



Notice of Facilities Committee Meeting

A Facilities Committee Meeting` will be held in the Ballina Shire Council Chambers, 40 Cherry Street, Ballina on **Monday 13 July 2020 commencing at 4.00 pm.**

Business

1. Apologies
2. Declarations of Interest
3. Deputations
4. Committee Reports

Paul Hickey
General Manager

Due to COVID-19 - Social distancing and seat limits
apply in the Public Gallery.
You may access this meeting via our Live Streaming link
ballina.nsw.gov.au/agendas-and-minutes

Deputations to Council and Committee Meetings – Guidelines

- Deputations by members of the public may be made at Council and Committee meetings on matters included in the business paper.
- Deputations are limited to one speaker in the affirmative and one speaker in opposition.
- Deputations, per person, will be limited to a maximum of two items on the agenda.
- Requests to speak must be lodged in writing or by phone with the General Manager by noon on the day preceding the meeting.
- Deputations are given five minutes to address Council.
- Deputations on the same matter will be listed together with the opposition first and the speaker in affirmative second.
- Members of the public are advised that any documents tabled or given to Councillors during the meeting become Council documents and access may be given to members of the public in accordance with the requirements of the Government Information (Public Access) Act 2009.
- The use of powerpoint presentations and overhead projectors is permitted as part of the deputation, provided that the speaker has made prior arrangements with the General Manager's Office at the time of booking their deputation. The setup time for equipment is to be included in the total time of five minutes allocated for the deputation.
- To avoid conflicts of interest, real or perceived, deputations will not be accepted from:
 - Tenderers during a public tender or request for quotation
 - Persons or representatives from organisations seeking financial support from Council that involves an expression of interest
 - Consultants who are engaged by Council on the matter the subject of the deputation.

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- Attendance at the meeting is taken as consent by a person to their image and/or voice being webcast.
- All speakers should refrain from making any defamatory comments or releasing any personal information about another individual without their consent.
- Council accepts no liability for any damage that may result from defamatory comments made by persons attending meetings. All liability will rest with the individual who made the comments.
- This meeting must not be recorded by others without the prior written consent of the Council in accordance with Council's Code of Meeting Practice.

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1. Apologies
 2. Declarations of Interest
 3. Deputations
-

1. Apologies

2. Declarations of Interest

3. Deputations

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

4. Committee Reports

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Delivery Program

Community Facilities

Objective

To provide an update on the operations of the Northern Rivers Community Gallery and to confirm a preferred exhibition cycle.

Background

In 2007 the former council chambers in Cherry Street, Ballina, which had been leased to commercial tenants, was renovated for use as the Northern Rivers Community Gallery (NRCG) and café.

This renovation was funded from Council's Community Infrastructure Reserve (approx. \$775,000), State Government grants (\$110,000), Federal Government grant (\$355,000) and fundraising by Ballina Arts and Crafts Inc (BACCI) (approx. \$70,000 including in-kind contributions).

The NRCG opened in 2007 and featured four exhibition spaces and a leased café area. The original plan for the NRCG was to provide a space for local artists to exhibit their works and support arts and cultural activity and to operate at no cost to Council.

NRCG initially operated on a volunteer basis with BACCI as interim managers, supported by Arts Northern Rivers. It became apparent early on that operating the NRCG on a volunteer basis was unsustainable and in December 2008 Council resolved to "*authorise the immediate recruitment of a part-time position to co-ordinate the operations of the Northern Rivers Community Gallery*".

Since that time the operations of the NRCG have steadily expanded to the point where Council now employs two full-time positions, with additional positions funded occasionally through grant programs.

The forecast net cash deficit for the NRCG for 2020/21 is \$342,000.

In 2018 the NRCG expanded to include Ignite Studios (former Ballina Fire Station, Crane Street, Ballina), which houses dedicated creative workshop spaces, leased artist studio spaces and a combined residential and workspace for the visiting artist-in-residence program.

NRCG exhibitions initially operated on a four week cycle.

In 2019 an eight week cycle was introduced to align the exhibition length with other regional and national galleries and to enable higher profile exhibitions.

Since the changeover to the eight week program there has been some negative feedback in respect to reduced opportunities for local artists.

This report examines the exhibition cycle and provides an update on the operations of the NRCG.

Key Issues

- Resource impacts of the exhibition periods
- Reliance on funding for existing creative programs
- Alignment to professional industry standards

Information

Since opening in 2007, NRCG has established itself as a significant regional cultural hub and creative catalyst in the Northern Rivers, guided by principles of access, equity and participation, delivering many social benefits through engagement, activity and learning.

The initial vision for the NRCG was to provide a community exhibition space for local visual artists and groups to display their work. This approach proved successful in the early years and helped establish the NRCG in the local area.

In the intervening years the cumulative impact of focusing on these groups, as the primary source of exhibition material, resulted in a level of repetition in programming and then plateauing and ultimately decline in visitation, funding and audience engagement.

In the period during 2013 to 2014 visitation fell from 16,472 to 15,017.

To enable the growth of the NRCG within wider regional, state and national audiences, changes to the curatorial and program format have gradually been implemented since 2015.

This has been done to reinvigorate visitation, stimulate revenue and build the NRCG's profile.

This change in program format has included the transition to an eight week exhibition program to align the NRCG with industry standards and provide increased capability to develop and implement creative programs.

The expansion of NRCG in 2018 to include Ignite Studios enabled the scope of creative programming to expand far beyond exhibitions and include unique and innovative participatory programs, benefiting adults and children at all stages of life and artistic ability.

These public engagement programs are recognised for excellence at a State and Federal level and align with Government social impact goals, and arts funding priorities.

NRCG and Ignite Studios has continued to achieve strong community engagement and growth in visitation built on active community participation in creative programs increasing visitation at the NRCG from 15,017 to 27,616 between 2015 and 2019.

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Exhibition Opportunities

In May 2020 a local artist initiated a petition to seek community support to revert the exhibitions back to monthly and for the NRCG to open in the Christmas holidays (except for public holidays) for the following reasons:

- Increase ability for local artists to secure an exhibition
- Increase the income to reduce cost to ratepayers
- Increase number of visitors
- Increase access during the Christmas holiday periods (except public holidays) due to the gallery being an asset that should be available to the public as much as possible.

The petition has collected over 400 signatures and a copy of the petition wording, results and comments is included in Attachments 1, 2 and 3.

The dispersion of survey results are as follows:

- Northern Rivers signatures: 129
- Australia (un-specified): 72
- Outside of Northern Rivers: 208

As with any petition the wording reflects a viewpoint and does not convey the complete picture.

Overview of Exhibition Program and Development

The NRCG exhibition program is supported by an innovative public engagement strategy that includes creative learning programs. The annual program is shaped by collaboration and conversation with the artists and Northern Rivers community, and has grown with, and been shaped by community aspirations as they change and evolve.

The NRCG serves a region that is experiencing major demographic and cultural change.

Ballina Shire arts groups are included in the NRCG arts program, and some have recurring annual or bi-annual exhibitions within the season.

NRCG has achieved national recognition and receives increasingly exciting partnership proposals and opportunities.

This enables the NRCG to present a broader cross section of art and artists, and diverse range of curated exhibition and ancillary programs such as the Virtually Impossible: Virtual Reality Exhibition with Andrew Christie and Sprung.

These programs attract strong visitation, new audiences and require long lead time preparation.

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

The changes with respect to exhibitions, events and complementary programs has resulted in greater opportunities to secure grant funding for projects, profile raising, professional development, industry collaboration, artist-in-residence programs, artist employment, sales and community outreach.

With a more widely recognised and peer respected brand, corporate sponsorship can also be more easily secured. Examples of these projects include Citizen Science, Byron Arts Prize, Hiromi Hotel with Splendour in the Grass and Byron Writers Festival - Writers on the Road programs.

NRCG has consolidated a reputation for innovative extension programs. These have included the 1000 Words – Arts and Literacy, Bold Sparks Lifelong Learning for aged care residents, creative kids and adult workshops, Artist-in-Residence and community outreach programs.

The programs have enabled the NRCG to apply for grant funding and present a unique point of difference to other key local government managed cultural facilities in the region, including Lismore Regional Gallery, Tweed Regional Gallery, Grafton Regional Gallery and Roxy Gallery in Kyogle.

The expansion of participation-based programs, which achieve social benefits for the whole community, without additional funding, has been possible due to the longer exhibition period that has been implemented.

The current eight week exhibition program supports the development of partnerships and curated exhibitions, and the management of other creative programs that have become a cornerstone of arts and cultural activity in the region such as partner programs, school holiday and term workshops, events, adult classes, community projects at the Gallery and Ignite.

These programs have grown and expanded since the move to an eight week program.

The 2020 program (included as Attachment 4) and future funding strategies capitalise on the strength of these programs to support the ongoing sustainability of the NRCG and Ignite Studios.

Further details on the range of programs can be found on the Northern Rivers Community Gallery and Ignite Studios website <https://www.nrcgballina.com.au/v1/ignite-studios/about-ignite-studios>

The NRCG Program Prospectus 2020/21 is included in Attachment 5.

The Prospectus includes statistics across exhibitions, visitation, participation and income for the 2018/19 financial year period demonstrating the growth in creative programs and participation since 2015.

Exhibition Spaces

The NRCG exhibition space accepts proposals from regional artists, designers, curators, community and cultural groups, in all art forms, year-round. NRCG offers affordable opportunities for emerging and established artists nationally to hire galleries or studio space, exhibit, sell their work and run workshops, projects and events.

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

In addition to the main gallery space, Ignite Studios offers local artists an alternative subsidised exhibition space available for hire to run self-managed pop up exhibitions at Ignite Studios.

Exhibition Schedule

Current gallery program timeframes are based on professional industry standards across similar public regional and community gallery spaces around Australia.

Exhibitions are programmed by a curatorial committee under a competitive process that aims to ensure high-quality exhibitions with broad community appeal.

The change to eight week cycle in 2019 was implemented to align the NRCG exhibition length with other regional and national galleries and to support the ability to broaden the scope of creative programs.

The change from a four to eight week program has reduced operating costs in various areas such as production of promotional material, launch events and time spent coordinating with artists.

The savings in these areas have been redirected to support staff to develop and implement creative engagement programs.

The current eight week program enables staff to maintain public engagement programs, development and delivery including children youth / adult workshops and projects, holiday workshops, special events, artists' residences and community outreach projects, events, audience development projects and audience engagement projects such as 1,000 Words Arts and Literacy program, Bold Spark Aged care program. These participatory programs drive visitation and reputation of the gallery.

The eight week program enables sufficient lead time for curated partnership exhibitions with associated in depth programs drawing on broad community interest groups.

Since the introduction of the two monthly exhibition periods in 2019, NRCG has supported 226 artists made up of 94 artists exhibited, 74 Artist Shop suppliers, 52 Artists employed and six visiting artists.

NRCG has received positive feedback from exhibiting artists who receive more exposure as a result of the longer exhibition period. Nearly every artist exhibiting at the NRCG is regionally based.

In addition to applying to exhibit at the NRCG, local artists are able to exhibit through self-managed pop up exhibitions at Ignite Studios, the new pop up space at Lennox Head Community Centre or other Council facilities.

Since the re-opening of the NRCG following the reduction in COVID-19 restrictions, NRCG staff advertised a June call out for exhibitors for remaining 2020 exhibitions previously cancelled because of COVID-19 and 2021 openings. Of the people who signed the petition, only two have applied for exhibitions through this call out, one Queensland artist who was previously accepted for 2020 and one local artist who has exhibited multiple times at the NRCG.

Opening Hours

The current opening hours are Wednesday to Friday 10am to 4pm and weekends from 9.30am to 1.00pm.

The petition requests an increase in opening hours for the NRCG over the Christmas break period (excluding public holidays).

The historical reasoning behind the closure between Christmas Day and the end of the first week in January has been to align the operation hours with the café and to accommodate the changeover of exhibition programs.

The café has previously closed during this period.

Funding

The employment of the two full time staff and the day to day operational expenses of the NRCG are fully funded by Council. The NRCG relies on volunteers to support staff during the week and to cover operations on the weekends.

To allow the NRCG to deliver a broad range of complementary creative programs there is a need for continual sourcing of grant funding. This process is time consuming and competitive.

State Government funding for gallery operations requires that exhibitions be of professional quality, demonstrate innovative programming and represent a broad spectrum of the Northern Rivers community - individual artists, artists groups, curators and community groups.

High profile exhibitions are key to attracting visitors and large state and federal funding grants for infrastructure, programs, projects, residencies, and to run creative programs for the whole community, including artists.

To strengthen Council's position to attract grant funding, a strong focus has been on diversification of exhibition partners.

Current partners include refugee groups, Lismore Base Hospital, TAFE, LabX Environmental Art Science and Activism, BAM National Art Prize (Byron Arts Magazine), Byron School of Art, and Sprung! Integrated Dance Theatre.

These collaborative partner exhibitions are accompanied by in-depth associated public programs, workshops and events requiring significant planning and development; and by their very nature include employment and representation of many local artists.

Exhibition Period

Prior to the change to the eight week program, research was undertaken with respect to other galleries. The findings identified that many similar galleries and cultural facilities have a greater than eight week exhibition periods. Examples are detailed in the following table.

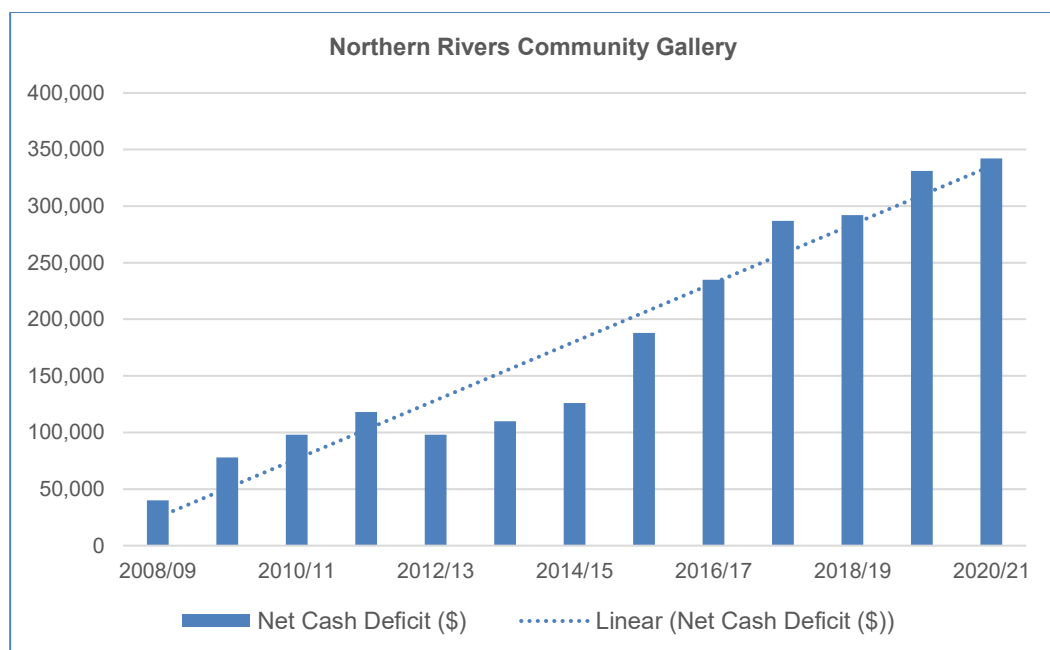
4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Gallery / Cultural Centre	Weeks
Belconnen Community Arts Centre (Canberra)	16
Western Plains Community Cultural Centre (Dubbo)	9
Lismore Regional Gallery	8 to 12
Tweed Regional Gallery	12
Grafton Regional Gallery	8
Carriageworks Sydney (extended closure for reinstall)	10
Newcastle Art Gallery	8 to 16
Orange Regional Gallery	6 to 8
Fairfield City Museum and Gallery	8 to 16
Manly Art Gallery and Museum	8

Legal / Resource / Financial Implications

The net operating deficit of the NRCG has been steadily growing as Council gradually increases its overall financial commitment to cultural activities.

This information is summarized in the following table.



Consultation

The local arts community were not consulted as part of the decision to change to the eight week exhibition program however an extensive community survey was conducted prior to the establishment of Ignite Studios. Council received strong support for the addition of multipurpose spaces and participatory workshops and events.

The change in exhibition timetable was communicated through the website and as part of the exhibition application process.

Options

The primary purpose of this report is to review the exhibition cycle and confirm a preferred timeframe. The options available include:

1. Retain the eight week exhibition period

The NRCG and Ignite Studios is currently providing a broad range of innovative creative and cultural experiences. The ability to deliver these experiences has been facilitated since the introduction of the eight week exhibition cycle, which provides NRCG staff time to focus on exhibitions **and** creative programs to support the entire community, rather than focusing largely on artists.

Retaining the eight week program also enables Council to continue to compete for competitive grants and attract higher profile quality exhibitions.

There may still be some reduction in the existing programs, as beyond September 2020, grant funding for the programs at Ignite has not been secured, with Council yet to receive information on the outcomes of a Create NSW grant application process.

Retaining the eight week program does reduce the opportunities for local artists to exhibit their works however this can be addressed through the use of Ignite Studios as this space offers local artists an alternative cost effective option to hire and run self-managed pop up exhibitions.

This option is preferred due to the expanded cultural program, operational efficiencies and consistency with industry standards.

Council has limited resources available and we need to ensure those resources are used effectively and as broadly as possible.

2. Return to the four week exhibition program

A four week program will increase the exhibition opportunities for local visual artists to display their work.

A return to the four week exhibition period would impact on the quality of exhibitions and result in a reduction in the creative programs and public engagement programs. This would also impact on the ability of Council to source State and Federal grant opportunities and visitation for the NRCG.

The position of NRCG staff is that should Council wish to maintain a similar level of programs **and** return to the four week exhibition cycle, there would need to be an increase in the operational administration budget allocation of \$11,000 per annum to pay for marketing and promotion (including installers, launch events, printing, and exhibition signage). They also recommend the employment of an additional full time staff member (i.e. \$80,000 cost per annum) to ensure the currently expanded program does not reduce.

This option is not preferred due to the financial constraints of Council.

Council could confirm that four weeks is the preferred program cycle, without providing additional resources, and it will then be a matter of reducing existing service levels at the NRCG to provide those exhibitions.

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

This would mean a reduction in the broader community programs, as well as reducing the resources available to secure grants and higher quality exhibitions.

3. Implement a six week program

Introducing a six week cycle program could be seen as a compromise in response to the concerns raised in the petition. The advice from NRCG staff is that a change to a six week program will still negatively impact on the current creative programs and grant funded special projects unless additional staffing is resourced.

Should Council wish to maintain the current level of programs and implement a six week exhibition cycle, the creative programs and public engagement programs could continue through an increase in the operational administration budget allocation of \$5,200 per annum to pay for marketing and promotion (including installers, launch events, printing, and exhibition signage) and with the employment of an additional part time position at a cost of approximately \$40,000 per annum.

As per the four week option, Council has the right to confirm that six weeks is the preferred program cycle, without providing additional resources, and it will again be a matter of reducing existing service levels at the NRCG to provide those exhibitions.

This option is not preferred as despite the concerns raised regarding the eight week period, on balance, based on the level of resources available, it is providing the optimum mixture of services between high quality exhibitions, expanded programs and local opportunities.

The recommendations support the eight week exhibition period, with the proviso that this can again be reviewed prior to developing the 2021/22 Prospectus.

RECOMMENDATIONS

1. That Council notes the contents of this report concerning the operation and management of the Northern Rivers Community Gallery.
2. That Council confirms the continuation of the current eight week exhibition program for 2020/21.
3. That a further report be provided to Council on the future direction of arts and culture programs, prior to the development of 2021/22 Program Prospectus.

Attachment(s)

1. [NRCG - Petition](#)
2. [NRCG - Petition Signatures](#)
3. [NRCG - Petition Comments](#)
4. [NRCG - 2020 Annual Program](#)
5. [NRCG - Program Prospectus 2020/21](#)

Concerns about exhibition opportunities in Northern Rivers Community Gallery

We all know that a healthy community needs creativity. Local community galleries are a key leader in providing opportunities for local artists to inspire others.

Northern Rivers Community Gallery in Ballina has reduced the number of exhibitions each year by 50%. The exhibitions now stay in place for two months, and the gallery is closed over the Christmas break when many visitors and tourists are in town looking for places to visit.

We would like to return to monthly exhibitions, and open in the Christmas holidays (except for public holidays) for the following reasons:

1. With 12 changeovers a year in 4 galleries, 48 artists had the opportunity to exhibit. Now this is limited to 24 artists. It is more difficult for local artists to secure an exhibition as there are half as many opportunities.
2. The reduction in exhibitions is a significant drop in hiring income for the Gallery, as they charge the artists to exhibit. This may result in more cost to the ratepayers.
3. The reduction in exhibitions means less visitors. Those who enjoy seeing the exhibitions now go every two months instead of monthly - less enjoyment, less promotion of local artists, less opportunity for the cafe to enjoy off-shoot revenue.
4. We have heard that the reason for the change to 2-monthly exhibitions was so that gallery staff have less work in installing and dismantling exhibitions. Isn't this their job? If true, it's a very poor reason for limiting the exposure of local artists.
5. In the Christmas break, many locals have visitors they would like to take to the gallery but it is closed. Many tourists in town would like to visit the gallery too. If the Visitors Centre remains open for this period (except for public holidays) surely the Gallery could also remain open.

I am not an artist and have no vested interest other than that I know many artists who would appreciate greater exposure; I enjoy seeing the exhibitions and would like to go more often, and I feel the gallery is an asset that should be available to the public as much as possible.

If you agree, please sign this petition to encourage Ballina Shire Council and the Northern Rivers Community Gallery to change back to monthly exhibitions.

change.org

Recipient: Ballina Shire Council

Letter: Greetings,

Monthly exhibitions in Northern Rivers Community Gallery

Signatures

Name	Location	Date
Esther Button	Australia	2020-02-18
Paul Button	Glenwood, Australia	2020-02-18
Robert Hunter	Australia	2020-02-18
Jenny Parry	Lismore, Australia	2020-02-18
Joanne Allen	Australia	2020-02-18
June Hoffmann	Alstonville, Australia	2020-02-18
Pauline Rutten	Ballina, Australia	2020-02-18
Rosie Kaplan	Australia	2020-02-18
Jeanette McDevitt	Westmead, Australia	2020-02-18
John Heaton	Uralba, Australia	2020-02-18
Christine Read	Lennox Head, Australia	2020-02-18
Anne Leon	Sydney, Australia	2020-02-18
Shinowa Miller	Lismore, Australia	2020-02-18
Angela Parr	Knockrow, Australia	2020-02-18
Maria Heaton	Uralba, Australia	2020-02-18
Helen Dunn	Ballina, Australia	2020-02-18
John Walters	Ashfield, Australia	2020-02-18
barbara Shaw	Ballina, Australia	2020-02-18
Alle Scott	Byron Bay, Australia	2020-02-18
Kay Knights	Galston, Australia	2020-02-18

Name	Location	Date
vicki maxwell	Australia	2020-02-18
Lorraine spring	Ballina, Australia	2020-02-18
Lesley Ryan	Australia	2020-02-18
Leanne Smith	Australia	2020-02-18
Sue Kelly	Lennox Head, Australia	2020-02-18
anne davies	mt annan, Australia	2020-02-18
Susanne Fraser	Alstonville, Australia	2020-02-18
deborah gower	Mullumbimby, Australia	2020-02-18
Robyn Degotardi	Wllongbar, Australia	2020-02-18
Deborah White	East Ballina, Australia	2020-02-18
Diane Newton	Ballina, Australia	2020-02-18
Susan Lilienthal	Lennox Head, Australia	2020-02-18
Rena Hurley	Lennox Head, Australia	2020-02-18
Ian Sillar	Singleton, Australia	2020-02-19
Helen Roberts	Parramatta, Australia	2020-02-19
Simon Waters	Worcester, Massachusetts, US	2020-02-19
Melissa Wright	Ballina, Australia	2020-02-19
Christine Starzynski	Byron Bay, Australia	2020-02-19
McKay Caroline	Federal, Australia	2020-02-19
Rosalia Mckay	Surfers Paridise, Australia	2020-02-19
Juli Mills	Surrey, Canada	2020-02-19
Cherie Mckay	Brisbane, Australia	2020-02-19

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Joanne Campione	Gold Coast, Australia	2020-02-19
Melanie Cheshire	London, UK	2020-02-19
Toni Brine	Ballina, Australia	2020-02-19
Liz Key	Lismore, Australia	2020-02-19
Joshua Carroll-Walden	Australia	2020-02-19
Jill Thomas	Australia	2020-02-19
uta Reiner	Springfield, Canada	2020-02-19
Roger Cheshire	Coventry, UK	2020-02-19
Lynda Lovett	Alstonville NSW, Australia	2020-02-19
Kathryn Ledson	Carnegie, Australia	2020-02-19
Paul Sleeth	Melbourne, Australia	2020-02-19
Liz Kershaw	Australia	2020-02-19
Moira Lucas	Ballina, Australia	2020-02-19
Marie Bermingham	Australia	2020-02-19
Silvia Carbone	Strathmore, Australia	2020-02-19
Ralph Fuller	Calamvale, Australia	2020-02-19
Desney King	Turrumurra, Australia	2020-02-19
Sue Prendergast	Gregory Hills, Australia	2020-02-19
Dellene Strong	Stanmore, Australia	2020-02-19
James Cowley	Alstonville, Australia	2020-02-20
Frances Cheshire	Australia	2020-02-20
Prue Cawley	Buderim, Australia	2020-02-20

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Lyn coates	Brisbane, Australia	2020-02-20
Elle McDonald	Byron Bay, Australia	2020-02-20
Judith Leuenberger	Tregear, Australia	2020-02-20
kay heggie	Lutwyche, Australia	2020-02-20
Frank Cheshire	Mooloolah Valley, Australia	2020-02-20
Michele Visser-Fitton	The Hague, Netherlands	2020-02-21
Deb Mcfarlane	Wallsend, Australia	2020-02-22
Annette Olofson	Uralba, Australia	2020-02-24
Jane Hewitt	Winnellie, Australia	2020-03-11
gabriel rosati	suffolk park, Australia	2020-03-12
John Chen	Yokine, Australia	2020-03-12
Susan Ward	West End, Australia	2020-03-12
Wessley Rodgers	Albuquerque, New Mexico, US	2020-03-13
Jo Young	Lismore, Australia	2020-03-13
Deborah Jordan	Lamb Island, Australia	2020-03-13
cindy kelly	Wolli Creek, Australia	2020-03-13
Caroline Mager	Mosman, Australia	2020-05-09
Elizabeth Hungerland	Suffolk Park, Australia	2020-05-09
Francoise Teclemariam	Suffolk Park, Australia	2020-05-09
Michael Martin	Gold Coast, Australia	2020-05-09
Nancy Dodge	Colombo, Australia	2020-05-09
Greg Lynn	Lismore, Australia	2020-05-09

Name	Location	Date
David Shaw	Brunswick Heads, Australia	2020-05-09
Gudrun Klix	Mullumbimby, Australia	2020-05-09
Ronda Luland	Banora Point, Australia	2020-05-09
Craig Leete	Sydney, Australia	2020-05-09
Jeana Scott	Wellington Point, Australia	2020-05-09
Hannah Massey	Sydney, Australia	2020-05-09
Shirley Cochra	Lismore, Australia	2020-05-09
Toni Gorman	Forest Lake, Australia	2020-05-09
alecia christy	Chittering,, Australia	2020-05-09
cheryl bailey	Ocean Shores, Australia	2020-05-09
Robby Wright	Sydney, Australia	2020-05-09
Heather Morrison	Sydney, Australia	2020-05-09
Thomas Coffey	Myocum, Australia	2020-05-09
Tracy Kelly	Ballina, Australia	2020-05-09
Charmaine Priestley	Ballina, Australia	2020-05-09
Vonette Cornu	Lennox Head, Australia	2020-05-09
Carolijn Wessels	Byron Bay, Australia	2020-05-09
Anna Ryland	Sydney, Australia	2020-05-09
Ian Forster	Brisbane, Australia	2020-05-09
Ken Josh	Australia	2020-05-09
Damien Lucas	Byron Bay, Australia	2020-05-09
Katie mullins	Australia	2020-05-09

Name	Location	Date
karen wagner	Mullumbimby, Australia	2020-05-09
Paul Smith	MULLUMBIMBY, Australia	2020-05-09
hakan karaoglu	Sydney, Australia	2020-05-09
Leanne Harrold	Alstonville, Australia	2020-05-09
Ooi Wen Yi	Australia	2020-05-09
wayne hall	Australia	2020-05-09
Meg Egglestone	Lismore, Australia	2020-05-09
Wendy McClenaghan	Orchard Hills, Australia	2020-05-09
Marie Curnow	Roselands, Australia	2020-05-09
Paul Connellan	Ballina, Australia	2020-05-09
Pamela Addicott	Australia	2020-05-09
Diane Bell	Ballina, Australia	2020-05-09
Fiona Jones	Ballina, Australia	2020-05-09
Shane Onley	Adelaide, Australia	2020-05-09
Marion Kelly	Sydney, Australia	2020-05-09
Susan Capan	Tamborine Mountain, Australia	2020-05-09
Margaret Wright	Australia	2020-05-09
Jules Sharman	Tas, Australia	2020-05-09
Lexie Hurford	Baulkham Hills, Australia	2020-05-09
Vicki Willmott	Melbourne, Australia	2020-05-09
Margaret Cooper	Alstonville, Australia	2020-05-09
Georgia Clements	Ballina, Australia	2020-05-09

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
celia newcomb	Australia	2020-05-09
Lynne McQueen	Sydney, Australia	2020-05-09
Jane Elliott	Ballina, Australia	2020-05-09
Bulent Kadayifci	Sydney, Australia	2020-05-09
Helen Sissons	Ballina, Australia	2020-05-09
Sheron White	Casino, Australia	2020-05-09
Dianne Hutchins	Peak Hill, Australia	2020-05-09
robyn stewart	Australia	2020-05-09
Andrew Taylor	Newrybar, Australia	2020-05-09
Mrs Toni Cromack	Lennox Head, Australia	2020-05-09
Paris Hatzinicolaou	Lismore, Australia	2020-05-09
Marilyn Hawkins	Australia	2020-05-09
Mark Davis	Alstonville, Australia	2020-05-09
Sharifah Rosia	Melbourne, Australia	2020-05-09
Ayse Karaoglu	Auburn, Australia	2020-05-09
Caroline Ainsworth	Alstonville, Australia	2020-05-09
Alexandra Holloway	Australia	2020-05-09
Liz Duell	Lennox Head, Australia	2020-05-09
Cheryl Malloy	Sydney, Australia	2020-05-09
Maree Smeal	Ballina, Australia	2020-05-09
Margaret Kajewski	Ballina, Australia	2020-05-09
Anna Molloy	Gladesville, Australia	2020-05-09

Name	Location	Date
Harrison Tye	Australia	2020-05-09
Deborah Cork	Kenthurst, Australia	2020-05-09
Jodie Kajewski	Brisbane, Australia	2020-05-09
Judy Banks	Carrara, Australia	2020-05-09
Jacoba Van Dommele	Lismore, Australia	2020-05-09
Victoria Pitel	Sydney, Australia	2020-05-09
Lyn Cole	Brisbane, Australia	2020-05-09
Janet Hassall	Leichhardt, Australia	2020-05-09
Lizi BeadmAn	Mullumbimby, Australia	2020-05-09
Kathy Gauci	Australia	2020-05-09
Jeanette Dundas	Australia	2020-05-09
Lesley Ryan	Australia	2020-05-09
Munewver Alpagut	Sydney, Australia	2020-05-09
Sophia Alone	Perth, Australia	2020-05-09
Margaret Denham	Cranbourne, Australia	2020-05-09
Daniel Cotton	Australia	2020-05-09
jan evans	Australia	2020-05-09
Mikaela Bernardini	Melbourne, Australia	2020-05-09
Elizabeth Volpato-Coyle	Ormond, Australia	2020-05-09
Clare Hopkins	Sydney, Australia	2020-05-09
Ayse Karaoglu	Wentworthville, Australia	2020-05-09
Rosalynd Gooding	Newport Beach, Australia	2020-05-09

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
kurt mcnamara	Marrickville, Australia	2020-05-09
volodija bogdan	yarrowonga, Australia	2020-05-09
Regan Hyde	Gold Coast, Australia	2020-05-09
Chris Grant	Ballina, Australia	2020-05-09
Cira Antares	Mullumbimby, Australia	2020-05-09
Lyn Gale	Australia	2020-05-09
SUZE PODGER	SOUTH LISMORE, Australia	2020-05-09
Janette Gordon	Ballina, Australia	2020-05-09
Jen Derricott	Australia	2020-05-09
Kay Knights	Lennox Head, Australia	2020-05-09
Phillipa Schultz	Ballina, Australia	2020-05-09
Carolyn Bennett	Byron Bay, Australia	2020-05-09
Jayanti Ghosh	Albert Park, Australia	2020-05-09
Wendi Dillon	Sydney, Australia	2020-05-09
Maureen Fletcher	Sydney, Australia	2020-05-09
Maryanne Shea	Lennox Head, Australia	2020-05-09
Andy Reimanis	Murwillumbah, Australia	2020-05-09
Diane Roberts	Broken Head, Australia	2020-05-09
Aileen Saunders	Ballina., Australia	2020-05-09
Jenny Knipe	Australia	2020-05-09
Diana Hand	Australia	2020-05-09
Roderick Learoyd	Baulkham Hills, Australia	2020-05-10

Name	Location	Date
tane tume	Sydney, Australia	2020-05-10
Linda Francis	Lennox Head, Australia	2020-05-10
"Tony Waugh	Bentleigh East, Australia	2020-05-10
Oz Lane	geelong, Australia	2020-05-10
Maria Makhoul	Asquith, Australia	2020-05-10
Karena Wynn-Moylan	Bangalow, Australia	2020-05-10
Lynne De souza	Australia	2020-05-10
Annette Hepburn	Alstonville, Australia	2020-05-10
Rebecca Barrett	Melbourne, Australia	2020-05-10
Vicky King	Australia	2020-05-10
Josh Taylor	Australia	2020-05-10
Bayla Nerden	Bateau Bay, Australia	2020-05-10
Deb Walton	Thornleigh, Australia	2020-05-10
Dianne Lee	Australia	2020-05-10
Noreen Martin	Gold Coast, Australia	2020-05-10
Kylie Lindner	Greenock, Australia	2020-05-10
Bev Woodburn	Sebastopol, Australia	2020-05-10
Jake O'brien	Ringwood East, Australia	2020-05-10
Screegan Nunya Business	Melbourne, Australia	2020-05-10
Arthur Theodoropoulos	Australia	2020-05-10
Paul Cornelius	Woolgoolga, Australia	2020-05-10
Liz Atkinson	Sydney, Australia	2020-05-10

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Utoska McLeod	Gladesville, Australia	2020-05-10
franz chong	Plympton, Australia	2020-05-10
Phillip BIELEFELD	Turrumurra, Australia	2020-05-10
Neville Wilkinson	Australia	2020-05-10
Fern Lyall	Preston, Australia	2020-05-10
kay schiller	gold coast, Australia	2020-05-10
Martin Tizzard	Bellingen, Australia	2020-05-10
Kay Tydeman	Lennox Head, Australia	2020-05-10
Diane Kelly	Lennox Heaf, Australia	2020-05-10
Susan Gunn	Brisbane, Australia	2020-05-10
Nugget The butt	Adelaide, Australia	2020-05-10
Sara Haidari	Adelaide, Australia	2020-05-10
Samantha Callow	Mackay, Australia	2020-05-10
Ali Hosseini	Adelaide, Australia	2020-05-10
Megan Bones	Sydney, Australia	2020-05-10
Elizabeth Manna	Bruce Rock, Australia	2020-05-10
Calliopi Kabouris	Sydney, Australia	2020-05-10
Hari Porter	Australia	2020-05-10
Graham Shaw	Lennox Head, Australia	2020-05-10
Sureyya Albayir	Australia	2020-05-10
Gregory Sukumaran	Jimboomba, Australia	2020-05-10
Leanne Lewis	Perth, Australia	2020-05-10

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Melissa Arlitsch	Australia	2020-05-10
robyn youlten	Australia	2020-05-10
oldham shelley	Sydney, Australia	2020-05-10
Jim Hindmarsh	East Ballina, Australia	2020-05-10
Jasmin Wildwood	Australia	2020-05-10
Leonie Ager	Australia	2020-05-10
Roger Head	Melbourne, Australia	2020-05-10
Vivienne Davis	Sydney, Australia	2020-05-10
Frith Henderson	Ross, Australia	2020-05-10
Isabel Cheyne	Australia	2020-05-10
ayden williams	Port Macquarie, Australia	2020-05-10
Will B Stanton Stanton	Mullumbimby, Australia	2020-05-10
Olivia Carroll	Armadale, Australia	2020-05-10
Amanda Bragg	Ballina, Australia	2020-05-10
George Cummings	Manchaca, Texas, US	2020-05-10
Chris Grosdanis	Murrumbreena, Australia	2020-05-10
Zahra Hajjarha	Morphett Vale, Australia	2020-05-10
Nicole Bowerman	Goodna, Australia	2020-05-10
Anthony Bartsch	Adelaide, Australia	2020-05-11
Patricia Moebus	Australia	2020-05-11
Angie Goldie	Sydney, Australia	2020-05-11
Heather Usher	Rhodes, Australia	2020-05-11

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Chunnineath Pha	Sydney, Australia	2020-05-11
Deborah McKechnie	Australia	2020-05-11
Tao Bozhou	Ultimo, Australia	2020-05-11
Jasmin Wall	Camperdown, Australia	2020-05-11
Aayush Pathak	Sydney, Australia	2020-05-11
Philip Leslie	Lalor Park, Australia	2020-05-11
Dimi P	Sydney, Australia	2020-05-11
Tina Farrow	Carnes Hill, Australia	2020-05-11
Narelle Rendalls	Australia	2020-05-11
eliza wray	Sydney, Australia	2020-05-11
Jim Smith	Lake Munmorah, New South Wales, Australia, Australia	2020-05-11
Andrew Watson	Alstonville, Australia	2020-05-11
megamind sperm	Brisbane, Australia	2020-05-11
Susan Goonrey	Australia	2020-05-11
Kaila Peterson	Melbourne, Australia	2020-05-11
jodie huggins	Australia	2020-05-11
alva geikie	Australia	2020-05-11
Christine Levy	Byron Bay, Australia	2020-05-11
Matthew Brown	Australia	2020-05-11
Mikki Kots	Southbank, Australia	2020-05-11
Donut Crazy	Orange, Australia	2020-05-11

Name	Location	Date
Danielle Brant	Australia	2020-05-11
Kebica K C	Sydney, Australia	2020-05-11
m w	Brisbane, Australia	2020-05-11
Katina Baker	Australia	2020-05-11
Sue Lightfoot	Sydney, Australia	2020-05-11
Sonia Patrikios	Brisbane, Australia	2020-05-11
Ron Moore	Sydney, Australia	2020-05-11
Janet Kingsbury	Whale Beach, Australia	2020-05-11
Samantha Rayner	Australia	2020-05-11
asli alca	Australia	2020-05-11
Cecily Barrack	Ballina, Australia	2020-05-11
Joanne White	Crows Nest, Australia	2020-05-11
Riley Stafford	Abbotsford, Australia	2020-05-11
Arie Sombekke	Armadale, Australia	2020-05-11
Carolyn Lasar	Banora Point, Australia	2020-05-11
Craig Humphreys	BURLEIGH HEADS, Australia	2020-05-11
Bruce Smith	Bexley, Australia	2020-05-11
Myriam Gaete	Australia	2020-05-11
Penny Moore	Lennox head, Australia	2020-05-11
Fiona Salmon	Melbourne, Australia	2020-05-11
Irene Dennis	South Penrith, Australia	2020-05-11
Janet McMullen	Wollongbar, Australia	2020-05-11

Name	Location	Date
Barbara Tooës	Australia	2020-05-11
David Marathon	Australia	2020-05-11
Karen Saifoloi	Sydney, Australia	2020-05-11
Virginia Brown	Sydney, Australia	2020-05-11
irina tennant	coorabell, Australia	2020-05-11
Haydee Olsem	Sydney, Australia	2020-05-11
Tad Slufinski	Tintenbar, Australia	2020-05-11
Deez Nuts	Perth, Australia	2020-05-11
Donna ROBINSON	Melbourne, Australia	2020-05-11
Carmel Campbell	Ballina, Australia	2020-05-11
Thanh Tran	Sydney, Australia	2020-05-11
Marika Bryant	Sydney, Australia	2020-05-11
Gabriel Rosati	3 Bryce st Suffolk park, Australia	2020-05-11
Ali Stoykovich	Bangalow, Australia	2020-05-11
Em Becher	Australia	2020-05-11
Rhonda Sherrington	Lismore, Australia	2020-05-11
Karen Rajaratnam	Byron Bay, Australia	2020-05-11
Shirley-Maria Kersaitis	Sydney, Australia	2020-05-11
Noelle Boaden-Griffin	Sydney, Australia	2020-05-12
Anh Tu NGUYEN	Rosehill, Australia	2020-05-12
Melanie Akroyd	Caboolture, Australia	2020-05-12
Alecia Lowe	Upper Coomera, Australia	2020-05-12

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Karolina Horn	Hobart, Australia	2020-05-12
Kathryn Reid	Australia	2020-05-12
Jenna Vos	Uralba, Australia	2020-05-12
Dipendra Mudvari	Sydney, Australia	2020-05-12
Josh Blaslov	Australia	2020-05-12
Lealah Shostak-herber	Huonbrook, Australia	2020-05-12
Mira Stannard	Ballina, Australia	2020-05-12
Kate Lee	Sydney, Australia	2020-05-12
Suna Er	Australia	2020-05-12
kerynne sbrocchi	Australia	2020-05-12
Beverly Jobber	Perth, Australia	2020-05-12
alice killerich	Canada	2020-05-12
Frances Elliott	Australia	2020-05-12
Khambia Clarkson	Marshalltown, US	2020-05-12
Colleen Trease	Alstonville, Australia	2020-05-12
paul hart	Liverpool, England, UK	2020-05-12
Daniela Stefanovska	Nunawading, Australia	2020-05-12
Fruits Beauty	Sydney, Australia	2020-05-12
Scott Specjal	Petersham, Australia	2020-05-12
Mark Garvey	Perth, Australia	2020-05-12
Areti Moschoudis	Homebush, Australia	2020-05-12
Russell Croker	Ilford, UK	2020-05-12

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date
Omar azmy	rosanna, Australia	2020-05-13
Maria-Cristina E	Kellyville, Australia	2020-05-13
Jarrad Fong	Perth, Australia	2020-05-13
Rick Molloy	Federal, Australia	2020-05-13
Peter Jones	Brisbane, Australia	2020-05-13
Bonita Shore	Ocean Shores NSW, Australia	2020-05-13
Graham Ashcroft	Sydney, Australia	2020-05-13
Jayne Dooley	Summer Hill, Australia	2020-05-13
Rae Saheli	Brisbane, Australia	2020-05-13
Jeanette McDevitt	Lennox Head, Australia	2020-05-13
Heather Tannock	Ocean shores, Australia	2020-05-13
Clive Edmonds	Wyoming, Australia	2020-05-13
Mathew Constable	Mullumbimby, Australia	2020-05-13
Trixie Tagg	Australia	2020-05-13
Paul Tam	Doncaster, Australia	2020-05-13
Loretta Jagucanskas	Darlinghurst, Australia	2020-05-13
Jade Melon	Gold Coast, Australia	2020-05-13
Carolyn Delzoppo	Sydney, Australia	2020-05-13
Fran Husband	Sydney, Australia	2020-05-13
Martin Coyle	Melbourne, Australia	2020-05-13
Diana Henderson	Port Macquarie, Australia	2020-05-13
Cathy Smyth	Pennant Hills, Australia	2020-05-13

Name	Location	Date
Davo Hind	Sydney, Australia	2020-05-14
Bernadette Barden	Sydney, Australia	2020-05-14
John Kramer	Marshfield, US	2020-05-14
Ian Brown	Canberra, Australia	2020-05-14
Suzanne Brown	Canberra, Australia	2020-05-14
Jenny Sheldon	Australia	2020-05-15
Rudiger Wasser	Byron Bay, Australia	2020-05-15
Jerry Cook	Billinudgel, NSW, Australia, Australia	2020-05-15
Gary Wilkinson	Ballina nsw, Australia	2020-05-15
Di Vickery	Lismore, Australia	2020-05-15
Jasmine Connell	Ballina, Australia	2020-05-16
Rosemarie S	Sydney, Australia	2020-05-16
Patricia Antoniacomi	Patchs Beach, Australia	2020-05-16
Susan Fell	Mullumbimby, Australia	2020-05-16
Sharron Gillett	Alstonville, Australia	2020-05-17
Corinne Batt-Rawden	Girards Hill, Australia	2020-05-18
Liz Hind	Ballina, Australia	2020-05-20
Carole Boormakin	Brisbane, Australia	2020-05-24
Patricia Knilands	Hervey Bay, Australia	2020-05-24
ISusan Gallagher	Australia	2020-05-24
june king	Australia	2020-05-24

Name	Location	Date
Patricia Leach	Ballina, Australia	2020-05-28
Diane Callaghan	Sydney, Australia	2020-05-28
Carol D'Arcy	Gold Coast, Australia	2020-05-28
mark waller	Lennox Head, Australia	2020-05-28
Trumaine Grae	Sydney, Australia	2020-05-28
Linda O'Neill	Ballina, Australia	2020-05-28
Christine Hopkins	Australia	2020-05-28
Vicki Coughran	Hamilton, Australia	2020-05-28
Charlotte Safewright	Kingsport, Tennessee, US	2020-05-28
Liz Boyle	Australia	2020-05-28
Sally Skennar	Sydney, Australia	2020-05-28
ron van dommele	Biggera Waters, Australia	2020-05-29
Rana Munns	Lennox Head, Australia	2020-05-29
Samantha Bright	Australia	2020-05-29
Samuel Van Dommele	Alstonville, Australia	2020-05-29
Robert Lippett	Lismore, Australia	2020-05-30
Bobby-Lee McQuire	Mackay, Australia	2020-06-05
Shaune Coombs	Ballina, Australia	2020-06-09
Lyn Weston	Australia	2020-06-11
Zsolt Mankowsky	Lennox Head, Australia	2020-06-12

change.org

Recipient: Ballina Shire Council

Letter: Greetings,

Monthly exhibitions in Northern Rivers Community Gallery

Comments

Name	Location	Date	Comment
Robert Hunter	Australia	2020-02-18	"Northern Rivers Community Gallery in Ballina has reduced the number of exhibitions each year by 50%. The exhibitions now stay in place for two months, and the gallery is closed over the Christmas break when many visitors and tourists are in town looking for places to visit."
Pauline Rutten	Ballina, Australia	2020-02-18	"I agree with all the above - also if the gallery is not updated on a regular basis, eventually people will not visit. People need change."
Rosie Kaplan	Australia	2020-02-18	"More exhibitions means more artists get to show their work."
Angela Parr	Knockrow, Australia	2020-02-18	"There needs to be a greater turn-around in the gallery to keep interest fresh and exciting."
barbara Shaw	Ballina, Australia	2020-02-18	"I fully agree that more artists be given the opportunity to exhibit at the Northern Rivers Community Gallery and hence more exhibitions are needed. The gallery would also benefit from expected increase in revenue."
Lesley Ryan	Australia	2020-02-18	"Agree that turnaround and gallery interest is paramount. Opening in peak tourist season in a shire that relies on tourist income is common sense."
Deborah White	East Ballina, Australia	2020-02-18	"Dear Sir / Madam.I am signing this petition because I agree that there should be more opportunities for openings for artists to display their work, by doing this - we have double the amount of artists with the opportunity to exhibit their work, which in turn could potentially mean double the number of feet going through the gallery doors.Thank-you for your kind consideration.Warm regardsDeb"
Ian Sillar	Singleton, Australia	2020-02-19	"The NRCG needs to once again inspire, invigorate, embrace local artists."
Jill Thomas	Australia	2020-02-19	"I am an artist and I agree with every point that has been put forward."
uta Reiner	Springfield, Canada	2020-02-19	"When I visited I loved the gallery and would like to see more local artists represented. The region has many great artists who should be able to show their work. 💎"
Lynda Lovett	Alstonville NSW, Australia	2020-02-19	"Local artists deserve a chance to show their work."
Kathryn Ledson	Carnegie, Victoria, Australia	2020-02-19	"Artists need community support."
Liz Kershaw	Australia	2020-02-19	"Liz kershaw"

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date	Comment
Marie Bermingham	Australia	2020-02-19	"Seems crazy as a plan In a tourist artist area."
Judith Leuenberger	Tregear, Australia	2020-02-20	"I am a local artist needing a voice and a space to exhibit.."
Michele Visser-Fitton	The Hague, Netherlands	2020-02-21	"I agree that it is important to encourage and support creativity from at a personal to the community level"
Anna Ryland	Sydney, Australia	2020-05-09	"At least be open during the summer holiday season. It would be the most likely time for sales."
Susan Williams	Croydon, Australia	2020-05-09	"I like the artworks and enjoy the Cafe.so civilised in this authoritative driven World"
karen wagner	Mullumbimby, Australia	2020-05-09	"We need a rich cultural environment and supporting local artists contributes to that cultural abundance."
Paul Smith	MULLUMBIMBY, Australia	2020-05-09	"There are already insufficient opportunities for artists in the region to exhibit their work."
Marie Curnow	Roselands, Australia	2020-05-09	"The Gallery should be able to mount a new exhibition every month, and open in peak holiday time but....All that needs discussion with council and Gallery staff to investigate why this can't happen.Is it funding ? More staff at changeover time needed?"
Fiona Jones	Ballina, Australia	2020-05-09	"I'm signing because the Gallery is an integral part of our local community and having monthly exhibitions will assist in showcasing the work of as many local artists as possible."
Margaret Wright	Australia	2020-05-09	"Need for more artists to have the opportunity to exhibit. Open over Xmas is a no brainer with so visitors about"
Cheryl Malloy	Sydney, Australia	2020-05-09	"I miss our gallery's exhibitions and I am quite sure they could manage exhibits safely"
Janet Hassall	Leichhardt, Australia	2020-05-09	"The Northern Rivers area is home to many exceptional artists therefore the wider community should have the opportunity to view their work monthly in such a great facility as the Northern Rivers Community Gallery"
Lesley Ryan	Australia	2020-05-09	"We forget our council exists to serve the local community, I feel that the gallery represents, artists, ratepayers and visitors and should be run as a cost effective enterprise, as well as cover its charter to serve the community of artists. Opening during peak tourist season and monthly rotation of art makes economic sense. I am sure that many artists would be prepared to help change exhibitions if it is too much work for the very lucky to have a job, paid council staff. Artists are one of the most marginalised in the community and our opportunity for earring I come from out gallery has been halved."
Regan Hyde	Gold Coast, Australia	2020-05-09	"I support community connection in all forms. Art is an important contribution to expression, communication, community, culture, belonging and mental health to

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date	Comment
			name a few. I believe the Northern Rivers community should be supported by the council financially to get the gallery back to monthly exhibitions and run supportive art opportunities to youth and other community groups wanting to contribute or participate. This is a building block of "Healthy communities" and essential."
SUZE PODGER	SOUTH LISMORE, Australia	2020-05-09	"Because now more than ever local Artists need support from their community and opportunities to get work or there has never been so important."
Jen Derricott	Australia	2020-05-09	"We have so many highly creative people in our region... I would love to see monthly exhibitions, so that more people's work can be showcased."
Diane Roberts	Broken Head, Australia	2020-05-09	"i am an artist... we need more exhibitions... not less..."
Jenny Knipe	Australia	2020-05-09	"Artists work needs to be seen on a regular basis"
Karena Wynn-Moylan	Bangalow, Australia	2020-05-10	"I totally agree with the points raised in this submission. Please restore monthly exhibitions and stay open over Christmas."
Vicky King	Australia	2020-05-10	"I don't believe that Council's argument that staff don't want to have to put up and dismantle exhibitions makes any sense. I also strongly believe Ballina has the opportunity to become much more of a cultural hub and a tourist destination. Come on Council!"
Bayla Nerden	Bateau Bay, Australia	2020-05-10	"I like to visit this lovely gallery"
Susan Gunn	Brisbane, Australia	2020-05-10	"Sharing our communities and creativities are really important to our stress free lives"
Will B Stanton Stanton	Mullumbimby, Australia	2020-05-10	"Great initiative! Hopefully you will succeed in maximum use of the gallery."
George Cummings	Manhaca, Texas, US	2020-05-10	"Art is the history of human creativity expressed."
Deborah McKechnie	Australia	2020-05-11	"We have so many talented artists who all need their chance to show their works and so few places to exhibit. Give them a go."
Tina Farrow	Carnes Hill, Australia	2020-05-11	"We need to see more and varied art in our area more often. Please go back to having monthly change overs."
Christine Levy	Byron Bay, Australia	2020-05-11	"Monthly exhibitions are far preferable .. 2 months is tooooooo loooong! Six other local artist are denied the opportunity. I actually prefer 2 weekly, but monthly is ok."
Tad Slufinski	Tintenbar, Australia	2020-05-11	"My experience with the Gallery suggests that the administration is out of touch with what this gallery was originally intended to be. I would welcome some changes

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date	Comment
			to make this gallery much better managed and more responsive to Artists and visitors interests. There are a lot better community galleries operating and this one needs to lift its game and be much more community oriented and welcome the Ideas originally put forward with its establishment"
Carmel Campbell	Ballina, New South Wales, Australia	2020-05-11	"It is a wonderful way for local people to showcase their artwork. And it is also a wonderful way for people to meet up for coffee or a meal and incorporate the 2 together."
Kathryn Reid	Australia	2020-05-12	"It is so important to support and promote the creative endeavours of local artists and craftspeople. Exhibition is as much a part of the art process as conceiving and making. Experiencing the arts intrigues, connects and enriches us. More opportunities can only be a good thing."
Colleen Trease	Alstonville, Australia	2020-05-12	"I enjoy art. I have friends who are artists and rely on exposure for their income. The whole community benefits emotionally through art and it is a civic duty to provide artistic spaces in my opinion."
Bonita Shore	Ocean Shores NSW, Australia	2020-05-13	"The NRCG in Ballina provides a much needed space for local northern rivers artists to be able to exhibit their work. Thus returning to exhibitions more frequently increases opportunities for local artists and for the community and visitors to engage with the exhibited work and creativity, and also raising the status of the Ballina Shire as a cultural centre."
Jerry Cook	Billinudgel, NSW, Australia, Australia	2020-05-15	"It is not easy for any artist in our Northern Rivers area to be shown anywhere, and this gallery should welcome monthly local artist shows to provide more help. The price to exhibit should only be a percentage of sales, and then affordable for the starving artists. State Govt should help cover operating costs, not artists who have little, and a right to exist."
a. b.	Nowhere, Colorado, US	2020-05-16	"So disappointed when I received the new exhibition calendar and was told it was easier for staff! This is a community gallery not a regional one, where two monthly shows make sense. Disappointed every Christmas and Easter when friends are visiting and I can't take them here. Love our gallery but needs a major rethink about its purpose. Viva art! Viva more art!"
a. b.	Nowhere, Colorado, US	2020-05-16	"So disappointed when I received the new exhibition calendar and was told it was easier for staff! This is a community gallery not a regional one, where two monthly shows make sense. Disappointed every Christmas and Easter when friends are visiting and I can't take them here. Love our gallery but needs a major rethink about its purpose. Viva art! Viva more art!"
Sharron Gillett	Alstonville, Australia	2020-05-17	"More artists and more members of the public need access to this ratepayer funded resource. The Idea of halving the

4.1 Northern Rivers Community Gallery and Ignite Studios - Update

Name	Location	Date	Comment
			availability is ridiculous. The gallery should not be closed at any time. It's a community resource!"
Corinne Batt-Rawden	Girards Hill, New South Wales, Australia	2020-05-18	"Art lovers visit galleries more than every two months. This length is a bit excessive. A monthly turnaround provides a more dynamic program of events and gives more opportunities for local artists to get exposure and experience in a professional gallery. This gallery is of a high quality. Lets make it more accessible to artists and audience with a monthly turnaround of exhibitions."
Russell Croker	Ilford, England, UK	2020-05-19	"Russell Croker"
June king	Australia	2020-05-24	"Artist need to have access to this facility, now more than ever. I cannot understand the logic in trying to change something that is so popular."
mark waller	Lennox Head, Australia	2020-05-28	"I have been a practicing artist in Ballina Shire for over 30 years. I have sold many, many thousands of dollars worth of paintings to people from all over the world.....money which I spend in my community. If councils had any idea how much money artists generate, and then spend in their communities, they would be increasing opportunities for artists, not reducing them. Are we soulless number crunchers, or are we able to see the value of arts, free thinking and the creative process?"
Russell Croker	Ilford, England, UK	2020-05-28	"Russell Croker"
Liz Boyle	Australia	2020-05-28	"Artists matter!"
Shaune Coombs	Ballina, Australia	2020-06-09	"Local Artists need local support not road blocks. Come on Ballina council help not hinder."



