



THE REGIONAL COUNCIL OF GOYDER

BURRA CULTURAL CENTRE

Phillips/Pilkington
Architects 



18555 | DESIGN DEVELOPMENT REPORT | 5 JULY 2019

DRAFT

ASSUMPTIONS & DISCLAIMER

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1.0 INTRODUCTION

Phillips/Pilkington Architects were engaged by Regional Council of Goyder to investigate the development of a Cultural Centre encompassing the Burra Regional Art Gallery and Burra Town Hall with the Burra & Goyder Visitor Information Centre to be co-located with these facilities.

Key aspirations for the Burra Cultural Centre include:

- A complementary design that is sympathetic to Burra's significant heritage.
- Relocation of the Visitor Information Centre to increase its presence and improve visitor servicing.
- Capacity to accommodate a variety of events and activities with flexible spaces that meet current community and visitor needs and can adapt to meet future needs.
- Multi-purpose use with a range of spaces and facilities available for hire, including intimate meeting rooms with the ability to open up to accommodate larger groups.
- Modern kitchen to accommodate catering needs and corporate functions.
- Creation of a revitalised and activated public realm, that encourages increased tourist visitation and stimulates the Burra economy.

Phillips/Pilkington Architects undertook significant consultation with Burra Regional Art Gallery Committee, the Burra Town Hall Committee and the Burra and Goyder Visitor Information Centre staff, together with Councillors and Council staff which has informed the design proposals for the proposed Cultural Centre.

Specialist input was provided by professional consultants, including:

Structural & Civil Engineers	WGA
Building Services Engineers	BESTEC
Landscape Consultant	Aspect
Acoustic Engineers	BESTEC
Cost Consultants	Rider Levett Bucknall
Traffic Consultant	MFY
Disability Access Consultant	Able Access
Building Certifier	Katnich Dodd

This report includes:

- Site Analysis
- Consultation Summary
- Design Proposal
- Heritage Assessment
- Costings

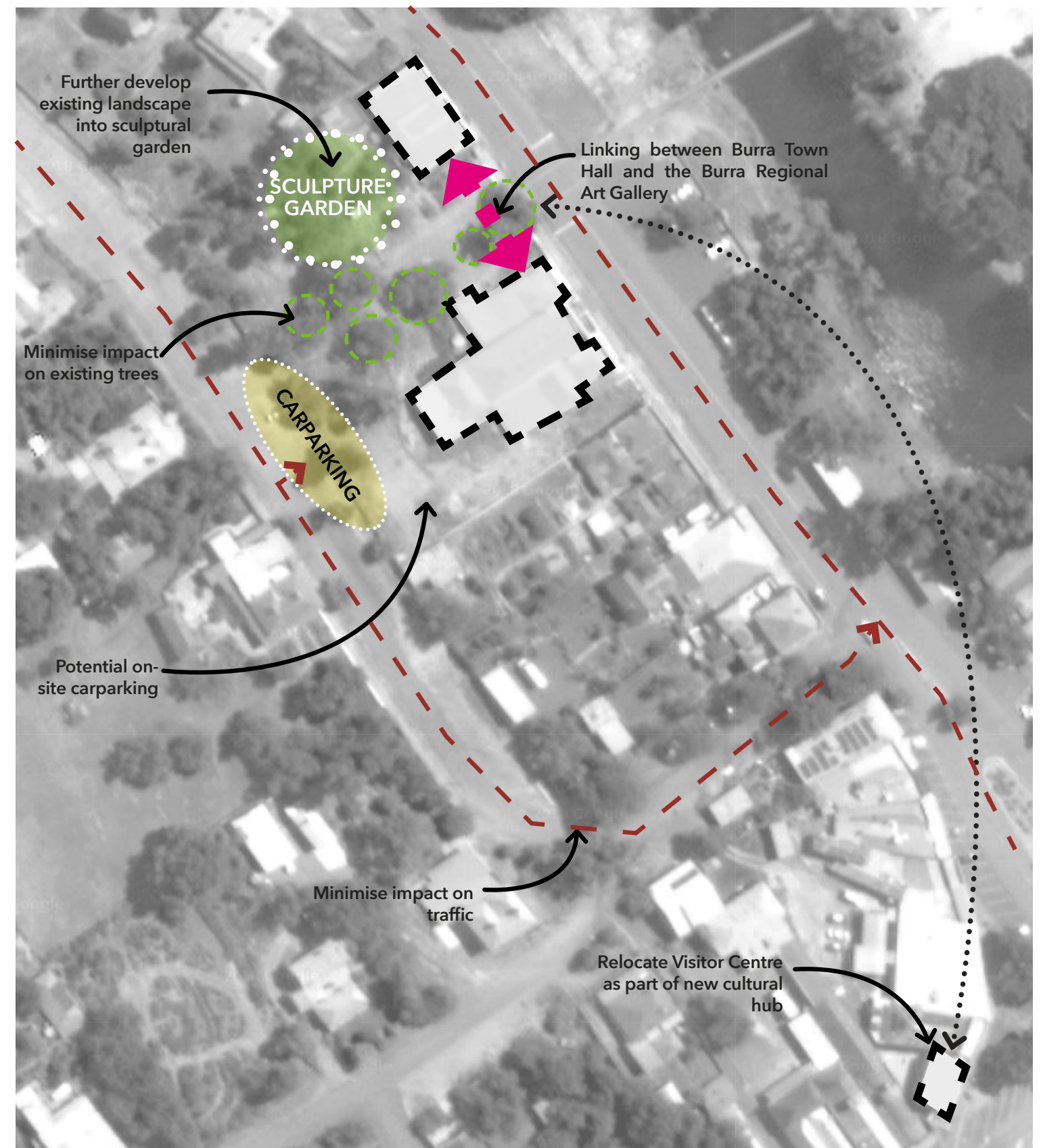


FIGURE 1: CONTEXT MAP

2.0 SITE ANALYSIS

2.1 SITE

The proposed site includes both the Burra Regional Art Gallery at 6 Market Street, and the Burra Town Hall at 4 Market Street, in Burra. The site fronts on to Market Street, which forms part of the Barrier Highway. Mt Pleasant Road is to the rear of the site. The overall site, including the Town Hall and Art Gallery, is approximately 7,000sqm, with a 31 metre zone between the two buildings.

The site rises approximately 12 metres from the northeast at the Market Street footpath to the southwest at Mt Pleasant Road (Figure 1).

The Art Gallery is listed on Certificate of Title Volume 5177 Folio 635 and is located on allotment 10. The Town Hall is listed on Certificate of Title Volume 5992 Folio 594 and is located on allotment 728. Both buildings are included on the SA State Heritage Register and are located in a State Heritage Area and National Heritage Place. No easements have been listed on the Certificates of Title.

The Registered Proprietor of the land is the Regional Council of Goyder.

2.2 DEVELOPMENT PLANNING FRAMEWORK

The Burra Regional Art Gallery and the Burra Town Hall are located in the District Town Centre Zone in the Goyder Council Development Plan (consolidated 24 November 2016).

2.3 BUILDING ENVIRONMENTS

2.3.1 Burra Regional Art Gallery

The Burra Regional Art Gallery was originally the Burra Post and Telegraph Office built in 1860. The Burra State Heritage Area has the following description:

"The Telegraph Station and Post Office building was designed by the Colonial Architect and erected in 1861. Previously, the first official mail run to Burra began in 1846, and the town's first post office was the accountant's office at the mine. The first telegraph was sent to Adelaide in 1860 from the Burra Institute. In 1862 John McDouall Stuart sent a message from this telegraph station to the Governor of South Australia, informing him of his successful crossing of the continent. The building's southern wing was added in 1890 and the northern wing in 1911 to house the telephone exchange. This building was Burra's Post Office for nearly 100 years, until a new Post Office was erected in Market Square in 1960."

The Burra Regional Art Gallery is a classical building of tripartite design with a central two storey tower with two rooms flanked by symmetrical projecting colonnaded wings each with three arches. The southern colonnade has been infilled to create more internal space.

The building is constructed of South Australian bluestone, probably locally quarried with rendered detailing to parapets, quoins, cornices, colonnade columns and keystones. Based on the quoining pattern, building corners and columns are likely to be constructed of brickwork that has been rendered.

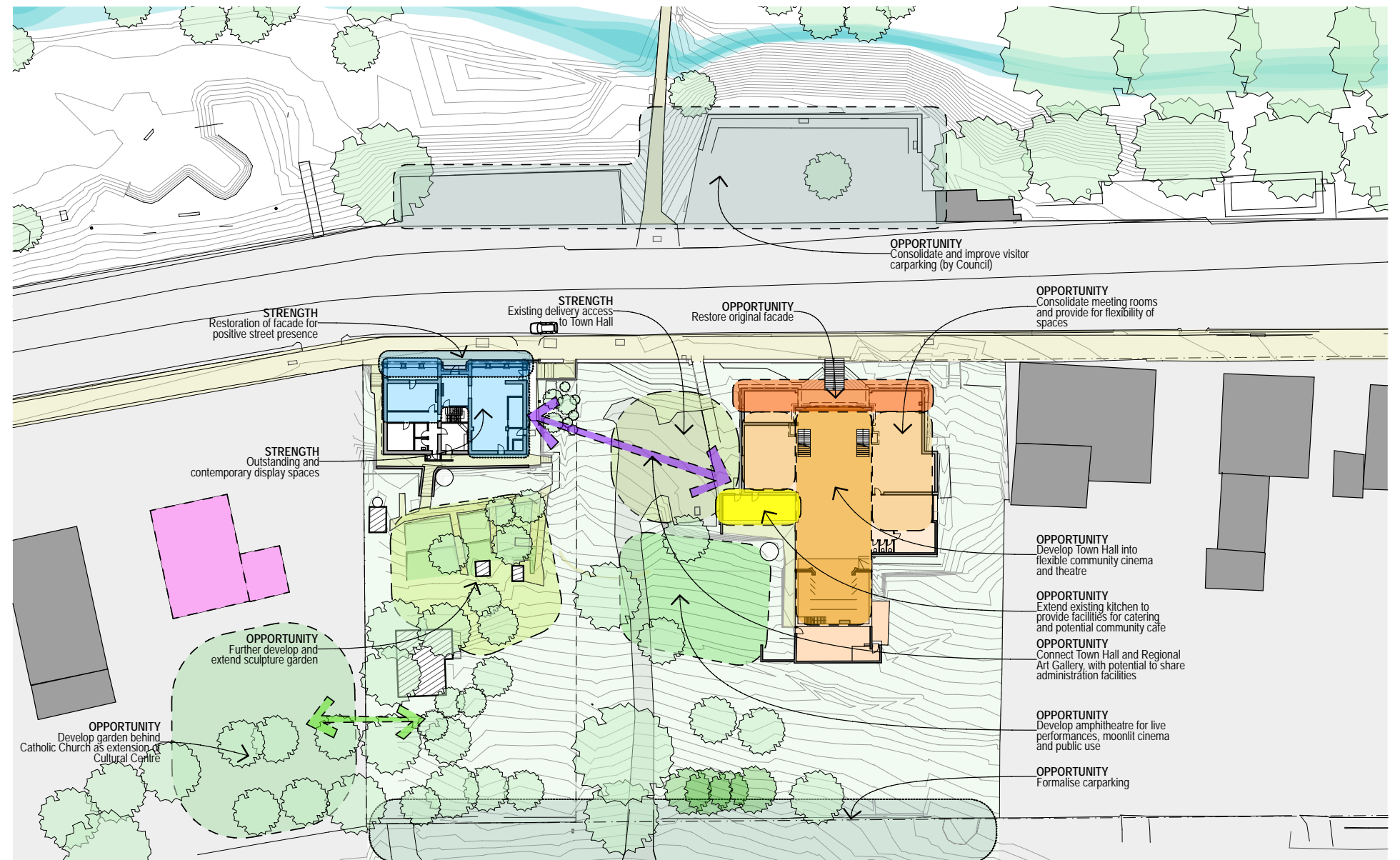


FIGURE 2: EXISTING SITE CONDITIONS



FIGURE 3: REGIONAL ART GALLERY

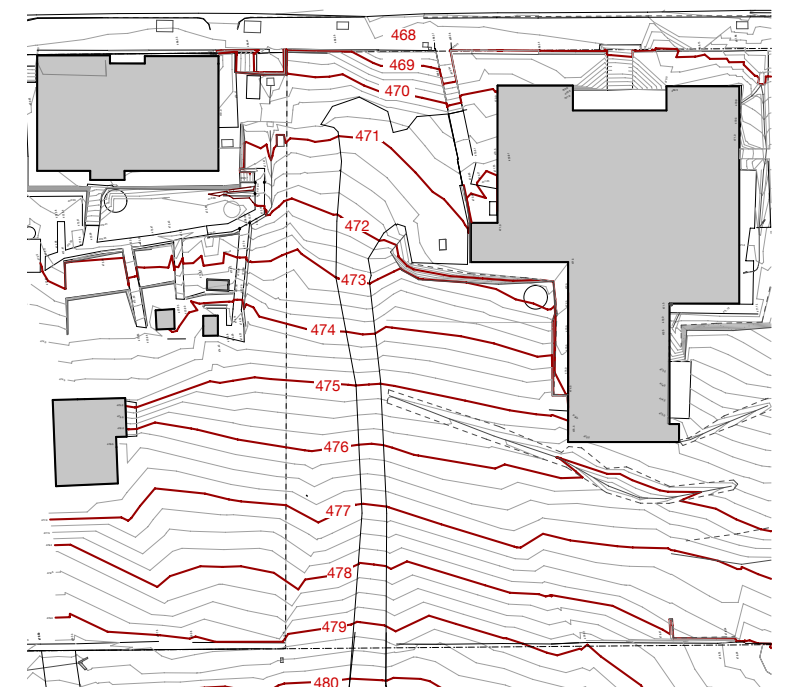


FIGURE 4: SITE CONTOUR MAP

2.0 SITE ANALYSIS

The quoining pattern suggests that the arcaded colonnade is a later addition.

The classically inspired arcades have a projecting rendered keystone and projecting brackets at the arched spring points which reflect the deep moulded cornices below parapet level. Two chimneys rise above the central two storey tower.

Internally walls are plastered with deep timber skirtings and architraves while cornices are moulded plaster.

The main gallery has polished hardwood floors with baltic pine in the smaller galleries.

The building accommodates a retail store, two exhibition spaces, kitchen, staff toilet and minimal storage on the ground floor, and an office and storage space upstairs. The internal environment has a contemporary feel, with walls painted white and hanging tracks installed in exhibition spaces and corridors for artwork display. Exhibition spaces have timber floorboards, wet areas are tiled and upstairs spaces are carpeted. The spaces are well-lit with track-lighting installed in exhibition spaces for flexible artwork display.

Burra Art Gallery (formerly Burra Post & Telegraph Office) has State Heritage ID 10017 and Heritage Number 14310 and was confirmed as a State Heritage Place on 28 May 1981.



FIGURE 5: ART GALLERY INTERIOR



FIGURE 6: TOWN HALL

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2.3.2 Burra Town Hall

The Burra Town Hall was built in 1874 and originally served as the Burra Institute. The building was built on the site of the Mechanics' and Miners' Institute built in 1857. The Burra State Heritage Area has the following description:

"The Town Hall was first built as a one-roomed institute, known officially as the Burra Burra Miners and Mechanics Institute, on land owned by the South Australian Mining Association. In 1874 SAMA legally transferred the land to a group of gentlemen, who shortly after declared a Trust aiming to promote 'useful knowledge and rational mental recreation amongst its members'. Colonial institutes had been established in many country areas of South Australia by the late 1850s, ably assisted by Government grants and grants-in-aid, based upon membership. These institutes ideally sought to provide opportunities for further education, beyond that taught to a fortunate minority. Like most of these institutes, the Burra Institute's main function was the provision of library services. Mr W.H. Birbeck was appointed the first librarian in 1858.

Also closely associated with the Institute Building were the various lodges of Burra. These included the Freemasons who established themselves shortly after the mine opened (1845), the Oddfellows (est. 1849), the Foresters (est. 1859) and the Rechabites (est. 1865). These groups used the Institute for regular meetings until the early 1900s, and no doubt subscribed to its extensions in 1874. This work included the major addition of the front section, and incorporated a Council Chamber, lecture room and library.

In 1945 the Trusteeship was transferred to the Corporation of the Town of Burra, and the building provided the council Burra Town Hall, 2005 meeting room for many years, until 1969 when it amalgamated with the District Council and transferred to the old Commercial Bank building.

The Town Hall, as it is now known, has also been used as a picture and stage theatre."

The Burra Town Hall has a tripartite composition for its main facade with a central taller section for the Hall which is flanked by symmetrical projecting rooms linked by a canopy hung from iron rods that provides shelter to the entrance and appears to be a later addition.

Like the Art Gallery, the Hall is constructed of bluestone with rendered detailing along the facade and red brick quoining to side openings.

The projecting bays have vermiculated rusticated quoins with rendered parapets and large moulded cornices supported on pairs of decorative brackets.

Window and door surrounds are also rendered with window sills supported on pairs of decorative brackets. Window heads have flat arches with a central projecting keystone.

The central recessed two storey Hall facade has more elaborate renderwork with a central pediment containing the lettering 'Burra Town Hall'. Below this pediment, a large projecting cornice is supported on dentil brackets. Windows in this section have arched heads.

The rooms flanking the central hall have fireplaces with rendered chimneys that have decorative moulded cornice details supported on decorative brackets.

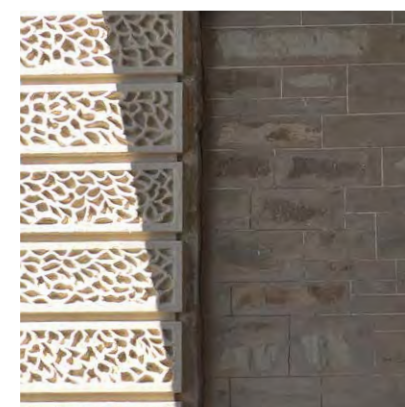
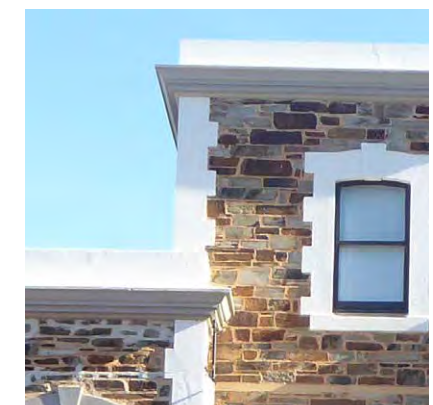
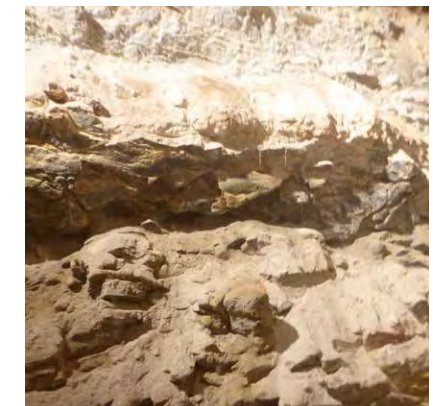
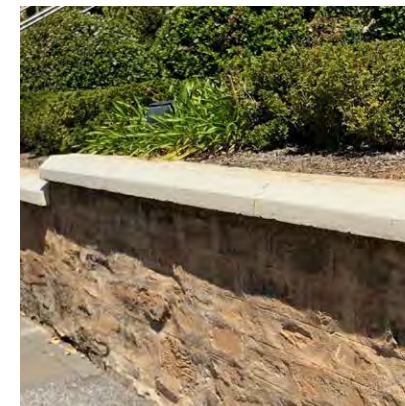


FIGURE 7: TOWN HALL ELEMENTS

3.0 CONSULTATION SUMMARY

Consultation with the Regional Council of Goyder and the Burra community informed the development of the Concept Plan. Undertaken at the commencement of the project, the aim was to gain an understanding of the community's aspirations and vision.

Workshops with the following groups were held:

- Councillors
- Town Hall Committee
- Regional Art Gallery Representatives

Follow up consultations were held to present the Concept Plan and gather feedback.

3.1 INITIAL CONSULTATIONS

Each workshop group was asked to identify:

- Positive aspects of existing buildings and grounds
- Challenges within existing buildings and grounds
- Opportunities
- Key Design Considerations.

Feedback from these initial consultations is summarised below with Meeting Minutes included with the Concept Report.

3.1.1 Positives

- Heritage value of Burra, the Art Gallery and Town Hall
- Art Gallery features beautiful, well-presented interiors and a recently restored facade
- Site orientation is optimal for valuable access to northern light
- Current delivery access is effective as it provides direct access to the Town Hall and Art Gallery
- Supper Room in the Town Hall is used and loved by community groups, often as a meeting room
- Attractive streetscape with a variety of heritage buildings
- Stonework and materiality of existing buildings.

3.1.2 Challenges

- Accessibility of the facilities for an ageing population and 'grey-nomad' tourist groups
- Different floor levels between the Art Gallery and Town Hall, disability access and accessibility for deliveries
- The steep and challenging topography of the site
- Rocky soil on site
- Issues with limited and informal on-site parking
- Existing Hall is cold, uninviting and lacks sufficient storage space for chairs and temporary displays

- Art Gallery requires flexible lighting and climate control
- Art Gallery lacks sufficient space for storage, making it challenging to accommodate large exhibitions
- Art Gallery is restricted by limited display space
- Resolution of carparking and traffic issues on Market Street, with caravans currently parking adjacent to the heritage buildings and obstructing views.

3.1.3 Opportunities

- Maximise northern aspect and views over Burra Creek
- Develop Town Hall with cinema capabilities
- Restore original Town Hall facade
- Consolidate an accessible display of history collections to tell the story of Burra, including mining history, agriculture, movies and music significance
- Potential to share resources between the Town Hall and Art Gallery if linked to create the new Cultural Centre
- Integrate technology and development of collaborative, creative spaces to attract a variety of demographics
- Night lighting to display the character of existing heritage buildings, to strengthen street presence and to provide a space that is welcoming in the evening
- Develop a forecourt to provide story-telling opportunities
- Develop the grounds to the back of the site as an extension to the activities in both the Town Hall and Art Gallery, with opportunity to develop the steep slope as tiered seating and extend the existing sculpture garden
- Potential to provide coffee and outdoor terrace seating for visitors (impact on existing businesses would need to be considered).



