



# Feasibility and Masterplan Report

## Cobar Town Hall

Prepared for: Cobar Shire Council  
Issued: 9 May 2024



Proudly funded by





We acknowledge the Ngiyampaa Wangaaypuwan as the original custodians of the lands and waters on which Cobar was built. We respect their cultural and spiritual relationships with place and honour elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.


<b>01</b>	<b>Executive Summary</b>	<b>3</b>
<b>02</b>	<b>Site Analysis</b>	<b>5</b>
	Wider Context	6
	Key Tourism and Town Assets	7
	Local Function Rooms and Halls	8
	High Street Existing Context	9
	General Details and Planning Constraints	10
	Existing Plans	11
	Building Condition Summary	15
<b>03</b>	<b>Brief + Concept Design</b>	<b>19</b>
	Vision and Principles	20
	Programmatic Brief	21
	Concept Design – Option 1	22
	Concept Design – Option 2	23
	Community Consultation Sessions	24
	Proposal - Option 1	25
	Proposal - Option 2	26
	Proposal - Option 3	27
	Option Comparison	28
	Visualisation	29
<b>04</b>	<b>Appendix - QS Costing</b>	<b>30</b>

#### Report register and quality assurance

DunnHillam Architecture + Urban Design operates under a quality management system which has been certified as complying with quality management systems ISO 9001:2015. This report has been reviewed and approved for issue in accordance with the DunnHillam Architecture + Urban Design quality assurance policy and procedures.

Job Number	23_313
Issue Number	03
Client	Cobar Shire Council
Issue Date	9 May 2024

The following report register documents the development and issue of the Project Proposal, undertaken by DunnHillam Architecture + Urban Design in accordance with its quality management system.

Project Director	Ashley Dunn
Signature	
Date	9 May 2024

#### Report Register

Issue	Description
01	Draft Client + Consultant Issue
02	Final Issue
03	Updated Final Issue to Client

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 Cover image: SixMaps aerial of Cobar.

# Executive Summary

# Executive Summary

DunnHillam have been asked by Cobar Shire Council to work with them to understand the site, planning regulations and building condition of Cobar Town Hall and to provide a feasibility study and concept design for the future development of the site.

This Feasibility Report is part of a wider scope being completed by DunnHillam that includes Community Consultation, a Business Case and cost estimate are also being undertaken by Morris Piper and Altus Group.

This report documents the heritage, condition and amenity of the existing building, analyses the site and context of 5 Barton St and considers the needs and potential of this building within the social and civic functions of the town. A program of works to address urgent maintenance and functional issues will be supported by a longer term vision for the whole site. This analysis allows the client to ensure that works that are urgently required are in line with the future plans. A set of Project Principles are proposed which can serve to guide all work in the short and long term and at all scales.

## Purpose of document

The purpose of this document is to outline the existing context of the 5 Barton St; the physical context both current and historical; the planning context; and current development plans.

The second part of this document is to consider a vision for the future of this significant building as a revitalised community hall. Concept design options are explored that provide compliant access and NCC compliance to the building.

## Background of this project

Cobar Town Hall is a significant place in the town and has had a long and varied life, and should continue to be used by communities; both visiting and local.

It was once used as a social event space for music and dancing, before its transformation into a cinema for over 400 patrons in 1997 and then into a dance studio in 2013. While the building remains vacant since 2020, it has potential to be restored to a hall that invites a range of social activities.

## Scope of this project

The scope of this project is taken from the brief within the document, "23\_PO26 - DH Tender Response-Cobar Town Hall 23.08.18":

Alongside this report, a Business Case has been initiated to develop an evidence-based proposal for the future of the Cobar Town Hall. The business case will consider the following options:

- Option 1: maintain status quo - do nothing
- Option 2: full demolition and site clearance
- **Option 3: partial demolition and restoration for multi-functional use**

This feasibility study and concept design report considers options for the restoration of the Town Hall as described in Option 3 of the business case. We have not included any information regarding Options 1 and 2 of the business case as these are not the preferred outcome.

In order to develop a cohesive feasibility study and concept design for the site, we propose the following methodology;

1. Produce a condition audit of the existing building, identifying and prioritising required works in order to conserve and maintain the heritage fabric of the building. The purpose of this document is to provide a description of the required work to keep the building in a good state of repair for now and for the years to come.
2. Undertake a preliminary BCA and Accessibility review of the building, identify key areas requiring upgrade or rectification to meet compliance.
3. Work collaboratively with the client and consultants to produce a feasibility study. The purpose of the feasibility study is to identify and communicate a clear overall strategy for the current and future development of Cobar Town Hall, with reference to the Cobar CBD Master Plan and Grand Precinct Report prepared by GHD for Cobar Shire Council.
4. Undertake community consultation workshops to seek ideas, gain an understanding of the history and significance of the building and site, and analyse the communities needs and aspirations. The workshop will seek feedback on the draft concept design.
5. Finalise the feasibility and concept design based on community feedback. The design will be used to prepare a business case for the site, and be used to establish cost estimates for the required alterations and additions.

## Better Placed, Design Guide for Heritage and Draft Urban Design for Regional NSW

The Government Architect NSW has produced policies and guides which support good design in the built environment. In undertaking this project we have used these documents as guides and prompts in the process.

These documents propose seven objectives which can help produce better places for our towns and cities.

The design of our built environment should seek to satisfy the following objectives;

**Better Fit:** Contextual, Local and of its place

**Better Performance:** sustainable, adaptable and durable

**Better for Community:** inclusive, connected and diverse

**Better for People:** safe, comfortable and liveable

**Better Working:** functional, efficient and fit for purpose

**Better Value:** creating and adding value

**Better Look and Feel:** engaging, inviting and attractive

The Urban Design for Regional NSW Guide has been generated after substantial research and consultation with regional councils. From this work GANSW has proposed seven urban design priorities for regional NSW.

They are;

1. Engage with the history and culture of places
2. Integrate with the natural environment and landscape
3. Revitalise main streets and town centres
4. Prioritise connectivity, walk-ability and cycling opportunities
5. Balance urban growth
6. Increase options for diverse and healthy living
7. Respond to climatic conditions and their impacts.

Cobar Town Hall will specifically address the priorities listed as 1, 3, 4 and 7.

The brief is an ongoing component of the project that will clearly describe the clients requirements and desires for the project. It also documents constraints on the project including the available construction budget, regulatory requirements, site conditions and the necessary secondary consultants on behalf of the client.

The Project Brief is reviewed and refined throughout Stage 1. At the conclusion of Stage 1 the Brief is finalised and all changes to the Brief from that point on will be reviewed in terms of the likely effect on Scope of Works and therefore time and fees.

## Project

<b>Client</b>	Cobar Shire Council
<b>Project Address</b>	5 Barton St, Cobar 2835

**Site Analysis**

# Site Analysis

## Wider Context

### Indigenous Context

Cobar is on Wangaaypuwan country. The traditional owners and custodians of this land are the Pilaarrkiyalu (Belah Tree People), Nhilliykiyalu (Nelia Tree People) and Karulkiyalu (Stone Country People) Galiyargiyatr (Lachlan river people).

14.3% of Cobar's population are Indigenous and there are many efforts currently under way to maintain culture and the close understanding of place.

Only 50km west of the museum, at Mount Grenfell Historic Site, is a gallery of rock paintings depicting human figures, images of birds and animals, medicine, food, the landscape and dreaming stories. The Ngiyampaa people would have set up settlements by these semi permanent water holes. They moved with the seasons across the land boarded by what is now referred to as the Darling River to the north and the Lachlan River to the south.

The extent of Wangaaypuwan country overlaps with the Cobar Peneplain bio-region. This is one of six bioregions that lie in Australia's hot, persistently dry semiarid climatic zone.

Large diurnal temperature range, low humidity, and low rainfall are factors that influence the development and conservation of Cobar Town Hall.

### Population

Cobar township is the centre of a shire area that covers 4,557,933ha (two thirds the size of Tasmania) and supports a population of 4,059 people. The majority of people live in Cobar town near resources such as the post office, supermarkets, hospital, court, police, and schools.

The permanent residents are a diverse group of people with a relatively even spread across age groups. A large portion of permanent residents are employed by mining related work (25.7%). In addition to this, it is common for employees of the mine to operate on a fly-in fly-out basis (FIFO). Other major industries include local government administration (5.2%), sheep farming (3.7%), and primary education (2.7%). Participation in the labour force is 58.9% of Cobar's population while 3.2% are unemployed.

Cobar is predominantly a place for residents, and frequently visiting miners. The community currently does not use the Cobar Town Hall, as it has been shut to the public since 2020.

	2016	2021
Population	4,647	4,059
Median age	36	37
% of residents in mine-related work	27.9%	25.7%
% of unemployment	5.8%	3.2%

### Strategic Context

In June 2023, Cobar Shire Council engaged GHD to conduct a report for this area, entitled "Cobar CBD Master Plan and Grand Precinct Report", to encourage more business, pedestrian activity and public open space within the town centre of Cobar.

The aims of the CBD Masterplan are:

- To make Cobar more live-able and provide economic opportunities in a vibrant CBD
- To have a plan that is vibrant and consistent for the CBD

To achieve these aims, the key objectives of this Masterplan are:

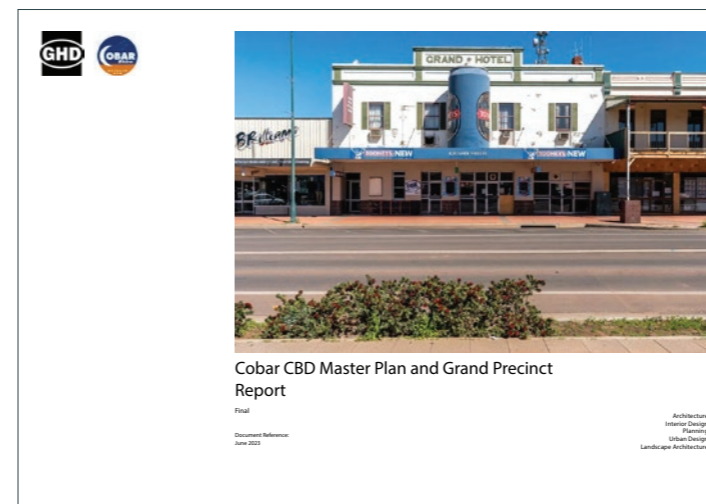
- Encourage more business
- Increase pedestrian activity
- Improve open space
- Increase indoor and outdoor dining opportunities
- Establish and reinforce connectivity between existing and proposed key attractors
- Opportunities in the Grand Precinct to reinforce connectivity
- Review cohesiveness of building façades to increase streetscape harmony

### Present and Previous Uses of the Land

[Adapted from CSC RFQ]

The Town Hall Cinema was built in 1893. For a long time, it was used for dances, concerts and social functions, including a Slim Dusty show, multiple weddings, Saturday night dances, dance concerts and town band concerts. It also acted as the Masonic Hall in the early 60s.

The building was adapted to be a tiered cinema in 1997 and was used by different tenants sporadically as a cinema until around 2010. Then became a dance studio from 2013-2020, but has been vacant since then.



# Site Analysis

## Key Tourism and Town Assets

Cobar is widely known for its mining industry, and attracts visitors during the day.

Introducing more community and cultural facilities in the town centre will help create an active and engaging precinct for locals and tourists alike.



1 Great Cobar Heritage Centre and Sign



2 Cobar Show at Ward Oval



3 Cobar Mines Heritage Park



4 Fort Bourke Hill Lookout



5 Cobar Memorial Swimming Pool



6 Newey Reservoir



7 Cobar Sound Chapel



8 Mount Grenfell Historic Site



Cobar

0 10 20 500 1000

1:10000 @ A3

# Site Analysis

## Local Function Rooms and Halls

### Local Context

Cobar currently facilitates a wide range of local function rooms and halls, both private- and Council-owned. These serve as key meeting places for Cobar locals, with the new Ward Oval Pavilion predicted to become the main community hall for sports and cultural gathering.

While there is an adequate number of function halls in Cobar, the town could benefit from more facilities that offer other recreational activities after-hours.

As the only site within walking distance from Cobar's main street - Marshall Street - there is potential to develop Cobar Town Hall into a recreational venue for locals looking to wind down after dinner.



- 1 Ward Oval Pavilion (in construction)**
- Community events, gatherings and performances
  - Sports events
  - Auditorium seating



- 2 Cobar Youth Centre**
- Skate nights
  - Holiday workshops
  - After-hours sports
  - Movie screenings



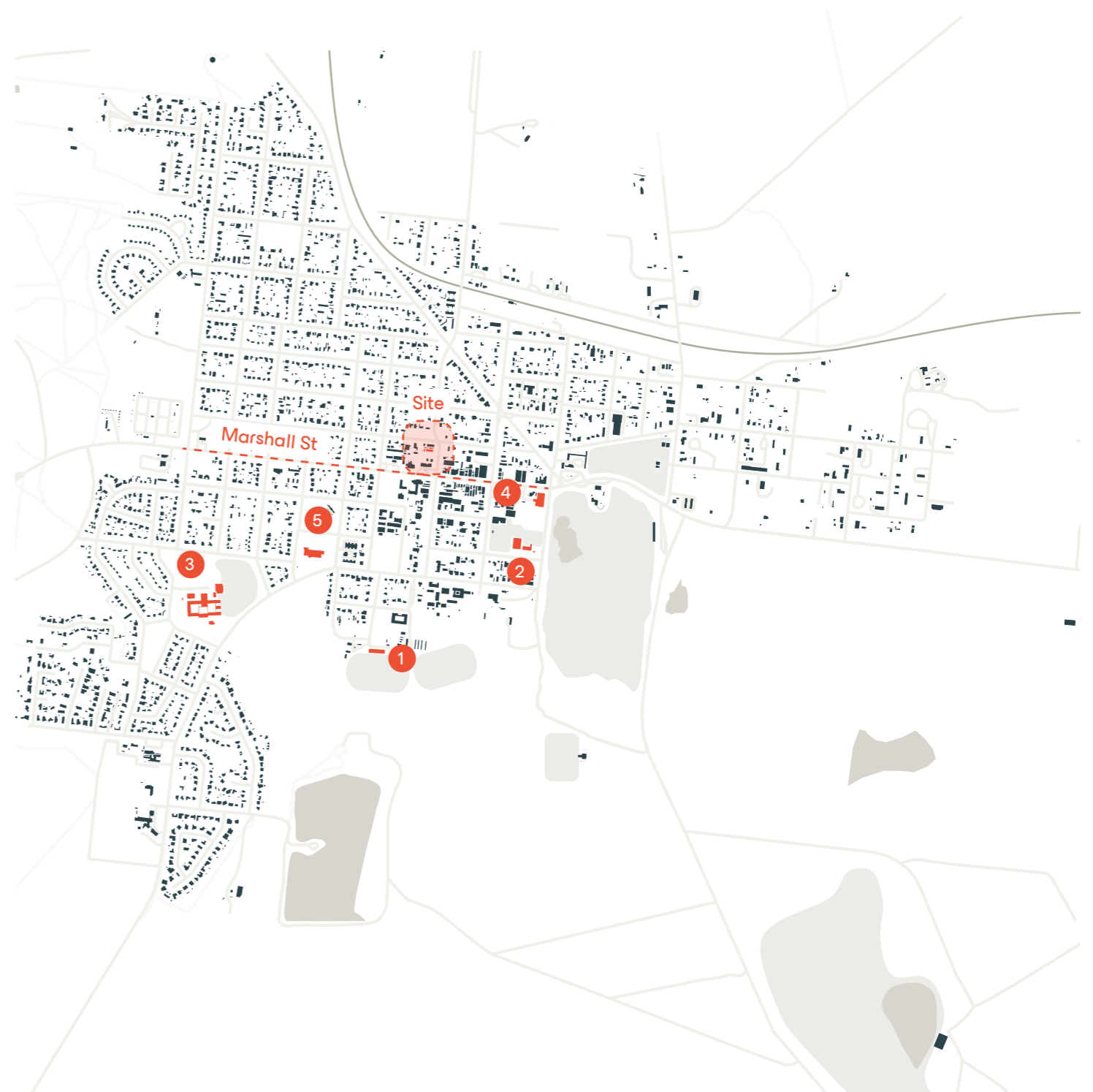
- 3 Cobar High School**
- School sports
  - Music performances and workshops
  - Student art exhibitions



