	\$ 72,000	\$ 92,000
Netball Courts #29		\$ 16,000	\$ 16,000
Shelter #28	\$ 6,500		\$ 6,500
<b>Tunks Park</b>	<b>\$ 174,000</b>	<b>\$ 50,000</b>	<b>\$ 224,000</b>
Canteen with toilet #31	\$ 22,000	\$ 4,000	\$ 26,000
Change room facility #32	\$ 96,000	\$ 10,000	\$ 106,000
Change rooms and storage shed #30	\$ 56,000	\$ 36,000	\$ 92,000
<b>Waverton Oval</b>	<b>\$ 55,000</b>	<b>\$ 13,000</b>	<b>\$ 68,000</b>
Amenities #34	\$ 10,000	\$ 4,000	\$ 14,000
Change room amenities #33	\$ 45,000	\$ 9,000	\$ 54,000
<b>Grand Total</b>	<b>\$ 818,300</b>	<b>\$ 372,500</b>	<b>\$ 1,190,800</b>

## 6 Attachment 2 – Detailed Works List

This is the detailed works list from the condition assessment. The works are grouped by year and location.

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Brennan Park	Entry Structure #10	Gutters, install additional or enlarge gutter spouts.	\$500	2018/19	0	3	Roofer
Brennan Park	Exeloo and adjoining men's toilet #9	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2018/19	5	3	Painter
Brennan Park	Exeloo and adjoining men's toilet #9	Consider applying an epoxy coating to men's toilet floor and lower walls for hygiene.	\$3,000	2018/19	5	4	Painter
Brennan Park	Exeloo and adjoining men's toilet #9	Reconnect PVC drainage from men's toilet wash basin. Consider a more vandal resistant pipework.	\$500	2018/19	0	3	Plumber
Cremorne Point Reserve	Council Storage #14	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$2,000	2018/19	5	3	Painter
Cremorne Point Reserve	Council Storage #14	Renew door.	\$1,000	2018/19	0	5	Carpenter
Cremorne Point Reserve	Council Storage #14	Renew arch bars above openings and repair lintels.	\$2,000	2018/19	0	3	Carpenter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Cremorne Point Reserve	Public Pool #16	Paint handrails harbour side of pool including minor repairs.	\$12,000	2018/19	5	3	Painter
Cremorne Point Reserve	Public Pool #16	Earthing of pool handrails	\$8,000	2018/19	0	1	Electrician
Cremorne Point Reserve	Public Pool #16	If no heritage restrictions, consideration should be given to an alternative material to be used for the fence on the harbour side, such as powder coated aluminium to match existing pattern. Approx. 65 metres.	\$25,000	2018/19	0	5	Other
Cremorne Point Reserve	Pump Shed #17	Installation of safety signage and a portable eyewash station	\$1,500	2018/19	0	1	Other
Cremorne Point Reserve	Pump Shed #17	Treat rusted surfaces.	\$1,000	2018/19	5	3	Painter
Cremorne Point Reserve	Pump Shed #17	Renew timber access door and adjoining wall panel on side wall of pump shed.	\$2,000	2018/19	0	5	Carpenter
Cremorne Point Reserve	Pump Shed #17	Consider providing additional ventilation or enlarging existing wall vents due to chemicals stored in shed.	\$1,000	2018/19	0	4	Carpenter
Cremorne Point Reserve	Toilet #15	Evidence of structural movement on the addition containing the accessibility toilet. Recommend engaging a structural engineer.	\$1,000	2018/19	0	2	Consultant

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Forsyth Park	Pump House #35	Excavate and form a concrete pad at entrance of pump house to divert stormwater away to prevent flooding.	\$2,000	2018/19	0	3	Paver / Concreter
Green Park	Tennis Court #18	Repairs to sub base of courts.	\$3,000	2018/19	0	3	Paver / Concreter
Green Park	Tennis Court #18	Repair embankment outside of fence on the road side of courts to prevent hazard.	\$3,000	2018/19	0	1	Paver / Concreter
Milson Park	Council Storage #21	Address trip hazard leading to entrance and provide falls to divert stormwater away from doorway.	\$2,000	2018/19	0	1	Paver / Concreter
Primrose Park	Amenities #22	Treat rusted building elements.	\$2,000	2018/19	0	3	Painter
Primrose Park	Amenities #22	Trim bottoms of doors, seal and install stainless steel kick plates to prevent future damage.	\$2,000	2018/19	0	3	Carpenter
Primrose Park	Amenities #22	Ongoing maintenance replacing defective floor tiles.	\$1,000	2018/19	2	3	Other
Primrose Park	Amenities #22	Repair eave soffit linings.	\$1,000	2018/19	0	3	Carpenter
Primrose Park	Amenities #22	Renew broken collar under hose cock.	\$300	2018/19	0	3	Plumber
Primrose Park	Staircase	Replace timber treads	\$20,000	2018/19	10	1	Builder
Primrose Park	Staircase	Remove rust, onsite weld to replace corroded steel as required, grit blast steel and repaint	\$30,000	2018/19	10	3	Builder
Primrose Park	Storage Block #23	Monitor arch bars and lintels above openings. (No cost).	\$0	2018/19	2	2	Other

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Quibaree Park	Accessible Toilet #24	Repair automatic door opening mechanism.	\$2,000	2018/19	0	1	Other
St Leonards Park	Amenities #26	Repair floor tiles where missing.	\$1,000	2018/19	0	3	Other
St Leonards Park	Bon Andrews Pavilion #27	Straighten, realign and overstrap existing quad gutters to brick section of pavilion.	\$2,000	2018/19	0	3	Roofer
St Leonards Park	Shelter #28	Straighten, realign and overstrap existing eaves and gutters.	\$1,000	2018/19	0	3	Roofer
St Leonards Park	Shelter #28	Gutters, install additional or enlarge gutter spouts.	\$500	2018/19	0	3	Roofer
St Leonards Park	Shelter #28	Install cover to power supply cable and conduit.	\$500	2018/19	0	1	Electrician
St Leonards Park	Shelter #28	Replace damaged terra cotta wall vents.	\$500	2018/19	0	3	Other
St Leonards Park	Shelter #28	Address trip hazard leading to entrance. Provide a concrete landing the width of the opening. This will maintain even ground and correct riser height at stairs.	\$2,000	2018/19	0	1	Paver / Concreter
Tunks Park	Canteen with toilet #31	Address trip hazards to stairs at rear of building.	\$2,000	2018/19	0	1	Paver / Concreter
Tunks Park	Canteen with toilet #31	Renew handrail to stairs at rear of building.	\$10,000	2018/19	0	1	Carpenter
Tunks Park	Change room facility #32	Repair soffit linings. Treat as containing asbestos.	\$1,000	2018/19	0	3	Carpenter
Tunks Park	Change rooms and storage shed #30	Address trip hazards in various locations.	\$2,000	2018/19	0	1	Paver / Concreter



Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Tunks Park	Change rooms and storage shed #30	Engage structural engineer to assess opening to subfloor storeroom.	\$2,000	2018/19	0	1	Consultant
Tunks Park	Change rooms and storage shed #30	Maintain epoxy coating to floors.	\$6,000	2018/19	3	5	Painter
Tunks Park	Change rooms and storage shed #30	Seal timber floor in change rooms.	\$2,000	2018/19	2	3	Painter
Tunks Park	Change rooms and storage shed #30	Investigate rising damp in change rooms.	\$2,000	2018/19	0	3	Consultant
Waverton Oval	Amenities #34	Address trip hazard by constructing a new path at the entrance of building.	\$4,000	2018/19	0	1	Paver / Concreter
Waverton Oval	Change room amenities #33	Repair floor tiles where missing.	\$1,000	2018/19	2	3	Carpenter
Waverton Oval	Change room amenities #33	Address trip hazard, install new path.	\$4,000	2018/19	0	1	Paver / Concreter
Waverton Oval	Change room amenities #33	Consider addressing stairs and handrails leading to upper level of park. Budget for design only.	\$5,000	2018/19	0	1	Consultant
Waverton Oval	Change room amenities #33	Budget for construction of stairs and handrails.	\$20,000	2018/19	0	1	Paver / Concreter
Anderson Park	Public Toilets and Amenities #1	External wash down of painted and prefinished surfaces to preserve coatings.	\$2,000	2019/20	2	3	Other

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Anderson Park	Public Toilets and Amenities #1	Mesh to gates are showing evidence of corrosion. Gates require treatment to remove corrosion and treat with an epoxy coating suitable for use near a salt environment.	\$5,000	2019/20	0	3	Painter
Anderson Park	Public Toilets and Amenities #1	Unisex/Accessible amenities require some permanent ventilation. Upon entering this area it was evident there was a lack of continuous ventilation as the mechanical fan only activates by sensor upon entry. Consider modifying the front high panels above entry door with mesh panels to match the remaining building.	\$7,000	2019/20	0	4	Other
Balls Head Reserve	Public Toilet #2	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2019/20	5	3	Painter
Balls Head Reserve	Public Toilet #2	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2019/20	0	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Berry Island Reserve	Public Toilet #3	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2019/20	5	3	Painter
Berry Island Reserve	Public Toilet #3	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2019/20	0	3	Painter
Blues Point Reserve	Public Toilet #4	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2019/20	5	3	Painter
Blues Point Reserve	Public Toilet #4	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2019/20	0	3	Painter
Blues Point Reserve	Public Toilet #4	Repair floor tiles where missing.	\$1,000	2019/20	0	3	Other
Blues Point Reserve	Public Toilet #4	Re-roof complete building. Plywood soffit linings also need replacing. Consider an alternative material such as a prefinished material to reduce future maintenance cost.	\$15,000	2019/20	0	5	Roofer
Brightmore Reserve	Toilet #11	External wash down of painted and prefinished surfaces to preserve coatings.	\$500	2019/20	2	3	Other

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Civic Park	Amenities #13	Repair toilet partitions. Assumed damaged due to cleaner hosing out building.	\$2,000	2019/20	5	5	Carpenter
Civic Park	Amenities #13	Renew eaves and gutters. Roof water is used to flush toilets in this building.	\$3,000	2019/20	15	3	Roofer
Cremorne Point Reserve	Public Pool #16	Pool Interior refinish	\$45,000	2019/20	5	4	Other
Cremorne Point Reserve	Toilet #15	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2019/20	5	3	Painter
Cremorne Point Reserve	Toilet #15	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2019/20	0	3	Painter
Cremorne Point Reserve	Toilet #15	Renew cubicle doors.	\$2,000	2019/20	0	5	Carpenter
Kesterton Park	Toilet #19	Refurbish internal amenities including tiling, fixtures and fittings, internal / external painting	\$75,000	2019/20	20	3	Painter
Kesterton Park	Toilet #19	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2019/20	0	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Kesterton Park	Toilet #19	Re-roof complete building. Plywood soffit linings also need replacing. Consider an alternative material such as a prefinished material to reduce future maintenance cost.	\$15,000	2019/20	0	5	Rofer
Sawmillers Reserve	Staircase and Structure #25	Re-roof complete building.	\$15,000	2019/20	0	5	Rofer
Sawmillers Reserve	Staircase and Structure #25	Recoat decking boards.	\$5,000	2019/20	2	3	Painter
St Leonards Park	Amenities #26	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2019/20	5	3	Painter
St Leonards Park	Amenities #26	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2019/20	0	3	Painter
St Leonards Park	Amenities #26	Re-roof complete building. Plywood soffit linings also need replacing. Consider an alternative material such as a prefinished material to reduce future maintenance cost.	\$15,000	2019/20	0	3	Rofer
St Leonards Park	Bon Andrews Pavilion #27	Maintain epoxy coating to floors.	\$6,000	2019/20	5	5	Painter
Bradfield Park	Shelter #7	External painting of upper facade including bench seat.	\$2,000	2020/21	5	3	Painter
Bradfield Park	Shelter #8	External painting of upper facade including bench seat.	\$2,000	2020/21	5	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Cammeray Park	Amenities and Canteen #12	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$7,000	2020/21	5	3	Painter
Cammeray Park	Amenities and Canteen #12	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$12,000	2020/21	5	5	Painter
Cammeray Park	Amenities and Canteen #12	Unisex/Accessible amenities require some permanent ventilation. Upon entering this area it was evident there was a lack of continuous ventilation as the mechanical fan only activates by sensor upon entry. Consider modifying the front high panels above entry door with mesh panels to match the remaining building.	\$7,000	2020/21	0	4	Other

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Cammeray Park	Amenities and Canteen #12	Mesh to gates are showing evidence of corrosion. Gates require treatment to remove corrosion and treat with an epoxy coating suitable for use near a salt environment.	\$3,000	2020/21	0	3	Painter
Cammeray Park	Amenities and Canteen #12	Apply epoxy coating to toilet and change room floors for hygiene.	\$8,000	2020/21	5	4	Painter
Cammeray Park	Amenities and Canteen #12	Treat rust on elevated heat pump units.	\$1,000	2020/21	0	3	Painter
Milson Park	Amenities (2 identical buildings assessed as one) #20	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces. Treat failed internal wall coatings.	\$5,000	2020/21	5	3	Painter
Milson Park	Amenities (2 identical buildings assessed as one) #20	Renew gutters and downpipes. Consider installing overstraps to gutters.	\$3,000	2020/21	15	5	Rofer
Milson Park	Amenities (2 identical buildings assessed as one) #20	Temporary gutter repairs, refix to fascia's.	\$1,000	2020/21	0	3	Rofer
Milson Park	Amenities (2 identical buildings assessed as one) #20	Consider replacing timber window louvres with aluminium due to ongoing breakage.	\$6,000	2020/21	0	5	Carpenter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Milson Park	Council Storage #21	External painting including minor repairs such as fixing back trims, easing and adjusting doors.	\$3,000	2020/21	5	3	Painter
Primrose Park	Storage Block #23	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2020/21	5	3	Painter
Primrose Park	Storage Block #23	Doors, trim at bottoms and prime.	\$1,000	2020/21	0	3	Carpenter
Primrose Park	Storage Block #23	Refix dislodged downpipes.	\$500	2020/21	0	3	Plumber
Quibaree Park	Accessible Toilet #24	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$2,000	2020/21	5	3	Painter
Sawmillers Reserve	Staircase and Structure #25	Period inspections by structural engineer.	\$1,000	2020/21	3	3	Consultant
St Leonards Park	Shelter #28	External and Internal painting including minor repairs such as fixing back trims, removing redundant fixtures and minor patching of surfaces.	\$2,000	2020/21	10	3	Painter



Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Tunks Park	Canteen with toilet #31	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2020/21	10	5	Painter
Tunks Park	Canteen with toilet #31	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2020/21	5	3	Painter
Tunks Park	Canteen with toilet #31	Repairs to timbers such as trims to veranda post.	\$2,000	2020/21	0	3	Carpenter
Tunks Park	Canteen with toilet #31	Toilet in canteen, additional air turnover required. Upon entering this area it was evident there was a lack of ventilation. Consider increasing the capacity of the existing mechanical ventilation. Note there is a small fixed panel in the window that provides some natural ventilation.	\$1,000	2020/21	0	4	Electrician
Tunks Park	Change room facility #32	Skylights, install safety mesh to the underside.	\$2,000	2020/21	0	3	Roofer

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Tunks Park	Change room facility #32	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$10,000	2020/21	5	3	Painter
Tunks Park	Change room facility #32	Treat rusted surfaces such as handrails, gates and gate hinges.	\$2,000	2020/21	0	3	Painter
Tunks Park	Change room facility #32	Repair floor tiles where missing.	\$1,000	2020/21	0	3	Carpenter
Tunks Park	Change room facility #32	Repair corroded reinforcement. (Engineers report #2)	\$3,000	2020/21	0	3	Painter
Tunks Park	Change room facility #32	Repair brick and render cracking. (Engineers Report #4)	\$2,000	2020/21	0	3	Builder
Tunks Park	Change room facility #32	Repair cracked roof slab. Repairs and grout injection. (Engineers Report #5)	\$6,000	2020/21	0	3	Builder
Tunks Park	Change room facility #32	Repair cracked roof slab and new membrane for roof. Approx 115m2 (Engineers Report #5a)	\$20,000	2020/21	0	3	Builder
Tunks Park	Change room facility #32	Replace missing brickwork and repair cracked brickwork rear wall. (Engineers Report #6&7)	\$1,000	2020/21	0	3	Builder
Tunks Park	Change room facility #32	Repair displaced brickwork over groundsmans entry door and cracked brickwork to side of groundsmans entry door. Repair cracked concrete stairs.	\$30,000	2020/21	0	3	Builder

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
		(Engineers Report #8, 13, 15, 16)					
Tunks Park	Change room facility #32	Repair displaced brickwork to verandah, cracked brickwork to stair stringer, and cracked brickwork to wall at side of stairs, incl underpinning. Separate slab from brickwork with slip joint. (Engineers Report # 9-12a)	\$15,000	2020/21	0	3	Builder
Tunks Park	Change room facility #32	Repair cracked topping to stairs. (Engineers Report #14)	\$2,000	2020/21	0	3	Builder
Tunks Park	Change room facility #32	Replace cracked foundation rock to rear steel stair. (Engineers Report #17)	\$1,000	2020/21	0	3	Builder
Tunks Park	Change rooms and storage shed #30	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$8,000	2020/21	5	3	Painter
Tunks Park	Change rooms and storage shed #30	Treat rusted surfaces such as handrails, gates and gate hinges.	\$2,000	2020/21	0	3	Painter
Tunks Park	Change rooms and storage shed #30	Renew 2 external doors.	\$2,000	2020/21	0	5	Carpenter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Tunks Park	Change rooms and storage shed #30	Install stainless steel kick plates to all external doors to preserve doors from weather.	\$2,000	2020/21	0	3	Carpenter
Tunks Park	Change rooms and storage shed #30	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$18,000	2020/21	5	5	Painter
Tunks Park	Change rooms and storage shed #30	Seal timber floor in change rooms.	\$2,000	2020/21	2	3	Painter
Waverton Oval	Amenities #34	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2020/21	5	3	Painter
Waverton Oval	Amenities #34	Treat rusted surfaces such as doors and jambs to service rooms, structural steelwork.	\$2,000	2020/21	0	3	Painter
Waverton Oval	Change room amenities #33	Consider installing polycarbonate sheeting to match roofing profile as skylights. If installed, skylights must have safety mesh installed to the underside.	\$3,000	2020/21	0	4	Roofer

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Waverton Oval	Change room amenities #33	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$7,000	2020/21	5	3	Painter
Waverton Oval	Change room amenities #33	Treat rusted surfaces such as handrails, gates and gate hinges.	\$2,000	2020/21	0	3	Painter
Waverton Oval	Change room amenities #33	Trim bottoms of doors, seal and install stainless steel kick plates to prevent future damage.	\$1,000	2020/21	0	3	Carpenter
Waverton Oval	Change room amenities #33	Repair floor tiles where missing.	\$1,000	2020/21	2	3	Carpenter
Anderson Park	Public Toilets and Amenities #1	External wash down of painted and prefinished surfaces to preserve coatings.	\$2,000	2021/22	2	3	Other
Bradfield Park	Exeloo (Fitzroy St) - #5	Manufacturer suggests a refurbishment of Exeloo will be required between 10 and 15 years. The Exeloo's sighted all appeared to be in good condition, therefore assess them to have a 15 year life from date of installation.	\$45,000	2021/22	15	5	Other
Brennan Park	Entry Structure #10	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2021/22	5	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Brightmore Reserve	Toilet #11	External painting of doors.	\$1,000	2021/22	5	3	Painter
Brightmore Reserve	Toilet #11	External wash down of painted and prefinished surfaces to preserve coatings.	\$500	2021/22	2	3	Other
Cremorne Point Reserve	Pump Shed #17	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2021/22	5	3	Painter
Cremorne Point Reserve	Pump Shed #17	Pump replacement	\$4,500	2021/22	5	3	Other
Green Park	Tennis Court #18	Resurface courts and surrounds enclosed by fencing.	\$16,000	2021/22	8	5	Paver / Concreter
Green Park	Tennis Court #18	Renew court nets.	\$1,000	2021/22	8	5	Other
Primrose Park	Amenities #22	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$7,000	2021/22	5	3	Painter
Primrose Park	Amenities #22	Re-roof complete building.	\$25,000	2021/22	0	3	Roofer
Tunks Park	Change rooms and storage shed #30	Maintain epoxy coating to floors.	\$6,000	2021/22	3	5	Painter
Cammeray Park	Amenities and Canteen #12	HWS storage tanks, life expectancy of 10 to 15 years. These units are dated 2007.	\$6,000	2022/23	15	5	Plumber
Cremorne Point Reserve	Public Pool #16	Paint handrails cliff side of pool including minor repairs.	\$7,000	2022/23	5	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Sawmillers Reserve	Staircase and Structure #25	Period inspections by structural engineer.	\$1,000	2022/23	2	3	Consultant
St Leonards Park	Bon Andrews Pavilion #27	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$12,000	2022/23	5	3	Painter
Tunks Park	Change rooms and storage shed #30	Seal timber floor in change rooms.	\$2,000	2022/23	2	3	Painter
Waverton Oval	Change room amenities #33	Repair floor tiles where missing.	\$1,000	2022/23	2	3	Carpenter
Anderson Park	Public Toilets and Amenities #1	External wash down of painted and prefinished surfaces to preserve coatings.	\$2,000	2023/24	2	3	Other
Brennan Park	Exeloo and adjoining men's toilet #9	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2023/24	5	3	Painter
Brennan Park	Exeloo and adjoining men's toilet #9	Consider applying an epoxy coating to men's toilet floor and lower walls for hygiene.	\$3,000	2023/24	5	4	Painter
Brightmore Reserve	Toilet #11	External wash down of painted and prefinished surfaces to preserve coatings.	\$500	2023/24	2	3	Other