FIGURE 10: CONSULTATION IDEAS

3.1.4 Key Design Considerations

The Concept Design and design development process need to carefully integrate the following for both new developments and proposed refurbishments:

- Destination and identity, with the new development acting as a 'gateway' to Burra and its offerings
- Material selection to be complimentary to heritage buildings and to promote the heritage value of place
- Accessibility of existing buildings and new building developments
- Flexible and future-proof spaces
- Environmentally sustainable design (ESD)
- Further develop landscaping as visitor attraction
- Acoustic design to suit a variety of uses
- Lighting to suit a variety of uses.

The input from these workshops provided valuable understanding of the potential of the new development, existing buildings and site and strongly influenced the direction of the Concept Plan.

Key words describing the aspirations for the Cultural Centre are described in the 'Wordle' below.

3.2 DESIGN DEVELOPMENT CONSULTATIONS

Follow up consultations were undertaken during the design development phase to review the Concept Proposals and further develop the brief for each of the major components of the Burra Cultural Centre with:

- Town Hall Committee
- Regional Art Gallery Committee
- History Group
- Visitor Centre Staff

3.0 CONSULTATION SUMMARY

3.3 CONSULTATION SUMMARY

Meeting Minutes for these consultations are attached in Appendix B. Key points raised in the consultations are summarised below.

3.3.1 Town Hall

- Addressing thermal comfort a major priority
- Resolve accessibility issues
- Develop as a multi-purpose venue for cinema, theatre and events
- Improve backstage facilities, changerooms and amenities
- Develop indoor / outdoor connectivity for events such as Spring Garden Expo
- Provide adequate storage for chairs/tables/ladders

3.3.2 Regional Art Gallery

- Support for restoration of arcaded facade
- Recognise importance of permanent collection, including S.T. Gill prints, Barbara Hanrahan collection and Regional Women Painters Collection
- Provide flexible temporary exhibition space
- Provide adequate storage for processing travelling exhibitions and strong permanent collection
- Develop kitchen as workshop space
- Provide space for Artist in Residence
- Shared retail outlet with Visitor Information
- Gallery spaces as flexible event/performance venues

3.3.3 History Group

- Develop central Burra location for Archive (currently dispersed between School / Courthouse - National Trust) requires large compactus
- Retain Exhibition Spaces in Town Hall (Mary Warnes Room and Civic Room)
- Develop History Room with space and facilities for research, map drawers, shelving for collection, filing cabinets
- Retain Lodge Honour Boards & Banners

3.3.4 Visitor Information Centre

- Provide display space with AV screens (current Visitor Information Centre has inadequate display)
- Provide retail space, can potentially be joint facility with Regional Art Gallery
- Provide access computers for visitors and charging station
- Create Rest Lounge Area with water
- Provide adequate security
- Provide workspaces, meeting / lunch space for staff
- Provide staff toilet

3.4 BRIEF DEVELOPMENT

The consultation process assisted in establishing the desired functional relationships between spaces and the required spatial allocations which are summarised in the Brief.

The Design Development Brief captures consultation input and feedback from stakeholders and Council.

Key aspirations of the Brief include:

- The development of an integrated Cultural Centre that enhances community cultural life and attracts and engages visitors
- Resolution of accessibility issues, with the Town Hall and Regional Art Gallery linked without physical barriers
- Development of a site servicing strategy to facilitate touring exhibitions, performances and events
- Integration of indoor and outdoor space to create a variety of event spaces and enrich the cultural offerings of the Centre
- Develop a facility that reinforces Burra's identity
- Create a major tourism attractor that enriches Burra's cultural offerings
- Develop facilities in accordance with the Regional Council of Goyder's Prudential Management Policy and Procedure

A summary of the Brief is included in Appendix C.

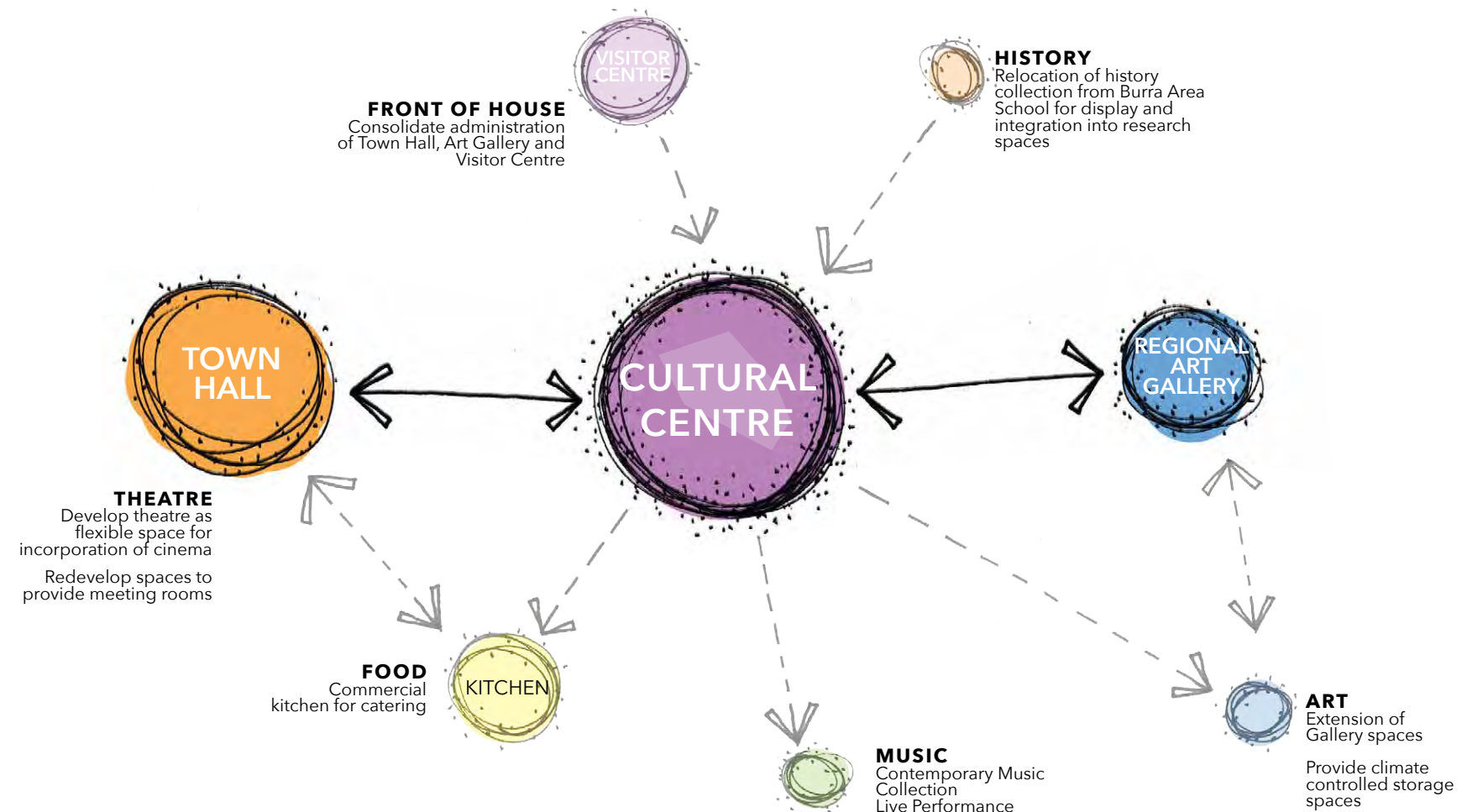


FIGURE 11: FUNCTIONAL RELATIONSHIPS DIAGRAM

4.0 DESIGN PROPOSAL

4.1 VISION & DESCRIPTION

The Concept Plans for the Burra Cultural Centre maximise existing built infrastructure and propose alterations and extensions, where required, to meet the current and future needs of the community.

The Burra Cultural Centre is proposed as a vibrant community hub that celebrates and preserves Burra's significant history and that empowers future generations to build on this history. The Centre will meet the community's current and future needs with spaces that are flexible, adaptable and multi-purpose to host a variety of activities, events and performances and to accommodate evolving technology.

Opportunities to refurbish existing heritage buildings include upgrades to kitchen spaces, improvement of accessibility and upgrades to amenities. Some restoration of original facades is also proposed.

The building and landscape proposal provides opportunities for storytelling and showcasing local history to enhance a sense of identity for Burra. Linking the Burra Town Hall with the Burra Regional Art Gallery will assist with efficient resourcing, provide opportunities to leverage current offerings and create a major visitor destination.

Resolution of levels across the site will improve accessibility and delivery access. Building upgrades and developments will be environmentally responsive to minimise life cycle costings.

The Burra Cultural Centre will act as the tourist heart of Burra, enhancing cultural life of the local community and visitors and encouraging increased visitation to the region's many significant attractions.

The design of Burra Cultural Centre maintains the integrity of the Town Hall and Regional Art Gallery but unites them to create a significant community and cultural facility. The proposed new Visitor Information Centre acts as a foyer to both existing buildings which can operate after hours independently of each other. The Gallery can be secured when the Town Hall is being used and the Town Hall can be secured when the Gallery is being used with accessible amenities available in both configurations.

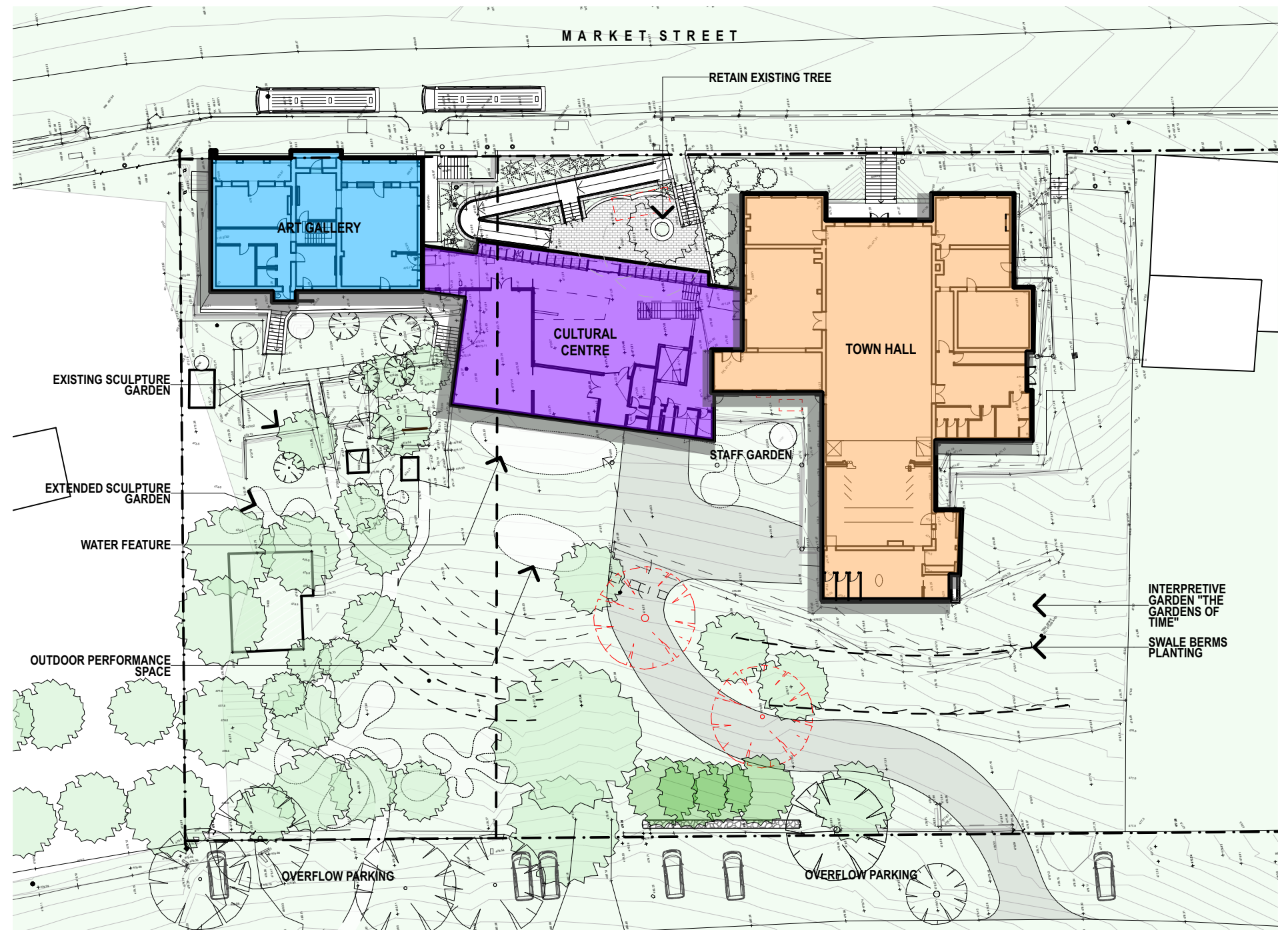


FIGURE 12: PROPOSED SITE PLAN



FIGURE 13: STREETSCAPE PROPOSAL

4.0 DESIGN PROPOSAL

4.2 BUILDING PROPOSAL

4.2.1 Burra Cultural Centre - Visitor Information Linking Building

The Burra Cultural Centre connects the existing Town Hall and Regional Art Gallery with a new linking building, which will accommodate the relocated Visitor Information Centre.

This link building is set back from the heritage listed Town Hall and Art Gallery to ensure their continued prominence and to create a public forecourt and gathering space. The existing heritage stone fence and stairs are retained with a new accessible ramp created to enable free access to the Visitor Information Centre, Regional Art Gallery and Town Hall.

The linking building will act as the new main entrance to the Burra Cultural Centre and create a new foyer/reception to the Regional Art Gallery and Town Hall. This link building is proposed as a two-storey building with additional display space upstairs which has at-grade access to the rear of the site from the first floor. The building will be level with the Gallery at ground floor with the Town Hall accessed via a small flight of stairs and lift to ensure inclusive accessibility to both buildings.

The proposed lift will resolve many of the existing Town Hall and Regional Art Gallery's accessibility issues benefitting people confined to wheelchairs, ambulant disabled, parents with prams and strollers and make both venues more welcoming to the elderly. The lift will double as a goods lift, able to take large art crates, together with props, event fixtures and catering supplies.

The Visitor Information Centre will include displays, a reception service desk, open research area, retail shop and casual seating area. Retail merchandise will be predominantly housed in mobile display cases which can be stored to enable this space to be used for functions. Storage is located behind the reception desk. A large climate-controlled gallery space is accessed from the public foyer. Climate-controlled storage is located adjacent to the gallery space and will enable the gallery to host a wide range of local and touring exhibitions.

Staff facilities including a toilet, kitchenette and lunch / meeting space

are provided immediately adjacent the reception desks.

Visitor amenities including an access toilet, ambulant toilet and unisex toilet are accessed in the upper foyer adjacent to the lift.

A cleaner's room with cleaner's sink is also provided to facilitate cleaning of the entire complex.

A large overhead void is proposed in the foyer of the Visitor Information space for visual connectivity between the ground floor and first floor. This invites visitors to explore the upper level, which provides access to the sculpture garden and proposed interpretive landscape to the rear of the building.

The first floor of the new linking building will be accessed via the lift or stairs. The first floor exhibition space has the potential to accommodate specialist music exhibition displays such as contemporary music and could also act as a small venue for music or as support space for larger outdoor concerts. Ancillary spaces include storage, delivery bay/lobby and an accessible toilet.

The rear delivery bay/lobby is at grade, allowing ease of access into the building and lift.

An outdoor terrace facing Market Street supports special events on the first floor with views over the Burra Creek. The terrace and garden beds evoke the terracing of the landscape to the rear and soften the appearance of the first floor along Market Street.

The building has the potential to be developed in stages, if required, with the ground floor and lift shaft built in Stage 1 and the lightweight first floor built in Stage 2. This concept is illustrated in Appendix A.

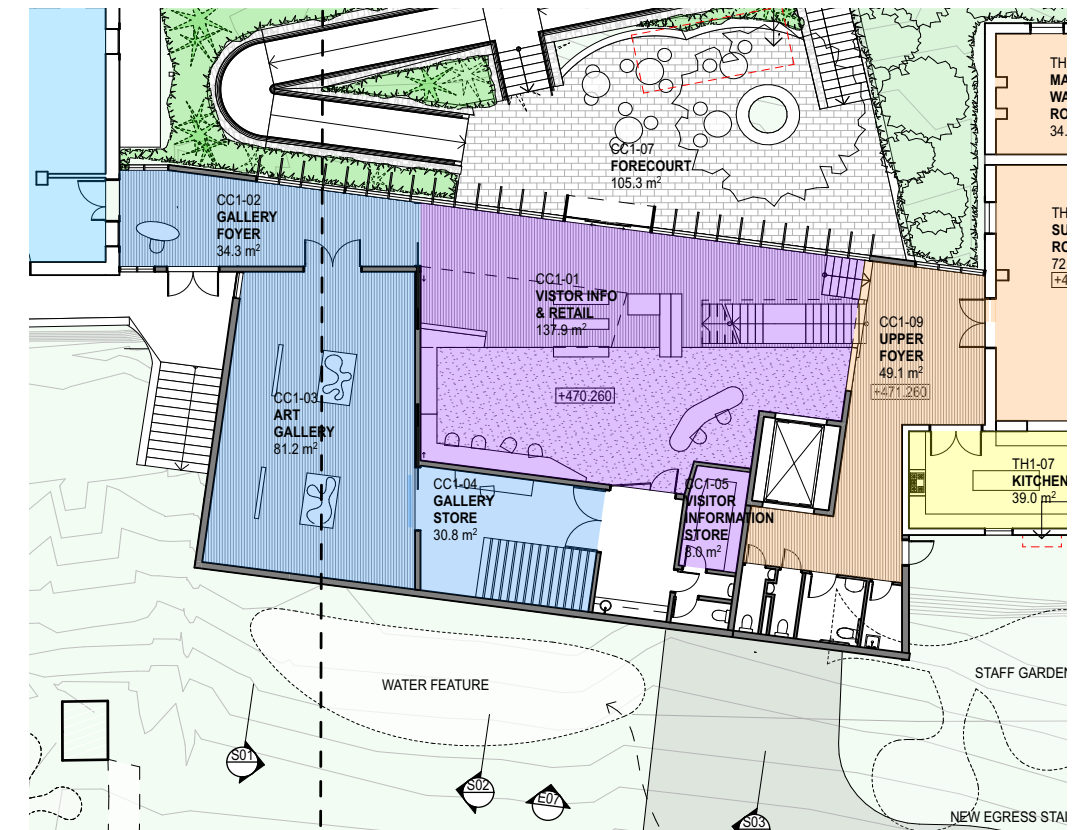


FIGURE 14: GROUND FLOOR PLAN LINK BUILDING

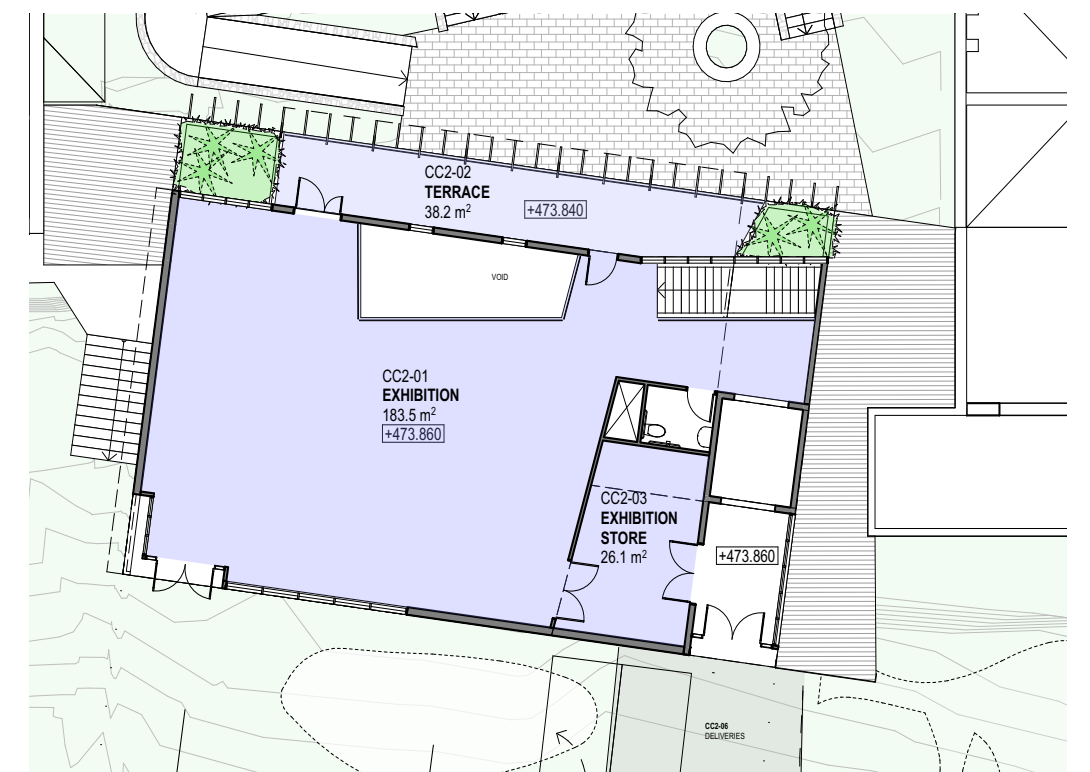


FIGURE 15: FIRST FLOOR PLAN

4.0 DESIGN PROPOSAL

4.3 PROPOSED MATERIAL SELECTION

The Concept Plans propose material selections which are sympathetic and complimentary to the existing Burra Regional Art Gallery and Burra Town Hall. Local materials will be utilised where appropriate, to support the heritage value of the town.

Neutral tones and soft textures have been selected as sympathetic to the existing heritage buildings, with masonry proposed for the ground floor and metal zinc cladding to the first floor.

The Market Street facade features full-height glazing, providing a clear delineation between old and new in accordance with the Burra Charter. This glazed facade will act as a display case to showcase local artwork and artefacts. Aluminum window frames are proposed as a neutral toned, low maintenance material.

Materials have been selected to reinforce Burra's identity and celebrate the history of the region, with copper framing the portal entry into the centre and copper inserts breaking up the glazed facade. Australian Hardwood is proposed for the frames of the glazed display boxes, referencing Burra's original wooded landscape.