- 4 Cobar Memorial Services Club**
- Live music
  - Trivia and bingo
  - Dinner functions



- 5 Cobar Bowls and Golf Club**
- Function rooms for weddings, balls, fundraising events, Christmas parties and conferences



Cobar

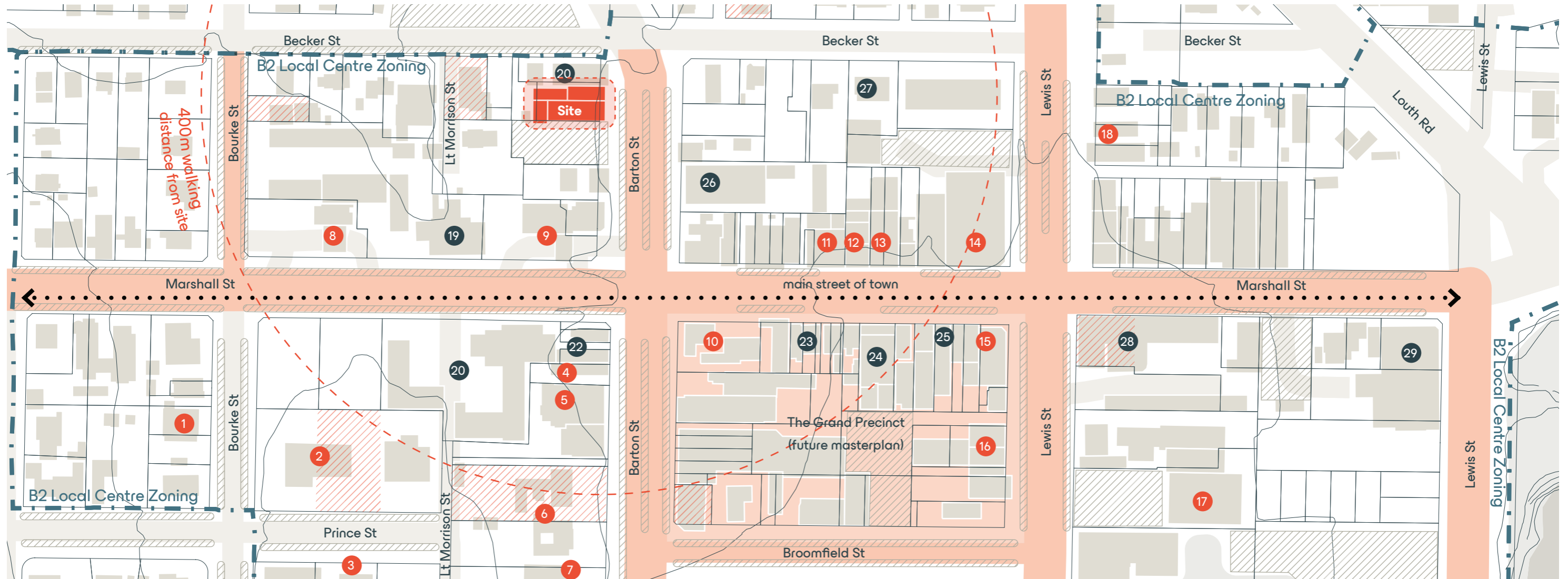
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# Site Analysis

## High Street Existing Context



1:2000 @ A3

### Key

- Heritage items
- 5 minute walking radius from site
- Masterplan works (by others)
- B2 Local Centre zoning
- Main vehicular thoroughfare
- Public car parking

### Public and Civic Services

1. Kubby House Child Care Centre
2. TAFE NSW - Cobar
3. St Laurence O'Toole Catholic Church
4. Services Australia Agent
5. Barnados Australia - Cobar
6. Cobar Police Station
7. Cobar Court House
8. Petrol Station
9. Petrol Station

10. NAB
11. Regional Australia Bank
12. Commonwealth Bank
13. Cobar Shire & TAFE Library
14. Khan's SUPA IGA and Liquor
15. John Mitchell Pharmacy
16. Hertz Car Rental
17. SUPA IGA Cobar
18. Copper City Dance Centre

### Food and Accommodation

19. Cobar Motor Inn
20. Cobar Town and Country Motor Inn
21. Cobar Thai
22. Cobar Hot Bake
23. Gumnuts Cafe
24. Grand Hotel
25. Ay-Jays Cafe
26. Empire Hotel
27. Cobar Accommodation - Beds on Marshall
28. Great Western
29. Cobar Memorial Services Club

### Local Context

Marshall St (otherwise known as Barrier Highway), forms the high street of Cobar. It is situated within the B2 Local Centre zone for Cobar Shire Council's LEP, which further suggests its importance in building a more connected and lively town centre.

Cobar Town Hall is a critical asset to the Masterplan prepared by GHD for CSC, given its prominent historical street character and proximity to the future Grand Precinct. Redevelopment of this site could liven the northern side of Marshall St, as complemented by the popular Cobar Thai restaurant in the adjacent lot.

# Site Analysis

## General Details and Planning Constraints

### Site Details

<b>Site Address</b>	5 Barton St, Cobar NSW 2835
<b>Lot + DP</b>	Lot 2, DP 513634 and Lot 1, DP 922862
<b>The site is owned by</b>	Cobar Shire Council
<b>Easements</b>	
<b>Encroachments</b>	
<b>Other Site Ownership considerations</b>	The site does not have history that suggest that it might be contaminated. The site is not subject to any planned road widening program.
<b>Local Government Area</b>	Cobar Shire Council
<b>Site Area</b>	Approx. 858m <sup>2</sup>
<b>Site Dimensions</b>	The site measures approx. 19m to the front boundary and 43m to the side boundaries.
<b>Aspect</b>	The site has an east-west axis. The street frontage is located to the east
<b>Exposure</b>	The site is not exposed to prevailing winds from the south-east, or to noise from main roads or rail corridors.
<b>Soil Type</b>	To be confirmed by the structural engineer or geotechnical engineer at a later date.

### Site Services

We have initiated a Dial Before You Dig Search (DBYD) Sequence for the site to confirm the location of existing infrastructure in and around your site. The following organisations were notified as a result of the search and we received the following responses:

<b>DBYD Search Job Number</b>	35703086
<b>Cobar Shire Council</b>	There is a sewer main running along the rear boundary of the site.
<b>Telstra</b>	<b>There are carrier telecommunications cables/assets to the north-east and north-west corners of the site.</b>
<b>Essential Energy</b>	There are no Essential Energy assets in the immediate vicinity of the site.

### Survey of Existing Site

A survey has not been performed as part of this service.

### Cobar Local Environmental Plan 2012

<b>Land Use Zone</b>	B2 Local Centre
<b>Permissible Height</b>	N/A
<b>Minimum Lot Size</b>	100m <sup>2</sup>
<b>Permissible FSR</b>	N/A
<b>Heritage Controls</b>	No
<b>Land Reservation Acquisition</b>	No
<b>Terrestrial Biodiversity</b>	No
<b>Groundwater Vulnerability</b>	No
<b>Watercourse</b>	No
<b>Wetlands</b>	No
<b>Additional Permitted Uses</b>	No
<b>Permitted without consent</b>	Environmental protection works; Home-based child care; Home occupations; Roads
<b>Permitted with consent</b>	Amusement centres; Boarding houses; Centre-based child care facilities; <b>Commercial premises; Community facilities;</b> Dual occupancies; <b>Entertainment facilities; Function centres;</b> Hotel or motel accommodation; <b>Information and education facilities;</b> Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; <b>Recreation facilities (indoor);</b> Respite day care centres; Self-storage units; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

**commercial premises** means any of the following—

- business premises,
- office premises,
- retail premises.

**community facility** means a building or place—

- owned or controlled by a public authority or non-profit community organisation, and
  - used for the physical, social, cultural or intellectual development or welfare of the community,
- but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation

**entertainment facility** means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.

**function centre** means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility

**information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

**recreation facility (indoor)** means a building or place used predominantly for indoor recreation, whether or not operated for the purposes of gain, including a squash court, indoor swimming pool, gymnasium, table tennis centre, health studio, bowling alley, ice rink or any other building or place of a like character used for indoor recreation, but does not include an entertainment facility, a recreation facility (major) or a registered club.

# Site Analysis

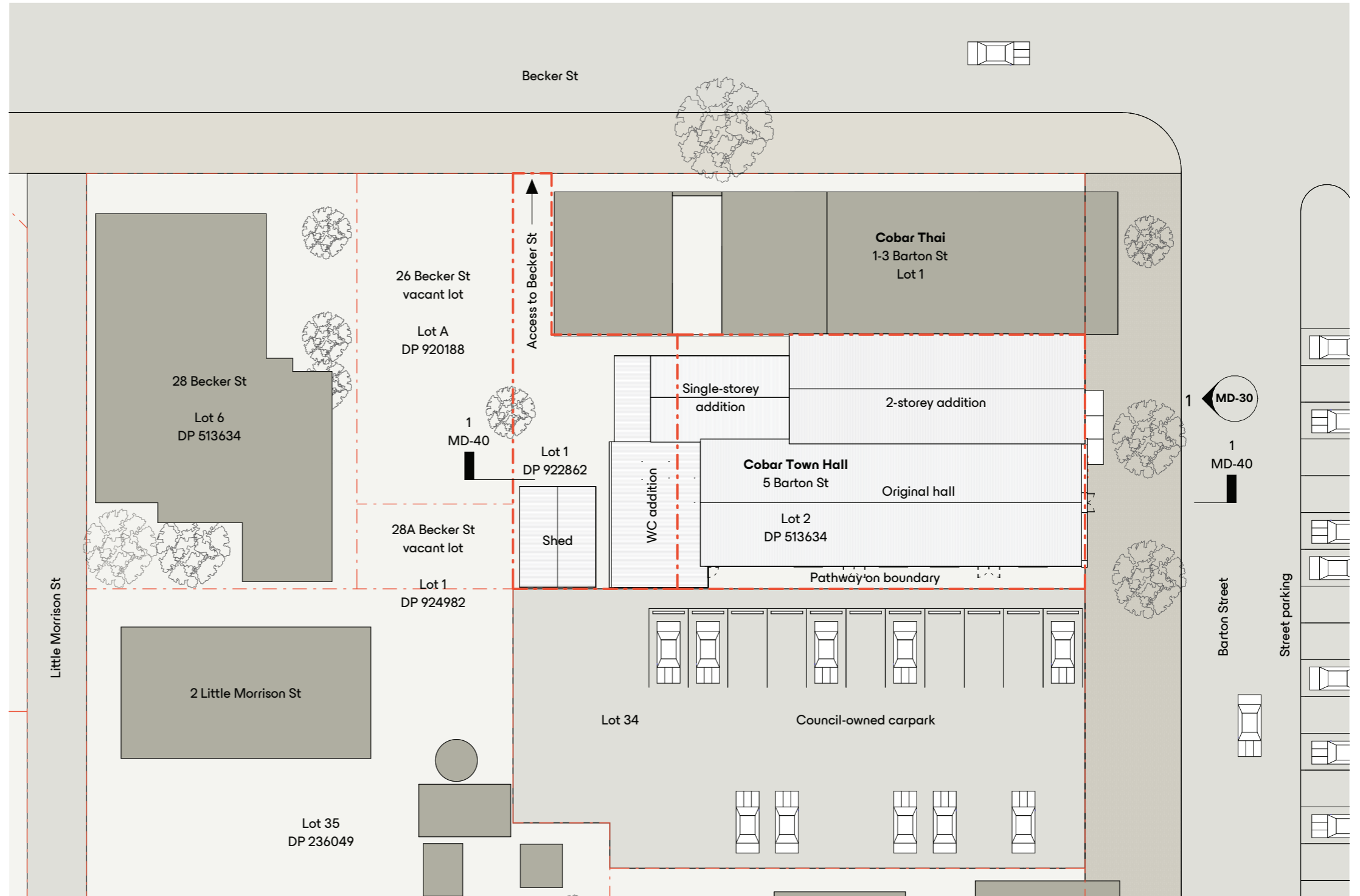
## Existing Plans - Site Plan

### Summary

A site inspection was conducted in November 2023.

The adjacent site plan analyses the opportunities and challenges of the site as well as the existing site conditions. Key findings are noted below:

1. The site is relatively flat, with an approximate 1:50 fall towards the front boundary.
2. A large stack of cleaned bricks currently divide the back portion of the site to the rear entrance.
3. The site has a connection to adjoining Cobar Thai (1-3 Barton St).
4. There is ample parking on the street or in the adjoining Council-owned parking lot.



# Site Analysis

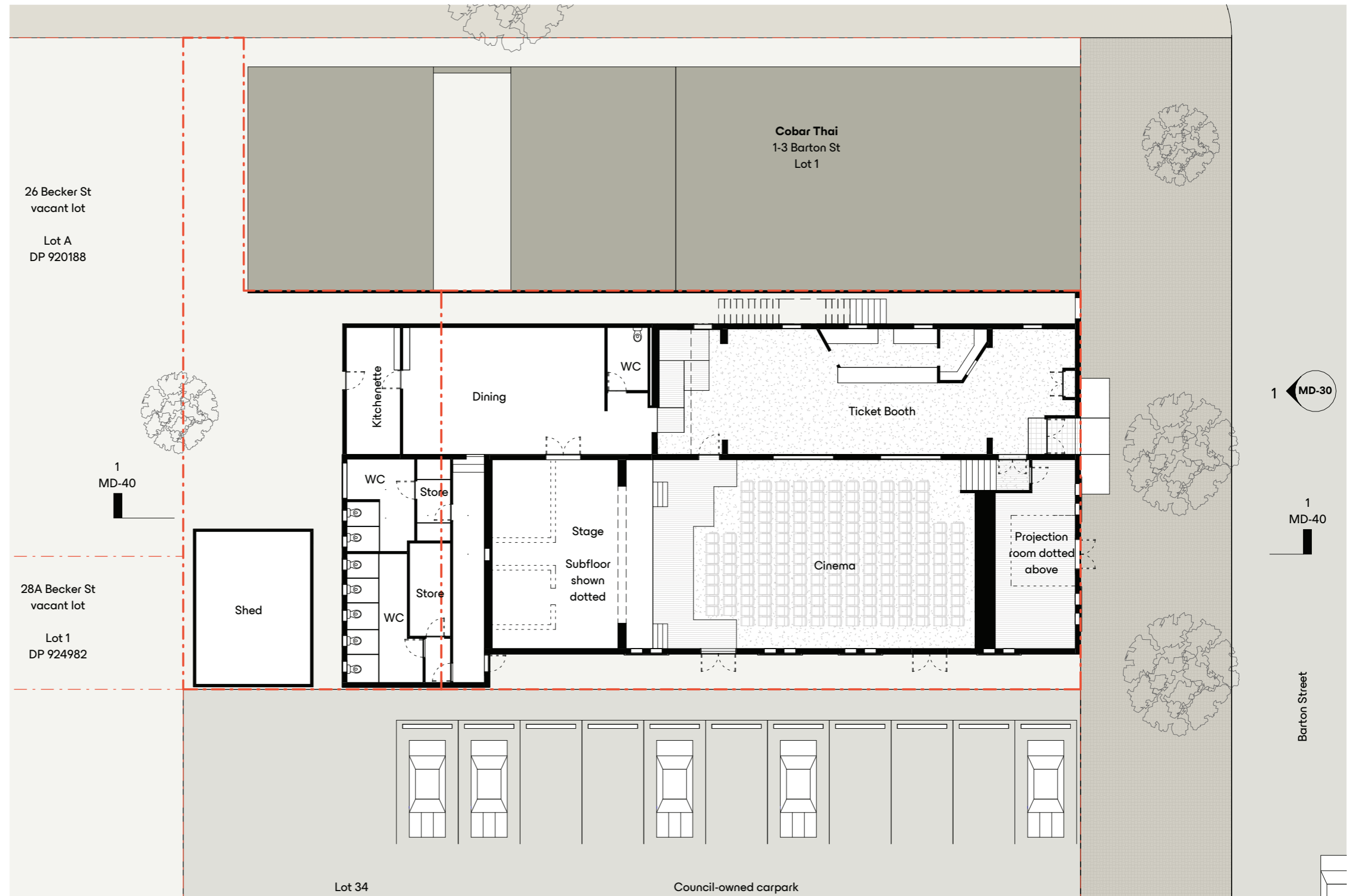
## Existing Plans - Ground Floor

The site is occupied by a masonry and sheet metal building, with an adjoining Council-owned carpark to the south of the site. It has undergone several extensions since its original construction in 1893.