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Civic Park	Amenities #13	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2023/24	5	3	Painter
Cremorne Point Reserve	Council Storage #14	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$2,000	2023/24	5	3	Painter
Cremorne Point Reserve	Public Pool #16	Paint handrails harbour side of pool including minor repairs.	\$12,000	2023/24	5	3	Painter
Cremorne Point Reserve	Pump Shed #17	Treat rusted surfaces.	\$1,000	2023/24	5	3	Painter
Sawmillers Reserve	Staircase and Structure #25	Period inspections by structural engineer.	\$1,000	2023/24	3	3	Consultant
St Leonards Park	Bon Andrews Pavilion #27	Replace quad gutters to brick section of pavilion.	\$6,000	2023/24	10	3	Rofer
Bradfield Park	Exeloo (Olympic Drive) - #6	Manufacturer suggests a refurbishment of Exeloo will be required between 10 and 15 years. The Exeloo's sighted all appeared to be in good condition, therefore assess them to have a 15 year life from date of installation.	\$45,000	2024/25	15	5	Other
Cremorne Point Reserve	Public Pool #16	Pool Interior refinish	\$45,000	2024/25	5	4	Other





Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Cremorne Point Reserve	Toilet #15	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2024/25	5	3	Painter
Sawmillers Reserve	Staircase and Structure #25	Period inspections by structural engineer.	\$1,000	2024/25	2	3	Consultant
St Leonards Park	Amenities #26	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2024/25	5	3	Painter
St Leonards Park	Bon Andrews Pavilion #27	Maintain epoxy coating to floors.	\$6,000	2024/25	5	5	Painter
St Leonards Park	Netball Courts #29	Resurface courts and surrounds.	\$16,000	2024/25	8	5	Paver / Concreter
Tunks Park	Change rooms and storage shed #30	Seal timber floor in change rooms.	\$2,000	2024/25	2	3	Painter
Tunks Park	Change rooms and storage shed #30	Maintain epoxy coating to floors.	\$6,000	2024/25	3	5	Painter
Waverton Oval	Change room amenities #33	Repair floor tiles where missing.	\$1,000	2024/25	2	3	Carpenter
Anderson Park	Public Toilets and Amenities #1	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$9,000	2025/26	5	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Anderson Park	Public Toilets and Amenities #1	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$15,000	2025/26	5	5	Painter
Anderson Park	Public Toilets and Amenities #1	External wash down of painted and prefinished surfaces to preserve coatings.	\$2,000	2025/26	2	3	Other
Bradfield Park	Shelter #7	External painting of upper facade including bench seat.	\$2,000	2025/26	5	3	Painter
Bradfield Park	Shelter #8	External painting of upper facade including bench seat.	\$2,000	2025/26	5	3	Painter
Brightmore Reserve	Toilet #11	External wash down of painted and prefinished surfaces to preserve coatings.	\$500	2025/26	2	3	Other
Cammeray Park	Amenities and Canteen #12	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$7,000	2025/26	5	3	Painter
Cammeray Park	Amenities and Canteen #12	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$12,000	2025/26	5	5	Painter
Cammeray Park	Amenities and Canteen #12	Apply epoxy coating to toilet and change room floors for hygiene.	\$8,000	2025/26	5	4	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Milson Park	Amenities (2 identical buildings assessed as one) #20	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces. Treat failed internal wall coatings.	\$5,000	2025/26	5	3	Painter
Primrose Park	Storage Block #23	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2025/26	5	3	Painter
Quibaree Park	Accessible Toilet #24	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$2,000	2025/26	5	3	Painter
Tunks Park	Canteen with toilet #31	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2025/26	5	3	Painter
Tunks Park	Change room facility #32	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$10,000	2025/26	5	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Tunks Park	Change rooms and storage shed #30	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$8,000	2025/26	5	3	Painter
Tunks Park	Change rooms and storage shed #30	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$18,000	2025/26	5	5	Painter
Waverton Oval	Amenities #34	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$4,000	2025/26	5	3	Painter
Waverton Oval	Change room amenities #33	External and internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$7,000	2025/26	5	3	Painter
Brennan Park	Entry Structure #10	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2026/27	5	3	Painter
Brightmore Reserve	Toilet #11	External painting of doors.	\$1,000	2026/27	5	3	Painter

Site	Building	Description	Budget	Year	Frequency	Priority	Trade
Cremorne Point Reserve	Pump Shed #17	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$3,000	2026/27	5	3	Painter
Primrose Park	Amenities #22	External and Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$7,000	2026/27	5	3	Painter
Sawmillers Reserve	Staircase and Structure #25	Period inspections by structural engineer.	\$1,000	2026/27	2	3	Consultant
Sawmillers Reserve	Staircase and Structure #25	Period inspections by structural engineer.	\$1,000	2026/27	3	3	Consultant
Tunks Park	Change rooms and storage shed #30	Seal timber floor in change rooms.	\$2,000	2026/27	2	3	Painter
Waverton Oval	Change room amenities #33	Repair floor tiles where missing.	\$1,000	2026/27	2	3	Carpenter
Anderson Park	Public Toilets and Amenities #1	External wash down of painted and prefinished surfaces to preserve coatings.	\$2,000	2027/28	2	3	Other
Brightmore Reserve	Toilet #11	External wash down of painted and prefinished surfaces to preserve coatings.	\$500	2027/28	2	3	Other
Cremorne Point Reserve	Public Pool #16	Paint handrails cliff side of pool including minor repairs.	\$7,000	2027/28	5	3	Painter



Site	Building	Description	Budget	Year	Frequency	Priority	Trade
St Leonards Park	Bon Andrews Pavilion #27	Internal painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$28,000	2027/28	10	5	Painter
St Leonards Park	Bon Andrews Pavilion #27	Replace change room rubber flooring.	\$20,000	2027/28	10	5	Floor coverings
St Leonards Park	Bon Andrews Pavilion #27	External painting including minor repairs such as fixing back trims, easing and adjusting doors, removing redundant fixtures and minor patching of surfaces.	\$12,000	2027/28	5	3	Painter

## 7 Attachment 3 - Planned Maintenance Summary

The following is a summary of the planned maintenance and associated annual budget.

