

Chrissie Cotter Gallery

Description

The building has brick construction, with a aluminium roof, internal walls and ceilings are gyprock. The building is currently used as a public hall. The Hall is made up of the main hall, a kitchen, lobby and foyer areas, a room and toilet areas for male, female and disabled users.



Building information

Address	Pidcock Street Camperdown		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	03 February 2018		
Building Importance	Medium	Use	Creative Services
Construction Year	1965	Net Lettable Area (sqm)	240
Expected Useful Life	75	Remaining Life	40
Valuation	\$736,000	Annual Depreciation	\$23,006
Written Down Value	\$538,017	Gross Replacement Cost of Components	\$280,472

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$14,349			\$14,349
Finishes		\$135,890				\$135,890
Services		\$173,872				\$173,872
Substructure		\$59,927				\$59,927
Superstructure			\$351,963			\$351,963
Total	\$	\$369,689	\$366,312	\$	\$	\$736,001

Scope of Works Required

Major Works

Replacement of lighting, emergency esigns/lights, fire extinguishers, and air conditioning/heating system. Refurbishment of kitchen and amenity spaces (incl. appliances and fittings), with conducting internal/external paint throughout the facility. Allowance for roofing and external cladding works/replacement. Provision for upgrades to the fire systems/compliance for the facility have been included.

Low priority works

Property Quality Standards and Compliance

Hot water system is not energy efficient
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
No EWIS panel installed in the building
Fire blanket not installed in the kitchen area
No sanitary disposal unit available
No separate sink in cooking areas for hand washing purposes
No sharps container present
There is no firm, even, accessible, step free path from the street to the reception area of the building
No ambulant cubicle installed in the male and/or female toilet on each building level
Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Brick Cladding - Brickwork Cracked - crack
Kitchen - Ceramic Tiles - Regrout - regrout
Foyer - Timber Glass Door - Broken Glass - glass broken needs replacement
Foyer - Paint Finish (External Door Per Leaf) - Chipped/Flaking - chipped paint

Recent Works

Date printed 27 Nov 2018

Seaview Street Hall

Description

Venue hire facility undergoing building upgrade works January 2018. This property is adjacent to the Old Dulwich Hill Library, and the nearby Leased Site (tenant is the NSW Federation of Language Schools).

Seaview Street Hall is a Venue hire facility undergoing building upgrade works January 2018.

The property houses a number of regular hirers including Support and Playgroups. The building has brick construction, with a collarbone roof, internal walls are render and ceilings are gyprock. The building is currently used as a public hall. The hall is made up of numerous small rooms, toilet areas and a kitchen area.



Building information

Address	12-14 Seaview Street Dulwich Hill		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	09 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1956	Net Lettable Area (sqm)	152
Expected Useful Life	75	Remaining Life	50
Valuation	\$590,000	Annual Depreciation	\$15,950
Written Down Value	\$567,126	Gross Replacement Cost of Components	\$244,255

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$11,502					\$11,502
Finishes	\$108,933					\$108,933
Services	\$139,381					\$139,381
Substructure	\$48,039					\$48,039
Superstructure	\$282,144					\$282,144
Total	\$589,999	\$	\$	\$	\$	\$589,999

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Recent Works

Hannaford Community Centre

Description

Historic sandstone building built in 1880 with stained glass windows. Site was originally a Methodist Church. Property was purchased from Harry Hannaford by LMC in 1975. Site was renovated in 2010 with the rear of the building modernised. Ongoing building issues related to water entering the building have taken place since this renovation. Subsequent new work was undertaken in 2015/2016 to rectify these issues. The Community Centre is available for community use and hire with 2 full-time staff providing ongoing activities and programs to meet community needs. Heffernan Hall has a maximum capacity of 80 persons, the Activity Room has a maximum of 30, Meeting Room and Lounge, 15 and 8 respectively and Therapy Room of 4. Heffernan Hall Size is 7.3m x 13.7m
Heffernan Hall Size is 7.3m x 13.7m



