

**Balmain Town Hall**

**Description**

Balmain Library is part of the Balmain Town Hall Building complex. Comprising of the Town Hall, the meeting rooms, the library, the archive, the caretaker's residence and courtyard plus gardens.

This is a heritage listed building dating from 1888; when Balmain was a municipality. Some external walls may not be tampered with at all, particularly the front façade and eastern exterior.

In 2009 the entire building was refurbished at a cost of approximately \$4.9 million; increasing the library floor space to 557m<sup>2</sup>. Approximately 12,000 people visit the library per month.



**Building information**

Address	370 Darling Street Balmain		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	29 April 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	1880	Net Lettable Area (sqm)	1707
Expected Useful Life	120	Remaining Life	70
Valuation	\$10,146,000	Annual Depreciation	\$296,574
Written Down Value	\$9,495,269	Gross Replacement Cost of Components	\$1,788,518

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$182,482				\$182,482
Finishes		\$1,058,396				\$1,058,396
Services	\$4,014,604					\$4,014,604
Substructure	\$377,129					\$377,129
Superstructure	\$4,513,388					\$4,513,388
<b>Total</b>	<b>\$8,905,121</b>	<b>\$1,240,878</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$10,145,999</b>

**Scope of Works Required**

**Major Works**

(2027) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, hot water units, lifts, and security system. Refurbishment of kitchen and amenity areas (incl. equipment), replacement of floor finishes, audio-visual equipment, and internal/external painting. Exterior works/replacements (i.e. bollards, crapark surfacing, bike rack, and fencing) should also be completed, whilst an allowance has been included for roofing potential works. Provision for the installation of a FIP/EWIS panel & installation of braille signage, tactile indicators & stair contrasting strips.

**Low priority works**

**Property Quality Standards and Compliance**

External windows do not have double glazing  
 No separate male and female toilets  
 No baby change facilities  
 No solar panels installed  
 Facility does not have a rainwater collection or harvesting system  
 Main entrance/exit does not cater for disability access  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Evacuation plan is not present  
 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 sharps container present  
 Instantaneous water boiling unit not installed  
 Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet

**Haberfield Centre Library**

**Description**

The Haberfield Centre comprising of the library, meeting rooms and part of premise is used by State Emergency Services. The building is a double storey complex, constructed of brick and yellow render.



**Building information**

Address	78-80 Dalhousie Street Haberfield		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	26 April 2018		
Building Importance	Medium-High	Use	Library
Construction Year	1910	Net Lettable Area (sqm)	646
Expected Useful Life	75	Remaining Life	40
Valuation	\$4,603,000	Annual Depreciation	\$137,650
Written Down Value	\$3,228,230	Gross Replacement Cost of Components	\$583,516

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$295,945				\$295,945
Finishes			\$539,042			\$539,042
Services	\$1,706,968					\$1,706,968
Substructure		\$248,382				\$248,382
Superstructure			\$1,812,662			\$1,812,662
<b>Total</b>	<b>\$1,706,968</b>	<b>\$544,327</b>	<b>\$2,351,704</b>	<b>\$</b>	<b>\$</b>	<b>\$4,602,999</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

No sharps container present

No braille and tactile indicators at the entrance to each ambulant amenity

**Hazardous building materials**

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

**Defects/Repairs/Renewals**

- GF-Main Library - Gyprock Lining - Cracked - Cracked
- GF-Main Library - Carpet - Patch - Carpet - Replace
- GF-Main Library - Paint Finish - Chipped/Flaking - Paint flaking in different parts of ceiling
- GF-Main Library - Carpet - Visible Damage - Worn carpet on stairs
- GF-Main Library - Fluorescent Lights - Light Not Working - Light not working
- GF-Main Library - Render - Cracked - Hairline cracks in various locations
- GF-Main Library - Fire Hose Reels - Requires Test & Tag - Last test July 2017
- GF-Office 1 - Gyprock Lining - Moisture Damage - Water damage
- GF-Office 1 - Paint Finish - Water Damaged/Mould Issues - Water stain
- GF-Office 1 - Fluorescent Lights - Light fitting missing - Missing covers
- GF-Office 1 - Carbon Dioxide - Requires Test & Tag - Last test July 2017
- GF-Office 1 - Fluorescent Lights - Diffuser missing - Missing light
- GF-Storeroom - Gyprock Lining - Cracked - Cornice cracked
- GF-Storeroom - Paint Finish - Chipped/Flaking - Paint chipping
- GF-Kitchen - Plaster Board Lining - Cracked - Cracked
- GF-Bathroom - Fluorescent Lights - Light fitting missing - Missing cover

**Emanuel Tsardoulias Library Centre**

**Description**

The Dulwich Hill Library was renamed in honour of Emanuel Tsardoulias who passed away in 2014 at the age of 38. The new Library was officially opened on 10 September 2016 to a newer bigger space. This facility replaces the original Dulwich Hill Library on Seaview St. It will host regular activities for the community, as well as housing thousands of new books and DVDs.