The original town hall fabric consists of a mansard style roof and masonry walls, and timber flooring. A raked theatre floor and stage has been added at a later date. A rear extension includes male and female bathrooms. The corridor connecting the town hall to this rear extension also leads to a secondary side entrance and access to stage sub-floor.

The northern extension includes a kitchenette, dining space and reception/ ticket booth area. The upper level of this extension features a small dance hall and stage. The internal access from the ground level to the first floor has been removed to fit an accessible WC. Access to the first floor is now solely via an external staircase on the northern boundary.

The northern extension includes masonry remnants from an earlier masonic lodge structure.



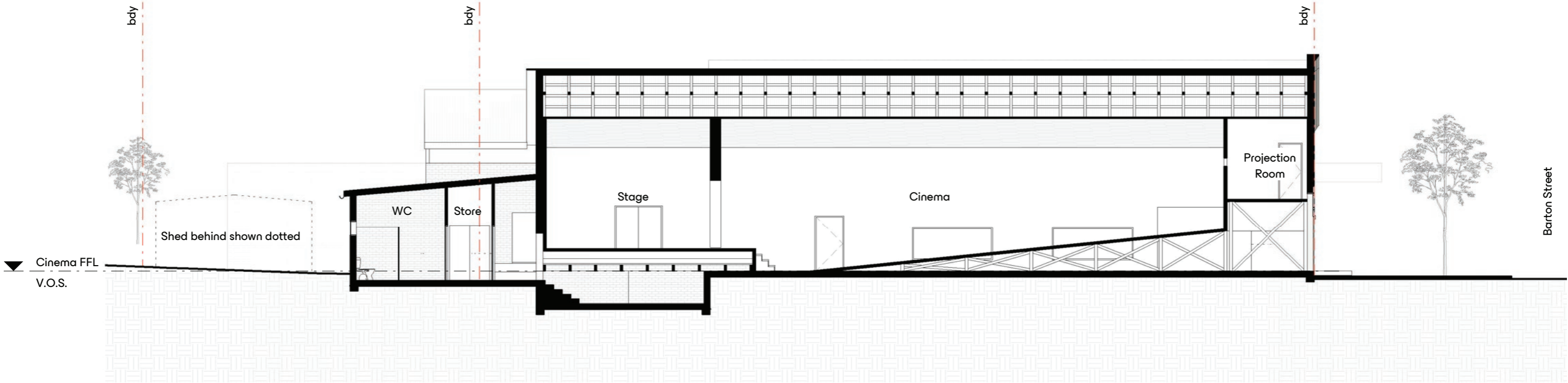
# Site Analysis

## Existing Plans - Street Elevation



# Site Analysis

## Existing Plans - Long Section



# Site Analysis

## Building Condition Summary




The below condition summary is based on the findings of Barson Structural Engineer's Report undertaken in April 2022 for Cobar Shire Council. Further assessment has been based on a visual inspection of the property undertaken on 28th November 2023 by DunnHillam Architecture. This inspection was non-invasive and limited to areas able to be accessed at that time - noting that the second storey was unable to be inspected.

Structure + Building Fabric			Fire + BCA			Accessibility + Site		
Item	Condition	Priority	Item	Condition	Priority	Item	Conditions	Priority
Roof structure	Roof structure above southeast corner is sagging by up to 100mm.	High	Fire Separation	No fire separation to side and rear boundaries.		Ticket Booth	Ramp from Ticket Booth to Dining is non-compliant in width to AS1428.1.	
	Roof cladding over the entire building is very poor and severely corroded.	High		No fire separation to upper floors.			TGSIs are missing from ramps to main entrance and between the Ticket Booth and Dining areas.	
	Missing collar tie at rafters.	Moderate		Potential for lot consolidation to minimise upgrade requirements.		Hall	Stepped entry to cinema from street is non-compliant.	
	Laterally bowed collar tie near facade.	Moderate	Electrical	Existing site capacity and compliance not assessed. New compliant distribution boards required.			Stepped access and fall to raked cinema seating is non-compliant.	
Wall Structure	Timber plate on top of masonry wall shifted approx. 50mm past the outside face of the wall. Steel tensioned tie rod is missing.	High	Asbestos	Contamination report not undertaken - asbestos, lead paint, and other hazardous materials highly likely.		First Floor Hall	Stair access to upper floor is non-compliant.	
	Masonry and mortar joints are fretted on southern wall towards the front half of the building near ground level.	High	Thermal	Single glazed windows, no insulation to masonry walls or roofing.			Amenities	Internal stair access to amenities is non-compliant.
	Masonry is damaged around the tie rod anchorage to the top of the wall over the stage.	High	Water Handling	Gutter and downpipes appear to be in serviceable condition.	Moderate		No accessible toilets in either male or female toilets.	
	Split wailing plate on facade wall.	High		Box gutter to north likely failing and causing water ingress.	Moderate			
	Corroded sheet metal cladding to the north and west façades.		Deflection of gutter on southeast corner.	Moderate				
Floor Structure	Unable to verify or view floor structure due to raked cinema floor over original structure.		Fire Services	Rising damp to south masonry - pavement likely installed above height of DPC.				
	Visible areas appear in reasonable condition.			Fire hose reels and dry fire services not assessed for compliance. New services required throughout.				
Window Openings	Corroded grills to windows in toilets			Mains pressure not assessed.				
	Peeling paint to timber window frames.			Sub-floor and sub-stage areas non-compliant.				
	Windows modified or covered over in many instances - presume required to be restored to serviceable condition.							
Door Openings	Peeling paint to timber door frames, non original doors in original openings. Sills cracked and with non compliant steps.							
Fencing	Corroded fencing behind shed to southern boundary.							

# Site Analysis


## Building Condition Summary - Plan

Approximate location of key building issues shown.


Key	
	structure + building fabric
	fire + bca
	accessibility + site




Corroded sheet metal cladding to the north and west facades




Non-compliant stepped access to stage




Non-compliant stepped access to toilets




Peeling paint to timber window frames




Peeling paint to timber door frames



Non-compliant stepped entry to upper floor



Ramp from Ticket Booth to Dining is non-compliant in width to AS1428.1. TGSIs are missing.




Non-compliant stepped entry



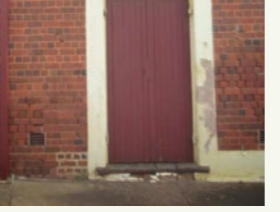
Corroded grills to windows in toilets




Masonry is damaged around the tie rod anchorage to the top of the wall over the stage.




Non-compliant stepped access to stage



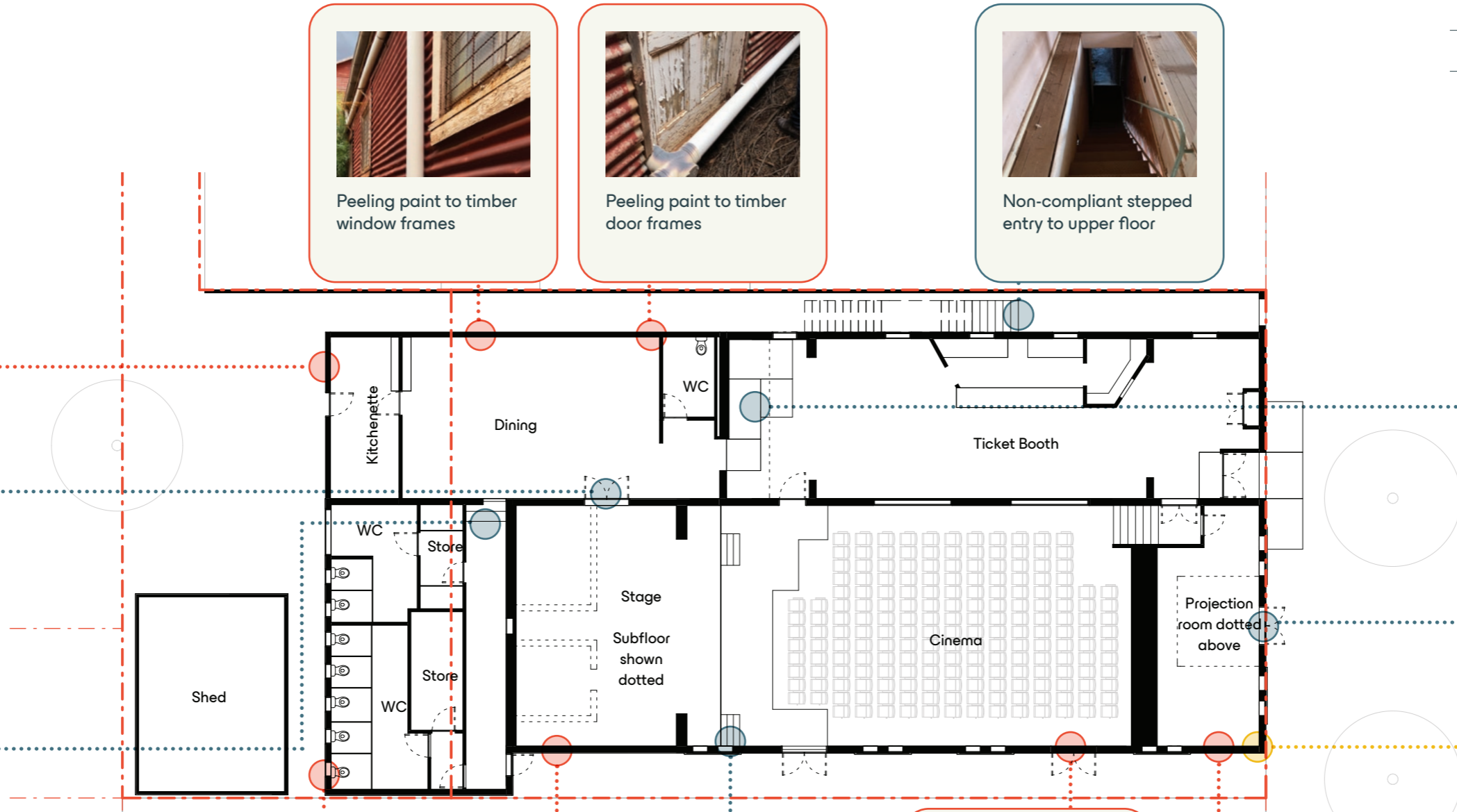
Masonry and mortar joints are fretted on southern wall towards the front half of the building near ground level



Sagging roof and deflected gutter, downpipe, and wall timber top plate



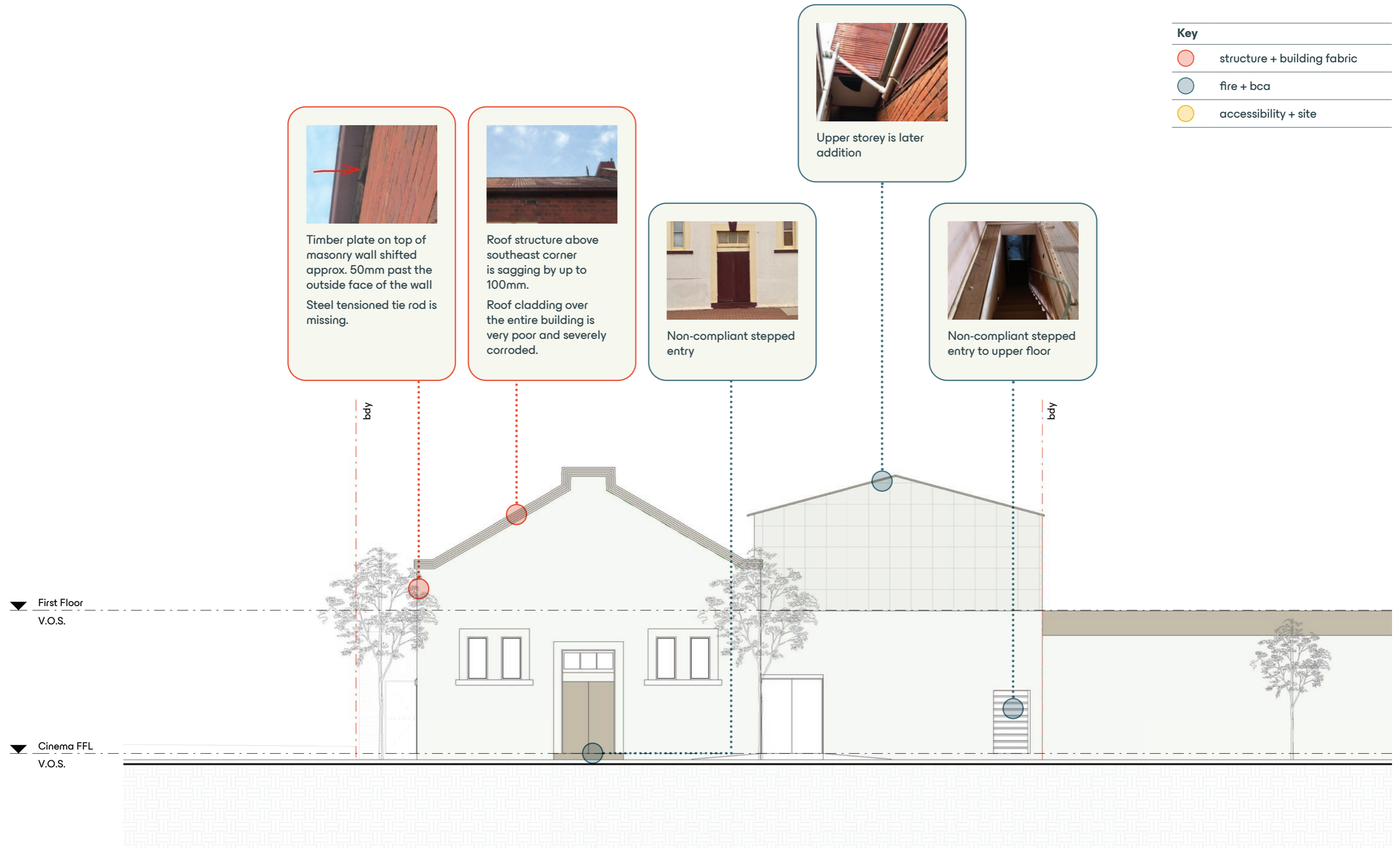
Possible absence of flashing to masonry walls








# Site Analysis


## Building Condition Summary - Street Elevation




# Site Analysis

## Building Condition Summary - Long Section


Key	
	structure + building fabric
	fire + bca
	accessibility + site




No accessible toilets in either male or female toilets.