Building information

Address	608 Darling Street Rozelle		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	07 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1880	Net Lettable Area (sqm)	355
Expected Useful Life	100	Remaining Life	60
Valuation	\$2,678,000	Annual Depreciation	\$71,669
Written Down Value	\$2,571,996	Gross Replacement Cost of Components	\$746,751

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$52,209					\$52,209
Finishes	\$494,447					\$494,447
Services	\$632,647					\$632,647
Substructure	\$218,048					\$218,048
Superstructure	\$1,280,649					\$1,280,649
Total	\$2,678,000	\$	\$	\$	\$	\$2,678,000

Scope of Works Required

Major Works

Replacement of smoke detectors, break glass points, extinguishers, exit signs, lighting, motion sensors and duct heaters. Updates/replacement of kitchen and office equipment is included, whilst painting of the entire facility will be required. Provision for upgrading fire systems has been included.

Low priority works

Property Quality Standards and Compliance

Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways
External pathways are not well lit
Water savings taps not installed in amenity and kitchen areas
Not all external doors can be unlocked from the inside without using a key
Emergency and fire doors open inwards
External doors do not front the primary access point of the site
External windows do not have double glazing
No disabled toilets
No solar panels installed
Facility does not have a rainwater collection or harvesting system
Main entrance/exit does not cater for disability access
Evacuation plan is not present
Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation

Herb Greedy Hall

Description

Current hire venue composed of small hall (16m x 6m) appropriate for up to 100 people. Suitable for meeting or dinner and dance. Air conditioned, full kitchen, close to public transport, with parking available
Wheelchair accessible ramp at rear of hall via Fletcher Street. The building has brick construction, with a clay tile and colorbond roof, internal walls are render and ceilings are gyprock. The building is currently used as a public hall. The building is made up of two halls, toilet areas for male, female and disabled users, a kitchen area, dining area and storage area.



Building information

Address	79 Petersham Road Marrickville		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	24 April 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1961	Net Lettable Area (sqm)	302
Expected Useful Life	65	Remaining Life	35
Valuation	\$711,000	Annual Depreciation	\$19,340
Written Down Value	\$539,466	Gross Replacement Cost of Components	\$257,879

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$13,861				\$13,861
Finishes			\$131,274			\$131,274
Services	\$167,966					\$167,966
Substructure		\$57,891				\$57,891
Superstructure		\$340,008				\$340,008
Total	\$167,966	\$411,760	\$131,274	\$	\$	\$711,000

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

Exterior doors are not auto-lockable (Remote lockable)
External windows do not have double glazing
No solar panels installed
Facility does not have a rainwater collection or harvesting system
No EWIS panel installed in the building
FIP installed but not visible from building entry
No sharps container present
Vandalism is rare for the facility

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Concrete Stairs - Tread Non-Slip Surface Failure - Nosing missing/cracked
Store (adj to main hall) - Gyprock Lining - Moisture Damage - Moisture damage. Leaks when it rains
Store (adj to main hall) - Paint Finish - Water Damaged/Mould Issues - Moisture damage
Main Hall - Fluorescent Lights - Light Not Working - Light not working
Main Hall - Downlights - Light Not Working - Light not working
Kitchen - Render - Cracked - Large cracks in render
Disable Toilet - Toilet-China Bowl/Cistern - Rubber Cone - Leaking

Jimmy Little Community Centre

Description

A former truck factory previously, the site was renovated by Council in 1978 after receiving a Federal Government Grant, and re-opened as a Community Centre. The building was originally bricked around the outside, with new floors and windows added. Over the following 2 years, add-on extensions were added to the front of the building. The Community Centre is staffed part-time and provides a venue for hire and community use. The site has had different names previously, including Cecily Street and Lilyfield Community Centre. It is now named after Australian Aboriginal Musician, Actor and Teacher, Jimmy Little. Capacity in the Main Hall is 100 people standing with 80 people in concert seating. The Meeting Room allows for 30 people standing, or 20 people in a meeting style. The existing toilet was converted to allow for disabled access in 2016/2017, together with inclusion of a toddler toilet with baby change area.