**Building information**

Address	362/372 New Canterbury Road Dulwich Hill		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	09 February 2018		
Building Importance	Medium-High	Use	Library
Construction Year	2016	Net Lettable Area (sqm)	309
Expected Useful Life	75	Remaining Life	73
Valuation	\$1,430,000	Annual Depreciation	\$42,763
Written Down Value	\$1,373,916	Gross Replacement Cost of Components	\$283,257

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$91,940					\$91,940
Finishes	\$167,463					\$167,463
Services	\$530,299					\$530,299
Substructure	\$77,164					\$77,164
Superstructure	\$563,134					\$563,134
Total	\$1,430,000	\$	\$	\$	\$	\$1,430,000

**Scope of Works Required**

**Major Works**

Replacement of lighting, smoke detectors, extinguishers & hose reels, and equipment/appliances (i.e. audio visual & kitchen). Internal painting will be required, with also replacement of some of the amenity fixtures/fittings. Provision has been made for fire compliance upgrades and amenity upgrades.

**Low priority works**

**Property Quality Standards and Compliance**

**Hazardous building materials**

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

**Defects/Repairs/Renewals**

**Recent Works**

<p><b>Italian Forum Complex</b></p> <p><b>Description</b></p> <p>The Leichhardt Library is part of the The Italian Forum comprising of 2 strata's covering residences, shops, businesses, carpark, loading dock, Baby Health Service and Leichhardt Library.</p> <p>Council's strata covers and is responsible for both the Library and Baby Health services.</p> <p>Built in 2003 the library floor area is 1,350 m2.</p> <p>The Internal was due to be painted in 2013, not done. The carpet was replaced in 2011.</p> <p>Approximately 14,000 people visit the library each month. Subject to The Italian Forum Building Strata</p>	
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<b>Building information</b>			
Address	23 Norton Street Leichhardt		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	10 May 2018		
Building Importance	Medium-High	Use	Library
Construction Year	2000	Net Lettable Area (sqm)	2125
Expected Useful Life	75	Remaining Life	62
Valuation	\$2,250,000	Annual Depreciation	\$132,490
Written Down Value	\$4,005,046	Gross Replacement Cost of Components	\$705,889

<b>Building Condition</b>						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$144,661			\$144,661
Finishes		\$263,490				\$263,490
Services	\$834,386					\$834,386
Substructure	\$121,412					\$121,412
Superstructure		\$886,051				\$886,051
Total	\$955,798	\$1,149,541	\$144,661	\$	\$	\$2,250,000

<b>Scope of Works Required</b>
<p><b>Major Works</b></p> <p>(2027) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning, hot water units, and security system. Refurbishment of amenity and kitchen areas (incl appliances), whilst audio-visual equipment and floor coverings will also be replaced. Interior of building will be repainted. Provision for accessibility and fire compliance upgrades.</p>
<p><b>Low priority works</b></p>
<p><b>Property Quality Standards and Compliance</b></p> <p>Not all external doors can be unlocked from the inside without using a key</p> <p>External windows do not have double glazing</p> <p>No baby change facilities</p> <p>No sharps container present</p> <p>The level of natural light is approximately 50%</p>
<p><b>Hazardous building materials</b></p> <p>Refer to <a href="#">individual report (click here)</a></p>
<p><b>Defects/Repairs/Renewals</b></p> <p>Door Hardware (Handles/Locks) - Missing - 2 missing handles</p> <p>Fire Doors-Hinged,Single - Visible Damage - Graffiti on doors. Clean</p> <p>GF-Reading area - Exit Signs(Illuminated) - Light Not Working - Red light is on</p> <p>GF-Reading area - Suspended Panel (Incl Frame) - Moisture Damage - Not all in one spot</p> <p>GF-Local studies - Paint Finish - Chipped/Flaking - Small Areas all over room</p> <p>GF-Meeting room - Gyprock Lining - Holed - Where chairs scuff the walls</p> <p>GF-Staff Room office 2 - Paint Finish (Per Leaf) - Chipped/Flaking - On close edge</p>

**Marrickville Town Hall**

**Description**

The Marrickville Town Hall was built in 1879 and is Heritage listed; with the second storey being added in 1883. The town hall is currently used as a public hall and also includes Marrickville Library. The town hall is made up of numerous small rooms, offices, storage areas, library areas, a kitchen area and toilet areas for male, female and disabled users. The building has brick construction, with a concrete slab roof, internal walls are render and ceilings are plaster. Marrickville Library due to vacate 2019 and move into the new Marrickville Library. The building has brick construction, with a concrete slab roof, internal walls are render and ceilings are plaster. The town hall is currently used as a public hall and also includes Marrickville Library. The town hall is made up of numerous small rooms, offices, storage areas, library areas, a kitchen area and toilet areas for male, female and disabled users.