*Northern Rivers Community Gallery
& Ignite Studios*

ANNUAL PROGRAM

JANUARY - DECEMBER 2020



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Working Together Exhibition, 2017 - Casino WakeUp Time Group and Kunwinjku Group NT

About Us

The NRCG, with Ignite Studios is a community-engaged cultural hub in the Northern Rivers region working with local, regional and national communities.

We collaborate with artists, communities and organisations to build capacity, create opportunities and drive social change. We are a regional contemporary arts space providing a platform for important conversations and cultural exchange.

Our professional cultural facility includes four exhibition spaces, subsidised creative studios, accessible workshop and event spaces enabling the production and presentation of culturally relevant programs and creative works with, for and by local, regional and national communities and artists.

NRCG is a place where community conversations and cultural celebrations happen.

Mayoral Message

The 2020 annual program at the Northern Rivers Community Gallery (NRCG) and Ignite Studios features exciting and accessible opportunities for the whole community to immerse themselves in creativity.

The 2020 program of exhibitions, events, workshops and projects were developed closely with, and reflect our thriving and diverse community.

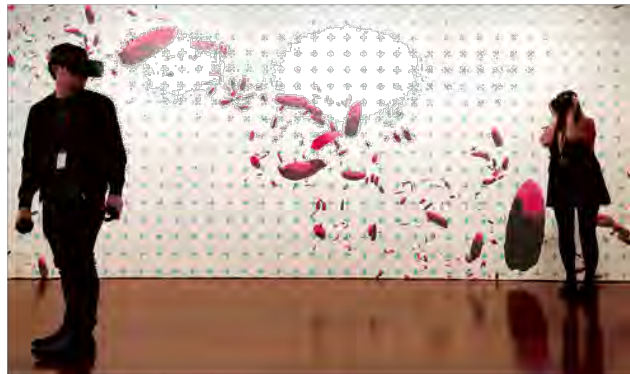
NRCG is increasingly recognised at state level for innovative and adventurous programs and is regularly awarded grant funding. Creatives and artists are able to build their practices and ignite ideas and conversations through exhibitions, creative programs, the subsidised studio spaces and Artist-in-Residence program.

I urge visitors to attend each opening where you will have opportunities to converse with the talented artists and enjoy refreshments at the same time.

I congratulate Lee and the many enthusiastic volunteers for making the Northern Rivers Community Gallery, Ignite Studios and the Gallery Café a must visit location for locals and visitors alike.

Mayor David Wright

Cover image: Nathan Gooley, *The Batmans* 2019 (Culture Vultures group exhibition by REDino, supported Art Studio)



Welcome

The evolution of the NRCG and more recently Ignite Studios is exceptional. Each new year brings a dynamic range of multi-arts programs shaped in collaboration and conversation with our community. This year will be our most ambitious as we present over 40 exhibitions and creative programs.

We are fortunate to partner with the Byron Arts Magazine (BAM) to present the national BAM Art Prize in November and December, and the LabX Environmental Arts Group from Southern Cross University to present the 'Speaking with the River' exhibition.

We are thrilled to announce a series of interactive 'Citizen Science' workshops. In conjunction with the LabX exhibition we will explore unusual ways of sensing and knowing the Richmond River where audiences can expect the unexpected. Two youth programs: 'Change Makers - Art, Science and Activism' Mentorship and the 'Ignite Youth Animator', an eight week stop-motion program will support creative futures for young people. These workshops are possible thanks to various NSW Government funding programs.

Gallery staff, volunteers and our amazingly talented workshop facilitators can't wait to share 2020 with you!

Lee Mathers

Gallery Coordinator

exhibition program

JANUARY EXHIBITIONS

15 January - 8 March 2020

Launch Event
Thursday 16 January 2020

Pockets of Green

Nicole Wood



Wood's detailed pastel drawings and energetic acrylic paintings depict the areas she frequents including Killarney, Scenic Rim, the Sunshine Coast hinterland and the Northern Rivers. Nikki Wood is a Darling Downs artist born in Warwick, Queensland. This body of work has been inspired by her love of the natural environment and lush green spaces.

Image: Nicole Wood - *Welcome Tree* 2019

I Harbour An Obsession

Joanne Mulcahy



Using innovative methods to enhance discarded materials, Joanne Mulcahy Zubani probes into the indelible ramifications of our carbon footprint, on the spectacular landscape of the Northern Rivers.

Image: Joanne Mulcahy Zubani - *Brown Booby Bird on Azure* 2018

Intimate Fragments

Sabine Pick



Sabine Pick's practice of collage and mixed media is informed by her career as a graphic designer and background in typography. Pick is an Australian artist based in Byron Bay, who has gradually developed a vocabulary of wooden letterpress forms and found materials using old art books and print materials.

Image: Sabine Pick - *Untitled 2* 2019

Perpetual Transit: Five Years on the Road

Susan Joyce



Having recently returned home to Bangalow after five years on the road, *Perpetual Transit: Five Years on the Road* explores both the physical movement of travelling and the contrasting elements of the landscape. Joyce's work is informed by her Cornish heritage and her appreciation of the Australian bush.

Image: Susan Joyce - *Footprints* 2019

exhibition program

MARCH EXHIBITIONS

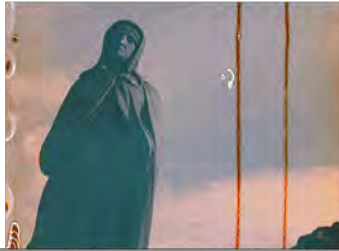
11 March - 3 May 2020

Launch Event

Thursday 12 March 2020



By the Flesh
Mark Stapelfeldt



A photographic series taking an abstract look at lust, sensuality, life, death and the fading role of Christianity in our modern society.

Image: Mark Stapelfeldt - *Chapter 7* 2017

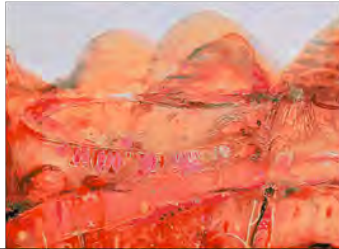
Cause and Effect
Rae Saheli



Saheli experiments with a range of conventional and non-conventional drawing and painting media creating artwork through physical action. These actions include shooting at a surface with a 12-gauge shotgun, setting fire to materials or randomly pouring and moving wax upon a surface.

Image: Rae Saheli - *Space Between* 2019

Marks of Time
Helen Halliday



Halliday's work explores ancient landscapes reflecting on the interconnected histories of people and place.

Image: Helen Halliday - *Red Centre* 2019

Proprietary Variables and the Modal Illusion of Happiness
Matthew Purves



A study on economics, globalisation, brand value and the effects this has on society and the way we live.

Image: Matthew Purves - *No. 2 Model 3* 2019

exhibition program

MAY EXHIBITIONS

6 May - 28 June 2020

Launch Event
Thursday 7 May 2020

Countenance

Jenny Sayer



Sayer's portraiture practice portrays and uncovers multilayered personalities. Her local portrait subjects include Dr Gregory Peel Smith and comedian Mandy Nolan, who have lived their lives with empathy, bravery and a willingness to speak out politically and personally.

Image: Jenny Sayer - *Out of the Forest* 2018

Impressions of Nature

Four Printmakers



An exhibition showcasing nature's beauty and diversity in a variety of print media featuring four passionate printmakers: Susan Byrne, Sue Chakos, Rachel Dun and Peter Schardin. These four artists regularly work together at the CPM, Stokers Siding community print studio and share a fascination for the landscape and environment.

Image: Sue Chakos - *Bird and Banksia* 2018

Creatures of Leisure

Bonnie Larden



Larden finds inspiration for her work in two simple pleasures; nature and the comfort of home. The *Creatures of Leisure* series began with the idea of juxtaposing the wild animals with intentionally designed spaces of leisure. By misplacing these subjects, Larden aims to create an element of surprise, whimsy and joy.

Image: Bonnie Larden - *Leopardo DaVinci* 2019

The Tenth Annual Grace Cruice Memorial Exhibition

BACCI



Presented by the members of the Ballina Arts & Crafts Centre Incorporated (BACCI), this exhibition is a tribute to Grace Cruice and her vision showcasing the best works created by BACCI members.

Image: Lesley Ryan - *Kingfisher* 2019

exhibition program

JULY EXHIBITIONS
1 July - 23 August 2020

Launch Event
Thursday 2 July 2020



BSA Graduate Award
Rebecca Cook



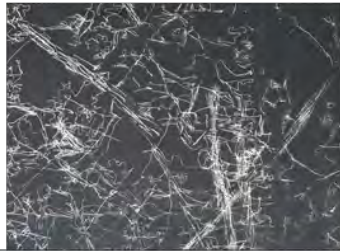
Rebecca Cook plays in the space between the seen and unseen. She says of her work, "each print is an individual skin, like the imprint of a persons story on their body."

Rebecca Cook is the recipient of the 2019 Byron School of Art (BSA) Graduate Award

Image: Rebecca Cook - *The other is also true ?* (detail) 2019



Remembered Felt Imagined
Laura Tate,
Marita Kohl &
Kate Henson



Three artists, three different modes of experiencing and expressing, highlighting that within our difference lies our common ground.

Image: Marita Kohl - *Spring Blossoms* 2019

Title (3)
Katie Cross



Reactions are shaped by acquired knowledge and experience. The layers in these works represent how past experiences and emotions manifest and resonate.

Image: Katie Cross - *Disbelief (1)* (detail) 2017

Culture Vultures
Bec King,
Nathan Gooley,
Madeleine Webster
& Quinlyn Seikot



Culture Vultures is a group exhibition by four artists from REDinc, supported Art Studio, based in Lismore. These four artists explore concepts of culture inspired by their cultural heritage, popular culture and community. Each artist's work examines their individual take on culture through different, yet egalitarian methods of collecting imagery.

Image: Nathan Gooley - *The Batmans* 2019

exhibition program

SEPTEMBER EXHIBITIONS

26 August - 18 October 2020

Launch Event
Thursday 27 August 2020



Tessellated Memory
Jodi Woodward



This body of work is an investigation into endurance, revealing aspects of self, memory and distortion through the physicality of the process of mark-making: the repetition and residual marks of the unwitnessed labour involved in the production of artwork.

Image: Jodi Woodward - *Untitled* 2019

Occupy
Heather Matthew & Samantha Tannous



To occupy is to name, make claim, live in and inhabit a space; temporarily or permanently.

This exhibition explores what it means to reside in a place for generations, to build stories of occupancy wrought by time and the elements. Layering man-made artefacts and handmade papers, these artworks also speak of broader issues of human occupation and colonisation.

Image: Samantha Tannous - *Imprints* 2019

Speaking With the River
LabX



An art/science exhibition curated by the LabX environmental arts group at Southern Cross University. Featuring the work of artists, scientists and historians from the Northern Rivers region and beyond, the exhibition explores an understanding of rivers and river systems as complex environmental, social, cultural, spiritual and economic phenomena.



Image: Rob Garbutt - *Cut and dry (plan) (detail)* 2019

exhibition program

NOVEMBER EXHIBITIONS
21 October - 13 December 2020

Launch Event
Thursday 22 October 2020



**Graduate Art Prize
SCU**
Elizabeth Russ



Observations of intimate and collective philosophy motivates a material investigation into how we might traverse the occasional (and sometimes frequent) horror of existence. Vacillations between hope and melancholy inspire Russ's exploration of the deciduous and gravitational nature of contemporary spirituality in the era of The 6th Mass Extinction.

Elizabeth Russ is the recipient of the 2019 Southern Cross University (SCU) Graduate Award

Image: Elizabeth Russ - *You Can't Put Your Arms Around a Memory* 2019



No Mud, No Lotus
Aesha Kennedy



No Mud, No Lotus responds to the teachings of Buddhist monk Thich Nhat Hahn. Kennedy's abstract paintings explore his teachings that the lotus flower cannot exist without the mud, an analogy for the fact that nothing exists without it's opposite - the necessity for the light and dark experiences within human existence, and the cycles of life.

Image: Aesha Kennedy - #14 *RISE* 2018

**BAM Art Prize
2020**



The BAM Art Prize promotes awareness of the arts in the Northern Rivers by presenting a national art prize in the region. The winner is featured on the cover of Byron Arts Magazine, alongside a 6-page feature in the magazine. Shortlisted artworks are featured in the 8-week finalist exhibition.

Image: BAM Art Prize 2018 - visitors viewing winning art work by Helle Jorgensen (photo Michelle Eabry)





artistic programs lifelong learning



For young makers and curious adults, NRCG artistic programs will spark your imagination and unleash your inner artist.

Programs are led by professional artists and diverse creative partners in an accessible, supportive environment. Develop a creative skill, meet your creative community and enjoy some art-making with friends, families or fellow artists.

Visit the "What's On" section of the NRCG website and sign-up to our E-News for information on upcoming events, community initiatives, workshops and more nrcgballina.com.au.

Bookings essential to secure a place in all workshops and events.

artistic programs lifelong learning



Bold Sparks Lifelong Learning Program

Bold Sparks Creative Sessions ignite a meaningful connection between mature adults living within the aged care community, and arts and culture; Participants are invited to discover NRCG exhibitions in a tea totaling, fun, monthly creative workshop event.

A partnership with local aged care facilities fostering creative engagement and community connection through arts, residents experience a tour of the current exhibition and are guided through a hands-on art activity by professional artist mentors. Creative sessions are followed by a social morning tea.

artistic programs lifelong learning



1000 Words Arts and Literacy Program

Run in conjunction with the schools curriculum, this unique program harnesses the potential for the arts to improve literacy outcomes - through artistic discussions, creative writing and vocabulary enrichment by interpreting and conceptualising artworks from the Gallery's annual exhibition program.

The *1000 Words Arts and Literacy* Program is a creative hands-on learning program that involves on-site activities in the Gallery open to all Northern Rivers primary and secondary schools.

Education Groups

We welcome special and educational groups to visit the Gallery. To organise a group visit or arrange a Gallery tour please telephone the Gallery prior to your visit on 02 6681 0530.

Image: Cabbage Tree Island Public School participate in 1,000 Words Arts and Literacy Program in the Gallery.

artistic programs lifelong learning

artistic programs Ignite Studios



Bright Sparks Creative Kids Program

The Gallery's Bright Sparks program invites young people and their families to discover the joy of art-making. Join professional artists for a range of hands-on creative activities during school holidays, after school or for a one-off workshop.

Bright Sparks explore everything from traditional drawing techniques to street art paste-ups and tattoo design; workshops in light graffiti, digital zines, vox pops, stop motion animation, and e-waste robot making; youth lead art and activism projects; and, public art safari tours.

The program builds confidence and inspires young people to express themselves and find their creative voice.

Images: (top) 'Light Graffiti' Creative Youth Mentorship program with artist facilitator Duke Albada, *Ignite Studios*



Ignite Studios - a place for artists, performers, designers, makers and thinkers to create and collaborate.

Ignite Studios creative industries spaces include low-cost studio spaces, an Artist-in-Residence space; workshop spaces and experimental project space - the original 'Engine Room'.

Located in the heart of the Ballina CBD, adjacent to the NRCG and housed in the historic former Ballina Fire Station, Ignite Studios, is owned and operated by Ballina Shire Council and is a subsidised creative space available for hire.

Image: *Monkey Monkey - Shake Shake* performance, *Ignite Studios*

artistic programs Ignite Studios



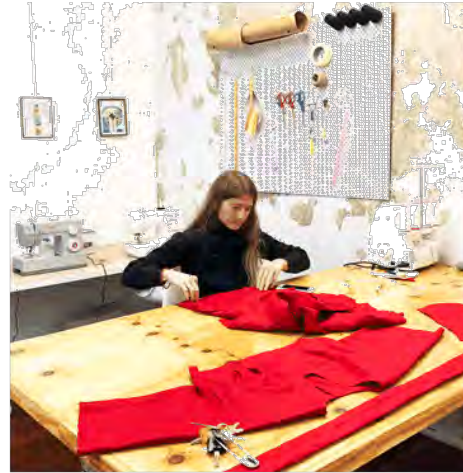
Artist-in-Residence (AiR) Program

The AiR initiative offers residencies between 4 -12 weeks, to allow artists time and space to expand on their artistic practice, research and experiment with new ideas or ways of working, and engage with community. Northern Rivers Community Gallery (NRCG) works closely with the local community, and places emphasis on collaboration of all kinds. We encourage creative practices that connect with people and place. Resident artists have the opportunity to engage with the NRCG annual artistic program activities including lectures, artist talks, workshops, open studios, exhibitions, performances, site-specific activations or collaborations with local community groups and organisations.

Applications are open to Australian and International arts or cultural professionals from all creative disciplines, both emerging and established, from the quirky to obscure.

Image: UJendy Lau - Visiting Artist, Re-experiencing Waves Pop-up exhibition, Ignite Studios

artistic programs Ignite Studios



Creative Studios

Ignite Creative Studios aims to build creative capacity and entrepreneurship, by offering subsidised workspaces for creative businesses. Studio spaces are available with the option to renew on a six or twelve-month lease agreement in Ballina's newest creative hub.

Ignite Creative Studios and Visiting Artist program provides our community with an opportunity to observe professional arts practitioners creating and making in their studios, or participate in visiting artist community outreach programs, masterclasses, professional development and events.

Image: Brittany Glindeman in Sewn Studio, Ignite Creative Studios

**Bright Sparks
Art Station School
Holiday Program**



Wednesday 22 – Thursday 23 January 2020

Choose your own adventure – with a range of creative 'Art Station' activities over two days. Youth can explore contemporary creative styles including natural jewellery making, cardboard city sculpture, zines or join in on a public Art Safari. Attend half or full day sessions.

All Ages (children under 8 must be accompanied by an adult). **Facilitators:** *Imbi Davidson, Duke Albada, Stephanie Shoebridge, Karen Rantissi and Cara MacLeod*

Image: Bright Sparks School Holiday Public Art Safari

Weaving Circle I



Workshop Saturday 1 and Sunday 2 February 2020

Join local master weavers Tania Marlowe and Deb Cole from Jugan Dandii to learn hand weaving techniques and coil basketry. Create a small wearable art piece and progress to coil basketry, learn about the natural fibres of the local area and how they can be prepared and used to create hand-woven objects.

Adult (15+ yrs). **Facilitators:** *Tania Marlowe + Deb Cole from Jugan Dandii*

Image: Weaving Workshop - natural fibres (photo BBGMARS)

**Introduction to
Abstraction**



Tuesdays 11 February – 17 March 2020

A six week introduction to the fundamental principles of abstract drawing and painting. Using a range of methods participants will be guided through mark making and exercises to free expression, learn background and layering techniques, and develop concepts to complete your own abstract painting.

Adult (15+ yrs). **Facilitator:** *Imbi Davidson*

Image: Imbi Davidson - Life Blood



**Bright Sparks
After School Art
Program TERM 1**



Wednesdays from 12 February – 8 April

This term students will make sculptures from recycled materials and cardboard and create a cardboard city. Led by artist facilitator Imbi Davidson, students will develop origin stories for their cardboard city, create a range of 3D objects out of recycled materials, rise to sculptural challenges and build an imagined or real city out of recycled materials over the whole term.

Age 8+. **Facilitator:** *Imbi Davidson*

A registered Creative Kids program.



**Bright Sparks
LOUD Youth Week
Art Station Program**



Wednesday 15 – Friday 17 April

Choose your own adventure – with a range of creative 'Art Station' activities over three days, choose a half or full day session. Youth can immerse themselves in a variety of contemporary creative styles including minecrafting cubism, light graffiti photography, natural jewellery making and printmaking.

All Ages (children under 8 must be accompanied by an adult). **Facilitators:** *Imbi Davidson, Stephanie Shoebridge, Karen Rantissi & Cara MacLeod*

Image: *Light Graffiti workshop*

**Bright Sparks
After School Art
Program TERM 2**



Wednesdays from 6 May – 1 July

This term we are running two separate classes for ages 8 – 11 years with Cara MacLeod, and 12 – 17 years with Imbi Davidson. Cara's class will introduce students to various techniques in printmaking while Imbi's class will build skills in contemporary painting techniques including mark making, background layering through to a completed canvas.

Age 8 -11 years and 12 – 17 years.

Facilitators: *Cara MacLeod and Imbi Davidson*

A registered Creative Kids program.





Light Graffiti



Saturday 23 May

A photography class with a difference! Using a large variety of light sources to create light graffiti through long exposure photography, learn how to create dynamic photographs with brightly drawn imagery or written text. Participants will collaborate in photographing their stories and bringing their message to light. A class for all skill levels new or experienced photographers alike.

Adult (15+ yrs).

Weaving Circle II



Saturday 6 and Sunday 7 June

Join local master weavers Tania Marlowe and Deb Cole from Jugan Dandii to learn hand weaving techniques and coil basketry. Create a small wearable art piece and progress to coil basketry, learn about the natural fibres of the local area and how they can be prepared and used to create hand-woven objects.

Adult (15+ yrs). **Facilitators:** Tania Marlowe + Deb Cole from Jugan Dandii

Image: Jugan Dandii - Natural fibres and basket

NAIDOC Week Art Program



Wednesday 8 July (Kids program)

Saturday 11 July (Adult 15+)

A special opportunity to celebrate this year's NAIDOC theme, *Let's work together for a shared future*. Local indigenous artists will share their skills in a range of creative workshops over two days. There is sure to be much yarnning and sharing of ideas.

Check our website for updates closer to the time.

Image: Culture and Clay Workshop with Emma Walke in Ignite Studios 2019



**Bright Sparks
Art Station School
Holiday Program**



Wednesday 15 and Thursday 16 July

Choose your own adventure – with a range of creative 'Art Station' activities over three days, participants can choose to attend half or full day sessions. Youth can immerse themselves in contemporary creative activities including cartoon drawing, printmaking, bighead face masks or sock puppets.

All Ages (children under 8 must be accompanied by an adult). **Facilitators:** Imbi Davidson and Stephanie Shoebridge

Image: Bright Sparks - Big Heads Workshop with Duke Albada

**IGNITE STUDIOS
Unconditional
Stories – Pop-up
Exhibition**



Tuesday 21 July – Sunday 26 July

Join us on this journey of health, illness and life experiences transformed into art. This exhibition is a visual exploration of the impact of illness and injury experienced by patients and their caregivers at Ballina District Hospital. Art students from Lismore TAFE have collaborated with patients from the hospital to produce a range of paintings that reflect their unique and personal stories of sickness and healing.

Hosted by Ballina Hospital + Lismore TAFE



Image: Monique Jerome - Ancestor 2019



**Bright Sparks
After School Art
Program TERM 3**



Wednesdays from 29 July - 23 September

This term students will be introduced to making art with nature. Learn how to create botanical inks, natural handmade brushes and plant dyed paper and create individual artworks from plant rubbings and printing with plants. An alternative art making program using all natural materials, led by artist facilitator Imbi Davidson a nature baby at heart.

Age 8+ years. **Facilitator:** Imbi Davidson

A registered Creative Kids program.

Image: Bright Sparks – Zentangle Workshop with Imbi Davidson





Weaving Circle III



Saturday 1 and Sunday 2 August

Join local master weavers Tania Marlowe and Deb Cole from Jugan Dandii to learn hand weaving techniques and coil basketry. Create a small wearable art piece and progress to coil basketry, learn about the natural fibres of the local area and how they can be prepared and used to create hand-woven objects.

Adult (15+ yrs). **Facilitators:** Tania Marlowe + Deb Cole from Jugan Dandii

Image: Weaving Workshop - natural fibres (photo BBGMARS)

**Change MAKERS:
Art, Activism and
Social Justice
Mentoring Program**



August

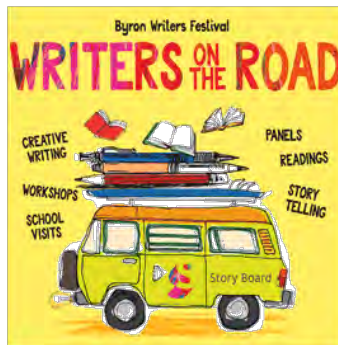
Are you a young person with a passionate cause to explore through social impact art-making? This 8-week art and activism mentoring program explores the power of art to create change, continuing a long tradition of Northern Rivers activism. Join the next generation of creative environmentalists, social justice advocates and Change MAKERS.

Youth aged 15 - 20 years. **Facilitators:** Stephanie Shoebridge and Cara MacLeod

Check our website for updates closer to the time.



**Writers on the Road
Byron Writers
Festival**



Panel Discussion Wednesday 5 August

Once again we partner with Byron Writers Festival to bring you a pre-festival favourite, "Writers on the Road". The Festival StoryBoard bus is a free community event as part of a North Coast tour before the guest writers appear at Byron Writers Festival.

Check our website for updates closer to the time.

Adult (15+ yrs).



Citizen Science – Speaking with the River workshop program



September

During the month of September the artists and scientists associated with the ‘Speaking with the River’ exhibition will lead a range of interactive workshops that explore different ways of sensing and knowing the river. New ways of seeing, listening, smelling, touching and tasting the Richmond river system will be explored in citizen science, art and cooking workshops.

Facilitators: *LabX and guest artists*

Check our website for updates closer to the time.

Image: Leah Barclay - *River Listening Workshop* - Richmond River Ballina



Ignite Youth Animator: Develop and produce a stop motion film



Eight weeks over September and October

Join a production team to create your own Stop Motion animation film, guided by professional artist and filmmaker mentors. This intensive 8-week course explores: messaging and content development, storyboarding, production and videography through to post-production; and culminates in a red carpet film premiere at Ballina Fair Cinemas. Discover the power of animation as a platform to express creative ideas.

Youth 14-17 yrs.

Check our website for updates closer to the time.



Weaving Circle IV



Workshop Saturday 3 and Sunday 4 October

Join local master weavers Tania Marlowe and Deb Cole from Jugan Dandii to learn hand weaving techniques and coil basketry. Create a small wearable art piece and progress to coil basketry, learn about the natural fibres of the local area and how they can be prepared and used to create hand-woven objects.

Adult (15+ yrs). Facilitators: *Tania Marlowe + Deb Cole from Jugan Dandii*

Image: *Weaving Workshop with Jugan Dandii (photo BBGMARS)*



**Bright Sparks
After School Art
Program TERM 4**



Wednesdays from 21 October to 16 December

Learn hands-on creative commercial graphic design skills and techniques. Participants will explore the commercial creative process, learn to illustrate graphic elements using pencils, markers, charcoal, inks, collage, photography and print making and create a range of graphic works of art; finishing the course with a presentation portfolio.

Age 8+. **Facilitators:** *Stephanie Shoebridge*



A registered Creative Kids program.

Paranormal Prom



Friday 30 October

Join us for a delightfully paranormal art making prom night. This Halloween Art Station includes a trick-or-treat adventure, spooky light graffiti, creative costume development, music and snacks. Who will make the most ghoulish creation?

All Ages (children under 8 must be accompanied by an adult). **Facilitators:** *Duke Albada, Stephanie Shoebridge and Karen Rantissi*

The Art of Foley



Saturday 7 November

'The Art of Foley' is a beginner's guide to making sound effects in a home studio. Using objects commonly found around the house, create a sound track for a short movie scene. Fun, learning and a real ear-opener! Participants are required to bring a computer that is able to play videos, all recording equipment supplied.

Adult (15+ yrs). **Facilitators:** *Duke Albada*

Image: *Duke Albada - The Art of Foley workshop*



Eco Christmas Decorations



Wednesday 23 December

Create Christmas tree baubles from natural materials using wooden discs, shells, leaves, pebbles, wood, feathers, and more.

All Ages (children under 8 must be accompanied by an adult). **Facilitator:** *Duke Albada*

Image: Duke Albada - Eco Christmas Decoration

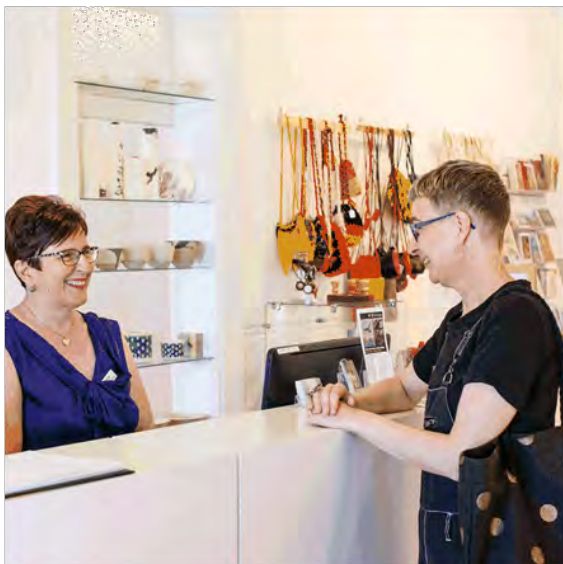


The Gallery Shop

The NRCG Gallery Shop features locally handcrafted jewellery, giftware and greeting cards and is a popular destination for locals and visitors seeking special and unique gifts and homewares.

If you are a local designer, artist or craftsperson and would like to apply to sell product in the Gallery Shop please contact the Gallery Services Officer via email at nrcg@ballina.nsw.gov.au

getting involved



Applying to Exhibit

The NRCG welcomes exhibition proposals from artists, designers, curators, community and cultural groups in all art forms that demonstrate innovative ideas and approaches to contemporary arts and cultural practice.

Applications are accepted all year round and assessed once a year, at the end of August, for the following year's exhibition period. Exhibitions are rotated every eight weeks.

The NRCG features four professional exhibition spaces and works with both emerging and established artists to support professional development opportunities.

Apply online via the 'Apply Now' section of the NRCG website nrcgballina.com.au

Volunteering at the Gallery

Volunteering is a fantastic opportunity to further develop your skills within the industry, support your studies, meet arts industry contacts and immerse yourself in all things art.

If you are interested in volunteering at the Gallery, please download the NRCG Volunteer Registration Form from our website at www.nrcgballina.com.au

For more information contact the Gallery Services Officer via phone on 02 6681 0530.

Donations and Sponsorship

We believe all members of our community deserve access to dynamic artistic and cultural experiences and creative opportunity.

The NRCG is endorsed with 'deductible gift recipient' status through the Australian Taxation Office and all donations of \$2 or more are tax deductible. Donations assist Northern Rivers Community Gallery to provide new and wonderful cultural experiences that support, educate and inspire the lives of our visitors and artists.

You can make a one-off tax deductible contribution or make regular monthly, quarterly or annual donations.



Ballina Gallery Cafe

The Ballina Gallery Cafe is one of Ballina's most popular local eateries and is open for breakfast, morning tea and lunch from 7.30am Wednesday to Sunday.

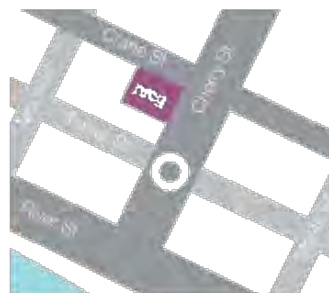
For reservations and function enquiries phone (02) 6681 3888 or visit www.ballinagallerycafe.com.au



Northern Rivers Community Gallery

44 Cherry Street, Ballina NSW 2478
phone 02 6681 6167 | email nrcg@ballina.nsw.gov.au

www.nrcgballina.com.au



Opening Hours:
Wednesday to Friday 10.00am – 4.00pm
Saturday & Sunday 9.30am – 2.30pm
Closed Public Holidays
Free admission

Northern Rivers Community Gallery is an initiative of Ballina Shire Council





Northern Rivers Community Gallery
& Ignite Studios



PROGRAM PROSPECTUS
2020 - 2021

Cover Image: *1000 Words Program* - Cabbage Tree Island Public School Gallery visit; artwork by Judy Oakenfull

This prospectus outlines the confirmed and proposed future annual program over the next two calendar year period which includes 2020 - 2021 for Northern Rivers Community Gallery (NRCG) and Ignite Studios. An important consideration in the design and development of an annual program for a regional community cultural facility such as NRCG is ensuring accessibility of high quality programs that are connected to and presented by the local community.

The NRCG achieves this by offering an open annual application process for both the exhibition program and for local craftpeople, artists and designers to sell their products in the Gallery retail shop. In addition the public programs are also developed annually in consultation with community and NRCG's specialist artist facilitator panel made up of seven local artists with various areas of creative expertise.

Due to the annual application and community participation methodology outlined the NRCG's program can only practicably be developed 12 months in advance based on a calendar year format. This prospectus is itemised by the respective program categories being exhibitions, public programs, partner programs and events and the visiting artist program with the associated community outreach programs. Program calendar schedules showing core programs and proposed programs subject to funding are included as attachments at the end of the document.



Images (clockwise): Leonie Lane and John Stewart - *Outside > Inside Exhibition*; Gallery Staff installing new LED lighting; Kirstie Rea - *Tending Lightfields Exhibition*; Susan Jacobson - *Terrain Exhibition*



The above graph shows the consistent trend of growth in visitation indicating strong community engagement with NRCG's Annual Exhibition programing.



1. Exhibition Program 2020

The NRCG exhibition program is distinctly local showcasing regional artists from across the Northern Rivers. As one of the few, full community access public galleries the NRCG attracts and supports artists from across all 7 local government areas of the Northern Rivers. Applications are accepted all year and assessed once a year at the end of August for the following calendar year program.

The NRCG has four exhibition spaces which change over every eight weeks, with the capacity to host shorter pop-up exhibitions in Ignite Studios. The NRCG and Ignite Studios present an average of 20-30 exhibitions, providing opportunities for 200 - 300 artists per calendar year. The core exhibition program includes a cross section of:

- Open application exhibitions from individuals and groups
- A sponsored community exhibition
- Partner exhibitions
- Student graduate exhibition programs
- Special project curated exhibitions

Images (clockwise): Pixel the Past Youth Exhibition; Casino Wake-up Time Group and Kunwinjku - Working Together Exhibition



Exhibition Program Highlights

NRCG's 2020 exhibition program responds to key strategic considerations of curatorial excellence within the community arts context, partnership and collaboration, accessible, local relevance and arts and cultural development across audience development and professional development for emerging practicing artists.

The 2020 annual exhibition program encompasses 25 exhibitions and some highlights include Culture Vultures by four artists from REDinc, supported arts studio; three key partnership exhibitions that include Speaking with the River - an art/science exhibition curated by LabX from Southern Cross University and two pop-up group exhibitions in Ignite Studios being an art/health project Unconditional Stories with Ballina Hospital and Lismore TAFE arts program, and Re-Making Place with Ballina Region for Refugees not-for-profit community organisation. The full annual 2020 exhibition program promotes the following:

- 85+ Artists to showcase and sell works in a professional gallery setting
- 3 partner exhibitions with high social impact
- 2 graduate student awards supporting emerging artists professional development
- 1 National Art Prize group show promoting the local region as an incubator of contemporary arts regionally
- 1 Sponsored community arts group exhibition

The following program highlights provide a snapshot of the 2020 exhibitions and the full program available to view on the Gallery website or in the 2020 printed Annual Program DL booklet.

Image: Mark Stapelfeldt - *By the Flesh* #2; *By the Flesh* exhibition // March - April



Open Application Exhibitions

The core annual exhibition program is predominantly curated through a selective application process. Exhibition application proposals are open to artists, designers, curators, community and cultural groups in all art forms that demonstrate innovative ideas and approaches to contemporary art and cultural practice. Applicants have a set of guidelines to respond to and successful applications assessed based on a competitive process in response to the key assessment criteria of Clarity of rationale, Innovative practices, Quality of artwork production, Curatorial relevance to other concurrent exhibitions and Diversity with preference given to artists who have not exhibited within the previous 12 month period.

The competitive application process ensures a dynamic range of changing exhibitions are presented annually. This page presents a snapshot of these programs.

Outcome: Arts and cultural development - accessible professional exhibition space for local artists, curators and community groups to promote and sell works and build experience in producing exhibition works. Attract visitation and generate revenue for the Gallery.

Image: Nathan Gooley - *The Batmans*; *Culture Vultures REDInc.* group exhibition // July - August

A Snapshot - Open Application Exhibitions



Intimate Fragments
Jan - Feb // Sabine Pick



Proprietary Variables and the Modal Illusion of Happiness
Mar - Apr // Matthew Purves



Impressions of Nature
May - Jun // Group Exhibition



Remembered Felt Imagined
Jul - Aug // Group Exhibition



Tessellated Memory
Sep - Oct // Jody Woodward



No Mud, No Lotus
Nov - Dec // Aesha Kennedy

Partner Exhibitions

Special partner exhibitions are developed in response to community group proposals and developed in collaboration with key stakeholders, often with non-arts related industry or community groups. This program changes each year dependant on proposals and the wider curatorial exhibition program, social impact outcomes and relevance to the local region and contemporary topics on a national and international context.

The 2020 Annual exhibition program includes three special partner programs:



Re-Making Place (Pop-Up) This special exhibition presents settlement experiences of participants in the Ballina Region for Refugees homestay program and Anglicare North Coast's 3Es to Freedom Program (from Lismore, Coffs Harbour and the Gold Coast). Works include photographs, textiles, films, collaborative multi-media works and poetry. Presented in partnership with local not-for-profit group Ballina Region for Refugees.

No. Artists: tbc
 Outcome: Social impact / connected community / sense of place

Unconditional Stories (Pop-Up)
 NRRCG, in partnership with Ballina Hospital and Lismore TAFE, will present the exhibition outcomes from a special art and health project. Art students from Lismore TAFE will collaborate with patients from the hospital to produce a range of paintings reflecting their unique and personal stories of sickness and healing.

No. Artists: 15
 Outcome: Social impact / connected community / sense of place / professional practice for participating artists.



Image: Monique Jerome - Ancestor



Speaking with the River Exhibition

A special partnership art/science exhibition curated by the LabX environmental arts group at Southern Cross University. Featuring the work of emerging and established artists, scientists and historians from the Northern Rivers region and beyond, the exhibition explores an understanding of rivers and river systems as complex environmental, social, cultural, spiritual and economic phenomena. Drawing on the Richmond river as the focal point the exhibition will have strong context for local audiences through a contemporary arts lens.

Artists: Frances Belle Parker, Grayson Cooke, Rob Garbutt, Annique Goldenberg, Jo Kijas, Amanda Reichelt-Brushett, Adele Wessell
 Program Partners: LabX Art/Science research group, Southern Cross University
 Outcome: Merging art/science and drawing on local river environment will attract new audiences to the Gallery, build awareness on topical environmental issues locally and on a broader national and international scale.
 Community Outreach: 5 x free community outreach public programs centred reparian health of the Richmond River for community and a schools specific program.

Image: Rob Garbutt - Cut and Dry Plan

Graduate Prize Exhibitions

This program supports recent graduates from two key local arts education programs, Bachelor of Art and Design at Southern Cross University and the Byron School of Art (BSA). Now in it's third year this program acknowledges and provides invaluable professional development opportunities for emerging regional artists to transition from being a student to a professional exhibiting artist. The graduate exhibitions have become a much anticipated aspect of the NRCG program with Gallery visitor's admiring the edgy and more experimental and/or experiential nature of the works showcased by the graduates.



SCU Graduate Award // Elizabeth Russ

Vacillations between hope and melancholy inspire Russ's exploration of the deciduous and gravitational nature of contemporary spirituality in the era of The 6th Mass Extinction. Observations of intimate and collective philosophy motivates a material investigation into how we might traverse the occasional (and sometimes frequent) horror of existence.

No. Artists: 1
 Outcome: Professional development / Audience development.

BSA Graduate Award // Rebecca Cook

Rebecca Cook plays in the space between the seen and unseen. She says of her work, "each print is an individual skin, like the imprint of a persons story on their body".

No. Artists: 1
 Outcome: Professional development / Audience development

Community Outreach: A reciprocal partnership - Internationally recognised artist from BSA host an artist workshop for Ballina Shire secondary school students.



National Art Prize



BAM Art Prize // Group Exhibition

The **BAM Art Prize** is designed to promote contemporary arts in the Northern Rivers by presenting a national art prize within the region. The winner is featured on the cover of Byron Arts Magazine, alongside a 6-page feature in the magazine. Shortlisted artworks are featured in the 8-week finalist exhibition.

Outcome: Profile building for NRCG nationally / Professional Development / Audience development / Promotes Ballina - Northern Rivers for arts & cultural excellence.

Sponsored Community Group Art Exhibition

The Tenth Annual Grace Cruice Memorial Exhibition // BACCI Members

Now in it's 10th year the NRCG hosts an annual members exhibition by local arts group Ballina Arts and Crafts Centre Inc. (BACCI). Sponsored by Ballina Shire Council, this group exhibition provides opportunity for local hobbyist and semi-professional artists from the BACCI group to showcase their works in a professional gallery.

Outcome: Professional development / Accessibility / Promotes inclusion / Connected community / Sense of Place.





Images (clockwise): Kirstie Rea with BOLD Sparks participants; Schools Mural program with Emily Devers (partnership with Creative Road and Intrapac); Imbi Davidson - Bright Sparks School Holiday Program; Hiromi Tango - Hiromi Hotel workshop in partnership with Splendour in the Grass 2019



The above graph shows the exponential growth in both the number of programs and audience participation. Overall there has been an unprecedented increase in program participation of over 499% during 2015-2019. This demonstrates participation based programs is a priority for the wider community and shows a 95% increase in program delivery with the establishment of Ignite Studios between 2017 and 2018 and a 275% increase from 2017 (pre-Ignite) to 2019.



Image: Jugan Dandi - Weaving Workshop



2. Creative lifelong learning participatory programs 2020

Our creative life long learning programs are led by professional artists from our workshop facilitator panel and diverse creative partners in an accessible, supportive environment.

Each year our lifelong learning programs are developed annually for the following 12 month calendar year period based on community needs, new partnership proposals, our visiting and exhibiting artist programs, funding opportunities and wider strategic priorities.

Special one-off funded programs are developed alongside the core program plan and intergrated within the annual learning programs each calendar year.

The core public programs include:

- Bright Sparks Creative Kids School Holiday and After School Programs
- BOLD Sparks Lifelong Learning Creative Program
- LOUD Youth Week All Ages Programs
- Adult Creative Workshops
- NAIDOC Creative Cultural Learning Program

Special one-off funded programs include:

- Citizen Science - Art, Science and Environment program
- Ignite Youth Animator - Stop motion term program
- Change Makers: Art Activism and Social Justice Mentoring Program

Image: 1000 Words Program - Cabbage Tree Island Public School Gallery visit; artwork by Judy Oakentull

Core Lifelong Learning Program



Bright Sparks Creative Kids Programs

The Gallery's Bright Sparks program invites young people and their families to discover the joy of art-making. Professional artists teach a range of hands-on creative activities during school holidays, after school term programs and for a one-off special workshops.

Bright Sparks explore everything from traditional drawing techniques to street art paste-ups and tattoo design; workshops in light graffiti, digital zines, vox pops, stop motion animation, and e-waste robot making; youth lead art and activism projects; 3D and sculpture; large scale murals on-site and, public art safari tours.

These workshops are predominantly presented by NRCG professional artist facilitator panel but from time to time also includes special programs by visiting and/or special guest artists. The After School term program is registered for the Creative Kids initiative.

The program builds confidence and inspires young people to express themselves and find their creative voice.

Artists: 7 - 10 (NRCG Artist facilitator panel + special guests)
Outcome: Audience development / Social impact / Arts and cultural development / Education / Connected community / Sense of place.



Images: Bright Sparks - School Holidays and After School Workshops, Deck-Art, Techcycle, Bigheads (Duke Albada with student)



LOUD Youth Week Programs

Designed as a range of Art Station activities running over three days - participants can choose their own adventure with the flexibility to attend half or full day sessions for the duration of the program.

Youth can immerse themselves in a variety of contemporary creative styles including minecrafting cubism, light graffiti photography, natural jewelry making and printmaking. Depending on the activities this program is offered free or highly subsidised to celebrate National Youth Week.

Artists: 6 (NRCG Artist facilitator panel)

Outcome: Audience development / Social impact / Arts and cultural development / Education / Connected community / Sense of place

Image: Jugan Dandi - Bright Sparks - School Holidays Vox-pops Workshop



NAIDOC Week Creative Cultural Programs

Celebrating local Bundjalung culture this program running over two days during NAIDOC Week Celebrations offers both Adult and Childrens programs. The workshops provide an opportunity to learn from local artist across a variety of art forms ranging from introduction to weaving using natural fibres, storytelling through painting and mark making in clay.

Artists: 4 (To be confirmed - local Indigenous artists from the Northern Rivers)

Outcome: Audience development / Social impact / Arts and cultural development / Education / Connected community / Sense of place / Promotes local Bundjalung culture

Image: Michael Philip - Painting Story Workshop



Bold Sparks Lifelong Learning Program

Bold Sparks Creative Sessions Ignite a meaningful connection between mature adults living within the aged care community, and arts and culture; Participants are invited to discover NRCG exhibitions in a tea totalling, fun, monthly creative workshop event.

A partnership with local aged care facilities fostering creative engagement and community connection through arts, residents experience a tour of the current exhibition and are guided through a hands-on art activity by professional artist mentor Cara MacLeod. Creative sessions are followed by a social morning tea catered by the Gallery Cafe.

- Participation: Six local Aged Care facilities participate in the program.
- Artists: 1-2
- Outcome: Audience development / Social impact / Arts and cultural development / Lifelong learning / Connected community / Sense of place / Health and wellbeing / Social inclusion & accessibility.

Images: BOLD Sparks - Lifelong Learning in the Gallery



Adult Creative Programs

New to the NRCG 2020 program is the introduction of Adult technique and term based and ongoing series specialist creative programs for adults.

Local Bundjalung weavers Jugan Dandi will present a series of four weekend Weaving Circle workshops throughout the year. Participants will learn various weaving techniques using and preparing natural fibres native to the local area.

NRCG's professional artist facilitator, Imbi Davidson will present our first adult term based program, 'Introduction to abstraction' that is at capacity. The program offers participants a six week introduction to the fundamental principles of abstract drawing and painting and will be the first of future ongoing Adult term based creative learning programs.

Natalie Grono will also be presenting an Adult Light Graffiti program after the highly successful Light Graffiti Youth Mentorship program late 2019 that stimulated interest from local adults wanting to attend the program.

- Artists: 4-5
- Outcome: Audience development / Arts and cultural development / Lifelong learning / Skills development / Connected community / Sense of place / Promotes local Bundjalung culture / Social inclusion & accessibility.

Images: Light Graffiti - Adult program

Special Funded Public Programs

In addition to the core creative life long learning programs NRCG continues to develop special funded participatory programs. These special programs strive to be ambitious and innovative to engage new and diverse audiences to the NRCG and the arts. Funded programs are offered free prioritising social impact strategies for all age groups at the core of each program.



Change Makers: Art, Activism and Social Justice Mentoring Program

A special program for youth (aged 15-20 years) with a passionate cause to explore through social impact art-making? This 8-week art and activism mentoring program explores the power of art to create change, continuing a long tradition of Northern Rivers activism. Join the next generation of creative environmentalists, social justice advocates and Change Makers.

Lead by our professional artists facilitators Stephanie Shoebridge film maker of the highly acclaimed social activism film *The Bentley Effect* and specialist art and environment educator Cara MacLeod

A free creative mentorship program for youth aged 15 - 20 years.

- Artists: 2
- Outcome: Audience development / Arts and cultural development / Lifelong learning / Youth skills development / Connected community / Sense of place / Social Inclusion & accessibility.
- Funding: Regional Arts NSW / NSW Government / Arts Northern Rivers



Ignite Youth Animator Stop Motion mentorship

Youth participants aged 14-17 years will join a production team to create their own Stop Motion animation film, guided by professional artist and filmmaker mentors. This intensive 8-week course explores: messaging and content development, storyboarding, production and videography through to post-production; and culminates in a red carpet film premiere at Ballina Fair Cinemas.

- Artists: 3-4
- Program Partners: Ballina Fair Cinemas / Southern Cross School Distance Learning Education Program
- Outcome: Audience development / Arts and cultural development / Lifelong learning / Youth skills development / Connected community / Sense of place / Social inclusion & accessibility.
- Funding: Family and Community Services - NSW Government

Citizen Science Community Outreach Programs

Artists and scientist associated with the 'Speaking with the River' exhibition will lead a range of free interactive workshops that explore different ways of sensing and knowing the river. Merging art/science and drawing on local river environment this innovative program will take place at various locations exploring the Richmond river. New ways of seeing, listening, smelling, touching and tasting the Richmond river system will be explored in citizen science, art and cooking workshops. One of the programs will be developed exclusively for school groups of the Ballina Shire.

Artists: 6-7

Program Partners: LabX Art/Science research group, Southern Cross University

Outcome: Audience development / Arts and cultural development / Lifelong learning / Skills development / Connected community / Sense of place / Social inclusion & accessibility.

Funding: Museums & Galleries NSW / Create NSW

Workshop 1: River Touching // Anniq Goldenberg

Touch has many subtle shades of meaning, all involving an intimacy of experience whether it be emotional or physical. So often, when we pass by a river we see, we hear, we smell, but rarely do we stop to touch. Participants of this workshop will be invited to enter the river's habitat to explore, discover and create using their hands and just the materials found along the river.

Workshop 2: Aromas of the Richmond River // Amanda Reichelt-Brushett and Moya Costello

How do we describe the smells of a river, of mangrove mud, of the mixing of salt and fresh water, of dried algae and crab holes? Environmental scientist Amanda Reichelt-Brushett and author and wine writer Moya Costello will lead this unique field trip to invent a language for interpreting river aromas, play with words and be inspired.

Workshop 3: Noxious Fish - Welcome to the table // Assoc. Prof. Adele Wessell

European carp are well established through the entire Richmond River catchment, competing with native fish for food and habitat. As an alternative to farmed seafood and in recognition of the ecological benefits to river systems that consumption would have, the movement to eat carp has gathered pace.



Alongside historical and environmental details of the effects carp have on the environment, participants will learn how to prepare the fish and make two recipes that have their own history. If you can't beat em, eat em!