The Site has had ongoing water problems. This exists in the Toy/Storage Cupboard, where the roof has had extensive repair over the last 2 years.

Additionally, there is continual pooling of water on the astro-turf in the front yard section after heavy rain.

Retaining walls and boundary fences have cracks throughout.



Building information

Address	19 Cecily Street Lilyfield		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	02 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1978	Net Lettable Area (sqm)	234
Expected Useful Life	75	Remaining Life	40
Valuation	\$880,000	Annual Depreciation	\$23,790
Written Down Value	\$747,388	Gross Replacement Cost of Components	\$331,128

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$17,156					\$17,156
Finishes	\$162,477					\$162,477
Services	\$207,890					\$207,890
Substructure		\$71,651				\$71,651
Superstructure		\$420,826				\$420,826
Total	\$387,523	\$492,477	\$	\$	\$	\$880,000

Scope of Works Required

Major Works

Replacement of smoke detectors, extinguishers & hose reels, hot water unit, strip heaters, lighting, emergency lights/signs, and alarm sensors. Replacement of amenity fixtures/fittings, kitchen appliances, floor coverings, and external painting. Replacement of play equipment, bench seating, sandpits, shade cloths, and fencing. Provision for installing tactile indicators and upgrading the amenities for both male and female use.

Low priority works

Property Quality Standards and Compliance

Appliances are not energy efficient
 Emergency procedures/signs are not clearly posted
 Exterior doors are not auto-lockable (Remote lockable)
 Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways
 Bathroom ventilated with window
 Certified emergency exit signs are not displayed clearly in the area

Leichhardt MarketPlace Community Room

Description

A small meeting room located in the MarketPlace Shopping Centre in Leichhardt.

Maximum Capacity of 15 People



Building information

Address	122-138 Flood Street Leichhardt		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	12 February 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1975	Net Lettable Area (sqm)	28
Expected Useful Life	75	Remaining Life	50
Valuation	\$33,000	Annual Depreciation	\$892
Written Down Value	\$30,502	Gross Replacement Cost of Components	\$33,292

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$643					\$643
Finishes		\$6,093				\$6,093
Services	\$7,796					\$7,796
Substructure	\$2,687					\$2,687
Superstructure	\$15,781					\$15,781
Total	\$26,907	\$6,093	\$	\$	\$	\$33,000

Scope of Works Required

Major Works

Replacement of smoke detectors, exit signs, CCTV cameras, zip unit, and other kitchen appliances. Some internal painting to occur also. Provision for upgrades associated with fire compliance have been included.

Low priority works

Property Quality Standards and Compliance

Vandalism is rare for the facility

The level of natural light is approximately 50%

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

GF-Meeting Room - Suspended Panel (Incl Frame) - Panels Holed - Hole in panel

GF-Meeting Room - Exit Signs(Illuminated) - Non-Compliant - Non compliant sign

Recent Works

Meriton Luna Community Room

Description

New building. Awaiting fit out to be implemented for site to be operational. Fit out beginning 28 November 2017. New building. Awaiting fit out.

Proposal to have screening to divide space and allow for multiple use, Currently Room is separated from Bathroom which is external to Site. This situation poses practical difficulties as the park adjacent to the room is regularly activated by local residents.



Building information

Address	Old Canterbury Road Lewisham		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	26 March 2018		
Building Importance	Medium	Use	Community Services
Construction Year	2016	Net Lettable Area (sqm)	96
Expected Useful Life	75	Remaining Life	73
Valuation	\$950,000	Annual Depreciation	\$25,682
Written Down Value	\$913,169	Gross Replacement Cost of Components	\$87,793

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$18,521					\$18,521
Finishes	\$175,401					\$175,401
Services	\$224,427					\$224,427
Substructure	\$77,351					\$77,351
Superstructure	\$454,300					\$454,300
Total	\$950,000	\$	\$	\$	\$	\$950,000