4.4 FACADE DESIGN

A subtle building form has been proposed with a scale that takes cues from the heritage buildings adjacent. It is set back from Market Street to preserve the existing heritage streetscape.

The height of the new linking building references the heights of the decorative cornices on the Art Gallery and the Town Hall, while copper infill panels mimic the spacing of the archways and columns on the Art Gallery.

The first floor is set back with garden beds further reducing it's visual impact. The terraced forecourt and upper level terrace allude to the landscape experience at the rear of the site.

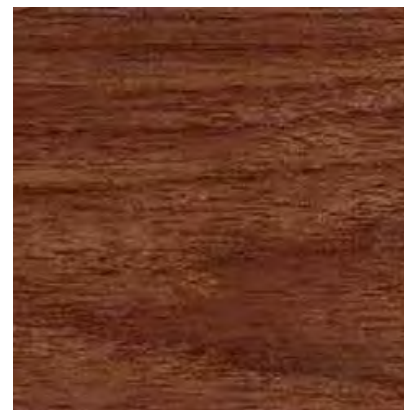
At night time the glazed facade will be illuminated, acting as a light 'beacon' to attract visitation.



FIGURE 16: MARKET STREET VIEW



COPPER



AUSTRALIAN HARDWOOD



MASONRY



ZINC CLADDING



ALUMINUM

FIGURE 17: PROPOSED MATERIAL PALETTE

4.0 DESIGN PROPOSAL

4.5 BUILDING REFURBISHMENT PROPOSALS

4.5.1 Burra Regional Art Gallery

Relatively modest changes are proposed to the Regional Art Gallery Building as its existing exhibition spaces work well. The key change proposed is the reinstatement of the original arcaded facade. The southern arcade was enclosed to create more space. With the development of the new Link Building with large exhibition space and generous storage facilities, this small loss of space is more than compensated. The potential to co-locate the art gallery retail and craft outlet with the Visitor Centre also frees up space within the Gallery.

The existing kitchen is proposed to be developed as a workshop space for small groups with the Gallery utilising the Town Hall kitchen to cater for events such as art openings.

The upstairs rooms are not proposed to be public due to access issues but potential does exist to create a future bridge link to the sculpture garden if access is required. The eastern room is proposed as an Artist in Residence studio with the western room used for administrative purposes subject to approval of the Fire Safety Committee.

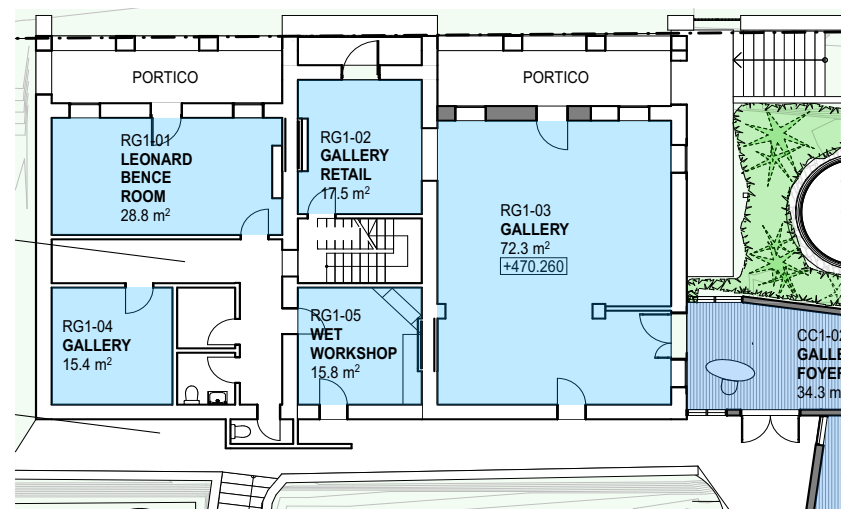


FIGURE 18: PROPOSED GROUND FLOOR PLAN OF BURRA REGIONAL GALLERY

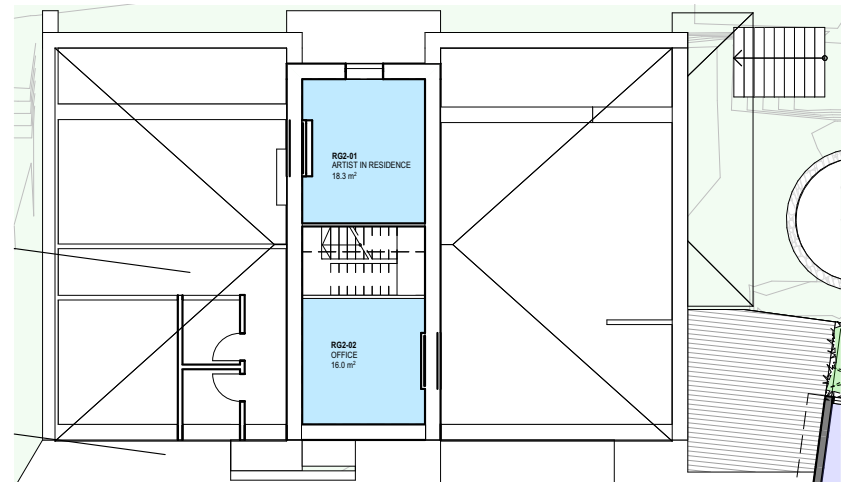


FIGURE 19: PROPOSED FIRST FLOOR PLAN OF BURRA REGIONAL GALLERY
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4.5.1 Burra Town Hall

Potential refurbishment opportunities for the Town Hall have been included in the developed design like the Regional Art Gallery interventions proposed for the Town Hall are relatively modest to preserve its heritage values. The most significant change is the proposed removal of the 20th Century brick addition to create changerooms at an upper level. These changerooms are in a poor state of repair and are accessed via a very steep staircase which is non-conforming.

An extension at stage level is proposed which will require excavation to create appropriate backstage facilities. These facilities include change cubicles, illuminated makeup benches, an accessible toilet and a Green Room where performers can comfortably await their appearance on stage.

The other major intervention is the introduction of air-conditioning throughout the Town Hall which will support increased utilisation of the Auditorium. The roof area of the proposed back stage extension can accommodate the new plant which will be accessible at grade.

Refurbishment works proposed include:

- Refurbishment of the existing kitchen with the outdoor space developed as a BBQ cooking area.
- Upgrade the existing toilets to better serve the Town Hall and Regional Art Gallery to meet accessibility standards.
- A stage lifter to resolve floor level issues, allowing accessible access to the stage.

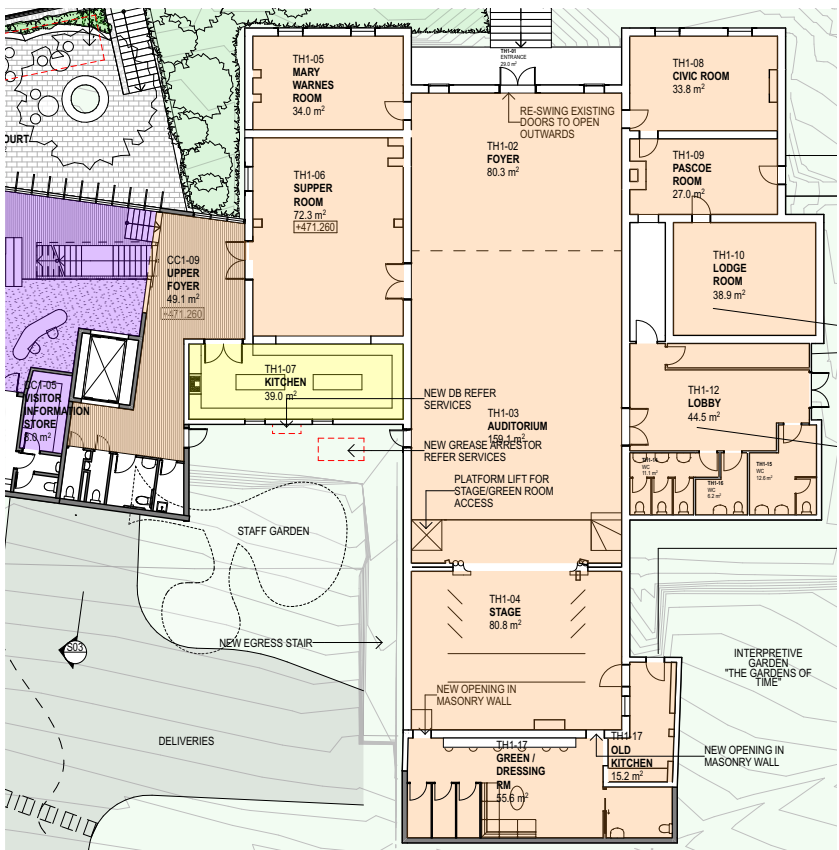


FIGURE 20: PROPOSED TOWN HALL REFURBISHMENT

4.6 AREA SCHEDULE

The following table summarises the proposed net areas of the new building development.

A Brief Summary is attached in Appendix C.

PROPOSED WORKS	PROPOSED GROSS AREA
GROUND FLOOR	
Visitor Information and Retail Shop	140m ²
Tourism Storage	8m ²
Lunch Room	12m ²
Gallery Foyer	35m ²
New Art Gallery Exhibition Space	80m ²
Gallery Storage	30m ²
Bathrooms	18m ²
Upper Foyer	50m ²
Lift	6m ²
TOTAL	380m ²
FIRST FLOOR	
Music Exhibition and Gallery	185m ²
Lobby	16m ²
Storage	26m ²
Accessible Bathroom	7m ²
Outdoor Terrace	40m ²
TOTAL	275m ²
GRAND TOTAL	655m ²

4.0 DESIGN PROPOSAL

4.7 HERITAGE

Both the Town Hall and Regional Art Gallery are State Heritage Places. Any proposed development will be assessed by Heritage South Australia of the Department of Environment and Water.

The design proposals have been reviewed by Senior Conservation Architect Margaret Heathcote of Heritage South Australia who made the following comments:

"The development creates an appropriate addition to these two cultural places in Burra to provide essential access and services that are lacking in both. Provision of suitable facilities and sensible access for all are critical in ensuring the ongoing use of heritage buildings."

The scheme shows how a modern building to link the two buildings and their multiple functions can be achieved in a sensitive way. A lift deals with access for the less able and for deliveries within the steep site, a new structure can provide climate controlled gallery facilities and better sanitary and catering facilities. While some compromises may be necessary to heritage fabric and strict Building Code requirements they should be balanced with retention of the most significant parts of the buildings and the overall values of the Burra State Heritage Area.

Transparent edges will ensure new structure touches the two heritage places lightly, and as the scheme is further developed, recessive elevational treatment should prevent any visually domination of the addition in this civic precinct.

There may be further investigative work required to solve the access and car-parking from Mount Pleasant, but this could happen in negotiation with nearby residents with minimal impact on the heritage values of the place."

Ongoing liaison with Heritage South Australia is recommended throughout the documentation phase of the project.

4.8 LANDSCAPE PROPOSALS

The Concept Plan proposes further development of the landscape as an opportunity for storytelling and sculptural artwork display. Existing trees, including olive trees to the rear of the site, and heritage landscape elements, such as walls and outhouses, are proposed to be retained and protected.

Aspect Design Studio have prepared landscape design proposals for the forecourt fronting Market Street and the land at the rear of the proposed Cultural Centre, which are included as Appendix D.

4.8.1 Forecourt

Development of a forecourt will revitalise and activate the public realm, encouraging increased tourist visitation. A paved accessible ramp provides access to the building at the existing Art Gallery floor level, with terraced gardens to add interest to the streetscape. The access ramp leads to the outdoor seating of the forecourt, with the existing tree able to be retained.

4.8.2 Sculpture Garden

The existing Sculpture Garden is proposed to be extended to provide more opportunities for sculpture display. The extension will utilise retaining walls to extend the terracing of the existing sculpture garden.

4.8.3 Performance Stage and Terraced Seating

A performance space is proposed to the rear of the Cultural Centre and adjacent to the Sculpture Garden. The slope of the land can be utilised for tiered terraces to provide seating for a performance amphitheatre. The space can be used for various events ranging from causal to formal performances with potential use for local markets.

4.8.4 Ephemeral Water Feature

The "Ephemeral Water Feature" capitalises on the natural slope of the ground and intensive rainfall which occurs in Burra to resolve storm water issues. The feature is proposed as a decorative element with a channel running down the site to slow water runoff, and with a shallow gravel reservoir to the rear of the linking building for water retention.

4.8.5 Staff Retreat Garden

The "Staff Garden Retreat" is located behind the Town Hall, adjacent to the linking building. It is proposed to be used by staff as a secondary outdoor meeting or retreat space.

4.8.6 The Gardens of Time

The "Gardens of Time" are located directly to the rear of the Town Hall. The garden provides interpretive storytelling opportunities with plantings from pre-European settlement to plants introduced by new settlers. Water retention and deep drainage is integrated into the design with swale berm plantings to assist with excess water runoff.



FIGURE 21: PROPOSED LANDSCAPE SECTION

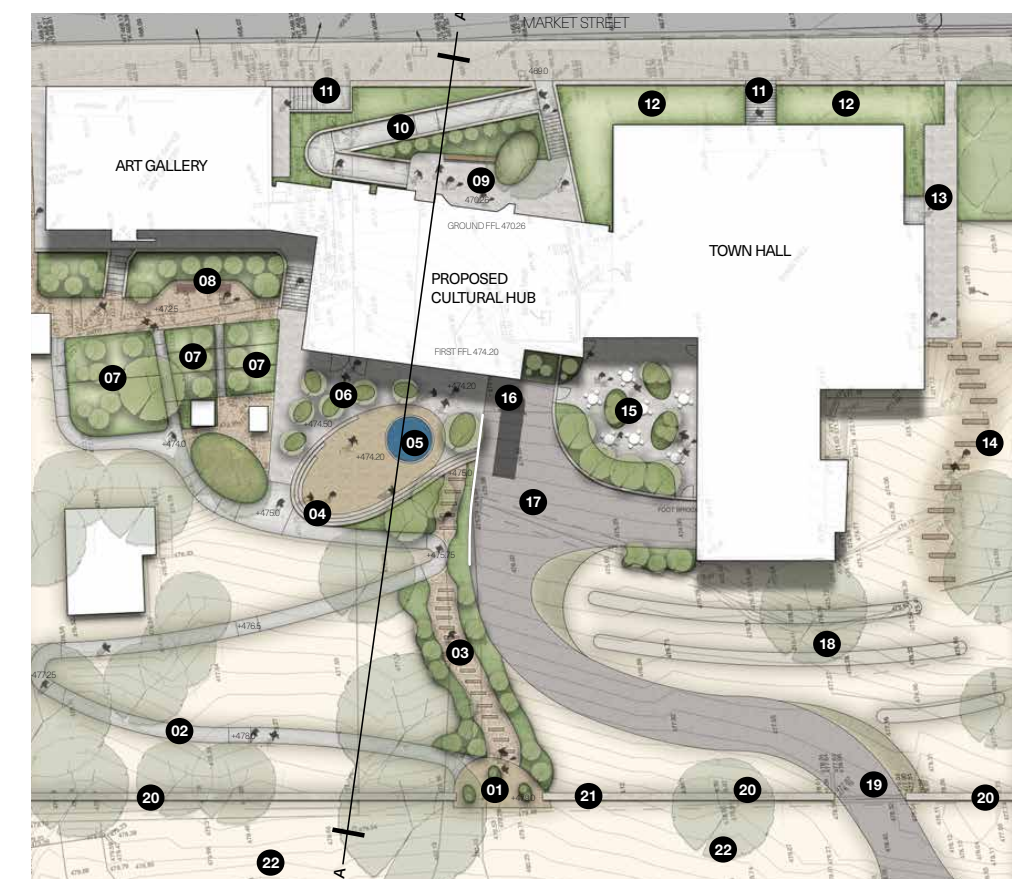


FIGURE 22: PROPOSED LANDSCAPE PLAN

4.0 DESIGN PROPOSAL

4.9 SERVICES PROPOSALS

BESTEC Consulting Engineers have prepared preliminary services drawings together with a Design Report and Return Services Brief which describe the proposed services upgrade and are both included in Appendix E.

4.9.1 Mechanical Overview

Town Hall

- Reverse cycle air cooled air-conditioning to the Stage and Auditorium with Carbon Dioxide sensors to manage occupancy from low to peak levels
- Reverse cycle air-conditioning to all surrounding spaces
- Mechanical exhaust to Amenities

Link Building / Visitor Centre / Gallery

- Reverse cycle air cooled air-conditioning to all occupied spaces except Gallery
- Reverse cycle chilled water air-conditioning to Gallery with humidity and air filtering
- Mechanical exhaust to Amenities

Regional Art Gallery

- Retain existing air-conditioning

4.9.2 Electrical Overview

Town Hall

- Retain existing switchboard but with submain upgrade
- Lighting upgrade including exit and emergency lighting
- Upgrade of power
- Security system

Link Building / Visitor Centre / Gallery

- Low voltage power supply with new main switchboard and distributor board
- Lighting upgrade including Exit and Emergency lighting
- General purpose and specialised power
- Audio visual infrastructure
- Communications infrastructure including communications cabinets

Art Gallery

- Relocated low voltage supply
- Retain existing switchboard and distribution board
- Retain existing lighting and upgrade exit and emergency lighting

4.9.3 Vertical Transportation Overview

- Install 13 person lift

4.9.4 Hydraulic Services Overview

- Remove existing septic tank and install new 13,000 litre septic tank
- Install new 1,750 litre grease arrestor
- Install new drainage runs
- Install new plumbing to Link Building including sanitary fixtures

4.9.5 Fire Protection Services Overview

- Install security monitored smoke alarms
- Install fire hose reels to Town Hall, Regional Gallery and new Link Building
- Provide portable extinguishers and fire blankets as required

4.10 STRUCTURAL & CIVIL PROPOSALS

Structural & Civil Engineers Wallbridge Gilbert Aztec (WGA) have prepared preliminary proposals for the structural and civil design of the proposed new built form based on their assessment of the existing site conditions. Their drawings and summary of structural and civil proposals are contained within Appendix F.

4.10.1 Civil Works Overview

The most significant civil works relate to the formation of the access drive from Mount Pleasant Road at the rear of the site connecting to a new unloading zone at the rear of the new premises. There is approximately 5m of level difference between the unloading area pavement and the road level which, to remain compliant with recommended road grades, requires the driveway to enter the site in the south east corner and cross the site in a north westerly direction to maximise the available length. This will result initially in some fill material being required over the driveway/road junction area prior to the southern edge of the driveway cutting into the existing slope. The edge of the cut can remain a batter in the near surface weathered rock which is prevalent at the site. Driveway grades are to be at 1 in 8 maximum at the steepest sections and the depth of both cut and fill limited to approximately 1.2m.

The discharge of surface stormwater from the uphill rear side of the property will be prevented from flowing over land and reaching Market Street as is currently the case, by the proposed new visitor centre building situated between the existing Town Hall and Gallery. Surface water will be directed via modified landscaping levels toward a collection basin immediately south of the new building which will provide both limited permanent water storage and temporary detention in more severe storm events. There will be 3 new underground drainage lines from the rear of site used to discharge water to the Market Street kerb and water table. Each will comprise either oversized pipes or culverts to convey severe storm event flows with sufficient redundancy should blockage occur in any one of the outlets. Stormwater from roofed areas can be collected in rainwater tanks with overflows directly to the kerb and water table in Market Street.

Ramps and stairs will provide compliant access between Market Street and the new front entry to the Visitor Centre.

4.10.2 Structural Works Overview

The existing geotechnical conditions as evidenced by existing embankments cut into the slope comprise largely of a thin topsoil layer overlying weathered shales, siltstones and calcareous material all of which are highly layered with varying inclined plane directions and hardness. The material appears as though it will be readily excavated with conventional earthmoving equipment however the variable nature of the material is such that larger slabs of harder material may be encountered, particularly in areas of deeper excavation such as the lift pit. The flow of any groundwater through the rock strata is also unknown.

In response to the existing site conditions, the structural design will comprise of reinforced concrete raft foundations and retaining walls where the building is cut into the hill side. The retaining walls will need to be waterproofed with tanking material and subsurface drainage provided below the lowest floor levels. Some allowance for additional concrete volumes will be necessary to account for the expected over break of the rock material during excavation.

The structure supporting the first floor of the visitor centre will be a combination of both load bearing reinforced walls and steel beams and columns. The load bearing walls will also provide the necessary resistance to earthquake loads in this relatively seismically active region. The roof will also be supported by steel framing permitting large open spaces and feature a glazed façade to the Market Street elevation.

The new building works will be designed to be seismically independent of the existing buildings with sufficient allowance for independent movement to occur between them. There is no allowance in the project scope for any seismic upgrade works of the existing buildings with the structural works limited to some minor additions to the Hall, formation of new door openings where required and provision of support for new air conditioning plant and equipment.

The new building will be designed as an importance level 3 structure with local wind and seismic loads determined as per the relevant Australian Standards. Floor live load allowances will be consistent with exhibition spaces at 400kg/m² uniformly distributed or 4.5kN concentrated loads.

4.0 DESIGN PROPOSAL

4.11 BUILDING COMPLIANCE

Katnich Dodd undertook an inspection of the site and identified a number of compliance issues with the existing Town Hall and Regional Art Gallery Building and have identified potential requirements for the redevelopment of the site to create the Burra Cultural Centre. Their assessment is attached in Appendix G with the issues identified including:

- Lack of compliant disability access with many stairs and egress routes compromised for example Hall balcony egress obstructed by doors
- Lack of emergency lighting and compliant door hardware

Katnich Dodd have also reported that the Building Fire Safety Committee have advised Council regarding the use of the upper floor gallery rooms, which due to the non-complying access stair cannot be publicly accessible. Any use of these spaces would need to be reviewed with the Building Safety Committee.

The proposed redevelopment of the Town Hall and Cultural Centre will trigger the requirement for these buildings to be upgraded to meet:

- Fire and life safety
- Health and amenity
- Access for people with disabilities

The Burra Cultural Centre will be a Class 9D building, requiring Type B construction with a fire rating requirement for the proposed link building of 2 hours for ground level columns and 1/2 hour for the upper level floor.

Fire compartmentation between new and existing buildings may be required depending on adequacy of existing fire fighting water.