Workshop 4: Are We Losing an Island? Monitoring Mangroves in the Richmond River // Deb Stokes

A coastal researcher has to "see" the coast as a shifting entity across time and space. How do they do this? From looking below the surface at millimetre scale changes recorded in the sand or mud, to sending cameras and sensors into space to capture change at a daily, monthly or yearly scale. Participants will join coastal scientist Deb Stokes on this field trip exploring the slow, and not-so-slow changes on location around Mobbs Bay in the Richmond River. Using drone (remotely piloted aircraft - RPA) technology participants will visually record and observe mangrove environments.

Workshop 5: Stories of Swamps and Rivers // Group panel

This program is still in development but will include a panel of artist and scientists from the LabX art and environment research group and local Bundjalung environmentalist, Marcus Ferguson and Environmental scientist and Healthy Waterways Officer from Ballina Shire Council, Suzanne Acret. The panel will share cultural and creative stories along with scientific research on what a healthy waterway system is.

Workshop 6: Listening to the River Workshop // Leah Barclay

School groups from the Ballina Shire will be offered a unique opportunity to participate in 'River Listening' workshops on location at the Richmond River with sound artist Leah Barclay.

Images: Leah Barclay - Listening to the River - Art and Environment workshop

Special Partner Public Programs

Each year the NRCG partners with various key industry stakeholders in the region and beyond to present special one-off and ongoing events. Two special partner events confirmed for the 2020 program that offer satellite venue activities for other major festivals providing accessible events to the main festivals and providing creative community engagement and new audiences to the NRCG and Ignite Studios.



Hiromi Hotel - Splendour in the Grass (SITG) with Hiromi Tango

This collaborative community art project was initiated as part of the 2019 creative programs and is programmed again as part of the 2020 program. There are two elements to this project were NRCG exhibiting artists and artist facilitators were provided a mentorship opportunity with International artist Hiromi Tango to develop and co-host pre-festival community workshops and then participate on-site at Splendour Festival with the installation of the site-specific work and join the performance team for the duration of SITG. Community outreach programs were run in Ignite Studios to make collaborative sculptures that were then transported and installed on-site at SITG as part of the installation. This project will be ongoing until 2022.

Artists: 10 - 15

Outcome: Audience development / Arts and cultural development / Lifelong learning / Skills development / Connected community / Sense of place / Social inclusion & accessibility / Health and wellbeing / Partnership development.

Images: Hiromi Tango - *Hiromi Hotel Collaborative Community workshop*



Writers on the Road - Byron Writers Festival

This collaborative community art project was initiated as part of the 2019 creative programs and is programmed again as part of the 2020 program. There are two elements to this project were NRCG exhibiting artists and artist facilitators were provided a mentorship opportunity with International artist Hiromi Tango to develop and co-host pre-festival community workshops and then participate on-site at Splendour Festival with the installation of the site-specific work and join the performance team for the duration of SITG. Community outreach programs were run in Ignite Studios to make collaborative sculptures that were then transported and installed on-site at SITG as part of the installation. This project will be ongoing until 2022.

Artists: 10 - 15

Outcome: Audience development / Arts and cultural development / Lifelong learning / Skills development / Connected community / Sense of place / Social inclusion & accessibility / Health and wellbeing / Partnership development.

Images: Five Writers on the Road in the Gallery 2019

Introducing Our Professional Artist Facilitator Panel

Through a competitive Expression of Interest (EOI) process the NRCG has established a professional artist facilitator panel. Under the direction of the Gallery Coordinator, the artist facilitator panel develop and deliver the creative lifelong learning participation programs.

Engaged on a casual agreement each facilitator has been selected based on their professional experience and the operational requirement for a diverse range of creative specialisations. The facilitator panel enables a preferred contractor arrangement to ensure quality and curatorial consistency supporting this rapidly growing area of NRCG and Ignite Studios programming.



Imbi Davidson

Imbi Davidson is a practising visual artist and arts educator, Imbi holds a Masters by Research, Grad. Dip. Education, and BVA. Previous roles include Visual Arts Teacher and Youth Facilitator, Social Futures.

Cara MacLeod

Cara MacLeod is a leading Australian artist educator with a background in environmental and community engagement projects. She currently divides her time between the MCA, Sydney (Student Teacher Engagement) and NRCG and holds a Master of Teaching and BVA COFA.



Images: Bright Sparks School Holiday Workshop - Imbi Davidson; Emily Devers Schools Mural Workshop



Karen Rantussi

Karen Rantussi is a professional arts educator passionate about community engagement and working to develop key public programs for the arts and student literacy. Previous program design for MONA, Lismore Regional Gallery and NRCG. Karen holds Masters and Bachelor of Education.

Duke Albada

Duke Albada is a creative producer, Installation and participatory artist, delivering wide-ranging creative projects, workshops, events and arts mentoring projects within the social services, regional communities and the wider arts sectors. Duke holds an MVA with Honours in Architectural Design.



Natalie Grono

Natalie Grono is an award winning photographer and photojournalist. As a photojournalist, she shoots on assignment for the New York Times and the Guardian. Her photographic awards include: The Olive Cotton Award for Photographic Portraiture, The Walkley Award for Portraiture and The National Portrait Prize peoples Choice Award.



Narelle Bretherton

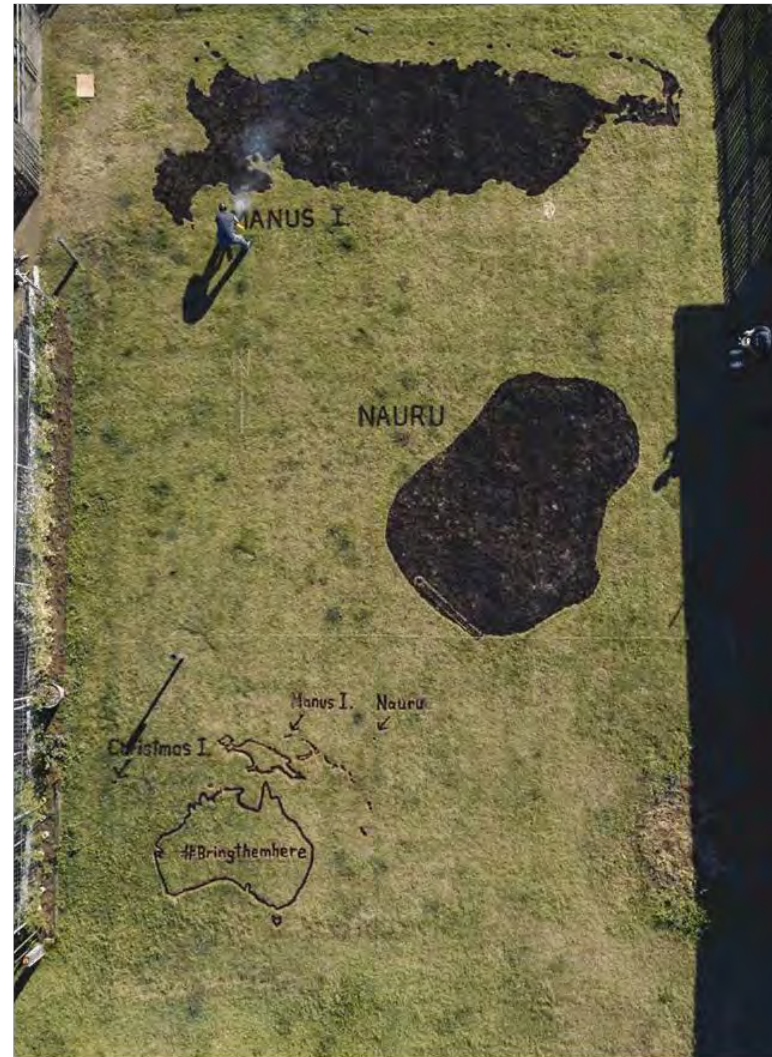
Narelle Bretherton is a painter, and creative educator. She studied Fine Art at the Victorian College of the Arts and is a member of the Lennox Arts Collective, a gallery and workshop space in Lennox Head, NSW.



Stephanie Shoebridge

Stephanie Shoebridge is passionate community arts project manager and social justice activist, working across multiple tech-focused platforms locally and nationally. Steph is co-director and producer of the hugely successful documentary film 'The Bentley Effect'.

Images: Bright Sparks School Holiday Workshop - Public Art Safari



Images: Emma Wise - Scorched Earth project and site specific installation in collaboration with Ballina Region for Refugees



3. Visiting Artist-in-Residence (AiR) - Community Outreach

The funded AiR initiative offers residencies between 4 -12 weeks, to allow artists time and space to expand on their artistic practice, research and experiment with new ideas or ways of working, and engage with community. Northern Rivers Community Gallery (NRCG) works closely with the local community, and places emphasis on collaboration of all kinds. Applications encourage creative practices that connect with people and place.

The funded AiR program calls for proposals from creative practices that engage with the unique identity, history and current social, environment and economic context of the Ballina Coast and Hinterland. Two residency categories have been established 'Environment Futures', focused on engaging with the environment and place and the other, 'Space and Place' to encourage artists with socially engaged practices to engage with local community.

Resident artists have the opportunity to engage with the NRCG annual artistic program activities including lectures, artist talks, workshops, open studios, exhibitions, performances, site-specific activations or collaborations with local community groups and organisations.

Applications are open to Australian and International arts or cultural professionals from all creative disciplines, both emerging and established.

Images: UUendy Lau - Re-Imaging Waves Project and community outreach workshops and final exhibition installation in Ignite Studios



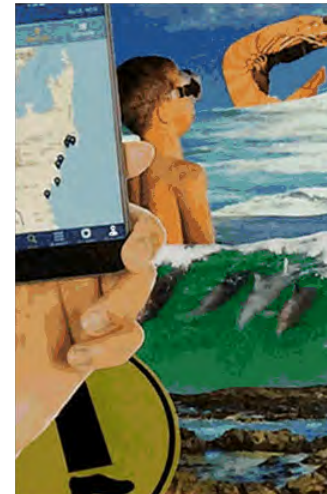
Emma Wise
Border Politics and Out-of-Sight-Out-Of-Mind; in Plain Sight - collaboration with Ballina Region for Refugees

Emma Wise is an interdisciplinary artist who creates indoor and outdoor, site-responsive installations. Her interest in the negotiation of territories, barriers and borders led her to collaborate with local Refugee Groups to create two works during her residency. Members of Ballina Region for Refugees, local teachers' professional development group Raiders of the Lost Art, and neighbours all helped upscale the islands onto the gridded block bringing the plight of asylum seekers searching for 'home' into the public discourse.



UUendy Lau
 Re-Experiencing Waves Exhibition - Environment Futures (Solo Show)

UUendy is a multi-disciplinary artist based in Hong Kong creating works that explore the discourse of art, design and culture in relation to nature. Her solo show was the culmination of her residency which involved research and development exploring the coexistence between humans and water. She created an interactive kinetic Installation. The residency was an opportunity to re-experience and re-connect one of the most beautiful and inspiring natural phenomena - waves.



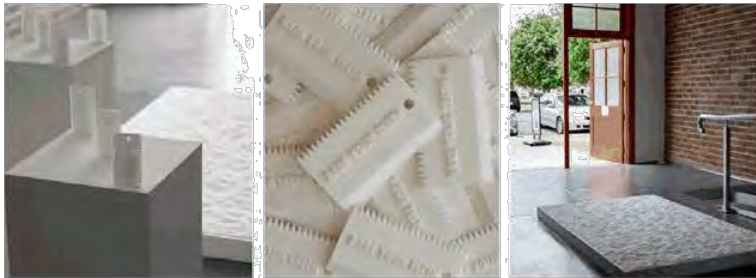


Carolyn Cardinet
Residency

Carolyn Cardinet collects discarded and unnoticed objects found on beaches and streets and reclaims these objects. Carolyn worked with community to collect over 100 kgs of waste from our waterways to create a large sculptural assemblage onsite. Giant seaweed leaves were cut and machine stitched to create tentacle like form. Carolyn conducted river clean ups, delivered four Community workshops (bugs hotel & deep sea creatures), four Artists talks and engaged broadly with artists and community.



Images: Caroline Cardinet - Art and Environment project, river clean-up, installation and workshop facilitation of BOLD Sparks Lifelong Learning program



Andrew Christie

Andrew Christie is a Western Sydney based multidisciplinary artist and curator with specialties in sculptural, institutional and community-based practice. During his residency he worked with multiple community groups, delivered workshops and collaborated with All Girls Surfrider Club to create new work *Bare Your Teeth*. Another joint project evolved and developed into a virtual reality exhibition *Virtually Impossible* a funded collaboration between Sprung!! Integrated Dance Theatre and Christie which has resulted in a flow on collaboration and theatre production premiering as part of with Northern Rivers Performing Arts 2020 Season.

Images: Andrew Christie - Community collaboration with All Girls Surfrider Club and Sprung!! Integrated Dance Theatre, installation of final exhibition

AiR - Indicative Community Outreach Programs



Since launching in May 2018 Ignite Studios has hosted a total of eight visiting artists in the program, four of which have been funded with an Artists Stipend.

The funded AiR's have included Emma Wise from Sydney, Andrew Christie from Sydney, UUendy Lau from Hong Kong and Carolyn Cardinet from Melbourne. Each of the residents engaged with the local community through both the research and development of their creative practices but also with a reciprocal community outreach public program.

The following provides a snapshot of past community outreach programs delivered through the funded AiR program.

- Artists: 7 - 10 (NRCG Artist facilitator panel + special guests)
- Outcomes: Audience development / Social impact / Arts and cultural development / Education / Connected community / Sense of place / Art and health / Social inclusion.



Andrew Christie //
 Schools Meet the Artist
 Andrew Christie delivered a series of demonstrations on 3-D printing techniques to various local school groups during his residency. This opportunity gave young students the opportunity to 3D photography and printing in action introducing them to new technologies used in art making.

UUendy Lau // Community workshops
 UUendy Lau organised several collaborative workshops for the community to co-examine the (future) status of the water and the surrounding environment in Ballina through exploring different art mediums, including collaborative sewing, clay-sculpture and collage making. All the art deliverables from the activities became interesting resources that helped construct the installation exhibited at the end of the residency in Ignite Studios.



Caroline Cardinet //
 Art & Environment workshops
 Along with organising two river clean ups and a community art project to raise awareness about river health, Carolyn delivered four free family workshops - *Create your own Insect Hotel or Deep Sea Creature* using waste and natural found objects, as well as joining the Bold Sparks Creative Sessions to create with with local seniors. Carolyn's activities were all focussed on educating and building awareness on environmental sustainability and art-making.

4. Future Lifelong Learning Programs - funding dependent

The following future programs are dependant on staffing and project funding being secured. The following programs would primarily be delivered utilising our established facilitator panel with some specialist creative facilitators being engaged on a contract basis as required.



Disability Art Studio Program
Building on existing project and relationships with Artists with a disability, NRCG seeks to establish support for a Disability Makers Studio @ Ignite, welcoming artists who are neurodiverse, or who have an intellectual and physical disability. Ignite supported studio would assist artists to access education, professional development pathways and multiarts opportunities.

Art - Science - Environment
NRCG art and environment series supports and develops projects from artists, communities and groups engaging with specific grassroots and global environmental challenges through the arts. Curated projects are developed by established environmental artists, visiting artists and our specialist artist facilitators with backgrounds in art and activism, the environment and education.



Images: Sprung!! Integrated Dance Theatre performance - Ignite Studios; Art - Science Demo in the Gallery with artist Grayson Cook



School Engagement Programs
NRCG works with arts and education specialists to design and deliver innovative school engagement and audience development programs. Programs respond to the Annual program of exhibitions and target focus areas such as: Art appreciation and Expression, Culture and Place, or Art and Environment. Programs are developed in response to identified need such as the Arts & Literacy program.

Images: Mandala Workshop Ignite Studios; 1000 Words School Group Visit (Artwork by Samantha Taylor)

Adult Term Programs

NRCG will trial and develop term-length creative programs for adults in 2020 in response to community demand. Courses cover everything from an introduction to the fundamental principles of abstract drawing and painting, or light painting & photography, weaving, ceramics and 3-D works. If successful for Multi-year funding this program would be expanded.



Creative Youth Mentorship Program

If successful for multi-year funding the NRCG would develop a changing 8-week long youth mentorship program to young people aged 15 -25. Through successful one-off project funding a Light Graffiti Youth Mentorship was offered in 2019 that was extremely well received by local youth. Participants and community have provided feedback for more programs such as this. Another one-off Stop Motion Animation program is programmed in 2020 but without ongoing funding this program will not continue.

Images: (T) Introduction to Abstraction Adult workshop with Imbi Davidson in Ignite Studios; (B) Light Graffiti Creative Youth Mentorship with Duke Albada



Images: Virtually Impossible Launch Event performance - Sprung! Integrated Dance Theatre and Andrew Christie

Attachment 1: Exhibition Schedule 2020

2020 EXHIBITION SCHEDULE

MONTHS	EXHIBITION DATES	EXHIBITION LAUNCH	Gallery 1	Gallery 2	Gallery 3	Gallery 4	Ignite Pop-Ups
BUMP IN/OUT	Mon 13 / Tues 14 Jan						
JAN - FEB 2020	15 Jan - 8 Mar	16-Jan	Nicole Wood	Joanne Mulcahy	Sabine Pick	Susan Joyce	
BUMP IN/OUT	Mon 9 / Tues 10 Mar						Mon 27 Apr
MAR - APR 2020	11 Mar - 3 May	12-Mar	Mark Stapelfeldt	Rae Saheli	Helen Halliday	Matthew Purves	Tue 28 Apr - Sun 3 May Re-making Place/ BR4R LAUNCH Thu 30 Apr 5.30pm - 7.30pm
BUMP IN/OUT	Mon 4 / Tues 5 May						Mon 4 May
MAY - JUN 2020	6 May - 28 June	7-May	Jenny Sayer	Four Print Makers	Bonnie Larden	BACCI	
BUMP IN/OUT	Mon 29 / Tues 30 Jun						Mon 20 July
JUL - AUG 2020	1 Jul - 23 Aug	2-Jul	Rebecca Cook BSA Grad	Laura Tate (Group)	Katie Cross	Red Inc	Tue 21 - Sun 26 July Unconditional Stories/Ballina Hospital- Lismore TAFE LAUNCH Wed 22 July
BUMP IN/OUT	Mon 24 / Tues 25						Mon 27 July
SEPT - OCT 2020	26 Aug - 18 Oct	27-Aug	Jodi Woodward	Heather Matthew + Samantha Tannous	Grayson Cook / LabX	Grayson Cook / LabX	
BUMP IN/OUT	Mon 19 / Tues 20 Oct						
NOV - DEC 2020	21 Oct - 13 Dec	22-Oct	Betty Russ SCU Grad	Aesha Kennedy	BAM Art Prize	BAM Art Prize	
BUMP OUT	Mon 14 / Tues 15 Dec						

Open Applications
 Sponsored Community Exhibition
 Partner Exhibitions
 Graduate Awards
 Art Prize

Attachment 2: Lifelong Learning Schedule 2020 - 2021

PROGRAM / EVENT CALENDAR - 2020

JAN	FEB	MAR	APR	MAY	JUN
22 - 23 Jan ART STATION SH // Imbi, Duke, Steph, Karen, Cara	1-2 Feb WEAVING CIRCLE 1 Tania + Deb [ENGINE ROOM]	Wks 4-6 / 3-17 Mar INTRO to ABSTRACTION Imbi	Wks 8-9 / 1-8 Apr BRIGHT SPKS - T1 cont. Imbi	Wks 1-4 / 6-27 May BRIGHT SPKS - T2 Printmaking 8-11yrs // Cara Photography 12-17 yrs // Nat	Wks 5-8 / 3-24 Jun BRIGHT SPKS - T2 Printmaking 8-11yrs // Cara Photography 12-17 yrs // Nat
	Wks 1-3 / 11-25 Feb INTRO to ABSTRACTION Imbi [LOCKER ROOM]	Wks 4-7 / 4-25 Mar BRIGHT SPKS - T1 cont. Imbi	9 Apr BOLD Spks - 3 Cara	14 May BOLD Spks - 4 Cara	6-7 Jun WEAVING CIRCLE 2 Tania + Deb
	Wks 1-3 / 12-26 Feb BRIGHT SPKS - T1 Imbi	5 Mar BOLD Spks - 2 Cara	15-17 Apr LOUD YTH WEEK ART STATION SH // Nat, Narelle, Karen, Cara	23 May LIGHT GRAFFITI // Adult Nat Grono	11 Jun BOLD Spks - 5 Cara
	6 Feb BOLD Spks - 1 Cara				
JUL	AUG	SEPT	OCT	NOV	DEC
Wk 9 / 1 Jul BRIGHT SPKS - T2 Printmaking 8-11yrs // Cara Photography 12-17 yrs // Nat	1-2 Aug WEAVING CIRCLE 3 Tania + Deb	Wk 6-9 / 2-23 Sep BRIGHT SPKS - T3 cont Art w/- Nature // Narelle	1 Oct BOLD Spks - 9 Cara	Wks 3-6 / 4-25 Nov BRIGHT SPKS - T4 cont tbc // Steph	Wks 7-9 / 2-16 Dec BRIGHT SPKS - T4 cont tbc // Steph
8 Jul NAIDOC Program - Kids Printmaking // (tbc) Weaving // (tbc)	Date tbc CHANGEMAKERS - Social Justice Youth [FUNDED] dates tbc // Steph + Cara	Dates tbc / 8 Weeks IGNITE YOUTH ANIMATOR [FUNDED] dates tbc // Steph + Cara or Duke	Wkshp 4 / 2 Oct CITIZEN SCIENCE program [FUNDED] dates tbc // Grayson + Amanda LabX	7 Nov ART OF FOLEY Duke Albada	23 Dec ECO XMAS DECOs Duke Albada
9 Jul BOLD Spks - 6 Cara	5 Aug WRITERS ON THE ROAD BWF - Zachary Jane [GALLERY]	3 Sep BOLD Spks - 8 Cara	3-4 Oct WEAVING CIRCLE 4 Tania + Deb		
11 Jul NAIDOC Program - Adult Drawing // Penny Evans (tbc) Weaving // Tania Marlowe	Wk 2-5 / 5-26 Aug BRIGHT SPKS - T3 cont Art w/- Nature // Narelle	Wkshp 2 & 3 / 13 & 20 Sep CITIZEN SCIENCE program [FUNDED] dates tbc // Grayson + Amanda LabX	Dates tbc / 8 Weeks IGNITE YOUTH ANIMATOR [FUNDED] dates tbc // Steph + Cara or Duke		
15-16 Jul ART STATION SH // Imbi, Duke, Steph	6 Aug BOLD Spks - 7 Cara		Wkshp 5 & 6 / Dates tbc CITIZEN SCIENCE program [FUNDED] dates tbc // Grayson + Amanda LabX		
17 Jul // date tbc HIROMI TANGO SITG 2020	Wkshp 1 / 29 Aug CITIZEN SCIENCE program [FUNDED] dates tbc // Grayson + Amanda LabX		Wks 1-2 / 21-28 Oct BRIGHT SPKS - T4 tbc // Steph		
Wk 1 / 29 Jul BRIGHT SPKS - T3 Art w/- Nature // Narelle			30 Oct PARANORMAL PROM - ART STATION SH Steph, Cara, Nat, Karen, Narelle		

Core Program	Partner Program	One-off Special Funded Program
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Attachment 2: Lifelong Learning Schedule 2020 - 2021

DRAFT PROGRAM/EVENT CALENDAR - 2021

JAN	FEB	MAR	APR	MAY	JUN
dates tbc ART STATION SH // Imbi, Duke, Steph, Karen, Cara	<u>1 day p/wk ONGOING / day tbc</u> Disability Studio Program Cara	<u>1 day p/wk ONGOING / day tbc</u> Disability Studio Program Imbi	<u>1 day p/wk ONGOING / day tbc</u> Disability Studio Program Steph	<u>1 day p/wk ONGOING / day tbc</u> Disability Studio Program Narelle	<u>1 day p/wk ONGOING / day tbc</u> Disability Studio Program Cara
	Weekly ONGOING Schools Engagement Program Arts & Literacy Focus Imbi	Weekly ONGOING Schools Engagement Program Arts & Literacy Focus Imbi	Weekly ONGOING Schools Engagement Program Arts & Literacy Focus Imbi	Weekly ONGOING Schools Engagement Program Arts & Literacy Focus Imbi	Weekly ONGOING Schools Engagement Program Arts & Literacy Focus Imbi
	<u>dates tbc</u> WEAVING CIRCLE 1 Tania + Deb [ENGINE ROOM]	<u>Wks 4-6 / Dates tbc</u> Adult Term program #1 Intro to B&W photography Natalie Grono [LOCKER ROOM]	<u>Wks 8-9 dates tbc</u> BRIGHT SPKS - T1 cont. Imbi	<u>Wks 1-4 / dates tbc</u> BRIGHT SPKS - T2 Pop-Art 8-11yrs // Narelle Light Graffiti 12-17 yrs // Nat	<u>Wks 5-8 / dates tbc</u> BRIGHT SPKS - T2 Pop-Art 8-11yrs // Narelle Light Graffiti 12-17 yrs // Nat
	<u>Wks 1-3 / dates tbc</u> Adult Term program #1 Intro to B&W photography Natalie Grono [LOCKER ROOM]	<u>Wks 4-6 / Dates tbc</u> Adult Term program #2 Abstraction II Imbi Davidson [ENGINE RM]	<u>Monthly/date tbc</u> BOLD Spks - 3 Cara	<u>Monthly/date tbc</u> BOLD Spks - 4 Cara	<u>Wks 1-3 / dates tbc</u> Adult Term program #4 Abstraction III Imbi Davidson [ENGINE RM]
	<u>Wks 1-3 / dates tbc</u> Adult Term program #2 Abstraction II Imbi Davidson [ENGINE RM]	<u>Wks 4-7 / dates tbc</u> BRIGHT SPKS - T1 cont. Imbi	<u>3 days / dates tbc</u> LOUD YTH WEEK ART STATION SH // Nat, Narelle, Karen, Cara	<u>date tbc</u> Little Landscapes/ Adult Narelle Bretherton	<u>dates tbc</u> WEAVING CIRCLE 2 Tania + Deb
	<u>Wks 1-3 / date tbc</u> BRIGHT SPKS - T1 Imbi	<u>Monthly/date tbc</u> BOLD Spks - 2 Cara	<u>4-5 workshops / Dates tbc</u> Art & Environment Program / Adult Imbi / Cara / Special guests	<u>8 Week Dates tbc</u> Annual Youth Mentorship dates tbc // Imbi + Cara	<u>Monthly / dates tbc</u> BOLD Spks - 5 Cara
	<u>Monthly/date tbc</u> BOLD Spks - 1 Cara				<u>8 Week Dates tbc</u> Annual Youth Mentorship dates tbc // Imbi + Cara

Core Program	Partner Program	Funded Program (none confirmed)
NOT FUNDED	Will not go ahead without Multi-year funding from Create NSW to oversee production and delivery - other funding will also be sought towards productions costs i.e. materials, specialist facilitators as required etc.	

Attachment 2: Lifelong Learning Schedule 2020 - 2021

DRAFT PROGRAM/EVENT CALENDAR - 2021

JUL	AUG	SEPT	OCT	NOV	DEC
1 day p/wk ONGOING / day tbc <i>Disability Studio Program</i> Cara	1 day p/wk ONGOING / day tbc <i>Disability Studio Program</i> Imbi	1 day p/wk ONGOING / day tbc <i>Disability Studio Program</i> Steph	1 day p/wk ONGOING / day tbc <i>Disability Studio Program</i> Narelle	1 day p/wk ONGOING / day tbc <i>Disability Studio Program</i> Narelle	Wks 7-9 / 2-16 Dec <i>BRIGHT SPKS - T4</i> cont tbc // Steph
Weekly ONGOING <i>Schools Engagement Program</i> Art & Environment Focus Cara	Weekly ONGOING <i>Schools Engagement Program</i> Art & Environment Focus Cara	Weekly ONGOING <i>Schools Engagement Program</i> Art & Environment Focus Cara	Weekly ONGOING <i>Schools Engagement Program</i> Art & Environment Focus Cara	Weekly ONGOING <i>Schools Engagement Program</i> Art & Environment Focus Cara	23 Dec <i>ECO XMAS DECOS</i> Duke Albada
Wk 9 / date tbc <i>BRIGHT SPKS - T2</i> Pop-Art 8-11yrs // Narelle Light Graffiti 12-17 yrs // Nat	Date tbc <i>WEAVING CIRCLE 3</i> Tania + Deb	Wks 1-3 / dates tbc <i>Adult Term program #5</i> <i>Little Landscapes II</i> Narelle Bretherton [ENGINE RM]	Wks 4-6 / dates tbc <i>Adult Term program #5</i> <i>Little Landscapes II</i> Narelle Bretherton [ENGINE RM]	Wks 3-6 / Date tbc <i>BRIGHT SPKS - T4</i> cont tbc // Steph	
Wks 4-6 / dates tbc <i>Adult Term program #4</i> <i>Abstraction III</i> Imbi Davidson [ENGINE RM]	Date tbc <i>WRITERS ON THE ROAD</i> BWF - Zachary Jane [GALLERY]	Wk 6-9 / Dates tbc <i>BRIGHT SPKS - T3</i> cont Art w/- Nature // Narelle	Date tbc <i>BOLD Spks - 9</i> Cara	Date tbc <i>BOLD Spks - 10</i> Cara	
date tbc <i>NAIDOC Program - Adult and Kids</i> Mediums tbc	Wk 1-5 / dates tbc <i>BRIGHT SPKS - T3</i> Facilitator panel	3 Sep <i>BOLD Spks - 8</i> Cara	Date tbc <i>WEAVING CIRCLE 4</i> Tania + Deb		
date tbc <i>BOLD Spks - 6</i> Cara	Date tbc <i>BOLD Spks - 7</i> Cara	4-5 workshops / Dates tbc <i>Art & Environment Program / Adult</i> Imbi / Cara / Special guests	Wks 1-2 / Dates tbc <i>BRIGHT SPKS - T4</i> tbc // Steph		
2 days / dates tbc <i>ART STATION SH</i> // Imbi, Duke, Steph			30 Oct <i>PARANORMAL PROM - ART STATION SH</i> Steph, Cara, Nat, Karen, Narelle		
Jul // date tbc <i>HIROMI TANGO</i> SITG 2020					

Core Program	Partner Program	Funded Program (none confirmed)
NOT FUNDED	Will not go ahead without Multi-year funding from Create NSW to oversee production and delivery - other funding will also be sought towards productions costs i.e. materials, specialist facilitators as required etc.	

Attachment 3: Lifelong Learning Social Impact Statements

SCHOOLS PROGRAMS

"The best literacy in-service I have seen in 10 years!"

Greg Thomas, Teacher – Ballina Public School

"I was brought to tears by the combination of the literacy by young children and the artworks in this exhibition"

Gallery Visitor

"The students found such inspiration for their writing pieces and to have the opportunity to display this with the original artwork, in a gallery, is outstanding. It was wonderful reading the students different writing perspectives on the same artwork...to see the students drawing inspiration from artworks that they found a connection with.. Furthermore, the professional learning that our teacher has gained from being part of this program has enhanced how she and others teach creative writing across our school.

Rebecca Dening, Principal – Tregeagle Public School

"A phenomenal experience with the 1,000 Words program as part of the exhibitions"

Gallery Visitor

"On the flimsy craft and fluffy white clouds, I see an anxious pilot sailing the vast unbounded sky.

The delicate wobbly plane might just take the anxious pilot on his journey"

by Monty, Age 7

"The 1000 words program has opened their eyes to the opportunities and experiences that our local gallery can provide...this program is responsible for instilling the long term benefits of art appreciation in these children's lives. I have seen and heard the excitement and joy that students experience from participating.....The Program has led to some wonderful additional art opportunities for our students at Empire Vale. Rohan, Year 6 had his artwork created as part of 1000 words selected to go on exhibition in the NSW Arts Unit run 'Operation Art' Exhibition in Homebush, Sydney. Lillian, Tayla, Sally Hien and Molly (Year 6) had their artworks selected to go on exhibition in Nagoya, Japan, as part of the Nagoya Sister City Art Exchange.

Karen Rantissi, Teacher, Empire Vale Public School

"The children were really engaged in the co- construction of the Haiku poem , it was very suitable for this age group and relevant to our Literacy program. We are so fortunate to have such an excellent resource here in Ballina and we hope we can continue to be involved"

Stephen Seymour and Marg Gill
Holy Family School Skennars Head



Images: School Engagement programs in the Gallery and Word Bank alongside the artwork as part of the 1000 Words Arts & Literacy program. Artwork by Tanja Taljaard

Attachment 3: Lifelong Learning Social Impact Statements

GENERAL PROGRAMS

Boldsparks: Creative Life Learning Program

"The ability for our residents to meet and enjoy the company of other Aged Care residents rarely happens and it was a delight to see them socialising. Jeht and the team provided an achievable and fun project for us. To sit, weave and talk together in such a creative and inspiring environment as the Ballina Art Gallery was beautiful."This is a fantastic program that gives our Seniors a wonderful way to socialise, learn and feel a part of the wider community."

*Bec Stephens, Positive Living Assistant ,
Feros Village Byron Bay*

The Boid Sparks program has been of great benefit to the residents of Baptist Care and we all dearly hope that this lifelong learning program will continue. It gives the residents the opportunity to express themselves through different art techniques and this enables them to feel a sense of pride at what they have accomplished. The residents enjoy viewing the different art exhibits displayed at the Northern Rivers Community Gallery and this allows them to feel a part of the community.

*Samantha Tuck, Leisure & Lifestyle Coordinator,
Baptists Care*

"Before they went to the workshop there was lively discussion about the project that was to be worked on, and upon returning to the facility there was pride and a sense of achievement as they proudly showed the finished art works to their fellow residents. These artistic creations were then displayed in a "gallery" in our dining room at the facility for everyone to see.

As well as enjoyment and fun the therapeutic benefits our residents gained from these workshops include: A sense of accomplishment, leading to a boost in mood and self-esteem, Socialisation and opportunity for communication reminiscence, an outlet for self-expression, Learning new skills and a char to utilise talents they previously enjoyed, maintaining motor function, dexterity and hand eye coordination, an increase in concentration and mindfulness."

*Helen Dein
Manager Leisure and Lifestyle Department
St Andrews Village Ballina.*

Program Partner Feedback
Sprung Integrated Dance Theatre

"I write in support of the social impact of the Northern Rivers Community Gallery that we have witnessed personally. In 2013 Sprung!! was invited to exhibit a series of photographs from our first integrated dance workshop as part of Youth Week at NRCG, to ensure that our young dancers with disability had a "place at the table" as emerging artists in the region.

We also exhibited and performed at the Gallery in 2015, and in 2018-19 have been invited to participate in a residency with emerging young digital artist Andrew Christie. This project has been an extremely fruitful collaboration, introducing our dancers and tutors to the world of virtual reality, and through virtual reality, introducing real and potential audiences to the worlds of our dancers with disability in their vivid, highly specific imagery and humour. It has also been wonderful watching the dancers grow in confidence and professionalism through the experience."

Robyn Brady, Producer, Sprung! Integrated Dance Theatre

Artist Feedback

"I am an interdisciplinary artist located in Lismore NSW. In 2007 I was in a severe car accident and sustained Mild Traumatic Brain Injury a permanent disability. In 2015 Epicormia Collective was formed, all artists with disabilities, and we held a group exhibition at NRCG in late 2016.

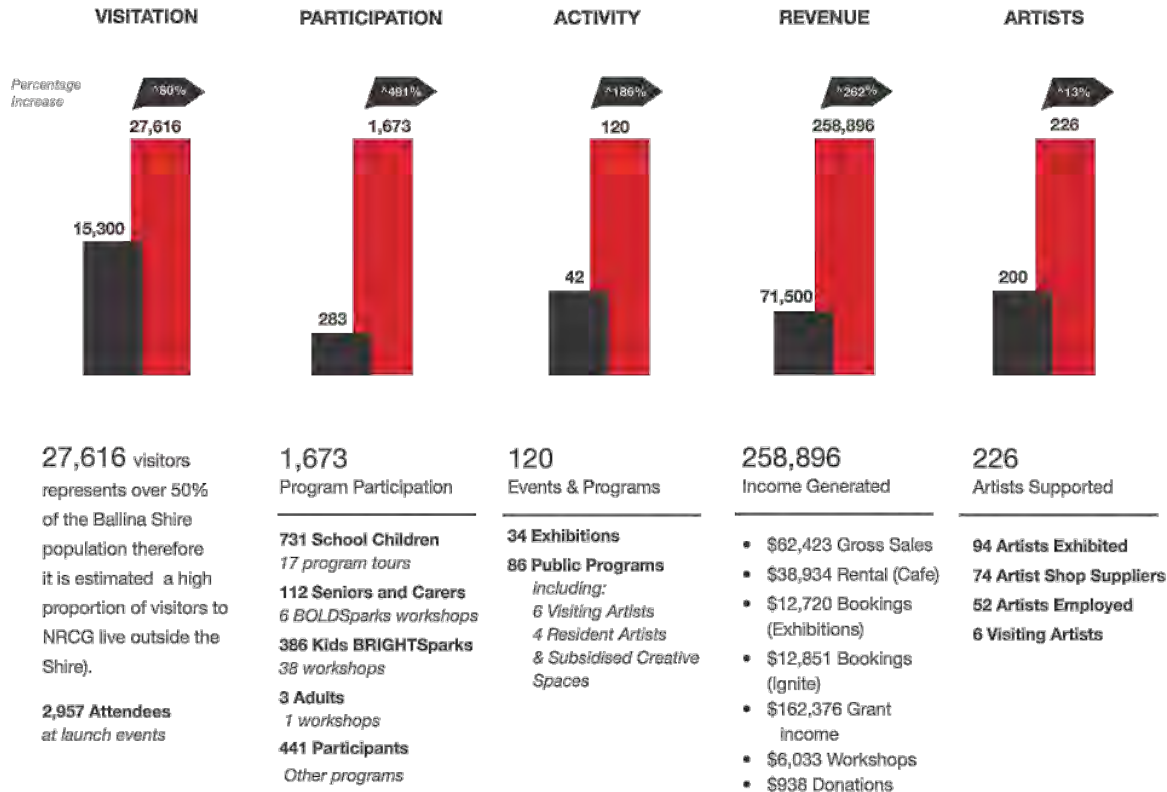
As a result of this exhibition and support provided by Northern Rivers Community Gallery, I have since secured a national Australia Council for the Arts Multi-Arts grant and have completed an ambitious body of work Museum of My Friends # 1, including an interactive screen sculpture that was based from that first exhibition "Unravelling. The work was exhibited at Lismore Regional Gallery this year and Gunnedah in 2018 with bigger exhibitions on the horizon. Other co-exhibitors Julie Milner Barratt and Jeremy Hawkes have also benefited greatly. Jeremy is currently in Berlin under a much covered Create NSW fellowship and has also secured the first round of Disability mentorships with the Australia Council for the Arts.

Marion Conrow, Artist



Northern Rivers Community Gallery
& Ignite Studios @NRCG

2018-19 Statistics



27,616 visitors represents over 50% of the Ballina Shire population therefore it is estimated a high proportion of visitors to NRCG live outside the Shire).

2,957 Attendees at launch events

1,673 Program Participation

- 731 School Children
17 program tours
- 112 Seniors and Carers
6 BOLDSparks workshops
- 386 Kids BRIGHTSparks
38 workshops
- 3 Adults
1 workshops
- 441 Participants
Other programs

120 Events & Programs

- 34 Exhibitions
- 86 Public Programs including:
 - 6 Visiting Artists
 - 4 Resident Artists
 - & Subsidised Creative Spaces

258,896 Income Generated

- \$62,423 Gross Sales
- \$38,934 Rental (Cafe)
- \$12,720 Bookings (Exhibitions)
- \$12,851 Bookings (Ignite)
- \$162,376 Grant income
- \$6,033 Workshops
- \$938 Donations

226 Artists Supported

- 94 Artists Exhibited
- 74 Artist Shop Suppliers
- 52 Artists Employed
- 6 Visiting Artists

2019 HIGHLIGHTS

Virtual Reality Exhibition
Virtually Impossible: Andrew Christie & Sprung! Integrated Dance Theatre

LOUD! Youth Week Program
60 children over two days participate in Zine pop-art, paste ups, wall art, madala creation on vinyl records, tattoo & ikon design, public art safari creative programs.

- 34 exhibitions including the travelling exhibition Kirstie Rea - *Tending Light Fields* - a 20 year survey; and four pop-up exhibitions in Ignite Studios
- 21 Schools participate in 1000 Words Arts & Literacy Program. 61 teachers trained and registered
- 6 Visiting Artists
- 1,800 volunteer hours

27,616

Visitors

94%

Very satisfied

\$57,600

Value volunteer hours

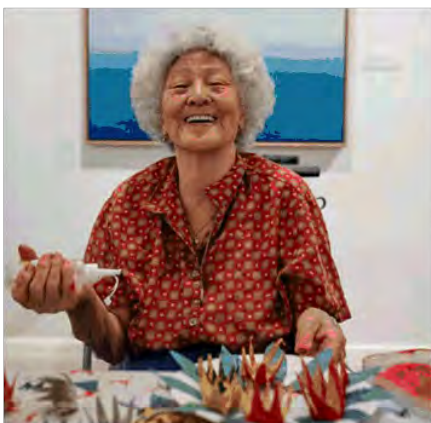
\$40,068

Artist Income



1000 Words - Schools Arts and Literacy Program

- Run in conjunction with the curriculum, this program harnesses the potential for the arts to improve literacy outcomes - through artistic discussions, creative writing, and vocabulary enrichment.
- 731 school children from across 21 Northern Rivers schools engaged creatively with gallery exhibitions. The program incorporated teacher training, and a series of school based activities prior to a subsidised visit to the gallery for further learning experiences. A highlight for the children was to discuss their own creative writing, showcased beside the artwork on exhibition.
- 90% of participating schools had visited a museum or gallery less than once in the previous 12 months. 61 Teachers are now registered for the program and 80% of participating schools have now permanently integrated the program in to their curriculum. A cross section study by participating schools confirmed a 78% increase in literacy grades of students through the program (based on NAPLAN grading criteria).



BOLDsparks

- BOLDsparks program ignites a meaningful connection between mature adults living within the aged care community and arts and culture in a safe, accessible cultural facility.
- In 2019, 112 participants from across six aged care services engaged their creative potential through hands-on art activities and artistic discussion.
- 6 unique two-hour workshops were tailored to respond directly to the current exhibitions at the NRCG. Participants engaged in a dialogue of arts, culture and memory. Activities were designed to engage higher order cognitive thinking, reinforce fine motor skills and support social engagement exploring everything from building terrariums to theatre sports.



BRIGHTsparks

- In 2019, 386 children aged 8-15 years and their families explored creative self expression with professional artists.
- Term and school holiday programs covered diverse creative activities - such as street-art paste ups, arts safaris, mandala making, reuse art, e-waste robots, vox pops, digital storytelling and logo/ icon design.
- After school program culminated in a pop-up exhibition in *Ignite Studios @ NRCG* for caregivers, friends and family.



Pop-up exhibition installation in Ignite Studios by artist UUendy Lau

Visiting Artist Program

- *Ignite Studios @NRCG* Artist-in-Residence (AIR) program launched in 2018 calendar year, providing time and residential space to artists to expand on their artistic practice and work with community.
- 2019 AiR artists:

Emma Wise (Sydney)	UUendy Lau (Hong Kong)
Andrew Christie (Sydney)	Carolyn Cardinet (Melbourne)
Allan Giddy (Sydney)	Shawn Wondunna Foley (Fraser Coast)
- 6 artists completed residencies and ran community outreach projects, workshops, exhibitions, site specific activations and public art initiatives with environmental, political and social impact themes.

4.2 Ballina Naval and Maritime Museum - Additions

4.2 Ballina Naval and Maritime Museum - Additions

Delivery Program

Community Facilities

Objective

To provide Council with options for the protection of the PV Richmond.

Background

The Ballina Naval and Maritime Museum (BNMM) is located in Regatta Avenue, Ballina and is situated on part crown land and part road reserve.

Council has considered numerous reports on the condition of the building and the three timber vessels being the Motor Vessel (MV) Florrie, Pilot Vessel (PV) Richmond and the Las Balsa raft.

A more recent resolution relevant to this report was at the 28 February 2013 Ordinary meeting where Council resolved as follows:

1. *That Council endorse retention of the Ballina Naval and Maritime Museum in its present location.*
2. *That Council confirms its support for the retention, enclosure, conservation and interpretation of the PV Richmond vessel.*
3. *That Council confirms its support for the retention, conservation and interpretation of part of the MV Florrie vessel.*
4. *That Council confirms its support for the preparation of a Conservation Management Plan for the PV Richmond and MV Florrie with grant funding to be sought for this work.*
5. *That Council confirms its support for the retention of the La Balsa raft at the Ballina Naval and Maritime Museum.*
6. *That Council authorises the General Manager to engage architectural services to prepare a concept design and cost estimates for extension to the northern side and enclosure of the western side of the Ballina Naval and Maritime Museum as a means of better protecting and interpreting the heritage vessels. The estimated budget for this consultancy is \$10,000 with the General Manager to offset this expenditure by identifying savings elsewhere in the Council budget.*
7. *That Council apply for grant funding such as the Museum's Advisory Program to allow independent advice to be provided to ensure the collection is being maintained effectively within the available space.*

Following this meeting, initial investigations into the condition of the building identified that priority works were required to replace the asbestos roof due to the potential for the deteriorating asbestos material to become a public health hazard.

4.2 Ballina Naval and Maritime Museum - Additions

The asbestos issue was reported to Council in February 2014 with the resolution arising as follows:

“That Council confirms that the \$190,000 budget remaining for the Ballina Naval and Maritime Museum is for the asbestos roof replacement and other associated works with the General Manager authorised to call tenders / quotations for this work.”

These works were completed in 2014 as the first stage of protecting the building and its contents.

A further report on management and enclosure options was presented to Council in 9 October 2014 with the resolution arising as follows:

- 1. That Council notes the contents of this report concerning management options for the M V Florrie and the proposed enclosure of the western and north-western sections of the Ballina Naval and Maritime Museum building.*
- 2. That Council approves, in principle, the proposed building enclosure and the preferred management option for the vessel, being its dismantling and removal of its midsections and retention, restoration and display of the vessel's bow and stern sections, placement of interpretive material and the fabrication and display of scale models of the Florrie.*
- 3. That the management executive of the Ballina Naval and Maritime Museum be acknowledged for its custodianship of Council's vessels, and its willingness to coordinate and undertake the management option outlined in item 2 above.*
- 4. That the General Manager is authorised to review the Council's endorsed budgets with a view to committing \$10,000 toward the cost of the enclosure of the Museum building.*
- 5. That the General Manager is authorised to endorse the lodgement of a development application to obtain consent for the works outlined in item 2 above. Further, that the fees associated with the lodgement of the development application be sourced from the Council's community donations budget.*

All the required works on the MV Florrie restoration and protection were completed in 2018, with the official opening of the new Florrie Shed at the Museum held on 21 January 2019.

A Significant Assessment report of the historic PV Richmond was completed in November 2012. The report identified that the vessel was of high local significance to the community and had high research potential. This report identified the importance of preserving the vessel.

Council staff have been working with the Naval Museum representatives to identify options for enclosing and protecting the PV Richmond.

This report outlines the work undertaken and the preferred approach by BNMM to ensure protection and preservation of the PV Richmond.

4.2 Ballina Naval and Maritime Museum - Additions

Key Issues

- Heritage registration and significance of PV Richmond
- Realignment of the road reserve
- Museum being constructed on both Council and Crown land
- Funding opportunities and time limitations
- Alterations to the building will require an upgrade to the amenities

Information

BNMM is on Crown land with Council as the Trust Manager.

The PV Richmond is situated on the grassed area adjacent to the entrance to the Museum protected from the weather by a failing shelter (i.e. car port style roof protection only).

In December 2019, Council provided a letter of support to the BNMM to assist with the registration process for the PV Richmond to be on the Australian Register of Historical Vessels.

Council received confirmation from BNMM in May 2020 that the PV Richmond was successfully registered.

A copy of this letter is included as Attachment 1.

Council allocated \$50,000 in the 2019/20 capital works program to replace the failing shelter with a new weatherproof structure.

These works were scheduled to be completed in early 2020.

Consultation with the BNMM members identified that the preference was not to proceed with the replacement of the awning and to close in the front of the museum to provide better protection for the vessel against the weather.

BNMM is requesting Council consider an extension to the building to fully enclose the PV Richmond, modify the front entry, counter and walkway areas, and to provide for an internal unisex accessible bathroom.

BNMM has advised that they are able to contribute \$150,000 towards these works.

Council staff have worked with BNMM representatives and have engaged a consultant to develop draft plans and costings for the proposed improvement works.

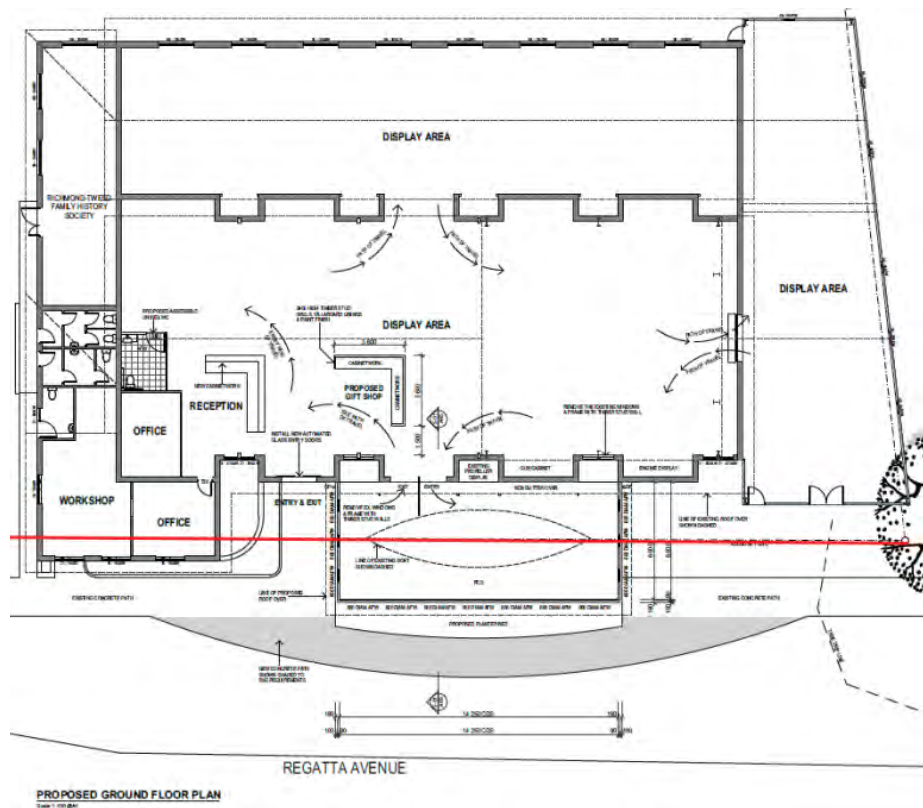
The preliminary plans are included as Attachment 2.

The Ballina Naval and Maritime Museum is built on Crown Land managed by Council, with a small part of the building encroaching onto Regatta Avenue road reserve.

The planned extension would further encroach the road reserve.

4.2 Ballina Naval and Maritime Museum - Additions

The current property boundary line is marked in red on the following floor plan.



Planning advice is that the entrance to the BNMM and amenities do not meet contemporary accessibility requirements and any additions to the building will require these to be upgraded to current standards.

As part of the proposed improvement works, the BNMM has communicated their intention to also install a walkway system within the proposed enclosed area that will provide visitors access to a full view of the vessel.

The condition of the existing shelter protecting the PV Richmond is poor.

If Council agrees to proceed with the preferred improvement works, any delay in construction, whilst additional or alternative funding sourced, may require Council to carry out temporary repair works on the existing shelter.

Legal / Resource / Financial Implications

BNMM has confirmed that they hold reserve funds in the amount of \$150,000 to support the proposed works.

From the original \$50,000 Council budget, \$2,500 has been expended to develop the draft concept plans. This leaves a balance of \$47,500 to fund required improvement works to the PV Richmond shelter.

The estimated building costs (based on the preliminary design) is \$374,900 resulting in a budget shortfall of \$177,400.

4.2 Ballina Naval and Maritime Museum - Additions

This does not include costs associated with obtaining planning approval or engineering design drawings.

A breakdown of the construction costs is outlined in the following table.

No	Description	Qty	Unit	Rate	Total
1	Preliminaries				
	SUB TOTAL PRELIMINARIES	18%			48,495.73
2	Trades				
	Demolition – Allowance to remove structure and other minor works	1	Item	15,000	15,000.00
	New accessible WC	1	Item	25,000	25,000.00
	Substructure incl slab and fill	96	m ²	250	24,000.00
	External wall cladding, framing and insulation	195	m ²	270	52,650.00
	Structural steel columns and roof	96	m ²	250	24,000.00
	EPS roof panelling	117	m ²	175	20,475.00
	Box gutter	15	m	300	4,500.00
	Porthole Windows	13	No.	300	3,900.00
	Auto entry doors	1	No.	10,000	10,000.00
	Ceilings				Excl
	Floor finishes				Excl
	Hydraulics – Downpipes & connection to sewer	1	Item	10,000	10,000.00
	Electrical – Lights & power	96	m ²	150	14,400.00
	Mechanical	1	Item	2,000	2,000.00
	Joinery – Counters & displays	1	Item	15,000	15,000.00
	SUBTOTAL TRADES	82%			220,925.00
	SUBTOTAL PRELIMINARIES & TRADES				269,420.70
	CONTINGENCY	10%			26,942.07
	SUBTOTAL				296,362.77
	MARGIN	15%			44,454.42
	TOTAL				340,817.19
	GST	10%			34,081.72
	TOTAL INCLUDING GST				374,898.91

Consultation

Consultation has been undertaken with Ballina Naval and Maritime Museum Inc.