Non-compliant stepped access to toilet block




Missing collar ties at rafters



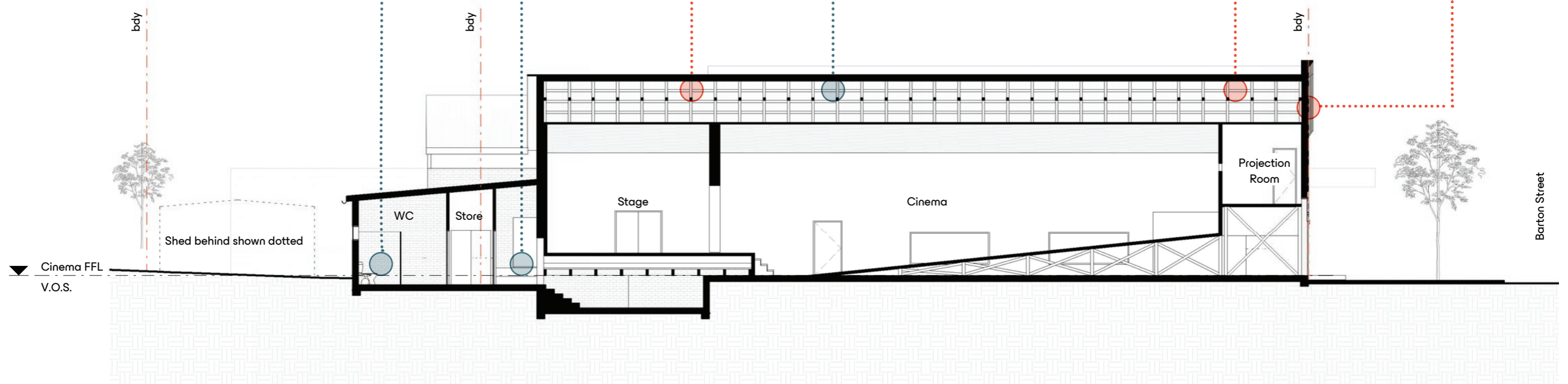
Non-compliant stepped access to raked cinema seating



Laterally bowed collar tie near facade



Split walling plate on facade wall



**03**

**Brief + Concept Design**

# Brief + Concept Design

## Vision and Principles

### Vision

To create a flexible facility in the heart of Cobar that can facilitate a range of community related functions.

### Project Principles

The following principles have been developed to ensure its success, and have been established based on our understanding of relevant reports and key themes from stakeholder meetings. These should guide all new proposals for the project.

## Principle 01

### Welcoming

Supporting a range of community functions.

A place for all ages and stages of life.

Diverse, inclusive and accessible.

## Principle 02

### Flexible

A flexible site that can accommodate various groups and events.

Restoration of the site in a way that does not preclude future development.

## Principle 03

### Local

Respecting the history and character of the area, and it's landscape.

Fitting now and for future generations.

Work to reinforce the idea of a precinct that includes existing nearby sites and recreational uses.

Potential to leverage local creative and cultural practitioners and collectives.

## Principle 04

### Sustainable

Reduce operational and running costs through sustainable design, strategic planning and long term infrastructure investment.

Create opportunities for establishing future partnerships and grants and generate revenue to fund future works.

## Principle 05

### Pragmatic

Practical design and strategies that accommodates needs of key user groups and local community.

Integrate high performing, practical, low-tech sustainable systems and strategies.

# Brief + Concept Design

## Programmatic Brief

The following table sets out the spaces and functional requirements for the project using input from meetings and site visits from key stakeholders.

Programmatic Brief		
Item	Requirements	Areas
Entry	Accessible ramped entry	
Community Hall	Multi-purpose hall with capacity for 100 people <ul style="list-style-type: none"> <li>- flexible power, data, and lighting</li> <li>- hanging rails</li> </ul>	185sqm
Amenities	Amenities for 100 people - accessible from courtyard	
Kitchenette	Kitchenette for serving tea and coffee, with a fridge, sink, microwave and zip tap. Storage for: <ul style="list-style-type: none"> <li>- Plates, cups, and cutlery</li> <li>- Tea urn</li> <li>- Tea and coffee</li> </ul>	
Storage	Storage for: <ul style="list-style-type: none"> <li>- Tables and chairs</li> <li>- Cloaking cupboard</li> <li>- Portable stage</li> <li>- AV equipment</li> </ul>	
Services	Provision for: <ul style="list-style-type: none"> <li>- AC</li> <li>- Solar</li> <li>- RW Tanks</li> <li>- 3-phase power for food trucks and events</li> </ul>	
Landscape	Shaded courtyard with outdoor seating and space for gathering Resilient native planting	

The following table sets out the spaces and functional requirements for the project using the NCC Building Code of Australia. A BCA consultant will need to be engaged in subsequent stages to verify these requirements.

BCA Requirements	
Class	9b Assembly building
Type of construction	Type C
Rise in Storeys	1
Climate Zone	4
No. of persons accommodated	100 persons (1m2 per person for theatres and public halls)
Fire Resistance	Openings less than 3m from the side allotment boundaries require 90/90/90 FRL. Windows and doors will also require protection.  Main electrical switchboards sustaining any emergency equipment is to be separated with FRL of 120/120/120 and any access doorway is required to be protected with a self-closing fire door having an FRL of —/120/30.

Health and Amenity	For 100 patrons (assumed 50% male and 50% female), sanitary facilities are required as follows:	
Male (50)	2 closet pans	1 washbasin
Female (50)	2 closet pans	2 washbasins
Universally Accessible	1 accessible unisex compartment with 1 closet pan and 1 washbasin  Note: the accessible WC may be counted once for each sex as per the totals above, i.e is not in addition to the above calculations.	

# Brief + Concept Design

## Concept Design – Option 1

This scheme proposes a light touch restoration to existing fabric and maintains the heritage character of the building.

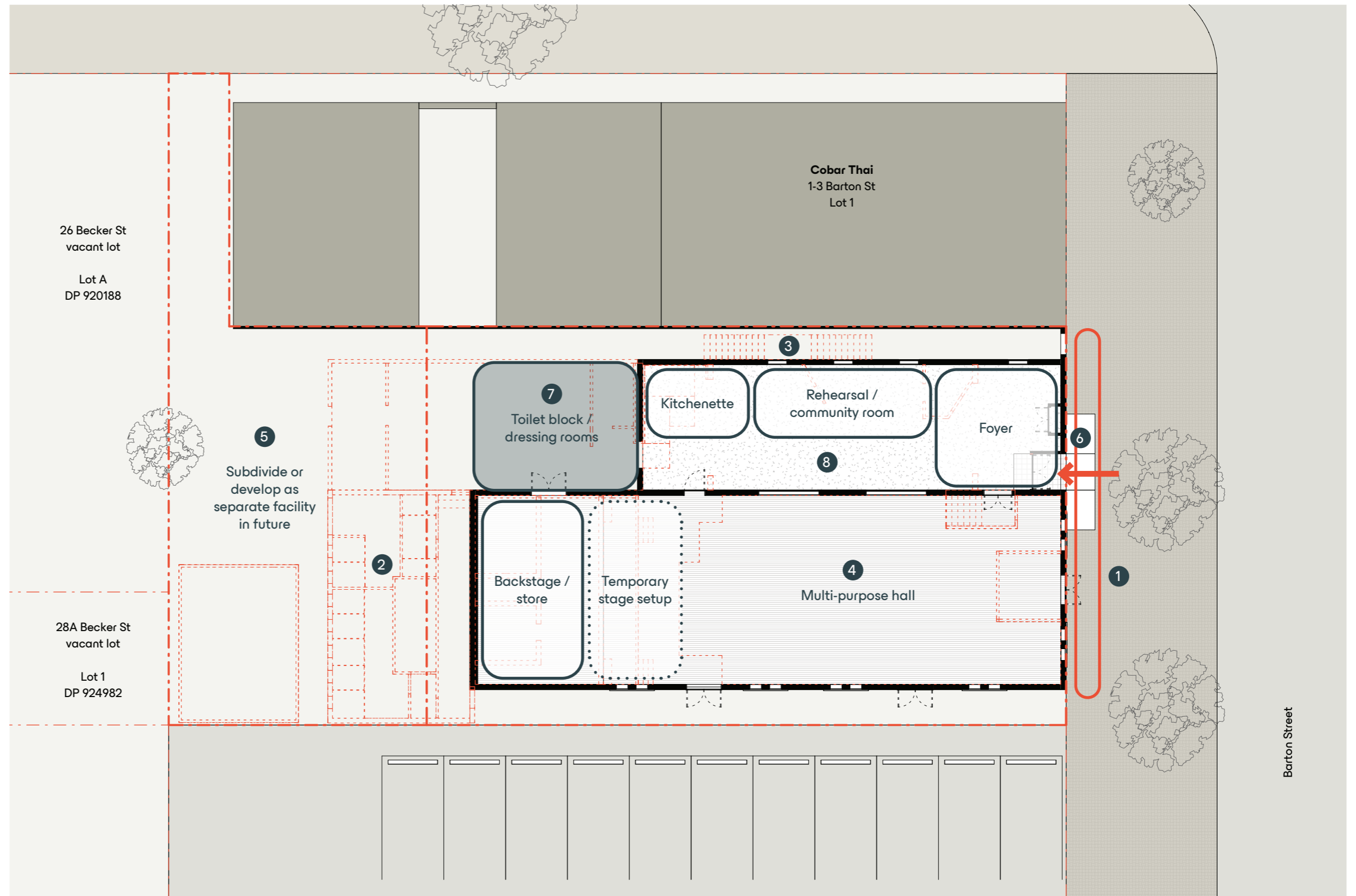
The existing town hall and ticket hall are refurbished to provide flexible facilities that can be used for arts/performance/ community uses for band practice, performances or theatre.

The key strategies are:

1. Retaining existing frontage to Barton Street
2. Demolish existing toilet block and kitchenette which are non-compliant and in poor condition.
3. Demolish upper floor extension. This level includes a wide range of non-compliances and is in poor condition. Removing the upper floor eliminates requirements for lift access.
4. Demolish existing stage, raked seating and projection room. Restore original hall including flooring and windows.
5. Secondary lot is left vacant for future development.
6. Upgrade existing ramp and achieve accessibility compliance site-wide.
7. New toilet block to the north-west with male and female toilets, a UA toilet, shower and dressing area.
8. New storage, rehearsal, kitchenette and foyer areas to facilitate a multi-purpose function space.

### Key

-  New permanent structures
-  New rooms
-  New temporary structures
-  Main thoroughfare
-  Main entry



# Brief + Concept Design

## Concept Design – Option 2

This scheme looks to provide a multi-purpose hall with an outdoor courtyard servicing to create break out spaces and services to support the hall.

Restoring the town hall into a free-standing building will allow its historic character to be celebrated.

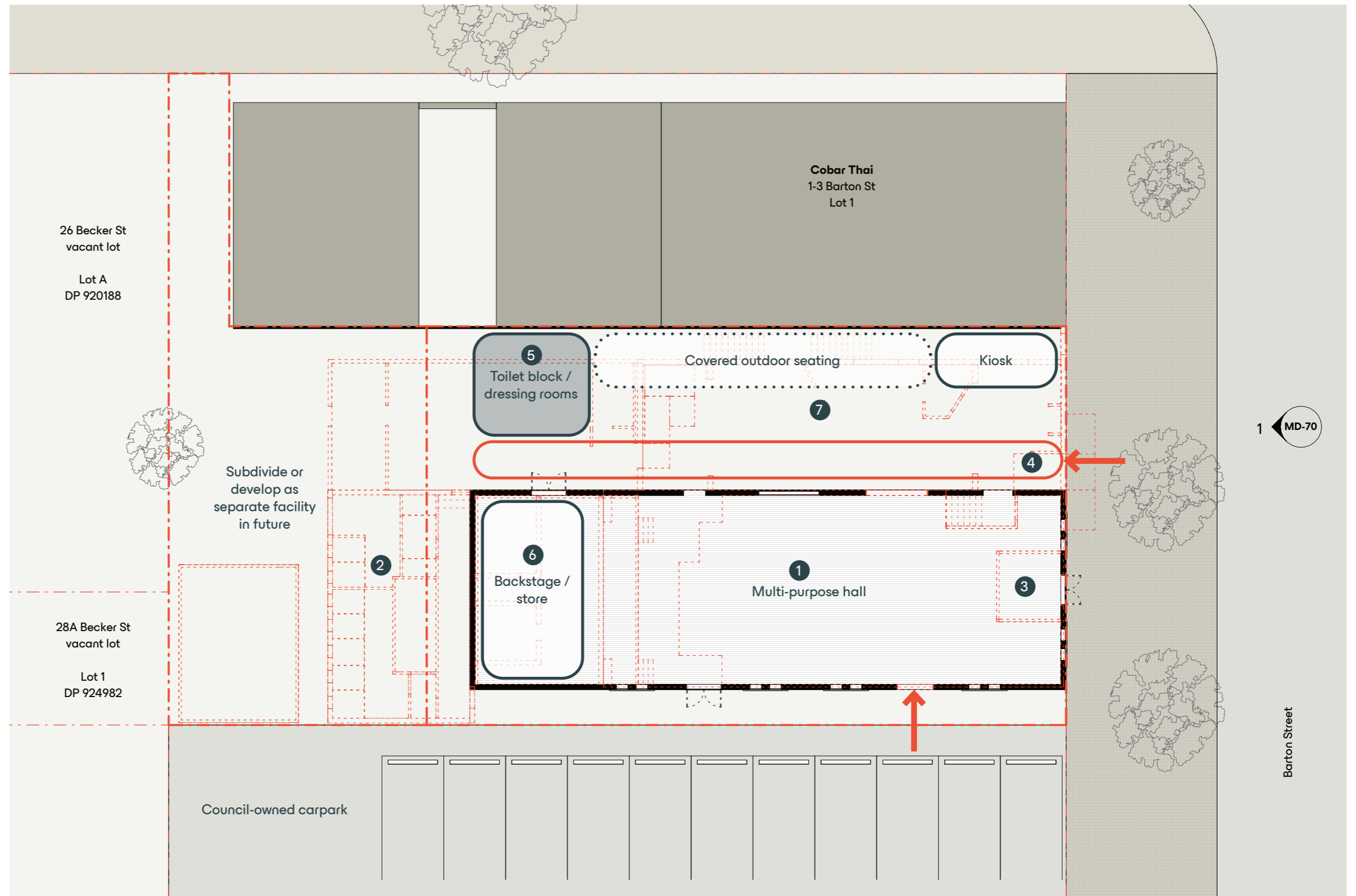
This setting is ideal for imagining the site as a space for workshops, gallery openings and pop-up performances.