Please refer to Katnich Dodd's full report in Appendix G.

4.12 ACCESSIBILITY

Access consultant Able Access have undertaken an access review of the design proposals. They have prepared an access report which is included in Appendix I.

Building Certifiers Katnich Dodd highlighted the non-compliant disability access to both the Town Hall and Regional Art Gallery and across the site. Key recommendations from Able Access' original assessment have now all been incorporated within the design. These recommendations included:

- Ramp from Market Street to be 1,800mm wide to enable two wheelchairs to pass each other
- Provide an onsite accessible carpark with potential location at the rear of the site to enable easy access to the lift
- All new works to comply with the premises' standards
- Provide access to the stage in the Town Hall
- Develop accessible outdoor spaces, including sculpture garden and performance space

4.13 CARPARKING & DELIVERIES

The design proposal includes a new delivery roadway from Mount Pleasant Road serving the Town Hall, Visitor Information and Regional Art Gallery. This roadway follows the contours to provide compliant gradients and enables delivery vehicles to directly access the lift entrance to transfer goods to three levels of the proposed Burra Cultural Centre.

The proposed redevelopment will provide a cultural centre gallery and event space. It is not feasible to provide additional off-street car parking as part of the development given the constraints of the site. However, the existing adjacent community buildings (Town Hall and Burra Regional Art Gallery) are currently serviced by shared public parking (both on-street and off-street) within the town, and these spaces will also be used by visitors to the Cultural Centre, typically at different peak times to the adjacent community uses.

The project team has also identified options for increasing the existing public parking provision or improving accessibility between these spaces and the site, which Council may wish to implement to support the town's overall parking demand requirements.

The existing accessibility to the site for people with disabilities is limited, and a number of alternative options have been presented, including disabled carpark space along Market Street in the carpark opposite the site, and a carpark at the rear of the building with close access to the lift, to improve both the provision of dedicated parking spaces and accessible routes to the site for all visitors which could be further explored during documentation.

The proposal provides for deliveries to the site and refuse collection by drivers of Medium Rigid Vehicles. The circulation roadway and manoeuvring area will be generally compliant with the requirements of the relevant Australian Standard and will be safe, functional and fit-for-purpose.

5.0 COST PLAN & RISK



Burra Regional Art Gallery



Burra Town Hall and Burra Regional Art Gallery

5.1 COST PLAN

Quantity Surveyors and Cost Planners Rider Levett Bucknall (RLB) have prepared an indicative estimate based on the design proposals with input from the Consultant Team. The estimate has assumed relatively minor works to the existing Town Hall and Regional Art Gallery. Rider Levett Bucknall's Cost Estimate is included as Appendix J and can be summarised as follows:

Link Building	
Ground Level	\$ 2,719,455
First Floor	\$ 1,625,505
Furniture AV & Interpretive Works	\$ 500,750
Total Link Building	\$ 4,845,710
Town Hall Minor Works	
Minor Internal Works & Services Upgrade	\$ 946,300
New Green Room	\$ 242,980
Total Town Hall Minor Works	\$ 1,189,280
Gallery Minor Works	
Gallery Minor Works	\$ 285,625
External Works	\$ 1,312,915
South Australian Power Networks Risk	\$ 80,000
Professional Fees	\$ 693,905
Estimated Total Project Cost	\$ 8,641,435

Rider Levett Bucknall's estimate specifically excludes the following items:

- Soil remediation
- Facade repairs, painting or maintenance to Heritage Buildings
- Underpinning of adjacent buildings
- Stand-by power generator
- Murals and works of art
- Stormwater storage tanks
- Work outside site boundaries
- Vertical blinds, curtains or other window treatments
- Escalation in costs from late 2019

5.2 POTENTIAL RISKS

Working with historic buildings typically has potential risks. The existing Town Hall and Regional Art Gallery are valuable Council and community assets that support the community and cultural life of Burra and the District of Goyder.

As State Heritage Places, Council has an obligation to maintain them. Regular maintenance reduces the risk of deterioration and subsequent major repair costs.

The best way to preserve heritage buildings is to ensure their continual long term occupation with active use providing a level of surveillance likely to identify and mitigate problems before they lead to serious damage to the built fabric.

The following risk to time and cost need to be considered and managed to deliver the project within budget:

- Footing excavation requiring rock breaking - further geotechnical investigations can help quantify
- Latent conditions within existing structures - ongoing investigations of built fabric during documentation
- Services upgrades - ongoing investigations during documentation to ascertain whether SAPN risk
- Site contamination - undertake site history and if indicated commission soil/material testing and analysis

Rider Levett Bucknall's estimate includes a contingency of \$330,000 to cover latent conditions.

There are also community and stakeholder expectations that need to be managed such as:

- No new air-conditioning to existing Regional Gallery - funding strategy to be developed to enable replacement when air-conditioning is at end of life
- Existing Town Hall Toilets retained - funding strategy to refurbishment as later building stage
- Upgrades of Theatre Lighting and Equipment - strategy to undertake when funds available with potential grant funding
- Lack of building fabric restoration - development of a staged restoration strategy potentially funded through grants

6.0 SUMMARY

The Concept Plans for the Burra Cultural Centre have been developed iteratively through site analysis and consultation with the Regional Council of Goyder and key community stakeholders. The final concept design reflects the common desire for a Cultural Centre that promotes tourist visitation, community involvement and tells the stories of Burra in an accessible, engaging and creative way.

The proposal has been developed to resolve level challenges across the site, to improve delivery and visitor access, and to provide facilities to support and expand the current offerings of the Burra Regional Art Gallery and the Burra Town Hall. The new linking building proposes material selections that enhance the existing heritage buildings and reflects the history of the town. The building form is sympathetic to the character of the heritage buildings, while featuring materials such as copper to provide a sense of the regional connection with Burra's rich mining history.

Restoration of the original heritage arcade has been proposed to the Regional Art Gallery to reinstate its form and reinforce Market Street's historic character. Refurbishment of the existing buildings is proposed to meet current standards and provide functional spaces for the community.

Proposed landscape development supports the vision of the Cultural Centre, by providing interpretive storytelling opportunities. Development of the site will prevent excessive storm water runoff, protecting the heritage buildings and proposed new Link Building.

NEXT STEPS

The proposed design can be presented to the community for their input. A community engagement strategy needs to be developed which may include:

- Drawings displayed in Council offices
- Public meeting
- Article in 'What's Happening in Goyder'

Once the community consultation phase has been completed the design can be modified in response to feedback and Council approval. The proposed design can then be lodged for Development Plan Consent which will assist in demonstrating the project is a genuine project for any grant funding applications that Council wish to make.

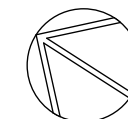


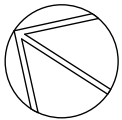
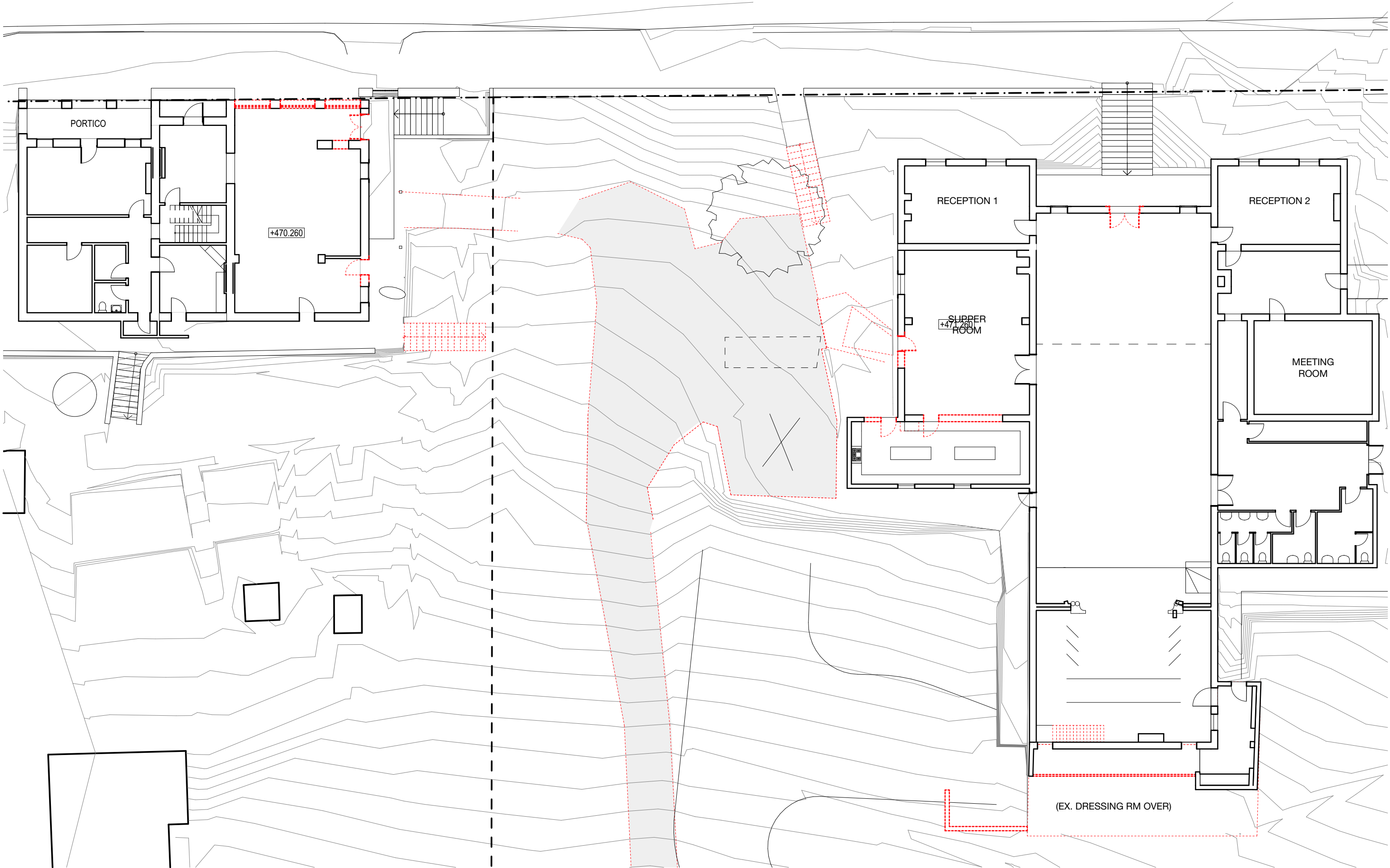
FIGURE 20: MARKET STREET PROPOSED ELEVATION

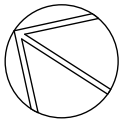
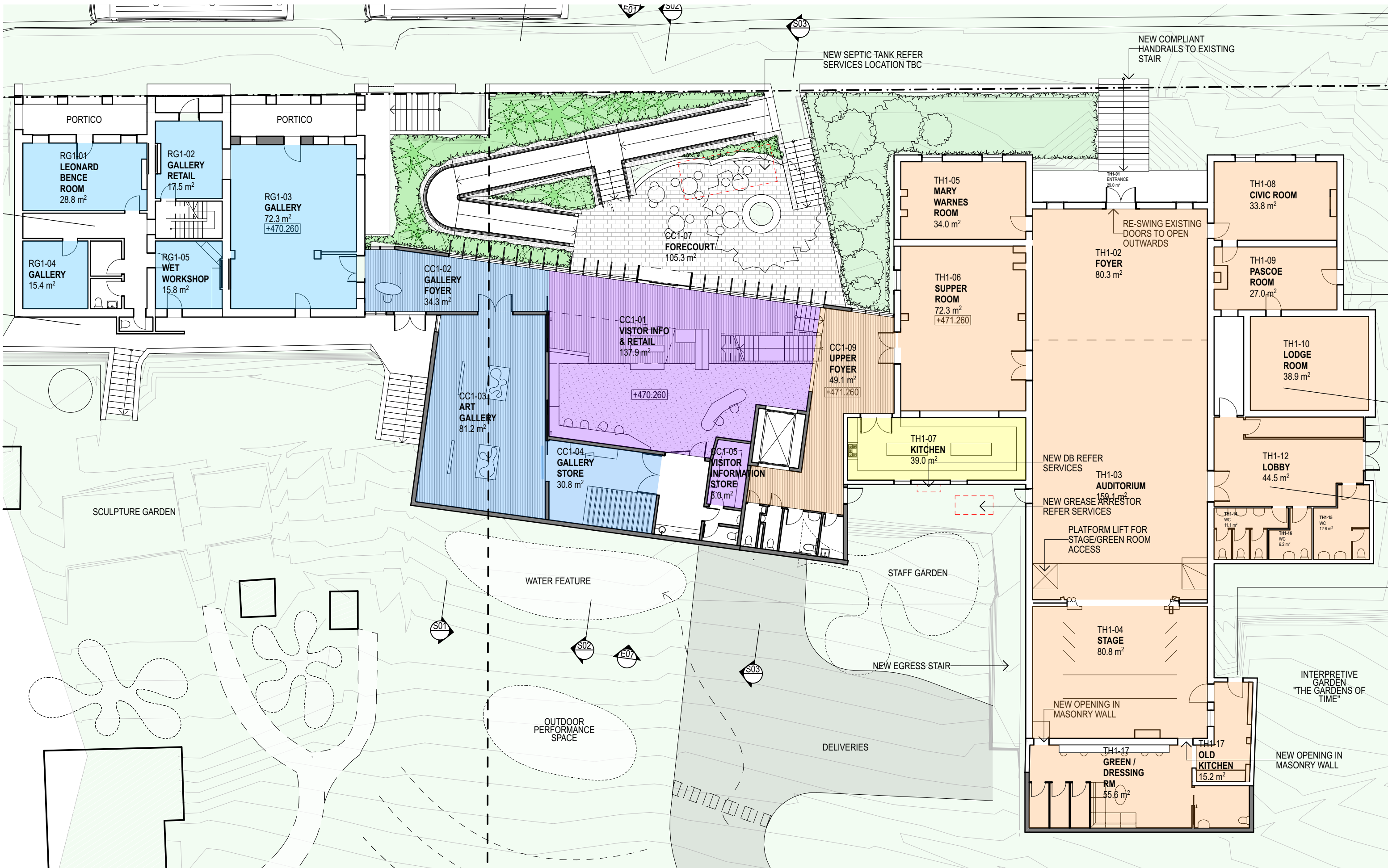


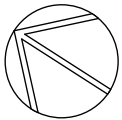
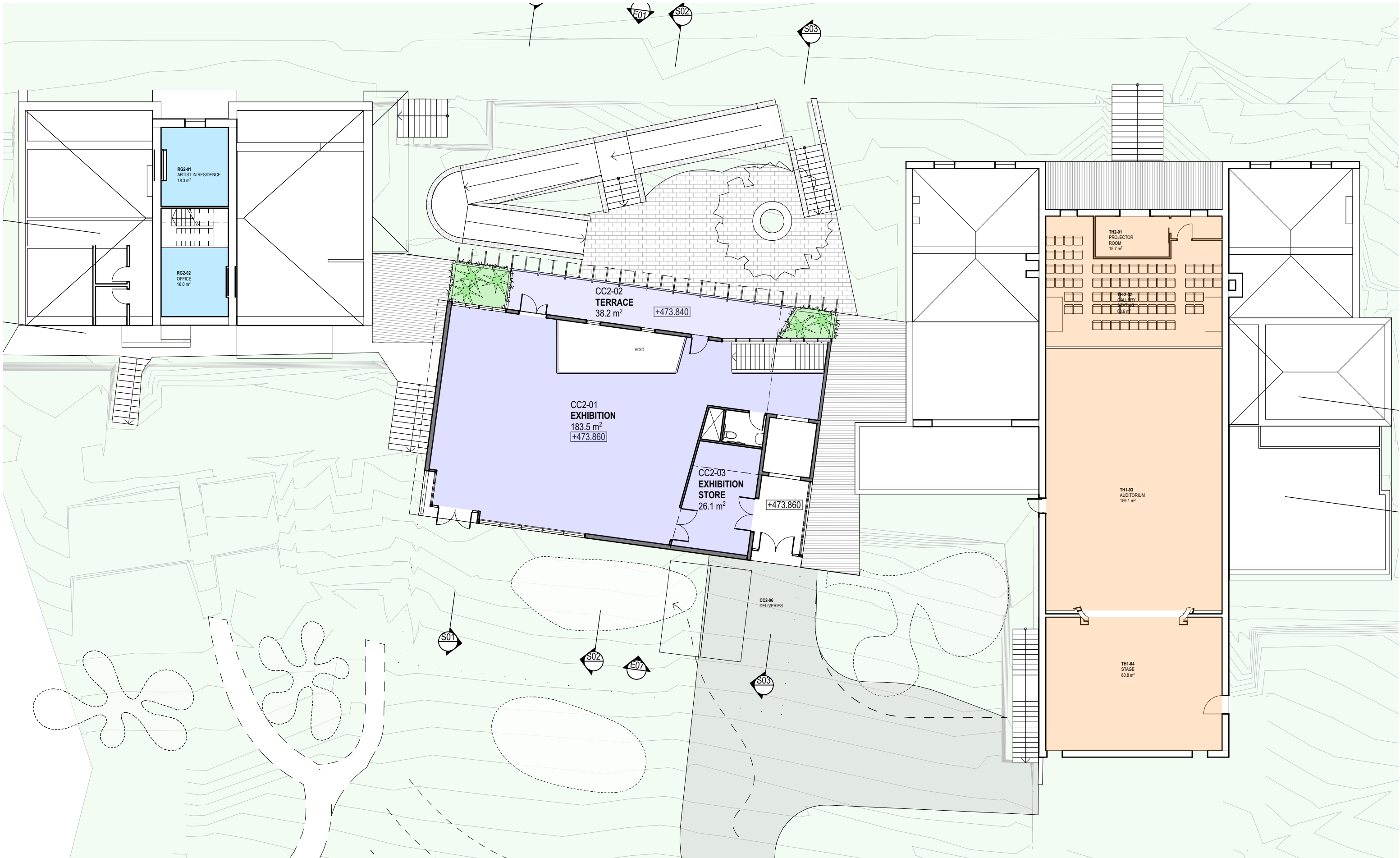
FIGURE 21: PROPOSED ELEVATION

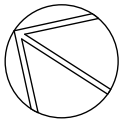
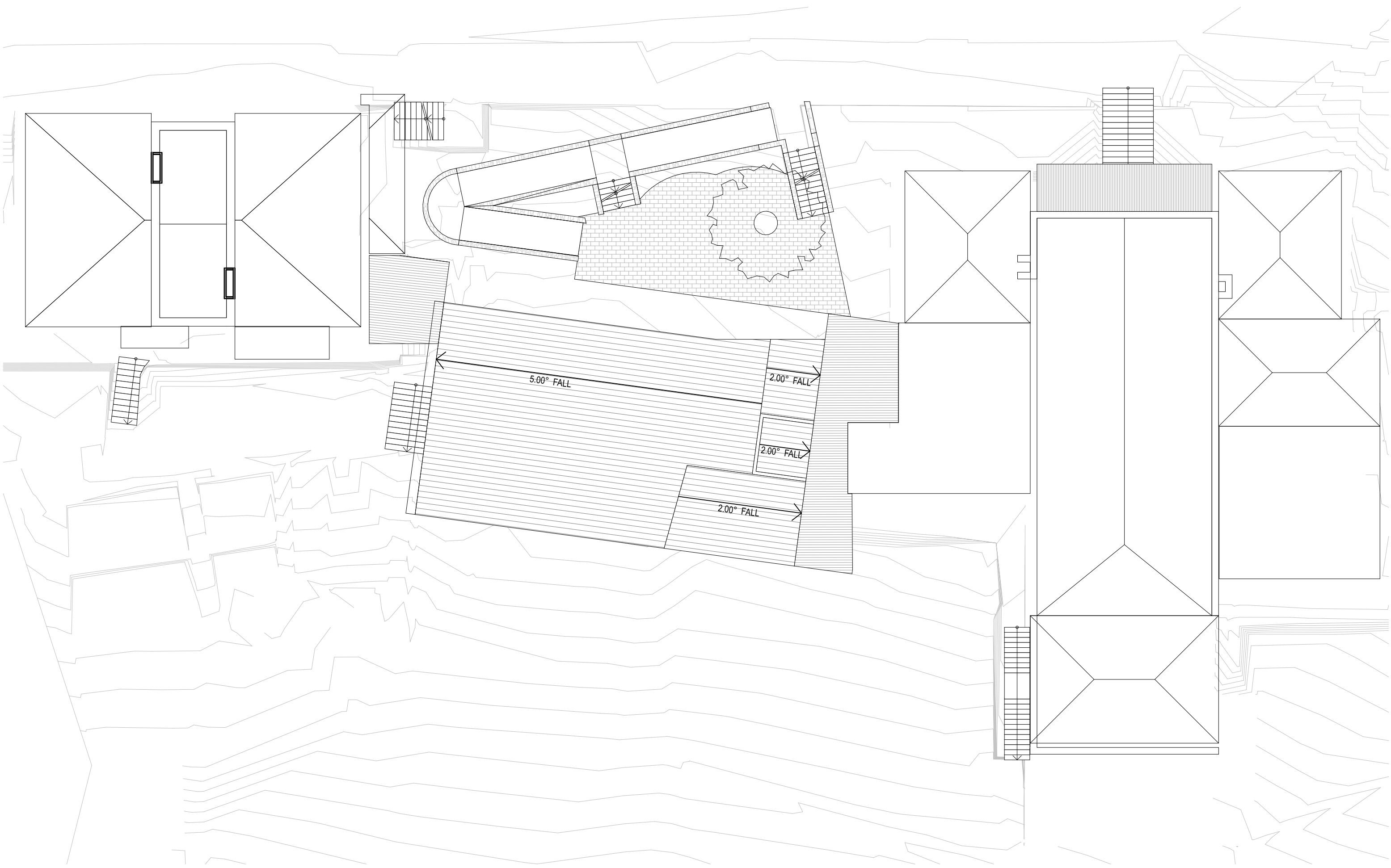
APPENDIX A ARCHITECTURAL DRAWINGS















Phillips/Pilkington Architects
 165 MacKinnon Parade, North Adelaide SA 5006
 tel: 08 8239 9000 fax 08 8239 9099