Council planning and surveying staff were consulted regarding the proposed works, including potential further encroachment impact on the road reserve.

Options

The options available include:

1. Proceed with the replacement of the existing shelter only and not support the proposed expansion of the existing building footprint.

This option would not achieve full and optimal protection for the PV Richmond from the elements.

This option will enable the works to be progressed quickly within the existing budget allocation and will maintain the same level of weather protection as is currently in place.

4.2 Ballina Naval and Maritime Museum - Additions

2. Approve an increase to the existing capital works budget of \$200,000 to enable Council and BNMM to proceed with obtaining development approval (including finalization of engineering designs) and building improvement works to achieve full protection and preservation of the PV Richmond.

This would require Council to reallocate funds from other projects to meet the current budget shortfall. If this option is preferred a further report could be submitted to Council identifying the recommended projects for deferral.

3. Approve the use of the remaining \$47,500 to proceed with obtaining development consent, crown road approvals etc, to support the building enhancement works and complete essential repairs on the existing shelter protecting the PV Richmond.

Only a few thousand dollars would be expended on essential repairs and the balance would then pay consultants to finalise the designs along with any Council fees for the planning consent. Any funds remaining would be retained to contribute towards the total project, subject to future funding being secured.

This option is preferred, as:

- it allows immediate repair works ensuring the safety of the current structure, to proceed
- detailed designs can be completed and all necessary consents obtained, ensuring the project is “screw driver” ready (this term now seems to have replaced shovel ready in government circles)
- the BNMM funds remain available and can assist with grant applications as they arise
- Council can review its four year program of works as part of the preparation of the 2021/22 Delivery Program and this may allow Council to reallocate funds to this project. This then allows the project to be assessed against all the other competing infrastructure priorities.

RECOMMENDATIONS

1. That the Council funding allocated for improvements to the Ballina Naval and Maritime Museum be applied to undertake immediate repair works on the current structure protecting the PV Richmond to ensure the safety of the structure and continuation of the current protection measures.
2. That Council authorises the General Manager to proceed with obtaining development consent and all other relevant approvals to enable the modifications to the Ballina Naval and Maritime Museum, as per Attachment 2 to this report.

Attachment(s)

1. [Correspondence - Notification PV Richmond Heritage Listing](#)
2. [Ballina Naval and Maritime Museum - Proposed Modifications](#)



ABN 27 419 628 384

BALLINA SHIRE COUNCIL

General Manager

Staff and Councilors

Friday, May 22, 2020

RE: PV RICHMOND PLACED ON AUSTRALIAN REGISTER HISTORIC VESSELS

Dear colleagues,

I am pleased to inform you that the Pilot Vessel *PV RICHMOND* has been placed on the Australian Register of Historic Vessels.

As you would probably be aware, the *RICHMOND* which is currently located at the front of the museum, was gifted to the people of Ballina Shire by the NSW state government at the end of her working life on the river.

This listing is significant and recognizes her uniqueness as a rare surviving example of her type and her close connection to the Richmond River and the people of Ballina.

The museum has commenced some preservation work on the *PV RICHMOND* to remediate the damage to her structure which has accumulated over many years of exposure to the elements. Additionally, as she is in the open, she is subject to interference and damage from the public.

We are grateful to Ballina Shire Council for the allocation of funds that you recently made to assist us with ongoing work on the vessel. As you may be aware, we are waiting on plans and costings arranged by Council to enclose the vessel and integrate her as part of the museum space.

Once these details are finalized, we will be able to apply to various state and federal government sources for additional funding which will add to our funds to complete the project.

It is worth noting that Mr Ben Franklin MLC, has visited the museum and is most supportive of our efforts and aspirations.

Phone: (02) 66811002 EMAIL: ballinanauseum@westnet.com.au

PO Box 506, Ballina NSW 2478



I am sure that you recognize the contribution that the museum makes to the economy of Ballina and our significance to local schools as a resource to support curriculum.

We audit our visitor numbers and in the average year have between seven and eight thousand guests through our doors. Many of these visitors are international and interstate in origin. Many tell us that the main purpose of their trip to Ballina was to visit the museum which has a high level of regard.

Over the past six months we have invested a significant sum in developing a very affective social media campaign using Facebook, Twitter and Instagram. These postings promote Ballina nationally and to the world reinforcing our willingness to and importance in the promotion of Ballina as a destination with a diversity of attractions.

The listing of *PV RICHMOND* and associated development will provide the museum with another first-class attraction which can only enhance Ballina's reputation as a destination.

We look forward to your continued support in helping our volunteers and committee to achieve a beneficial result for our community.

Yours sincerely,

Richard Greaves

President, BNMM Inc.

Phone: (02) 66811002 EMAIL: ballinavalmuseum@westnet.com.au

PO Box 506, Ballina NSW 2478

ALTERATIONS & ADDITIONS TO BALLINA NAVAL & MARITIME MUSEUM

LOT 502 DP729388
REGATTA AVENUE
BALLINA

DRAWING SCHEDULE	
ARCHITECTURAL WORKING DRAWINGS	
Draw No.	201804010
NO	CONCEPT
NO	PRELIMINARY DESIGN
NO	CONCEPT DESIGN
NO	CONCEPT DESIGN
NO	PRELIMINARY DESIGN
NO	PRELIMINARY DESIGN
NO	PRELIMINARY DESIGN
NO	PRELIMINARY DESIGN

PETER TURNER & ASSOCIATES

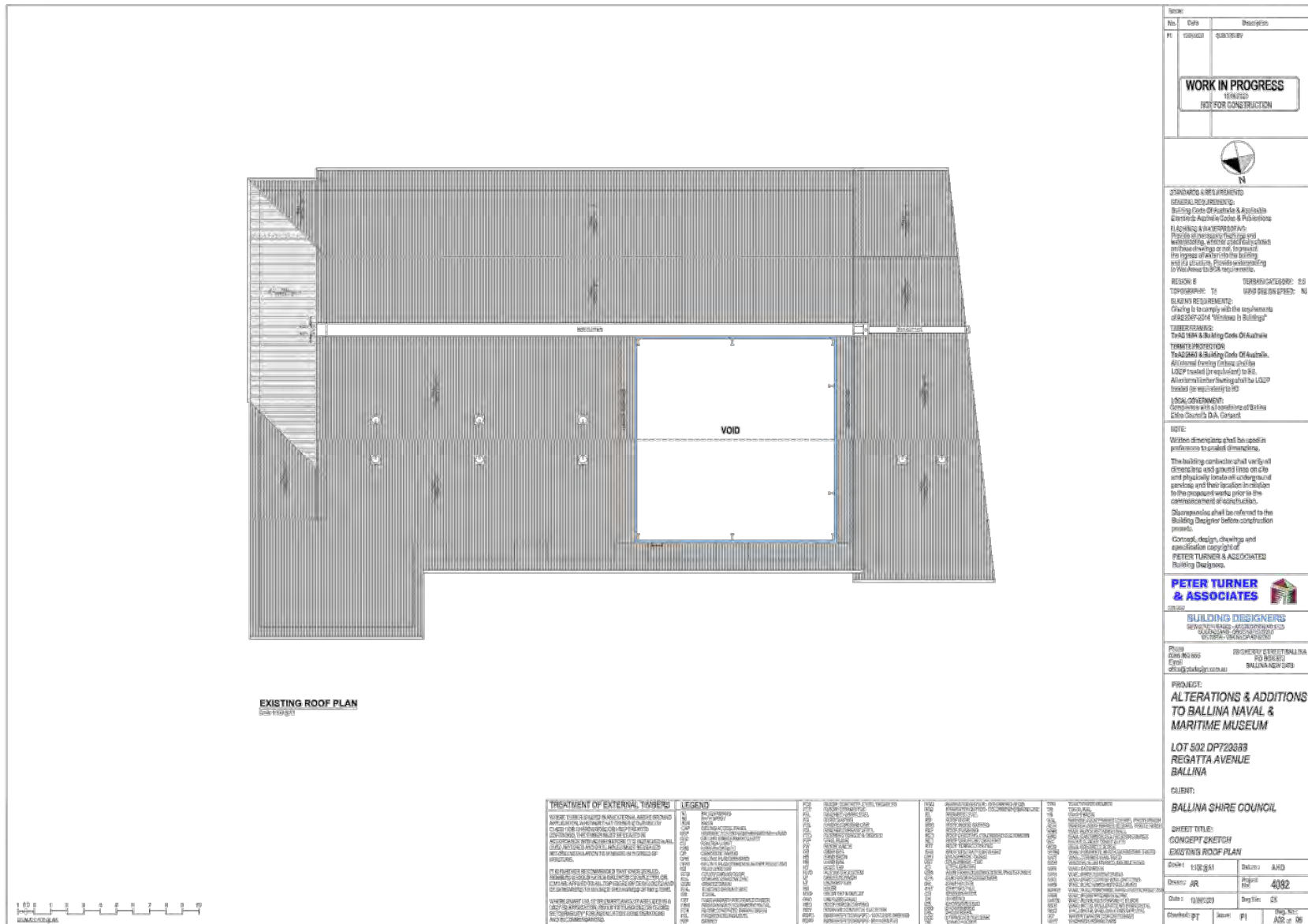
ARCHITECTS

BUILDING DESIGNERS
NEW SOUTH WALES - REGISTERED ARCHITECTS
QUEENSLAND - REGISTERED ARCHITECTS
VICTORIA - REGISTERED ARCHITECTS

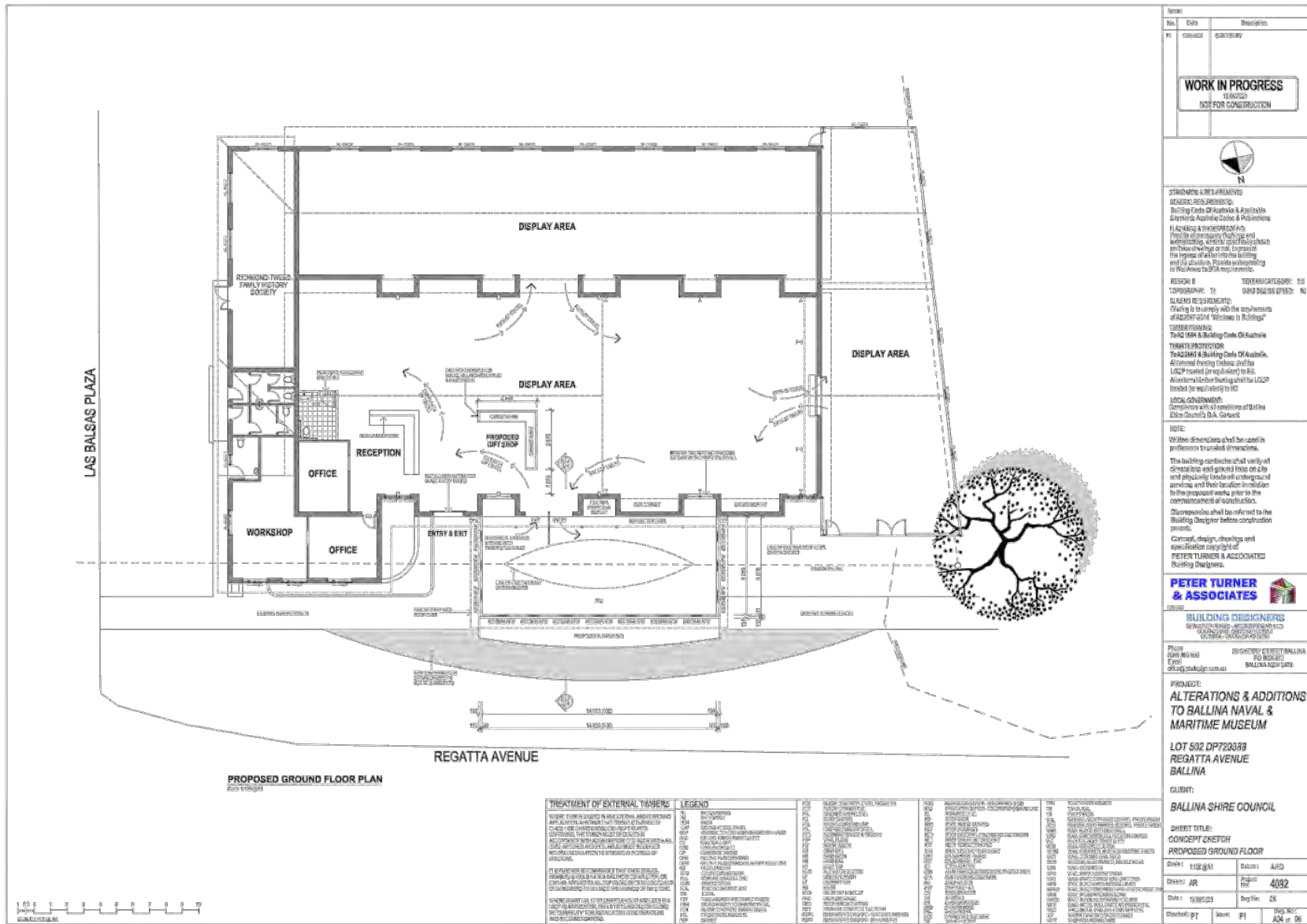
Phone 02 6621 1111 311 ENRYS STREET BALLINA
Fax 02 6621 1111 PO BOX 82
Ballina NSW 2460
www.peterturner.com.au BALLINA NSW 2460

Project No. 4082 Draw No. A01

4.2 Ballina Naval and Maritime Museum - Additions



4.2 Ballina Naval and Maritime Museum - Additions



4.2 Ballina Naval and Maritime Museum - Additions

PROPOSED NORTH ELEVATION
Scale 1:500 (A1)

PROPOSED EAST ELEVATION
Scale 1:500 (A1)

PROPOSED WEST ELEVATION
Scale 1:500 (A1)

PROPOSED SOUTH ELEVATION
Scale 1:500 (A1)

TREATMENT OF EXTERNAL TIMBERS

LEGEND

01	BRICK	02	CONCRETE	03	GLASS	04	STEEL
05	ALUMINIUM	06	WOOD	07	ROOFING	08	LANDSCAPE
09	PAVING	10	WALLS	11	ROOF	12	MECHANICAL
13	ELECTRICAL	14	PLUMBING	15	MECHANICAL	16	MECHANICAL
17	MECHANICAL	18	MECHANICAL	19	MECHANICAL	20	MECHANICAL
21	MECHANICAL	22	MECHANICAL	23	MECHANICAL	24	MECHANICAL
25	MECHANICAL	26	MECHANICAL	27	MECHANICAL	28	MECHANICAL
29	MECHANICAL	30	MECHANICAL	31	MECHANICAL	32	MECHANICAL
33	MECHANICAL	34	MECHANICAL	35	MECHANICAL	36	MECHANICAL
37	MECHANICAL	38	MECHANICAL	39	MECHANICAL	40	MECHANICAL
41	MECHANICAL	42	MECHANICAL	43	MECHANICAL	44	MECHANICAL
45	MECHANICAL	46	MECHANICAL	47	MECHANICAL	48	MECHANICAL
49	MECHANICAL	50	MECHANICAL	51	MECHANICAL	52	MECHANICAL
53	MECHANICAL	54	MECHANICAL	55	MECHANICAL	56	MECHANICAL
57	MECHANICAL	58	MECHANICAL	59	MECHANICAL	60	MECHANICAL
61	MECHANICAL	62	MECHANICAL	63	MECHANICAL	64	MECHANICAL
65	MECHANICAL	66	MECHANICAL	67	MECHANICAL	68	MECHANICAL
69	MECHANICAL	70	MECHANICAL	71	MECHANICAL	72	MECHANICAL
73	MECHANICAL	74	MECHANICAL	75	MECHANICAL	76	MECHANICAL
77	MECHANICAL	78	MECHANICAL	79	MECHANICAL	80	MECHANICAL
81	MECHANICAL	82	MECHANICAL	83	MECHANICAL	84	MECHANICAL
85	MECHANICAL	86	MECHANICAL	87	MECHANICAL	88	MECHANICAL
89	MECHANICAL	90	MECHANICAL	91	MECHANICAL	92	MECHANICAL
93	MECHANICAL	94	MECHANICAL	95	MECHANICAL	96	MECHANICAL
97	MECHANICAL	98	MECHANICAL	99	MECHANICAL	100	MECHANICAL

4.3 Community Facilities - Update

4.3 Community Facilities - Update

Delivery Program

Community Facilities

Objective

To provide an update on a number of community facilities and to determine a preferred direction.

Background

Council has considered reports concerning the condition and management of the Alstonville Leisure and Entertainment Centre (ALEC), Kentwell Centre and the Richmond Room.

ALEC was initially constructed in 1980s to provide library, sporting and meeting room facilities. Council took over the day to day management of this facility in 2018, at which time the building was in urgent need of repairs with leaking roofs and aged facilities significantly affecting its marketability. In addition, the current library does not meet current standards.

Council has allocated \$680,000 in total for the 2020/21 and 2021/22 financial years to undertake improvements at ALEC.

A report to the November 2019 Facilities Committee meeting provided an overview of the building maintenance issues and the potential to enhance the facility to meet the current and future needs of the community.

Council resolved at the November 2019 Ordinary meeting as follows:

That in respect to future planning for the Alstonville Leisure and Entertainment Centre, Council;

- 1) Supports, in principle, the concept of expanding the existing library to meet current and future demands; and*
- 2) Authorises the General Manager to engage industry experts to assist with preparing possible designs and more detailed costings for this work. This is to include consultation with key stakeholders such as the Richmond Tweed Regional Library.*

That Council receive a further report once the designs and costings have been completed, with that report to outline possible funding options, if any, for the works.

The designs and costings mentioned have now been completed and form part of this report.

The Kentwell Centre was constructed in 2009 to provide a community services centre.

The building provides agencies a facility for grouped tenancy and meeting spaces to help deliver community services. The building has four leased spaces, two interview rooms and two meeting rooms.

4.3 Community Facilities - Update

The use of this facility was discussed at the Commercial Services meeting held on 4 December 2018, and Council subsequently resolved at the December 2018 Ordinary meeting as follows:

1. *That to maximise the range of services offered from the Kentwell Community Centre, Council accepts the leasing proposals from Tweed Byron Ballina Community Transport and CPL as outlined in this report.*
2. *That the proposed leases be publically notified in accordance with the requirements of Section 47 and/or 47A of the Community Land Provisions of the Local Government Act 1993.*
3. *That should no written objections be received during the notification period, the General Manager be authorised to finalise negotiations and execute all relevant lease documentation and attach the Council seal to same in accordance with the terms of the Local Government Act 1993 and associated Regulation.*
4. *That Council offer the space vacated by the Tweed Byron Ballina Community Transport to The Family Centre.*
5. *That Council receive a report on expanding the Kentwell Centre to facilitate more community groups.*

The tenancies identified in points one to four were all occupied by Tweed Byron Ballina Community Transport, CPL and The Family Centre.

Point five now forms part of this report.

The Richmond Room has been closely monitored in recent years. At the 23 January 2020 Ordinary meeting Council resolved as follows:

“That Council receive a report on the future use of the Richmond Room.”

This report also responds to this resolution.

Key Issues

- Usage
- Funding
- Facility alignment to support contemporary and future needs

Information

Alstonville Leisure and Entertainment Centre (ALEC)

At the November 2019 Facilities Committee meeting the essential refurbishment requirements for this facility to meet current and future community needs was discussed.

A copy of the report to the Facilities Committee meeting is included as Attachment 1.

4.3 Community Facilities - Update

Following that meeting, Architectural firm KO and CO, was engaged to prepare concept designs and cost estimates for refurbishing the ALEC and expanding the library.

Three options have been prepared and the concept plan designs are included as Attachment 2. The options are identified as Option 1A, Option 1B and Option 2.

Options 1A and 1B are based on a one storey building and Option 2 is for a two storey building.

A representative from KO and CO will attend this meeting to provide a presentation on the designs.

The development of the designs has involved meetings with Council staff and key stakeholders from the Richmond Tweed Regional Library (RTRL) team.

Facility Usage

The current building has a sports hall, multi-purpose hall, two multi-purpose hall change rooms, kitchen, two small meeting rooms and small library.

The usage of the current facilities is restricted through lack of ventilation, outdated kitchen and amenity facilities and limitations to access the facility for the elderly and those with accessibility needs.

Redevelopment is also important to bring the library facilities up to current standards.

A survey undertaken of residents and feedback from the community has identified that in addition to indoor sporting requirements, there is a need for the community to access improved meeting spaces, event and conference facilities.

All the design options provide a facility upgrade to contemporary building standards with the two storey design incorporating improved accessibility access and increased flexibility in usage for the facility.

The current meeting spaces at ALEC are small and intrude into the foyer space.

Option 2 provides new meeting areas both within the library and centre spaces.

This design option responds to the shortage of available meeting spaces in the Alstonville area and provides potential for increased revenue.

As well as the poor condition of the facility, the previous Council report identified a number of non-compliant access issues.

Rectification of these non-compliances will be required during the refurbishment and upgrade process.

Some of the key issues are:

- The existing facility has poor access for the elderly and disabled members of the community. There is currently no dedicated disabled compliant parking and pedestrian access is via the vehicle ramp or access stairs.

4.3 Community Facilities - Update

Neither of these pedestrian access modes comply with Australian Standard (AS) 1428 – General Requirements for Access.

- The existing amenities do not comply with the National Construction Code (NCC) or AS1428. The NCC dictates the minimum number of sanitary points, (toilets, washbasins, showers, etc) that are required within buildings and AS1428 specifies the particular requirements for persons with disabilities. There are currently insufficient toilet facilities and the disabled bathrooms do not comply with the required minimum.

The design consultants have used the resources published by the State Library of NSW for the planning and design of the extension to the Alstonville Library.

These resources help ensure that public libraries across NSW provide flexible facilities that meet the needs of the local communities.

The key resources used in the preparation of the concept designs for the library expansion are:

- People Places – A Guide for Public Library Buildings in NSW, and
- Library Building – Population based calculator (Excel spreadsheet calculator)

The two main aspects used to determine the library requirements are:

- 1) Establishing the service area for the Alstonville library, and
- 2) Determining the future year projections for the library service area.

The service area for the Alstonville Library has been determined primarily as the Alstonville and Wollongbar local government areas. Wollongbar has been included due to its close proximity.

The combined population of Alstonville and Wollongbar in 2020 is approximately 9,200 people. The NSW Department of Planning indicates that the expected annual population growth for the region will be in the order of 0.6% per annum. This results in a population of approximately 9,800 by 2030.

This figure was then applied to the NSW State Library population based calculator to determine the optimum size library facility, which identified that the library should be in the order of 677m².

The existing Alstonville library has an area of approximately 140m², primarily used as library catalogue storage in its current configuration.

There is little or no space available for contemporary library functions such as computer and personal device areas, private and semi-private areas for reading, seating and study, meeting rooms and storage.

This means we are looking at a minimum increase of 537m² to cater for, as a minimum, the next ten years for the combined area of Alstonville and Wollongbar.

4.3 Community Facilities - Update

Common Scope

The common scope of work for the refurbishment and upgrading of the existing ALEC includes:

- replace existing roof and external cladding to the foyer, sports hall, and theatre hall with NCC compliant fire resistant insulated panels
- upgrade to data, security, and electrical systems
- air-conditioning to the foyer and theatre hall, and installation of ventilation fans to the sports hall
- installation of an acoustic rated ceiling to the theatre hall
- upgrade of fire protection systems in accordance with NCC requirements
- reconfiguration of existing kitchen
- clean and repaint exposed and external structural members
- upgrade toilet and shower facilities to provide NCC and AS1428 compliant PWD and public amenities
- upgrade and renew FFE (furniture, fittings, and equipment) as required
- external landscaping.

The reconfiguration and modernization of the existing foyer would permit the space to be used as a contemporary function and gallery space with a strong visual connection south east to the showgrounds.

Pre-Concept Design Options

The single and two storey options have a common scope of work for the refurbishment and upgrading of the existing ALEC facilities.

Design Option 1 – Single Storey (2,353 m² including 678m² for library)

The first design option is based on a single storey expansion to the north of the existing library facility. Option 1A and 1B only vary in the execution of the roof, 1A provides public access through a walkway to a functional roof space and 1B a more standard type metal roof.

The design allows Council to maintain and enhance the existing driveway arrangement. There is formalised (PWD) disabled and delivery van parking provided directly adjacent to the main building entry. Stairs and a disabled compliant ramp would provide a pedestrian connection from Commercial Road to the main building entrance.

Option 1A Pros and Cons

Pros		Cons	
✓	Simpler single storey construction	✗	Difficult pedestrian access via ramp and stairs
✓	No stairs or lift required	✗	PWD vehicle parking at lower level, difficult to access
✓	Has a green roof and roof access from street as a local pocket park	✗	Does not provide for hired meeting spaces. The green roof community space would require an increase to operational maintenance budget.
✓	Lower cost option	✗	Kitchen deliveries to rear of the building

4.3 Community Facilities - Update

Option 1B Pros and Cons

Pros		Cons	
✓	Simpler single storey construction	✗	Difficult pedestrian access via ramp and stairs
✓	No stairs or lift required	✗	PWD vehicle parking at lower level, difficult to access
✓	Has metal low maintenance cost roof	✗	Does not provide for hired meeting spaces.
✓	Lower cost option	✗	Kitchen deliveries to rear of the building

Due to the site constraints, to accommodate the increase in the library area within single storey design, the existing meeting rooms within the main building will need to be removed.

This will reduce the capacity for the community to access meeting rooms and will reduce a potential income source.

Design Option 2 – Two Storey (2,643m² including 737m² for library)

This option requires demolition of the existing library building and construction of a new connected library to the north-west of ALEC.

The existing driveway would remain but only for service vehicles and deliveries.

Option 2 provides for a modern functional library space while affording the centre with two generous sized meeting spaces, located near the main entry to the centre.

This option will provide capacity to increase the usage of the facility.

Disabled parking is provided adjacent to the Commercial Road pedestrian ramp entry. The pedestrian ramp would provide equitable access for all the users of the facility directly off Commercial Road.

Option 2 Pros and Cons

Pros		Cons	
✓	Access to foyer directly from upper level supporting improved accessibility	✗	More difficult construction methodology
✓	Has two meeting room spaces providing additional income source	✗	Requires stairs and a lift
✓	Kitchen deliveries to the driveway entry	✗	Higher cost option
✓	More flexible library space over two levels	✗	Utilizes existing street parallel parking
✓	Two storey option is more readable from the street, more building presence		
✓	More natural light available within the library spaces		

“Libraries always remind me that there are good things in this world.”

4.3 Community Facilities - Update

Lauren Ward

Cost Estimates

A detailed elemental cost estimate has been prepared for each design option provided by the design consultants.

Option 1A – Single storey library extension with green roof

Preliminaries	\$799,724
Building works	\$4,594,587
External works	\$403,691
Contingency, escalation (2023), professional fees, etc	\$1,641,998
Total cost (excl. GST)	\$7,440,000

Option 1B – Single storey library extension with standard roof

Preliminaries	\$781,441
Building works	\$4,559,412
External works	\$324,406
Contingency, escalation (2023), professional fees, etc	\$1,604,771
Total cost (excl. GST)	\$7,270,000

Option 2 – Two storey library extension

Preliminaries	\$909,932
Building works	\$5,425,258
External works	\$261,817
Contingency, escalation (2023), professional fees, etc	\$1,862,933
Total cost (excl. GST)	\$8,460,000

Attachments 3, 4 and 5 detail the cost estimates for each option.

Kentwell Centre

The Kentwell Centre (originally the Ballina Community Services Centre) was constructed in 2008 to provide community services and hireable community spaces.

Since the opening of the Centre, various community service groups have leased the premises.

The known usage and demand for the leased spaces prompted Council to request a further report on the need for possible expansion options to facilitate more community groups.

The Centre currently has four leased spaces and two small and two larger meeting rooms.

The current usage demands were reviewed and it was determined that:

- Commercial Services Section of Council, who maintain the commercial lease agreements have not been receiving any enquiries from community services groups or organisations seeking additional operational space.

4.3 Community Facilities - Update

This lack of market demand will have increased during the COVID-19 pandemic.

The current tenants are:

1. The Family Centre – Office 1 western side of building
2. Tweed Byron Ballina Community Transport occupy Office 2 - eastern side of building
3. CPL - Activities 1
4. St Andrews - Activities 2

Each of these tenants offer compatible and complementary services to the community, which align with the intended use for this facility.

- The meeting room usage indicates that the current space is operating at an average of approximately 60% capacity (taking into consideration the change-over period between bookings) demonstrating more capacity for use.

The four managed meeting rooms take up less than a quarter of the building's usable space; meeting room one has an area of 21m² and meeting room two 42m² for a combined area of 63m².

The smaller meeting rooms are drop in spaces to cater for private one-on-one meetings booked regularly by community services requiring a short term space.

User types, from church groups, psychologists, to correctional services, are hiring the interview and meeting rooms at the centre.

Recent hiring figures are as follows.

Interview and Meeting Room Total Annual Hours of Use				
Room	2016/17	2017/18	2018/19	2019/20
Interview Room 1	1,132	1,120	1,462	1,215
Interview Room 2	878	1,218	2,500	2,100
Meeting Room 1	2,570	2,578	949	453
Meeting Room 2	889	2,102	995	497

The income for the previous four financial years, as follows, shows a steady increase, prior to the COVID-19 closure.

Interview and Meeting Room Annual Total Income (\$)	
2016/17	49,811
2017/18	58,997
2018/19	59,172
2019/20	37,408

Richmond Room

Council resolved at the 23 January 2020 Ordinary meeting as follows:

“That Council receive a report on the future use of the Richmond Room.”

4.3 Community Facilities - Update

This was based on the continual decline in usage reported as part of the Delivery Program review for the quarter ended 31 December 2019.

The Richmond Room is located in Regatta Avenue, Ballina and is effectively the rear section of the Ballina Library building.

When built the Richmond Room was intended to cater for possible future growth of the Ballina Library.

The library currently meets relevant library standards and does not require expansion in the immediate future.

Richmond floor plan



In recent years, the interior of the Richmond Room had deteriorated slightly and required improvement works.

During the COVID-19 forced closure of the community facilities, staff took the opportunity to carry out general maintenance on the Richmond Room and other facilities. The works on the Richmond Room included:

- replacement of any remaining inefficient lighting
- maintenance on doors, including the removal of doorway trip hazards
- repaint of the interior of the foyer, hall and amenities
- replacement of the hall blinds and curtains
- maintenance to the front entry gardens.

4.3 Community Facilities - Update

The refurbished hall is a cost-effective, high quality venue that will be promoted for a range of uses including:

- large business meetings and conferences
- wedding receptions
- funerals
- smaller community events
- auctions
- family social gatherings

Recent images of the Richmond Room are as follows.



4.3 Community Facilities - Update

Usage

The figures reported to Council for facility usage in recent years provided booking numbers. This type of reporting does not provide a true indication of usage as one booking can be up to 18 hours (based on operational hours of this facility).

Future reports to Council regarding the Delivery Program indicators will now include 'hours of usage' for the high profile facilities.

The next table provides the Richmond Room's hours of use over the last four financial years.

Richmond Room Hours of Use 2016 – 2020

Financial Year	Hours Hired
2016/17	1,149
2017/18	1,580
2018/19	859
2019/20	1,012

It is anticipated that with the recent improvements to the facility usage will increase.

Based on the recent works it is recommended that Council continue to retain this facility for community hire, subject to regular monitoring.

Marketing and Naming

As the number of community facilities has grown, as has the staff resources allocated to manage the facilities, the issue of the naming of the facilities for marketing purposes has also been under discussion.

With the current refurbishment of the Lennox Head Cultural and Community Centre (LHCCC) almost complete and the planning for the future development of the ALEC underway the preference is to ensure that the name of both facilities reflects the cultural elements of the building use (i.e. a reference to culture helps to encompass the social, art, music, dance, literature etc use).

To support the diversity of usage of these facilities the following change in names is recommended:

- Alstonville Leisure and Entertainment Centre (ALEC) to be renamed the Alstonville Cultural Centre
- Lennox Head Cultural and Community Centre to be renamed the Lennox Head Cultural Centre.

ALEC, when not abbreviated, is a very long name that does not entirely represent the use of the facility and once it has undergone any major refurbishment works, it will become a very well utilized cultural hub.

The works on the LHCCC are due for August completion.

4.3 Community Facilities - Update

The Centre will offer air-conditioned spaces throughout the entire facility and a refurbished theatre space making the facility more attractive for a range of events.

Legal / Resource / Financial Implications

Each of the facilities outlined in this report represent a major capital investment and there are significant operating costs incurred each year in maintaining and managing the buildings.

One of the major financial challenges for Council is to deliver these community based services, at a reasonable cost to the community, without adversely impacting on the funds available for core infrastructure items such as roads, stormwater, parks etc.

Therefore it is paramount that Council maximise the use of the buildings and not over invest in this type of infrastructure

The redevelopment of the ALEC building has an estimated cost ranging from \$7m to \$8.5m.

Even though this may appear to be beyond Council's current financial capacity, which it is, these type of projects always take a number of years to deliver as designs need to be finalised, planning consents obtained and funding secured.

With the building having a significant increase in size there will be an opportunity to include the project in the Community Facilities Developer Contributions Plan and have part of the cost recouped from future contributions collected.

The library expansion also creates grant funding opportunities.

Based on the information available a possible future funding scenario, for the maximum cost, could well be:

Source	(\$'000)
Community Infrastructure Reserves	1,000
Council Community Infrastructure Capital Budget	1,500
Developer Contributions	2,500
Library Grant	1,000
State / Federal Government Grant	2,500

The developer contributions component could even be loan funded and the loan repayments financed by the contributions collected each year.

In summary the project is achievable, recognising that it will take a number of years to complete.

As mentioned earlier Council has allocated \$680,000 in total for the 2020/21 and 2021/22 financial years to undertake improvements at this facility and if the preference is to proceed with one of these major refurbishments the funds available can be expended on finalizing the design and obtaining the relevant consents.

4.3 Community Facilities - Update

In respect to the Kentwell Centre, it is important that Council focus the funding available on clearly defined projects and the refurbishment of ALEC represents a higher priority, based on the current condition of the building and the planned growth for Wollongbar.

The Richmond Room has undergone some minor improvements and no major expenditure is planned for the short to medium term.

Consultation

Consultation was undertaken with key stakeholders including Council staff responsible for management of these facilities and the Richmond Tweed Regional Library.

Options

This report conveys a range of information surrounding the current and future management of ALEC, Kentwell Centre and the Richmond Room.

In respect to ALEC, the options are:

- a) Proceed with design option 1A, single storey construction providing an extension of the current library footprint and refurbishment of existing building.

This option includes a walkway to a roof top public space area above the library (green roof design). This design would create a unique community space to access, expanding the potential usage options of this site.

This option will enable the library to meet current guidelines however will remove the current meeting rooms, reducing the flexibility of use of the refurbished building for the general community.

This option will require the continued use of a steep ramp to access the facility and will require increase in maintenance costs to support the green roof space design.

- b) Proceed with option 1B, which provides the same footprint as option 1A however with a standard metal roof over the library extension.

This option will enable the library to meet current guidelines however will remove the current meeting rooms, reducing the flexibility of use for this space to the general community.

This option requires the continued use of a steep ramp to access the facility.

- c) Proceed with option 2, demolish and construct a new library and refurbish the current main building.

This option will enable the library to meet current guidelines and will enable the construction of two generous sized meeting rooms to replace the existing two small meeting rooms.

This option provides enhanced accessibility to the facility off Commercial Road through construction of a walkway to the second storey of the building.

This design incorporates a lift which enables disability access to the lower level of the building.

- d) Not proceed with any of these options and undertake minor refurbishment works. This option is not recommended for a number of reasons including:
- ALEC is the major community building owned by Council in Alstonville (and Wollongbar) and it is important for Council to plan for the next 20 plus years by providing a contemporary facility
 - The site allows for expansion
 - The facility is well located
 - The facility is well overdue for refurbishment
 - It is important that Council provides parking and disability services to contemporary standards
 - The library is also below contemporary standards
 - There is an opportunity to substantially increase usage and revenues generated from the building.

On balance the preferred option is option c), being the two storey redevelopment, as this provides the maximum space, including the library area, and the meeting rooms will help generate recurrent revenues.

In respect to the Kentwell Centre it is recommended that Council note that there is currently surplus demand at the centre and that no further action be taken on expansion in the short to medium term.

For the Richmond Room, usage will be subject to on-going reporting to Council. Finally, in respect to renaming the LHCCC and ALEC to 'Lennox Head Cultural Centre' and 'Alstonville Cultural Centre', it is recommended that Council support this request as it will help the Community Facilities Team to improve the marketing of the facilities into the future.

The recommendations that follow are consistent with the comments in this options section.

RECOMMENDATIONS

1. That Council endorses design option two, being the two storey facility as prepared by KO and CO Architecture, as the preferred pre-concept design for the Alstonville Leisure and Entertainment Centre redevelopment.
2. The General Manager is authorised is to proceed with the detailed design and engineering plans and development approval process for design option two as per point one, funded from the capital expenditure budget allocation for the facility.
3. That Council notes the contents of this report in respect to the current excess in supply of meeting room space for the Kentwell Centre.
4. That Council notes the contents of this report in respect to the recent improvements to the Richmond Room.

4.3 Community Facilities - Update

5. That Council supports the renaming of the Lennox Head Cultural and Community Centre to the 'Lennox Head Cultural Centre' to assist with consistent messaging and marketing.
6. That Council supports the renaming of the Alstonville Leisure and Entertainment Centre to the 'Alstonville Cultural Centre' to assist with consistent messaging and marketing.

Attachment(s)

- 1↓. [ALEC - Facilities Committee Meeting - November 2019](#)
- 2↓. [ALEC - Preconcept Design](#)
- 3↓. [ALEC - Cost Plan Estimate - Option 1A](#)
- 4↓. [ALEC - Cost Plan Estimate - Option 1B](#)
- 5↓. [ALEC - Cost Plan Estimate - Option 2](#)

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

Delivery Program Community Facilities

Objective To examine the preferred long term options for the Alstonville Entertainment and Leisure Centre to deliver a sustainable sports and cultural community facility for the Alstonville and Wollongbar community.

Background

The Alstonville Leisure and Entertainment Centre (ALEC) was constructed in 1980 and has reached a point in its life cycle where it now requires major refurbishment works.

The current facilities deteriorated significantly during the period it was under external contract with very little capital investment. The current condition of the building is poor with limited opportunities to promote and market the facility due to known water leaks and the aesthetic appearance.

The essential works required include re-roofing, new ventilation and air-conditioning systems, energy efficient lighting, foyer and amenities upgrades including the addition of an accessible bathroom.

As part of the review of the operational and business needs of the facility, the Richmond Tweed Regional Library (RTRL) identified that a desired second stage of the building improvement works could include an extension of the building to cater for improved public library facilities, along with improvements to the exterior of the building.

A community survey undertaken in late 2018 identified that the redevelopment of the centre is supported by the community and will further encourage and promote sports and culture in the Alstonville/Wollongbar area.

The report that follows examines options for improvements to the facility.

Key Issues

- Provide a functional and safe community centre
- Site restrictions and statutory requirements
- Library facility planning
- Funding

Information

Functionality

ALEC is in an aged state lacking many of the comforts now expected in a modern community centre.

The facility has been difficult to market and promote due to water leaks and the run down condition and aesthetic appearance.

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

The functionality is further impacted by the facility not having a functioning ventilation system in the multi-purpose hall or sports hall and the amenities not complying with current standards.

There are two distinct projects that could be considered in looking at the future of the facility:

- Stage 1 – refurbish facility to meet contemporary minimum standards based on existing service levels
- Stage 2 – strategically enhance the building to ensure library standards are met and to improve the aesthetics of the facility

Stage 1 – Possible Scope

The proposal is to carry out the project in two stages or as one complete project if funding was available. Completing the improvement works as one single project would create large economies of scale.

The proposal for stage one of the redevelopment of the ALEC includes the following works:

- Removal of the existing roof sheeting and metal wall cladding material on the sports and multipurpose halls.
- Installation of new insulated roof sheeting and wall cladding material on the sports and multi-purpose halls.
- Removal of un-used ventilation ducting from the sports and multi-purpose halls.
- Refurbishment of the structural frame in the sports hall (strip and paint as necessary).
- Installation of new energy efficient lighting and ventilation fans in the sports hall.
- Install new sports court fittings, including backboards and electronic scoreboards.
- Provision of sports court public area seating.
- Design and installation of an air-conditioning system for the multi-purpose hall.
- Installation of an acoustic grid ceiling in the multi-purpose hall.
- Install energy efficient lighting in the multi-purpose hall.
- Re-install theatre lighting gantry in multi-purpose hall.
- Refinish multi-purpose hall internal walls (cement render painted).
- Refurbish parquet flooring multi-purpose hall.

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

- Refurbish the toilet and change room facilities throughout the building, including the addition of accessible amenities.
- Refurbish the entry foyer, including the reception counter and floor areas.
- Remove and upgrade the entry doors creating an auto-door air lock.
- Installation of an air-conditioning system in the foyer area.

Council has allocated capital funding of \$689,900 in 2019/20 and \$260,000 in 2020/21 towards the ALEC refurbishment.

Council has also submitted a \$700,000 grant application to the Stronger County Communities Fund (SCCF) and are hoping this will be successful to assist in the completion of stage one.

If Council is unsuccessful with the SCCF, stage 1 works would need to be broken down to enable completion of the highest priority works, within the available Council capital funding of \$949,900.

Costings - Stage 1

The total funding available if successful with the \$700,000 SCCF application would be \$1,649,900. The estimated price for stage 1 provided in the grant application was \$1,744,000. More accurate estimates cannot be confirmed until Council has been through a formal design and the tender process.

Stage 2 – Possible Scope

ALEC incorporates a sports hall, multi-purpose hall, meeting rooms as well as the Alstonville/Wollongbar public library facility.

The proposal for stage two is to expand the current library facilities through an extension of the existing facility. This will achieve improved amenities for the library, address the current accessibility constraints and would enable Council to achieve increased meeting room / function room facilities for the community.

The existing library facility does not meet the size requirements for the number of residents living in the Alstonville/Wollongbar area.

The State Library NSW has a tool used to calculate the required floor space based on population.

The minimum recommended size for a public library building is 190 square metres.

The Alstonville library facility is 140 square metres, which is appropriate to service communities of fewer than 2,750 people.

Population forecasts are as follows:

- Current population of Alstonville is 5,904. This is expected to grow to a population of 6,217 by 2036.

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

- Current population of Wollongbar is 3,036. This is expected to grow to a population of 4,761 by 2036.
- Projected population in 2036 for the combined Alstonville/Wollongbar area is 10,978.

If we apportion these figures for 2030 (the standard ten year prediction), we get an expected population of 9,095 for Alstonville/Wollongbar.

The Calculator gives us a figure of 628m² for the new or expanded library, an additional area in the order of 488m² based on the existing library of 140m².

In looking at library expansion the land around the ALEC building is minimal, therefore the only way of extending is to build a two-story extension off the side of the existing library space and above the ALEC amenities. This approach will capitalize on unused space.

This extension would align the library areas entrance with street level providing easier access to the community. The extension upward would require the installation of an elevator between levels. This would also improve accessibility. Image 1 shows the existing building and image 2 portrays a draft extension of the building to accommodate the proposed new library space.

Image 1 – ALEC Current

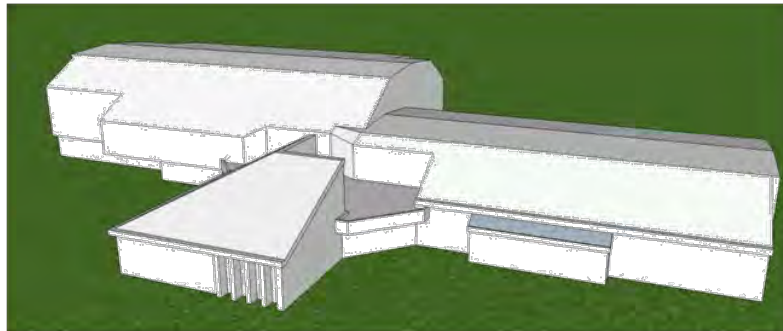
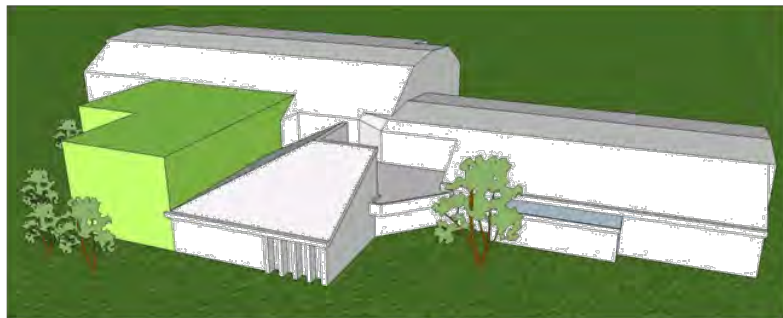


Image 2 – ALEC Library Expansion



4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

Costings - Stage 2

Stage 2 would incorporate the extension of the ALEC building for a new public library area and enhancing the presentation of the exterior of the existing building. The exterior requires repainting of all painted surfaces, and there could be an option to render and paint the buildings old brickwork. A design consultant would be engaged to assist in planning of these works.

There are library funds in reserve however these funds are only a small percentage of the funding that would be required should Council decide to go forward with the library extension.

The projected cost for stage 2 works including the library extension is estimated to be \$3 million based on current building construction figures of \$3,000 to \$3,500/m2. Table 1 provides an estimated budget for the stage 2 scope of works.

Table 1 – Stage 2 Costings

Item	Description	Rate	Qty			
LO	Building Element					
a	Library Extension	\$3,500.00	560	m ²	\$1,960,000.00	
b	Landscaping	\$ 55.00	600	m ²	\$33,000.00	
c	Car park	\$8,000.00	10	ea	\$80,000.00	
d	External finishes (render)	\$ 60.00	540	m ²	\$32,400.00	
e	Asbestos removal and make good	\$ 60.00	140	m ²	\$8,400.00	
						\$2,113,800.00
e	Main contractor's preliminaries estimate	10%			\$211,980.00	
f	[4+3+2+1] Subtotal =					\$2,325,180.00
g	Main contractors overhead an profit	0%			\$0.00	
20	[6-9+5] Works cost estimate =					\$2,325,180.00
h	Project/Design team fees estimate	5%			\$116,259.00	
j	[8=6+7] Subtotal =					\$2,441,439.00
k	Other Development/project costs estimate					
30	[10+8+9] Base Cost Estimate =					\$2,441,439.00
m	Risk Allowance Estimate (Contingency)	15%			\$366,215.85	\$366,215.85
n	Design development risks estimate					
p	Construction risks estimate					
q	Client change risk estimate					
r	Client other risks estimate	5%			\$122,071.95	\$122,071.95
40	[16=13+11] Cost limit (excluding escalation) =					\$2,929,726.80
s	Tender escalation estimate	0%			\$0.00	
t	Cost limit					\$2,929,726.80
u	Construction escalation estimate	2%			\$58,594.54	
50	[20=18+10] Project Order of Cost (including escalation) =					\$2,988,321.34

New Library Building - Option

The alternative to expanding ALEC is to find a suitable site in the Alstonville/Wollongbar area to construct a new facility, or lease a building of adequate size for a new public library facility.

If the library were to be relocated to a new site, the current library space could be well utilized for various cultural, fitness and business activities.

Community Consultation

The Alstonville community was surveyed late 2018 regarding their sporting and cultural facility requirements in the Alstonville area to ascertain what the community believed Council could do with the ALEC building to assist in filling those needs.

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

In addition to the general survey, schools in the area were contacted to assess their needs and how a renovated ALEC facility could meet their requirements. The schools supported the need for ALEC's redevelopment and specifically the need for improved sporting equipment and quality ventilation and air-conditioning systems (survey results attached).

Council staff regularly respond to enquiries from the community in relation to the poor condition of ALEC and Council's intentions surrounding proposed improvement works.

ALEC Site Restrictions

The ALEC site will be required to undergo a study of the buildings engineering and development constraints.

The ALEC site has limited area for onsite parking and is very much reliant on the Commercial Road parking as per the following image.

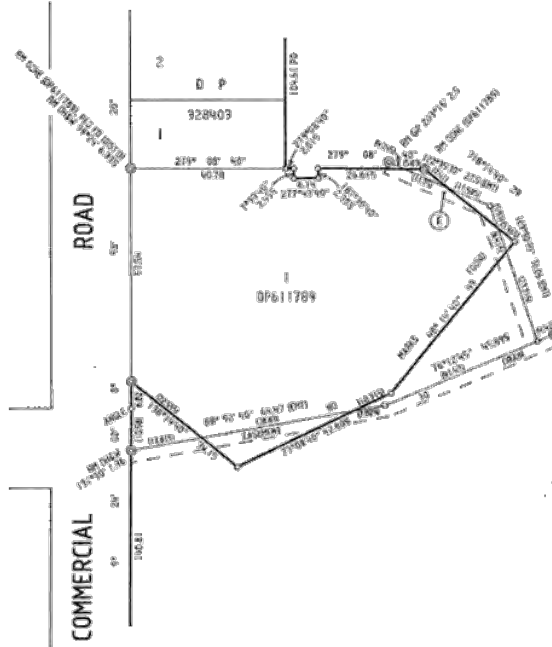
Image 3



The services of a design consultant would be utilised to ascertain the financial limits of stage 1 redevelopment. The boundary line of ALEC (Lot 1 Commercial Road) can be seen in image 4.

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

Image 4



Legal / Resource / Financial Implications

Council has funding of \$689,900 in 2019/20 and \$260,000 in 2020/21 towards the ALEC redevelopment.

Council has also submitted a \$700,000 grant application to the Stronger County Communities Fund (SCCF) and staff are hopeful this application will be approved. If this application is successful there will be adequate funds available to complete the Stage 1 list of works, subject to some minor tweaking.

The bigger issue is the longer term plans for the building, including the library expansion, with the works estimated at \$3million, if not more.

There are no readily available funding sources for that work.

Options that would normally be canvassed include:

- Loan funding – This would negatively impact on Council's recurrent budget
- Section 7.11 – This project could possibly be included in the next review of the Community Facilities Contributions Plan, subject to the \$20,000 contributions cap. The funding recouped would be low as a large part of the building expansion caters for the existing population (i.e. there is already a deficiency in service as compared to population)

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

- Community Infrastructure Reserve – Priorities for the next few years include the Lennox Head Village Renewal, SES Building and Lennox Head Rural Fire Shed.
- Grants – With the focus on the library there may well be increased opportunity for State Government grants, although large library grants are difficult to secure.

Consultation

There has been on-going consultation with Council staff, library staff, users of the ALEC and the broader community through the survey.

Options

Based on the information available Council has the following options.

Option 1 – Refurbish as per Stage 1 Scope

Complete stage one of the refurbishment of ALEC as outlined in the report, including roof and wall replacements and numerous internal modifications. These repairs and modifications are included in the SCCF submission and completing the full scope of works will depend on Council being successful with that funding combined with Council's current capital contribution.

Should Council not be successful in obtaining the SCCF, the scope of works would need to be prioritized to attend to immediate maintenance requirements such as replacement of the roof to prevent further leaks within the building.

Option 2 – Refurbish and Expand Library

This option would enable Council to proceed with stage 1 and 2 achieving an overall redevelopment of ALEC. This option would respond to both the immediate maintenance and enhancement works, refurbishment of the building's exterior, and extension of the building to house a new enlarged public library facility. Through completing these works as one project Council would achieve economies of scale with project construction costs and management requirements.

To proceed with this option, Council would need to engage consultants to prepare design plans and specifications for the extension of this building to align with current standards.

As part of this, further consultation would be required with the Richmond Tweed Regional Library on specific design needs.

Council would then need to confirm the funding source(s).

Option 3 – Redevelop ALEC and Investigate Other Sites for the Library

Proceed with the redevelopment of ALEC undertaking the various works identified in stage 1 and 2 excluding the extension of the building for a new library.

4.2 Alstonville Leisure and Entertainment Centre - Redevelopment

Council would then investigate the option of relocating the library to a new location in the Alstonville/Wollongbar area.

On balance option two is preferred. At this point in time, it is preferred to further investigate expansion of the library to try and maximize the use of the one facility in Alstonville.

The ALEC is reasonably well located being close to the town centre and Council can generate efficiencies by operating as many services as possible from the one site.

If there is sufficient space on the site for the various services provided this is a much better outcome for the community than having services from different locations.

Further investigation of the feasibility of this option will likely delay expenditure of the Council funds allocated until the 2020/21 year, however it is important that before substantial public monies are expended that Council has a clear vision or direction for the facility.