Site / Building	Auto Door	Exeloo servicing	Fencing / net	Fire Systems	Gutters	Heat pumps	Hot water system	Pest inspection	Plumbing fittings	Pumps	Seawater pipes (pool)	Seawater suction pipe	Skylights	Solar panels	Switchboard	Timber maintenance	TMV	Ventilation	Zip Boil	Grand Total
<b>Anderson Park</b>					\$ 2,000	\$250	\$ 250	\$ 1,000					\$ 2,000		\$ 700		\$ 500	\$ 400		\$ 7,100
Amenities Block #1					\$ 2,000	\$250	\$ 250	\$ 1,000					\$ 2,000		\$ 700		\$ 500	\$ 400		\$ 7,100
<b>Balls Head Reserve</b>								\$ 250	\$ 500				\$ 2,000							\$ 2,750
Public Toilets #2								\$ 250	\$ 500				\$ 2,000							\$ 2,750
<b>Berry Island</b>								\$ 250	\$ 500				\$ 2,000							\$ 2,750
Public Toilets #3								\$ 250	\$ 500				\$ 2,000							\$ 2,750
<b>Blues Point Reserve</b>								\$ 250	\$ 1,000				\$ 2,000							\$ 3,250
Public Toilets #4								\$ 250	\$ 1,000				\$ 2,000							\$ 3,250
<b>Bradfield Park</b>		\$4,000						\$ 500	\$ 1,000				\$ 4,000							\$ 9,500
Exeloo #5		\$2,000						\$ 250	\$ 500				\$ 2,000							\$ 4,750
Exeloo #6		\$2,000						\$ 250	\$ 500				\$ 2,000							\$ 4,750
<b>Brennan Park</b>		\$2,000			\$ 500			\$ 500	\$ 500						\$ 700					\$ 4,200
Ammenities #9		\$2,000						\$ 250	\$ 500						\$ 700					\$ 3,450
Entry Structure #10					\$ 500			\$ 250												\$ 750
<b>Brightmore</b>								\$ 250	\$ 500				\$ 500							\$ 1,250
Amenities Block #11								\$ 250	\$ 500				\$ 500							\$ 1,250
<b>Cammeray Park</b>					\$ 1,000	\$ 800		\$ 500	\$ 1,000				\$ 1,000		\$ 700			\$ 400		\$ 5,400
Ammenities and canteen #12					\$ 1,000	\$ 800		\$ 500	\$ 1,000				\$ 1,000		\$ 700			\$ 400		\$ 5,400
<b>Civic Park</b>					\$ 1,000			\$ 250	\$ 500				\$ 500							\$ 2,250
Amenities #13					\$ 1,000			\$ 250	\$ 500				\$ 500							\$ 2,250
<b>Cremorne Point</b>								\$ 500	\$ 500	\$1,600	\$500	\$500	\$ 2,000		\$1,000					\$ 6,600
McCullum Pool #16											\$500	\$500								\$ 1,000

Pump shed #16								\$ 250		\$1,600					\$1,000					\$ 2,850	
Toilet block #15								\$ 250	\$ 500				\$ 2,000							\$ 2,750	
<b>Cremorne Point Reserve</b>								<b>\$ 500</b>												<b>\$ 500</b>	
Council Storage #14								\$ 500												\$ 500	
<b>Forsyth Park</b>								<b>\$ 250</b>												<b>\$ 250</b>	
Pump house #35								\$ 250												\$ 250	
<b>Green Park</b>			<b>\$2,000</b>																	<b>\$ 2,000</b>	
Tennis Courts #18			\$2,000																	\$ 2,000	
<b>Kesterton Park</b>								<b>\$ 250</b>	<b>\$ 500</b>				<b>\$ 2,000</b>							<b>\$ 2,750</b>	
Amenities #19								\$ 250	\$ 500				\$ 2,000							\$ 2,750	
<b>Milson Park</b>								<b>\$ 500</b>	<b>\$ 750</b>	<b>\$ 300</b>										<b>\$ 1,550</b>	
Amenities #20								\$ 500	\$ 300											\$ 1,300	
Storage building #21								\$ 250												\$ 250	
<b>Primrose Park</b>								<b>\$ 2,000</b>	<b>\$ 750</b>	<b>\$ 1,000</b>			<b>\$ 1,000</b>	<b>\$ 250</b>	<b>\$ 700</b>				<b>\$ 500</b>	<b>\$ 6,150</b>	
Amenities #22								\$ 2,000	\$ 250	\$ 1,000			\$ 1,000	\$ 250	\$ 700				\$ 500	\$ 5,700	
Storage building #23								\$ 250												\$ 250	
Staircase								\$ 250												\$ 250	
<b>Quibaree Park</b>	<b>\$750</b>							<b>\$ 250</b>	<b>\$ 500</b>											<b>\$ 1,500</b>	
Accessible Toilet #24	\$750							\$ 250	\$ 500											\$ 1,500	
<b>Sawmillers Reserve</b>								<b>\$1,000</b>								<b>\$2,000</b>				<b>\$ 3,000</b>	
Staircase and structure #25								\$1,000								\$2,000				\$ 3,000	
<b>St Leonards Park</b>				<b>\$1,200</b>	<b>\$ 2,000</b>	<b>\$1,500</b>		<b>\$ 750</b>	<b>\$ 3,500</b>				<b>\$ 3,000</b>		<b>\$ 700</b>					<b>\$12,650</b>	
Amenities building #26								\$ 250	\$ 500				\$ 2,000							\$ 2,750	
Bon Andrews Pavilion #27				\$1,200	\$ 1,000	\$1,500		\$ 500	\$ 3,000				\$ 1,000		\$ 700					\$ 8,900	
Shelter #28					\$ 1,000															\$ 1,000	
<b>Tunks Park</b>				<b>\$ 700</b>	<b>\$ 4,000</b>			<b>\$ 750</b>	<b>\$ 5,500</b>				<b>\$ 2,000</b>	<b>\$ 500</b>	<b>\$ 700</b>			<b>\$1,000</b>	<b>\$ 800</b>	<b>\$500</b>	<b>\$16,450</b>
Change room with canteen #31				\$ 700	\$ 2,000			\$ 250	\$ 500					\$ 250				\$ 500	\$ 400	\$500	\$ 5,100
Change Rooms #32								\$ 250	\$ 1,000				\$ 2,000								\$ 3,250
Change Rooms and storage #30					\$ 2,000			\$ 250	\$ 4,000					\$ 250	\$ 700			\$ 500	\$ 400		\$ 8,100
<b>Waverton Oval</b>								<b>\$ 500</b>	<b>\$ 1,500</b>				<b>\$ 2,000</b>	<b>\$ 250</b>	<b>\$ 700</b>			<b>\$ 500</b>			<b>\$ 5,450</b>
Amenities #34								\$ 250	\$ 500				\$ 2,000								\$ 2,750
Change room amenities #33								\$ 250	\$ 1,000					\$ 250	\$ 700			\$ 500			\$ 2,700
<b>Grand Total</b>	<b>\$750</b>	<b>\$6,000</b>	<b>\$2,000</b>	<b>\$1,900</b>	<b>\$13,000</b>	<b>\$2,300</b>	<b>\$250</b>	<b>\$9,000</b>	<b>\$19,800</b>	<b>\$1,600</b>	<b>\$500</b>	<b>\$500</b>	<b>\$26,000</b>	<b>\$1,000</b>	<b>\$5,900</b>	<b>\$2,000</b>	<b>\$2,500</b>	<b>\$1,600</b>	<b>\$500</b>	<b>\$97,100</b>	