Scope of Works Required

Major Works

No project identified within the 10 year program

Low priority works

Property Quality Standards and Compliance

- Emergency procedures/signs are not clearly posted
- Energy saving lights can be installed.
- Exterior doors are not auto-lockable (Remote lockable)
- Water savings taps not installed in amenity and kitchen areas
- Not all external doors can be unlocked from the inside without using a key
- External doors do not front the primary access point of the site
- External windows do not have double glazing
- Lack of braille and tactile signage to indicate sanitary facilities
- No disabled toilets
- No separate male and female toilets
- No baby change facilities
- No solar panels installed
- Facility does not have a rainwater collection or harvesting system
- Evacuation plan is not present
- Hot water system is not energy efficient
- Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
- No dedicated space and fittings for cleaning equipment
- No EWIS panel installed in the building

Mervyn Fletcher Community Centre Description	
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Building information			
Address	81 Dalhousie Street Haberfield		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	11 May 2018		
Building Importance	Medium-Low	Use	Community Services
Construction Year	1930	Net Lettable Area (sqm)	250
Expected Useful Life	75	Remaining Life	30
Valuation	\$954,000	Annual Depreciation	\$25,790
Written Down Value	\$351,485	Gross Replacement Cost of Components	\$358,356

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$18,599			\$18,599
Finishes				\$176,140		\$176,140
Services			\$225,372			\$225,372
Substructure		\$77,677				\$77,677
Superstructure				\$456,213		\$456,213
Total	\$	\$77,677	\$243,971	\$632,353	\$	\$954,001

Scope of Works Required
Major Works
Low priority works
<p>Property Quality Standards and Compliance</p> <p>Energy saving lights can be installed. Exterior doors are not auto-lockable (Remote lockable) Water savings taps not installed in amenity and kitchen areas Not all external doors can be unlocked from the inside without using a key External doors do not front the primary access point of the site External windows do not have double glazing Lack of braille and tactile signage to indicate sanitary facilities No disabled toilets No separate male and female toilets No baby change facilities No solar panels installed Facility does not have a rainwater collection or harvesting system Evacuation plan is not present Hot water system is not energy efficient Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No dedicated space and fittings for cleaning equipment No EWIS panel installed in the building No mobility parking space at or in close proximity to the building No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present Inadequate directional signage throughout facility</p>

Petersham Town Hall Description	
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Building information			
Address	107 Crystal Street Petersham		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	30 April 2018		
Building Importance	High	Use	Community Services
Construction Year	1937	Net Lettable Area (sqm)	1978
Expected Useful Life	100	Remaining Life	70
Valuation	\$10,687,000	Annual Depreciation	\$313,050
Written Down Value	\$9,089,204	Gross Replacement Cost of Components	\$1,634,077

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$192,212					\$192,212
Finishes		\$1,114,831				\$1,114,831
Services	\$4,228,669					\$4,228,669
Substructure	\$397,239					\$397,239
Superstructure		\$4,754,049				\$4,754,049
Total	\$4,818,120	\$5,868,880	\$	\$	\$	\$10,687,000

Scope of Works Required
Major Works
Low priority works
<p>Property Quality Standards and Compliance</p> <p>Barrier or balustrade not installed where there is a potential fall of greater than 1m. Evacuation plan is not present Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation Fire blanket not installed in the kitchen area No mobility parking space at or in close proximity to the building No sanitary disposal unit available No separate sink in cooking areas for hand washing purposes No sharps container present Inadequate directional signage throughout facility Instantaneous water boiling unit not installed No ambulant cubicle installed in the male and/or female toilet on each building level Vandalism is rare for the facility The level of natural light is approximately 25%</p>
<p>Hazardous building materials</p> <p>Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals</p> <p>GND-Entrance Airlock - Paint Finish - Chipped/Flaking - Flaking peeling GND-Amenities Room Toilet - Paint Finish - Chipped/Flaking - Chipped flaking GND-Community Services Open Office - Carbon Dioxide - Requires Test & Tag - Last test date june 2017 GND-Foyer to Auditorium - Paint Finish - Chipped/Flaking - Chipped flaking GND-Foyer to Auditorium - Carpet - Patch - Carpet - Patch missing GND-Foyer to Auditorium - Paint Finish - Water Damaged/Mould Issues - Water damage</p>

Tom Foster Community Centre

Description

Originally named the Tom Foster Welfare Centre. Site was officially opened by Lord Mayor of Sydney, Alderman Harry Jensen on 11th March 1964 when Newtown was part of the City of Sydney. Centre was named after a local alderman who became Mayor of Marrickville. The Centre provides a range of services to seniors, peoples with a disability and carers. This includes Food and Social Support Services delivered by 10 staff members and approximately 70 volunteers from the local community.