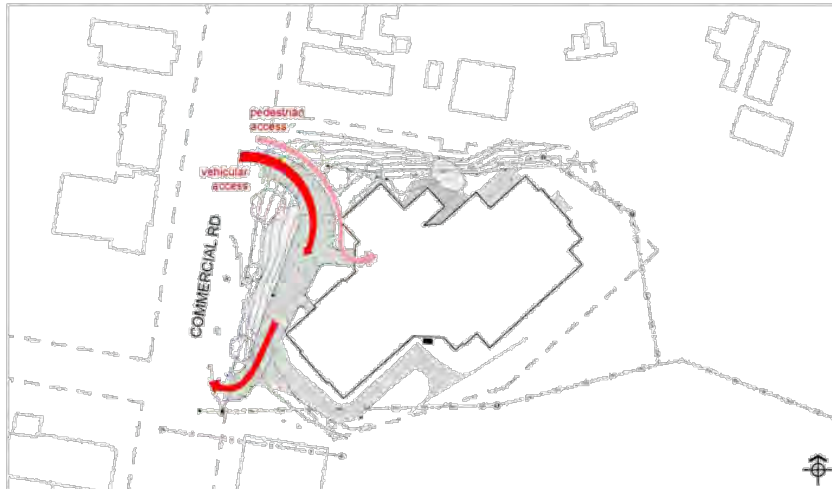
The time spent reviewing the design options will also allow Council to continue to examine funding options, recognizing that the total project has a current estimate of approximately \$4.7m.

RECOMMENDATIONS

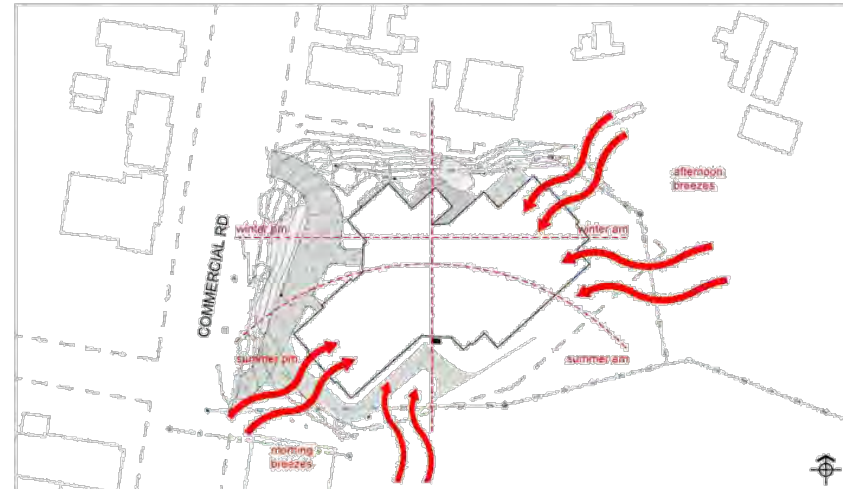
1. That in respect to future planning for the Alstonville Leisure and Entertainment Centre, Council;
 - a) Supports, in principle, the concept of expanding the existing library to meet current and future demands; and
 - b) Authorises, the General Manager to engage industry experts to assist with preparing possible designs and more detailed costings for this work. This is to include consultation with key stakeholders such as the Richmond Tweed Regional Library.
2. That Council receive a further report once the designs and costings have been completed, with that report to outline possible funding options, if any, for the works.

Attachment(s)

1. Community consultation - ALEC usage requirements



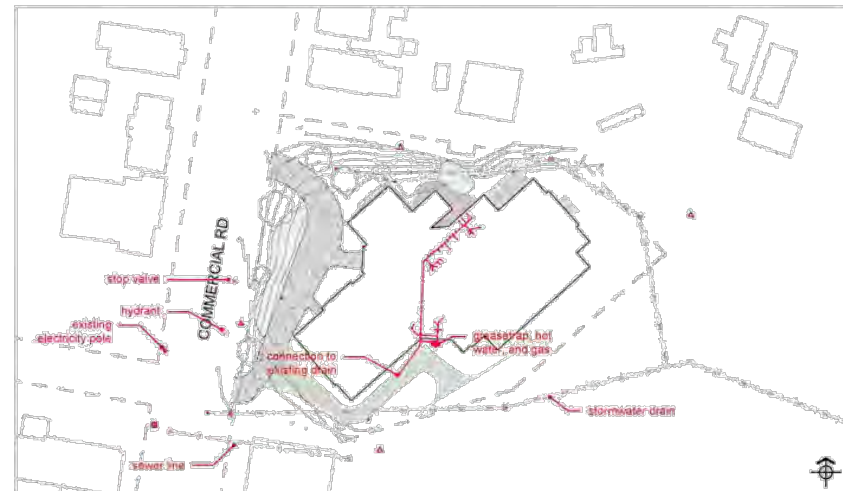
01 SITE ACCESSIBILITY



02 SUN AND BREEZE STUDY



03 VEGETATION



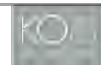
04 SERVICES

SITE ANALYSIS

ALSTONVILLE LEC

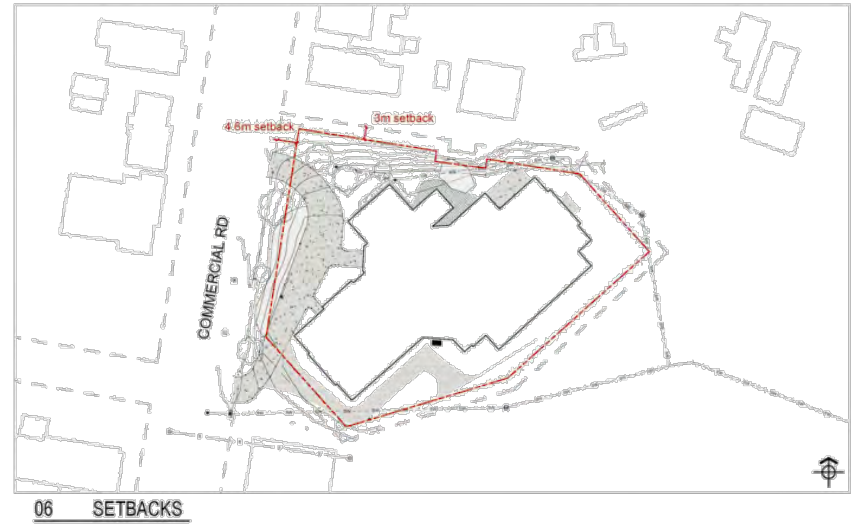
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DWG: SK01
 SCALE:
 DATE: 03.07.2020
 REV: 0





05 VIEWS



06 SETBACKS



A



B



C



D

07 SITE PHOTOGRAPHS

SITE ANALYSIS

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ALSTONVILLE LEC

DWG: SK02
 SCALE:
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 REV: B





EXTERNAL ARCHITECTURAL VISION
Expressive architectural form, sign-posting

MATERIAL PALETTE
Brick, metal sheeting, off-form concrete, aluminium screen



RAMPS
Accessible access paths with integrated landscape elements

REFERENCE IMAGES

KOOCaArchitecture Pty Ltd | PO Box 409 Road Hill QLD 4039 (P) 07 5307 1878
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DWG: SK03
 SCALE:
 DATE: 03.07.2020
 REV: B





CHILDREN'S AREA
Playful interventions, timber elements, soft furnishing



TIERED SEATING
Circulation space integrated into flexible spaces of socialising or group study, connection of a unified space

REFERENCE IMAGES

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DWG: SK04
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 REV: B





OPEN STUDY AREA
Spaces that promote flexibility in seating, activities, and configuration



INDIVIDUAL STUDY AREA
Quiet areas for desk work, access to natural light, warm timber finishes



DOUBLE HEIGHT SPACES
Promote natural light, enhanced visibility



REFERENCE IMAGES

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ALSTONVILLE LEISURE AND ENTERTAINMENT CENTRE PRE-CONCEPT DESIGN OPTION 1

OPTION 1 SUMMARY

42-46 Commercial Road, Alstonville, NSW 2478
 Lot 1 DP611789
 Ballina Shire Council

Description

- Single storey extension to the existing library
- Existing library roof structure is retained
- Amenities are completely refurbished, upgraded and increased to meet NCC2019 requirement as determined by certifier.
- New PWD ramp and stair introduced in front landscaping to provide access from street
- 2 x PWD car spaces provided next to existing entrance
- Existing foyer is opened up towards showground
- Kitchen is relocated and reconfigured into a galley arrangement
- Option 1A: Concrete roof to library extension, with gravel ballast and perimeter raised planters. Provides additional 364m² open space for use by the library directly accessed from the street. Softens library facade with greenery.
- Option 1B: Metal roof (not accessible)

Area summary

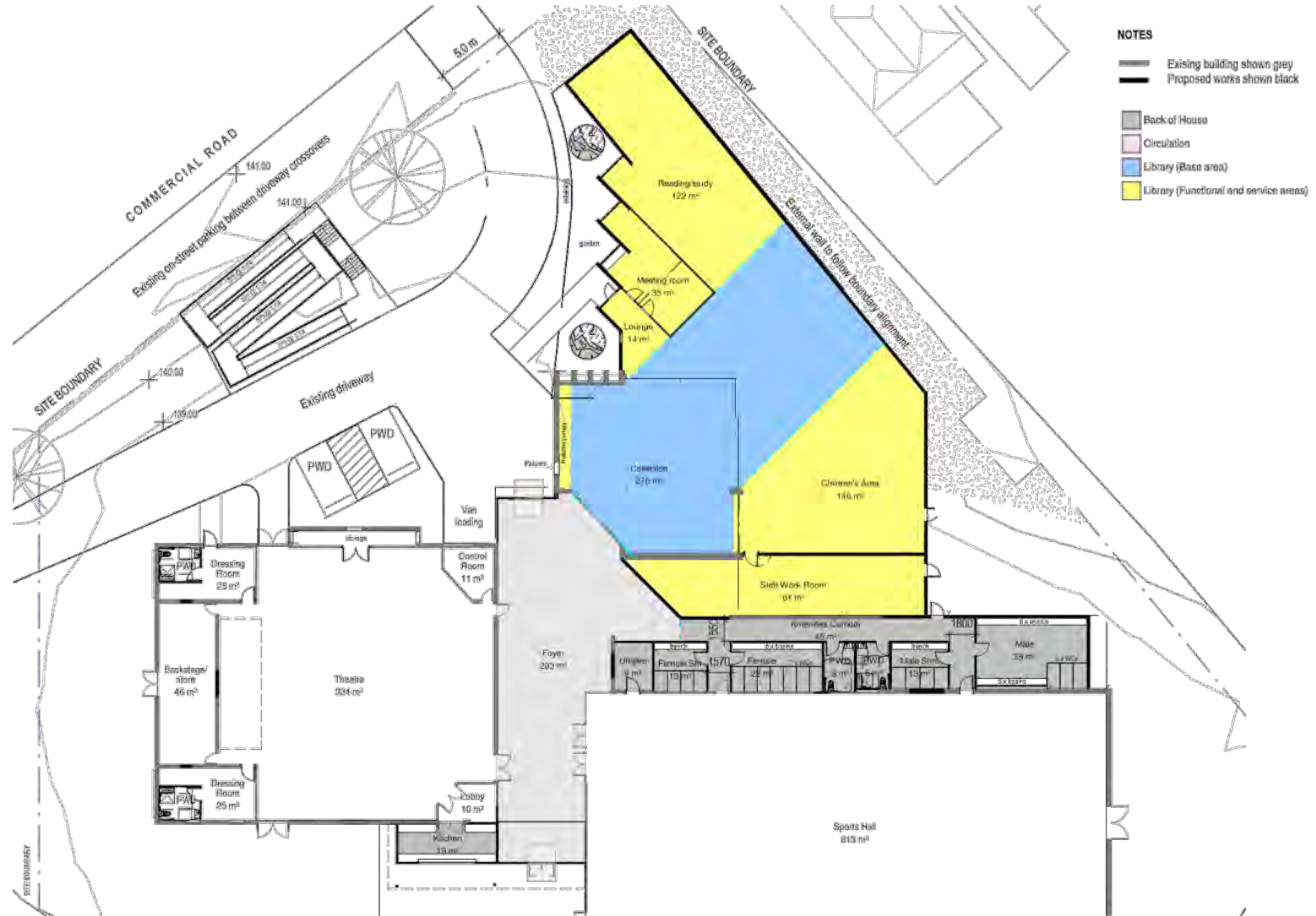
Land Area:	5168 m ²
Existing building area:	1841 m ²
Option 1 proposed GFA:	2353 m ²
Additional library area:	538 m ²
Total new library size:	140m ² + 538m ² = 678 m ²
Briefed library area:	628m ²

IMPRESSION OF OPTION 1A



IMPRESSION OF OPTION 1B





OPTION 1 - L0 PLAN

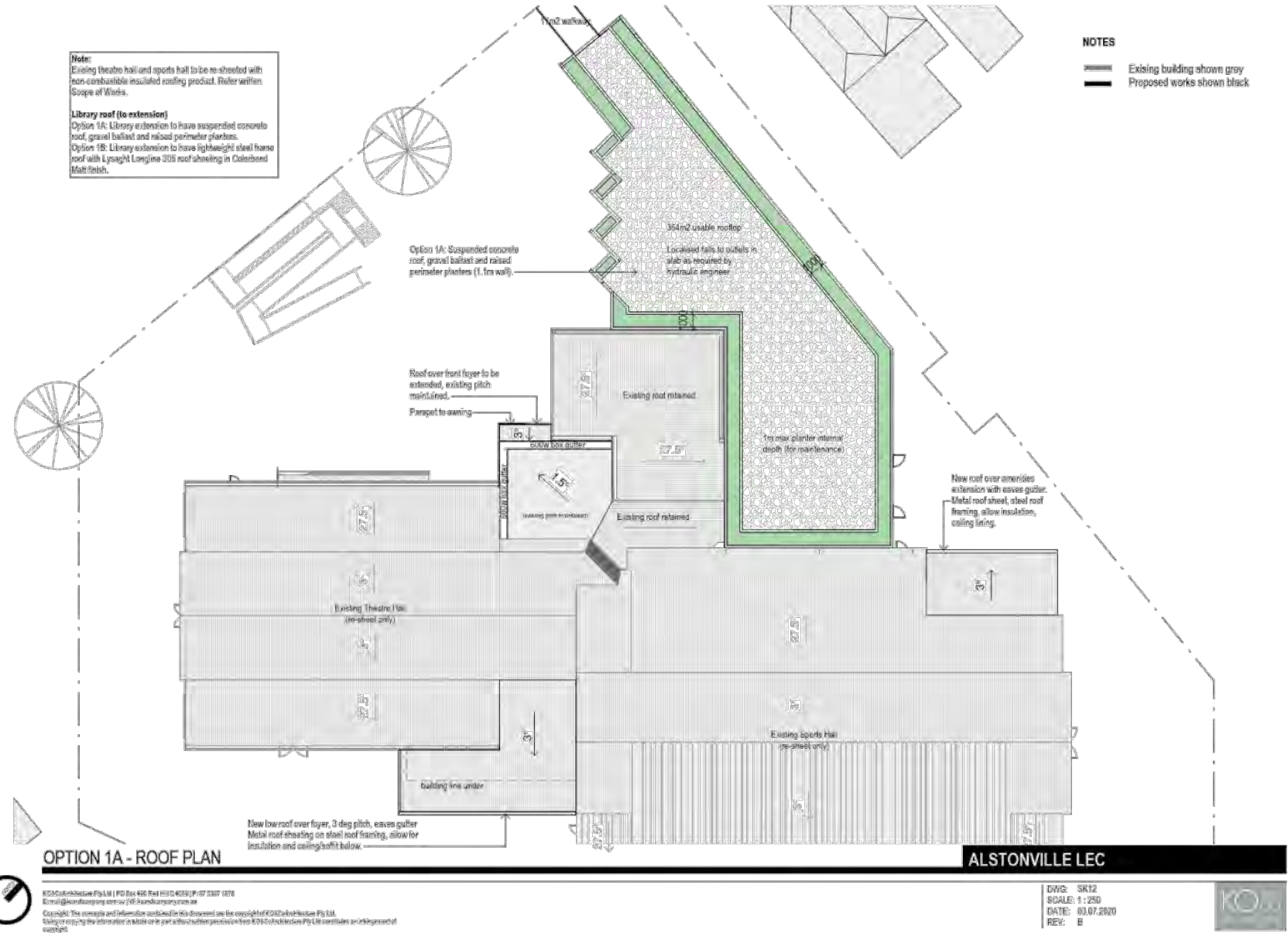
ALSTONVILLE LEC

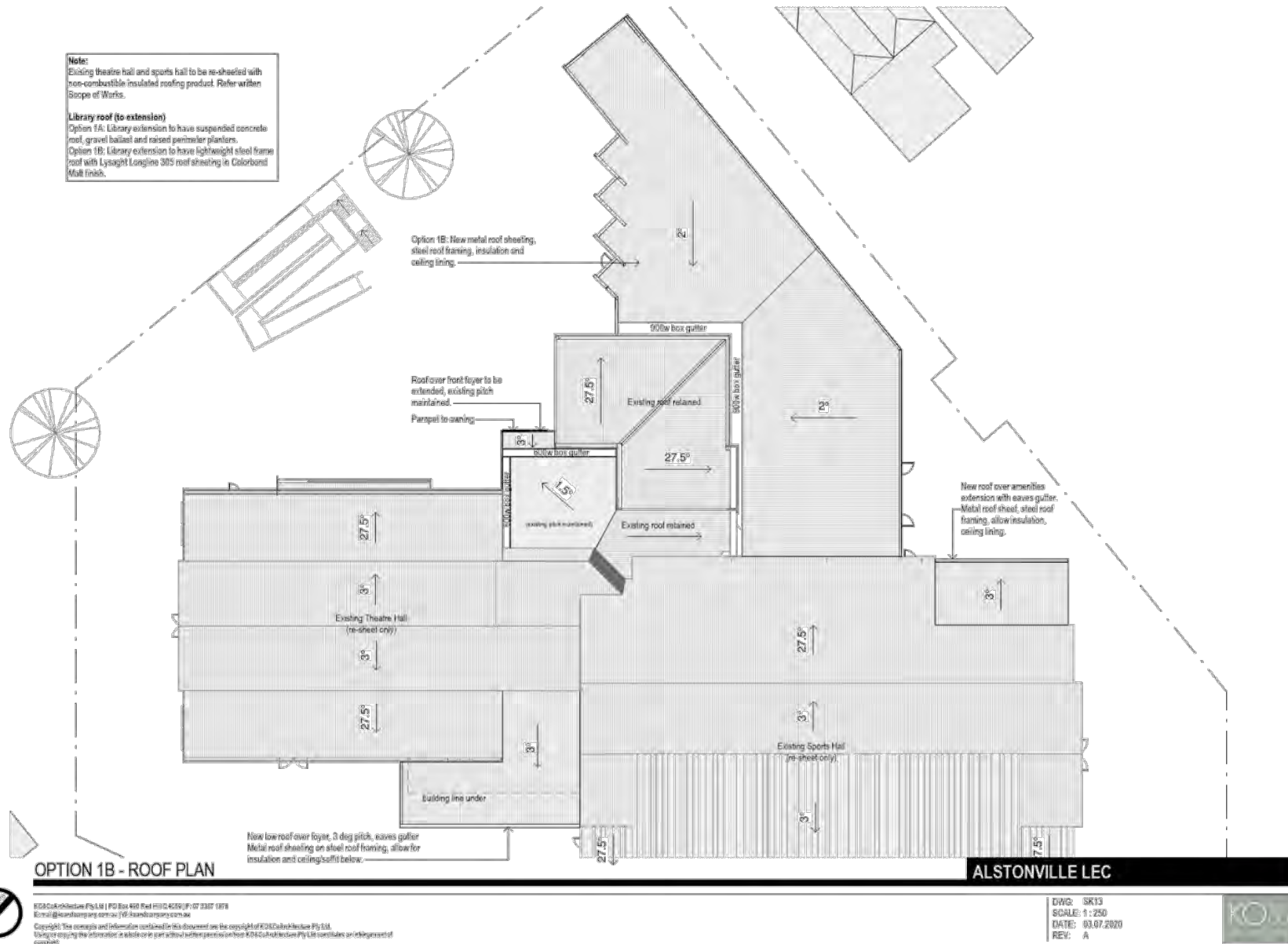


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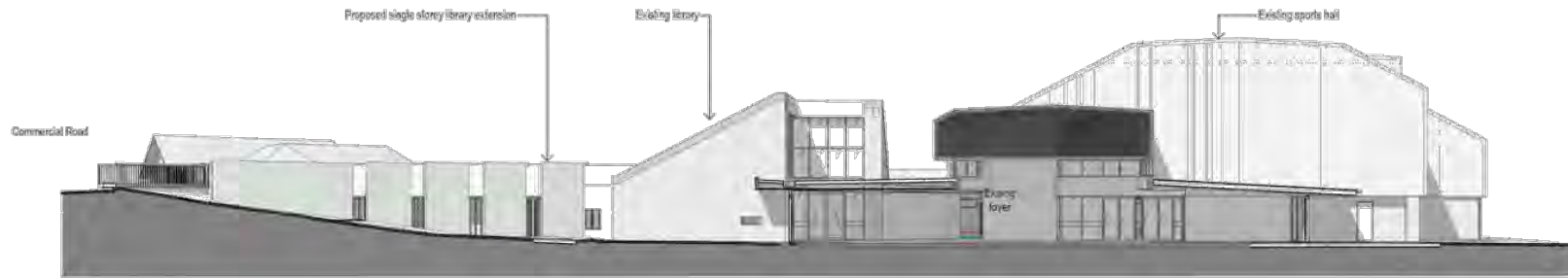




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 REV: A





OPTION 1 - SECTIONAL PERSPECTIVE

ALSTONVILLE LEC

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REV: A





OPTION 1 - PERSPECTIVES

ALSTONVILLE LEC

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DWG: SK19
 SCALE:
 DATE: 03.07.2020
 REV: A



ALSTONVILLE LEISURE AND ENTERTAINMENT CENTRE PRE-CONCEPT DESIGN OPTION 2

OPTION 2 SUMMARY

42-46 Commercial Road, Alstonville, NSW 2478
 Lot 1 DP611789
 Ballina Shire Council

Description

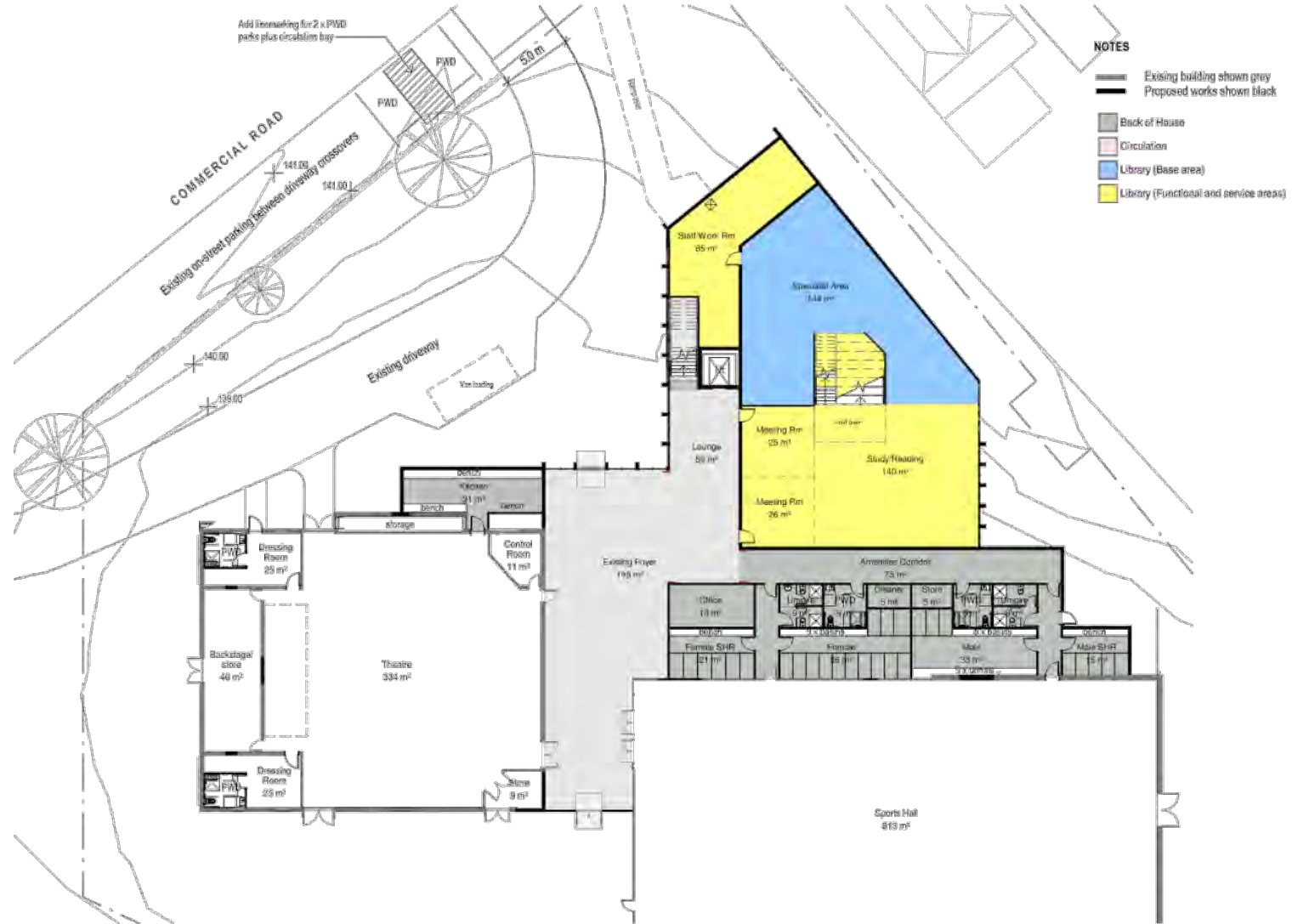
- New 2-storey library (existing library demolished)
- A new main entrance to the centre, directly accessed from street level (arriving at the upper floor)
- New lift and stair for movement between levels
- Amenities are completely refurbished, upgraded and increased to meet NCC2019 requirement as determined by certifier.
- Existing foyer is opened up towards showgrounds
- Kitchen is relocated to driveway side of theatre hall, for more direct loading of goods/catering
- Loading/van space added to existing driveway adjacent relocated kitchen
- Linemarkings for 2 x PWD car spaces and shared bay on street

Area summary

Land Area:	5168 m ²
Existing building area:	1841 m ²
Option 2 proposed GFA:	2643 m ²
New library area:	737 m ² + lounge space in foyer (approx 60m ²)
Briefed library area:	628m ²

IMPRESSION OF OPTION 2





OPTION 2 - L0 PLAN

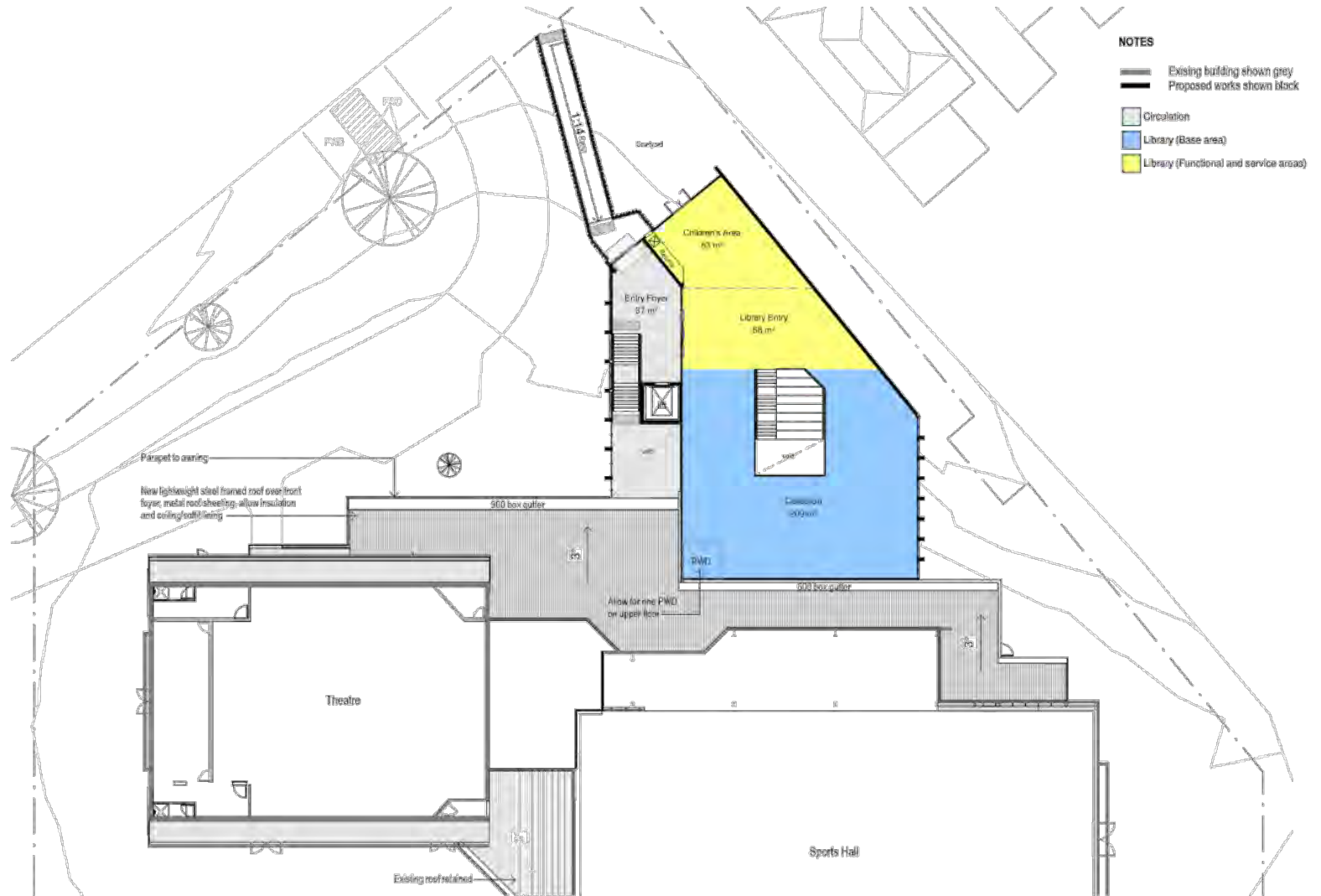
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 SCALE: 1 : 250
 DATE: 03.07.2020
 REV: B





- NOTES**
- Existing building shown grey
 - Proposed works shown black
 - Circulation
 - Library (Base area)
 - Library (Functional and service areas)

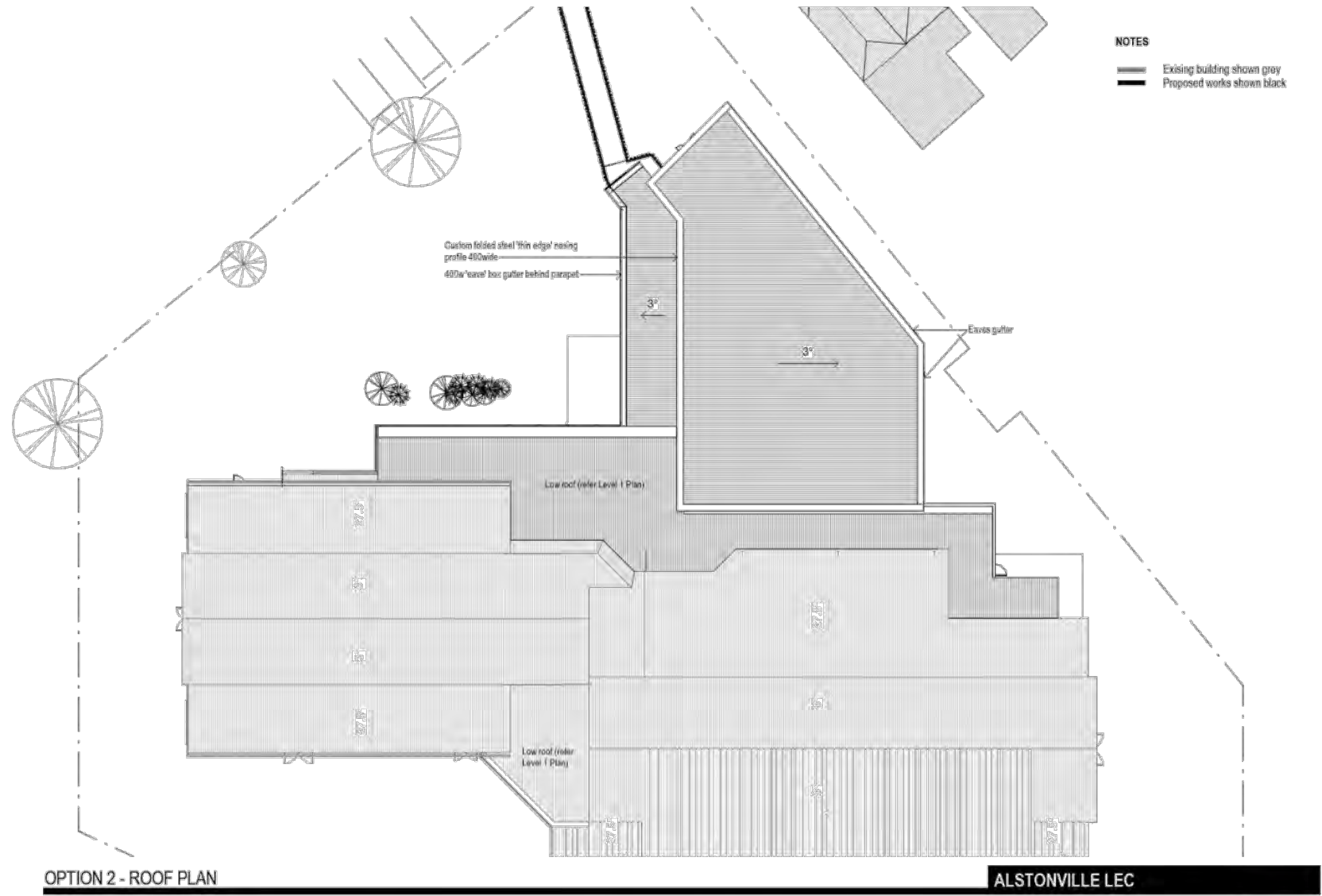
OPTION 2 - L1 PLAN

ALSTONVILLE LEC



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DWG: SK22
 SCALE: 1 : 250
 DATE: 03.07.2020
 REV: 0

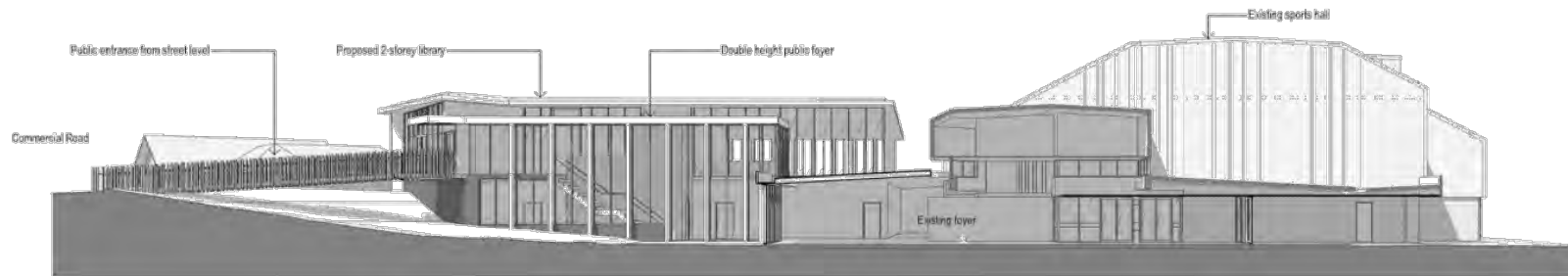


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ALSTONVILLE LEC

DWG: SK23
 SCALE: 1 : 250
 DATE: 03.07.2020
 REV: B





OPTION 2 - SECTIONAL PERSPECTIVE

ALSTONVILLE LEC

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DWG: SK2A
 SCALE:
 DATE: 03.07.2020
 REV: A



IMPRESSION OF OPTION 2



OPTION 2 - PERSPECTIVE

ALSTONVILLE LEC

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DWG: SK25
SCALE:
DATE: 03.07.2020
REV: A





Alstonville Leisure and Entertainment Centre – 170.005

COST PLAN ESTIMATE NO. 1 – OPTION 1A

Ko & Co Architecture

3 July 2020



T (07) 3367 3060 | E admin@honeywill.com.au | honeywill.com.au
Honeywill Consulting Pty Ltd | Project and Cost Management | PO Box 1357 Mount Ommaney, Qld 4074 | Suite 5 – 1 Fort Lane Milton, Qld 4064



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2 Project Scope 2

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4 Assumptions 4

5 Exclusions 4

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Document Control	Project No:
https://davehoneywill.sharepoint.com/sites/Projects/170_KO_and_Co_Architecture/170.005-KO & Co Architecture-Alstonville LEC/300-Cost Plans/301-Cost Plan 1/170.005 - Ko&Co - Alstonville LEC - Cost Plan Report No 1 Opt1A.docx	170.005
<u>Issue Schedule</u>	
Cost Plan Estimate No 1 – Option 1A	3 July 2020
Cost Plan Estimate No 1 – Option 1B	3 July 2020
Cost Plan Estimate No 1 – Option 2	3 July 2020



1 EXECUTIVE SUMMARY

Honeywill Consulting Pty Ltd have been commissioned by Ko & Co Architects to prepare a master plan cost plan estimate for the proposed upgrade and extension of the Alstonville leisure and entertainment centre, 42-46 Commercial Rd, Alstonville, NSW, 2477

The total estimated project cost is **\$ 8,184,000 including GST** or \$ 3,478 per m2. This estimate represents the total construction cost as at July 2020 with escalation till June 2023. Details of the assumptions and exclusions are included on page 4 of this report.

We note that this cost estimate is based on conceptual design information available at the time of the estimate and recommend that additional estimates be prepared as the design progresses and more detailed information is available.

2 PROJECT SCOPE

The proposed refurbishment includes upgrading of the existing sports and theatre hall, with an extension to the library and the amenities

The area of the proposed works is as follows:

Section	Description	GFA (m ²)
FECA	Amenities Corridor	49 m ²
FECA	Children's area	137 m ²
FECA	Collection	279 m ²
FECA	Existing foyer	206 m ²
FECA	Female	39 m ²
FECA	Female SHR	13 m ²
FECA	Kitchen	19 m ²
FECA	Male	55 m ²
FECA	Lounge	14 m ²
FECA	Meeting rooms	44 m ²
FECA	PWD	13 m ²
FECA	Reading study	122 m ²
FECA	Sports Hall	816 m ²
FECA	Staff/ Work room	67 m ²
FECA	Theatre Hall	472 m ²
FECA	Umpire	9 m ²
GFA		2,353 m²

FECA - Fully Enclosed and Cover Area **UCA** - Unenclosed Covered Area **GFA** - Gross Floor Area



3 BASIS OF COST PLAN

The cost plan estimate has been based on the following drawings and documents:

Drawing Number	Description	Revision
Architectural Drawings	Ko & Co Architecture - 200625	
SK01	Site Analysis	A
SK02	Site Analysis	A
SK03	Reference Images – Exterior	A
SK04	Reference Images – Library	A
SK05	Reference Images – Library	A
SK06	Option 1 - Demolition Plan	A
SK07	Option 1 - L0 Plan	A
SK08	Option 1a - Perspective	A
SK09	Option 2 - Demolition Plan	A
SK10	Option 2 - L0 Plan	A
SK11	Option 2 - L1 Plan	A
SK12	Option 2 - Perspective	A
SK13	Option 1b - Roof Plan	A
SK14	Option 1 - Perspectives	A
SK15	Option 2 - Roof Plan	A
SK16	Option 2 - Perspective	A
	Option 1A – Concrete Roof Sketch	A

As part of the project, Civil, Structural, Mechanical, Electrical and Hydraulic consultants have not been engaged to prepare services drawings and scope of works. Various assumptions have been made in this regard that will need to be reviewed once the design has been developed.



4 ASSUMPTIONS

Honeywill Consulting have made the following assumptions as part of the estimate:

1. Refurbishment areas will be cleared by the client prior to commencing works
2. Power will be turned off for the duration of the works to this area, which will include the Centre of Network (Data) for a period of time
3. Works will be scheduled during normal working hours
4. Allowed \$50,000 for asbestos containing materials to be removed
5. Tender - we have assumed that the project will be tendered to 5 small / medium commercial builders using a medium works form of contract
6. Management - we have assumed that the project will be designed to a suitable standard prior to tendering
7. Allowed for PC of \$2500/1000 for facebricks
8. Allowed \$170/m2 supply and install blinds to meeting rooms only
9. Allowed \$140/m2 for supply and install of hardwood floors
10. Allowed for average detailing to Supawood products
11. Allowed \$340/m2 for supply of feature batten ceiling
12. Allowed 5% for design contingency and 7.5% for construction contingency
13. Allowed 9% for professional fees

5 EXCLUSIONS

The following items have been excluded from the cost plan estimate:

14. Any work to existing storeroom in sports hall
15. Finance costs
16. Legal costs
17. Escalation beyond June 2023
18. Works outside site boundaries (other than making good/ repaving footpaths)
19. Piling
20. Premium payments for reducing the programme or bonus payments for early completion have been excluded
21. Shift payments / Night work
22. Upgrade of existing infrastructure and services
23. Sports furniture and equipment
24. Theatre furniture and equipment
25. Stormwater storage tanks
26. Airconditioning to the sports hall (Mechanical extraction only)



6 SUMMARY OF COSTS

The table below represents to the Cost Plan Estimate Breakdown:

ELEMENT	\$ / m ²	\$ (Excl GST)
PRELIMINARIES 16%	\$ 340	\$ 799,724
BUILDING WORKS		
DEMOLITIONS	\$ 81	\$ 190,903
SUBSTRUCTURE	\$ 59	\$ 139,837
COLUMNS	\$ 7	\$ 15,871
UPPER FLOORS	\$ 50	\$ 116,539
STRUCTURAL STEEL	\$ 35	\$ 83,428
ROOFING	\$ 201	\$ 472,505
EXTERNAL WALLS AND FINISHES	\$ 127	\$ 299,723
WINDOWS AND GLAZING	\$ 0	\$ Incl.
EXTERNAL DOORS AND HARDWARE	\$ 9	\$ 20,532
INTERNAL WALLS	\$ 23	\$ 53,680
INTERNAL SCREENS AND BORROWED LIGHTS	\$ 15	\$ 35,110
METAL WORK	\$ 37	\$ 87,481
INTERNAL DOORS AND HARDWARE	\$ 31	\$ 73,758
WALL FINISHES	\$ 156	\$ 367,810
FLOOR FINISHES	\$ 80	\$ 187,171
CEILING FINISHES	\$ 343	\$ 806,222
FITMENTS	\$ 17	\$ 39,587
JOINERY	\$ 98	\$ 231,778
CARPENTRY	\$ 0	\$ Incl.
SPECIAL EQUIPMENT	\$ 18	\$ 43,400
SANITARY FIXTURES AND PLUMBING	\$ 72	\$ 168,677
MECHANICAL SERVICES	\$ 213	\$ 501,348
FIRE SERVICES	\$ 1	\$ 1,930
AIR CONDITIONING	\$ 0	\$ Incl.
ELECTRICAL LIGHT AND POWER	\$ 143	\$ 336,304
COMMUNICATIONS	\$ 55	\$ 129,203
SPECIAL SERVICES	\$ 18	\$ 41,789
PROVISIONAL SUMS	\$ 64	\$ 150,000
SUB-TOTAL BUILDING WORKS	\$ 1,952	\$ 4,594,587
EXTERNAL WORKS		
SITE PREPARATIONS		\$ 62,526
ROADS, FOOTPATHS AND PAVED AREAS		\$ 95,446
EXTERNAL WORKS		\$ 54,021
OUTBUILDINGS AND COVERED WAYS		\$ Excl.
LANDSCAPING AND IMPROVEMENTS		\$ 93,816
EXTERNAL SERVICES		\$ 97,883

4.3 Community Facilities - Update



SUB-TOTAL EXTERNAL WORKS	\$ 172	\$ 403,691
TOTAL CONSTRUCTION COST	\$ 2,464	\$ 5,798,002
OTHER COSTS		
DESIGN CONTINGENCY 5%		\$ 289,900
CONSTRUCTION CONTINGENCY 7.5%		\$ 456,597
ESCALATION TILL JUNE 2023		\$ 286,132
CLIENT COSTS		\$ 87,549
PROFESSIONAL FEES & DISBURSEMENTS (9%)		\$ 521,820
SUB-TOTAL OTHER COSTS	\$ 698	\$ 1,641,998
ESCALATION TILL JUNE 2023		
TOTAL PROJECT COST (EXCL GST)	\$ 3,162	\$ 7,440,000
GST		\$ 744,000
TOTAL PROJECT COST (INCL GST)	\$ 3,478	\$ 8,184,000

Please refer to **Appendix A** for the Cost Plan Estimate Breakdown.



APPENDIX A – COST PLAN BREAKDOWN

4.3 Community Facilities - Update

Trade Summary



Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	ALSTONVILLE LEC - UPGRADE AND LIBRARY EXPANSION - CP1 - OPT 1A						
	KEY AREAS				0		0
PREL	PRELIMINARIES 16%		\$/m2	340	799,724		799,724
	BUILDING WORKS						
	DEMOLITIONS		\$/m2	81	190,903		190,903
	SUBSTRUCTURE		\$/m2	59	139,837		139,837
	COLUMNS		\$/m2	7	15,871		15,871
	UPPER FLOORS		\$/m2	50	116,539		116,539
	STRUCTURAL STEEL		\$/m2	35	83,428		83,428
	ROOFING		\$/m2	201	472,505		472,505
	EXTERNAL WALLS AND FINISHES		\$/m2	127	299,723		299,723
	WINDOWS AND GLAZING		\$/m2	0			Incl.
	EXTERNAL DOORS AND HARDWARE		\$/m2	9	20,532		20,532
	INTERNAL WALLS		\$/m2	23	53,680		53,680
	INTERNAL SCREENS AND BORROWED LIGHTS		\$/m2	15	35,110		35,110
	METAL WORK		\$/m2	37	87,481		87,481
	INTERNAL DOORS AND HARDWARE		\$/m2	31	73,758		73,758
	WALL FINISHES		\$/m2	156	367,810		367,810
	FLOOR FINISHES		\$/m2	80	187,171		187,171
	CEILING FINISHES		\$/m2	343	806,222		806,222
	FITMENTS		\$/m2	17	39,587		39,587
	JOINERY		\$/m2	98	231,778		231,778
	CARPENTRY		\$/m2	0			Incl.
	SPECIAL EQUIPMENT		\$/m2	18	43,400		43,400
	SANITARY FIXTURES AND PLUMBING		\$/m2	72	168,677		168,677
	MECHANICAL SERVICES		\$/m2	213	501,348		501,348
	FIRE SERVICES		\$/m2	1	1,930		1,930
	AIR CONDITIONING		\$/m2	0			Incl.
	ELECTRICAL LIGHT AND POWER		\$/m2	143	336,304		336,304
	COMMUNICATIONS		\$/m2	55	129,203		129,203
	SPECIAL SERVICES		\$/m2	18	41,789		41,789
	PROVISIONAL SUMS		\$/m2	64	150,000		150,000
	SUB-TOTAL BUILDING WORKS		\$/m2	1,952			4,594,587

4.3 Community Facilities - Update

Trade Summary



Project: KO AND CO ARCHITECTURE		Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP					
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	EXTERNAL WORKS						
	SITE PREPARATIONS				62,526		62,526
	ROADS, FOOTPATHS AND PAVED AREAS				95,446		95,446
	EXTERNAL WORKS				54,021		54,021
	OUTBUILDINGS AND COVERED WAYS						Excl.
	LANDSCAPING AND IMPROVEMENTS				93,816		93,816
	EXTERNAL SERVICES				97,883		97,883
	SUB-TOTAL EXTERNAL WORKS		\$/m2	172			403,691
	TOTAL CONSTRUCTION COST		\$/m2	2,464			5,798,002
	OTHER COSTS						
	DESIGN CONTINGENCY 5%				289,900		289,900
	CONSTRUCTION CONTINGENCY 7.5%				456,597		456,597
	ESCALATION TILL JUNE 2023				286,132		286,132
	CLIENT COSTS				87,549		87,549
	PROFESSIONAL FEES & DISBURSEMENTS (9%)				521,820		521,820
	SUB-TOTAL OTHER COSTS		\$/m2	698			1,641,998
	TOTAL PROJECT COST (EXCL GST)		\$/m2	3,162			7,440,000
	GST						744,000
	TOTAL PROJECT COST (INCL GST)		\$/m2	3,478			8,184,000



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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KEY AREAS

FECA							
	Ground Floor						
	Amenities Corridor	49	m2				
	Childrens area	137	m2				
	Collection	279	m2				
	Existing foyer	206	m2				
	Female	39	m2				
	Female SHR	13	m2				
	Kitchen	19	m2				
	Male	55	m2				
	Lounge	14	m2				
	Meeting rooms	44	m2				
	PWD	13	m2				
	Reading study	122	m2				
	Sports Hall	816	m2				
	Staff/ Work room	67	m2				
	Theatre Hall	472	m2				
	Umpire	9	m2				
	Total	2,353	m2				
FECA							
	Ground Floor	2,353	m2				
	TOTAL	2,353	m2				
UCA							
	Ground Floor	0	m2				
	TOTAL	0	m2				
GFA							
	FECA	2,353	m2				
	UCA	0	m2				
	TOTAL GFA	2,353	m2				

KEY AREAS

0



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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DEMOLITIONS

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	REMOVAL OF EXISTING WORK						
	<u>Floors</u>						
	Neatly saw cut concrete to facilitate part removal thereof	67	m	25.00	1,679		1,679
	Break out 100mm concrete ground slab	80	m2	30.00	2,393		2,393
	<u>Walls</u>						
	Internal partitions and glazing	32	m	70.00	2,219		2,219
	Neatly saw cut brickwork to facilitate part removal thereof	221	m	25.00	5,525		5,525
	110mm Brick wall	248	m2	25.00	6,200		6,200
	230mm Brick wall	93	m2	35.00	3,255		3,255
	<u>Doors</u>						
	Single door from wall to be demolished	16	no.	34.00	544		544
	Double door from wall to be demolished	4	no.	40.00	160		160
	Single doors from wall to remain	2	no.	50.00	100		100
	Double door from walls to remain	2	no.	68.00	136		136
	<u>Windows</u>						
	Remove window from wall to be demolished	2	m2	20.00	40		40
	Remove window from wall to remain	12	m2	25.00	300		300
	High level windows from walls to remain	48	m2	30.00	1,453		1,453
	<u>Floor finishes</u>						
	Floor finishes including skirting	397	m2	12.00	4,769		4,769
	Lift and remove brick floor	188	m2	16.00	3,001		3,001
	<u>Ceiling finishes</u>						
	Ceiling including all trims and electrical fittings	586	m2	8.00	4,688		4,688
	<u>Roofs</u>						
	Roof sheeting, purlins, flashings and gutters	1,705	m2	25.00	42,625		42,625
	Vertical sheeting, purlins and flashings	548	m2	25.00	13,694		13,694
	<u>Joinery fittings</u>						
	Bench unit	51	m	45.00	2,286		2,286
	Store room shelving	34	m	55.00	1,879		1,879
	Allowance for sundry joinery items	1	item	1,000.00	1,000		1,000
	<u>Sanitary fittings and fixtures</u>						
	Basin	8	no.	193.00	1,544		1,544



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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DEMOLITIONS (Continued)

	Sink	3	no.	193.00	579		579
	WC	10	no.	200.00	2,000		2,000
	Shower	8	no.	150.00	1,200		1,200
	Removal of fittings	1	item	500.00	500		500
	Allowance for removal of pipework	1	item	500.00	500		500
	<u>Electrical strip out</u>						
	Remove electrical power and lighting complete	1,982	m2	12.00	23,789		23,789
	<u>Mechanical strip out</u>						
	Strip out existing services	1	sum	8,160.00	8,160		8,160
	<u>Removal and unknown miscellaneous items</u>						
	Allowance	1	item	1,500.00	1,500		1,500
	ASBESTOS						
	<u>Allowance for removal and disposal of Asbestos containing materials</u>						
	Asbestos	1	item	50,000.00	50,000		50,000
	ALTERATION WORK						
	<u>Openings in existing walls</u>						
	Cut opening in existing external brick wall for new double door	3	no.	205.00	615		615
	Cut opening in existing external brick wall for new single door	5	no.	190.00	950		950
	<u>Making good finishes</u>						
	Floors where 110mm brick walls removed	82	m	10.00	820		820
	Floors where 230mm brick wall removed	32	m	12.00	384		384
	<u>Building up openings</u>						
	Build up opening where double door removed	1	no.	415.00	415		415

DEMOLITIONS **190,903**

SUBSTRUCTURE

	FOUNDATION EXCAVATION						
	<u>Excavation in clay, including backfilling, disposal, planking and de-watering</u>						
	900 x 400mm Deep concrete strip footing	23	m3	85.00	1,955		1,955
	1150 x 300mm Deep retaining wall footing including 300 x 600mm deep toe	22	m3	85.00	1,870		1,870