## 8 Attachment 4 – Maintenance Standards

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### Introduction

These standards define a desired condition of facilities with respect to visual appearance, functionality, economic performance and legal compliance. They are outcome oriented and do not themselves dictate maintenance or cleaning tasks or budgets. Maintenance standards influence planning, and establish quality and presentation levels which maintenance service providers are required to achieve.

The standards are defined at five levels, each referring to a category that may be allocated to individual facilities or parts of a facility. The five levels are:

<b>Category</b>	<b>Standard</b>
-----------------	-----------------

A	Exceptional
B	High
C	Standard
D	Minimal
E	Mothball

Areas or facilities may be allotted various categories at different points of their life cycle. As examples, the standard of some facilities may be raised by one level for the period of a special event or function, or reduced for a time prior to sale or demolition.

### Aims and usage

Maintenance standards are aimed at avoiding confusion and uncertainty about the overall level of condition to which a facility or part of a facility is to be maintained. The standards enable the development of maintenance policies and practices to be negotiated and agreed between landlord and tenant, or owner and service provider. They can then be used to:

1. set the type and frequency of cyclic maintenance and inspections
2. define acceptable threshold levels of performance and presentation
3. fix acceptable standards of workmanship, appearance and cleanliness
4. establish acceptable response times for the correction of faults
5. define performance criteria for maintenance or cleaning contracts.

The following pages describe the characteristics of each category.

## Category A - Exceptional

### *Characteristics:*

In such areas the requirement is to preserve the facility in "as new" condition continuously and indefinitely, and to correct unacceptable conditions swiftly and unobtrusively.

### *Examples:*

Prestige areas with symbolic significance or with critically important functional needs. Examples include Parliament Houses (public areas, the chambers, and ministerial accommodation), hospital operating theatres, prestige golf courses, overseas embassies, and the public areas of galleries, museums and other similar institutions. Industrial process plants where failures incur high cost or safety penalties (such as aluminium smelters or sewage pumping stations) also fit this category, although in such cases the "as new" criteria for visual appearance may be relaxed.

### *Performance Criteria:*

Visual appearance As new, or highest quality reasonably achievable.

Function All elements must function as intended at all times, with no down time tolerated during periods of intended use.

Legal All legal responsibilities must be met.

Financial Financial and economic criteria are not primary considerations in planning maintenance programs for buildings of this type. Maximum efficiency of maintenance operations is required, to minimise expenditure in achieving the desired outcomes.

### *Planning implications:*

A very high proportion of maintenance in such areas must be undertaken on a pre-planned, regular basis. So far as possible inspections and maintenance tasks must be scheduled outside normal working hours or when the facility is not in use.

A rapid response capability must be available to respond to any failures which occur when the facility is in use, and on a round the clock basis if required. All essential spares must be kept in inventory or readily available at short notice elsewhere. Planned redundancy or duplication of items may be appropriate.

Comprehensive and regular inspections are carried out frequently and all existing or incipient defects rectified promptly.

Facilities in this category typically contain unusual special purpose finishes, structures and plant materials (marble cladding, tiling, integral sculptures, special paints, timbers or transplanted mature plant material) and may have to comply with heritage or other conservation criteria. Maintenance work orders must be fully detailed and include all necessary work practices and materials. Full reference manuals and instructions must be kept available for ready reference.

## Category B - High

### *Characteristics:*

In such areas the requirement is to preserve the facility in good condition both visually and functionally, and to respond promptly in the event of failures.

### *Examples:*

Areas with public significance or commercial importance including reception areas and foyers of premises occupied by large organisations, board rooms, executive offices, hotels above three star, banking chambers, some retail stores such as jewellers and the fashion areas of department stores. Some industrial facilities also fit this category where cost or safety penalties may be incurred, with the visual appearance criteria relaxed.

### *Performance Criteria:*

Visual appearance	Minor signs of deterioration when viewed closely may be acceptable. No deterioration when viewed from normal distance. Some deterioration may be tolerated for short periods of time.
Function	All elements must function as intended during periods of intended use, with a low probability of failure.
Legal	All responsibilities should be met.
Financial	The primary aim in this category is to maximise the long term economic performance of the facility. Refurbishments, equipment replacements and maintenance planning should be in a strategic framework, and decisions taken on a life-cycle basis.

### *Planning implications:*

A high proportion of maintenance should be undertaken on a cyclic basis, in order to reduce failures and maintain an adequate level of functionality and appearance. Cleaning, inspections and maintenance tasks should be planned in conjunction with the user to minimise disruption, but some interruptions to service can be tolerated. A call out capability must be available when the facility is in use, in order to respond to failures reported by users. Unusual items should be kept in inventory, but some delays and certain substitutions may be acceptable. Inspections should be carried out regularly and defects rectified as soon as possible.

## Category C - Standard

### *Characteristics:*

This standard is the "default" standard which should apply if no special conditions are present. It is aimed at preserving essential functionality, complying with statutory health, safety and environmental obligations, and rectifying faults before consequential damage incurs additional cost.

In such cases the requirement is to preserve the operational capacity of the facility as much as possible. This standard does not in itself require close attention to physical appearance except in so far as it is desirable in order to meet the other criteria.