The key strategies are:

1. Reinststate free-standing character of the original town hall
2. Demolish existing toilet block, kitchenette, ticket hall and side extension. Secondary lot is left vacant for future development
3. Demolish existing stage, raked seating and projection room, and restore original hall including flooring and windows.
4. Replace existing ramp and achieve accessibility compliance site-wide.
5. New toilet block to the north-west with male and female toilets, a UA toilet, shower and dressing area.
6. New storage area to facilitate a multi-purpose function space.
7. New covered outdoor seating and kiosk provide ancillary function for visitors to the multi-purpose hall.

### Key

-  New permanent structures
-  New rooms
-  New temporary structures
-  Main thoroughfare
-  Main entry



# Brief + Concept Design

## Community Consultation Sessions

DunnHillam and Cobar Shire Council hosted 3 community consultation sessions on 14th February 2024 – two sessions targeting the general community, and one session held with SRC students at Cobar High School.

The sessions generated ideas for the future use of Cobar Town Hall, as well as its connection to community and the existing facilities around town.

The **Option 2** design proposal on the previous page was shared with the community, and their comments recorded.

Key values that were raised during the consultation sessions included:

- Preserve the historical and cultural importance of the building
- Create a multi-purpose space
- Minimise maintenance expenses for Council
- Focus on arts and culture functions
- Maintain connection to tourism – part of the Cobar Heritage Walk
- Strengthen sense of identity, community and connection
- Availability 7 days and in the evenings
- Utilise outdoor areas and vacant lot for events
- Provide seating in the courtyard
- Create inclusive spaces

### Arts

Art gallery / temporary exhibition space / art festivals

Markets and pop-up shops\*

Movie nights and festivals\*

Dance instruction space with large, portable mirrors

Drama rehearsals

Town band rehearsals

Laneway art

Quilting club

Outdoor cinema

Workshops (such as furniture-making and craft)\*

Small intimate performances

### Entertainment

Small halls tours

Bowling alley\*

Laser tag\*

Putt putt golf\*

Arcade and escape room\*

Trivia and bingo nights\*

Well-being centre\*

Youth nights\*

Kids play spaces\*

Disco and karaoke nights\*

Board game nights\*

Commercial cafe

School formal\*

### Private Hire

Weddings/christenings\*

Birthday celebrations\*

Fund-raisers\*

### Business Use

Co-working spaces for executive meetings, interviews and business events

Study spaces\*

\* suggestions from the Cobar High School students



# Brief + Concept Design

## Proposal – Option 1

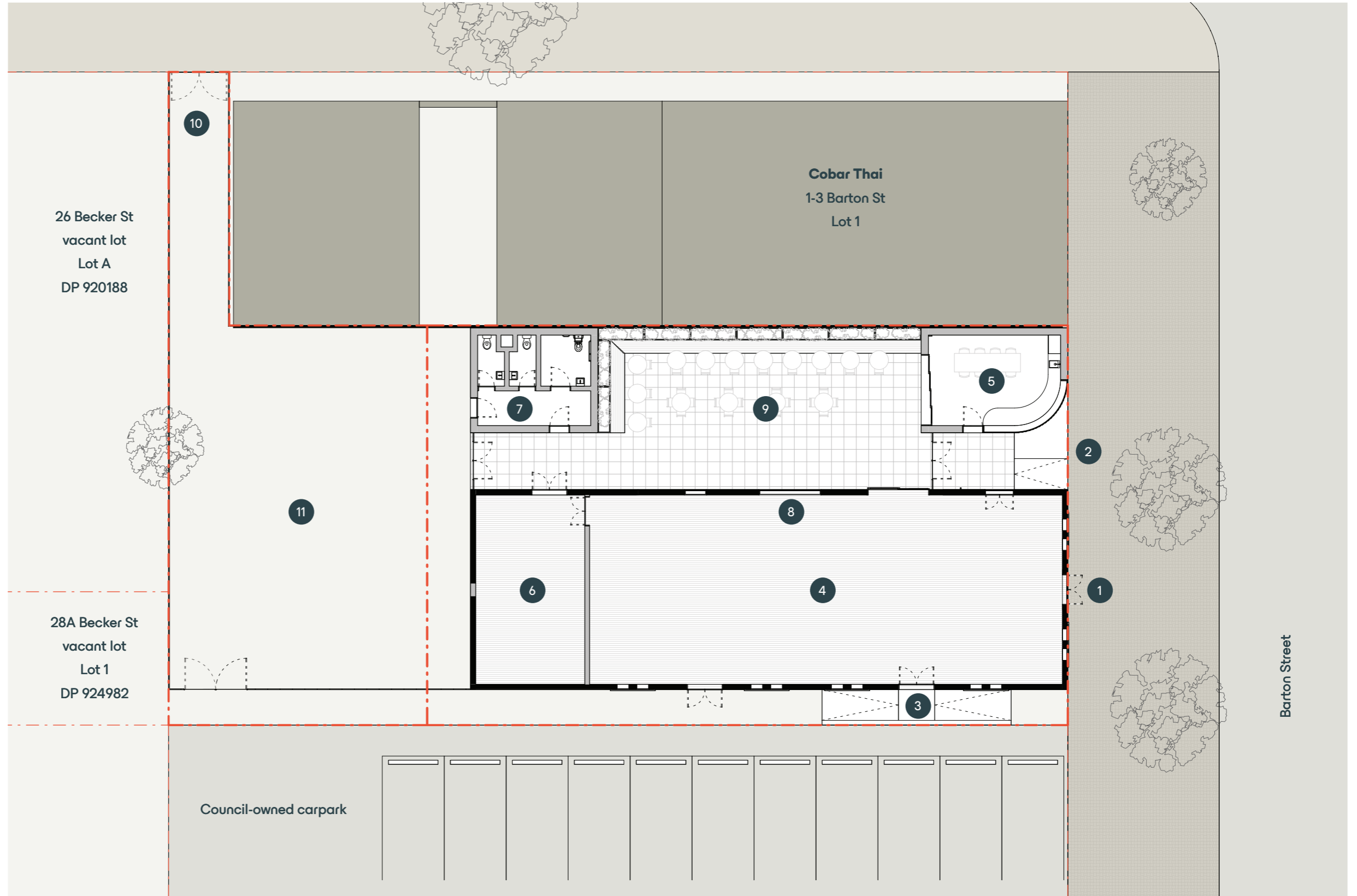
The design proposals have been developed following community consultation sessions, and to incorporate feedback from council.

Option 1 provides new amenities and kitchen in separate structures.

The new courtyard will provide space for outdoor seating and events.

### Legend

- 1 Reinstated street entry to hall
- 2 New entry to courtyard
- 3 New entry from carpark
- 4 Multi-purpose hall: 210 sqm
- 5 New kiosk + kitchen: 27 sqm
- 6 Storage: 48sqm
- 7 New amenities in separate structure: 24 sqm
- 8 Reinstated existing door and window openings
- 9 Planted courtyard: 140 sqm
- 10 New fence and vehicle gates to site and building boundaries
- 11 All lot boundaries consolidated (including council-owned carpark), rear lot vacant for pop up events and markets



# Brief + Concept Design

## Proposal – Option 2

The design proposals have been developed following community consultation sessions, and to incorporate feedback from council.

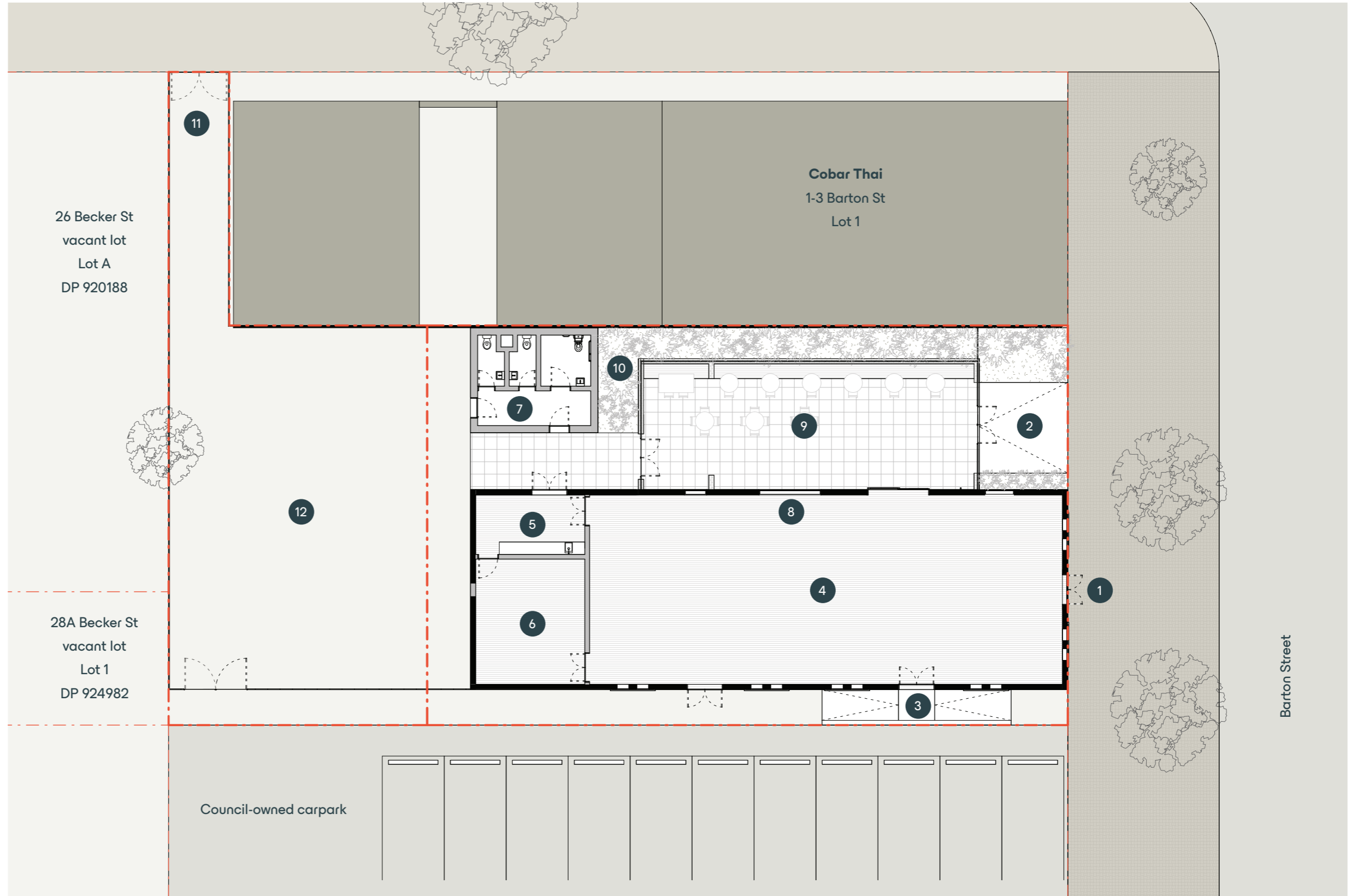
Option 2 provides new amenities in a separate structure.

The previous stage area has been modified extensively over the years and provides opportunities for new kitchen and storage.

The new courtyard will provide space for outdoor seating and events.

### Legend

- 1 Reinstated street entry to hall
- 2 New planted entry to courtyard
- 3 New entry from carpark
- 4 Multi-purpose hall: 210 sqm
- 5 Kitchen: 15 sqm
- 6 Storage: 32 sqm
- 7 New amenities in separate building: 24 sqm
- 8 Reinstated existing door and window openings
- 9 Planted courtyard: 97 sqm
- 10 New soft landscaping
- 11 New fence and vehicle gates to site and building boundaries
- 12 All lot boundaries consolidated (including council-owned carpark), rear lot vacant for pop up events and markets



# Brief + Concept Design

## Proposal – Option 3

The design proposals have been developed following community consultation sessions, and to incorporate feedback from council.

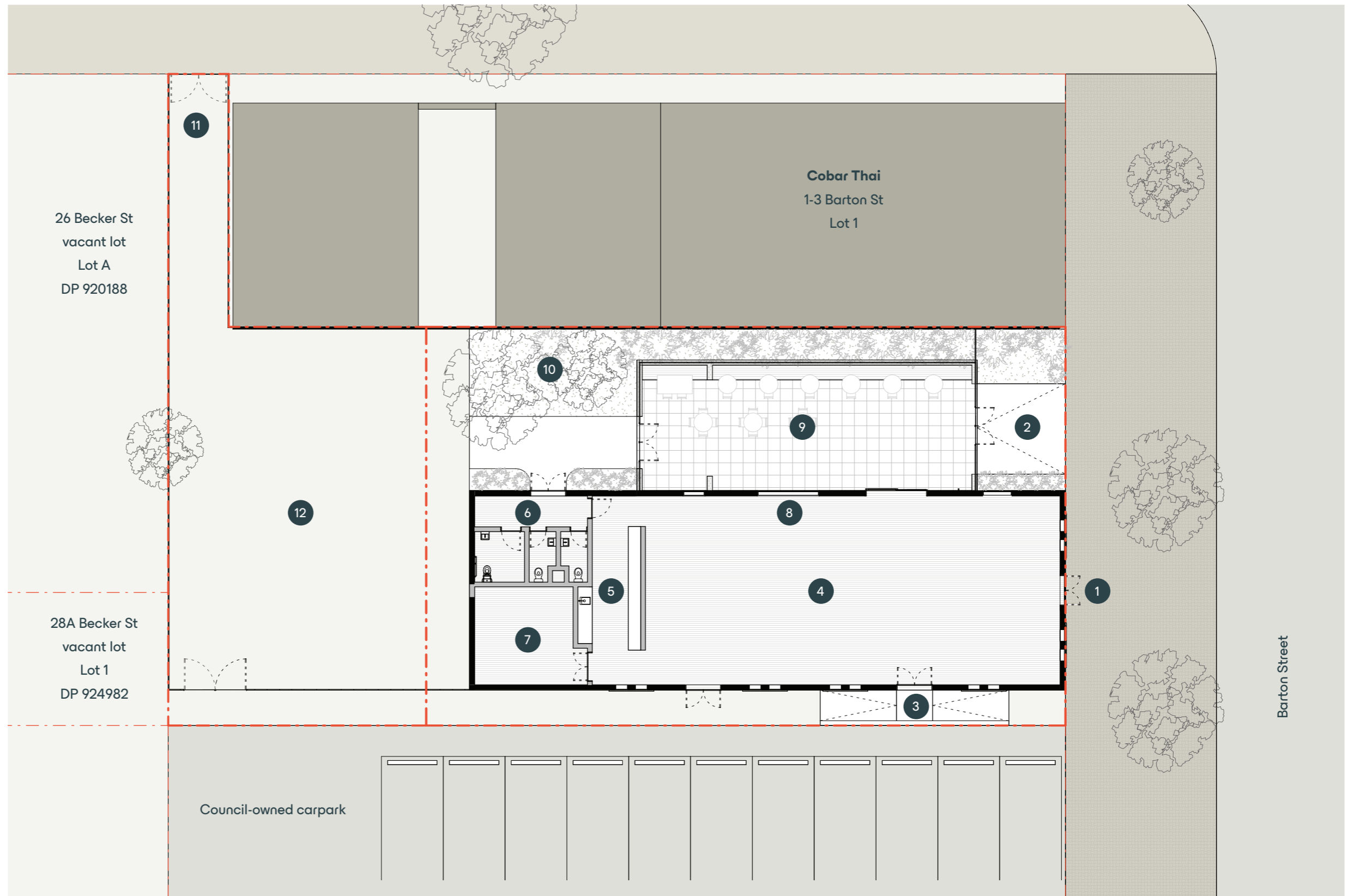
Option 3 provides all new amenities within the existing footprint of the hall.