**Building information**

Address	Marrickville & Petersham Roads Marrickville		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	19 April 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	1921	Net Lettable Area (sqm)	2400
Expected Useful Life	100	Remaining Life	65
Valuation	\$14,818,000	Annual Depreciation	\$434,057
Written Down Value	\$10,888,743	Gross Replacement Cost of Components	\$2,412,743

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$266,511					\$266,511
Finishes		\$1,545,763				\$1,545,763
Services	\$5,863,237					\$5,863,237
Substructure	\$550,789					\$550,789
Superstructure			\$6,591,700			\$6,591,700
<b>Total</b>	<b>\$6,680,537</b>	<b>\$1,545,763</b>	<b>\$6,591,700</b>	<b>\$</b>	<b>\$</b>	<b>\$14,818,000</b>

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

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 windows do not have double glazing  
 Emergency lighting do not light the path to each emergency exit  
 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  
 No EWIS panel installed in the building  
 No sharps container present  
 Inadequate ventilation/exhaust in cooking areas  
 Vandalism is infrequent for the facility

**Hazardous building materials**

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

**St Peters Town Hall**

**Description**

The St Peter's Town Hall was built in 1927; comprises of the library, meeting rooms and the archive. Recently a new roof and sound proof as the building is directly under the Sydney flight path.

The building comprises the library, community rooms and the town hall. there are a number of kitchens within the facility. The building has brick construction, with a tile roof, internal walls are render and ceilings are gyprock. The building is currently being used as a public hall. The centre is made up of numerous small rooms, toilet areas for male, female and disabled users, kitchen areas, and storage areas.



**Building information**

Address	39 Unwins Bridge Road & Swain Street St Peters		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	27 April 2018		
Building Importance	Medium-High	Use	Community Services
Construction Year	1927	Net Lettable Area (sqm)	642
Expected Useful Life	100	Remaining Life	70
Valuation	\$4,098,000	Annual Depreciation	\$120,041
Written Down Value	\$3,920,666	Gross Replacement Cost of Components	\$687,716

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$73,705				\$73,705
Finishes	\$427,489					\$427,489
Services	\$1,621,511					\$1,621,511
Substructure	\$152,324					\$152,324
Superstructure	\$1,822,971					\$1,822,971
Total	\$4,024,295	\$73,705	\$	\$	\$	\$4,098,000

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Main entrance/exit does not cater for disability access  
 Installed fire extinguishers do not they have proper signage  
 No sharps container present  
 No braille and tactile indicators at the entrance to each ambulant amenity  
 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**

Paint Finish - Chipped/Flaking - Flaking and worn  
 GND-Lobby - Render - Cracked - Cracked  
 GND-Children Library - Carpet - Re-Stretch - Rippling  
 GND-Store incl staff toilet - Paint Finish - Chipped/Flaking - Toilet area paint flaking  
 L1-Foyer - Paint Finish - Chipped/Flaking - Flaking  
 L1-Meeting Room Large - Paint Finish - Chipped/Flaking - Flaking  
 L1-Activities Room - Paint Finish - Chipped/Flaking - Flaking  
 L1-Activities Room - Plaster Finish - Visible Damage - Sagging  
 L1-Meeting Room Small - Paint Finish - Chipped/Flaking - Flaking  
 L1-Kitchen - Paint Finish - Chipped/Flaking - Flaking

**Stanmore Branch Library**

**Description**

Very popular small neighbourhood library similar to a demountable. The building was always meant to be replaced and is currently the only community facility in Stanmore. The building has weatherboard construction, with a colorbond roof, internal walls and ceilings are gyprock. The building is currently used as a library. The building is made up of a library area, work room and toilet area.



**Building information**

Address	Douglas Street Stanmore		
Asset ID	TBC	Primary Service Group	Library and History Services
Survey Date	17 May 2018		
Building Importance	Medium-High	Use	Library
Construction Year	1979	Net Lettable Area (sqm)	200
Expected Useful Life	65	Remaining Life	35
Valuation	\$466,000	Annual Depreciation	\$13,987
Written Down Value	\$284,913	Gross Replacement Cost of Components	\$184,582

**Building Condition**

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$29,961			\$29,961
Finishes			\$54,572			\$54,572
Services		\$172,811				\$172,811
Substructure		\$25,146				\$25,146
Superstructure			\$183,511			\$183,511
Total	\$	\$197,957	\$268,044	\$	\$	\$466,001

**Scope of Works Required**

**Major Works**

**Low priority works**

**Property Quality Standards and Compliance**

Lack of braille and tactile signage to indicate sanitary facilities  
 No disabled toilets  
 No baby change facilities  
 Facility does not have a rainwater collection or harvesting system  
 Installed fire hose reels are not within 4m of a fire door/exit  
 Fall arrest system not installed  
 Area is not free of unpleasant odours  
 Evacuation plan is not present  
 Hot water system is not energy efficient  
 No EWIS panel installed in the building  
 No separate sink in cooking areas for hand washing purposes  
 No sharps container present  
 Instantaneous water boiling unit not installed  
 No ambulant cubicle installed in the male and/or female toilet on each building level  
 The level of natural light is approximately 50%

**Hazardous building materials**

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

**Defects/Repairs/Renewals**

Guttering-Colorbond - Gutter Leaks/Clean/Straighten - Clean

**Recent Works**