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SUBSTRUCTURE (Continued)							
	Reduced levels under floors 50mm deep in set down areas to falls	8	m3	85.00	680		680
	1200 x 1200 x 500mm Deep reinforced concrete pad	12	m3	85.00	1,020		1,020
COLUMN PADS AND PEDESTALS							
	<u>1200 x 1200 x 500mm Deep reinforced concrete pad cast against excavated surfaces</u>						
	50mm Thick 25MPa unreinforced concrete blinding cast against excavated surfaces	2	m3	260.00	520		520
	25MPa Reinforced concrete in foundation pads	12	m3	262.00	3,144		3,144
	Steel bar reinforcement at 85kg/m3	1.02	tonne	2,230.00	2,275		2,275
STRIP FOOTINGS							
	<u>900 x 400mm Deep reinforced concrete strip footing cast against excavated surfaces</u>						
	25MPa Unreinforced concrete blinding cast against excavated surfaces	3	m3	262.00	786		786
	25MPa concrete strip footings cast against excavated surfaces	23	m3	262.00	6,026		6,026
	Steel bar reinforcement at 85kg/m3	1.96	tonne	2,230.00	4,360		4,360
	<u>1150 x 300mm Deep retaining wall footing including 300 x 600mm deep toe cast against excavated surfaces</u>						
	25MPa Unreinforced concrete blinding cast against excavated surfaces	4	m3	260.00	1,040		1,040
	25MPa concrete strip footings cast against excavated surfaces	22	m3	262.00	5,764		5,764
	Steel bar reinforcement at 85kg/m3	1.87	tonne	2,230.00	4,170		4,170
WALLING							
	<u>190 Block foundation wall</u>						
	190 Natural colour hollow concrete blockwork	109	m2	126.00	13,734		13,734
	Core filling to 190mm hollow blocks	109	m2	61.60	6,714		6,714
	Steel bar reinforcement at 15kg/m2	1.64	tonne	2,230.00	3,646		3,646
GROUND SLABS							
	<u>Ground slabs (Bulk earthworks under site preparation)</u>						
	50mm Sand blinding	33	m3	140.00	4,620		4,620
	Level and compaction under ground slabs	658	m2	3.60	2,369		2,369
	Polyethylene underlay including turn ups	658	m2	3.00	1,974		1,974



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SUBSTRUCTURE*(Continued)*

	Soil sterilisation, fumigation	658	m2	2.20	1,448		1,448
	Stainless steel mesh barrier (Termimesh) to slab perimeter	125	m	25.00	3,125		3,125
	Stainless steel mesh barrier (Termimesh) to penetrations	30	no.	20.00	600		600
	25MPa concrete slab on ground	103	m3	230.00	23,690		23,690
	Bar reinforcement allowance in slabs at columns, etc	0.50	tonne	2,230.00	1,115		1,115
	SL82 mesh reinforcement	658	m2	12.25	8,061		8,061
	Allowance for joints	658	m2	11.00	7,238		7,238
	Float to concrete surfaces	658	m2	8.00	5,264		5,264
	Sealer to concrete	658	m2	5.00	3,290		3,290
	N12 Chemset dowels 200mm deep into existing slab at 400mm centres	68	m	112.50	7,650		7,650
	SUB-SOIL DRAINAGE						
	Sub-soil drainage to retaining wall						
	Tanking	109	m2	35.00	3,815		3,815
	Granular backfilling	55	m3	75.00	4,125		4,125
	Crushed rock encasing to Ag pipe	5	m3	90.00	450		450
	Bidim A24 geotextile	328	m2	7.00	2,296		2,296
	90mm Diameter Ag pipe	50	m	10.00	505		505
	Connect to existing	1	no	500.00	500		500

SUBSTRUCTURE**139,837****COLUMNS**

REINFORCED CONCRETE COLUMNS							
	Square concrete columns						
	40Mpa concrete to columns	8	m3	345.00	2,760		2,760
	Formwork to sides of square columns	77	m2	90.00	6,930		6,930
	Extra over class 3 formwork for off form finish to						
	Concrete walls	77	m2	15.40	1,186		1,186
	Reinforcement - 280kg/m3	2.24	tonne	2,230.00	4,995		4,995

COLUMNS**15,871****UPPER FLOORS**

CONCRETE ROOF CONSTRUCTION							
	215mm Slabs measured over beams						



Trade Detail

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UPPER FLOORS (Continued)

	40Mpa reinforced concrete in slabs	108	m3	282.15	30,472		30,472
	Formwork to soffit of slab 200-300mm thick	502	m2	85.00	42,633		42,633
	Formwork to edge of slab 200-300mm high	120	m	39.50	4,744		4,744
	Bar reinforcement in slabs 120kg/m3	13	tonne	2,250.00	29,160		29,160
	Construction joints formed in slab	502	m2	11.00	5,517		5,517
	Surface finish on concrete slab	502	m2	8.00	4,012		4,012

UPPER FLOORS

116,539

STRUCTURAL STEEL

METAL FRAMED ROOF CONSTRUCTION							
	<u>Structural steel</u>						
	Allowance of 30kg/m2	115	m2	225.00	25,875		25,875
	Allowance for fire treatment to columns	1	item	50,000.00	50,000		50,000
STRUCTURAL STEEL TO OPERABLE WALLS							
	<u>Hollow section columns</u>						
	125 x 125 x 5.0 SHS columns	0.12	tonne	7,500.00	900		900
	Allowance for base plates	0.03	tonne	10,500.00	315		315
	Allowance for connection plates 5%	0.01	tonne	10,500.00	79		79
	<u>I-Section steel beams</u>						
	250UC72.9 Beams	0.68	tonne	6,800.00	4,624		4,624
	Allowance for connection plates 10%	0.07	tonne	10,500.00	714		714
	<u>Bolts</u>						
	Allowance for connections and connection bolts	0.01	tonne	10,500.00	83		83
	M20 Chemical anchor	12	no.	66.80	802		802
	<u>Sundries</u>						
	50mm Non-shrink grout wedge to steel base plate size 300 x 300mm, including chamfered edges all round	2	no.	18.63	37		37

STRUCTURAL STEEL

83,428

ROOFING

COVERING (NON TRAFFICABLE)							
	<u>Roof sheeting</u>						
	Stramit Longspan Colourbond Ultra 0.48 metal roof sheeting fixed to and including purlins	290	m2	73.00	21,170		21,170
	100mm Europanel insulated roof panelling	1,738	m2	170.00	295,460		295,460



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
ROOFING (Continued)							
	75mm Permastop building blanket with sisalation	804	m2	20.00	16,077		16,077
	Roof safety mesh	804	m2	11.00	8,844		8,844
	<u>Metal flashings and cappings, 0.55mm colorbond finish</u>						
	Headwall/sidewall/apron flashing 250mm girth and counter flashing 250mm girth	100	m	80.00	8,000		8,000
	Barge flashing 500mm girth	114	m	45.00	5,130		5,130
	Apex flashing to 100mm insulated panels	155	m	55.00	8,549		8,549
	Allowance for sundry services flashings around openings	1	item	1,500.00	1,500		1,500
	<u>Stainless steel box gutters</u>						
	Stainless steel box gutter 1000x 0.55mm girth, four times bent along girth	16	m	240.00	3,862		3,862
	Extra over for end	4	no.	108.00	432		432
	Extra over for outlet	4	no.	105.00	420		420
	<u>Colourbond gutters including bends and outlets</u>						
	Valley gutter 500mm girth x 0.70mm	23	m	70.00	1,627		1,627
	Colorbond eaves gutter fixed to purlin	67	m	45.00	3,015		3,015
	250mm Colorbond eaves gutter fixed to purlin	157	m	95.00	14,927		14,927
	FASCIAS AND BARGES AND SOFFIT TREATMENT						
	<u>Fascias</u>						
	250 x 32mm LVL marine ply timber fascia	40	m	40.00	1,600		1,600
	Fascia colorbond capping 250mm girth	40	m	45.80	1,832		1,832
	<u>Barges</u>						
	250 x 32mm LVL marine ply timber barge board	107	m	40.00	4,280		4,280
	Barge colorbond capping 250mm girth	107	m	45.80	4,901		4,901
	<u>Fall arrest system</u>						
	Fall arrest system				Excl.		Excl.
	DOWNPIPES AND FITTINGS						
	<u>Downpipes including fittings</u>						
	150 mm Diameter uPVC downpipe including all accessories, brackets, swan necks and shoes	64	m	55.00	3,520		3,520
	100mm Diameter colorbond steel downpipe including all accessories, brackets, swan necks and shoes	42	m	30.00	1,260		1,260
	150mm CHS galvanised steel downpipe protector 2100mm high	26	m	140.00	3,640		3,640



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ROOFING (Continued)

COVERING (TRAFFICABLE)							
<u>Cementitious toppings</u>							
	Average 50mm screed to falls	363	m2	51.00	18,535		18,535
	Fillet	113	m	25.00	2,815		2,815
<u>Tanking</u>							
	Two layers of bituminous felt	363	m2	48.00	17,445		17,445
	Additional allowance for turn-ups	12	m2	48.00	576		576
	Gravel ballast	363	m2	37.50	13,629		13,629
<u>Roof outlets</u>							
	50mm diameter cast iron roof outlet	22	no.	430.00	9,460		9,460

ROOFING **472,505**

EXTERNAL WALLS AND FINISHES

BRICK VENEER WALLS							
<u>Clay brick walls</u>							
	220mm Brick walls	271	m2	250.00	67,750		67,750
<u>External wall finishes</u>							
	Extra over brickwork for face brickwork (PC \$2,500 per thousand)	271	m2	120.00	32,520		32,520
<u>External paintwork</u>							
	Paint Wattyl Anti-Graffiti clear to facebrick walls	271	m2	25.00	6,775		6,775
INSITU CONCRETE WALLS							
<u>250mm Thick concrete wall</u>							
	32 MPa concrete in walls	21	m3	245.00	5,145		5,145
	Class 3 formwork to sides of concrete walls	168	m2	154.00	25,872		25,872
	Steel bar reinforcement at 220kg/m3	4.62	tonne	2,230.00	10,303		10,303
<u>Extra over class 3 formwork for off form finish to</u>							
	Concrete walls	168	m2	15.40	2,587		2,587
<u>Paint</u>							
	Paint Wattyl Anti-Graffiti clear to facebrick walls	168	m2	25.00	4,200		4,200
SHEET CLADDING							



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL WALLS AND FINISHES (Continued)

	<u>Metal sheeting</u>						
	100mm Europanel insulated roof panelling	548	m2	170.00	93,121		93,121
	Wall flashing	327	m	45.00	14,731		14,731
	EXTERNAL SHOP FRONTS						
	<u>Powder coated aluminum shop fronts, standard section, glazed with 6mm toughened safety glass</u>						
	2500mm high	26	m2	720.00	18,720		18,720
	3000mm high	25	m2	720.00	18,000		18,000

EXTERNAL WALLS AND FINISHES **299,723**

EXTERNAL DOORS AND HARDWARE

	DOORS IN SHOPFRONTS						
	<u>Aluminum framed and glazed door including hardware, closers, etc</u>						
	Extra over shopfronts for double swing door size 1800 x 2100mm high	1	no.	1,430.00	1,430		1,430
	Extra over shopfronts for automatic single sliding door size 1500 x 2100mm high	1	no.	8,000.00	8,000		8,000
	ALUMINIUM GLAZED DOORS						
	<u>Aluminium glazed swing doors including door hardware</u>						
	1000 x 2400mm High aluminium single door	3	no.	2,520.00	7,560		7,560
	ROLLER SHUTTERS, ROLLER GRILLES AND "UP AND OVERS"						
	<u>Roller shutter doors</u>						
	3600 x 1200mm High interlocking zincanneal steel pre-enamelled power operated roller shutter door	1	no.	2,010.00	2,010		2,010
	Add for electrically operated	1	no.	1,220.00	1,220		1,220
	LINTELS						
	<u>Angle section steel lintels to openings in brick or block walls</u>						
	75 x 75 x 8mm L-section	12	m	26.00	312		312

EXTERNAL DOORS AND HARDWARE **20,532**

INTERNAL WALLS

	BRICK WALLS						
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Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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INTERNAL WALLS (Continued)

	<u>Brick walls</u>						
	110mm Brick walls	66	m2	125.00	8,250		8,250
	METAL STUDDING						
	<u>Framing</u>						
	92mm Steel stud framing 1.15 bmt	190	m2	38.00	7,220		7,220
	<u>Insulation</u>						
	75mm Glasswool insulation R-Value 1.5	190	m2	15.00	2,850		2,850
	INTERNAL SHOPFRONTS						
	<u>Clear anodised aluminum partitioning, standard section, glazed with 6mm toughened safety glass</u>						
	2400mm High	52	m2	680.00	35,360		35,360

INTERNAL WALLS **53,680**

INTERNAL SCREENS AND BORROWED LIGHTS

	FOLDAWAY SCREENS (OPERABLE)						
	<u>Hufcor operable walls</u>						
	Hufcor Series 5512-45 (RW 45) centre-tracking operable walls 2400mm high including autex pinnable fabric both sides with 1200mm high vitreous enamel magnetic writable surface inset including single access door	11	m2	925.00	10,175		10,175
	TOILET AND SHOWER SCREENS						
	<u>Compact laminate toilet cubicals</u>						
	Main panel 1800 x 1800mm high	75	m2	195.00	14,625		14,625
	Nib/end panel 100 x 1800mm high	6	no.	180.00	1,080		1,080
	Nib/end panel 200 x 1800mm high	22	no.	265.00	5,830		5,830
	SHADING (INTERNALLY)						
	<u>Helios roller blinds</u>						
	Roller blind to window - Helios interior manual chain operated blinds with premium spring assist	20	m2	170.00	3,400		3,400

INTERNAL SCREENS AND BORROWED LIGHTS **35,110**

METAL WORK

	SHELVING AND BENCHES						
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Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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METAL WORK (Continued)

	<u>Stainless steel</u>						
	800mm Wide stainless steel bench with 100mm high splashback and midshelf	12	m	1,170.00	13,993		13,993
	300mm Wide stainless steel pot rack	4	m	533.00	1,945		1,945
	300mm Wide stainless steel wall shelf	4	m	553.00	2,273		2,273
	FIXED WEATHER PROOF VENTILATION LOUVRES						
	<u>Austral Monsoon AME 100 HV two stage aluminium fixed louvres with 20yr guarantee</u>						
	Louvres	48	m2	1,430.00	69,269		69,269

METAL WORK

87,481

INTERNAL DOORS AND HARDWARE

	TIMBER CORED DOORS						
	<u>40mm Thick solid core doors with hardboard veneer edge strips</u>						
	Single door 920 x 2040mm high	22	no.	425.00	9,350		9,350
	Double door 1600 x 2040mm high	5	no.	775.00	3,875		3,875
	<u>Paint on timber doors</u>						
	Single door 920 x 2040mm high	22	no.	105.00	2,310		2,310
	Double door 1600 x 2040mm high	5	no.	190.00	950		950
	<u>Vision panels</u>						
	Extra for 150 x 820mm glazed viewing panel	4	no.	135.00	540		540
	<u>Air relief grilles</u>						
	Extra over for 600 x 300mm air relief opening	15	no.	108.00	1,620		1,620
	Clear anodised aluminium air relief grille screwed to timber	30	no.	95.00	2,850		2,850
	METAL FRAMES						
	<u>1.25mm Zinc anneal knock down door frame twice rebated and built in for</u>						
	Single door 920 x 2040mm high	22	no.	250.00	5,500		5,500
	Double door 1600 x 2040mm high	5	no.	280.00	1,400		1,400
	<u>Paint on steel door frames</u>						
	Single door 920 x 2040mm high	22	no.	60.00	1,320		1,320
	Double door 1600 x 2040mm high	5	no.	65.00	325		325



Trade Detail

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INTERNAL DOORS AND HARDWARE

(Continued)

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	HARDWARE						
	<u>Standard single door hardware</u>						
	Set of three hinges	22	no.	15.00	330		330
	Lock and door furniture - MK	22	no.	335.00	7,370		7,370
	Perimeter seal to base of door	22	no.	22.00	484		484
	Perimeter seal	22	no.	215.00	4,730		4,730
	SC cabin hook	22	no.	10.00	220		220
	SC Door stop	22	no.	17.00	374		374
	<u>Standard double door hardware</u>						
	Set of six hinges	5	no.	30.00	150		150
	Lock and door furniture	5	no.	320.00	1,600		1,600
	Perimeter seal	5	no.	430.00	2,150		2,150
	Two barrel bolts (One to each leaf) with floor ferrule	5	no.	70.00	350		350
	One SC Door stop	10	no.	5.00	50		50
	<u>Door closers</u>						
	Door closer	5	no.	245.00	1,225		1,225
	<u>Kick plates</u>						
	820 x 300 x 1.2 Stainless steel kick plate	32	no.	50.00	1,600		1,600
	DOORS IN INTERNAL SHOPFRONTS						
	<u>Sliding doors</u>						
	Automatic single sliding door size 1800 x 2100mm high	1	no.	6,460.00	6,460		6,460
	TOILET DOORS						
	<u>Compact laminate toilet cubical doors</u>						
	Cubical door 800 x 1800mm high	25	no.	665.00	16,625		16,625

INTERNAL DOORS AND HARDWARE

73,758

WALL FINISHES

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	TIMBER WALL LININGS						
	<u>Supawood linings including 28mm furring channels</u>						
	Supafinish Supacoustic panels to brick walls	382	m2	330.00	126,061		126,061
	Supafinish Supaline panels to brick walls	450	m2	265.00	119,248		119,248

Trade Detail



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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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WALL FINISHES

(Continued)

	RENDER AND/OR IN-SITU PLASTER INC. PAINTWORK						
	<u>Render</u>						
	Cement render 13mm thick to existing face brick walls	45	m2	50.00	2,250		2,250
	<u>Paint</u>						
	Paint to rendered walls	45	m2	17.00	765		765
	Paint to existing rendered walls	337	m2	27.00	9,099		9,099
	PLASTERBOARD AND FIBROUS PLASTER INCL. PAINTWORK						
	<u>Plasterboard linings to stud walls</u>						
	10mm Plasterboard lining	22	m2	35.00	770		770
	10mm Plasterboard 'Aquacheck' lining to wet areas	178	m2	37.00	6,586		6,586
	<u>Plasterboard linings to brick walls</u>						
	10mm Plasterboard lining	184	m2	50.00	9,200		9,200
	10mm Plasterboard 'Aquacheck' lining to wet areas including top hats	180	m2	52.00	9,360		9,360
	13mm Plasterboard 'Impactcheck' lining	160	m2	52.00	8,320		8,320
	<u>Water proofing</u>						
	Waterproofing to wet areas	358	m2	35.00	12,530		12,530
	<u>Painting to wall linings</u>						
	Internally	366	m2	17.00	6,222		6,222
	WALL TILING						
	<u>Wall tiling</u>						
	Wall tiles (P.C. \$50.00/sqm supplied) fixed to fibre cement sheet (elsewhere measured)	50	m2	140.00	7,000		7,000
	Wall tiles (P.C. \$80.00/sqm supplied) fixed to fibre cement sheet (elsewhere measured)	280	m2	180.00	50,400		50,400

WALL FINISHES

367,810

FLOOR FINISHES

	CEMENTITIOUS TOPPING AND WATERPROOFING						
	<u>Trowelled finishes</u>						
	Cementitious toppings to wet areas to create falls	159	m2	35.00	5,555		5,555
	<u>Waterproofing</u>						



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FLOOR FINISHES (Continued)

	Waterproofing to wet areas	159	m2	25.00	3,968		3,968
	VINYL						
	<u>Vinyl floor coverings</u>						
	Armstrong flooring 'Accolade Safe'	19	m2	80.00	1,521		1,521
	Forbo Marmoleum Marbled vinyl floor sheeting	132	m2	70.00	9,240		9,240
	<u>Skirtings</u>						
	Coved vinyl skirting	53	m	28.00	1,484		1,484
	CARPET						
	<u>Carpet tile floor coverings</u>						
	Carpet tiles with cushion backing (PC: \$80/m2)	445	m2	115.00	51,173		51,173
	<u>Skirtings</u>						
	Timber skirting painted	150	m	12.00	1,800		1,800
	TILES						
	Tiles to floors (P.C \$50/m2)	11	m2	135.00	1,520		1,520
	Tiles to floors (P.C \$80/m2)	128	m2	175.00	22,468		22,468
	Tiles to floors (P.C \$100/m2)	253	m2	200.00	50,551		50,551
	EPOXY FLOORS						
	<u>Epoxy floors</u>						
	Flake epoxy flooring	46	m2	45.00	2,075		2,075
	<u>Skirtings</u>						
	150mm Coved epoxy skirting	31	m	30.00	929		929
	HARDWOOD FLOORS						
	<u>Hardwood floors</u>						
	Tongued and grooved mixed hardwood floor	132	m2	140.00	18,480		18,480
	Recondition existing parquetry floors	344	m2	40.00	13,759		13,759
	<u>Skirtings</u>						
	Timber skirting	34	m	25.00	850		850



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FLOOR FINISHES (Continued)

MATS AND MATWELLS							
	<u>Entry mats</u>						
	Entry mat complete with complete with clear anodised aluminium edge; Ontera Wombat Range colour Blackbutt	4	m2	450.00	1,800		1,800

FLOOR FINISHES **187,171**

CEILING FINISHES

ACOUSTIC CEILINGS							
	<u>Perforated plywood ceiling including 28mm furring channels</u>						
	Supawood Supacoustic perforated ceiling in Supafinish timber veneer finish	1,453	m2	265.00	385,038		385,038
	<u>Perforated plywood ceiling including suspension system</u>						
	Supawood Supacoustic perforated ceiling in Supafinish timber veneer finish	252	m2	305.00	76,859		76,859
	Supaveneer Supacoustic perforated ceiling in Supafinish timber veneer finish	465	m2	525.00	244,125		244,125
	Extra over for black bulk acoustic insulation	519	m2	40.00	20,755		20,755
	Supawood batten feature	104	m2	485.00	50,440		50,440
PLASTERBOARD CEILINGS							
	<u>Flush set suspended plasterboard ceiling complete with suspension system</u>						
	10mm Plasterboard ceiling	39	m2	65.00	2,554		2,554
	<u>Bulkheads</u>						
	Horizontal bulkheads	55	m2	115.00	6,325		6,325
	<u>Flush set suspended 'aquachek' plasterboard ceiling complete with suspension system</u>						
	10mm Plasterboard ceiling	159	m2	70.00	11,124		11,124
	<u>Cornice</u>						
	Shadow-line / Coving allowance	190	m	14.00	2,660		2,660
	<u>Insulation</u>						
	Bulk insulation	198	m2	18.00	3,568		3,568
	<u>Paint</u>						
	Paint finish	198	m2	14.00	2,775		2,775

CEILING FINISHES **806,222**

FITMENTS

FURNITURE, FITTINGS AND EQUIPMENT							
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Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FITMENTS

(Continued)

	<u>Allowance for fitments in library</u>						
	Audio and visual equipment for meeting rooms	1	item	7,000.00	7,000		7,000
	Pinboards and whiteboards	1	no.	1,000.00	1,000		1,000
	75" Interactive Panel	1	no.	4,800.00	4,800		4,800
	Sundry items	1	no.	500.00	500		500
	SUNDRY SANITARY FIXTURES						
	<u>PWD WC (2 No.)</u>						
	Bin	2	no.	85.00	170		170
	Airblade V hand dryer (50251550257896)	2	no.	1,523.00	3,046.00		3,046.00
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	2	no.	80.00	160		160
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Hygienic seal satin stainless 960 x 600mm toilet grab rail - HS 966 SS LH/RH	2	no.	140.00	280		280
	Villa robe hook - 6910.04	2	no.	45.00	90		90
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>PWD shower (2 No.)</u>						
	Shower rail and curtain	2	no.	350.00	700		700
	Shower seat 960 x 400mm - 84796040	2	no.	850.00	1,700		1,700
	Shower basket WB 001 C	2	no.	108.00	216		216
	Enix soap holder- 2288.04	2	no.	47.00	94		94
	Bin	2	no.	85.00	170		170
	Airblade V hand dryer (50251550257896)	2	no.	1,523.00	3,046.00		3,046.00
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	2	no.	80.00	160		160
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Hygienic seal satin stainless 960 x 600mm toilet grab rail - HS 966 SS LH/RH	2	no.	140.00	280		280
	Villa robe hook - 6910.04	2	no.	45.00	90		90
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>Female amenities (1 No.)</u>						
	Bin	1	no.	85.00	85		85



Trade Detail

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Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FITMENTS (Continued)

	Paper towel dispenser - 10-0210	3	no.	195.00	585		585
	Square liquid soap dispenser - BTX-05-022	9	no.	125.00	1,125		1,125
	Comfort collection double paper toilet roll holder - BA 722 C	12	no.	80.00	960		960
	Villa robe hook - 6910.04	17	no.	45.00	765		765
	1200mm High mirror with 10 x 10mm aluminium mirror edge	1	no.	3,400.00	3,400		3,400
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Enix soap holder- 2288.04	5	no.	47.00	235		235
	<u>Male amenities (1 No.)</u>						
	Bin	1	no.	85.00	85		85
	Paper towel dispenser - 10-0210	3	no.	195.00	585		585
	Square liquid soap dispenser - BTX-05-022	8	no.	125.00	1,000		1,000
	Comfort collection double paper toilet roll holder - BA 722 C	3	no.	80.00	240		240
	Villa robe hook - 6910.04	3	no.	47.00	141		141
	1200mm High mirror with 10 x 10mm aluminium mirror edge	2	no.	1,100.00	2,200		2,200
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Enix soap holder- 2288.04	5	no.	47.00	235		235
	<u>Umpires (2 No.)</u>						
	Bin	2	no.	85.00	170		170
	Paper towel dispenser - 10-0210	2	no.	195.00	390		390
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	2	no.	80.00	160		160
	Villa robe hook - 6910.04	2	no.	47.00	94		94
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>Kids area (1 No.)</u>						
	Paper towel dispenser - 10-0210	1	no.	195.00	195		195
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125
	<u>Cleaners room</u>						
	Mop and broom holder - Metlam ML-983-5	1	no.	150.00	150		150
	<u>Kitchen</u>						
	Professional Aquarius Compact hand towel dispenser - white (70240)	1	no.	75.00	75.00		75.00
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FITMENTS (Continued)

FITMENTS **39,587**

JOINERY

JOINERY FITTINGS							
<u>Joinery allowance</u>							
	Allowance for joinery collection and children's area	1	item	170,000	170,000		170,000
	Allowance for joinery to meeting rooms	1	item	30,000	30,000		30,000
<u>Shelving</u>							
	PWD shelf	6	no.	180.00	1,080		1,080
	Cleaners room shelf	1	no.	120.00	120		120
	Kitchen overhead cupboards	6	m	450.00	2,718		2,718
<u>Floor units - standard laminate</u>							
	Kitchen bench unit	6	m	1,100.00	6,644		6,644
	Changing room vanity unit	18	m	850.00	15,504		15,504
<u>Bench seating</u>							
	Slatted timber seating bench	14	m	400.00	5,712		5,712

JOINERY **231,778**

SPECIAL EQUIPMENT

SPECIAL EQUIPMENT							
<u>New kitchen equipment</u>							
	Skopec BME 1200N-A black vertical refrigerator	3	no.	4,095.00	12,285		12,285
	Vertical freezer	1	no.	5,000.00	5,000		5,000
	Meile PWM507 16A washer	1	no.	4,810.00	4,810		4,810
	Washtech M2C passthrough dishwasher	1	no.	8,570.00	8,570		8,570
	Bonn CM-901T 900W microwave	1	no.	475.00	475		475
	Turbofan double stacked electric convection oven	2	no.	5,370.00	10,740		10,740
<u>New staff kitchenette equipment</u>							
	Fridge/freezer 699 x 727 x 1725mm high - Westinghouse 453L Bottom mount fridge	1	no.	1,170.00	1,170		1,170
	Microwave	1	no.	350.00	350		350

SPECIAL EQUIPMENT **43,400**

SANITARY FIXTURES AND PLUMBING

SANITARY FIXTURES AND PLUMBING							
<u>Allowance include all pipework, traps, valves, sanitary fixture, testing and commissioning</u>							



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SANITARY FIXTURES AND PLUMBING

(Continued)

	PWD WC unit - Caroma Care 800 suite	4	no.	3,885.00	15,540		15,540
	PWD basin - Caroma Opal with Enware mixer	4	no.	2,200.00	8,800		8,800
	PWD Shower - Virtu Plus Starsafe	3	no.	2,335.00	7,005		7,005
	Shower - amenities	9	no.	2,100.00	18,900		18,900
	WC - male and female amenities	12	no.	3,900.00	46,800		46,800
	WHB - Caroma Cube	12	no.	2,160.00	25,920		25,920
	Urinals	6	no.	1,800.00	10,800		10,800
	Kitchenette sink - Clark double centre bowl	2	no.	2,300.00	4,600		4,600
	Boiler to staff room kitchenette	1	no.	7,350.00	7,350		7,350
	Cleaners sink - Caroma	1	no.	1,680.00	1,680		1,680
	Floor wastes	12	no.	650.00	7,800		7,800
	Hot water unit and connections	1	item	5,000.00	5,000		5,000
	20mm Reduced pressure zone device (RPZD)	1	no.	450.00	450		450
	<u>Sundries</u>						
	Allowance for builders work in connection	1	item	8,032.25	8,032		8,032

SANITARY FIXTURES AND PLUMBING

168,677

MECHANICAL SERVICES

	AIR CONDITIONING						
	<u>Allowance for mechanical infrastructure</u>						
	Allowance for mechanical to sports hall	816	m2	160.00	130,560		130,560
	Allowance for air conditioning to theatre hall	472	m2	350.00	165,200		165,200
	Allowance for air conditioning to library and associated spaces	1,060	m2	180.00	190,800		190,800
	<u>Builders work</u>						
	Allowance for builders work	1	item	14,788.00	14,788		14,788

MECHANICAL SERVICES

501,348

FIRE SERVICES

	FIRE SERVICES						
	<u>Fittings</u>						
	Hose reel 19mm x 36m long	1	no.	660.00	660		660
	<u>Fire extinguishers</u>						
	4.5kg Dry chemical fire extinguisher	3	no.	160.00	480		480
	4.5kg Fire extinguisher cabinet	3	no.	220.00	660		660



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FIRE SERVICES (Continued)

	Fire blanket - 1.8 x 1.2m woven fibreglass	2	no.	65.00	130		130
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FIRE SERVICES **1,930**

ELECTRICAL LIGHT AND POWER

ELECTRICAL							
	<u>Lighting and power</u>						
	Allowance to sports hall and theatre hall	1,288	m2	60.00	77,280		77,280
	Allowance for electrical to foyer and ablutions	644	m2	140.00	90,160		90,160
	Allowance for electrical in library	417	m2	160.00	66,720		66,720
	<u>Solar</u>						
	Additional tier for site MSB to house inverters	2	no.	7,865.00	15,730		15,730
	Allowance for solar (330W 1960 x 990 x 40mm Talsun Panel)	30	no.	1,430.00	42,900		42,900
	Allow for external lights	1	item	15,000.00	15,000		15,000
	Main distribution board to block	1	item	12,500.00	12,500		12,500
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	16,014.50	16,014		16,014

ELECTRICAL LIGHT AND POWER **336,304**

COMMUNICATIONS

COMMUNICATIONS							
	<u>Communications</u>						
	FECA	895	m2	110.00	98,450		98,450
	<u>Audio visual</u>						
	Allowance	12	no.	750.00	9,000		9,000
	<u>Hearing augmentation</u>						
	Allowance	6	no.	2,600.00	15,600		15,600
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	6,152.50	6,153		6,153

COMMUNICATIONS **129,203**

SPECIAL SERVICES

SECURITY							
	<u>Security</u>						
	FECA	2,353	m2	15.00	35,299		35,299
	Expander	1	item	4,500.00	4,500		4,500



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SPECIAL SERVICES (Continued)

	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	1,989.96	1,990		1,990

SPECIAL SERVICES **41,789**

PROVISIONAL SUMS

	PROVISIONAL SUMS						
	<u>Provisional sums</u>						
	Allow for building entry signage	1	item	10,000.00	10,000		10,000
	Allow for wayfinding and statutory signage	1	item	10,000.00	10,000		10,000
	Allow for public art component	1	item	20,000.00	20,000		20,000
	Allow for furniture	1	item	90,000.00	90,000		90,000
	Allow for computer hardware and software	1	item	20,000.00	20,000		20,000

PROVISIONAL SUMS **150,000**

SITE PREPARATIONS

	DEMOLITIONS						
	<u>Demolish and remove</u>						
	Roof to shade structure	137	m2	30.00	4,107		4,107
	Nealy saw cut concrete to facilitate part removal thereof	29	m	25.00	716		716
	Break out 100mm concrete ground slab	122	m2	30.00	3,658		3,658
	Balustrades	27	m	15.00	410		410
	Fencing	27	m	15.00	410		410
	<u>Removal of services</u>						
	Grub up 150mm diameter pipe	129	m	50.00	6,441		6,441
	<u>Sundries</u>						
	Remove grease trap	1	item	3,500.00	3,500		3,500
	SITE CLEARANCE						
	<u>Site clearance</u>						
	Site clearing	851	m2	4.25	3,617		3,617
	<u>Removal of trees</u>						
	Tree 1000/2000mm girth	4	no.	600.00	2,400		2,400
	EARTHWORKS						



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SITE PREPARATIONS (Continued)

	<u>Removal of topsoil</u>						
	Strip 100mm topsoil and cart away	86	m3	48.40	4,162		4,162
	<u>Bulk excavation</u>						
	Excavation in box cut	489	m3	16.00	7,824		7,824
	<u>Carting away surplus material</u>						
	Carting away surplus material to a dumping site to be determined by the contractor	489	m3	35.00	17,114		17,114
	<u>Bulk earth filling</u>						
	2.1 Gravel filling	56	m3	112.65	6,308		6,308
	Allowance to treat soft spots	1	sum	1,500.00	1,500		1,500
	<u>Cut to fill</u>						
	Cut to fill (on leads) within allotment level 1 supervision required	39	m3	9.25	361		361

SITE PREPARATIONS **62,526**

ROADS, FOOTPATHS AND PAVED AREAS

FOOTPATHS AND PAVED AREAS							
	<u>Concrete roads</u>						
	150mm Thick reinforced concrete road	79	m2	130.00	10,310		10,310
	N12 Chemset dowels 200mm deep into existing slab at 400mm centres	33	m	112.50	3,708		3,708
	<u>Kerbs</u>						
	Type B2 Barrier Kerb	81	m	37.51	3,031		3,031
	Concrete Kerb Ramp	1	no.	615.14	615		615
	Wheel stops	2	no.	170.00	340		340
	Shared space line marking 150mm wide at 200mm spacing	13	m2	25.00	332		332
	Disable parking symbol 1200 x 1200mm	2	no.	50.00	100		100
	<u>Concrete pathways</u>						
	100mm Thick reinforced concrete ramps	145	m2	120.00	17,400		17,400
	Extra over for coloured concrete	145	m2	9.00	1,305		1,305
	<u>Hand rails</u>						
	Stainless steel hand rail	95	m	425.00	40,375		40,375
	<u>Balustrade to stairs</u>						
	Stainless steel balustrade	11	m	495.00	5,663		5,663
	EXTERNAL STEPS						



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ROADS, FOOTPATHS AND PAVED AREAS (Continued)

	<u>Concrete stairs 300 x 170mm high with 250mm throat</u>						
	40Mpa reinforced concrete in stairs and landings	3	m3	260.00	780		780
	Extra over for coloured concrete	3	m3	75.00	225		225
	Formwork to raking outer edges of stairs ne 300mm wide	13	m	73.50	956		956
	Formwork to risers of stairs 100/200mm high	19	m	34.00	646		646
	Bar reinforcement in slabs 150kg/m3	0.45	tonne	2,230.00	1,004		1,004
	<u>Floor finishes</u>						
	Surface finish on concrete treads	6	m2	8.00	48		48
	<u>Tactiles</u>						
	316 Stainless steel tactile ground indicators with carborundum insert	12	m2	670.00	8,040		8,040
	<u>Nosings</u>						
	Aluminium stair nosing with 50mm black carborundum insert	19	m	30.00	569		569

ROADS, FOOTPATHS AND PAVED AREAS **95,446**

EXTERNAL WORKS

	INSITU CONCRETE WALLS						
	<u>Excavation in clay, including backfilling, disposal, planking and de-watering</u>						
	1150 x 300mm Deep retaining wall footing	42	m3	85.00	3,570		3,570
	<u>1150 x 300mm Deep retaining wall footing cast against excavated surfaces</u>						
	25 MPa Unreinforced concrete blinding cast against excavated surfaces	6	m3	260.00	1,560		1,560
	25 MPa Concrete strip footings cast against excavated surfaces	36	m3	262.00	9,432		9,432
	Steel bar reinforcement at 85kg/m3	3.06	tonne	2,230.00	6,824		6,824
	<u>150mm Thick concrete wall</u>						
	32MPa concrete in walls	7	m3	267.40	1,872		1,872
	Class 3 formwork to sides of concrete walls	84	m2	154.00	12,936		12,936
	Steel bar reinforcement at 220kg/m3	1.54	tonne	2,230.00	3,434		3,434
	<u>Extra over class 3 formwork for off form finish to</u>						
	Concrete walls	84	m2	15.40	1,294		1,294
	<u>Sub-soil drainage to retaining wall</u>						
	Waterproofing behind retaining walls	136	m2	52.00	7,072		7,072
	Corflute protective boarding prior to backfilling	136	m2	10.00	1,360		1,360
	Granular backfilling	12	m3	75.00	900		900



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL WORKS (Continued)

	Crushed rock encasing to Ag pipe	10	m3	90.00	900		900
	Bidim A24 geotextile	261	m2	7.00	1,827		1,827
	90mm Diameter Ag pipe	104	m	10.00	1,041		1,041

EXTERNAL WORKS **54,021**

LANDSCAPING AND IMPROVEMENTS

SOFTSCAPING							
<u>Turfing areas - general areas</u>							
	150mm Cultivation of sub-grade	202	m2	1.35	273		273
	100mm Imported topsoil AS4419	202	m2	7.75	1,568		1,568
	Type B Grade turf	202	m2	6.50	1,315		1,315
	Slow release fertilizer	202	m2	0.90	182		182
	Top dressing 10mm thick after establishment	202	m2	1.35	273		273
<u>Planting beds</u>							
	Bulk excavation to reduce levels for plant beds	31	m3	30.00	930		930
	150mm Cultivation	103	m2	1.10	113		113
	Imported topsoil	119	m3	77.50	9,223		9,223
	Planting allowance	201	m2	50.00	10,050		10,050
	Geofabric layer	201	m2	7.00	1,407		1,407
	100mm Mulch	201	m2	6.00	1,206		1,206
	Slow release fertilizer	201	m2	0.90	181		181
<u>110mm Thick concrete planter wall</u>							
	32 MPa concrete in walls	14	m3	245.00	3,430		3,430
	Class 3 formwork to sides of concrete walls	246	m2	154.00	37,884		37,884
	Steel bar reinforcement at 220kg/m3	3.08	tonne	2,230.00	6,868		6,868
	Tanking	123	m2	35.00	4,305		4,305
<u>Extra over class 3 formwork for off form finish to</u>							
	Concrete walls	123	m2	15.40	1,894		1,894
<u>Paint</u>							
	Paint Wattyl Anti-Graffiti clear to facebrick walls	123	m2	25.00	3,075		3,075
<u>Trees</u>							
	Tree grates	2	no.	650.00	1,300		1,300
	Feature trees	2	no.	1,500.00	3,000		3,000
<u>Irrigation</u>							



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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LANDSCAPING AND IMPROVEMENTS (Continued)

	Allowance for spray irrigation to plant beds	201	m2	20.00	4,020		4,020
	<u>Maintenance</u>						
	Watering until established	3	hrs	105.50	343		343
	Planting maintenance, mowing, weeding and fertilizer	12	weeks	81.25	975		975

LANDSCAPING AND IMPROVEMENTS **93,816**

EXTERNAL SERVICES

SITE STORMWATER							
	<u>Stormwater drainage pipes including all excavation, backfill, bedding, bend, junctions, ends, angles, welds and clean outs</u>						
	150mm uPVC pipes laid in and including trenches not exceeding 1000mm deep	39	m	85.00	3,318		3,318
	<u>Fittings</u>						
	150mm Fittings	16	no.	45.00	720		720
	<u>Pits and connections</u>						
	Connection to existing stormwater pit	4	no.	1,500.00	6,000		6,000
	<u>Rainwater tanks</u>						
	Rainwater tanks						Excl.
	<u>Sundries</u>						
	Cutting through concrete pathway for new pipe including making good	4	m	365.00	1,577		1,577
	Allowance for making good turf	35	m	20.00	700		700
SITE SEWER							
	<u>Sewer water drainage pipes including all excavation, backfill, bedding, bend, junctions, ends, angles, welds and clean outs</u>						
	150mm uPVC pipes laid in and including trenches not exceeding 1000mm deep	22	m	85.00	1,906		1,906
	<u>Fittings</u>						
	150mm Fitting	8	no.	45.00	360		360
	<u>Pits and connections</u>						
	Connection to existing sewer water line	1	item	5,000.00	5,000		5,000
	<u>Traps</u>						
	Grease trap - 5000L. Inc excavation and install	1	item	15,000.00	15,000		15,000
	<u>Sundries</u>						
	Allowance for making good turf	22	m	20.00	448		448



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC OPT1A-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL SERVICES (Continued)

	SITE WATER SUPPLY						
	<u>Poly pipes</u>						
	40mm Pipe in ground	22	m	48.00	1,076		1,076
	<u>Poly pipe fittings</u>						
	40mm Fittings	8	no.	36.00	288		288
	<u>Sundries</u>						
	Path box - Dura 12" x 17" x 12"	1	no.	90.00	90		90
	50mm Control valve	1	no.	900.00	900		900
	Allow for connection to existing	1	no.	500.00	500		500
	FIRE PROTECTION						
	<u>Fire protection</u>						
	Allow for fire protection installation	1	item	60,000.00	60,000		60,000

EXTERNAL SERVICES **97,883**

CLIENT COSTS

	CLIENT COSTS						
	<u>Direct costs to client</u>						
	OH&S auditor	1	item	10,000.00	10,000		10,000
	Contractor audit	1	item	5,000.00	5,000		5,000
	NSW - Fees and charges	1	item	42,110.48	42,110		42,110
	Energex application						Excl.
	Signage - project sign	1	item	7,000.00	7,000		7,000
	Long service levy	1	item	23,438.42	23,438		23,438

CLIENT COSTS **87,549**



Alstonville Leisure and Entertainment Centre – 170.005

COST PLAN ESTIMATE NO. 1 – OPTION 1B

Ko & Co Architecture

3 July 2020



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2 Project Scope 2

3 Basis of Cost Plan 3

4 Assumptions 4

5 Exclusions 4

6 Summary of Costs 5

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Document Control	Project No:
https://davehoneywill.sharepoint.com/sites/Projects/170_KO_and_Co_Architecture/170.005-KO & Co Architecture-Alstonville LEC/300-Cost Plans/301-Cost Plan 1/170.005 - Ko&Co - Alstonville LEC - Cost Plan Report No 1 Opt1B.docx	170.005
Issue Schedule	
Cost Plan Estimate No 1 – Option 1A	3 July 2020
Cost Plan Estimate No 1 – Option 1B	3 July 2020
Cost Plan Estimate No 1 – Option 2	3 July 2020



1 EXECUTIVE SUMMARY

Honeywill Consulting Pty Ltd have been commissioned by Ko & Co Architects to prepare a master plan cost plan estimate for the proposed upgrade and extension of the Alstonville leisure and entertainment centre, 42-46 Commercial Rd, Alstonville, NSW, 2477

The total estimated project cost is **\$ 7,997,000 including GST** or \$ 3,407 per m2. This estimate represents the total construction cost as at July 2020 with escalation till June 2023. Details of the assumptions and exclusions are included on page 4 of this report.

We note that this cost estimate is based on conceptual design information available at the time of the estimate and recommend that additional estimates be prepared as the design progresses and more detailed information is available.

2 PROJECT SCOPE

The proposed refurbishment includes upgrading of the existing sports and theatre hall, with an extension to the library and the amenities

The area of the proposed works is as follows:

Section	Description	GFA (m ²)
FECA	Amenities corridor	49 m ²
FECA	Children's area	137 m ²
FECA	Collection	279 m ²
FECA	Existing foyer	206 m ²
FECA	Female amenities	39 m ²
FECA	Female SHR	13 m ²
FECA	Kitchen	19 m ²
FECA	Male amenities	55 m ²
FECA	Meeting room 1	124 m ²
FECA	Reading/ study area	50 m ²
FECA	PWD	13 m ²
FECA	Sports hall	816 m ²
FECA	Staff/ Work room	81 m ²
FECA	Theatre hall	472 m ²
FECA	Umpire	9 m ²
GFA		2,353 m²

FECA - Fully Enclosed and Cover Area **UCA** - Unenclosed Covered Area **GFA** - Gross Floor Area



3 BASIS OF COST PLAN

The cost plan estimate has been based on the following drawings and documents:

Drawing Number	Description	Revision
Architectural Drawings	Ko & Co Architecture - 200625	
SK01	Site Analysis	A
SK02	Site Analysis	A
SK03	Reference Images – Exterior	A
SK04	Reference Images – Library	A
SK05	Reference Images – Library	A
SK06	Option 1 - Demolition Plan	A
SK07	Option 1 - L0 Plan	A
SK08	Option 1a - Perspective	A
SK09	Option 2 - Demolition Plan	A
SK10	Option 2 - L0 Plan	A
SK11	Option 2 - L1 Plan	A
SK12	Option 2 - Perspective	A
SK13	Option 1b - Roof Plan	A
SK14	Option 1 - Perspectives	A
SK15	Option 2 - Roof Plan	A
SK16	Option 2 - Perspective	A
	Option 1A – Concrete Roof Sketch	A

As part of the project, Civil, Structural, Mechanical, Electrical and Hydraulic consultants have not been engaged to prepare services drawings and scope of works. Various assumptions have been made in this regard that will need to be reviewed once the design has been developed.



4 ASSUMPTIONS

Honeywill Consulting have made the following assumptions as part of the estimate:

1. Refurbishment areas will be cleared by the client prior to commencing works
2. Power will be turned off for the duration of the works to this area, which will include the Centre of Network (Data) for a period of time
3. Works will be scheduled during normal working hours
4. Allowed \$50,000 for asbestos containing materials to be removed
5. Tender - we have assumed that the project will be tendered to 5 small / medium commercial builders using a medium works form of contract
6. Management - we have assumed that the project will be designed to a suitable standard prior to tendering
7. Allowed for PC of \$2500/1000 for facebricks
8. Allowed \$170/m² supply and install blinds to meeting rooms only
9. Allowed \$140/m² for supply and install of hardwood floors
10. Allowed for average detailing to Supawood products
11. Allowed \$340/m² for supply of feature batten ceiling
12. Allowed 5% for design contingency and 7.5% for construction contingency
13. Allowed 9% for professional fees

5 EXCLUSIONS

The following items have been excluded from the cost plan estimate:

14. Any work to existing storeroom in sports hall
15. Finance costs
16. Legal costs
17. Escalation beyond June 2023
18. Extra over cost for removal of contaminants and hazardous materials (if discovered)
19. Works outside site boundaries (other than making good/ repaving footpaths)
20. Piling
21. Premium payments for reducing the programme or bonus payments for early completion have been excluded
22. Shift payments / Night work
23. Upgrade of existing infrastructure and services
24. Sports furniture and equipment
25. Theatre furniture and equipment
26. Stormwater storage tanks
27. Airconditioning to the sports hall (Mechanical extraction only)



6 SUMMARY OF COSTS

The table below represents to the Cost Plan Estimate Breakdown:

ELEMENT	\$ / m ²	\$ (Excl GST)
PRELIMINARIES 16%	\$ 333	\$ 781,411
BUILDING WORKS		
DEMOLITIONS	\$ 81	\$ 190,903
SUBSTRUCTURE	\$ 60	\$ 139,837
COLUMNS	\$ 0	\$ Incl.
STRUCTURAL STEEL	\$ 99	\$ 232,125
ROOFING	\$ 194	\$ 455,694
EXTERNAL WALLS AND FINISHES	\$ 113	\$ 265,171
WINDOWS AND GLAZING	\$ 0	\$ Incl.
EXTERNAL DOORS AND HARDWARE	\$ 9	\$ 20,532
INTERNAL WALLS	\$ 23	\$ 53,680
INTERNAL SCREENS AND BORROWED LIGHTS	\$ 15	\$ 35,110
METAL WORK	\$ 37	\$ 87,481
INTERNAL DOORS AND HARDWARE	\$ 31	\$ 73,758
WALL FINISHES	\$ 157	\$ 367,810
FLOOR FINISHES	\$ 80	\$ 187,171
CEILING FINISHES	\$ 344	\$ 806,222
FITMENTS	\$ 17	\$ 39,587
JOINERY	\$ 99	\$ 231,778
CARPENTRY	\$ 0	\$ Incl.
SPECIAL EQUIPMENT	\$ 18	\$ 43,400
SANITARY FIXTURES AND PLUMBING	\$ 72	\$ 168,677
MECHANICAL SERVICES	\$ 214	\$ 501,348
FIRE SERVICES	\$ 1	\$ 1,930
AIR CONDITIONING	\$ 0	\$ Incl.
ELECTRICAL LIGHT AND POWER	\$ 143	\$ 336,304
COMMUNICATIONS	\$ 55	\$ 129,203
SPECIAL SERVICES	\$ 18	\$ 41,691
PROVISIONAL SUMS	\$ 64	\$ 150,000
SUB-TOTAL BUILDING WORKS	\$ 1,943	\$ 4,559,412
EXTERNAL WORKS		
SITE PREPARATIONS		\$ 61,738
ROADS, FOOTPATHS AND PAVED AREAS		\$ 89,812
EXTERNAL WORKS		\$ 54,021
OUTBUILDINGS AND COVERED WAYS		\$ Excl.
LANDSCAPING AND IMPROVEMENTS		\$ 20,952
EXTERNAL SERVICES		\$ 97,883
SUB-TOTAL EXTERNAL WORKS	\$ 138	\$ 324,406

4.3 Community Facilities - Update



TOTAL CONSTRUCTION COST	\$	2,414	\$	5,665,228
OTHER COSTS				
DESIGN CONTINGENCY 5%			\$	283,261
CONSTRUCTION CONTINGENCY 7.5%			\$	445,683
ESCALATION TILL JUNE 2023			\$	279,561
CLIENT COSTS			\$	86,396
PROFESSIONAL FEES & DISBURSEMENTS (9%)			\$	509,871
SUB-TOTAL OTHER COSTS	\$	684	\$	1,604,771
TOTAL PROJECT COST (EXCL GST)	\$	3,098	\$	7,270,000
GST			\$	727,000
TOTAL PROJECT COST (INCL GST)	\$	3,407	\$	7,997,000

Please refer to **Appendix A** for the Cost Plan Estimate Breakdown.