The previous stage area has been modified extensively over the years and provides opportunities for new amenities.

The new courtyard will provide space for outdoor seating and events.

### Legend

- 1 Reinstated street entry to hall
- 2 New planted and ramped entry to courtyard
- 3 New entry from carpark
- 4 Multi-purpose hall: 185 sqm
- 5 Servery kitchen: 14 sqm
- 6 Bathrooms: 23 sqm
- 7 Storage: 23 sqm
- 8 Reinstated existing door and window openings
- 9 Planted courtyard: 97 sqm
- 10 New trees and soft landscape
- 11 New fence and vehicle gates to site and building boundaries
- 12 All lot boundaries consolidated (including council-owned carpark), rear lot vacant for pop up events and markets

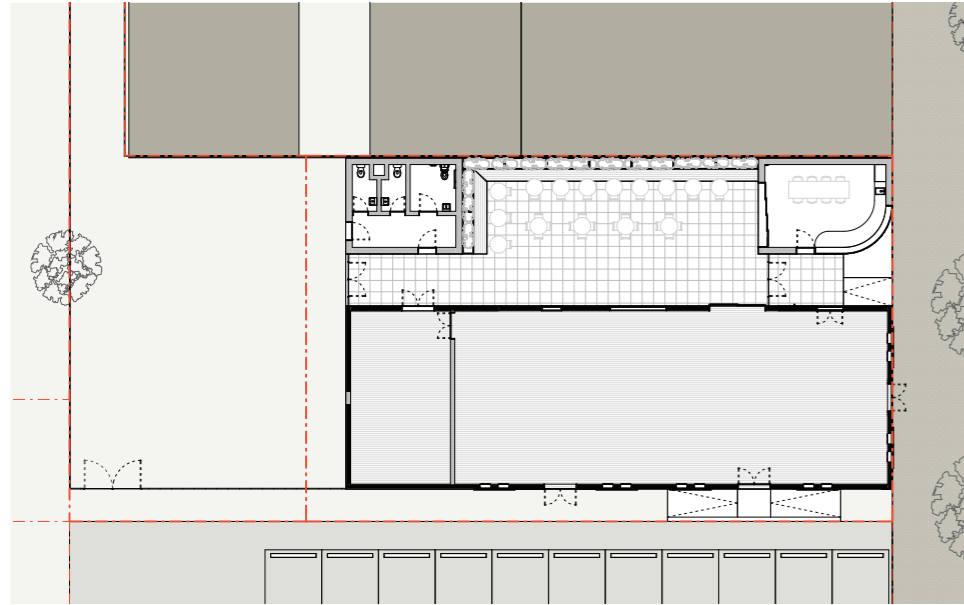


1:200 @A3



# Brief + Concept Design

## Option Comparison



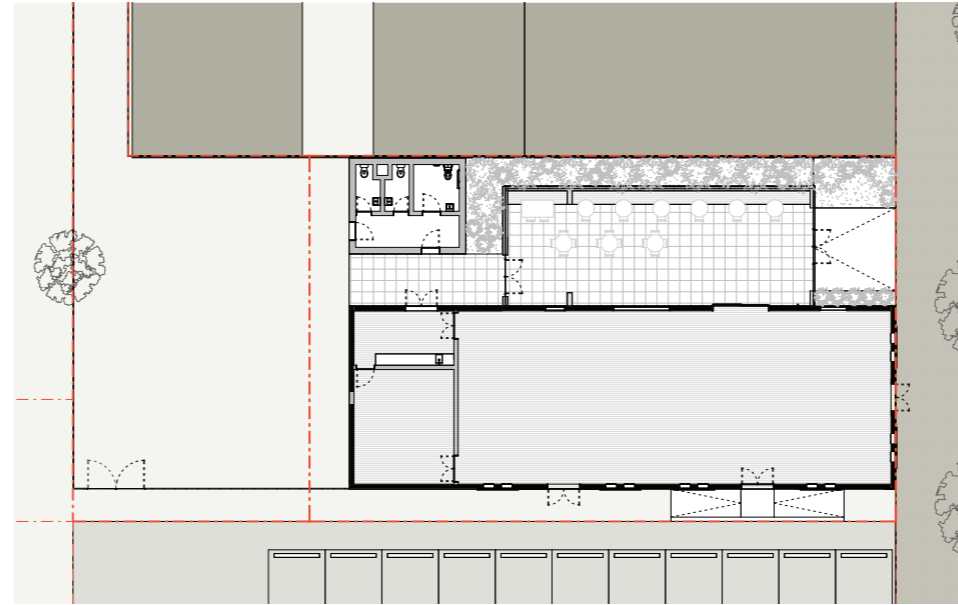
### Option 1 – New building footprint for amenities and kiosk

#### Pros

- The kiosk provides opportunities for the site to be activated in an everyday setting. Outside of the functions that the multi-purpose hall provides, it can be used as a meeting space, art studio or kiosk for fundraising
- Amenities in a separate building allow for a light-touch approach to the town hall, and can be used outside of the hall's operating hours
- Larger storage capacity

#### Cons

- Introducing new structures may increase construction and maintenance costs for council
- External amenities and kitchen may reduce functionality of the hall depending on usage



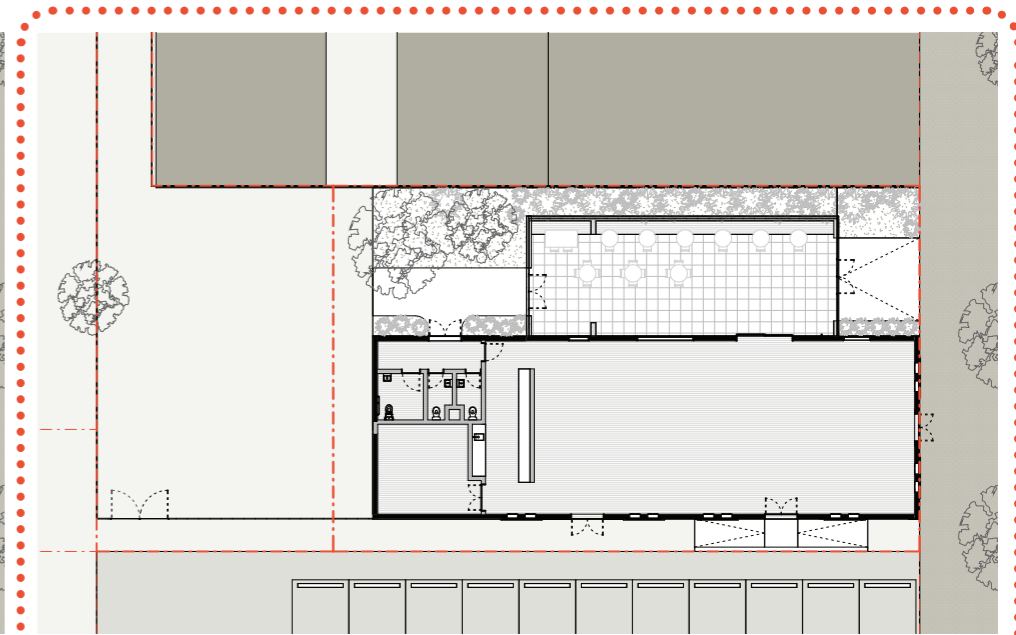
### Option 2 – New building footprint for amenities only

#### Pros

- The courtyard is designed to the footprint of the historic lodge building and creates opportunities for historic interpretation and material re-use.
- Amenities in a separate building allow for a light-touch approach to the town hall, and can be used outside of the hall's operating hours

#### Cons

- Servery is accessed from within the hall and separate to courtyard
- Storage area is reduced to accommodate amenities
- External amenities may reduce functionality of the hall depending on usage



### Option 3 – No new building footprint

#### Pros

- The courtyard is designed to the footprint of the historic lodge building and creates opportunities for historic interpretation and material re-use.
- New amenities in former stage area minimises disturbance to heritage character.
- Minimising new enclosed area reduces maintenance and construction costs.
- The courtyard area is maximised, creating safer through-site surveillance and more opportunities for planting.
- Bathrooms can be accessed out of hours if required.
- Design is flexible and allows for wider range of future developments in courtyard and vacant lot

#### Cons

- Servery is accessed from within the hall and separate to courtyard
- Storage area is reduced to accommodate amenities

Preferred Option

# Brief + Concept Design Visualisation



**04**


**Appendix - QS Costing**

**Concept Cost Report**  
**5 Barton St, Cobar 2835 NSW**  
**Prepared for: Cobar Shire Council**

14 March 2024

**Submitted to:** DunnHillam Architecture + Urban  
Design


**Reviewed by:** Nick Williams | Associate

 0413 261 143

 [Nicholas.williams@altusgroup.com](mailto:Nicholas.williams@altusgroup.com)

**Document Title:** Concept Cost Report

**Prepared by:** Franke Oosthuizen | Senior Quantity Surveyor

 (02) 7259 7454

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# Contents

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Estimate Summary .....	2
Project Scope Statement .....	3
Project Objective and Overview .....	3
Basis of estimate .....	3
General Assumptions .....	3
Exclusions.....	3
Appendix A – Concept Cost Estimate.....	5

## DOCUMENT CONTROL:

<b>Version</b>	<b>Issue Date</b>	<b>Details</b>	<b>Prepared By</b>	<b>Review By</b>
0	14/03/2024	Concept Cost Report	Franke Oosthuizen (SQS)	Nick Williams (Associate)



## Estimate Summary

---

Altus Group (AG) has been instructed by DunnHillam Architecture + Urban Design on behalf of Cobar Shire Council to prepare a Concept Cost Estimate for the refurbishment of Cobar Town Hall located at 5 Barton St, Cobar NSW. The scope of works consists of the full demolitions of existing amenities extension, dining extension, ticket hall and external shed. New works include internal upgrades comprising the removal of stage, tiered seating, stairs and projection room with new infill flooring to match existing, new roof to main hall, new amenities within hall, new kitchenette, New covered outdoor area adjacent to hall, new open outdoor area with landscaping, siteworks and external services as required.

We have estimated the total cost to be in the order of **\$3,121,526 Excluding GST (Excluding Solar PV System & Loose Fitments)**. Please refer to basis of estimate, clarifications, exclusions and estimate for further details.

Item	Description	Value (\$)
	<b>Option 3</b>	
1	Existing Hall Refurbishment	\$994,821
2	Courtyard	\$283,798
3	Vacant Lot & Site Services	\$150,523
4	<b>Base Build Construction Subtotal - Option 3 (Excl GST)</b>	<b>\$1,429,142</b>
5	Preliminaries 18%	\$257,246
6	Overheads and Margin 7%	\$118,047
7	<b>Construction Total - Option 3 (Excl GST)</b>	<b>\$1,804,435</b>
8	Locality Factor 34%	613,508
9	Escalation	Excl
10	Professional Fess	270,543
11	Authority Fees	18,044
12	Contingency Allowance (Assume 10% for Design & 10% for Construction)	414,996
13	<b>Construction Total [Incl. Locality Factor &amp; Contingency] - Option 3 (Excl GST)</b>	<b>\$3,121,526</b>
14	Solar PV System - Provisional Allowance	64,165
15	Loose Fitments - Provisional Allowance	82,346

# Project Scope Statement

---

## Project Objective and Overview

AG has prepared our Concept Cost Estimate, based on the plans received by DunnHillam Architecture + Urban Design noted below. We note, due to the level of documentation available, AG have made necessary assumptions. We have outlined the key assumptions below.

## Basis of estimate

We note this cost estimate has been based on the following information:

1. Architects Feasibility & Masterplan Report prepared by DunnHillam Architecture + Urban Design (DHA) dated 26 February 2024 (29 No. pages)
2. Costing Notes prepared by DHA (2 No. pages)
3. Proposed Option 3 Ground Floor Internal Layout prepared by DHA dated 27 February 2024 (1 No. page)
4. Structural Engineers Report prepared by Barnson dated 4 April 2022

## General Assumptions

The following general assumptions have been made when preparing the cost estimate:

### *General*

1. Competitive Tender
2. Builder will have clear access to works area
3. No allowance to patch & make good existing walls (unless noted otherwise)
4. Assumed new walls to be lightweight
5. Assumed extent of plywood bracing to new internal walls for structural support
6. Assumed crack repair to approx. 20% of existing external wall area
7. Allowed to replace 45 No. individual bricks including mortar repair
8. Allowed for 2 No. layers of chemically injected DPC to existing masonry walls approx. 250 high & 600 high at 200 centres to Southern Wall
9. Allowed for all internal walls to hall to be demolished - no allowance for structural modifications resulting from this
10. Assume entire courtyard to be covered
11. Allowed Western external wall to match Eastern wall (render & paint)
12. Generally, no allowance for wet fire services
13. Works will be undertaken in one stage
14. Existing services are sufficient - no amplification
15. Assumed specifications relating to slabs, layer works etc.
16. Assumed building will not be operational during works
17. Assumptions & Provisional allowances as noted in cost plan

## Exclusions

The following are excluded from the cost estimate:

1. Land / Property / Acquisition Costs
2. Marketing costs
3. Finance costs
4. Development costs

5. Delays resulting from authority / environmental approvals
6. Legal fees
7. Latent conditions & associated delay costs
8. Heritage impacts
9. Changes in market conditions
10. Maintenance costs
11. Infrastructure upgrades / relocation
12. Works outside specified area
13. Irrigation to landscaping
14. Out of hours work
15. Escalation
16. BCA Compliance
17. Gas service excluded, assumed not available
18. Strap bracing to existing walls
19. Decanting / Rehousing / storage costs during the works
20. Services relocations
21. Structural remediation (unless noted otherwise)
22. Loose furniture removal - by others
23. Wet fire services
24. Security services
25. AV Equipment & reticulation
26. Artworks
27. Special fittings & equipment
28. Plumbing investigations
29. Building Signage
30. Engineer inspections
31. Acoustic provisional
32. Underpinning works
33. As noted in cost plan
34. GST

## Appendix A – Concept Cost Estimate

---

Ref.	Description	Quantity	Unit	Rate	Total
1	General Notes				0
2	<b><u>Option 3</u></b>				
3	Existing Hall Refurbishment	260	m2	3,822.12	994,821
4	Courtyard	97	m2	2,913.14	283,798
5	Vacant Lot & Site Services	357	m2	421.99	150,523
6	<b>Base Build Construction Subtotal - Option 3 (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>4,006.57</b>	<b>1,429,142</b>
7	Preliminaries 18%	357	m2	721.18	257,246
8	Overheads and Margin 7%	357	m2	330.94	118,047
9	<b>Construction Total - Option 3 (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>5,058.69</b>	<b>1,804,435</b>
10	Locality Factor 34%	357	m2	1,719.96	613,508
11	Escalation	357	m2		Excl
12	Professional Fees	357	m2	758.46	270,543
13	Authority Fees	357	m2	50.59	18,044
14	Contingency Allowance (Assume 10% for Design & 10% for Construction)	357	m2	1,163.43	414,996
15	<b>Construction Total [Incl. Locality Factor &amp; Contingency] - Option 3 (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>8,751.13</b>	<b>3,121,526</b>
16	Solar PV System - Provisional Allowance	357	m2	179.89	64,165
17	Loose Fitments - Provisional Allowance	357	m2	230.85	82,346