BURRA CULTURAL CENTRE

Market Street, Burra SA 5417

3D VIEW 02

SCALE 1:100 @ A3



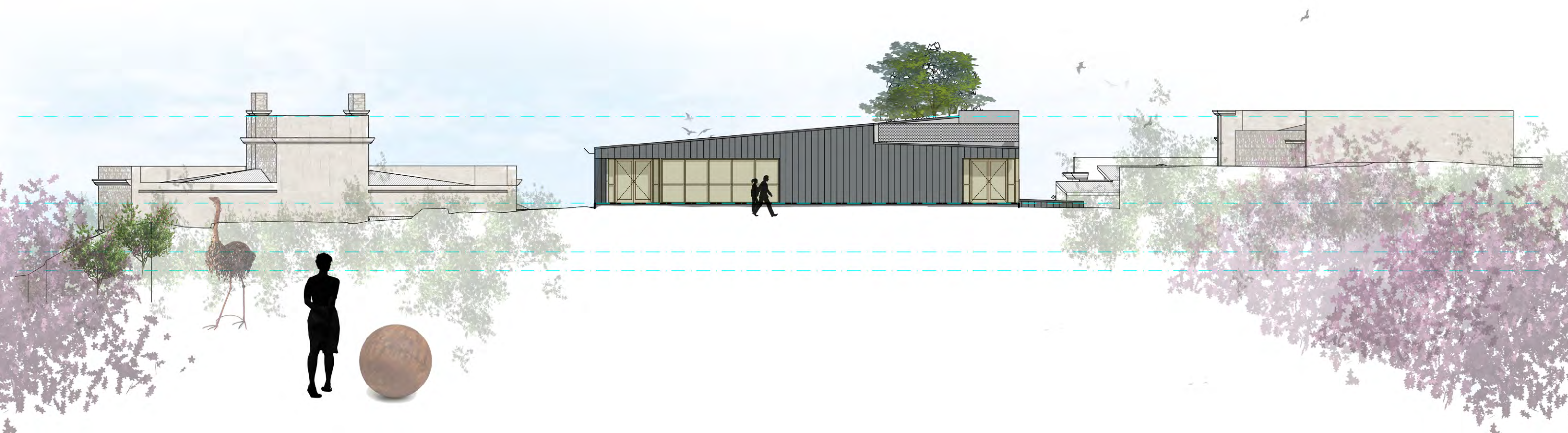
DRAWING BY
 CHECKED BY

DATE: **2/4/19**
NOT FOR CONSTRUCTION

PROJECT NO/DRAWING NO.:

REVISION:

18555 - SK51



Phillips/Pilkington
Architects P P

165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

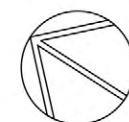
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BURRA CULTURAL CENTRE

Market Street, Burra SA 5417

ELEVATIONS

SCALE 1:200, 1:100 @ A3



DRAWING BY
CHECKED BY

PROJECT NO./DRAWING NO.:

18555 - SK30

DATE:

NOT FOR CONSTRUCTION

2/4/19

REVISION:

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APPENDIX B CONSULTATION MEETING MINUTES

18555/SP:ams
18555 BURRA CULTURAL CENTRE – BURRA REGIONAL ART GALLERY

COMMUNITY MEETING
Held at Regional Council of Goyder Chambers Date: 6 March 2019 at 10am

Attendees:
Denise Officer Burra Regional Art Gallery BRAG
Lisa Smedley Deputy Chair, Burra Regional Art Gallery BRAG
Kerry Youd Burra Regional Art Gallery BRAG
Susan Phillips Director PPA
Tessa Sare Graduate of Architecture PPA

Apologies

Meeting Minutes

1.0	PURPOSE OF MEETING	ACTION
	Review Concept Design and develop Brief for Regional Art Gallery	
2.0	CONCEPT PROPOSALS	
	The Regional Art Gallery Committee reviewed the Stage 1 Study proposed drawings and generally supported the proposals	
3.0	FAÇADE	ACTION
	<ul style="list-style-type: none"> Restoration of original façade and colonnade with subsequent loss of space to gallery more than compensated by creation of new gallery. 	
4.0	EXISTING COLLECTIONS	ACTION
	<ul style="list-style-type: none"> Existing building to retain existing collections. 	
5.0	S.T. GILL	ACTION
	<ul style="list-style-type: none"> S.T. Gill Room (NW Corner) to continue to display his 4 watercolours dated 1847 and 1850. 	
6.0	LEN BENCE ROOM	
	Len Bence room to be focus for the following collections: <ul style="list-style-type: none"> Len Bence (local artist) Barbara Hanrahan (13/14 works and books) Regional Women Painters collection of 40 works donated by Glenys Christopher never been displayed. 	
7.0	TEMPORARY EXHIBITIONS	
	<ul style="list-style-type: none"> Temporary exhibition space to continue to support touring exhibitions and exhibitions of local artists New gallery to be developed for touring exhibitions with AV facilities for digital works projecting onto screens and potential mobile AV screens 	
8.0	STORAGE	
	<ul style="list-style-type: none"> Storage for touring exhibitions with space for up to 11 crates (max size 1500 x 700 x 2000 long) and workbench/trolley for unpacking, fixing and wrapping Storage for permanent collection with allowance for growth 	
9.0	RETAIL	
	<ul style="list-style-type: none"> Retail as shared facility with Visitor Centre with single point of sale, with Visitor Centre staff to handle cash (many volunteers do not feel comfortable handling cash) Storage for stock required, potentially part of display system with locked cupboards below. Do not want too much storage as work on commission and want to focus on what is selling 	
10.0	EVENTS	

18555/SP:ams
18555 BURRA CULTURAL CENTRE – CONCEPT PLANS & ARCHITECTURAL DRAWINGS

COMMUNITY MEETING
Held at Regional Council of Goyder Chambers Date: 6 March 2019

	<ul style="list-style-type: none"> Access to chair storage for events such as concerts (up to 40 chairs) 	
13.0	WORKSHOP	
	<ul style="list-style-type: none"> Develop kitchen as workshop space and utilise hall kitchen for events such as openings and for tea/coffee for volunteers. Workshop space to: <ul style="list-style-type: none"> Accommodate up to six participants and a facilitator Large art troughs 	
7.0	INFORMATION DESK	ACTION
	<ul style="list-style-type: none"> Information desk to be located between new gallery and existing exhibition gallery with space for up to two volunteers (currently 32-40 volunteers, as many as 60 in past) Information point to include: <ul style="list-style-type: none"> Access to PC Lockable cupboard Security with panic alert button connected to Visitor Information Centre After hours monitored security with RAA will need to be extended to new gallery Exhibition openings to accommodate up to 100 people. Temperature/humidity control/UV control important to windows with works on paper such as the St Gill particularly vulnerable, committee not sure whether frames to St Gill include UV controlled glass but Barbara Hanrahan's are framed to Museum Standard with UV protection. 	

Distribution:
All present

COMMUNITY MEETING

Held at Regional Council of Goyder Chambers

Date: 6 March 2019

11.0	CHANGE ROOMS	
	<ul style="list-style-type: none"> Current change room access inappropriate with very steep stairs. Access to toilets required. Mobile bench. Single phase power along walls and ceiling pendant. Storage for nail gun, iron, blowers. Space to accommodate Artist in Residence could use upstairs room if acceptable to certifier. 	
12.0	TOILETS	
	<ul style="list-style-type: none"> Existing toilets access disruptive during performance – light spill, noise etc. Access toilet lacks rails 	
13.0	STAGE	
	<ul style="list-style-type: none"> Stage has existing 3 phase supply with dimmer racks (old analogue not digital) 3 phase externally would be good for events Lighting bars that lower or driveable elevated work platform desirable 	
14.0	STORAGE	
	<ul style="list-style-type: none"> Storage required for cleaning equipment, scissor beam, vacuum Currently 100 new chairs stacked 8 high stored internally with trolleys to move 40 old chairs stored in old shed which is shared with gallery Big ladders – could be stored under stage (note existing cellar under stage) Lighting 	
15.0	EVENTS	
	<ul style="list-style-type: none"> Hall and all ancillary rooms used for large events including: Spring Garden Expo up to 1,000 people with stalls inside and outside Antique Fair utilises all spaces Furniture needs to be stored during these events 	

Distribution:

All present

18555/SP:ams
18555 BURRA CULTURAL CENTRE – TOWN HALL COMMITTEE

COMMUNITY MEETING

Held at Regional Council of Goyder Chambers

Date: 6 March 2019

Attendees:

Sharon Austin	Burra Town Hall Committee	BTHC
Robert Deathridge	Burra Town Hall Committee	BTHC
Paul Venning	Burra Town Hall Committee	BTHC
Murray Tiver	Burra Town Hall Committee	BTHC
Susan Phillips	Director	PPA
Tessa Sare	Graduate of Architecture	PPA

Apologies

Meeting Minutes

1.0	PURPOSE OF MEETING	ACTION
	Review Concept Design and develop Brief for Town Hall	
2.0	CONSULTATION SUMMARY	
	<p>Consultation built on the findings of the Stage 1 Study and focussed on developing the brief with the following key groups:</p> <ul style="list-style-type: none"> Regional Art Gallery Committee Town Hall Committee Heritage Committee Visitor Centre Staff 	
3.0	TOWN HALL COMMITTEE	ACTION
	The Burra Town Hall Committee reviewed the proposed plans and were supportive of the proposals	
4.0	THERMAL COMFORT	
	<ul style="list-style-type: none"> Thermal comfort greatest priority only Supper Room and Mary Warnes Room have air-conditioning. 	
5.0	CAPACITY	
	<ul style="list-style-type: none"> Hall seats 150 on ground floor with a further 50 in the balcony, but balcony balustrade too low. 	
6.0	STAGE	
	<ul style="list-style-type: none"> Stage not currently accessible (platform lifter proposed which is supported). 	
7.0	KITCHEN	
	<ul style="list-style-type: none"> Existing kitchen works well with two large tables, dishwasher, fridge, gas stove and large ventilation system. Kitchen served by two gas bottles, would prefer to have an LPG (Bullet) tank but not possible currently as access too steep for gas tanker to supply. Outdoor BBQ important. 	
8.0	OFFICE	
	<ul style="list-style-type: none"> No administration office required only Meeting Rooms. 	
9.0	BOX OFFICE	
	<ul style="list-style-type: none"> No box office required in foyer. 	
10.0	CINEMA	
	<ul style="list-style-type: none"> Cinema set up desired with new projection equipment but existing to be retained. 	

18555/SP:ams
18555 BURRA CULTURAL CENTRE – BURRA HISTORY GROUP

COMMUNITY MEETING
Held at Regional Council of Goyder Chambers Date: 6 March 2019 at 10am

Attendees:
Denise Satchell Burra History Group BHG
Jenny Loftus Burra History Group BHG
Susan Phillips Director PPA
Tom Hamper Graduate of Architecture PPA

Apologies

Meeting Minutes

1.0	PURPOSE OF MEETING	ACTION
	Review Concept Design and develop Brief for History Collection	
2.0	CONSULTATION SUMMARY	
	<ul style="list-style-type: none">Concern expressed that there a lack of community consultationPPA explained that there will be a community consultation process to review design proposals	
3.0	CONCEPT PROPOSALS	ACTION
	Issues raised by attendees included: <ul style="list-style-type: none">Access and parking for caravans with existing lack of parkingCosts of developing site due to topographyLiked model of Clare Visitor Centre which was located on outskirts of town	
4.0	EXISTING COLLECTIONS	ACTION
	Currently dispersed between Community Library and Courthouse (National Trust). Note: History Group and National Trust have no affiliation <ul style="list-style-type: none">Community Library has archival material as paper collection, but lack of staff to look after itHistory Group have ongoing project digitising records	
5.0	TOWN HALL	ACTION
	<ul style="list-style-type: none">Space used by Flinders University (former Lodge Room) used to be History RoomNo storage at Town Hall for hard copy itemsExhibition spaces at front of Town Hall, Mary Warnes Room, Civic Room and Pascoe Room, with some History Group items stored in cupboard in Civic RoomComputers at Town Hall have archive material accessed by visitors predominantly undertaking family research. History Group provides guides to assistHistory Group have displays in Hall on moveable screens	
6.0	HISTORY GROUP BRIEF	ACTION
	<ul style="list-style-type: none">History collection to be co-located to central locationSecure archive compactus storageHistory Room developed as Research Room with existing bookshelf used for reference books and large central table for researchersRetain Lodge Honour Boards and BannerRelocate display cabinet from Pascoe Room to History RoomIan Auld Collection requires 2 filing cabinets (currently being digitised)Plan draws could be retrieved from Library (1 steel) and National Trust (2 wooden, 1 steel)	
7.0	OBSERVATIONS ON TOWN HALL AS PERFORMANCE VENUE	ACTION

18555/SP:ams
18555 BURRA CULTURAL CENTRE – CONCEPT PLANS & ARCHITECTURAL DRAWINGS

COMMUNITY MEETING
Held at Regional Council of Goyder Chambers Date: 6 March 2019

	<ul style="list-style-type: none">Great venue but needs modernisingSound system needs upgrade (sound desk under stairs)Acoustics goodShows include music, cabaret, musicals, recent ANZAC Day display 'Touched by Fire'Overhead projector needs to be securely fixedPull down screen wirelessly controlled from broom cabinet at back of stage (doesn't come down to floor)Lack of greenroomDelivery issues	
--	--	--

Distribution:
All present

COMMUNITY MEETING

Held at Regional Council of Goyder Chambers

Date: 6 March 2019

	<ul style="list-style-type: none">Potential drop box for Burra key (afterhours currently at BP service station)Safe access to staff parking after hoursRelocate existing safe	
6.0	VISITOR PROFILE	ACTION
	<ul style="list-style-type: none">Grey Nomads: March to NovemberYounger Demographic: Summer	

Distribution:
All present

18555/SP:ams

18555 BURRA CULTURAL CENTRE – BURRA GOYDER VISITOR INFORMATION CENTRE

COMMUNITY MEETING

Held at Regional Council of Goyder Chambers

Date: 6 March 2019 at 10am

Attendees:

Sue Freeman-Ward	Visitor Information Centre	BGVIC
Tracey Kains	Visitor Information Centre	BGVIC
Emily Moore	Executive Services Officer	RCG
Susan Phillips	Director	PPA
Tessa Sare	Graduate of Architecture	PPA

Meeting Minutes

1.0	PURPOSE OF MEETING	ACTION
	Review Concept Design and Develop Brief for Visitor Centre	
2.0	CONCEPT PROPOSALS	
	Visitor Centre staff reviewed the Stage 1 proposed drawings and generally supported the proposals	
3.0	STAFFING	ACTION
	<ul style="list-style-type: none">2 permanent staff2 casuals2 volunteers (10:00 – 2:00 Monday & Wednesday)2 staff maximum at any time in VICNew VIC may require more staffing	
4.0	EXISTING VIC	ACTION
	<ul style="list-style-type: none">ToiletKitchen with sink and fridgeStorageReception desk (old bank/post office counter) unergonomic but needs to find a home (donated by Barry and Maureen Wright probably not from Burra)Display space inadequateRetail – souvenirs, art pottery, jewellery, books, local products with 75% on consignment2 computers for visitor use2 computers staff linked to cash drawEFTPOS terminal and scannerPrinterSafe 600 x 600 x 400 (under stairs) used for floatTicket storage (local events, concerts etc.)	
5.0	PROPOSED VIC	ACTION
	<ul style="list-style-type: none">Reception with 2 computers linked to cash draw, EFTPOS and scannerWork bench with space for printer and guillotine for collating bookletsStrip system for brochure display (double existing display area)AV displaysRetail display space with good lighting for jewelleryStorage for brochures/retail etc.Staff amenities – toilet and kitchenette/lunchroom with microwave, kettle and fridgePCs for visitors – 2 adequateLounge area for visitors with water filling stationCharging stations for visitorsSecurity duress alarm linked to gallery reception point and security system	

APPENDIX C SUMMARY OF BRIEF

18555 BURRA CULTURAL CENTRE - RETURN BRIEF

LEGEND

Revision								Existing Space Retained	
5th October 2018	P1							Existing Space Refurbished &/or Extended	
15th October 2018	P2							Existing Space Relocated	
								Proposed New Space	
		Existing		Proposed		Population	Location	Notes	
		Qty	Area	Qty	Area	At capacity			

1.0 TOWN HALL - EXISTING

Entrance	1	38	Existing	-		Fronting Market Street	The façade of the building has changed over time. Opportunity to restore the building to its original state.	
Civic Room	1	34	Existing	-			Consider as venue for history collection.	
History Room	1	34	Existing	-			Consider amalgamation with history collection and research.	
Supper Room	1	72	Existing	-				
Meeting Room	1	38	Existing	-				
Gallery Foyer	1	27	Existing	-		In ancillary Spaces	Need storage for temporary display.	
Auditorium (Cinema)	1	160	Existing	-			Activate as cinema, theatre, corporate function/event space for workshops, community, school etc.	
Kitchen	1	40	Existing	-				
Stage	1	78	Existing	-				
Changerooms	1	55	Existing	-				
Female Bathroom	1	17	Existing	-			Toilets considered to be adequate.	
Male Bathroom	1	12	Existing	-				
History interpretive / story telling	-	-	Extend Existing	35			Interactive interpretive displays which convey Burra's history.	
Sub Total	12	605	-	35				

2.0 REGIONAL ART GALLERY - EXISTING

Gallery (Chamber)	1	87	Existing	-			Expand gallery space for growing permanent collection. A variety of lighting and climate control needed for different works. Some art eg. works on paper need very low light levels. Note Bedroom is currently craft sales	
Gallery (Bedroom)	1	17	Existing	-				
Gallery (Sitting)	1	28	Existing	-				
Gallery (Dining)	1	15	Existing	-				
Kitchen	1	15	Existing	-			Extraction required	
Bathroom	2	7	Existing	-			Consider use as staff toilet for Cultural Centre	
Storage	1	4	Existing	-			More storage needed	
Sub Total	8	173	-	-				

3.0 VISITOR CENTRE & CULTURAL FACILITIES								
Reception	1	20	Relocate	20			Work station for up to 2 people with sales point. Consider shared with gallery.	
Retail Displays				30			Consider combining visitor centre sales with gallery shop	
Displays				50			Visitor and interpretive displays	
Research Room	1	10	Relocate	15			Books and computers - space for up to 2 work stations	
Storage	1	25	Relocate	25				
Office	1	20	Relocate	20			Upstairs office - underutilised	
History Collection	-	-	-	-			Consider relocating history collection from Burra Area School to engage a range of community and business groups showcasing the region and promoting Burra culture and heritage. Town Hall as venue.	
Extension of Gallery	-	-	1	80			Create Category A space with humidity temperature control	
Gallery Storage	-	-	1	20			Climate control to meet storage requirements. Workshop bench.	
Amenities	-	-	1	10			Disability toilet only. Utilise Town Hall toilets and external public toilets. Staff to use existing Gallery toilet.	
Meeting rooms	-	-	-	-			Utilise existing rooms in Town Hall and Paxton Square Meeting House.	
Artist in residence studio	-	-	1	30			Artist in residence facility with wet area and spaces to facilitate workshops with up to 10 participants.	
Artist residence	-	-	0	0			Accommodation for artist in residence. Consider utilising Paxton Cottages.	
Contemporary Music Collection				250			Opportunity to create drawcard display of contemporary music.	
Lift				10			Combined passenger and goods lift linking multiple levels.	
Circulation Space				110				
<i>Sub Total</i>	<i>4</i>	<i>75</i>	<i>4</i>	<i>670</i>				
4.0 OUTDOOR SPACES								
On-Site Carparking	1	-					Utilise existing and upgrade carparking along Market Street. Consider event parking along Mt Pleasant Rd. Consider on-site disability car park spot.	
Bus parking	-	-					Along Market Street	
Deliveries	1	-					Access widths for larger vehicles needs to be considered. Deliveries for hall/gallery/kitchen from Mt Pleasant Road	
Forecourt	1	-				Along Market	Community forecourt for small events	
Sculpture Garden	1	260				Behind Art Gallery	Lighting at night to enhance street presence and light up pathways	
Event Space	-	-	1				Could facilitate picnics, food, markets, moonlit cinema and live music performances. Opportunity to leverage slope for terraced seating. Consider addition of shaded outdoor space.	
<i>Sub Total</i>	<i>4</i>	<i>260</i>	<i>1</i>	<i>-</i>				
GRAND TOTAL	28	1113	5	705				

APPENDIX D LANDSCAPE PROPOSALS



Burra Cultural Centre

Landscape Schematic Design

March 2019
Project No.: PA19023

ASPECT Studios™

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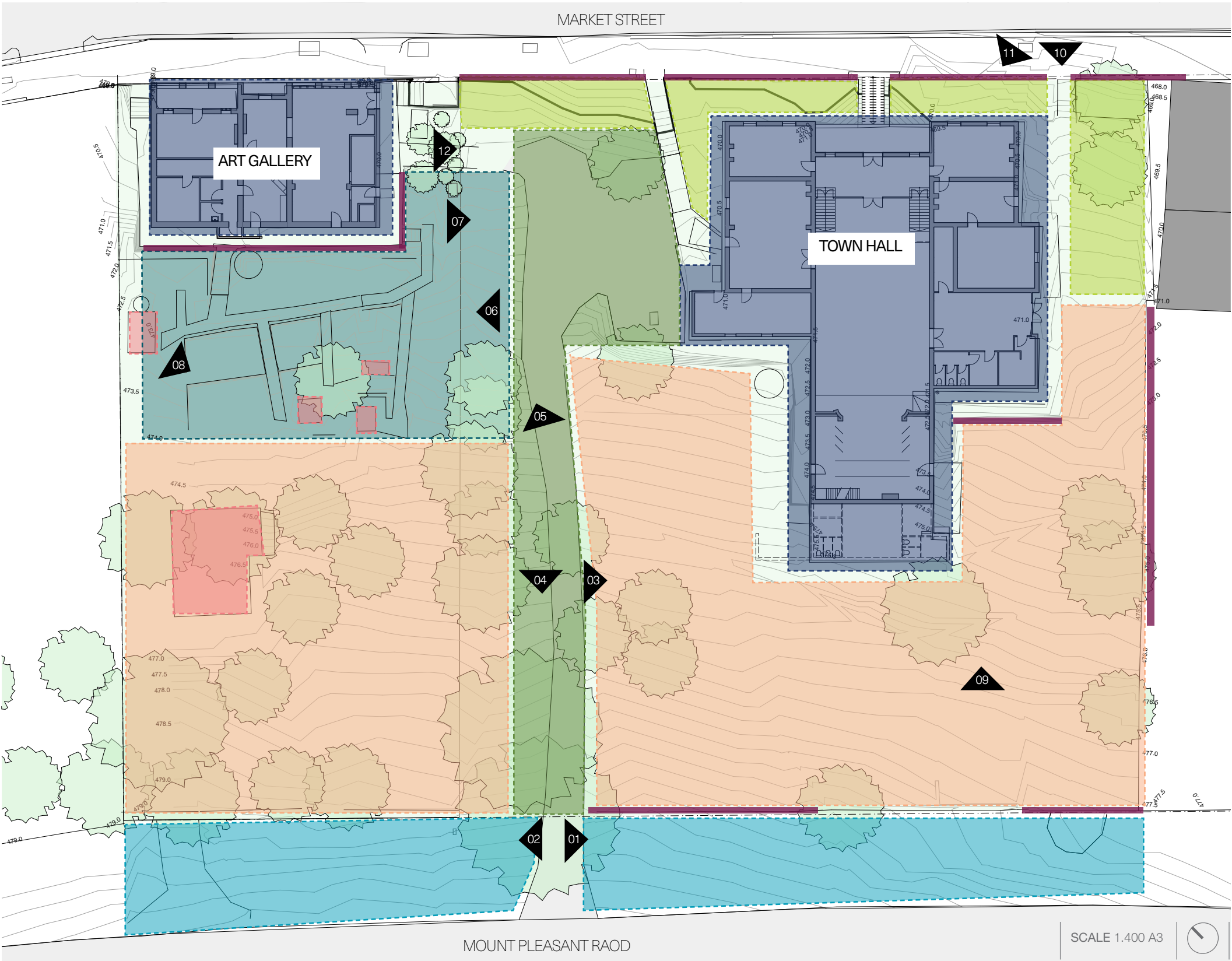
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EXISTING CONDITIONS