### *Examples:*

This standard applies to most areas which are in use for public or private purposes and to which no special conditions apply. Examples include administrative office accommodation for business organisations or Government, the operational areas of manufacturing operations, most areas of residential, offices, and the grounds.

### *Performance Criteria:*

Visual appearance	In this category physical appearance is not the major consideration and some minor signs of deterioration when viewed from normal distance are acceptable.
Function	All required elements should function as intended during periods of intended use. Minor failures, excluding those which bring a threat to safety or security, can be tolerated.
Legal	All requirements with respect to health, safety and the environment must be met. Other responsibilities should be achieved to the maximum extent feasible.
Financial	The primary aim in this category is to maximise the long term economic performance of the facility. Refurbishments, equipment replacements and maintenance planning should be in a strategic framework, and decisions taken on a life-cycle basis.

### *Planning implications:*

Some maintenance is undertaken on a cyclic basis, in order to reduce failures and maintain an adequate level of functionality. Inspections and maintenance tasks should be planned in conjunction with the user to minimise disruption, but interruptions to service are acceptable. A call out capability should be available in order to respond to emergency failures reported by users.

## Category D - Minimal

### *Characteristics:*

This standard applies to facilities which have a limited life or are in use on an interim basis. Maintenance is aimed at minimising current operational costs whilst continuing to preserve essential functionality for operational purposes and complying with statutory obligations to the maximum extent possible. The standard is normally applied where the expected remaining life of the facility is less than five years or where little use is expected.

### *Examples:*

This standard applies to facilities which are approaching the end of their life and for which vacation or disposal is planned, or areas that are rarely used. Examples might include buildings in an easement for a planned freeway, a school which is planned to be closed or replaced, or a commercial office building approaching refurbishment.

### *Performance Criteria:*

Visual appearance    Some signs of deterioration are acceptable.

Function                All required elements should function as intended during periods of intended use. Minor failures will be tolerated except for security.

Legal                    Legal responsibilities with respect to health, safety and the environment should be met.

Financial                Limitation of short term maintenance costs is the primary objective.

### *Planning implications:*

Most maintenance in such areas is reactive, and planned to retain functionality for a limited period only. Cyclic maintenance is confined to specialist areas such as the maintenance of lifts and grass cutting, and at the minimum required to retain safety and compliance with regulations.

## Category E - Mothball

### *Characteristics:*

This standard applies to facilities which have been closed or vacated, and are not in current use.

Maintenance is aimed at maintaining safety and security, protecting against vandalism or other damage, and limiting any cost penalties.

### *Examples:*

Facilities which are held vacant awaiting sale, demolition, or a decision about their future. Examples in Sydney include unused wool stores at Pyrmont, the part completed World Square, or the Customs House at Circular Quay.

### *Performance Criteria:*

Visual appearance Not important.

Function No requirement to retain any functional performance except to avoid degradation of asset value.

Legal Only essential responsibilities with respect to safety and the environment should be met.

Financial In this category the limitation of maintenance costs in the short term is the primary objective.

### *Planning implications:*

Maintenance in such areas is confined to regular patrols and inspections, with only essential works undertaken such as the control of proclaimed noxious weeds or the removal of safety or fire hazards.

## **9 Attachment 5 – Tunks Park Engineering Report**

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**EXISTING AMENITIES BUILDING  
TUNKS PARK, CAMMERAY**

**Structural Assessment Report**

18-47 | 22 March 2018 | Revision A



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## Document control

Rev No	Date	Revision details	Approved	Verified	Prepared
A	22/3/18	Approved Issue	SETB	SDC	MC

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# 1.0 Introduction




As requested, we inspected the exposed portions of the existing Amenities Building at Tunks Park, Cammeray on 14 March 2018. No opening up nor excavation was undertaken




We report on our findings as follows.




# 2.0 Dilapidation record

The following table records existing defects noted on site. The location of each defect is detailed in appendix A

Item	Description	Photograph
1	Moisture entry through concrete roof	
2	Corroded reinforcement in concrete roof	

Item	Description	Photograph
3	Further moisture entry through concrete roof and potential corroded reinforcement	
4	Brick cracking at bottom of top course under concrete roof	
5	Cracked roof slab	

Item	Description	Photograph
6	Missing brickwork rear wall	
7	Cracked brickwork rear wall	
8	Displaced brick capping over corroded handrail post base	

Item	Description	Photograph
9	Displaced brick capping over corroded handrail post base	
10	Cracked brick capping	
11	Cracked brick wall due to settlement	

Item	Description	Photograph
12	Cracked brick wall due to thermal stresses	
13	Settlement crack in brick wall	

**Item Description**

**Photograph**

14 Settled stair with cracked topping applied to create falls



15 Stair crack



16 Stair crack from below





**Item Description**

**Photograph**

17 Cracked foundation rock to rear steel stair



18 Corroded rear steel stair and platform



## 3.0 Comments

The structure of the existing Amenities Building at Tunks Park, Cammeray consists of:

- Reinforced concrete roof slab
- Load bearing brick walls
- Reinforced concrete floor slab over the rear 'wet area' portion of the building
- Timber framed floor over the front change room areas
- Reinforced concrete external stairs and front walkway
- Steel balustrade
- Steel stair and walkway along the rear of the building

We were not provided with any existing structural drawings, however from our observations of the surrounding landscape we assume the rear portion of the building is founded on rock. The front portion of the building may be founded on rock, however this would have required the installation of piers due to the likely steep drop off of the rock surface. We understand the sports fields were created by filling of the old valley and waterway.

The condition of the existing structure is fair at best with the following defects requiring attention:

- Water penetration through the concrete roof slab
- Corrosion of reinforcement in the concrete roof slab
- Cracking of the wall at first course below the concrete roof slab
- Cracking of the roof slab
- Missing and cracked brickwork in the rear wall
- Displaced and cracked brick cappings
- Cracked brick walls, particularly on the walls supporting the external stairs and walkway
- Cracked topping to external walkway
- Cracking in external stairs
- Cracked foundation rock to external steel stair
- Corrosion of external steel stair and rear walkway
- Non-compliance of balustrades