Ref.	Description	Quantity	Unit	Rate	Total
1	<b>GENERAL NOTES</b>				
1.1	<b>Generally</b>				
1.2	<u>Basis of Estimate</u>				
1.3	<u>Architect Information</u>				
1.4	Architects Feasibility & Masterplan Report prepared by DunnHillam Architecture + Urban Design (DHA) dated 26 February 2024 (29 No. pages)				
1.5	Costing Notes prepared by DHA (2 No. pages)				
1.6	Proposed Option 3 Ground Floor Internal Layout prepared by DHA dated 27 February 2024 (1 No. page)				
1.7	Structural Engineers Report prepared by Barnson dated 4 April 2022				
1.8	<u>Assumptions</u>				
1.9	Competitive Tender		Note		
1.10	Builder will have clear access to works area		Note		
1.11	No allowance to patch & make good existing walls (unless noted otherwise)		Note		
1.12	Assumed new walls to be lightweight		Note		
1.13	Assumed extent of plywood bracing to new internal walls for structural support		Note		
1.14	Assumed crack repair to approx. 20% of existing external wall area		Note		
1.15	Allowed to replace 45 No. individual bricks including mortar repair		Note		
1.16	Allowed for 2 No. layers of chemically injected DPC to existing masonry walls approx. 250 high & 600 high at 200 centres to Southern Wall		Note		
1.17	Allowed for all internal walls to hall to be demolished - no allowance for structural modifications resulting from this		Note		
1.18	Assume entire courtyard to be covered		Note		
1.19	Allowed Western external wall to match Eastern wall (render & paint)		Note		
1.20	Generally, no allowance for wet fire services		Note		
1.21	Works will be undertaken in one stage		Note		
1.22	Existing services are sufficient - no amplification		Note		
1.23	Assumed specifications relating to slabs, layer works etc.		Note		
1.24	Assumed building will not be operational during works		Note		
1.25	Assumptions & Provisional allowances as noted in cost plan		Note		
1.26	<u>Exclusions</u>				
1.27	Land / Property / Acquisition Costs		Note		EXCL
1.28	Marketing costs		Note		EXCL
1.29	Finance costs		Note		EXCL
1.30	Development costs		Note		EXCL
1.31	Delays resulting from authority / environmental approvals		Note		EXCL
1.32	Legal fees		Note		EXCL
1.33	Latent conditions & associated delay costs		Note		EXCL
1.34	Heritage impacts		Note		EXCL
1.35	Changes in market conditions		Note		EXCL
1.36	Maintenance costs		Note		EXCL
1.37	Infrastructure upgrades / relocation		Note		EXCL

Ref.	Description	Quantity	Unit	Rate	Total
1.38	Works outside specified area		Note		EXCL
1.39	Irrigation to landscaping		Note		EXCL
1.40	Out of hours work		Note		EXCL
1.41	Escalation		Note		EXCL
1.42	BCA Compliance		Note		EXCL
1.43	Gas service excluded, assumed not available		Note		EXCL
1.44	Strap bracing to existing walls		Note		EXCL
1.45	Decanting / Rehousing / storage costs during the works		Note		EXCL
1.46	Services relocations		Note		EXCL
1.47	Structural remediation (unless noted otherwise)		Note		EXCL
1.48	Loose furniture removal - by others		Note		EXCL
1.49	Wet fire services		Note		EXCL
1.50	Security services		Note		EXCL
1.51	AV Equipment & reticulation		Note		EXCL
1.52	Artworks		Note		EXCL
1.53	Special fittings & equipment		Note		EXCL
1.54	Plumbing investigations		Note		EXCL
1.55	Building Signage		Note		EXCL
1.56	Engineer inspections		Note		EXCL
1.57	Acoustic provisional		Note		EXCL
1.58	Underpinning works		Note		EXCL
1.59	As noted in cost plan		Note		EXCL
1.60	GST		Note		EXCL
				<b>GENERAL NOTES TOTAL</b>	<b>0</b>

Ref.	Description	Quantity	Unit	Rate	Total
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Ref.	Description	Quantity	Unit	Rate	Total
<b>3</b>	<b>EXISTING HALL REFURBISHMENT</b>				
3.1	<b><u>AREAS</u></b>				
3.2	Total FECA	260	m2		
3.3	Total UCA		m2		
3.4	Total GFA	260	m2		
3.5	DEMOLITIONS	260	m2	756.99	197,029
3.6	SITE PREPARATION AND BULK EXCAVATION	260	m2	8.64	2,250
3.7	SUBSTRUCTURE	260	m2	236.47	61,549
3.8	ROOF	260	m2	515.14	134,081
3.9	EXTERNAL WALLS	260	m2	160.81	41,855
3.10	EXTERNAL WINDOWS AND DOORS	260	m2	164.69	42,866
3.11	INTERNAL WALLS AND SCREENS	260	m2	104.34	27,159
3.12	INTERNAL DOORS	260	m2	28.05	7,300
3.13	WALL FINISHES	260	m2	145.62	37,903
3.14	FLOOR FINISHES	260	m2	111.61	29,049
3.15	CEILING FINISHES	260	m2	71.42	18,590
3.16	JOINERY	260	m2	127.07	33,075
3.17	FIXTURES AND FITTINGS	260	m2	190.95	49,700
3.18	FIRE SERVICES	260	m2	37.65	9,800
3.19	MECHANICAL SERVICES	260	m2	444.91	115,800
3.20	ELECTRICAL AND COMMUNICATIONS SERVICES	260	m2	429.44	111,775
3.21	HYDRAULIC SERVICES	260	m2	193.83	50,450
3.22	BWIC	260	m2	55.29	14,391
3.23	EXTERNAL WORK AND SERVICES	260	m2	39.19	10,200
	<b>EXISTING HALL REFURBISHMENT TOTAL</b>				<b>994,821</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>3.5</b>	<b>DEMOLITIONS</b>				
3.5.1	<u>Whole Structures</u>				
3.5.2	Demolish existing toilet/ amenities block extension including structure & services and make good to adjacent surfaces	78	m2	490.00	38,254
3.5.3	Demolish existing dining block extension including structure & services and make good to adjacent surfaces	95	m2	430.00	40,992
3.5.4	<u>Roof</u>				
3.5.5	Demolish existing roof sheeting including purlins, insulation, sarking, plumbing and preparing existing framing for new roof covering	286	m2	100.00	28,600
3.5.6	<u>Substructure</u>				
3.5.7	Demolish existing stage including associated stairs	1	Item	5,700.00	5,700
3.5.8	Demolish existing raked seating incl. structural supports/ framing	117	m2	60.00	7,020
3.5.9	Ditto existing projector room ditto	11	m2	120.00	1,320
3.5.10	<u>Stairs</u>				
3.5.11	Demolish existing internal stairs	1	Item	1,700.00	1,700
3.5.12	<u>External Walls</u>				
3.5.13	Clean & scrape out mortar joints - Assume to 20% of external wall area	83	m2	25.00	2,067
3.5.14	Chisel out and remove existing damaged / loose bricks including general make good for replacement works - Assume 2 No. bricks every 2m2 to 2000 height of external wall area	45	No	150.00	6,764
3.5.15	<u>Internal Walls</u>				
3.5.16	Demolish existing internal wall including making good adjacent surfaces for new work	86	m2	50.00	4,307
3.5.17	<u>Internal Doors</u>				
3.5.18	Demolish existing single door including frame and hardware	2	No	100.00	200
3.5.19	Ditto double doors	1	No	150.00	150
3.5.20	<u>Internal windows</u>				
3.5.21	Remove existing windows	5	m2	150.00	750
3.5.22	<u>Electrical Services</u>				
3.5.23	Remove existing redundant services to hall	260	m2	25.00	6,507
3.5.24	<u>Siteworks</u>				
3.5.25	Demolition of existing concrete slab to south carpark junction	48	m2	50.00	2,400
3.5.26	Demolish existing external access ramp and handrail	1	Item	1,100.00	1,100
3.5.27	<b>Miscellaneous</b>				
3.5.28	Make safe / cap existing services as required	1	Item	2,100.00	2,100
3.5.29	Miscellaneous demolition	1	Item	2,500.00	2,500
3.5.30	Temporary propping allowance - Provisional	1	Item	4,000.00	4,000
3.5.31	Scaffolding - say approx. 8m high for 4 weeks	1	Item	16,000.00	16,000
3.5.32	Modifications to existing North facing openings in preparation for new windows / doors	4	No	2,400.00	9,600
3.5.33	Remediation works to existing structure, services and penetrations - by others unless otherwise noted		Item		Excl
3.5.34	Disassemble and remove existing loose furniture & equipment - by others		Item		Excl
3.5.35	Provisional allowance for asbestos / contaminated material removal and disposal	1	Item	15,000.00	15,000