LANDSCAPE CHARACTER

LEGEND

- EXISTING HERITAGE BUILDINGS
- SCULPTURE GARDEN WITH BENCH SEATING. PLANTING PRIMARILY ROSEMARY, SUCCULENTS AND HARDY SHRUBS
- VEHICLE ACCESS/GRAVEL AND BITUMEN
- EXISTING GARDEN. MIXTURE OF LOW HARDY PLANTING, HEDGING AND SUCCULENTS
- EXISTING ROCKY/STEEP TERRAIN WITH MINIMAL PLANTING. STOCK PILES OF STONES THROUGHOUT. SEVERAL PEPPERCORN TREES
- EXISTING SHEDS AND SMALL BUILT STRUCTURES
- STONE WALL
- VERGE/OVERFLOW PARKING
- REFER TO FOLLOWING PAGE FOR REFERENCE IMAGERY



EXISTING CONDITIONS

LANDSCAPE CHARACTER



01



02



03



04



05



06



07



08



09



10



11



12

EXISTING CONDITIONS

EXISTING TREES



- LEGEND
- OLIVE TREES
 - MIX OF SMALL TREES
 - MIX OF LARGE PEPPERCORN AND PINE TREES



PLACE MAKING

LANDSCAPE OPPORTUNITIES

- 01_ Burra Cultural Plaza**

Strengthen the welcome experience
New all abilities entry ramp with adjacent
feature planting.
- 02 Retreat**

An outdoor break out area for staff
- 03 Sculpture Garden**

Formalise existing sculpture garden and
create places for the community to gather for
events
- 03 Service and Delivery**

Parking/deliveries/service area as well as a
staff retreat. Opportunities around landscape
buffering/planting
- 04 Botanics and Theatre**

Work within the parameters of the existing
levels to create an outdoor performance
space (nestled amongst a floral display)
which doubles as a plaza space
- 05 Geology Walk**

Strengthen the access through the site using
Burra's strong geologic history to inform the
materials and narrative



LANDSCAPE PRECEDENTS



VEGETATION



COMMUNITY



SCULPTURE



GEOLOGY

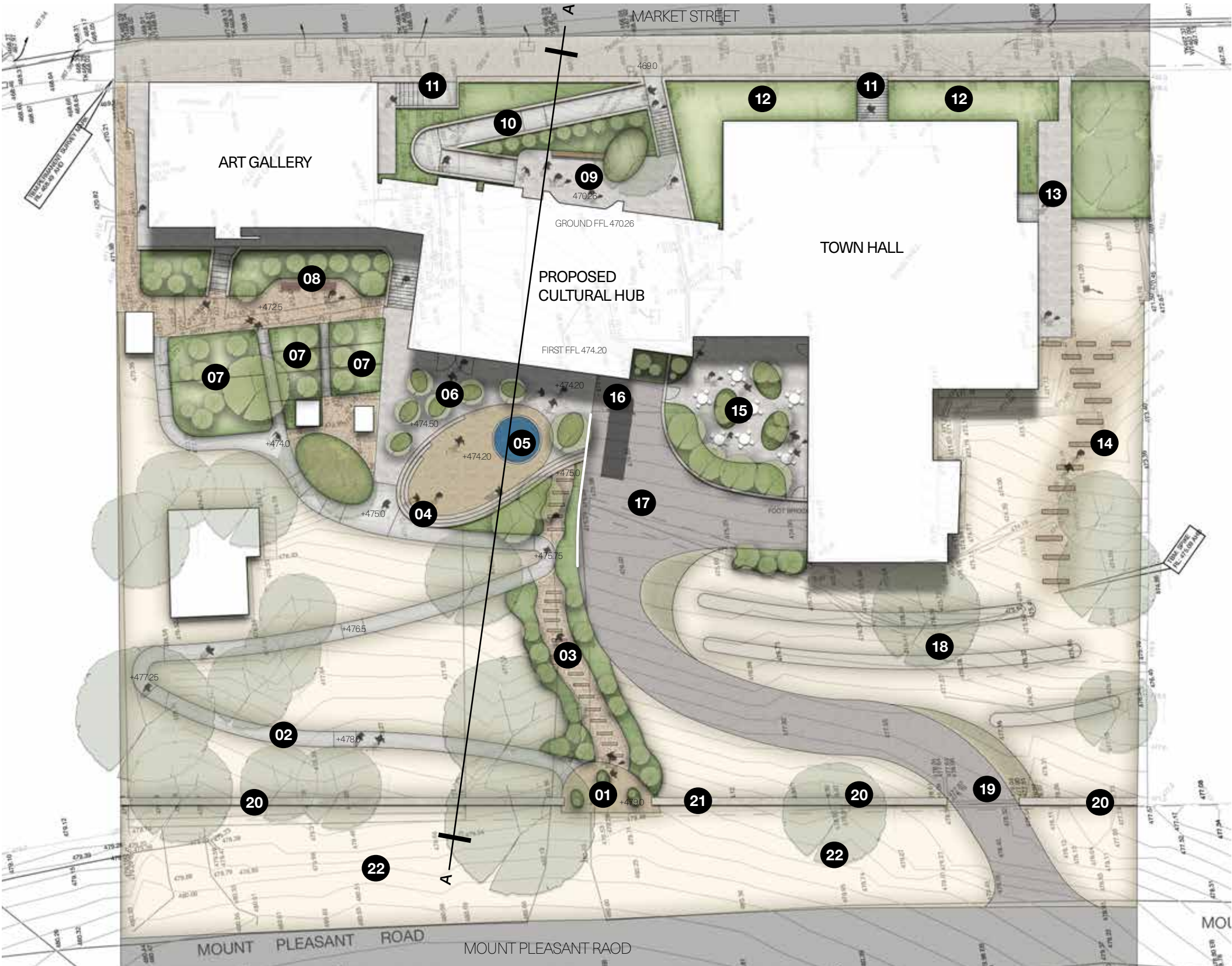


LANDSCAPE CONCEPT PLAN

LEGEND

- 1. Paved entry, with wayfinding signage and feature planting
- 2. New all abilities entry ramp (1:20) with buffer planting and cut/fill where required .
- 3. Gravel and steel steps with adjacent hardy planting
- 4. Outdoor amphitheatre, concrete steps and a paved plaza. Provisions for outdoor lighting, sounds system, data and power
- 5. Shallow reflection pond, with a full pump and reticulation system. Ability for stormwater to be caught as well and pumped to Market Street beneath new building
- 6. Botanic garden display in raised steel planters. Irrigation required
- 7. Existing sculpture gardens. Additions to planting and fix the steps running between and informal seating. Provisions for outdoor lighting, sounds system, data, power and irrigation
- 8. Permanent outdoor dining tables in compacted gravel. Additional planting to adjacent garden beds, with irrigation system. Opportunity for arbor
- 9. Paved entry plaza, with timber bench seating. Retain exiting tree in a new feature garden with raised steel edge. Decorative boulders. Provisions for outdoor lighting, sounds system, data, power and irrigation
- 10. New all abilities access ramp (1:14) with handrails and new adjacent walls. New and updated planting to adjacent beds. Provisions for outdoor lighting, sounds system, data, power and irrigation
- 11. Retain existing stair access
- 12. Update existing planting where required
- 13. Upgrade concrete path
- 14. Informal concrete sleepers
- 15. Staff area; paving, timber screen, planting beds. Cafe style seating
- 16. Paved all abilities carpark space
- 17. Bitumen driveway, cut and fill required and wall where identified (refer to civil engineers)
- 18. Informal planting, through rocky drainage swales
- 19. Wayfinding signage and lighting
- 20. New stone wall (max height 900mm)
- 21. Existing stone wall, requires repointing. Retain Olive Trees
- 22. Existing carparking, grading required, gravel fill

+474.25 Proposed Level



LANDSCAPE CONCEPT SECTION



FINISHES AND FURNITURE

NOTE: Refer to numbers on Concept Plan for reference

- 1. Feature Boulders
- 2. Plain concrete, broom finish
- 3. Steel edge and gravel steps
- 4. Precast concrete steps
- 5. Shallow reflection pond, with a full pump and reticulation system.
- 6. Botanic feature planters
- 7. Informal bench seating in compacted gravel
- 9. Feature timber bench seat
- 14. Concrete sleepers
- 15. Concrete Paving
- 20. Stone wall



PLANTING PALETTE

Trees

- 1. *Cercis canadensis*
Forest Pansy
- 2. *Corymbia citriodora 'Scentuous'*
Dwarf Lemon Scented Gum
- 3. *Lagerstroemia indica 'Natchez'*
White Crepe Myrtle



Shrubs/Ground Covers

- 5. *Adenanthos sericeus 'Silver Wave'*
Woolly Bush
- 6. *Chrysocephalum apiculatum*
Common Everlasting
- 7. *Liriope muscari*
Evergreen Giant
- 8. *Limonium perezii*
Sea Lavender
- 9. *Grevillea obtusifolia 'Gin Gin Gem'*
Grevillea Gin Gin Gem
- 10. *Myoporum parvifolium*
Creeping Boobialla
- 11. *Rosmarinus officinalis*
Rosemary



Climbers

- 13. *Hardenbergia violacea*
False Sarsparilla
- 14. *Trachelospermum jasminoides*
Star Jasmine



APPENDIX E SERVICES PROPOSALS



BRINGING BUILDINGS TO LIFE

BURRA CULTURAL CENTRE

DESIGN REPORT AND
RETURN SERVICES BRIEF

MECHANICAL, ELECTRICAL, VERTICAL
TRANSPORTATION, HYDRAULIC
AND FIRE PROTECTION SERVICES

Burra Cultural Centre
Design Report and Return Services Brief
Mechanical, Electrical, Vertical Transportation,
Hydraulic and Fire Protection Services



REPORT ISSUE REGISTER

REVISION	DATE	REVISION DESCRIPTION
01	04.07.19	Draft Issue

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Mechanical Services

The Mechanical Services installation for the Building comprises the following:-

External Works

- Nil.

Town Hall

- Air conditioning incorporating air cooled, reverse cycle packaged unit to serve auditorium and stage area mounted on an external platform. The outside air quantities to the auditorium will be modulated via CO₂ sensors to maintain an acceptable level during peak and low occupancy times. Air distribution to the space will be via exposed ductwork with side wall diffusers.
- Air conditioning incorporating air cooled,reverse cycle high wall mounted type air conditioning to serve the Mary Wares, Supper Room, Civic room, Pascoe room, lodge room, lobby. The outside air to space will be provided by in-line ducted fan. Outside air will be introduced to space via a 4-way louvre face diffuser.
- Air conditioning incorporating air cooled, reverse cycle cassette type air conditioning serves green/dressing room. The outside air to space will be provided by inline ducted fan via 4-way louvre face diffuser.
- Air conditioning incorporating air cooled, reverse cycle, variable refrigerate flow wall mounted type air conditioning to Level 1 gallery seating space. The outside air to space will be provided by inline ducted fan via 4-way louvre face diffuser.
- Amenities areas including toilets will be provided with mechanical exhaust systems throughout. The exhaust air flow rates incorporated would be in excess of those required by the relevant standard, Australian Standard 1668.2 - The use of mechanical ventilation and air conditioning in buildings - Mechanical ventilation for acceptable indoor quality.

Cultural Centre

- Air conditioning incorporating chilled water fan coil unit, electric reheat, in duct steam humidifier to serve Category A art gallery and gallery store room to provide precise temperature and relatively humidity control as specified in the design criteria. A N+1 redundancy system will be implemented to statisfy the requirements of a Category A art gallery. Air distribution to the space will be via ceiling mounted swirl diffusers.
- Thermal plant incorporating air cooled liquid reverse cycle chiller to serve Category A art gallery and store room inclusive of fall back system mounted at roof level.
- Air conditioning incorporating air cooled, reverse cycle variable refrigerate flow ducted type air conditioning to ground level gallery foyer, visitor/ retail store and upper foyer. Air distribution to the space will be via ceiling mounted swirl diffusers
- Air conditioning incorporating air cooled, reverse cycle variable refrigerate flow ducted type air conditioning to ground level 1 music exhibition and lobby. Air distribution to the space will be ceiling mounted swirl diffusers
- Amenities areas including toilets will be provided with mechanical exhaust systems throughout. The exhaust air flow rates incorporated would be in excess of those required by the relevant standard, Australian Standard 1668.2 - The use of mechanical ventilation and air conditioning in buildings - Mechanical ventilation for acceptable indoor quality

General

- Piping systems associated with the above systems.
- Air distribution systems associated with the above systems.
- Electrical Services, associated with the above systems.
- Automatic controls associated with the above systems.
- Generated noise and vibration control associated with the above systems.

Art Gallery

- Nil.

Design criteria associated with the Mechanical Services as follows:-

Description	Performance Requirement
Extreme ambient conditions under which all plant shall operate	46.0°C dry bulb maximum 24.0°C wet bulb maximum Full solar load -2.0°C dry bulb minimum.
External ambient conditions for air conditioning plant full load performance	42.0°C dry bulb maximum 22.5°C wet bulb maximum Full solar load 2.5 °o dry bulb minimum Zero solar load.
Internal conditions and controls tolerance for air conditioning plant full load performance	24°C dry bulb maximum 20°C dry bulb minimum ± 2.0°C dry bulb. 60.0% relative humidity maximum with humidity varying depending on ambient and internal loads.
Category A – Art Gallery & Gallery Storeroom as per ASHRAE HVAC Application 2011 Internal conditions and controls tolerance for air conditioning plant full load performance	21°C dry bulb maximum ± 2.0°C dry bulb. 50.0% relative humidity ± 5% relative humidity
Outside air	7.5 L/s/person
Supply air	4 L/s/m ² minimum for air conditioned areas
Exhaust air	10 L/s/m ² - Toilets All other areas to requirements of Australian Standard 1668.2 - The use of mechanical ventilation and air conditioning in buildings - Mechanical ventilation for acceptable indoor-air quality.
Occupancy	4 m ² /person – Art Gallery, Exhibition Area 3.5 m ² /person – Retail Area 150 person – Auditorium 70 person – Supper Room
Hours of operation	Exhibition hours.
Internal heat gains - people	70 W per person, sensible 60 W per person, latent
Internal heat gains - lighting	20 W/m ² - Retail, Art Gallery 10 W/m ² - Auditorium
Internal heat gains - power	10 W/m ² - All areas

Description	Performance Requirement
Air filtration	General:- Dry media disposable filters, average filtration efficiency to Australian Standard 1324.2 - Air filters for use in general ventilation and air conditioning - Methods of test. Test dust no. 1 - 20%, test dust no. 2 - 98%.
Maximum noise levels under all conditions of plant operations	To the requirement of Australian Standard 2107 - Acoustics - Recommended design sound levels and reverberation times for building interiors.
Maximum noise levels at adjoining property boundaries	Not to exceed levels specified for commercial properties and residential properties in the Environmental Protection Act.
Maximum vibration levels in occupied areas	Vibration levels (acceleration m/s ²) not to exceed Curve 1 vibration levels indicated in Australian Standard 2670 - Evaluation of human exposure to whole-body vibration.
Equipment balancing criteria - maximum allowable vibration levels (maximum peak to peak displacement mm)	0.10 - under 10 r/s fans 0.075 - 10-16 r/s fans 0.050 - 17-35 r/s fans 0.025 - over 35 r/s fans 0.025 - compressors All other equipment not to exceed limits set in Australian Standard 1359 - Rotating electrical machines - General requirements and Australian Standard 2625 - Rotating and reciprocating machinery - Mechanical vibration.
Air diffusion equipment	0.25 m/s maximum terminal velocity in occupied zone - air conditioning systems.
Electricity supply	400/230 volts, +10%, -6%, 3 phase, 4 wire, 50 Hz in accordance with SA Power Networks Service Rules and Conditions of Supply. Design and utilise only systems and equipment to be capable of guaranteed rated performance on both present and future supply voltages.
Voltage drop	Voltage drop at switchboards limited to 2.5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase. Voltage drop at final distribution points limited to 5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase.
Electromagnetic emission	In accordance with Australian/New Zealand Standard 4251.1 - Electromagnetic compatibility - Generic emission standard - Residential, commercial and light industry.
Electromagnetic immunity	In accordance with Australian/New Zealand Standard 4252.1 - Electromagnetic compatibility - Generic immunity standard - Residential, commercial and light industry.

Electrical Services

The Electrical Services installation serving the facility comprises the following:-

External Works

- External light to Australian Standard 1158 - Lighting for Roadways and Public Spaces.

Town Hall

- Existing main switchboard to remain to serve the Town Hall existing services.
- General illumination in accordance with Australian Standard 1680 - Interior Lighting, comprising LED luminaires.
- Lighting control to interior luminaires via local switches and movement sensors.
- Exit and emergency lighting throughout building comprising single point battery backed units in accordance with the Building Code of Australia and Australian/New Zealand Standard 2293.1:2005 - Emergency escape lighting and exit signs for buildings.
- Power to Mechanical and Hydraulic Services plant and equipment.
- General purpose and specialised power outlets throughout.
- Cable support systems.
- Residual current device (RCD) protection to all individual power and lighting sub-circuits installed within the distribution board.
- Electronic security system.

Cultural Centre

- New SA Power Networks low voltage power supply.
- New main switchboard with retailer meter provisions.
- New distribution board and submain to serve the Cultural Centre and New Town Hall services.
- General illumination in accordance with Australian Standard 1680 - Interior Lighting, comprising LED luminaires to replace existing auditorium fittings.
- Lighting control to interior luminaires via local switches and movement sensors.
- Exit and emergency lighting throughout building comprising single point battery backed units in accordance with the Building Code of Australia and Australian/New Zealand Standard 2293.1:2005 - Emergency escape lighting and exit signs for buildings.
- Power to Mechanical and Hydraulic Services plant and equipment.
- General purpose and specialised power outlets throughout.
- Cable support systems.
- Power outlets associated with the AV systems throughout.

- Residual current device (RCD) protection to all individual power and lighting sub-circuits installed within the distribution board.
- New communications cabinets to serve each building.
- Provision of dual Category 6A communications outlets throughout including outlets for wireless access points as required.
- Category 6A communications infrastructure including termination frames, patch panels, accessories and terminations as required.

Art Gallery

- Relocation of existing SA Power Networks low voltage power supply.
- Existing main switchboards and distribution board to remain.
- Exit and emergency lighting throughout building comprising single point battery backed units in accordance with the Building Code of Australia and Australian/New Zealand Standard 2293.1:2005 - Emergency escape lighting and exit signs for buildings.

Design criteria associated with the Electrical Services as follows:-

Item	Design Criteria
Extreme ambient conditions under which all services and systems shall operate	46.0°C dry bulb maximum 24.0°C wet bulb maximum Full solar load -2.0°C dry bulb minimum.
Ambient conditions within air conditioned spaces under which all services and systems shall achieve full load performance	24.0°C dry bulb maximum 60% relative humidity maximum with humidity varying dependent on ambient and internal loads 20.0°C dry bulb minimum.
Ambient conditions within ventilated non air conditioned spaces under which all services and systems shall achieve full load performance	38.0°C dry bulb maximum 21.0°C wet bulb maximum 4.0°C dry bulb minimum.
Earth resistivity	100 ohm - metres nominal.
Hours of operation	24 hour operation.
Maximum noise levels at adjoining property boundaries	Not to exceed levels specified for commercial properties and residential properties in the Environmental Protection Act.
Equipment balancing criteria - maximum allowable vibration levels (maximum peak to peak displacement mm)	All equipment not to exceed limits set in Australian Standard 1359 - Rotating electrical machines - General requirements and Australian Standard 2625 - Rotating and reciprocating machinery - Mechanical vibration.
Earthing systems:-	
- Protective earthing system	MEN earthing system in accordance with Australian/New Zealand Standard 3000 - Wiring rules and SA Power Networks Rules and Conditions of Supply.
Electricity supply	400/230 volts, +10%, -6%, 3 phase, 4 wire, 50 Hz in accordance with SA Power Networks Service Rules and Conditions of Supply. Design and utilise only systems and equipment to be capable of guaranteed rated performance on both present and future supply voltages.