The condition of the internal finishes, fixtures and fittings is very poor

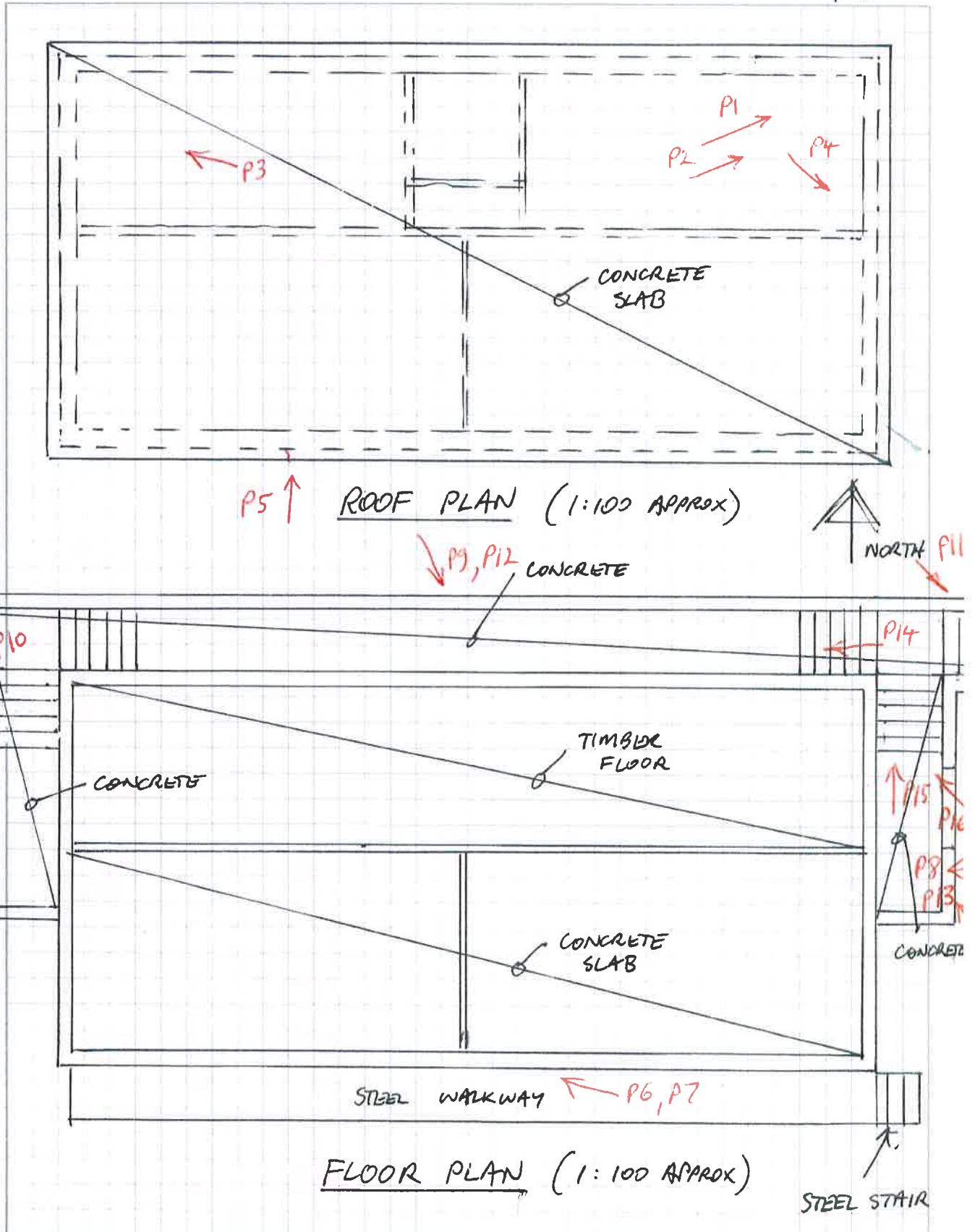
## 4.0 Recommendations

We recommend the following actions prior to making a decision to spend a lot of money re-using and / or refurbishing the existing building:

1. Undertake a geotechnical investigation to determine:
  - a. the footings and foundations supporting the external stairs and front walkway
  - b. the depth to rock in the areas of proposed extensions
  - c. the stability of the rock face behind the building
  
2. Assess the cost of:
  - a. concrete repairs to the existing roof slab, inclusive of epoxy injection of cracks and repair of all corroded reinforcement
  - b. new membrane or metal roof over the roof slab
  - c. separation of the roof slab from the brickwork to avoid ongoing cracking due to thermal stresses
  - d. repair of brick walls by replacement of missing or cracked bricks and re-pointing where cracking of mortar beds has occurred
  - e. underpinning of the front walkway and side stair support walls
  - f. replacement of all handrails and brick capping
  - g. removal and replacement of cracked and drummy walkway topping
  - h. epoxy injection of cracked external stairs
  - i. corrosion protective painting to rear steel stair and walkway
  - j. rock bolting of cracked foundation rock
  
3. Decide which portions of the existing structure may be incorporated into the potential upgrade of the facility without compromising the design in order to reduce the overall cost of the new facility

# **Appendix A**

## **Drawings**



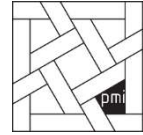
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North Sydney Council*

## **Structural Assessment of Amenities Block Roof**

### **Tunks Park, Cammeray**



Date: December 7, 2020

On 25<sup>th</sup> November, 2020, in the company of David Manson (North Sydney Council) and Shadi Chakra (contractor), PMI Engineers Inspected the roof, walls and floor of the brick and concrete structure. We were asked to provide an assessment of the roof described as 'drummy' and 'crumbly' at the request of North Sydney Council.

The structure is nearing the end of its useful life, as can be seen from Woolacott's Structural Assessment Report dated 22/3/18 Rev. A. This document is attached. Upon review of the Report, we believe that underpinning of the northern wall is unnecessary as the brickwork is adequate. The money saved can be spent on some aspects of the remedial work particularly keeping water off the back wall and improving drainage.

The particular question we were asked to address relates to the concrete roof which is cracked, has concrete cancer and is clearly the means by which water has penetrated to the ceiling inside.

Wall movement on the southern side is evident, as is pathway movement to the north. These actions occurred long ago, after construction, as soils in places consolidated and strengthened. Not all of the building is founded on rock.

The structure will probably be replaced in the coming decade, and indeed needs to be replaced with a lightweight frame and metal roof, properly installed, in our view. In our experience, the existing structure can be made to last another 10 or so years with relatively simple interventions.

The interventions are as follows:

1. Clean roof and remove solar panels (temporarily), lay battens and fix to existing roof.  
Remove gutter.
2. Lay thermal blanket
3. Lay flat profile metal roof, extend the rear of the metal roof 300 past the southern lip of the existing concrete lip. Let collected rainfall to fall directly to the ground. Along the southern face (interface) with the brick wall and soil. Excavate and place a 90mm socketed subsurface drain, draining West to East. This will help dry the southern brick wall at its lowest extremity.

Finally, make measurement of separation between northern path and northern wall. Say every year. Similarly arrange to measure the out of verticality of the south parts of the rear brick wall

Our advice is to allow the ceiling to dry (over a year) after the metal skin is placed. Then seal it. It may be prudent to place mesh or chicken wire on the ceiling to catch any separating concrete cancer after the sealing works have been completed.

It is suggested that the engineer and the contractor are called to site a year after the repairs are made.

Yours faithfully,



Professor Max Irvine

Chartered Engineer

FIEAust; FIStructE

7<sup>th</sup> December 2020

Photos:



*Figure 1. Dry Northern Face*



*Figure 2. Perpetually Wet Southern Face*