Ref.	Description	Quantity	Unit	Rate	Total
				<b>DEMOLITIONS TOTAL</b>	<b>197,029</b>
<b>3.6</b>	<b>SITE PREPARATION AND BULK EXCAVATION</b>				
3.6.1	Detailed excavation to bottom of footing along southern wall - assume 1000 wide x 500 deep	15	m3	150.00	2,250
				<b>SITE PREPARATION AND BULK EXCAVATION TOTAL</b>	<b>2,250</b>
<b>3.7</b>	<b>SUBSTRUCTURE</b>				
3.7.1	Structural modification to existing timber floor comprising the addition of new bearers and steel stump footings as required	188	m2	180.00	33,799
3.7.2	Timber infill floor including frame, joists and plywood lining	72	m2	250.00	17,878
3.7.3	Extra over fibre cement lining to wet areas	21	m2	45.00	923
3.7.4	Set-down to last	40	m	75.00	3,009
3.7.5	Tie-in with existing structure	34	m	175.00	5,941
				<b>SUBSTRUCTURE TOTAL</b>	<b>61,549</b>
<b>3.8</b>	<b>ROOF</b>				
3.8.1	Modify existing roof framing fixed to building structure and load bearing walls - Provisional	286	m2	180.00	51,480
3.8.2	Inspect & rectify tie down anchor points and eaves connection to existing hall - Provisional	78	m	150.00	11,700
3.8.3	Allow for new colorbond roofing including purlins, insulation, sarking, gutters and downpipes to suit heritage requirements	286	m2	205.00	58,631
3.8.4	Vacuum clean roof space including disposal of contained dust	286	m2	10.00	2,860
3.8.5	Allow for connection in to existing stormwater collection system	1	Item	2,000.00	2,000
3.8.6	Allow to refurbish existing heritage roof vents - Assumed quantity	26	No	285.00	7,410
				<b>ROOF TOTAL</b>	<b>134,081</b>
<b>3.9</b>	<b>EXTERNAL WALLS</b>				
3.9.1	<u>External Walls</u>				
3.9.2	New bricks to existing locations and re-point including new lime mortar - Assume 2 No. bricks every 2m2 to 2000 height of external wall area	45	No	120.00	5,411
3.9.3	Repair cracked brickwork by applying epoxy injection and re-point as required - Assume to 20% of external wall area	83	m2	150.00	12,399
3.9.4	Clean existing walls at completion	413	m2	15.00	6,199
3.9.5	Allow for 2 No. layers of chemically injected DPC to existing masonry walls approx. 250 high & 600 high at 200 centres including pilot holes and new lime mortar on completion - Assumed extent to Southern Wall (Provisional)	30	m	350.00	10,500
3.9.6	Allow for infill brick wall using salvaged heritage bricks	4	m2	450.00	1,733
3.9.7	Patch & make good existing render	53	m2	50.00	2,673
3.9.8	Render to external wall to match existing	53	m2	55.00	2,940
				<b>EXTERNAL WALLS TOTAL</b>	<b>41,855</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>3.10</b>	<b>EXTERNAL WINDOWS AND DOORS</b>				
3.10.1	<u>Windows</u>				
3.10.2	New double glazed windows to existing North facing openings including timber frame and hardware	9	m2	1,500.00	13,500
3.10.3	Flyscreen to last - Assumed 1500 high	9	m2	150.00	1,350
3.10.4	Minor refurbishment to existing sash windows including repainting of frames (assumed existing glazing to be retained)	12	No	450.00	5,400
3.10.5	Flyscreen to last - Assumed 700 high	5	m2	150.00	756
3.10.6	<u>External Doors</u>				
3.10.7	Double glazed automated sliding door to main entrance	1	No	13,500.00	13,500
3.10.8	Make good existing external hinged double doors including new sills	4	No	740.00	2,960
3.10.9	Flyscreen to last	4	No	1,000.00	4,000
3.10.10	Paint to existing double doors and frames	4	No	350.00	1,400
	<b>EXTERNAL WINDOWS AND DOORS TOTAL</b>				<b>42,866</b>
<b>3.11</b>	<b>INTERNAL WALLS AND SCREENS</b>				
3.11.1	Timber framed lightweight wall comprising stud, insulation, plasterboard and skirting to both sides	118	m2	180.00	21,238
3.11.2	Ply bracing to walls as required - Extent assumed	118	m2	50.00	5,921
	<b>INTERNAL WALLS AND SCREENS TOTAL</b>				<b>27,159</b>
<b>3.12</b>	<b>INTERNAL DOORS</b>				
3.12.1	<u>Internal Doors</u>				
3.12.2	Double solid core doors including frame and hardware	1	No	2,000.00	2,000
3.12.3	Paint to double doors and frames	1	No	300.00	300
3.12.4	Single Hinged Solid Core Doors including frame and hardware	4	No	1,050.00	4,200
3.12.5	Paint to single doors and frames	4	No	200.00	800
	<b>INTERNAL DOORS TOTAL</b>				<b>7,300</b>
<b>3.13</b>	<b>WALL FINISHES</b>				
3.13.1	Paint new internal lightweight walls	236	m2	25.00	5,899
3.13.2	Paint existing internal face of existing rendered masonry walls	263	m2	25.00	6,575
3.13.3	Paint existing external walls	107	m2	35.00	3,742
3.13.4	Tiled finish to WC walls	108	m2	170.00	18,416
3.13.5	Splashbacks	6	m2	210.00	1,271
3.13.6	Paint trims	1	Item	2,000.00	2,000
	<b>WALL FINISHES TOTAL</b>				<b>37,903</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>3.14</b>	<b>FLOOR FINISHES</b>				
3.14.1	<u>Timber</u>				
3.14.2	New timber floorboards to main building	27	m2	300.00	8,118
3.14.3	Finish new timber flooring	27	m2	30.00	812
3.14.4	Make good existing timber floor as required - allow to 5% of existing timber floor area	9	m2	320.00	3,005
3.14.5	Sand & Re-finish existing timber flooring	188	m2	50.00	9,389
3.14.6	<u>Vinyl</u>				
3.14.7	Sheet vinyl flooring fixed to plywood	24	m2	130.00	3,114
3.14.8	<u>Tiling</u>				
3.14.9	Floor tiling to WC's	21	m2	170.00	3,485
3.14.10	Waterproofing to wet areas	21	m2	55.00	1,128
	<b>FLOOR FINISHES TOTAL</b>				<b>29,049</b>
<b>3.15</b>	<b>CEILING FINISHES</b>				
3.15.1	Allow to sanding and clear finish to existing timber lined ceiling	286	m2	65.00	18,590
3.15.2	Extra over acoustic treatment to last		m2		Excl
	<b>CEILING FINISHES TOTAL</b>				<b>18,590</b>
<b>3.16</b>	<b>JOINERY</b>				
3.16.1	600 deep stainless steel bench unit including underbench shelving and integrated sink	6	m	2,200.00	13,200
3.16.2	700 deep stainless steel bench unit including underbench shelving	3	m	2,500.00	6,875
3.16.3	Provisional allowance for miscellaneous joinery not shown on drawings	1	Item	13,000.00	13,000
3.16.4	Integrated bench seating to external courtyard (included elsewhere)		m		Incl
	<b>JOINERY TOTAL</b>				<b>33,075</b>
<b>3.17</b>	<b>FIXTURES AND FITTINGS</b>				
3.17.1	Unit rate for special fittings and equipment		m2		Excl
3.17.2	Unit rate for fixtures, fittings and equipment	260	m2	95.00	24,700
3.17.3	Allow for gallery fixtures/ fittings and other decorative finishes, artwork hanging rails, signage etc.	1	Item	25,000.00	25,000
3.17.4	Building Signage		Item		Excl
	<b>FIXTURES AND FITTINGS TOTAL</b>				<b>49,700</b>
<b>3.18</b>	<b>FIRE SERVICES</b>				
3.18.1	Unit rate for fire services	260	m2	30.00	7,800
3.18.2	Fire Extinguishers - Assumed Qty	4	No	500.00	2,000
	<b>FIRE SERVICES TOTAL</b>				<b>9,800</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>3.19</b>	<b>MECHANICAL SERVICES</b>				
3.19.1	Unit rate for mechanical services to main building	240	m2	450.00	108,000
3.19.2	Mechanical ventilation to bathrooms	3	No.	800.00	2,400
3.19.3	Mechanical ventilation to Kitchen	1	No	1,500.00	1,500
3.19.4	New roof cowls- Assumed	3	No.	1,300.00	3,900
				<b>MECHANICAL SERVICES TOTAL</b>	<b>115,800</b>
<b>3.20</b>	<b>ELECTRICAL AND COMMUNICATIONS SERVICES</b>				
3.20.1	Unit rate for electrical services to FECA	260	m2	115.00	29,900
3.20.2	Extra over allowance for track lighting (allowed for 40m)	1	Item	56,000.00	56,000
3.20.3	Extra over allowance for integrated floor boxes - Assumed quantity	5	No	475.00	2,375
3.20.4	AV equipment & reticulation		m2		Excl
3.20.5	Data & Communications	260	m2	50.00	13,000
3.20.6	Emergency Exit Lights - Assumed Qty	4	No	350.00	1,400
3.20.7	Microwave Oven	1	No	500.00	500
3.20.8	Dishwasher	1	No	3,500.00	3,500
3.20.9	Fridge / freezer	1	No	5,100.00	5,100
3.20.10	<u>Security and Access Control</u>				
3.20.11	Allowance for security and access control to the building and entry gates		Item		Excl
				<b>ELECTRICAL AND COMMUNICATIONS SERVICES TOTAL</b>	<b>111,775</b>
<b>3.21</b>	<b>HYDRAULIC SERVICES</b>				
3.21.1	Plumbing investigation for damage and serviceability including repairs and modifications where required	1	Item		Excl
3.21.2	Allow for hydraulic connection points and reticulation/ pipework to complete	1	Item	15,400.00	15,400
3.21.3	<u>Allow to supply and install the following hydraulic fixtures (Caroma or similar)</u>				
3.21.4	Accessible WC Suite	1	No	4,000.00	4,000
3.21.5	Ambulant WC Suite	2	No	3,500.00	7,000
3.21.6	Wall Basin + Mixer	3	No	3,000.00	9,000
3.21.7	SS Kitchen Sink + Mixer	1	No	3,000.00	3,000
3.21.8	Zip Tap	1	No	6,000.00	6,000
3.21.9	Floor wastes	3	No	350.00	1,050
3.21.10	Hot water unit	1	No	5,000.00	5,000
				<b>HYDRAULIC SERVICES TOTAL</b>	<b>50,450</b>
<b>3.23</b>	<b>EXTERNAL WORK AND SERVICES</b>				
3.23.1	<u>Driveways, Footpaths &amp; Paving</u>				
3.23.2	Ramp access to east side of building	1	Item	2,000.00	2,000
3.23.3	Ramp access south side of building	1	Item	8,200.00	8,200
				<b>EXTERNAL WORK AND SERVICES TOTAL</b>	<b>10,200</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>4</b>	<b>COURTYARD</b>				
4.1	<u>AREAS</u>				
4.2	Total FECA		m2		
4.3	Total UCA	97	m2		
4.4	Total GFA	97	m2		
4.5	DEMOLITIONS	97	m2	973.01	94,790
4.6	SITE PREPARATION AND BULK EXCAVATION	97	m2	11.70	1,140
4.7	ELECTRICAL AND COMMUNICATIONS SERVICES	97	m2	84.63	8,245
4.8	BWIC	97	m2	4.23	412
4.9	EXTERNAL WORK AND SERVICES	97	m2	1,839.56	179,210
				<b>COURTYARD TOTAL</b>	<b>283,798</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>4.5</b>	<b>DEMOLITIONS</b>				
4.5.1	<u>Whole Structures</u>				
4.5.2	Carefully demolish existing ticket hall (careful demolition required to salvage heritage brickwork)	131	m2	490.00	64,190
4.5.3	<u>Miscellaneous</u>				
4.5.4	Make safe / cap existing services as required	1	Item	2,100.00	2,100
4.5.5	Miscellaneous demolition	1	Item	2,500.00	2,500
4.5.6	Scaffolding - say approx. 8m high for 4 weeks	1	Item	16,000.00	16,000
4.5.7	Disassemble and remove existing loose furniture & equipment - by others		Item		Excl
4.5.8	Provisional allowance for asbestos / contaminated material removal and disposal	1	Item	10,000.00	10,000
				<b>DEMOLITIONS TOTAL</b>	<b>94,790</b>
<b>4.6</b>	<b>SITE PREPARATION AND BULK EXCAVATION</b>				
4.6.1	Clear site of vegetation and other miscellaneous materials including removal of debris	228	m2	5.00	1,140
				<b>SITE PREPARATION AND BULK EXCAVATION TOTAL</b>	<b>1,140</b>
<b>4.7</b>	<b>ELECTRICAL AND COMMUNICATIONS SERVICES</b>				
4.7.1	Unit rate for electrical services to covered outdoor areas (UCA)	97	m2	85.00	8,245
				<b>ELECTRICAL AND COMMUNICATIONS SERVICES TOTAL</b>	<b>8,245</b>
<b>4.9</b>	<b>EXTERNAL WORK AND SERVICES</b>				
4.9.1	<u>Soft Landscaping</u>				
4.9.2	Allowance for soft landscaping as required including preparation, topsoil, mulch and planting	1	Item	10,000.00	10,000
4.9.3	Raised planter beds - Assume 4 No.	4	No	3,700.00	14,800
4.9.4	Allowance for new trees	2	No	1,000.00	2,000
4.9.5	Irrigation System		Item		Excl
4.9.6	<u>Courtyard (North of Gallery)</u>				
4.9.7	Slab on ground, assumed 150mm thick, mesh, 50mm sand blinding and 150mm basecourse	147	m2	160.00	23,522
4.9.8	Allowance for foundation beams, footings, etc. last	105	m2	50.00	5,232
4.9.9	Tie-in with existing building & remaining structure	46	m	200.00	9,142
4.9.10	Paving (using salvaged face bricks)	88	m2	125.00	10,961
4.9.11	Allow for steel shade structure comprising pitched Colourbond metal roof sheeting, steel structure including perimeter decorative fencing integrated into low height facebrick walls - Provisional	1	Item	65,000.00	65,000
4.9.12	Allow reuse existing salvaged facebrick create low brick wall courtyard area - Assumed 1000 high	23	m2	450.00	10,391
4.9.13	Strip footing last	23	m	150.00	3,464
4.9.14	Integrated seating last - Assume 16m	1	Item	13,700.00	13,700
4.9.15	New Double Swing Gates courtyard fencing	2	No	5,500.00	11,000
				<b>EXTERNAL WORK AND SERVICES TOTAL</b>	<b>179,210</b>



Ref.	Description	Quantity	Unit	Rate	Total
<b>5</b>	<b>VACANT LOT &amp; SITE SERVICES</b>				
5.1	<u>AREAS</u>				
5.2	Total FECA	260	m2		
5.3	Total UCA	97	m2		
5.4	Total GFA	357	m2		
5.5	DEMOLITIONS	357	m2	6.31	2,250
5.6	SITE PREPARATION AND BULK EXCAVATION	357	m2	11.51	4,105
5.7	EXTERNAL WORK AND SERVICES	357	m2	404.17	144,168
	<b>VACANT LOT &amp; SITE SERVICES TOTAL</b>				<b>150,523</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>5.5</b>	<b>DEMOLITIONS</b>				
5.5.1	<u>Whole Structures</u>				
5.5.2	Demolish existing external shed	45	m2	50.00	2,250
				<b>DEMOLITIONS TOTAL</b>	<b>2,250</b>
<b>5.6</b>	<b>SITE PREPARATION AND BULK EXCAVATION</b>				
5.6.1	Clear site of vegetation and other miscellaneous materials including removal of debris	371	m2	5.00	1,855
5.6.2	Detailed excavation to bottom of footing along southern wall - assume 1000 wide x 500 deep	15	m3	150.00	2,250
				<b>SITE PREPARATION AND BULK EXCAVATION TOTAL</b>	<b>4,105</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>5.7</b>	<b>EXTERNAL WORK AND SERVICES</b>				
5.7.1	<b>External Works</b>				
5.7.2	<u>Driveways, Footpaths &amp; Paving</u>				
5.7.3	Hardstand driveway - extent assumed	103	m2	160.00	16,480
5.7.4	Gravel paving vacant lot areas - extent assumed	250	m2	40.00	9,998
5.7.5	<u>Fences &amp; Gates</u>				
5.7.6	Boundary Fencing	72	m	120.00	8,640
5.7.7	External vehicular double swing gate (Western End of Site - North & South)	2	No	6,000.00	12,000
5.7.8	<u>Bin Enclosure</u>				
5.7.9	Bin enclosure	1	Item	2,250.00	2,250
5.7.10	<b>External Services</b>				
5.7.11	<u>Stormwater</u>				
5.7.12	Allowance for stormwater drainage existing service	1	Item	7,200.00	7,200
5.7.13	Subsoil ag drain Southern wall including gravel	30	m	200.00	6,000
5.7.14	<u>Electrical</u>				
5.7.15	New MSB	1	Item	30,000.00	30,000
5.7.16	Allowance for connection of electrical services existing service (including additional reticulation as required)	1	Item	12,700.00	12,700
5.7.17	Allow for power and external lighting (for future events) - Provisional	1	Item	15,000.00	15,000
5.7.18	<u>Communications</u>				
5.7.19	Communications conduit property		m		Excl
5.7.20	Allowance for connection of communications services existing service	1	Item	3,000.00	3,000
5.7.21	<u>Sewer</u>				
5.7.22	Allowance for sewer drainage from building existing service	1	Item	5,500.00	5,500
5.7.23	Grease arrestor including pipework reticulation restaurant and connections		Item		Excl
5.7.24	<u>Water</u>				
5.7.25	Allowance for assumed 2 No. 10,000 litre water tank complete including footings, installation and associated pipework	1	Item	9,000.00	9,000
5.7.26	Allowance for connection of water services existing service	1	Item	5,500.00	5,500
5.7.27	External hose taps - Assumed	1	No	900.00	900
5.7.28	<u>Fire</u>				
5.7.29	Connect existing fire services	1	Item		Excl
5.7.30	Fire hydrant	1	No		Excl
<b>EXTERNAL WORK AND SERVICES TOTAL</b>					<b>144,168</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>16</b>	<b>SOLAR PV SYSTEM - PROVISIONAL ALLOWANCE</b>				
16.1	Allowance for solar panels - 20Kw Provisional allowance (Including Preliminaries, Overheads & Margin, Locality Factor, Professional Fees, Authority Fees & Contingency)	1	Item	64,165.33	64,165
	<b>SOLAR PV SYSTEM - PROVISIONAL ALLOWANCE TOTAL</b>				<b>64,165</b>

Ref.	Description	Quantity	Unit	Rate	Total
<b>16.1</b>	<b>Allowance for solar panels - 20Kw Provisional allowance (Including Preliminaries, Overheads &amp; Margin, Locality Factor, Profess</b>				
16.1.1	Allowance for solar panels - 20Kw Provisional allowance	1	Item	30,000.00	30,000
16.1.2	<b>Base Build Construction Subtotal (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>84.10</b>	<b>30,000</b>
16.1.3	Preliminaries 18%	357	m2	15.14	5,400
16.1.4	Overheads and Margin 7%	357	m2	6.95	2,478
16.1.5	<b>Construction Total (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>106.19</b>	<b>37,878</b>
16.1.6	Locality Factor 34%	357	m2	36.10	12,879
16.1.7	Escalation	357	m2		Excl
16.1.8	Professional Fees	357	m2	12.74	4,545
16.1.9	Authority Fees	357	m2	1.06	379
16.1.10	Contingency Allowance (Assume 10% for Design & 10% for Construction)	357	m2	23.79	8,485
16.1.11	<b>Construction Total [Incl. Locality Factor &amp; Contingency] (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>179.89</b>	<b>64,166</b>
<b>19g Preliminaries, Overheads &amp; Margin, Locality Factor, Professional Fees, Authority Fees &amp; Contingency) TOTAL</b>					<b>64,165</b>

Ref.	Description	Quantity	Unit	Rate	Total
17	<b>LOOSE FITMENTS - PROVISIONAL ALLOWANCE</b>				
17.1	Loose fitments - Provisional Allowance (Including Preliminaries, Overheads & Margin, Locality Factor, Professional Fees, Authority Fees & Contingency)	357	m2	230.85	82,346
	<b>LOOSE FITMENTS - PROVISIONAL ALLOWANCE TOTAL</b>				<b>82,346</b>

Ref.	Description	Quantity	Unit	Rate	Total
17.1	<b>Loose fitments - Provisional Allowance (Including Preliminaries, Overheads &amp; Margin, Locality Factor, Professional Fees, Autho</b>				
17.1.1	<u>Main Hall</u>				
17.1.2	Stackable chairs - Provisional	100	No	150.00	15,000
17.1.3	Tables - Assumed quantity (Provisional)	25	No	500.00	12,500
17.1.4	<u>Courtyard (North of Gallery)</u>				
17.1.5	Chairs - Provisional	25	No	200.00	5,000
17.1.6	Tables - Assumed quantity (Provisional)	8	No	750.00	6,000
17.1.7	<b>Base Build Construction Subtotal (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>107.93</b>	<b>38,500</b>
17.1.8	Preliminaries 18%	357	m2	19.43	6,930
17.1.9	Overheads and Margin 7%	357	m2	8.92	3,180
17.1.10	<b>Construction Total (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>136.28</b>	<b>48,610</b>
17.1.11	Locality Factor 34%	357	m2	46.33	16,527
17.1.12	Escalation	357	m2		Excl
17.1.13	Professional Fees	357	m2	16.35	5,833
17.1.14	Authority Fees	357	m2	1.36	486
17.1.15	Contingency Allowance (Assume 10% for Design & 10% for Construction)	357	m2	30.53	10,889
17.1.16	<b>Construction Total [Incl. Locality Factor &amp; Contingency] (Excl GST)</b>	<b>357</b>	<b>m2</b>	<b>230.85</b>	<b>82,345</b>
<b>1g Preliminaries, Overheads &amp; Margin, Locality Factor, Professional Fees, Authority Fees &amp; Contingency) TOTAL</b>					<b>82,346</b>

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