Item	Design Criteria
Consumers mains	400 volt, 3 phase, 50 Hz supplies from the low voltage terminals of the SA Power Networks padmounted transformer.
Metering	SA Power Networks low voltage stepped demand as calculated to minimise running costs. Multifunction metering of light, power and significant loads in accordance with the Building Code of Australia.
Electrical reticulation	In accordance with Australian/New Zealand Standard 3000 - Wiring rules and Australian Standard 3008 - Electrical installations - Selection of cables.
Electrical capacities	Equipment and cable capacities calculated to achieve 20% spare capacity.
Voltage drop	Voltage drop at switchboards limited to 2.5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase. Voltage drop at final distribution points limited to 5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase.
Illuminance levels	In accordance with the minimum requirements of the following:-
- General building interiors	Australian Standard 1680.1 - Interior lighting - General principles and recommendations and Australian Standard 1680.2.0 Interior lighting - Recommendations for specific tasks and interiors. Department of Health and Ageing Aged Care Certification Guidelines November 2002 Revisions
- Circulation spaces	Australian Standard 1680.2.1 - Interior lighting - Circulations spaces and other general areas.
- External, amenity	Australian Standard 1158 - Road lighting.
Exit and emergency lighting	In accordance with the Building Code of Australia and Australian/New Zealand Standard 2293.1 - Emergency evacuation lighting for buildings - System design, installation and operation, Australian/New Zealand Standard 2293.2 - Emergency evacuation lighting for buildings - Inspection and maintenance and Australian/New Zealand Standard 2293.3 - Emergency evacuation lighting for buildings - Emergency luminaires and exit signs.
Electronic security system	In accordance with Australian Standard 2201 - Intruder alarm systems.
Master antennae television system	In accordance with the minimum requirements of Australian Standard 1367 - Multiple outlet distribution systems - Sound and vision.
Voice/data cabling	In accordance with Australian/New Zealand Standard 3080 - Telecommunications installations - Integrated telecommunications cabling systems for commercial premises.
Disability Access	In accordance with the Building Code of Australia and Australian Standard 1428 (Set) 2010 - Design for Access and Mobility (Set).

Vertical Transportation Services

The Vertical Transportation Services installation serving the facility comprises the following:-

External Works

- Nil.

Town Hall

- Nil.

Cultural Centre

- 1 off VVVF overhead traction through car passenger lift of 1000kg/13 passenger capacity operating at 1.0m/s and serving 2 stops (ground and first floors).
- Car superstructure comprising steel frame, stainless steel wall panels, stainless steel ceiling with LED downlights.
- Fitments within the lift cars to comply with the intent of Australian Standard 1735 - Part 12 Facilities for Persons with Disabilities.
- Stainless steel doors and door frames, 900mm wide.
- Automatic emergency telephone dialling system within car via 3G network.
- Interface with the building security system.
- Registration of the lifts in the name of the Proprietor for a period of 12 months.

Art Gallery

- Nil.

Design criteria associated with the Vertical Transportation Services as follows:-

Description	Lift No. L1
Floor levelling accuracy	Plus or minus 5mm under all load conditions.
Maximum lift acceleration rate of	1.0 m/s ²
Maximum lift deceleration rate of	1.0 m/s ²
Maximum jerk rate of	1.8 m/s ³
Maximum horizontal acceleration inside lift car measured both front to rear and side to side	15 milli-g in the frequency range of 1 to 10 Hertz (mean) and 20 milli-g (peak).
Rated number of starts	120 per hour.
Maximum noise levels at a lift lobby background noise level of 45 dBA	50 dBA - inside car at contract running speed 55 dBA - inside car during acceleration or deceleration 60 dBA - inside car during levelling with doors opening
Maximum noise levels at adjoining property boundaries	Not to exceed levels specified for commercial properties and residential properties in the Environmental Protection Act.
Maximum vibration levels in occupied areas	Vibration levels (acceleration m/s ²) not to exceed in Curve 1 vibration levels indicated in Australian Standard 2670 - Evaluation of human exposure to whole-body vibration.
Equipment balancing criteria - maximum allowable vibration levels (maximum peak to peak displacement mm).	All equipment not to exceed limits set in Australian Standard 1359 - Rotating electrical machines - General requirements and Australian Standard 2625 - Rotating and reciprocating machinery - Mechanical vibration.

Description	Lift No. L1
Door dwell times	6.0 seconds in response to a landing call or combined car and landing call 3.0 seconds in response to a car call.
Door protection monitoring	Dwell time to be reduced to 1.0 seconds after re-establishment of passenger protection devices or operation of door close button.
Maximum door opening time	5.3 seconds.
Minimum door opening time	2.5 seconds.
Minimum door closing time	4.5 seconds.
Maximum door closing time	7.5 seconds.
Landing Indication	Visible and audible annunciation 5.0 seconds prior to arrival of lift car or at commencement of slow down sequence.
Electricity supply	400/230 volts, +10%, -6%, 3 phase, 4 wire, 50 Hz in accordance with SA Power Networks Service Rules and Conditions of Supply. Design and utilise only systems and equipment to be capable of guaranteed rated performance on both present and future supply voltages.
Voltage drop	Voltage drop at switchboards limited to 2.5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase. Voltage drop at final distribution points limited to 5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase.
Electromagnetic emission	In accordance with Australian/New Zealand Standard 4251.1 - Electromagnetic compatibility - Generic emission standard - Residential, commercial and light industry.
Electromagnetic immunity	In accordance with Australian/New Zealand Standard 4252.1 - Electromagnetic compatibility - Generic immunity standard - Residential, commercial and light industry.

Hydraulic Services

The Hydraulic Services installation serving the facility comprises the following:-

External Works

- Supply and install of new 13,000 litre precast concrete septic tank for sewer drainage
- Supply and install of new 1,750 litre precast concrete grease arrestor for Home Economics
- Pump out and removal of existing grease arrestor and septic tank.
- Supply and install of 2 off new testable backflow prevention devices adjacent exiting SA Water Corporation meter to serve Town Hall and new Cultural Centre as independent lines.
- Main domestic inground cold water supply and install.
- Replacement of existing sewer drainage from Art Gallery to new septic tank location.
- Irrigation take off points for connection by others in 1 off locations.

Town Hall

- Cap and seal redundant drainage and water supply.
- Modify existing water supply to suit new works.

Cultural Centre

- Internal sanitary plumbing drainage to ground floor and first floor bathrooms amenities to the new building.
- Domestic cold water reticulation to the new building 2 off bathroom amenities.
- Provision of high quality DDA Compliant sanitaryware and tapware to suit new fixture locations.
- Installation of downpipes to suit new gutter and roof layout.
- Supply and install of new rainwater pressure pump and filter system for distribution of rainwater to toilets and irrigation
- Provision of drainage for Mechanical Plant condensate drain.

Art Gallery

- Nil.

Design criteria associated with the Hydraulic Services as follows:-

Description	Performance Requirement
Extreme ambient conditions under which all plant shall operate	46.0°C dry bulb maximum 24.0°C wet bulb maximum Full solar load -2.0°C dry bulb minimum.

Description	Performance Requirement
Pipe Sizing Design Criteria	Australian Standard 2200 - Design charts for Water Supply and Sewerage and The Institute of Plumbing Australia - Selection and sizing of copper tubes for water piping systems.
Sanitary Plumbing and Drainage	To requirements of Australian/New Zealand Standard 3500 Plumbing and Drainage.
Floor Drainage Provisions	To requirements of Australian Standard 3740 - 1994 - Waterproofing of wet areas within residential buildings.
Domestic Hot and Cold Water Reticulation	To requirements of Australian/New Zealand Standard 3500 - Plumbing and Drainage.
General Pipe Identification	To requirements of Australian Standard 1345 - 1995 - Identification of the contents of piping, conduits and ducts.
Sanitary Plumbing Fittings and Fixtures	To requirements of:- Australian Standard 1172 - Water closets of 4.5/3 litre capacity Australian Standard 1172:1 - Water Closet Pans Australian Standard 1172:2 - Cisterns Australian Standard 1371 - Toilet seats of moulded plastics Australian/New Zealand Standard 1730 - Wash basins Australian Standard 1976 - Vitreous china for use in sanitary appliances.
Disability Access	In accordance with the Building Code of Australia and Australian Standard 1428.1 - Design for Access and Mobility.
Faucets, Cocks and Outlets	To requirements of Australian Standard 1718, dezincification resistant copper alloy, pressure tested to 2.0 MPa.
Water Conservation Measures	In accordance with the Guidelines for Provision of Water Appliances and Plumbing issued by the Water Technology Committee of Australia Water Resources Council 1993 and WELS Labelling Scheme.
Hot Water Temperature Control	To requirements of Australian/New Zealand Standard 3500.4.1 - Hot water supply systems - Performance requirements.
Water supply - mains water	Mains water supplied from the new SA Water Corporation supply. Average supply temperature 15°C Minimum supply pressure 200 kPa Maximum supply pressure 700 kPa.

Fire Protection Services

The Fire Protection Services installation serving the facility comprises the following:-

External Works

- Nil.

Town Hall

- Provision of security monitored smoke alarms throughout the common areas (to be documented and installed under the Electrical Services contract).
- Provision of fire hose reels.
- Relocation of existing portable fire extinguishers and fire blankets within the building as necessary to accommodate the revised architectural arrangement (to be documented and installed under the Hydraulic Services contract).

Cultural Centre

- Provision of security monitored smoke alarms throughout the common areas (to be documented and installed under the Electrical Services contract).
- Provision of fire hose reels.
- Provision of portable fire extinguishers and fire blankets throughout the buildings (to be documented and installed under the Hydraulic Services contract).

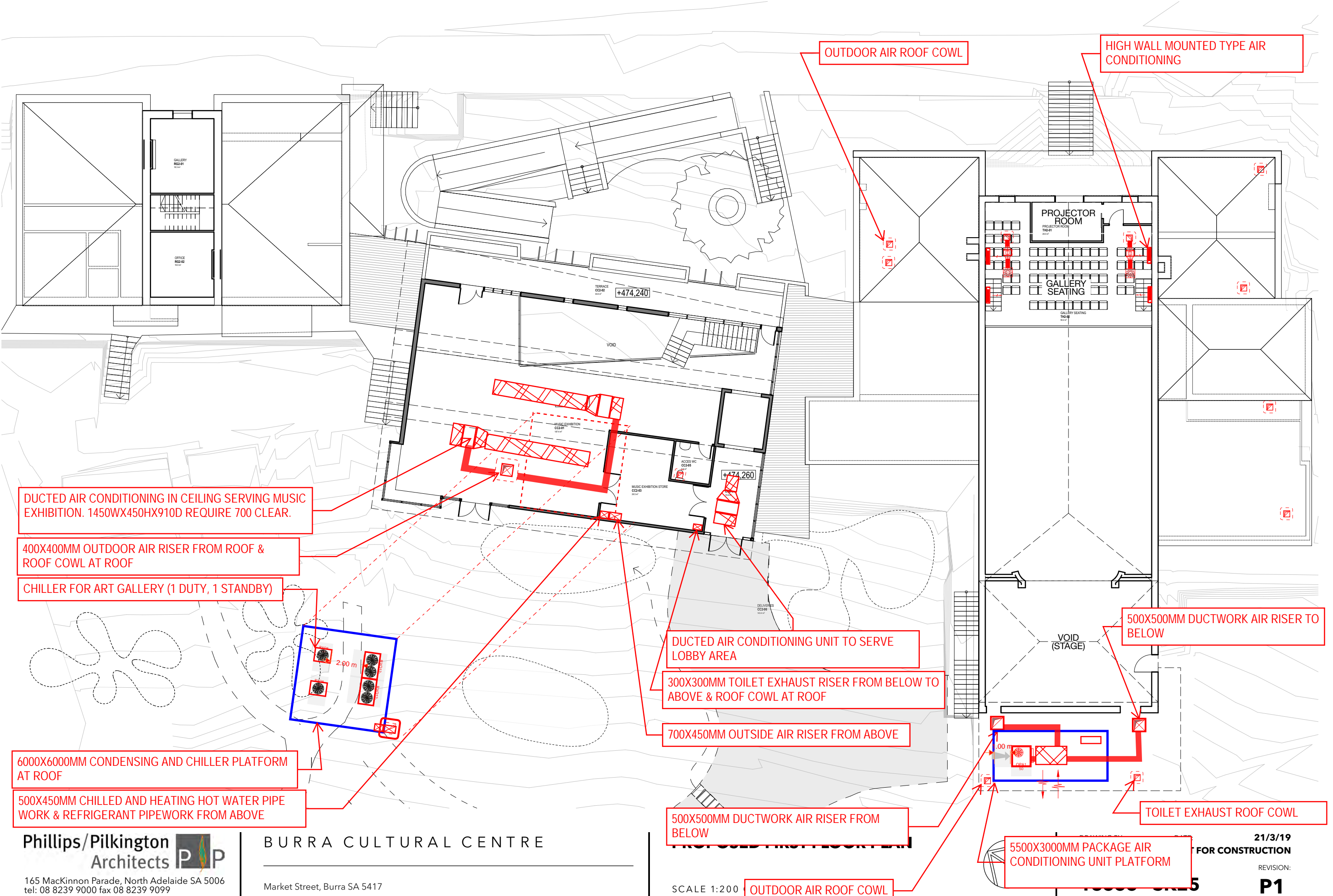
Art Gallery

- Provision of security monitored smoke alarms throughout the common areas (to be documented and installed under the Electrical Services contract).
- Provision of fire hose reels.
- Relocation of existing portable fire extinguishers and fire blankets within the building as necessary to accommodate the revised architectural arrangement (to be documented and installed under the Hydraulic Services contract).

Design criteria associated with the Fire Protection Services as follows:-

Item	Design Criteria
Extreme ambient conditions under which all systems and services shall operate	46.0°C dry bulb maximum 24.0°C wet bulb maximum Full solar load. -2.0°C dry bulb minimum.
Automatic fire detection and alarm system	In accordance with Australian Standard 3786 – Smoke alarms.
Portable fire extinguishers	In accordance with Australian Standard 2444.
Fire hose reels	In accordance with Australian Standard 2441.
Maintenance and servicing	In accordance with Australian Standard 1851 - Maintenance of fire protection equipment.
Maximum noise levels at adjoining property boundaries	Not to exceed levels specified for commercial properties and residential properties in the Environmental Protection Act.

Item	Design Criteria
Electricity supply	400/230 volts, +10%, -6%, 3 phase, 4 wire, 50 Hz in accordance with SA Power Networks Service Rules and Conditions of Supply. Design and utilise only systems and equipment to be capable of guaranteed rated performance on both present and future supply voltages.
Voltage drop	Voltage drop at switchboards limited to 2.5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase. Voltage drop at final distribution points limited to 5% (maximum) of nominal LV supply voltage of 400 volt, 3 phase.
Electromagnetic emission	In accordance with Australian/New Zealand Standard 4251.1 - Electromagnetic Compatibility - Generic emission standard - Residential, Commercial and Light Industry.
Electromagnetic immunity	In accordance with Australian/New Zealand Standard 4252.1 - Electromagnetic Compatibility - Generic immunity standard - Residential, Commercial and Light Industry.



DUCTED AIR CONDITIONING IN CEILING SERVING MUSIC EXHIBITION. 1450WX450HX910D REQUIRE 700 CLEAR.

400X400MM OUTDOOR AIR RISER FROM ROOF & ROOF COWL AT ROOF

CHILLER FOR ART GALLERY (1 DUTY, 1 STANDBY)

6000X6000MM CONDENSING AND CHILLER PLATFORM AT ROOF

500X450MM CHILLED AND HEATING HOT WATER PIPE WORK & REFRIGERANT PIPEWORK FROM ABOVE

DUCTED AIR CONDITIONING UNIT TO SERVE LOBBY AREA

300X300MM TOILET EXHAUST RISER FROM BELOW TO ABOVE & ROOF COWL AT ROOF

700X450MM OUTSIDE AIR RISER FROM ABOVE

500X500MM DUCTWORK AIR RISER FROM BELOW

HIGH WALL MOUNTED TYPE AIR CONDITIONING

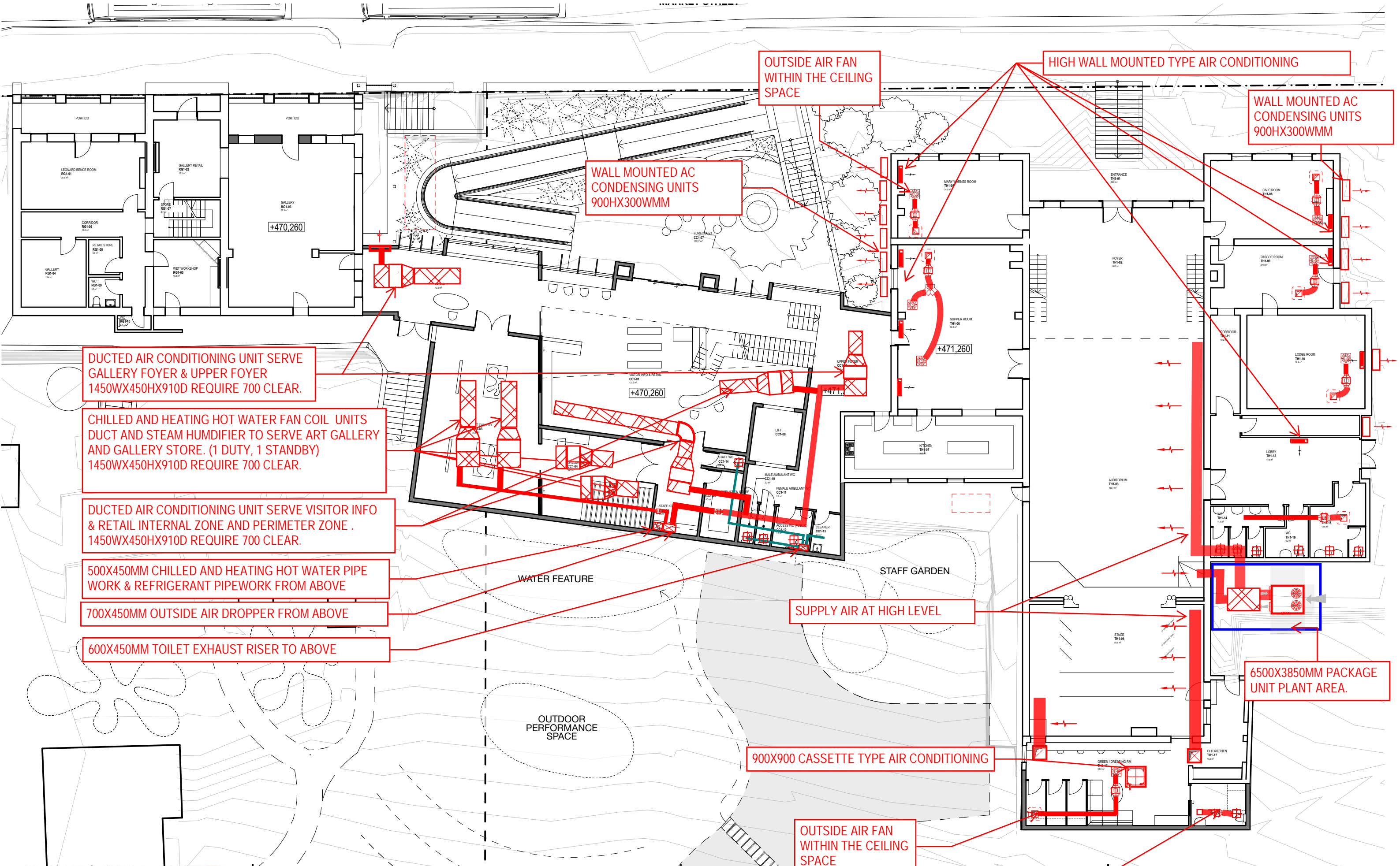
OUTDOOR AIR ROOF COWL

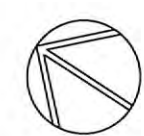
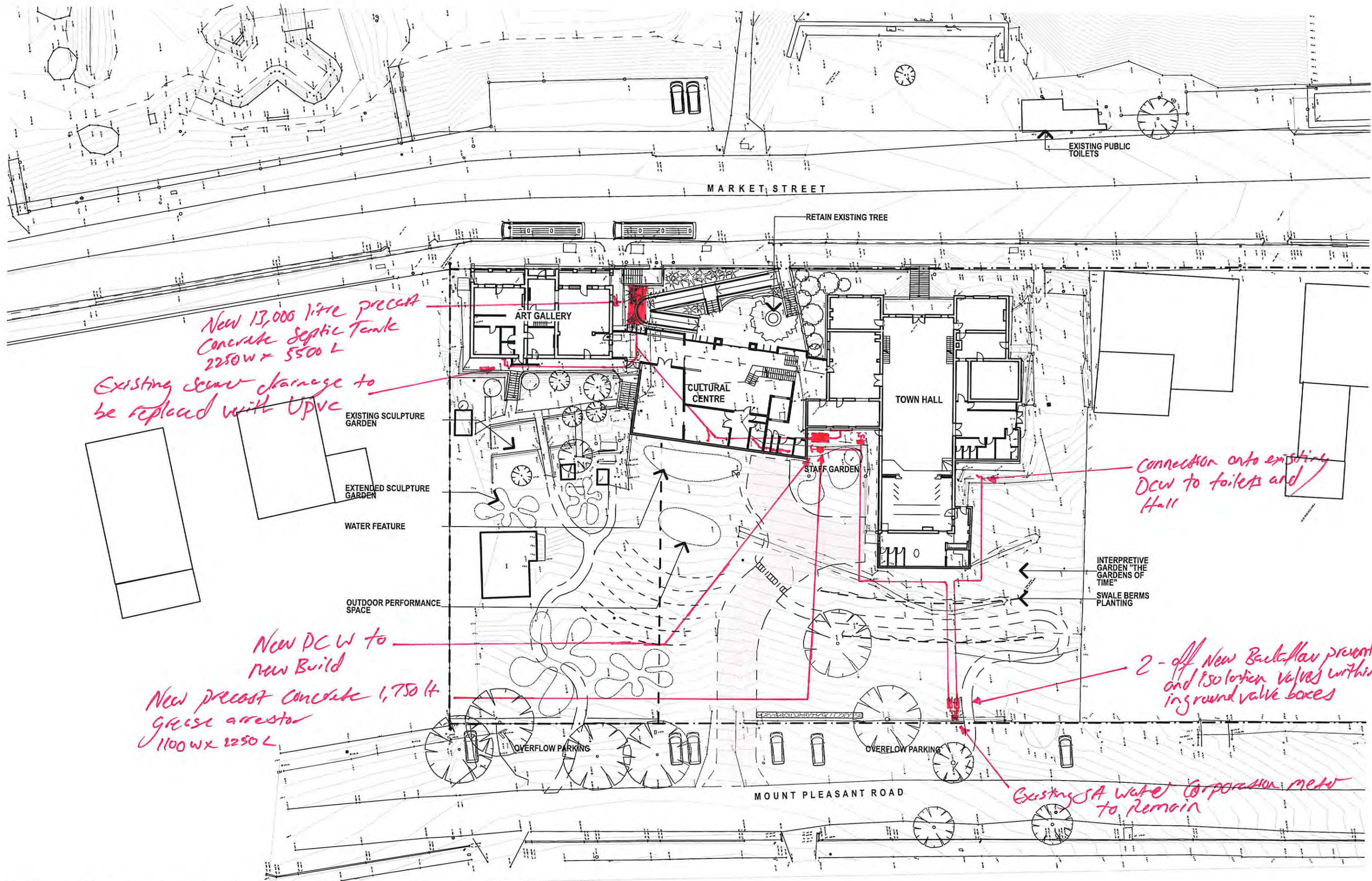
500X500MM DUCTWORK AIR RISER TO BELOW