APPENDIX A – COST PLAN BREAKDOWN

4.3 Community Facilities - Update

Trade Summary



Project: KO AND CO ARCHITECTURE		Details: 170.005-Ko&Co-ALEC-CP1-MP					
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	ALSTONVILLE LEC - UPGRADE AND LIBRARY EXPANSION - CP1 - OPT 1B						
	KEY AREAS				0		0
PREL	PRELIMINARIES 16%		\$/m2	333	781,411		781,411
	BUILDING WORKS						
	DEMOLITIONS		\$/m2	81	190,903		190,903
	SUBSTRUCTURE		\$/m2	60	139,837		139,837
	COLUMNS		\$/m2	0			Incl.
	STRUCTURAL STEEL		\$/m2	99	232,125		232,125
	ROOFING		\$/m2	194	455,694		455,694
	EXTERNAL WALLS AND FINISHES		\$/m2	113	265,171		265,171
	WINDOWS AND GLAZING		\$/m2	0			Incl.
	EXTERNAL DOORS AND HARDWARE		\$/m2	9	20,532		20,532
	INTERNAL WALLS		\$/m2	23	53,680		53,680
	INTERNAL SCREENS AND BORROWED LIGHTS		\$/m2	15	35,110		35,110
	METAL WORK		\$/m2	37	87,481		87,481
	INTERNAL DOORS AND HARDWARE		\$/m2	31	73,758		73,758
	WALL FINISHES		\$/m2	157	367,810		367,810
	FLOOR FINISHES		\$/m2	80	187,171		187,171
	CEILING FINISHES		\$/m2	344	806,222		806,222
	FITMENTS		\$/m2	17	39,587		39,587
	JOINERY		\$/m2	99	231,778		231,778
	CARPENTRY		\$/m2	0			Incl.
	SPECIAL EQUIPMENT		\$/m2	18	43,400		43,400
	SANITARY FIXTURES AND PLUMBING		\$/m2	72	168,677		168,677
	MECHANICAL SERVICES		\$/m2	214	501,348		501,348
	FIRE SERVICES		\$/m2	1	1,930		1,930
	AIR CONDITIONING		\$/m2	0			Incl.
	ELECTRICAL LIGHT AND POWER		\$/m2	143	336,304		336,304
	COMMUNICATIONS		\$/m2	55	129,203		129,203
	SPECIAL SERVICES		\$/m2	18	41,691		41,691
	PROVISIONAL SUMS		\$/m2	64	150,000		150,000
	SUB-TOTAL BUILDING WORKS		\$/m2	1,943			4,559,412

4.3 Community Facilities - Update

Trade Summary



Project: KO AND CO ARCHITECTURE		Details: 170.005-Ko&Co-ALEC-CP1-MP					
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	EXTERNAL WORKS						
	SITE PREPARATIONS				61,738		61,738
	ROADS, FOOTPATHS AND PAVED AREAS				89,812		89,812
	EXTERNAL WORKS				54,021		54,021
	OUTBUILDINGS AND COVERED WAYS						Excl.
	LANDSCAPING AND IMPROVEMENTS				20,952		20,952
	EXTERNAL SERVICES				97,883		97,883
	SUB-TOTAL EXTERNAL WORKS		\$/m2	138			324,406
	TOTAL CONSTRUCTION COST		\$/m2	2,414			5,665,228
	OTHER COSTS						
	DESIGN CONTINGENCY 5%				283,261		283,261
	CONSTRUCTION CONTINGENCY 7.5%				445,683		445,683
	ESCALATION TILL JUNE 2023				279,561		279,561
	CLIENT COSTS				86,396		86,396
	PROFESSIONAL FEES & DISBURSEMENTS (9%)				509,871		509,871
	SUB-TOTAL OTHER COSTS		\$/m2	684			1,604,771
	TOTAL PROJECT COST (EXCL GST)		\$/m2	3,098			7,270,000
	GST						727,000
	TOTAL PROJECT COST (INCL GST)		\$/m2	3,407			7,997,000



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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KEY AREAS

FECA							
	Ground Floor						
	Amenities Corridor	49	m2				
	Childrens area	137	m2				
	Collection	279	m2				
	Existing foyer	206	m2				
	Female	39	m2				
	Female SHR	13	m2				
	Kitchen	19	m2				
	Male	55	m2				
	Meeting room 1	124	m2				
	Meeting room 2	50	m2				
	PWD	13	m2				
	Sports Hall	816	m2				
	Staff/ Work room	67	m2				
	Theatre Hall	472	m2				
	Umpire	9	m2				
	Total	2,347	m2				
FECA							
	Ground Floor	2,347	m2				
	TOTAL	2,347	m2				
UCA							
	Ground Floor	0	m2				
	TOTAL	0	m2				
GFA							
	FECA	2,347	m2				
	UCA	0	m2				
	TOTAL GFA	2,347	m2				

KEY AREAS

0



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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DEMOLITIONS

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	REMOVAL OF EXISTING WORK						
	<u>Floors</u>						
	Neatly saw cut concrete to facilitate part removal thereof	67	m	25.00	1,679		1,679
	Break out 100mm concrete ground slab	80	m2	30.00	2,393		2,393
	<u>Walls</u>						
	Internal partitions and glazing	32	m	70.00	2,219		2,219
	Neatly saw cut brickwork to facilitate part removal thereof	221	m	25.00	5,525		5,525
	110mm Brick wall	248	m2	25.00	6,200		6,200
	230mm Brick wall	93	m2	35.00	3,255		3,255
	<u>Doors</u>						
	Single door from wall to be demolished	16	no.	34.00	544		544
	Double door from wall to be demolished	4	no.	40.00	160		160
	Single doors from wall to remain	2	no.	50.00	100		100
	Double door from walls to remain	2	no.	68.00	136		136
	<u>Windows</u>						
	Remove window from wall to be demolished	2	m2	20.00	40		40
	Remove window from wall to remain	12	m2	25.00	300		300
	High level windows from walls to remain	48	m2	30.00	1,453		1,453
	<u>Floor finishes</u>						
	Floor finishes including skirting	397	m2	12.00	4,769		4,769
	Lift and remove brick floor	188	m2	16.00	3,001		3,001
	<u>Ceiling finishes</u>						
	Ceiling including all trims and electrical fittings	586	m2	8.00	4,688		4,688
	<u>Roofs</u>						
	Roof sheeting, purlins, flashings and gutters	1,705	m2	25.00	42,625		42,625
	Vertical sheeting, purlins and flashings	548	m2	25.00	13,694		13,694
	<u>Joinery fittings</u>						
	Bench unit	51	m	45.00	2,286		2,286
	Store room shelving	34	m	55.00	1,879		1,879
	Allowance for sundry joinery items	1	item	1,000.00	1,000		1,000
	<u>Sanitary fittings and fixtures</u>						
	Basin	8	no.	193.00	1,544		1,544



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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DEMOLITIONS (Continued)

	Sink	3	no.	193.00	579		579
	WC	10	no.	200.00	2,000		2,000
	Shower	8	no.	150.00	1,200		1,200
	Removal of fittings	1	item	500.00	500		500
	Allowance for removal of pipework	1	item	500.00	500		500
	<u>Electrical strip out</u>						
	Remove electrical power and lighting complete	1,982	m2	12.00	23,789		23,789
	<u>Mechanical strip out</u>						
	Strip out existing services	1	sum	8,160.00	8,160		8,160
	<u>Removal and unknown miscellaneous items</u>						
	Allowance	1	item	1,500.00	1,500		1,500
	ASBESTOS						
	<u>Allowance for removal and disposal of Asbestos containing materials</u>						
	Asbestos	1	item	50,000.00	50,000		50,000
	ALTERATION WORK						
	<u>Openings in existing walls</u>						
	Cut opening in existing external brick wall for new double door	3	no.	205.00	615		615
	Cut opening in existing external brick wall for new single door	5	no.	190.00	950		950
	<u>Making good finishes</u>						
	Floors where 110mm brick walls removed	82	m	10.00	820		820
	Floors where 230mm brick wall removed	32	m	12.00	384		384
	<u>Building up openings</u>						
	Build up opening where double door removed	1	no.	415.00	415		415

DEMOLITIONS

190,903

SUBSTRUCTURE

	FOUNDATION EXCAVATION						
	<u>Excavation in clay, including backfilling, disposal, planking and de-watering</u>						
	900 x 400mm Deep concrete strip footing	23	m3	85.00	1,955		1,955
	1150 x 300mm Deep retaining wall footing including 300 x 600mm deep toe	22	m3	85.00	1,870		1,870



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SUBSTRUCTURE (Continued)							
	Reduced levels under floors 50mm deep in set down areas to falls	8	m3	85.00	680		680
	1200 x 1200 x 500mm Deep reinforced concrete pad	12	m3	85.00	1,020		1,020
COLUMN PADS AND PEDESTALS							
	<u>1200 x 1200 x 500mm Deep reinforced concrete pad cast against excavated surfaces</u>						
	50mm Thick 25MPa unreinforced concrete blinding cast against excavated surfaces	2	m3	260.00	520		520
	25MPa Reinforced concrete in foundation pads	12	m3	262.00	3,144		3,144
	Steel bar reinforcement at 85kg/m3	1.02	tonne	2,230.00	2,275		2,275
STRIP FOOTINGS							
	<u>900 x 400mm Deep reinforced concrete strip footing cast against excavated surfaces</u>						
	25MPa Unreinforced concrete blinding cast against excavated surfaces	3	m3	262.00	786		786
	25MPa concrete strip footings cast against excavated surfaces	23	m3	262.00	6,026		6,026
	Steel bar reinforcement at 85kg/m3	1.96	tonne	2,230.00	4,360		4,360
	<u>1150 x 300mm Deep retaining wall footing including 300 x 600mm deep toe cast against excavated surfaces</u>						
	25MPa Unreinforced concrete blinding cast against excavated surfaces	4	m3	260.00	1,040		1,040
	25MPa concrete strip footings cast against excavated surfaces	22	m3	262.00	5,764		5,764
	Steel bar reinforcement at 85kg/m3	1.87	tonne	2,230.00	4,170		4,170
WALLING							
	<u>190 Block foundation wall</u>						
	190 Natural colour hollow concrete blockwork	109	m2	126.00	13,734		13,734
	Core filling to 190mm hollow blocks	109	m2	61.60	6,714		6,714
	Steel bar reinforcement at 15kg/m2	1.64	tonne	2,230.00	3,646		3,646
GROUND SLABS							
	<u>Ground slabs (Bulk earthworks under site preparation)</u>						
	50mm Sand blinding	33	m3	140.00	4,620		4,620
	Level and compaction under ground slabs	658	m2	3.60	2,369		2,369
	Polyethylene underlay including turn ups	658	m2	3.00	1,974		1,974



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SUBSTRUCTURE (Continued)

	Soil sterilisation, fumigation	658	m2	2.20	1,448		1,448
	Stainless steel mesh barrier (Termimesh) to slab perimeter	125	m	25.00	3,125		3,125
	Stainless steel mesh barrier (Termimesh) to penetrations	30	no.	20.00	600		600
	25MPa concrete slab on ground	103	m3	230.00	23,690		23,690
	Bar reinforcement allowance in slabs at columns, etc	0.50	tonne	2,230.00	1,115		1,115
	SL82 mesh reinforcement	658	m2	12.25	8,061		8,061
	Allowance for joints	658	m2	11.00	7,238		7,238
	Float to concrete surfaces	658	m2	8.00	5,264		5,264
	Sealer to concrete	658	m2	5.00	3,290		3,290
	N12 Chemset dowels 200mm deep into existing slab at 400mm centres	68	m	112.50	7,650		7,650
	SUB-SOIL DRAINAGE						
	Sub-soil drainage to retaining wall						
	Tanking	109	m2	35.00	3,815		3,815
	Granular backfilling	55	m3	75.00	4,125		4,125
	Crushed rock encasing to Ag pipe	5	m3	90.00	450		450
	Bidim A24 geotextile	328	m2	7.00	2,296		2,296
	90mm Diameter Ag pipe	50	m	10.00	505		505
	Connect to existing	1	no	500.00	500		500

SUBSTRUCTURE **139,837**

STRUCTURAL STEEL

STRUCTURAL STEEL COLUMNS							
	<u>I-section columns</u>						
	460UB74.8 Columns	3.82	tonne	6,800.00	25,976		25,976
	Allowance for base plates	0.06	tonne	10,500.00	630		630
	Allowance for connection plates 5%	0.19	tonne	10,500.00	2,006		2,006
	<u>Bolts</u>						
	Allowance for connections and connection bolts	0.1	tonne	10,500.00	1,069		1,069
	M24 Holding down bolt 500mm long	65	no.	49.00	3,185		3,185
	<u>Sundries</u>						
	50mm Non-shrink grout wedge to steel base plate size 550 x 210mm, including chamfered edges all round	17	no.	23.91	406		406
	Allowance for fire treatment to columns	1	item	50,000.00	50,000		50,000



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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STRUCTURAL STEEL (Continued)

METAL FRAMED ROOF CONSTRUCTION							
	<u>Structural steel</u>						
	Allowance of 30kg/m2	628	m2	225.00	141,300		141,300
STRUCTURAL STEEL TO OPERABLE WALLS							
	<u>Hollow section columns</u>						
	125 x 125 x 5.0 SHS columns	0.12	tonne	7,500.00	900		900
	Allowance for base plates	0.03	tonne	10,500.00	315		315
	Allowance for connection plates 5%	0.01	tonne	10,500.00	79		79
	<u>I-Section steel beams</u>						
	250UC72.9 Beams	0.68	tonne	6,800.00	4,624		4,624
	Allowance for connection plates 10%	0.07	tonne	10,500.00	714		714
	<u>Bolts</u>						
	Allowance for connections and connection bolts	0.01	tonne	10,500.00	83		83
	M20 Chemical anchor	12	no.	66.80	802		802
	<u>Sundries</u>						
	50mm Non-shrink grout wedge to steel base plate size 300 x 300mm, including chamfered edges all round	2	no.	18.63	37		37

STRUCTURAL STEEL **232,125**

ROOFING

COVERING (NON TRAFFICABLE)							
	<u>Roof sheeting</u>						
	Stramit Longspan Colourbond Ultra 0.48 metal roof sheeting fixed to and including purlins	804	m2	73.00	58,692		58,692
	100mm Europanel insulated roof panelling	1,738	m2	170.00	295,460		295,460
	75mm Permastop building blanket with sisalation	804	m2	20.00	16,077		16,077
	Roof safety mesh	804	m2	11.00	8,844		8,844
	<u>Metal flashings and cappings, 0.55mm colorbond finish</u>						
	Headwall/sidewall/apron flashing 250mm girth and counter flashing 250mm girth	100	m	80.00	8,000		8,000
	Barge flashing 500mm girth	114	m	45.00	5,130		5,130
	Apex flashing to 100mm insulated panels	155	m	55.00	8,549		8,549
	Apex flashing 500mm girth	64	m	45.00	2,880		2,880



Trade Detail

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ROOFING (Continued)

	Allowance for sundry services flashings around openings	1	item	1,500.00	1,500		1,500
	<u>Stainless steel box gutters</u>						
	Stainless steel box gutter 1000x 0.55mm girth, four times bent along girth	43	m	240.00	10,342		10,342
	Extra over for end	4	no.	108.00	432		432
	Extra over for outlet	4	no.	105.00	420		420
	<u>Colourbond gutters including bends and outlets</u>						
	Valley gutter 500mm girth x 0.70mm	23	m	70.00	1,627		1,627
	Colorbond eaves gutter fixed to purlin	40	m	45.00	1,782		1,782
	250mm Colorbond eaves gutter fixed to purlin	157	m	95.00	14,927		14,927
	FASCIAS AND BARGES AND SOFFIT TREATMENT						
	<u>Fascias</u>						
	250 x 32mm LVL marine ply timber fascia	40	m	40.00	1,600		1,600
	Fascia colorbond capping 250mm girth	40	m	45.80	1,832		1,832
	<u>Barges</u>						
	250 x 32mm LVL marine ply timber barge board	107	m	40.00	4,280		4,280
	Barge colorbond capping 250mm girth	107	m	45.80	4,901		4,901
	<u>Fall arrest system</u>						
	Fall arrest system				Excl.		Excl.
	DOWNPIPES AND FITTINGS						
	<u>Downpipes including fittings</u>						
	150 mm Diameter uPVC downpipe including all accessories, brackets, swan necks and shoes	64	m	55.00	3,520		3,520
	100mm Diameter colorbond steel downpipe including all accessories, brackets, swan necks and shoes	42	m	30.00	1,260		1,260
	150mm CHS galvanised steel downpipe protector 2100mm high	26	m	140.00	3,640		3,640

ROOFING **455,694**

EXTERNAL WALLS AND FINISHES

	BRICK VENEER WALLS						
	<u>Clay brick walls</u>						
	220mm Brick walls	214	m2	250.00	53,500		53,500
	<u>External wall finishes</u>						



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EXTERNAL WALLS AND FINISHES (Continued)

	Extra over brickwork for face brickwork (PC \$2,500 per thousand)	214	m2	120.00	25,680		25,680
	<u>External paintwork</u>						
	Paint Wattyl Anti-Graffiti clear to facebrick walls	214	m2	25.00	5,350		5,350
	INSITU CONCRETE WALLS						
	<u>250mm Thick concrete retaining wall</u>						
	32 MPa concrete in walls	16	m3	245.00	3,920		3,920
	Class 3 formwork to sides of concrete walls	125	m2	154.00	19,250		19,250
	Steel bar reinforcement at 220kg/m3	3.52	tonne	2,230.00	7,850		7,850
	<u>Extra over class 3 formwork for off form finish to</u>						
	Concrete walls	125	m2	15.40	1,925		1,925
	<u>Paint</u>						
	Paint Wattyl Anti-Graffiti clear to facebrick walls	125	m2	25.00	3,125		3,125
	SHEET CLADDING						
	<u>Metal sheeting</u>						
	100mm Europanel insulated wall panelling	548	m2	170.00	93,121		93,121
	Wall flashing	327	m	45.00	14,731		14,731
	EXTERNAL SHOP FRONTS						
	<u>Powder coated aluminum shop fronts, standard section, glazed with 6mm toughened safety glass</u>						
	2500mm high	26	m2	720.00	18,720		18,720
	3000mm high	25	m2	720.00	18,000		18,000

EXTERNAL WALLS AND FINISHES

265,171

EXTERNAL DOORS AND HARDWARE

	DOORS IN SHOPFRONTS						
	<u>Aluminum framed and glazed door including hardware, closers, etc</u>						
	Extra over shopfronts for double swing door size 1800 x 2100mm high	1	no.	1,430.00	1,430		1,430
	Extra over shopfronts for automatic single sliding door size 3600 x 2100mm high	1	no.	8,000.00	8,000		8,000
	ALUMINIUM GLAZED DOORS						



Trade Detail

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EXTERNAL DOORS AND HARDWARE (Continued)

	<u>Aluminium glazed swing doors including door hardware</u>						
	1000 x 2400mm High aluminium single door	3	no.	2,520.00	7,560		7,560
	ROLLER SHUTTERS, ROLLER GRILLES AND *UP AND OVERS*						
	<u>Roller shutter doors</u>						
	3600 x 1200mm High interlocking zincanneal steel pre-enamelled power operated roller shutter door	1	no.	2,010.00	2,010		2,010
	Add for electrically operated	1	no.	1,220.00	1,220		1,220
	LINTELS						
	<u>Angle section steel lintels to openings in brick or block walls</u>						
	75 x 75 x 8mm L-section	12	m	26.00	312		312

EXTERNAL DOORS AND HARDWARE **20,532**

INTERNAL WALLS

	BRICK WALLS						
	<u>Brick walls</u>						
	110mm Brick walls	66	m2	125.00	8,250		8,250
	METAL STUDDING						
	<u>Framing</u>						
	92mm Steel stud framing 1.15 bmt	190	m2	38.00	7,220		7,220
	<u>Insulation</u>						
	75mm Glasswool insulation R-Value 1.5	190	m2	15.00	2,850		2,850
	INTERNAL SHOPFRONTS						
	<u>Clear anodised aluminum partitioning, standard section, glazed with 6mm toughened safety glass</u>						
	2400mm High	52	m2	680.00	35,360		35,360

INTERNAL WALLS **53,680**

INTERNAL SCREENS AND BORROWED LIGHTS

	FOLDAWAY SCREENS (OPERABLE)						
	<u>Hufcor operable walls</u>						



Trade Detail

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INTERNAL SCREENS AND BORROWED LIGHTS (Continued)

	Hufcor Series 5512-45 (RW 45) centre-tracking operable walls 2400mm high including autex pinnable fabric both sides with 1200mm high vitreous enamel magnetic writable surface inset including single access door	11	m2	925.00	10,175		10,175
	TOILET AND SHOWER SCREENS						
	<u>Compact laminate toilet cubicals</u>						
	Main panel 1800 x 1800mm high	75	m2	195.00	14,625		14,625
	Nib/end panel 100 x 1800mm high	6	no.	180.00	1,080		1,080
	Nib/end panel 200 x 1800mm high	22	no.	265.00	5,830		5,830
	SHADING (INTERNALLY)						
	<u>Helios roller blinds</u>						
	Roller blind to window - Helios interior manual chain operated blinds with premium spring assist	20	m2	170.00	3,400		3,400
	INTERNAL SCREENS AND BORROWED LIGHTS						35,110

METAL WORK

	SHELVING AND BENCHES						
	<u>Stainless steel</u>						
	800mm Wide stainless steel bench with 100mm high splashback and midshelf	12	m	1,170.00	13,993		13,993
	300mm Wide stainless steel pot rack	4	m	533.00	1,945		1,945
	300mm Wide stainless steel wall shelf	4	m	553.00	2,273		2,273
	FIXED WEATHER PROOF VENTILATION LOUVRES						
	<u>Austral Monsoon AME 100 HV two stage aluminium fixed louvres with 20yr guarantee</u>						
	Louvres	48	m2	1,430.00	69,269		69,269
	METAL WORK						87,481

INTERNAL DOORS AND HARDWARE

	TIMBER CORED DOORS						
	<u>40mm Thick solid core doors with hardboard veneer edge strips</u>						
	Single door 920 x 2040mm high	22	no.	425.00	9,350		9,350
	Double door 1600 x 2040mm high	5	no.	775.00	3,875		3,875
	<u>Paint on timber doors</u>						



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INTERNAL DOORS AND HARDWARE (Continued)

	Single door 920 x 2040mm high	22	no.	105.00	2,310		2,310
	Double door 1600 x 2040mm high	5	no.	190.00	950		950
	<u>Vision panels</u>						
	Extra for 150 x 820mm glazed viewing panel	4	no.	135.00	540		540
	<u>Air relief grilles</u>						
	Extra over for 600 x 300mm air relief opening	15	no.	108.00	1,620		1,620
	Clear anodised aluminium air relief grille screwed to timber	30	no.	95.00	2,850		2,850
	METAL FRAMES						
	<u>1.25mm Zinc anneal knock down door frame twice rebated and built in for</u>						
	Single door 920 x 2040mm high	22	no.	250.00	5,500		5,500
	Double door 1600 x 2040mm high	5	no.	280.00	1,400		1,400
	<u>Paint on steel door frames</u>						
	Single door 920 x 2040mm high	22	no.	60.00	1,320		1,320
	Double door 1600 x 2040mm high	5	no.	65.00	325		325
	HARDWARE						
	<u>Standard single door hardware</u>						
	Set of three hinges	22	no.	15.00	330		330
	Lock and door furniture - MK	22	no.	335.00	7,370		7,370
	Perimeter seal to base of door	22	no.	22.00	484		484
	Perimeter seal	22	no.	215.00	4,730		4,730
	SC cabin hook	22	no.	10.00	220		220
	SC Door stop	22	no.	17.00	374		374
	<u>Standard double door hardware</u>						
	Set of six hinges	5	no.	30.00	150		150
	Lock and door furniture	5	no.	320.00	1,600		1,600
	Perimeter seal	5	no.	430.00	2,150		2,150
	Two barrel bolts (One to each leaf) with floor ferrule	5	no.	70.00	350		350
	One SC Door stop	10	no.	5.00	50		50
	<u>Door closers</u>						
	Door closer	5	no.	245.00	1,225		1,225



Trade Detail

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INTERNAL DOORS AND HARDWARE (Continued)

	<u>Kick plates</u>						
	820 x 300 x 1.2 Stainless steel kick plate	32	no.	50.00	1,600		1,600
	DOORS IN INTERNAL SHOPFRONTS						
	<u>Sliding doors</u>						
	Automatic single sliding door size 1800 x 2100mm high	1	no.	6,460.00	6,460		6,460
	TOILET DOORS						
	<u>Compact laminate toilet cubical doors</u>						
	Cubical door 800 x 1800mm high	25	no.	665.00	16,625		16,625

INTERNAL DOORS AND HARDWARE **73,758**

WALL FINISHES

	TIMBER WALL LININGS						
	<u>Supawood linings including 28mm furring channels</u>						
	Supafinish Supacoustic panels to brick walls	382	m2	330.00	126,061		126,061
	Supafinish Supaline panels to brick walls	450	m2	265.00	119,248		119,248
	RENDER AND/OR IN-SITU PLASTER INC. PAINTWORK						
	<u>Render</u>						
	Cement render 13mm thick to existing face brick walls	45	m2	50.00	2,250		2,250
	<u>Paint</u>						
	Paint to rendered walls	45	m2	17.00	765		765
	Paint to existing rendered walls	337	m2	27.00	9,099		9,099
	PLASTERBOARD AND FIBROUS PLASTER INCL. PAINTWORK						
	<u>Plasterboard linings to stud walls</u>						
	10mm Plasterboard lining	22	m2	35.00	770		770
	10mm Plasterboard 'Aquacheck' lining to wet areas	178	m2	37.00	6,586		6,586
	<u>Plasterboard linings to brick walls</u>						
	10mm Plasterboard lining	184	m2	50.00	9,200		9,200
	10mm Plasterboard 'Aquacheck' lining to wet areas including top hats	180	m2	52.00	9,360		9,360



Trade Detail

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WALL FINISHES (Continued)

	13mm Plasterboard 'Impactcheck' lining	160	m2	52.00	8,320		8,320
	<u>Water proofing</u>						
	Waterproofing to wet areas	358	m2	35.00	12,530		12,530
	<u>Painting to wall linings</u>						
	Internally	366	m2	17.00	6,222		6,222
	WALL TILING						
	<u>Wall tiling</u>						
	Wall tiles (P.C. \$50.00/sqm supplied) fixed to fibre cement sheet (elsewhere measured)	50	m2	140.00	7,000		7,000
	Wall tiles (P.C. \$80.00/sqm supplied) fixed to fibre cement sheet (elsewhere measured)	280	m2	180.00	50,400		50,400

WALL FINISHES **367,810**

FLOOR FINISHES

	CEMENTITIOUS TOPPING AND WATERPROOFING						
	<u>Trowelled finishes</u>						
	Cementitious toppings to wet areas to create falls	159	m2	35.00	5,555		5,555
	<u>Waterproofing</u>						
	Waterproofing to wet areas	159	m2	25.00	3,968		3,968
	VINYL						
	<u>Vinyl floor coverings</u>						
	Armstrong flooring 'Accolade Safe'	19	m2	80.00	1,521		1,521
	Forbo Marmoleum Marbled vinyl floor sheeting	132	m2	70.00	9,240		9,240
	<u>Skirtings</u>						
	Coved vinyl skirting	53	m	28.00	1,484		1,484
	CARPET						
	<u>Carpet tile floor coverings</u>						
	Carpet tiles with cushion backing (PC: \$80/m2)	445	m2	115.00	51,173		51,173
	<u>Skirtings</u>						
	Timber skirting painted	150	m	12.00	1,800		1,800
	TILES						



Trade Detail

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FLOOR FINISHES (Continued)

	Tiles to floors (P.C \$50/m2)	11	m2	135.00	1,520		1,520
	Tiles to floors (P.C \$80/m2)	128	m2	175.00	22,468		22,468
	Tiles to floors (P.C \$100/m2)	253	m2	200.00	50,551		50,551
	EPOXY FLOORS						
	<u>Epoxy floors</u>						
	Flake epoxy flooring	46	m2	45.00	2,075		2,075
	<u>Skirtings</u>						
	150mm Coved epoxy skirting	31	m	30.00	929		929
	HARDWOOD FLOORS						
	<u>Hardwood floors</u>						
	Tongued and grooved mixed hardwood floor	132	m2	140.00	18,480		18,480
	Recondition existing parquetry floors	344	m2	40.00	13,759		13,759
	<u>Skirtings</u>						
	Timber skirting	34	m	25.00	850		850
	MATS AND MATWELLS						
	<u>Entry mats</u>						
	Entry mat complete with complete with clear anodised aluminium edge; Ontera Wombat Range colour Blackbutt	4	m2	450.00	1,800		1,800

FLOOR FINISHES

187,171

CEILING FINISHES

	ACOUSTIC CEILINGS						
	<u>Perforated plywood ceiling including 28mm furring channels</u>						
	Supawood Supacoustic perforated ceiling in Supafinish timber veneer finish	1,453	m2	265.00	385,038		385,038
	<u>Perforated plywood ceiling including suspension system</u>						
	Supawood Supacoustic perforated ceiling in Supafinish timber veneer finish	252	m2	305.00	76,859		76,859
	Supaveneer Supacoustic perforated ceiling in Supafinish timber veneer finish	465	m2	525.00	244,125		244,125
	Extra over for black bulk acoustic insulation	519	m2	40.00	20,755		20,755
	Supawood batten feature	104	m2	485.00	50,440		50,440



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CEILING FINISHES

(Continued)

PLASTERBOARD CEILINGS							
	<u>Flush set suspended plasterboard ceiling complete with suspension system</u>						
	10mm Plasterboard ceiling	39	m2	65.00	2,554		2,554
	<u>Bulkheads</u>						
	Horizontal bulkheads	55	m2	115.00	6,325		6,325
	<u>Flush set suspended 'aquachek' plasterboard ceiling complete with suspension system</u>						
	10mm Plasterboard ceiling	159	m2	70.00	11,124		11,124
	<u>Cornice</u>						
	Shadow-line / Coving allowance	190	m	14.00	2,660		2,660
	<u>Insulation</u>						
	Bulk insulation	198	m2	18.00	3,568		3,568
	<u>Paint</u>						
	Paint finish	198	m2	14.00	2,775		2,775

CEILING FINISHES

806,222

FITMENTS

FURNITURE, FITTINGS AND EQUIPMENT							
	<u>Allowance for fitments in library</u>						
	Audio and visual equipment for meeting rooms	1	item	7,000.00	7,000		7,000
	Pinboards and whiteboards	1	no.	1,000.00	1,000		1,000
	75" Interactive Panel	1	no.	4,800.00	4,800		4,800
	Sundry items	1	no.	500.00	500		500
SUNDRY SANITARY FIXTURES							
	<u>PWD WC (2 No.)</u>						
	Bin	2	no.	85.00	170		170
	Airblade V hand dryer (50251550257896)	2	no.	1,523.00	3,046.00		3,046.00
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	2	no.	80.00	160		160
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Hygienic seal satin stainless 960 x 600mm toilet grab rail - HS 966 SS LH/RH	2	no.	140.00	280		280
	Villa robe hook - 6910.04	2	no.	45.00	90		90



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FITMENTS (Continued)

	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>PWD shower (2 No.)</u>						
	Shower rail and curtain	2	no.	350.00	700		700
	Shower seat 960 x 400mm - 84796040	2	no.	850.00	1,700		1,700
	Shower basket WB 001 C	2	no.	108.00	216		216
	Enix soap holder- 2288.04	2	no.	47.00	94		94
	Bin	2	no.	85.00	170		170
	Airblade V hand dryer (50251550257896)	2	no.	1,523.00	3,046.00		3,046.00
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	2	no.	80.00	160		160
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Hygienic seal satin stainless 960 x 800mm toilet grab rail - HS 966 SS LH/RH	2	no.	140.00	280		280
	Villa robe hook - 6910.04	2	no.	45.00	90		90
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>Female amenities (1 No.)</u>						
	Bin	1	no.	85.00	85		85
	Paper towel dispenser - 10-0210	3	no.	195.00	585		585
	Square liquid soap dispenser - BTX-05-022	9	no.	125.00	1,125		1,125
	Comfort collection double paper toilet roll holder - BA 722 C	12	no.	80.00	960		960
	Villa robe hook - 6910.04	17	no.	45.00	765		765
	1200mm High mirror with 10 x 10mm aluminium mirror edge	1	no.	3,400.00	3,400		3,400
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Enix soap holder- 2288.04	5	no.	47.00	235		235
	<u>Male amenities (1 No.)</u>						
	Bin	1	no.	85.00	85		85
	Paper towel dispenser - 10-0210	3	no.	195.00	585		585
	Square liquid soap dispenser - BTX-05-022	8	no.	125.00	1,000		1,000
	Comfort collection double paper toilet roll holder - BA 722 C	3	no.	80.00	240		240
	Villa robe hook - 6910.04	3	no.	47.00	141		141
	1200mm High mirror with 10 x 10mm aluminium mirror edge	2	no.	1,100.00	2,200		2,200



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FITMENTS (Continued)

	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Enix soap holder- 2288.04	5	no.	47.00	235		235
	<u>Umpires (2 No.)</u>						
	Bin	2	no.	85.00	170		170
	Paper towel dispenser - 10-0210	2	no.	195.00	390		390
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	2	no.	80.00	160		160
	Villa robe hook - 6910.04	2	no.	47.00	94		94
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>Kids area (1 No.)</u>						
	Paper towel dispenser - 10-0210	1	no.	195.00	195		195
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125
	<u>Cleaners room</u>						
	Mop and broom holder - Metlam ML-983-5	1	no.	150.00	150		150
	<u>Kitchen</u>						
	Professional Aquarius Compact hand towel dispenser - white (70240)	1	no.	75.00	75.00		75.00
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125

FITMENTS **39,587**

JOINERY

	JOINERY FITTINGS						
	<u>Joinery allowance</u>						
	Allowance for joinery collection and children's area	1	item	170,000	170,000		170,000
	Allowance for joinery to meeting rooms	1	item	30,000	30,000		30,000
	<u>Shelving</u>						
	PWD shelf	6	no.	180.00	1,080		1,080
	Cleaners room shelf	1	no.	120.00	120		120
	Kitchen overhead cupboards	6	m	450.00	2,718		2,718
	<u>Floor units - standard laminate</u>						
	Kitchen bench unit	6	m	1,100.00	6,644		6,644
	Changing room vanity unit	18	m	850.00	15,504		15,504
	<u>Bench seating</u>						
	Slatted timber seating bench	14	m	400.00	5,712		5,712



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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JOINERY

(Continued)

JOINERY

231,778

SPECIAL EQUIPMENT

SPECIAL EQUIPMENT							
	<u>New kitchen equipment</u>						
	Skope BME 1200N-A black vertical refrigerator	3	no.	4,095.00	12,285		12,285
	Vertical freezer	1	no.	5,000.00	5,000		5,000
	Meile PWM507 16A washer	1	no.	4,810.00	4,810		4,810
	Washtech M2C passthrough dishwasher	1	no.	8,570.00	8,570		8,570
	Bonn CM-901T 900W microwave	1	no.	475.00	475		475
	Turbofan double stacked electric convection oven	2	no.	5,370.00	10,740		10,740
	<u>New staff kitchenette equipment</u>						
	Fridge/freezer 699 x 727 x 1725mm high - Westinghouse 453L Bottom mount fridge	1	no.	1,170.00	1,170		1,170
	Microwave	1	no.	350.00	350		350

SPECIAL EQUIPMENT

43,400

SANITARY FIXTURES AND PLUMBING

SANITARY FIXTURES AND PLUMBING							
	<u>Allowance include all pipework, traps, valves, sanitary fixture, testing and commissioning</u>						
	PWD WC unit - Caroma Care 800 suite	4	no.	3,885.00	15,540		15,540
	PWD basin - Caroma Opal with Enware mixer	4	no.	2,200.00	8,800		8,800
	PWD Shower - Virtu Plus Starsafe	3	no.	2,335.00	7,005		7,005
	Shower - amenities	9	no.	2,100.00	18,900		18,900
	WC - male and female amenities	12	no.	3,900.00	46,800		46,800
	WHB - Caroma Cube	12	no.	2,160.00	25,920		25,920
	Urinals	6	no.	1,800.00	10,800		10,800
	Kitchenette sink - Clark double centre bowl	2	no.	2,300.00	4,600		4,600
	Boiler to staff room kitchenette	1	no.	7,350.00	7,350		7,350
	Cleaners sink - Caroma	1	no.	1,680.00	1,680		1,680
	Floor wastes	12	no.	650.00	7,800		7,800
	Hot water unit and connections	1	item	5,000.00	5,000		5,000
	20mm Reduced pressure zone device (RPZD)	1	no.	450.00	450		450
	<u>Sundries</u>						
	Allowance for builders work in connection	1	item	8,032.25	8,032		8,032



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SANITARY FIXTURES AND PLUMBING (Continued)

SANITARY FIXTURES AND PLUMBING **168,677**

MECHANICAL SERVICES

AIR CONDITIONING							
	<u>Allowance for mechanical infrastructure</u>						
	Allowance for mechanical to sports hall	816	m2	160.00	130,560		130,560
	Allowance for air conditioning to theatre hall	472	m2	350.00	165,200		165,200
	Allowance for air conditioning to library and associated spaces	1,060	m2	180.00	190,800		190,800
	<u>Builders work</u>						
	Allowance for builders work	1	item	14,788.00	14,788		14,788

MECHANICAL SERVICES **501,348**

FIRE SERVICES

FIRE SERVICES							
	<u>Fittings</u>						
	Hose reel 19mm x 36m long	1	no.	660.00	660		660
	<u>Fire extinguishers</u>						
	4.5kg Dry chemical fire extinguisher	3	no.	160.00	480		480
	4.5kg Fire extinguisher cabinet	3	no.	220.00	660		660
	Fire blanket - 1.8 x 1.2m woven fibreglass	2	no.	65.00	130		130

FIRE SERVICES **1,930**

ELECTRICAL LIGHT AND POWER

ELECTRICAL							
	<u>Lighting and power</u>						
	Allowance to sports hall and theatre hall	1,288	m2	60.00	77,280		77,280
	Allowance for electrical to foyer and ablutions	644	m2	140.00	90,160		90,160
	Allowance for electrical in library	417	m2	160.00	66,720		66,720
	<u>Solar</u>						
	Additional tier for site MSB to house inverters	2	no.	7,865.00	15,730		15,730
	Allowance for solar (330W 1960 x 990 x 40mm Talsun Panel)	30	no.	1,430.00	42,900		42,900
	Allow for external lights	1	item	15,000.00	15,000		15,000
	Main distribution board to block	1	item	12,500.00	12,500		12,500
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	16,014.50	16,014		16,014



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ELECTRICAL LIGHT AND POWER (Continued)

ELECTRICAL LIGHT AND POWER **336,304**

COMMUNICATIONS

COMMUNICATIONS							
	<u>Communications</u>						
	FECA	895	m2	110.00	98,450		98,450
	<u>Audio visual</u>						
	Allowance	12	no.	750.00	9,000		9,000
	<u>Hearing augmentation</u>						
	Allowance	6	no.	2,600.00	15,600		15,600
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	6,152.50	6,153		6,153

COMMUNICATIONS **129,203**

SPECIAL SERVICES

SECURITY							
	<u>Security</u>						
	FECA	2,347	m2	15.00	35,206		35,206
	Expander	1	item	4,500.00	4,500		4,500
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	1,985.28	1,985		1,985

SPECIAL SERVICES **41,691**

PROVISIONAL SUMS

PROVISIONAL SUMS							
	<u>Provisional sums</u>						
	Allow for building entry signage	1	item	10,000.00	10,000		10,000
	Allow for wayfinding and statutory signage	1	item	10,000.00	10,000		10,000
	Allow for public art component	1	item	20,000.00	20,000		20,000
	Allow for furniture	1	item	90,000.00	90,000		90,000
	Allow for computer hardware and software	1	item	20,000.00	20,000		20,000

PROVISIONAL SUMS **150,000**

SITE PREPARATIONS

DEMOLITIONS							
	<u>Demolish and remove</u>						



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SITE PREPARATIONS (Continued)

	Roof to shade structure	137	m2	30.00	4,107		4,107
	Nealy saw cut concrete to facilitate part removal thereof	29	m	25.00	716		716
	Break out 100mm concrete ground slab	122	m2	30.00	3,658		3,658
	Balustrades	27	m	15.00	410		410
	Fencing	27	m	15.00	410		410
	<u>Removal of services</u>						
	Grub up 150mm diameter pipe	129	m	50.00	6,441		6,441
	<u>Sundries</u>						
	Remove grease trap	1	item	3,500.00	3,500		3,500
	SITE CLEARANCE						
	<u>Site clearance</u>						
	Site clearing	851	m2	4.25	3,617		3,617
	<u>Removal of trees</u>						
	Tree 1000/2000mm girth	4	no.	600.00	2,400		2,400
	EARTHWORKS						
	<u>Removal of topsoil</u>						
	Strip 100mm topsoil and cart away	86	m3	48.40	4,162		4,162
	<u>Bulk excavation</u>						
	Excavation in box cut	489	m3	16.00	7,824		7,824
	<u>Carting away surplus material</u>						
	Carting away surplus material to a dumping site to be determined by the contractor	489	m3	35.00	17,114		17,114
	<u>Bulk earth filling</u>						
	2.1 Gravel filling	49	m3	112.65	5,520		5,520
	Allowance to treat soft spots	1	sum	1,500.00	1,500		1,500
	<u>Cut to fill</u>						
	Cut to fill (on leads) within allotment level 1 supervision required	39	m3	9.25	361		361

SITE PREPARATIONS

61,738

ROADS, FOOTPATHS AND PAVED AREAS

ROADS, FOOTPATHS AND PAVED AREAS							
	<u>Concrete roads</u>						



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ROADS, FOOTPATHS AND PAVED AREAS (Continued)

	150mm Thick reinforced concrete road	79	m2	130.00	10,310		10,310
	N12 Chemset dowels 200mm deep into existing slab at 400mm centres	33	m	112.50	3,708		3,708
	<u>Kerbs</u>						
	Type B2 Barrier Kerb	81	m	37.51	3,031		3,031
	Concrete Kerb Ramp	1	no.	615.14	615		615
	Wheel stops	2	no.	170.00	340		340
	Shared space line marking 150mm wide at 200mm spacing	13	m2	25.00	332		332
	Disable parking symbol 1200 x 1200mm	2	no.	50.00	100		100
	<u>Concrete pathways</u>						
	100mm Thick reinforced concrete ramps	132	m2	120.00	15,840		15,840
	Extra over for coloured concrete	132	m2	9.00	1,188		1,188
	<u>Hand rails</u>						
	Stainless steel hand rail	86	m	425.00	36,418		36,418
	<u>Balustrade to stairs</u>						
	Stainless steel balustrade	11	m	495.00	5,663		5,663
	EXTERNAL STEPS						
	<u>Concrete stairs 300 x 170mm high with 250mm throat</u>						
	40Mpa reinforced concrete in stairs and landings	3	m3	260.00	780		780
	Extra over for coloured concrete	3	m3	75.00	225		225
	Formwork to raking outer edges of stairs ne 300mm wide	13	m	73.50	956		956
	Formwork to risers of stairs 100/200mm high	19	m	34.00	646		646
	Bar reinforcement in slabs 150kg/m3	0.45	tonne	2,230.00	1,004		1,004
	<u>Floor finishes</u>						
	Surface finish on concrete treads	6	m2	8.00	48		48
	<u>Tactiles</u>						
	316 Stainless steel tactile ground indicators with carborundum insert	12	m2	670.00	8,040		8,040
	<u>Nosings</u>						
	Aluminium stair nosing with 50mm black carborundum insert	19	m	30.00	569		569

ROADS, FOOTPATHS AND PAVED AREAS

89,812



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL WORKS

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	INSITU CONCRETE WALLS						
	<u>Excavation in clay, including backfilling, disposal, planking and de-watering</u>						
	1150 x 300mm Deep retaining wall footing	42	m3	85.00	3,570		3,570
	<u>1150 x 300mm Deep retaining wall footing cast against excavated surfaces</u>						
	25 MPa Unreinforced concrete blinding cast against excavated surfaces	6	m3	260.00	1,560		1,560
	25 MPa Concrete strip footings cast against excavated surfaces	36	m3	262.00	9,432		9,432
	Steel bar reinforcement at 85kg/m3	3.06	tonne	2,230.00	6,824		6,824
	<u>150mm Thick concrete wall</u>						
	32MPa concrete in walls	7	m3	267.40	1,872		1,872
	Class 3 formwork to sides of concrete walls	84	m2	154.00	12,936		12,936
	Steel bar reinforcement at 220kg/m3	1.54	tonne	2,230.00	3,434		3,434
	<u>Extra over class 3 formwork for off form finish to</u>						
	Concrete walls	84	m2	15.40	1,294		1,294
	<u>Sub-soil drainage to retaining wall</u>						
	Waterproofing behind retaining walls	136	m2	52.00	7,072		7,072
	Corflute protective boarding prior to backfilling	136	m2	10.00	1,360		1,360
	Granular backfilling	12	m3	75.00	900		900
	Crushed rock encasing to Ag pipe	10	m3	90.00	900		900
	Bidim A24 geotextile	261	m2	7.00	1,827		1,827
	90mm Diameter Ag pipe	104	m	10.00	1,041		1,041

EXTERNAL WORKS

54,021

LANDSCAPING AND IMPROVEMENTS

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	SOFTSCAPING						
	<u>Turfing areas - general areas</u>						
	150mm Cultivation of sub-grade	202	m2	1.35	273		273
	100mm Imported topsoil AS4419	202	m2	7.75	1,568		1,568
	Type B Grade turf	202	m2	6.50	1,315		1,315
	Slow release fertilizer	202	m2	0.90	182		182
	Top dressing 10mm thick after establishment	202	m2	1.35	273		273
	<u>Planting beds</u>						
	Bulk excavation to reduce levels for plant beds	31	m3	30.00	930		930
	150mm Cultivation	103	m2	1.10	113		113



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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LANDSCAPING AND IMPROVEMENTS (Continued)

	300mm Imported topsoil	103	m2	22.00	2,262		2,262
	Planting allowance	103	m2	50.00	5,140		5,140
	Geofabric layer	103	m2	7.00	720		720
	100mm Mulch	103	m2	6.00	617		617
	Slow release fertilizer	103	m2	0.90	93		93
	<u>Trees</u>						
	Tree grates	2	no.	650.00	1,300		1,300
	Feature trees	2	no.	1,500.00	3,000		3,000
	<u>Irrigation</u>						
	Allowance for spray irrigation to plant beds	103	m2	20.00	2,056		2,056
	<u>Maintenance</u>						
	Watering until established	3	hrs	105.50	289		289
	Planting maintenance, mowing, weeding and fertilizer	12	weeks	68.50	822		822
	LANDSCAPING AND IMPROVEMENTS						20,952

EXTERNAL SERVICES

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	SITE STORMWATER						
	<u>Stormwater drainage pipes including all excavation, backfill, bedding, bend, junctions, ends, angles, welds and clean outs</u>						
	150mm uPVC pipes laid in and including trenches not exceeding 1000mm deep	39	m	85.00	3,318		3,318
	<u>Fittings</u>						
	150mm Fittings	16	no.	45.00	720		720
	<u>Pits and connections</u>						
	Connection to existing stormwater pit	4	no.	1,500.00	6,000		6,000
	<u>Rainwater tanks</u>						
	Rainwater tanks						Excl.
	<u>Sundries</u>						
	Cutting through concrete pathway for new pipe including making good	4	m	365.00	1,577		1,577
	Allowance for making good turf	35	m	20.00	700		700
	SITE SEWER						
	<u>Sewer water drainage pipes including all excavation, backfill, bedding, bend, junctions, ends, angles, welds and clean outs</u>						



Trade Detail

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Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL SERVICES (Continued)

	150mm uPVC pipes laid in and including trenches not exceeding 1000mm deep	22	m	85.00	1,906		1,906
	<u>Fittings</u>						
	150mm Fitting	8	no.	45.00	360		360
	<u>Pits and connections</u>						
	Connection to existing sewer water line	1	item	5,000.00	5,000		5,000
	<u>Traps</u>						
	Grease trap - 5000L. Inc excavation and install	1	item	15,000.00	15,000		15,000
	<u>Sundries</u>						
	Allowance for making good turf	22	m	20.00	448		448
	SITE WATER SUPPLY						
	<u>Poly pipes</u>						
	40mm Pipe in ground	22	m	48.00	1,076		1,076
	<u>Poly pipe fittings</u>						
	40mm Fittings	8	no.	36.00	288		288
	<u>Sundries</u>						
	Path box - Dura 12" x 17" x 12"	1	no.	90.00	90		90
	50mm Control valve	1	no.	900.00	900		900
	Allow for connection to existing	1	no.	500.00	500		500
	FIRE PROTECTION						
	<u>Fire protection</u>						
	Allow for fire protection installation	1	item	60,000.00	60,000		60,000

EXTERNAL SERVICES **97,883**

CLIENT COSTS

	CLIENT COSTS						
	<u>Direct costs to client</u>						
	OH&S auditor	1	item	10,000.00	10,000		10,000
	Contractor audit	1	item	5,000.00	5,000		5,000
	NSW - Fees and charges	1	item	41,493.94	41,494		41,494
	Energex application						Excl.
	Signage - project sign	1	item	7,000.00	7,000		7,000



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP
Building: 170.005-Ko&Co-Alstonville LEC upgrade & expansion	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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CLIENT COSTS *(Continued)*

	Long service levy	1	item	22,901.69	22,902		22,902
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CLIENT COSTS **86,396**



Alstonville Leisure and Entertainment Centre – 170.005

COST PLAN ESTIMATE NO. 1 – OPTION 2

Ko & Co Architecture

3 July 2020



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1	Executive summary	2
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4	Assumptions	4
5	Exclusions	4
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Document Control	Project No:
https://davehoneywill.sharepoint.com/sites/Projects/170_KO_and_Co_Architecture/170.005-KO & Co Architecture-Alstonville LEC/300-Cost Plans/301-Cost Plan 1/170.005 - Ko&Co - Alstonville LEC - Cost Plan Report No 1 Opt2.docx	170.005
<u>Issue Schedule</u>	
Cost Plan Estimate No 1 – Option 1A	3 July 2020
Cost Plan Estimate No 1 – Option 1B	3 July 2020
Cost Plan Estimate No 1 – Option 2	3 July 2020



1 EXECUTIVE SUMMARY

Honeywill Consulting Pty Ltd have been commissioned by Ko & Co Architects to prepare a master plan cost plan estimate for the proposed upgrade and extension of the Alstonville leisure and entertainment centre, 42-46 Commercial Rd, Alstonville, NSW, 2477

The total estimated project cost is **\$ 9,306,000 including GST** or \$ 3,514 per m2. This estimate represents the total construction cost as at July 2020 with escalation till June 2023. Details of the assumptions and exclusions are included on page 4 of this report.

We note that this cost estimate is based on conceptual design information available at the time of the estimate and recommend that additional estimates be prepared as the design progresses and more detailed information is available.

2 PROJECT SCOPE

The proposed refurbishment includes upgrading of the existing sports and theatre hall, with an extension to the library and the amenities

The area of the proposed works is as follows:

Section	Description	GFA (m ²)
	<u>Ground floor</u>	
FECA	Amenities Corridor	75 m ²
FECA	Cleaner	5 m ²
FECA	Existing foyer	211 m ²
FECA	Female	36 m ²
FECA	Female SHR	21 m ²
FECA	Kitchen	53 m ²
FECA	Male	33 m ²
FECA	Male shower	15 m ²
FECA	Office	18 m ²
FECA	PWD	17 m ²
FECA	Sports Hall	816 m ²
FECA	Staff/ Work room	72 m ²
FECA	Store	5 m ²
FECA	Theatre Hall	472 m ²
FECA	Umpire	18 m ²
FECA	Lift	8 m ²
FECA	Lounge	58 m ²
FECA	Meeting rooms	51 m ²
FECA	Specialist area	144 m ²



FECA	Stairs	12	m ²
FECA	Study/ reading	116	m ²
FECA	Tiered seating/stairs	24	m ²
<u>First Floor</u>			
FECA	Lift	8	m ²
FECA	Entry foyer	34	m ²
FECA	Children's area	53	m ²
FECA	Library entry	67	m ²
FECA	Collection	208	m ²
GFA		2,648	m²

FECA - Fully Enclosed and Cover Area **UCA** - Unenclosed Covered Area **GFA** - Gross Floor Area

3 BASIS OF COST PLAN

The cost plan estimate has been based on the following drawings and documents:

Drawing Number	Description	Revision
Architectural Drawings	Ko & Co Architecture - 200625	
SK01	Site Analysis	A
SK02	Site Analysis	A
SK03	Reference Images – Exterior	A
SK04	Reference Images – Library	A
SK05	Reference Images – Library	A
SK06	Option 1 - Demolition Plan	A
SK07	Option 1 - L0 Plan	A
SK08	Option 1a - Perspective	A
SK09	Option 2 - Demolition Plan	A
SK10	Option 2 - L0 Plan	A
SK11	Option 2 - L1 Plan	A
SK12	Option 2 - Perspective	A
SK13	Option 1b - Roof Plan	A
SK14	Option 1 - Perspectives	A
SK15	Option 2 - Roof Plan	A
SK16	Option 2 - Perspective	A
	Option 1A – Concrete Roof Sketch	A



4 ASSUMPTIONS

As part of the project, Civil, Structural, Mechanical, Electrical and Hydraulic consultants have not been engaged to prepare services drawings and scope of works. Various assumptions have been made in this regard that will need to be reviewed once the design has been developed.

Honeywill Consulting have made the following assumptions as part of the estimate:

1. Refurbishment areas will be cleared by the client prior to commencing works
2. Power will be turned off for the duration of the works to this area, which will include the Centre of Network (Data) for a period of time
3. Works will be scheduled during normal working hours
4. Allowed \$50,000 for asbestos containing materials to be removed
5. Tender - we have assumed that the project will be tendered to 5 small / medium commercial builders using a medium works form of contract
6. Management - we have assumed that the project will be designed to a suitable standard prior to tendering
7. Allowed for PC of \$2500/1000 for facebricks
8. Allowed \$170/m2 supply and install blinds to meeting rooms only
9. Allowed \$140/m2 for supply and install of hardwood floors
10. Allowed for average detailing to Supawood products
11. Allowed \$340/m2 for supply of feature batten ceiling
12. Allowed 5% for design contingency and 7.5% for construction contingency
13. Allowed 9% for professional fees

5 EXCLUSIONS

The following items have been excluded from the cost plan estimate:

14. Any work to existing storeroom in sports hall
15. Finance costs
16. Legal costs
17. Escalation beyond June 2023
18. Works outside site boundaries (other than making good/ repaving footpaths)
19. Piling
20. Premium payments for reducing the programme or bonus payments for early completion have been excluded
21. Shift payments / Night work
22. Upgrade of existing infrastructure and services
23. Sports furniture and equipment
24. Theatre furniture and equipment
25. Stormwater storage tanks
26. Airconditioning to the sports hall (Mechanical extraction only)



6 SUMMARY OF COSTS

The table below represents to the Cost Plan Estimate Breakdown:

ELEMENT	\$ / m ²	\$ (Excl GST)
PRELIMINARIES 16%	\$ 344	\$ 909,932
BUILDING WORKS		
DEMOLITIONS	\$ 79	\$ 208,919
SUBSTRUCTURE	\$ 69	\$ 181,478
COLUMNS	\$ 18	\$ 47,201
UPPER FLOORS	\$ 34	\$ 90,754
STRUCTURAL STEEL	\$ 75	\$ 198,923
STAIRCASES	\$ 12	\$ 32,466
ROOFING	\$ 181	\$ 478,967
EXTERNAL WALLS AND FINISHES	\$ 176	\$ 466,278
WINDOWS AND GLAZING	\$ 0	\$ Incl.
EXTERNAL DOORS AND HARDWARE	\$ 6	\$ 16,656
INTERNAL WALLS	\$ 45	\$ 117,914
INTERNAL SCREENS AND BORROWED LIGHTS	\$ 19	\$ 49,295
METAL WORK	\$ 39	\$ 102,848
INTERNAL DOORS AND HARDWARE	\$ 30	\$ 78,220
WALL FINISHES	\$ 148	\$ 392,230
FLOOR FINISHES	\$ 84	\$ 223,258
CEILING FINISHES	\$ 283	\$ 750,256
FITMENTS	\$ 17	\$ 43,858
JOINERY	\$ 95	\$ 252,605
CARPENTRY	\$ 0	\$ Incl.
SPECIAL EQUIPMENT	\$ 16	\$ 43,400
SANITARY FIXTURES AND PLUMBING	\$ 64	\$ 169,213
MECHANICAL SERVICES	\$ 214	\$ 566,454
FIRE SERVICES	\$ 1	\$ 1,930
AIR CONDITIONING	\$ 0	\$ Incl.
ELECTRICAL LIGHT AND POWER	\$ 147	\$ 388,833
COMMUNICATIONS	\$ 69	\$ 181,871
TRANSPORTATION SYSTEMS	\$ 47	\$ 125,000
SPECIAL SERVICES	\$ 18	\$ 46,434
PROVISIONAL SUMS	\$ 64	\$ 170,000
SUB-TOTAL BUILDING WORKS	\$ 2,049	\$ 5,425,258
EXTERNAL WORKS		
SITE PREPARATIONS		\$ 63,191
ROADS, FOOTPATHS AND PAVED AREAS		\$ 65,310
OUTBUILDINGS AND COVERED WAYS		\$ Excl.
LANDSCAPING AND IMPROVEMENTS		\$ 35,433

4.3 Community Facilities - Update



EXTERNAL SERVICES		\$	97,883
SUB-TOTAL EXTERNAL WORKS	\$	99	\$ 261,817
TOTAL CONSTRUCTION COST	\$	2,491	\$ 6,597,007
OTHER COSTS			
DESIGN CONTINGENCY 5%			\$ 329,850
CONSTRUCTION CONTINGENCY 7.5%			\$ 519,348
ESCALATION TILL JUNE 2023			\$ 325,556
CLIENT COSTS			\$ 94,508
PROFESSIONAL FEES & DISBURSEMENTS (9%)			\$ 593,731
SUB-TOTAL OTHER COSTS	\$	704	\$ 1,862,993
TOTAL PROJECT COST (EXCL GST)	\$	3,195	\$ 8,460,000
GST			\$ 846,000
TOTAL PROJECT COST (INCL GST)	\$	3,514	\$ 9,306,000

Please refer to **Appendix A** for the Cost Plan Estimate Breakdown.