Whilst the property is not currently available for Casual Hire, it has historically released an Expression of Interest. The property possesses a Commercial Grade Kitchen, though co-utilisation together with Council's own Food Services (which provides for Vulnerable people) has prevented rental from proceeding further. Originally named the Tom Foster Welfare Centre. Site was officially opened by Lord Mayor of Sydney, Alderman Harry Jensen on 11th March 1964 when Newtown was part of the City of Sydney. Centre was named after a local alderman who became Mayor of Marrickville. The building has colorbond construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently used as a community centre. The centre is made up of numerous small rooms, toilet areas for male and female users, kitchen areas, offices and storage areas.

The Centre provides a range of services to seniors, peoples with a disability and carers. This includes Food and Social Support Services delivered by 10 staff members and approximately 60 volunteers from the local community.



Building information

Address	1-13 Darley Street Newtown		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	03 May 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1964	Net Lettable Area (sqm)	500
Expected Useful Life	75	Remaining Life	40
Valuation	\$1,986,000	Annual Depreciation	\$53,689
Written Down Value	\$1,876,664	Gross Replacement Cost of Components	\$651,628

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$38,718					\$38,718
Finishes	\$366,681					\$366,681
Services	\$469,170					\$469,170
Substructure		\$161,704				\$161,704
Superstructure	\$949,727					\$949,727
Total	\$1,824,296	\$161,704	\$	\$	\$	\$1,986,000

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

External doors do not front the primary access point of the site
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"
 External windows do not have double glazing
 Each room within the building does not have fire detectors installed

Annandale Community Centre Back Hall Description	
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Building information			
Address	77-79 Johnston Street Annandale		
Asset ID	TBC	Primary Service Group	Community Services and Culture
Survey Date	17 April 2018		
Building Importance	Medium	Use	Community Services
Construction Year	1899	Net Lettable Area (sqm)	350
Expected Useful Life	120	Remaining Life	75
Valuation	\$1,014,000	Annual Depreciation	\$29,640
Written Down Value	\$564,934	Gross Replacement Cost of Components	\$385,499

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

Scope of Works Required
<p>Major Works (2020) Replacement of astro turf and conducting painting works. (2025) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, heaters, and security system. Kitchen and amenity areas will require refurbishment (incl. appliances), whilst floor coverings, laundry appliances, water tanks, staircases & fencing will also require works. The facility will also need to be repainted (internal & external).</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area)</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals Rear Building - Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Blocked with leaves Rear Building - Downpipes-Metal - Paint - Paint peeling chipped Rear Building - Asbestos Wall - Missing - Piece cracked and missing Rear Building - Brick Paving - Trip Hazard - Pavers sunken GF-Back Hall - Exit Signs(Illuminated) - Light Not Working - No signal/light GF-Back Hall - Vinyl - Worn - Joins damaged GF-Back Hall - Vinyl - Rippling - Rippling GF- Back room Kitchen - Gyprock Lining - Cornice/Cover Strips - Cracked. Water damage. GF- Back room Kitchen - Fluorescent Lights - Light fitting damaged/cracked - Water damage GF-Back room (store room 1) - Smoke Detectors - Loose - Loose GF-Back room (baby - Incandescent Lights - Light fitting missing - No light cover GF-Back room (baby - Exit Signs(Illuminated) - Light Not Working - No sign/ light GF-Back room (store room 2) - Fluorescent Lights - Light fitting missing - No light cover GF-Back room (store room 3) - Gyprock Lining - Cracked - Cracked on ceiling and cornice</p>