APPENDIX A – COST PLAN BREAKDOWN

4.3 Community Facilities - Update

Trade Summary



Project: KO AND CO ARCHITECTURE		Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2					
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	ALSTONVILLE LEC - UPGRADE AND LIBRARY EXPANSION - CP1 - OPT 2						
	KEY AREAS				0		0
PREL	PRELIMINARIES 16%		\$/m2	344	909,932		909,932
	BUILDING WORKS						
	DEMOLITIONS		\$/m2	79	208,919		208,919
	SUBSTRUCTURE		\$/m2	69	181,478		181,478
	COLUMNS		\$/m2	18	47,201		47,201
	UPPER FLOORS		\$/m2	34	90,754		90,754
	STRUCTURAL STEEL		\$/m2	75	198,923		198,923
	STAIRCASES		\$/m2	12	32,466		32,466
	ROOFING		\$/m2	181	478,967		478,967
	EXTERNAL WALLS AND FINISHES		\$/m2	176	466,278		466,278
	WINDOWS AND GLAZING		\$/m2	0			Incl.
	EXTERNAL DOORS AND HARDWARE		\$/m2	6	16,656		16,656
	INTERNAL WALLS		\$/m2	45	117,914		117,914
	INTERNAL SCREENS AND BORROWED LIGHTS		\$/m2	19	49,295		49,295
	METAL WORK		\$/m2	39	102,848		102,848
	INTERNAL DOORS AND HARDWARE		\$/m2	30	78,220		78,220
	WALL FINISHES		\$/m2	148	392,230		392,230
	FLOOR FINISHES		\$/m2	84	223,258		223,258
	CEILING FINISHES		\$/m2	283	750,256		750,256
	FITMENTS		\$/m2	17	43,858		43,858
	JOINERY		\$/m2	95	252,605		252,605
	CARPENTRY		\$/m2	0			Incl.
	SPECIAL EQUIPMENT		\$/m2	16	43,400		43,400
	SANITARY FIXTURES AND PLUMBING		\$/m2	64	169,213		169,213
	MECHANICAL SERVICES		\$/m2	214	566,454		566,454
	FIRE SERVICES		\$/m2	1	1,930		1,930
	AIR CONDITIONING		\$/m2	0			Incl.
	ELECTRICAL LIGHT AND POWER		\$/m2	147	388,833		388,833
	COMMUNICATIONS		\$/m2	69	181,871		181,871
	TRANSPORTATION SYSTEMS		\$/m2	47	125,000		125,000
	SPECIAL SERVICES		\$/m2	18	46,434		46,434

4.3 Community Facilities - Update

Trade Summary



Project: KO AND CO ARCHITECTURE		Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2					
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP							
Code	Description	Quantity	Unit	Rate	SubTotal	Factor	Total
	PROVISIONAL SUMS		\$/m2	64	170,000		170,000
	SUB-TOTAL BUILDING WORKS		\$/m2	2,049			5,425,258
	EXTERNAL WORKS						
	SITE PREPARATIONS				63,191		63,191
	ROADS, FOOTPATHS AND PAVED AREAS				65,310		65,310
	OUTBUILDINGS AND COVERED WAYS						Excl.
	LANDSCAPING AND IMPROVEMENTS				35,433		35,433
	EXTERNAL SERVICES				97,883		97,883
	SUB-TOTAL EXTERNAL WORKS		\$/m2	99			261,817
	TOTAL CONSTRUCTION COST		\$/m2	2,491			6,597,007
	OTHER COSTS						
	DESIGN CONTINGENCY 5%				329,850		329,850
	CONSTRUCTION CONTINGENCY 7.5%				519,348		519,348
	ESCALATION TILL JUNE 2023				325,556		325,556
	CLIENT COSTS				94,508		94,508
	PROFESSIONAL FEES & DISBURSEMENTS (9%)				593,731		593,731
	SUB-TOTAL OTHER COSTS		\$/m2	704			1,862,993
	TOTAL PROJECT COST (EXCL GST)		\$/m2	3,195			8,460,000
	GST						846,000
	TOTAL PROJECT COST (INCL GST)		\$/m2	3,514			9,306,000



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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KEY AREAS

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	FECA						
	<u>Ground Floor</u>						
	Amenities Corridor	75	m2				
	Cleaner	5	m2				
	Existing foyer	211	m2				
	Female	36	m2				
	Female SHR	21	m2				
	Kitchen	53	m2				
	Male	33	m2				
	Male shower	15	m2				
	Office	18	m2				
	PWD	17	m2				
	Sports Hall	816	m2				
	Staff/ Work room	72	m2				
	Store	5	m2				
	Theatre Hall	472	m2				
	Umpire	18	m2				
	Lift	8	m2				
	Lounge	58	m2				
	Meeting rooms	51	m2				
	Specialist area	144	m2				
	Stairs opt 2	12	m2				
	Study/ reading	116	m2				
	Tiered seating/stairs	24	m2				
	Ground floor total	2,279	m2				
	<u>First floor</u>						
	Lift	8	m2				
	Entry foyer	34	m2				
	Children's area	53	m2				
	Library entry	67	m2				
	Collection Opt 2	208	m2				
		369	m2				



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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KEY AREAS (Continued)

	FECA						
	Ground Floor	2,279	m2				
	First floor	369	m2				
	TOTAL	2,648	m2				
	GFA						
	FECA	2,648	m2				
	TOTAL GFA	2,648	m2				

KEY AREAS **0**

DEMOLITIONS

	REMOVAL OF EXISTING WORK						
	<u>Demolish and remove</u>						
	Library and all services	160	m2	165.00	26,478		26,478
	<u>Floors</u>						
	Neatly saw cut concrete to facilitate part removal thereof	77	m	25.00	1,924		1,924
	Break out 100mm concrete ground slab	99	m2	30.00	2,961		2,961
	<u>Walls</u>						
	Internal partitions and glazing	32	m	70.00	2,219		2,219
	Neatly saw cut brickwork to facilitate part removal thereof	156	m	25.00	3,900		3,900
	110mm Brick wall	236	m2	25.00	5,900		5,900
	230mm Brick wall	88	m2	35.00	3,080		3,080
	<u>Doors</u>						
	Single door from wall to be demolished	16	no.	34.00	544		544
	Double door from wall to be demolished	3	no.	40.00	120		120
	Single doors from wall to remain	2	no.	50.00	100		100
	Double door from walls to remain	2	no.	68.00	136		136
	<u>Windows</u>						
	Remove window from wall to be demolished	2	m2	20.00	40		40
	Remove window from wall to remain	3	m2	25.00	75		75
	High level windows from walls to remain	48	m2	30.00	1,453		1,453
	<u>Floor finishes</u>						
	Floor finishes including skirting	258	m2	12.00	3,099		3,099

Trade Detail



Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
DEMOLITIONS (Continued)							
	Lift and remove brick floor	188	m2	16.00	3,001		3,001
	<u>Ceiling finishes</u>						
	Ceiling including all trims and electrical fittings	446	m2	8.00	3,568		3,568
	<u>Roofs</u>						
	Roof sheeting, purlins, flashings and gutters	1,634	m2	25.00	40,850		40,850
	Vertical sheeting, purlins and flashings	548	m2	25.00	13,694		13,694
	<u>Joinery fittings</u>						
	Bench unit	46	m	45.00	2,072		2,072
	Store room shelving	2	m	55.00	117		117
	Allowance for sundry joinery items	1	item	1,000.00	1,000		1,000
	<u>Sanitary fittings and fixtures</u>						
	Basin	8	no.	193.00	1,544		1,544
	Sink	3	no.	193.00	579		579
	WC	10	no.	200.00	2,000		2,000
	Shower	8	no.	150.00	1,200		1,200
	Removal of fittings	1	item	500.00	500		500
	Allowance for removal of pipework	1	item	500.00	500		500
	<u>Electrical strip out</u>						
	Remove electrical power and lighting complete	1,982	m2	12.00	23,789		23,789
	<u>Mechanical strip out</u>						
	Strip out existing services	1	sum	8,160.00	8,160		8,160
	<u>Removal and unknown miscellaneous items</u>						
	Allowance	1	item	1,500.00	1,500		1,500
	ASBESTOS						
	<u>Allowance for removal and disposal of Asbestos containing materials</u>						
	Asbestos removal	1	item	50,000.00	50,000		50,000
	ALTERATION WORK						
	<u>Openings in existing walls</u>						
	Cut opening in existing external brick wall for new double door	3	no.	205.00	615		615
	Cut opening in existing external brick wall for new single door	5	no.	190.00	950		950
	<u>Making good finishes</u>						



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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DEMOLITIONS (Continued)

	Floors where 110mm brick walls removed	68	m	10.00	680		680
	Floors where 230mm brick wall removed	13	m	12.00	156		156
	<u>Building up openings</u>						
	Build up opening where double door removed	1	no.	415.00	415		415

DEMOLITIONS **208,919**

SUBSTRUCTURE

	BASEMENT EXCAVATION						
	<u>Excavation in clay, including backfilling, disposal, planking and de-watering</u>						
	3000 x 3600 x 700mm Deep concrete lift pit pad	26	m3	85.00	2,210		2,210
	Allowance for 1000 x 700mm deep battered face to lift pit	13	m3	85.00	1,105		1,105
	FOUNDATION EXCAVATION						
	<u>Excavation in clay, including backfilling, disposal, planking and de-watering</u>						
	900 x 400mm Deep concrete strip footing	35	m3	85.00	2,975		2,975
	1150 x 300mm Deep retaining wall footing including 300 x 600mm deep toe	20	m3	85.00	1,700		1,700
	Reduced levels under floors 50mm deep in set down areas to falls	10	m3	85.00	850		850
	1200 x 1200 x 500mm Deep reinforced concrete pad	15	m3	85.00	1,275		1,275
	COLUMN PADS AND PEDESTALS						
	<u>1200 x 1200 x 500mm Deep reinforced concrete pad cast against excavated surfaces</u>						
	50mm Thick 25MPa unreinforced concrete blinding cast against excavated surfaces	3	m3	260.00	780		780
	25MPa Reinforced concrete in foundation pads	15	m3	262.00	3,930		3,930
	Steel bar reinforcement at 85kg/m3	1.27	tonne	2,230.00	2,843		2,843
	<u>500mm Deep reinforced concrete lift pad cast against excavated surfaces</u>						
	50mm Thick 25MPa unreinforced concrete blinding cast against excavated surfaces	1	m3	260.00	260		260
	25MPa Reinforced concrete in foundation pads	8	m3	262.00	2,096		2,096
	Steel bar reinforcement at 85kg/m3	0.68	tonne	2,230.00	1,516		1,516
	Allow for sump	1	item	2,500.00	2,500		2,500
	STRIP FOOTINGS						
	<u>900 x 400mm Deep reinforced concrete strip footing cast against excavated surfaces</u>						



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
SUBSTRUCTURE (Continued)							
	25MPa Unreinforced concrete blinding cast against excavated surfaces	4	m3	262.00	1,048		1,048
	25MPa concrete strip footings cast against excavated surfaces	35	m3	262.00	9,170		9,170
	Steel bar reinforcement at 85kg/m3	2.98	tonne	2,230.00	6,634		6,634
	<u>1150 x 300mm Deep retaining wall footing including 300 x 600mm deep toe cast against excavated surfaces</u>						
	25MPa Unreinforced concrete blinding cast against excavated surfaces	4	m3	260.00	1,040		1,040
	25MPa concrete strip footings cast against excavated surfaces	20	m3	262.00	5,240		5,240
	Steel bar reinforcement at 85kg/m3	1.70	tonne	2,230.00	3,791		3,791
	WALLING						
	<u>250mm Thick concrete lift pit wall</u>						
	32MPa concrete in lift pit walls	5	m3	267.40	1,337		1,337
	Class 3 formwork to sides of concrete lift pit walls	35	m2	154.00	5,390		5,390
	Steel bar reinforcement at 220kg/m3	1.10	tonne	2,230.00	2,453		2,453
	<u>190 Block foundation wall</u>						
	190 Natural colour hollow concrete blockwork	101	m2	126.00	12,726		12,726
	Core filling to 190mm hollow blocks	101	m2	61.60	6,222		6,222
	Steel bar reinforcement at 15kg/m2	1.52	tonne	2,230.00	3,378		3,378
	GROUND SLABS						
	<u>Ground slabs (Bulk earthworks under site preparation)</u>						
	50mm Sand blinding	43	m3	140.00	6,020		6,020
	Level and compaction under ground slabs	845	m2	3.60	3,042		3,042
	Polyethylene underlay including turn ups	845	m2	3.00	2,535		2,535
	Soil sterilisation, fumigation	845	m2	2.20	1,859		1,859
	Stainless steel mesh barrier (Termimesh) to slab perimeter	155	m	25.00	3,875		3,875
	Stainless steel mesh barrier (Termimesh) to penetrations	30	no.	20.00	600		600
	25MPa concrete slab on ground	120	m3	230.00	27,600		27,600
	Bar reinforcement allowance in slabs at columns, etc	0.50	tonne	2,230.00	1,115		1,115
	SL82 mesh reinforcement	845	m2	12.25	10,351		10,351
	Allowance for joints	845	m2	11.00	9,295		9,295
	Float to concrete surfaces	845	m2	8.00	6,760		6,760



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SUBSTRUCTURE (Continued)

	Sealer to concrete	845	m2	5.00	4,225		4,225
	N12 Chemset dowels 200mm deep into existing slab at 400mm centres	77	m	112.50	8,663		8,663
	SUB-SOIL DRAINAGE						
	<u>Sub-soil drainage to retaining wall</u>						
	Tanking	119	m2	35.00	4,165		4,165
	Granular backfilling	60	m3	75.00	4,500		4,500
	Crushed rock encasing to Ag pipe	6	m3	90.00	540		540
	Bidim A24 geotextile	329	m2	7.00	2,303		2,303
	90mm Diameter Ag pipe	56	m	10.00	560		560
	Connect to existing	2	no	500.00	1,000		1,000

SUBSTRUCTURE **181,478**

COLUMNS

	REINFORCED CONCRETE COLUMNS						
	<u>Square concrete columns</u>						
	40Mpa concrete to columns	12	m3	345.00	4,140		4,140
	Formwork to sides of square columns	116	m2	90.00	10,440		10,440
	Reinforcement - 280kg/m3	3.36	tonne	2,230.00	7,493		7,493
	<u>Rectangular concrete column</u>						
	40Mpa concrete to columns	10	m3	345.00	3,450		3,450
	Formwork to sides of rectangular columns	127	m2	90.00	11,430		11,430
	Reinforcement - 280kg/m3	2.80	tonne	2,230.00	6,244		6,244
	<u>Extra over class 3 formwork for off form finish to</u>						
	Concrete walls	260	m2	15.40	4,004		4,004

COLUMNS **47,201**

UPPER FLOORS

CON C	CONCRETE ROOF CONSTRUCTION						
CON C	<u>215mm Slabs measured over beams</u>						
CON C	40Mpa reinforced concrete in slabs	83	m3	282.15	23,418		23,418
FOR M	Formwork to soffit of slab 200-300mm thick	384	m2	85.00	32,669		32,669
FOR M	Formwork to edge of slab 200-300mm high	125	m	39.50	4,954		4,954



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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UPPER FLOORS*(Continued)*

REIN	Bar reinforcement in slabs 120kg/m3	10	tonne	2,250.00	22,410		22,410
CON C	Construction joints formed in slab	384	m2	11.00	4,228		4,228
CON C	Surface finish on concrete slab	384	m2	8.00	3,075		3,075

UPPER FLOORS**90,754****STRUCTURAL STEEL**

	STRUCTURAL STEEL COLUMNS						
	METAL FRAMED ROOF CONSTRUCTION						
	<u>Structural steel</u>						
	Allowance of 30kg/m2	861	m2	225.00	193,725		193,725
	STRUCTURAL STEEL TO OPERABLE WALLS						
	<u>Hollow section columns</u>						
	125 x 125 x 5.0 SHS columns	0.12	tonne	7,500.00	900		900
	Allowance for base plates	0.03	tonne	10,500.00	315		315
	Allowance for connection plates 5%	0.01	tonne	10,500.00	79		79
	<u>I-Section steel beams</u>						
	250UC72.9 Beams	0.38	tonne	6,800.00	2,584		2,584
	Allowance for connection plates 10%	0.04	tonne	10,500.00	399		399
	<u>Bolts</u>						
	Allowance for connections and connection bolts	0.01	tonne	10,500.00	83		83
	M20 Chemical anchor	12	no.	66.80	802		802
	<u>Sundries</u>						
	50mm Non-shrink grout wedge to steel base plate size 300 x 300mm, including chamfered edges all round	2	no.	18.63	37		37

STRUCTURAL STEEL**198,923****STAIRCASES**

	CONCRETE FLIGHT CONSTRUCTION						
	<u>Concrete stairs 300 x 170mm high with 250mm throat</u>						
	40Mpa reinforced concrete in stairs and landings	8	m3	240.00	1,920		1,920
	Formwork to sloping soffit of stairs	24	m2	150.00	3,600		3,600
	Formwork to raking outer edges of stairs ne 300mm wide	27	m	73.50	1,985		1,985
	Formwork to risers of stairs 100/200mm high	68	m	34.00	2,326		2,326
	Bar reinforcement in slabs 150kg/m3	1.20	tonne	2,230.00	2,676		2,676



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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STAIRCASES

(Continued)

	BALUSTRADES						
	<u>Stainless steel balustrades</u>						
	Balustrade 1100mm high of 50 x 50 x 3mm SHS members	24	m	555.00	13,070		13,070
	SUNDRIES						
	<u>Tactiles</u>						
	316 Stainless steel tactile ground indicators with carborundum insert - epoxy grouted	7	m2	670.00	4,837		4,837
	<u>Nosings</u>						
	Aluminium stair nosing with 50mm black carborundum insert	68	m	30.00	2,052		2,052

STAIRCASES

32,466

ROOFING

	COVERING (NON TRAFFICABLE)						
	<u>Roof sheeting</u>						
	Stramit Longspan Colourbond Ultra 0.48 metal roof sheeting fixed to and including purlins	862	m2	73.00	62,926		62,926
	100mm Europanel insulated roof panelling	1,738	m2	170.00	295,460		295,460
	75mm Permastop building blanket with sisalation	862	m2	20.00	17,237		17,237
	Roof safety mesh	862	m2	11.00	9,482		9,482
	<u>Metal flashings and cappings, 0.55mm colorbond finish</u>						
	Headwall/sidewall/apron flashing 250mm girth and counter flashing 250mm girth	163	m	80.00	13,040		13,040
	Berge flashing 500mm girth	145	m	45.00	6,525		6,525
	Apex flashing to 100mm insulated panels	155	m	55.00	8,549		8,549
	Apex flashing 500mm girth	25	m	45.00	1,145		1,145
	Allowance for sundry services flashings around openings	1	item	1,500.00	1,500		1,500
	<u>Stainless steel box gutters</u>						
	Stainless steel box gutter 1000mm x0.5mm girth, four times bent along girth	67	m	240.00	16,080		16,080
	Extra over for end	6	no.	108.00	648		648
	Extra over for outlet	6	no.	105.00	630		630
	<u>Colourbond gutters including bends and outlets</u>						
	Colorbond eaves gutter fixed to purlin	16	m	45.00	742		742
	250mm Colorbond eaves gutter fixed to purlin	181	m	95.00	17,216		17,216

Trade Detail



Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ROOFING*(Continued)*

	FASCIAS AND BARGES AND SOFFIT TREATMENT						
	<u>Fascias</u>						
	250 x 32mm LVL marine ply timber fascia	17	m	40.00	680		680
	Fascia colorbond capping 250mm girth	17	m	45.80	779		779
	<u>Barges</u>						
	250 x 32mm LVL marine ply timber barge board	137	m	40.00	5,479		5,479
	Barge colorbond capping 250mm girth	137	m	45.80	6,275		6,275
	<u>Fall arrest system</u>						
	Fall arrest system				Excl.		Excl.
	DOWNPIPES AND FITTINGS						
	<u>Downpipes including fittings</u>						
	150 mm Diameter uPVC downpipe including all accessories, brackets, swan necks and shoes	119	m	55.00	6,545		6,545
	100mm Diameter colorbond steel downpipe including all accessories, brackets, swan necks and shoes	39	m	30.00	1,170		1,170
	150mm CHS galvanised steel downpipe protector 2100mm high	49	m	140.00	6,860		6,860

ROOFING**478,967****EXTERNAL WALLS AND FINISHES**

	SHEET CLADDING						
	<u>Metal sheeting</u>						
	100mm Europanel insulated wall panelling	548	m2	170.00	93,121		93,121
	Wall flashing	327	m	45.00	14,731		14,731
	EXTERNAL SHOP FRONTS						
	<u>Powder coated aluminum shop fronts, standard section, glazed with 6mm toughened safety glass</u>						
	3200mm high	151	m2	720.00	108,720		108,720
	7200mm high	166	m2	720.00	119,520		119,520
	INSITU CONCRETE WALLS						
	<u>250mm Thick concrete wall</u>						
	32 MPa concrete in walls	57	m3	245.00	13,965		13,965
	Class 3 formwork to sides of concrete walls	454	m2	154.00	69,916		69,916



Trade Detail

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Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL WALLS AND FINISHES (Continued)

	Steel bar reinforcement at 220kg/m3	12.54	tonne	2,230.00	27,964		27,964
	<u>Extra over class 3 formwork for off form finish to</u>						
	Concrete walls	454	m2	15.40	6,992		6,992
	<u>Paint</u>						
	Paint Wattyl Anti-Graffiti clear to facebrick walls	454	m2	25.00	11,350		11,350

EXTERNAL WALLS AND FINISHES **466,278**

EXTERNAL DOORS AND HARDWARE

	DOORS IN SHOPFRONTS						
	<u>Aluminum framed and glazed door including hardware, closers, etc</u>						
	Extra over shopfronts for double swing door size 1800 x 2100mm high	4	no.	1,430.00	5,720		5,720
	Extra over shopfronts for automatic single sliding door size 1500 x 2100mm high	1	no.	8,000.00	8,000		8,000
	ALUMINIUM GLAZED DOORS						
	<u>Aluminium glazed swing doors including door hardware</u>						
	1000 x 2400mm High aluminium single door	1	no.	2,520.00	2,520		2,520
	LINTELS						
	<u>Angle section steel lintels to openings in brick or block walls</u>						
	75 x 75 x 8mm L-section	16	m	26.00	416		416

EXTERNAL DOORS AND HARDWARE **16,656**

INTERNAL WALLS

	BRICK WALLS						
	<u>Brick walls</u>						
	110mm Brick walls	196	m2	125.00	24,500		24,500
	METAL STUDDING						
	<u>Framing</u>						
	92mm Steel stud framing 1.15 bmt	469	m2	38.00	17,822		17,822
	<u>Insulation</u>						
	75mm Glasswool insulation R-Value 1.5	469	m2	15.00	7,035		7,035
	INTERNAL SHOPFRONTS						

Trade Detail



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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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INTERNAL WALLS*(Continued)*

	<u>Clear anodised aluminum partitioning, standard section, glazed with 6mm toughened safety glass</u>						
	3000mm High	50	m2	680.00	34,000		34,000
	INSITU CONCRETE WALLS						
	<u>150mm Thick concrete retaining wall</u>						
	32MPa concrete in walls	12	m3	322.40	3,869		3,869
	Class 3 formwork to sides of concrete walls	153	m2	154.00	23,562		23,562
	Steel bar reinforcement at 220kg/m3	2.64	tonne	2,250.00	5,940		5,940
	<u>Extra over class 3 formwork for off form finish to</u>						
	Concrete walls	77	m2	15.40	1,186		1,186

INTERNAL WALLS**117,914****INTERNAL SCREENS AND BORROWED LIGHTS**

	FOLDAWAY SCREENS (OPERABLE)						
	<u>Hufcor operable walls</u>						
	Hufcor Series 5512-45 (RW 45) centre-tracking operable walls 2400mm high including autex pinnable fabric both sides with 1200mm high vitreous enamel magnetic writable surface inset including single access door	17	m2	925.00	15,725		15,725
	TOILET AND SHOWER SCREENS						
	<u>Compact laminate toilet cubicals</u>						
	Main panel 1800 x 1800mm high	72	m2	195.00	14,040		14,040
	Nib/end panel 100 x 1800mm high	10	no.	180.00	1,800		1,800
	Nib/end panel 200 x 1800mm high	22	no.	265.00	5,830		5,830
	SHADING (INTERNALLY)						
	<u>Helios roller blinds</u>						
	Roller blind to window - Helios interior manual chain operated blinds with premium spring assist	70	m2	170.00	11,900		11,900

INTERNAL SCREENS AND BORROWED LIGHTS**49,295****METAL WORK**

	SHELVING AND BENCHES						
	<u>Stainless steel</u>						
	800mm Wide stainless steel bench with 100mm high splashback and midshelf	18	m	1,170.00	21,177		21,177



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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METAL WORK

(Continued)

	300mm Wide stainless steel pot rack	5	m	533.00	2,425		2,425
	300mm Wide stainless steel wall shelf	7	m	553.00	3,794		3,794
	FIXED WEATHER PROOF VENTILATION LOUVRES						
	<u>Austral Monsoon AME 100 HV two stage aluminium fixed louvres with 20yr guarantee</u>						
	Louvres	48	m2	1,430.00	69,269		69,269
	BALUSTRADES						
	<u>Balustrade to stairs</u>						
	Stainless steel balustrade to void	10	m	605.00	6,183		6,183

METAL WORK

102,848

INTERNAL DOORS AND HARDWARE

	TIMBER CORED DOORS						
	<u>40mm Thick solid core doors with hardboard veneer edge strips</u>						
	Single door 920 x 2040mm high	23	no.	425.00	9,775		9,775
	Double door 1600 x 2040mm high	5	no.	775.00	3,875		3,875
	<u>Paint on timber doors</u>						
	Single door 920 x 2040mm high	23	no.	105.00	2,415		2,415
	Double door 1600 x 2040mm high	5	no.	190.00	950		950
	<u>Vision panels</u>						
	Extra for 150 x 820mm glazed viewing panel	4	no.	135.00	540		540
	<u>Air relief grilles</u>						
	Extra over for 600 x 300mm air relief opening	16	no.	108.00	1,728		1,728
	Clear anodised aluminium air relief grille screwed to timber	32	no.	95.00	3,040		3,040
	METAL FRAMES						
	<u>1.25mm Zinc anneal knock down door frame twice rebated and built in for</u>						
	Single door 920 x 2040mm high	23	no.	250.00	5,750		5,750
	Double door 1600 x 2040mm high	5	no.	280.00	1,400		1,400
	<u>Paint on steel door frames</u>						
	Single door 920 x 2040mm high	23	no.	60.00	1,380		1,380
	Double door 1600 x 2040mm high	5	no.	65.00	325		325



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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INTERNAL DOORS AND HARDWARE

(Continued)

	HARDWARE						
	<u>Standard single door hardware</u>						
	Set of three hinges	23	no.	15.00	345		345
	Lock and door furniture - MK	23	no.	335.00	7,705		7,705
	Perimeter seal to base of door	23	no.	22.00	506		506
	Perimeter seal	23	no.	215.00	4,945		4,945
	SC cabin hook	23	no.	10.00	230		230
	SC Door stop	23	no.	17.00	391		391
	<u>Standard double door hardware</u>						
	Set of six hinges	5	no.	30.00	150		150
	Lock and door furniture	5	no.	320.00	1,600		1,600
	Perimeter seal	5	no.	430.00	2,150		2,150
	Two barrel bolts (One to each leaf) with floor ferrule	5	no.	70.00	350		350
	One SC Door stop	10	no.	5.00	50		50
	<u>Door closers</u>						
	Door closer	5	no.	245.00	1,225		1,225
	<u>Kick plates</u>						
	820 x 300 x 1.2 Stainless steel kick plate	33	no.	50.00	1,650		1,650
	DOORS IN INTERNAL SHOPFRONTS						
	<u>Sliding doors</u>						
	Automatic single sliding door size 1800 x 2100mm high	1	no.	6,460.00	6,460		6,460
	TOILET DOORS						
	<u>Compact laminate toilet cubical doors</u>						
	Cubical door 800 x 1800mm high	29	no.	665.00	19,285		19,285

INTERNAL DOORS AND HARDWARE

78,220

WALL FINISHES

	TIMBER WALL LININGS						
	<u>Supawood linings including 28mm furring channels</u>						
	Supafinish Supacoustic panels to brick walls	382	m2	330.00	126,061		126,061
	Supaveneer Supaline panels to brick walls	95	m2	460.00	43,700		43,700



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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WALL FINISHES

(Continued)

	Supafinish Supaline panels to brick walls	237	m2	265.00	62,804		62,804
	RENDER AND/OR IN-SITU PLASTER INC. PAINTWORK						
	<u>Render</u>						
	Cement render 13mm thick to existing face brick walls	82	m2	50.00	4,100		4,100
	<u>Paint</u>						
	Paint to rendered walls	86	m2	17.00	1,462		1,462
	Paint to existing rendered walls	323	m2	27.00	8,721		8,721
	PLASTERBOARD AND FIBROUS PLASTER INCL. PAINTWORK						
	<u>Plasterboard linings to stud walls</u>						
	10mm Plasterboard lining	210	m2	35.00	7,350		7,350
	10mm Plasterboard 'Aquacheck' lining to wet areas	351	m2	37.00	12,987		12,987
	<u>Plasterboard linings to brick walls</u>						
	10mm Plasterboard lining	198	m2	50.00	9,900		9,900
	10mm Plasterboard 'Aquacheck' lining to wet areas including top hats	130	m2	52.00	6,760		6,760
	13mm Plasterboard 'Impactcheck' lining	95	m2	52.00	4,940		4,940
	<u>Water proofing</u>						
	Waterproofing to wet areas	481	m2	35.00	16,835		16,835
	<u>Painting to wall linings</u>						
	Internally	503	m2	17.00	8,551		8,551
	WALL TILING						
	<u>Wall tiling</u>						
	Wall tiles (P.C. \$50.00/sqm supplied) fixed to fibre cement sheet (elsewhere measured)	51	m2	140.00	7,140		7,140
	Wall tiles (P.C. \$80.00/sqm supplied) fixed to fibre cement sheet (elsewhere measured)	394	m2	180.00	70,920		70,920

WALL FINISHES

392,230

FLOOR FINISHES

	CEMENTITIOUS TOPPINGS AND WATERPROOFING						
	<u>Trowelled finishes</u>						
	Cementitious toppings to wet areas to create falls	140	m2	35.00	4,887		4,887
	<u>Waterproofing</u>						



Trade Detail

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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FLOOR FINISHES *(Continued)*

	Waterproofing to wet areas	140	m2	25.00	3,491		3,491
	VINYL						
	<u>Vinyl floor coverings</u>						
	Armstrong flooring 'Accolade Safe'	0	m2	80.00	0		0
	Forbo Marmoleum Marbled vinyl floor sheeting	143	m2	70.00	10,010		10,010
	<u>Skirtings</u>						
	Coved vinyl skirting	49	m	28.00	1,372		1,372
	CARPET						
	<u>Carpet tile floor coverings</u>						
	Carpet tiles with cushion backing (PC: \$80/m2)	497	m2	115.00	57,153		57,153
	<u>Skirtings</u>						
	Timber skirting painted	214	m	12.00	2,568		2,568
	TILES						
	<u>Tiling</u>						
	Tiles to floors (P.C \$50/m2)	11	m2	135.00	1,520		1,520
	Tiles to floors (P.C \$80/m2)	150	m2	175.00	26,234		26,234
	Tiles to floors (P.C \$100/m2)	381	m2	200.00	76,215		76,215
	EPOXY FLOORS						
	<u>Epoxy floors</u>						
	Flake epoxy flooring	46	m2	45.00	2,075		2,075
	<u>Skirtings</u>						
	150mm Coved epoxy skirting	31	m	30.00	929		929
	HARDWOOD FLOORS						
	<u>Hardwood floors</u>						
	Tongued and grooved mixed hardwood floor	143	m2	140.00	20,020		20,020
	Recondition existing parquetry floors (clean, seal and wax)	344	m2	40.00	13,759		13,759
	<u>Skirtings</u>						
	Timber skirting	49	m	25.00	1,225		1,225



Trade Detail

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Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FLOOR FINISHES*(Continued)*

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	MATS AND MATWELLS						
	<u>Entry mats</u>						
	Entry mat complete with complete with clear anodised aluminium edge; Ontera Wombat Range colour Blackbutt	4	m2	450.00	1,800		1,800

FLOOR FINISHES**223,258****CEILING FINISHES**

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	ACOUSTIC CEILINGS						
	<u>Perforated plywood ceiling including 28mm furring channels</u>						
	Supawood Supacoustic perforated ceiling in Supafinish timber veneer finish	1,293	m2	265.00	342,639		342,639
	<u>Perforated plywood ceiling including suspension system</u>						
	Supawood Supacoustic perforated ceiling in Supafinish timber veneer finish	1,036	m2	305.00	315,975		315,975
	Supawood batten feature	104	m2	485.00	50,440		50,440
	PLASTERBOARD CEILINGS						
	<u>Flush set suspended plasterboard ceiling complete with suspension system</u>						
	10mm Plasterboard ceiling	150	m2	65.00	9,782		9,782
	<u>Flush set suspended 'aquachek' plasterboard ceiling complete with suspension system</u>						
	10mm Plasterboard ceiling	214	m2	70.00	14,963		14,963
	<u>Comice</u>						
	Shadow-line / Coving allowance	343	m	14.00	4,802		4,802
	<u>Insulation</u>						
	Bulk insulation	364	m2	18.00	6,557		6,557
	<u>Paint</u>						
	Paint finish	364	m2	14.00	5,100		5,100

CEILING FINISHES**750,256****FITMENTS**

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
	FURNITURE, FITTINGS AND EQUIPMENT						
	<u>Allowance for fitments in library</u>						
	Audio and visual equipment for meeting rooms	1	item	7,000.00	7,000		7,000
	Pinboards and whiteboards	1	no.	1,000.00	1,000		1,000
	75" Interactive Panel	1	no.	4,800.00	4,800		4,800

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Trade Detail



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Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FITMENTS*(Continued)*

	Sundry items	1	no.	1,000.00	1,000		1,000
	SUNDRY SANITARY FIXTURES						
	<u>PWD WC (1 No.)</u>						
	Bin	1	no.	85.00	85		85
	Airblade V hand dryer (50251550257896)	1	no.	1,523.00	1,523.00		1,523.00
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125
	Comfort collection double paper toilet roll holder - BA 722 C	1	no.	80.00	80		80
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	1	no.	115.00	115		115
	Hygienic seal satin stainless 960 x 600mm toilet grab rail - HS 966 SS LH/RH	1	no.	140.00	140		140
	Villa robe hook - 6910.04	1	no.	45.00	45		45
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	1	no.	215.00	215		215
	<u>PWD shower (4 No.)</u>						
	Shower rail and curtain	4	no.	350.00	1,400		1,400
	Shower seat 960 x 400mm - 84796040	4	no.	850.00	3,400		3,400
	Shower basket WB 001 C	4	no.	108.00	432		432
	Enix soap holder- 2288.04	4	no.	47.00	188		188
	Bin	4	no.	85.00	340		340
	Airblade V hand dryer (50251550257896)	4	no.	1,523.00	6,092.00		6,092.00
	Square liquid soap dispenser - BTX-05-022	4	no.	125.00	500		500
	Comfort collection double paper toilet roll holder - BA 722 C	4	no.	80.00	320		320
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	4	no.	115.00	460		460
	Hygienic seal satin stainless 960 x 600mm toilet grab rail - HS 966 SS LH/RH	4	no.	140.00	560		560
	Villa robe hook - 6910.04	4	no.	45.00	180		180
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	4	no.	215.00	860		860
	<u>Female amenities (1 No.)</u>						
	Bin	1	no.	85.00	85		85
	Paper towel dispenser - 10-0210	3	no.	195.00	585		585
	Square liquid soap dispenser - BTX-05-022	6	no.	125.00	750		750
	Comfort collection double paper toilet roll holder - BA 722 C	7	no.	80.00	560		560
	Villa robe hook - 6910.04	11	no.	45.00	495		495



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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FITMENTS

(Continued)

	1200mm High mirror with 10 x 10mm aluminium mirror edge	1	no.	3,400.00	3,400		3,400
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Enix soap holder- 2288.04	4	no.	47.00	188		188
	<u>Male amenities (1 No.)</u>						
	Bin	1	no.	85.00	85		85
	Paper towel dispenser - 10-0210	3	no.	195.00	585		585
	Square liquid soap dispenser - BTX-05-022	5	no.	125.00	625		625
	Comfort collection double paper toilet roll holder - BA 722 C	3	no.	80.00	240		240
	Villa robe hook - 6910.04	7	no.	47.00	329		329
	1200mm High mirror with 10 x 10mm aluminium mirror edge	2	no.	1,100.00	2,200		2,200
	Hygienic seal satin stainless 450 x 450mm toilet grab rail - HS 454 SS LH + RH	2	no.	115.00	230		230
	Enix soap holder- 2288.04	4	no.	47.00	188		188
	<u>Umpires (2 No.)</u>						
	Bin	2	no.	85.00	170		170
	Paper towel dispenser - 10-0210	1	no.	195.00	195		195
	Square liquid soap dispenser - BTX-05-022	2	no.	125.00	250		250
	Comfort collection double paper toilet roll holder - BA 722 C	4	no.	80.00	320		320
	Villa robe hook - 6910.04	4	no.	47.00	188		188
	Mirror 600 x 1100mm high with 10 x 10mm aluminium mirror edge	2	no.	215.00	430		430
	<u>Kids area (1 No.)</u>						
	Paper towel dispenser - 10-0210	1	no.	195.00	195		195
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125
	<u>Cleaners room</u>						
	Mop and broom holder - Metlam ML-983-5	1	no.	150.00	150		150
	<u>Kitchen</u>						
	Professional Aquarius Compact hand towel dispenser - white (70240)	1	no.	75.00	75.00		75.00
	Square liquid soap dispenser - BTX-05-022	1	no.	125.00	125		125

FITMENTS

43,858

JOINERY

	JOINERY FITTINGS						
	Joinery allowance						



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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JOINERY*(Continued)*

	Allowance for joinery	1	item	195,000	195,000		195,000
	<u>Shelving</u>						
	PWD shelf	8	no.	180.00	1,440		1,440
	Cleaners room shelf	1	no.	120.00	120		120
	Kitchen overhead cupboards	11	m	450.00	5,045		5,045
	<u>Floor units - standard laminate</u>						
	Kitchen bench unit	11	m	1,100.00	12,331		12,331
	Changing room vanity unit	30	m	850.00	25,789		25,789
	<u>Bench seating</u>						
	Slatted timber seating bench	32	m	400.00	12,880		12,880

JOINERY**252,605****SPECIAL EQUIPMENT**

	SPECIAL EQUIPMENT						
	<u>New kitchen equipment</u>						
	Skope BME 1200N-A black vertical refrigerator	3	no.	4,095.00	12,285		12,285
	Vertical freezer	1	no.	5,000.00	5,000		5,000
	Meile PWM507 16A washer	1	no.	4,810.00	4,810		4,810
	Washtech M2C passthrough dishwasher	1	no.	8,570.00	8,570		8,570
	Bonn CM-901T 900W microwave	1	no.	475.00	475		475
	Turbofan double stacked electric convection oven	2	no.	5,370.00	10,740		10,740
	<u>New staff kitchenette equipment</u>						
	Fridge/freezer 699 x 727 x 1725mm high - Westinghouse 453L Bottom mount fridge	1	no.	1,170.00	1,170		1,170
	Microwave	1	no.	350.00	350		350

SPECIAL EQUIPMENT**43,400****SANITARY FIXTURES AND PLUMBING**

	SANITARY FIXTURES AND PLUMBING						
	<u>Allowance include all pipework, traps, valves, sanitary fixture, testing and commissioning</u>						
	PWD WC unit - Caroma Care 800 suite	5	no.	3,885.00	19,425		19,425
	PWD basin - Caroma Opal with Enware mixer	6	no.	2,200.00	13,200		13,200
	PWD Shower - Virtu Plus Starsafe	4	no.	2,335.00	9,340		9,340
	Shower - amenities	8	no.	2,100.00	16,800		16,800
	WC - male and female amenities	10	no.	3,900.00	39,000		39,000



Trade Detail

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Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SANITARY FIXTURES AND PLUMBING (Continued)

	WHB - Caroma Cube	11	no.	2,160.00	23,760		23,760
	Urinals	6	no.	1,800.00	10,800		10,800
	Kitchenette sink - Clark double centre bowl	2	no.	2,300.00	4,600		4,600
	Boiler to staff room kitchenette	1	no.	7,350.00	7,350		7,350
	Cleaners sink - Caroma	1	no.	1,680.00	1,680		1,680
	Floor wastes	15	no.	650.00	9,750		9,750
	Hot water unit and connections	1	item	5,000.00	5,000		5,000
	20mm Reduced pressure zone device (RPZD)	1	no.	450.00	450		450
	<u>Sundries</u>						
	Allowance for builders work in connection	1	item	8,057.75	8,058		8,058

SANITARY FIXTURES AND PLUMBING **169,213**

MECHANICAL SERVICES

MECHANICAL							
	<u>Allowance for mechanical infrastructure</u>						
	Allowance for mechanical to sports hall	816	m2	160.00	130,560		130,560
	Allowance for air conditioning to theatre hall	472	m2	350.00	165,200		165,200
	Allowance for air conditioning library and associated spaces	1,354	m2	180.00	243,720		243,720
	<u>Builders work</u>						
	Allowance for builders work	1	item	26,974.00	26,974		26,974

MECHANICAL SERVICES **566,454**

FIRE SERVICES

FIRE SERVICES							
	<u>Fittings</u>						
	Hose reel 19mm x 36m long	1	no.	660.00	660		660
	<u>Fire extinguishers</u>						
	4.5kg Dry chemical fire extinguisher	3	no.	160.00	480		480
	4.5kg Fire extinguisher cabinet	3	no.	220.00	660		660
	Fire blanket - 1.8 x 1.2m woven fibreglass	2	no.	65.00	130		130

FIRE SERVICES **1,930**

ELECTRICAL LIGHT AND POWER

ELECTRICAL							
	<u>Lighting and power</u>						



Trade Detail

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Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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ELECTRICAL LIGHT AND POWER (Continued)

	Allowance to sports hall and theatre hall	1,288	m2	60.00	77,280		77,280
	Allowance for electrical to foyer and ablutions	536	m2	140.00	75,040		75,040
	Allowance for electrical in library	824	m2	160.00	131,867		131,867
	<u>Solar</u>						
	Additional tier for site MSB to house inverters	2	no.	7,865.00	15,730		15,730
	Allowance for solar (330W 1960 x 990 x 40mm Talsun Panel)	30	no.	1,430.00	42,900		42,900
	Allow for external lights	1	item	15,000.00	15,000		15,000
	Main distribution board to block	1	item	12,500.00	12,500		12,500
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	18,515.86	18,516		18,516

ELECTRICAL LIGHT AND POWER **388,833**

COMMUNICATIONS

	COMMUNICATIONS						
	<u>Communications</u>						
	FECA	1,351	m2	110.00	148,610		148,610
	<u>Audio visual</u>						
	Allowance	12	no.	750.00	9,000		9,000
	<u>Hearing augmentation</u>						
	Allowance	6	no.	2,600.00	15,600		15,600
	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	8,660.50	8,661		8,661

COMMUNICATIONS **181,871**

TRANSPORTATION SYSTEMS

	NEW PASSENGER LIFT						
	<u>Lift excluding lift shaft (measured separately)</u>						
	Single lift	1	item	125,000	125,000		125,000

TRANSPORTATION SYSTEMS **125,000**

SPECIAL SERVICES

	SECURITY						
	<u>Security</u>						
	FECA	2,648	m2	15.00	39,723		39,723
	Expander	1	item	4,500.00	4,500		4,500



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SPECIAL SERVICES *(Continued)*

	<u>Builders work</u>						
	Allowance for builder's work in connection	1	item	2,211.13	2,211		2,211

SPECIAL SERVICES **46,434**

PROVISIONAL SUMS

	PROVISIONAL SUMS						
	<u>Provisional sums</u>						
	Allow for building entry signage	1	item	10,000.00	10,000		10,000
	Allow for wayfinding and statutory signage	1	item	10,000.00	10,000		10,000
	Allow for public art component	1	item	20,000.00	20,000		20,000
	Allow for furniture	1	item	110,000.00	110,000		110,000
	Allow for computer hardware and software	1	item	20,000.00	20,000		20,000

PROVISIONAL SUMS **170,000**

SITE PREPARATIONS

	DEMOLITIONS						
	<u>Demolish and remove</u>						
	Roof to shade structure	137	m2	30.00	4,107		4,107
	Nealy saw cut concrete to facilitate part removal thereof	29	m	25.00	716		716
	Break out 100mm concrete ground slab	122	m2	30.00	3,658		3,658
	Balustrades	27	m	15.00	410		410
	Fencing	27	m	15.00	410		410
	<u>Removal of services</u>						
	Grub up 150mm diameter pipe	129	m	50.00	6,441		6,441
	<u>Sundries</u>						
	Remove grease trap	1	item	3,500.00	3,500		3,500
	SITE CLEARANCE						
	<u>Site clearance</u>						
	Site clearing	1,007	m2	4.25	4,280		4,280
	<u>Removal of trees</u>						
	Tree 1000/2000mm girth	4	no.	600.00	2,400		2,400
	EARTHWORKS						
	<u>Removal of topsoil</u>						

Trade Detail



Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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SITE PREPARATIONS*(Continued)*

	Strip 100mm topsoil and cart away	101	m3	48.40	4,888		4,888
	<u>Bulk excavation</u>						
	Excavation in box cut	489	m3	16.00	7,824		7,824
	<u>Carting away surplus material</u>						
	Carting away surplus material to a dumping site to be determined by the contractor	489	m3	35.00	17,114		17,114
	<u>Bulk earth filling</u>						
	2.1 Gravel filling	49	m3	112.65	5,520		5,520
	Allowance to treat soft spots	1	sum	1,500.00	1,500		1,500
	<u>Cut to fill</u>						
	Cut to fill (on leads) within allotment level 1 supervision required	46	m3	9.25	426		426

SITE PREPARATIONS**63,191****ROADS, FOOTPATHS AND PAVED AREAS**

FOOTPATHS AND PAVED AREAS							
	<u>Concrete roads</u>						
	150mm Thick reinforced concrete road	61	m2	130.00	7,917		7,917
	N12 Chemset dowels 200mm deep into existing slab at 400mm centres	33	m	112.50	3,708		3,708
	<u>Kerbs</u>						
	Type B2 Barrier Kerb	58	m	37.51	2,162		2,162
	Concrete Kerb Ramp	1	no.	615.14	615		615
	Wheel stops	2	no.	170.00	340		340
	Disable parking symbol 1200 x 1200mm	2	no.	50.00	100		100
	<u>Concrete pathways</u>						
	100mm Thick reinforced raised concrete walkway	44	m2	700.00	30,800		30,800
	Extra over for coloured concrete	44	m2	9.00	396		396
	<u>Balustrade to walkway</u>						
	Screen balustrades	35	m	550.00	19,272		19,272

ROADS, FOOTPATHS AND PAVED AREAS**65,310****LANDSCAPING AND IMPROVEMENTS**

SOFTSCAPING							
	<u>Turfing areas - general areas</u>						
	150mm Cultivation of sub-grade	175	m2	1.35	237		237
	100mm Imported topsoil AS4419	175	m2	7.75	1,358		1,358



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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LANDSCAPING AND IMPROVEMENTS

(Continued)

	Type B Grade turf	175	m2	6.50	1,139		1,139
	Slow release fertilizer	175	m2	0.90	158		158
	Top dressing 10mm thick after establishment	175	m2	1.35	237		237
	<u>Planting beds</u>						
	Bulk excavation to reduce levels for plant beds	69	m3	30.00	2,070		2,070
	150mm Cultivation	227	m2	1.10	250		250
	300mm Imported topsoil	227	m2	22.00	4,997		4,997
	Planting allowance	227	m2	50.00	11,357		11,357
	Geofabric layer	227	m2	7.00	1,590		1,590
	100mm Mulch	227	m2	6.00	1,363		1,363
	Slow release fertilizer	227	m2	0.90	204		204
	<u>Trees</u>						
	Tree grates	2	no.	650.00	1,300		1,300
	Feature trees	2	no.	1,500.00	3,000		3,000
	<u>Irrigation</u>						
	Allowance for spray irrigation to plant beds	227	m2	20.00	4,543		4,543
	<u>Maintenance</u>						
	Watering until established	4	hrs	105.50	424		424
	Planting maintenance, mowing, weeding and fertilizer	12	weeks	100.50	1,206		1,206

LANDSCAPING AND IMPROVEMENTS

35,433

EXTERNAL SERVICES

	SITE STORMWATER						
	<u>Stormwater drainage pipes including all excavation, backfill, bedding, bend, junctions, ends, angles, welds and clean outs</u>						
	150mm uPVC pipes laid in and including trenches not exceeding 1000mm deep	39	m	85.00	3,318		3,318
	<u>Fittings</u>						
	150mm Fittings	16	no.	45.00	720		720
	<u>Pits and connections</u>						
	Connection to existing stormwater pit	4	no.	1,500.00	6,000		6,000
	<u>Rainwater tanks</u>						
	Rainwater tanks						Excl.
	<u>Sundries</u>						
	Cutting through concrete pathway for new pipe including making good	4	m	365.00	1,577		1,577



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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EXTERNAL SERVICES (Continued)

	Allowance for making good turf	35	m	20.00	700		700
	SITE SEWER						
	<u>Sewer water drainage pipes including all excavation, backfill, bedding, bend, junctions, ends, angles, welds and clean outs</u>						
	150mm uPVC pipes laid in and including trenches not exceeding 1000mm deep	22	m	85.00	1,906		1,906
	<u>Fittings</u>						
	150mm Fitting	8	no.	45.00	360		360
	<u>Pits and connections</u>						
	Connection to existing sewer water line	1	item	5,000.00	5,000		5,000
	<u>Traps</u>						
	Grease trap - 5000L. Inc excavation and install	1	item	15,000.00	15,000		15,000
	<u>Sundries</u>						
	Allowance for making good turf	22	m	20.00	448		448
	SITE WATER SUPPLY						
	<u>Poly pipes</u>						
	40mm Pipe in ground	22	m	48.00	1,076		1,076
	<u>Poly pipe fittings</u>						
	40mm Fittings	8	no.	36.00	288		288
	<u>Sundries</u>						
	Path box - Dura 12" x 17" x 12"	1	no.	90.00	90		90
	50mm Control valve	1	no.	900.00	900		900
	Allow for connection to existing	1	no.	500.00	500		500
	FIRE PROTECTION						
	<u>Fire protection</u>						
	Allow for fire protection installation	1	item	60,000.00	60,000		60,000

EXTERNAL SERVICES

97,883

CLIENT COSTS

	CLIENT COSTS						
	<u>Direct costs to client</u>						
	OH&S auditor	1	item	10,000.00	10,000		10,000



Trade Detail

Project: KO AND CO ARCHITECTURE	Details: 170.005-Ko&Co-ALEC-CP1-MP-OPT2
Building: 170.005-Ko&Co-ALEC OPT2-CP1-MP	

Code	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
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CLIENT COSTS							<i>(Continued)</i>
	Contractor audit	1	item	5,000.00	5,000		5,000
	NSW - Fees and charges	1	item	45,839.97	45,840		45,840
	Energex application						Excl.
	Signage - project sign	1	item	7,000.00	7,000		7,000
	Long service levy	1	item	26,668.40	26,668		26,668

CLIENT COSTS **94,508**