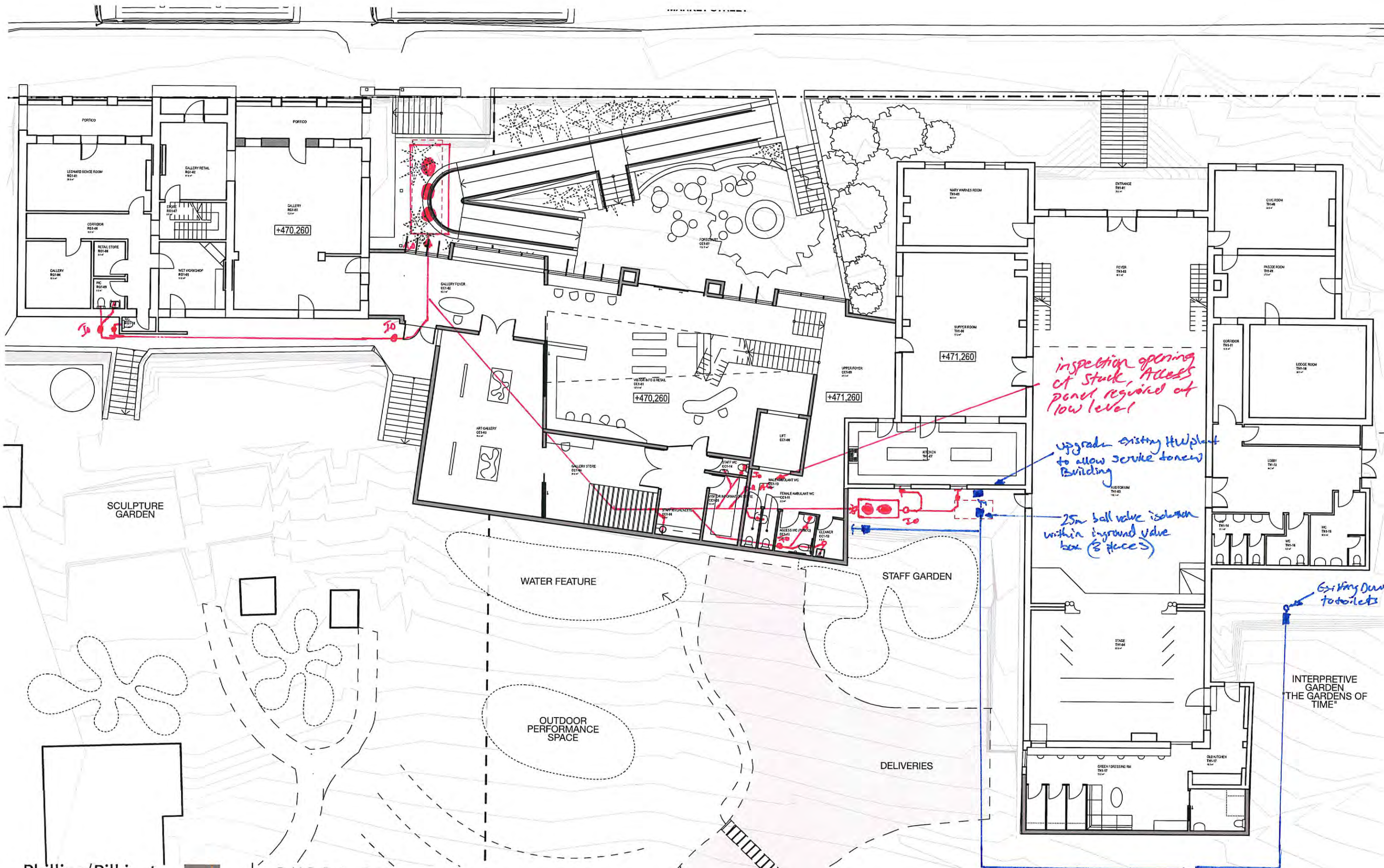
TOILET EXHAUST ROOF COWL

5500X3000MM PACKAGE AIR CONDITIONING UNIT PLATFORM

OUTDOOR AIR ROOF COWL







Phillips/Pilkington
Architects **P P**

165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

Plot Date: 21/3/19 BIMcloud: ppaserver.phillipsilkington.com.au - BIMcloud Basic for ARCHICAD 22/18555 Burra Cultural Centre [A1] ALTERNATIVE LAYOUT

BURRA CULTURAL CENTRE

Market Street, Burra SA 5417

PROPOSED GROUND FLOOR PLAN

SCALE 1:200 @ A3

DRAWING BY
CHECKED BY

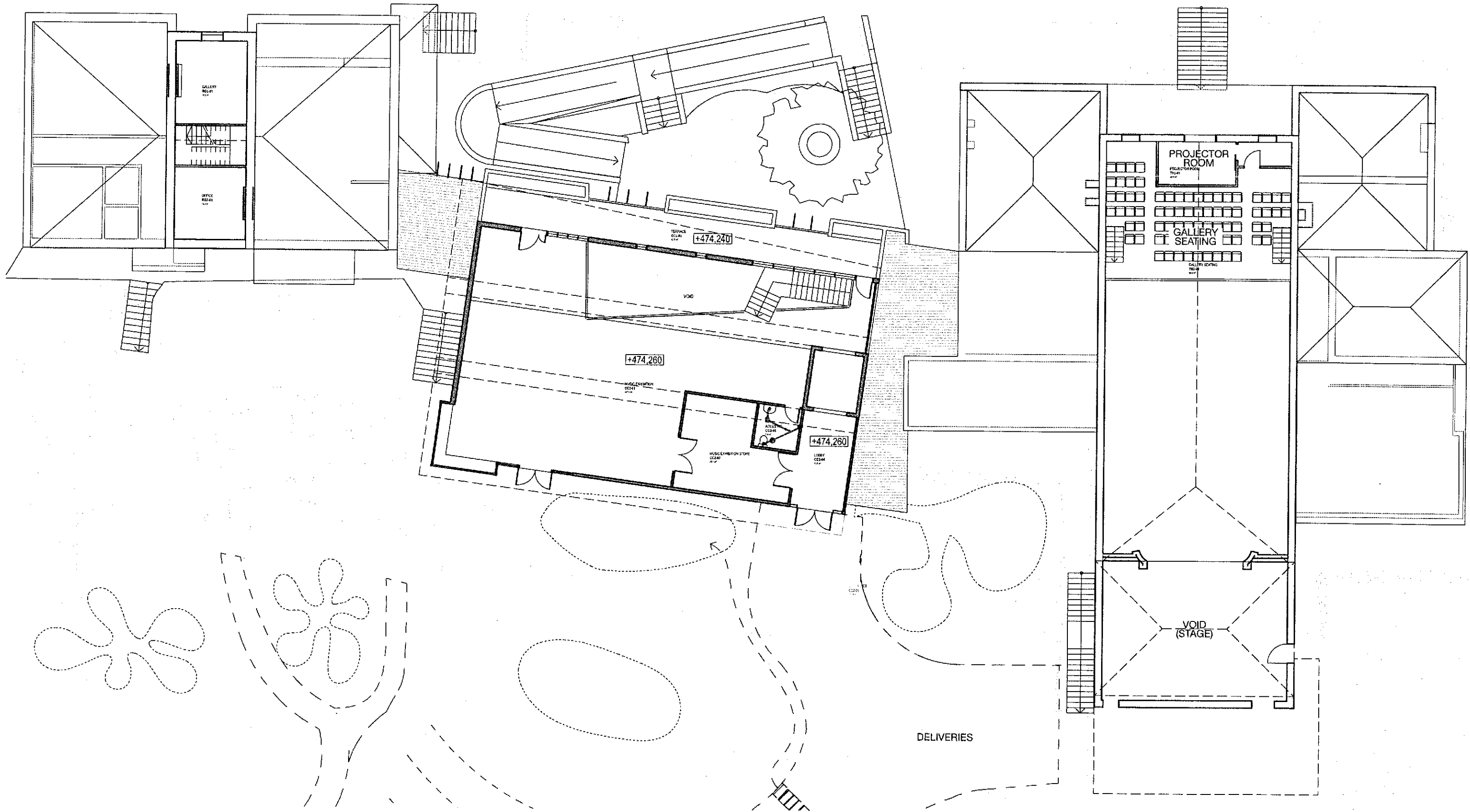
PROJECT NO/DRAWING NO.:

18555 - SK24

DATE: 21/3/19
NOT FOR CONSTRUCTION

REVISION:

P1



Phillips/Pilkington
Architects **P P**

165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

Plot Date: 21/3/19 BIMcloud: ppaserver.phillipsilkington.com.au - BIMcloud Basic for ARCHICAD 22/18555 Burra Cultural Centre [A1] ALTERNATIVE LAYOUT

BURRA CULTURAL CENTRE

Market Street, Burra SA 5417

PROPOSED FIRST FLOOR PLAN

SCALE 1:200 @ A3



DRAWING BY
CHECKED BY

PROJECT NO/DRAWING NO.:

18555 - SK25

DATE: 21/3/19
NOT FOR CONSTRUCTION

REVISION:

P1



Issue	Amendments	Date	Init.

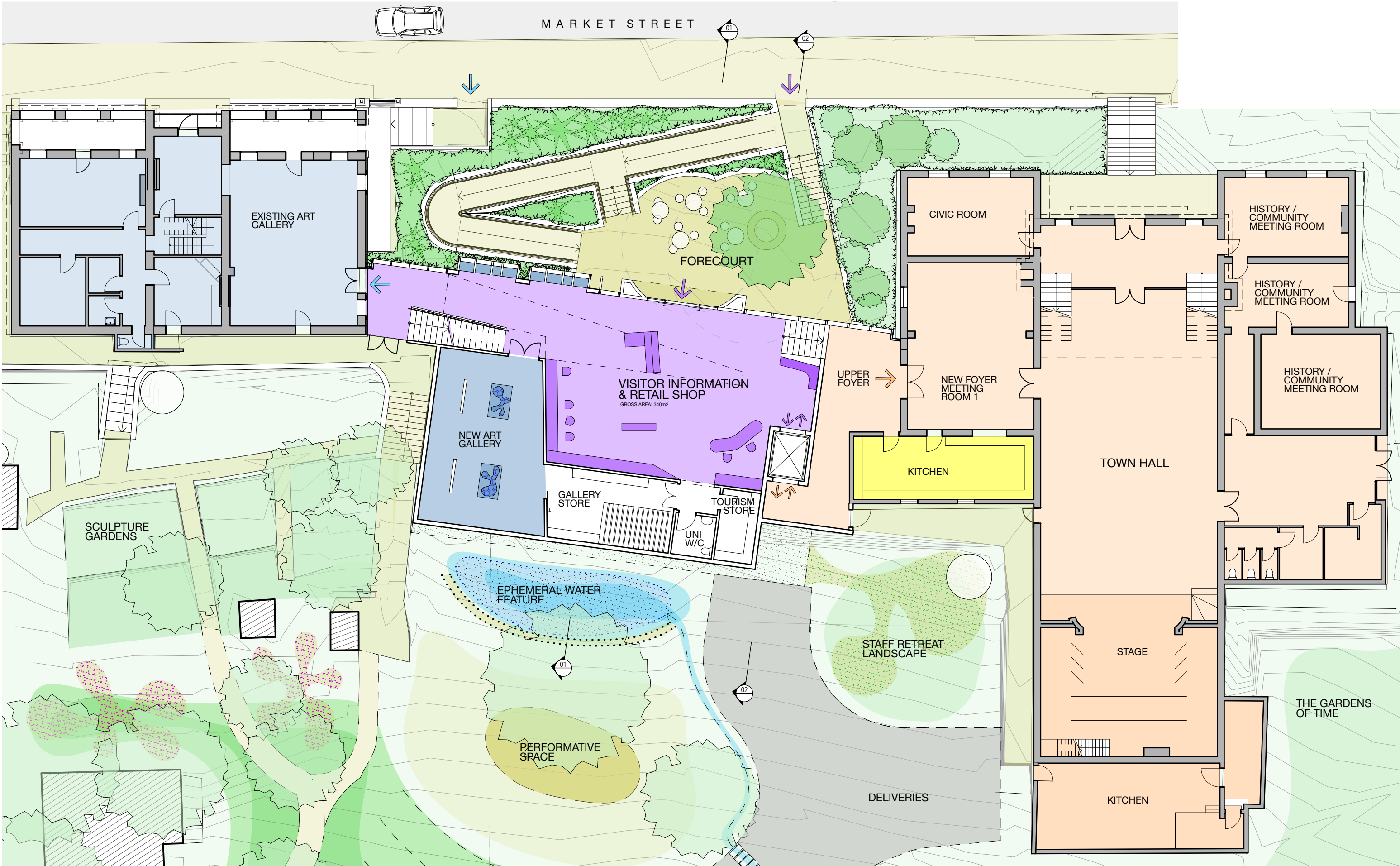
North

Architect

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Project	Drawn	Checked	Date
Title	Designed	Checked	Scale
Drawing Number	Sheet of	Issue	@A1
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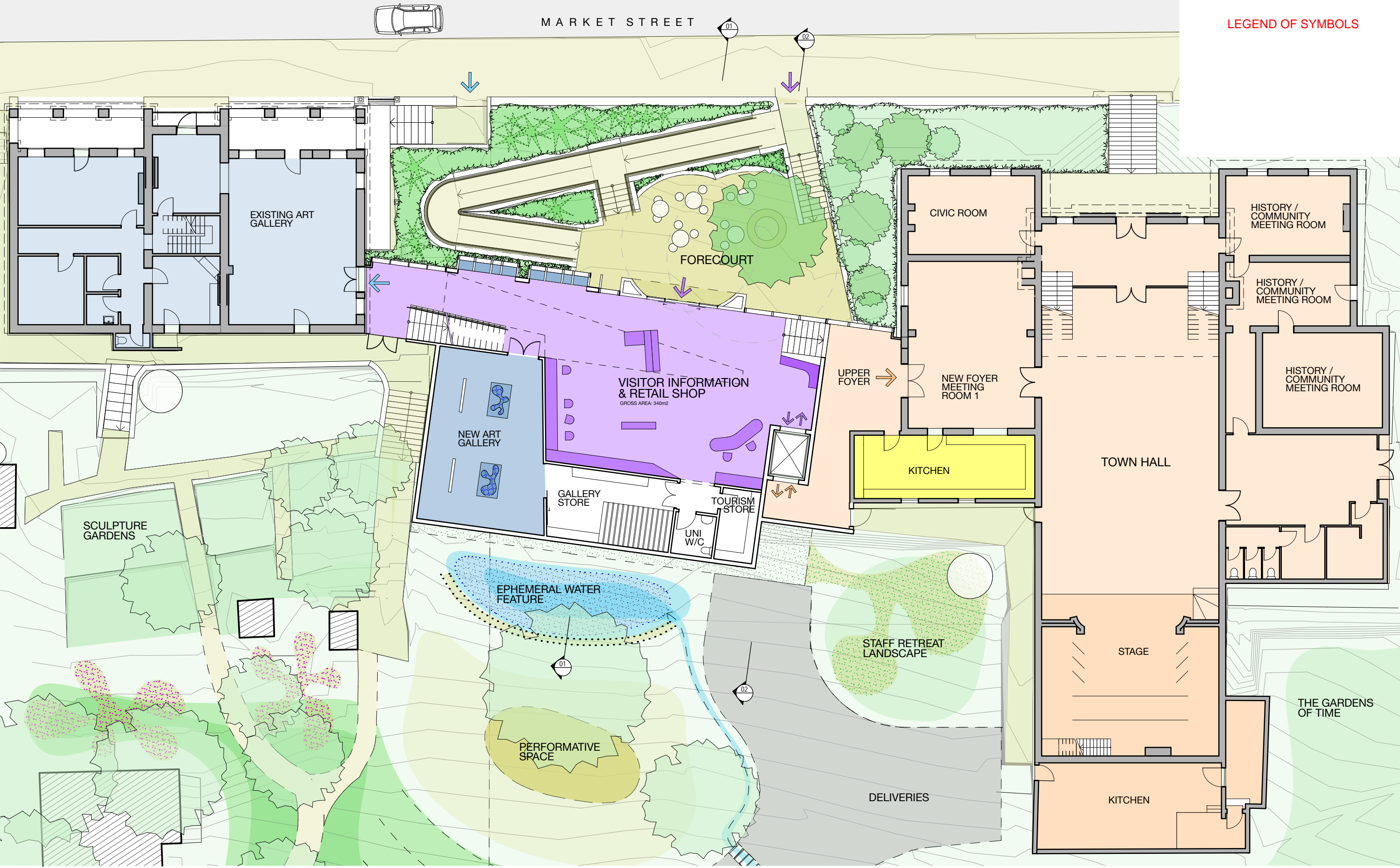
Issue	Amendments	Date	Init.

North Architect

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Project	Drawn	Checked	Date
Title	Designed	Checked	Scale
	Drawing Number	Sheet of	Issue
		5	@A1



Issue	Amendments	Date	Init.

North Architect



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Drawing Number	Sheet of	Issue	@A1
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Issue	Amendments	Date	Init.

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Title	Designed	Checked	Scale
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APPENDIX F STRUCTURAL & CIVIL PROPOSALS

1st July 2019

Project No. WGA190011

BURRA CULTURAL CENTRE – CONCEPT DESIGN SUMMARY FOR CIVIL AND STRUCTURAL WORKS

CIVIL WORKS

Scope

The most significant civil works relate to the formation of the access drive from Mount Pleasant Road at the rear of the site connecting to a new unloading zone at the rear of the new premises. There is approximately 5m of level difference between the unloading area pavement and the road level which, to remain compliant with recommended road grades, requires the driveway to enter the site in the south ease corner and cross the site in a north westerly direction to maximise the available length. This will result initially in some fill material being required over the driveway/road junction area prior to the southern edge of the driveway cutting into the existing slope. The edge of the cut can remain a batter in the near surface weathered rock which is prevalent at the site. Driveway grades are to be at 1 in 8 maximum at the steepest sections and the depth of both cut and fill limited to approximately 1.2m.

The discharge of surface stormwater from the uphill rear side of the property will be prevented from flowing over land and reaching Market Street as is currently the case by the proposed new visitor centre building situated between the existing Hall and Gallery. It is intended therefore that the surface water will be directed via modified landscaping levels toward a collection basin immediately south of the new building which will provide both limited permanent water storage and temporary detention in more severe storm events. There will be 3nos. underground drainage lines from the rear of site used to discharge water to the Market Street kerb and water table. Each will comprise either oversized pipes or culverts to convey severe storm event flows with sufficient redundancy should blockage occur in any one of the outlets. Stormwater from roofed areas can be collected in rainwater tanks with overflows directly to the kerb and water table in Market Street.

Ramps and stairs will provide compliant access between Market Street and the new front entry to the visitor centre.

Refer to the attached sketch design for reference.

STRUCTURAL WORKS

Scope

The new visitor centre is to be located between the existing Hall and Gallery with pedestrian links to both. The floor levels for each of the existing building differ and so transitions via stairs or lift are required. The existing geotechnical conditions as evidenced by existing embankments cut into the slope comprise largely of a thin topsoil layer overlying weathered shales, siltstones and calcareous material all of which are highly layered with varying inclined plane directions and hardness. The material appears as though it will be readily excavated with conventional earthmoving equipment however the variable nature of the material is such that larger slabs of harder material may be encountered, particularly in areas of deeper excavation such as the lift pit. The flow of any groundwater through the rock strata is also unknown.

In response to the existing site conditions, the structural design will comprise of reinforced concrete raft foundations and retaining walls where the building is cut into the hill side. The retaining walls will need to be waterproofed with tanking material and subsurface drainage provided below the lowest floor levels. Some allowance for additional concrete volumes will be necessary to account for the expected over break of the rock material during excavation.

The structure supporting the first floor of the visitor centre will be a combination of both load bearing reinforced walls and steel beams and columns. The load bearing walls will also provide the necessary resistance to earthquake loads in this relatively seismically active region. The roof will also be supported by steel framing permitting large open spaces and feature a glazed façade to the Market Street elevation.

The new building works will be designed to be seismically independent of the existing buildings with sufficient allowance for independent movement to occur between them. There is no allowance in the project scope for any seismic upgrade works of the existing buildings with the structural works limited to some minor additions to the Hall, formation of new door openings where required and provision of support for new air conditioning plant and equipment.

The new building will be designed as an importance level 3 structure with local wind and seismic loads determined as per the relevant Australian Standards. Floor live load allowances will be consistent with exhibition spaces at 400kg/m² uniformly distributed or 4.5kN concentrated loads.

WGA

WALLBRIDGE GILBERT
ARTEC

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Adelaide, SA 5000
Telephone 08 8223 7433

STORMWATER AND LEVEL CONCEPT

15.04.2019

MARKET STREET

EXISTING PUBLIC
TOILETS

RETAIN EXISTING TREE

ART GALLERY

CULTURAL
CENTRE

TOWN HALL

EXISTING SCULPTURE
GARDEN

EXTENDED SCULPTURE
GARDEN

WATER FEATURE

OUTDOOR PERFORMANCE
SPACE

P 474.23
(THRESHOLD
RAMP)

STAFF GARDEN

INTERPRETIVE
GARDEN "THE
GARDENS OF
TIME"

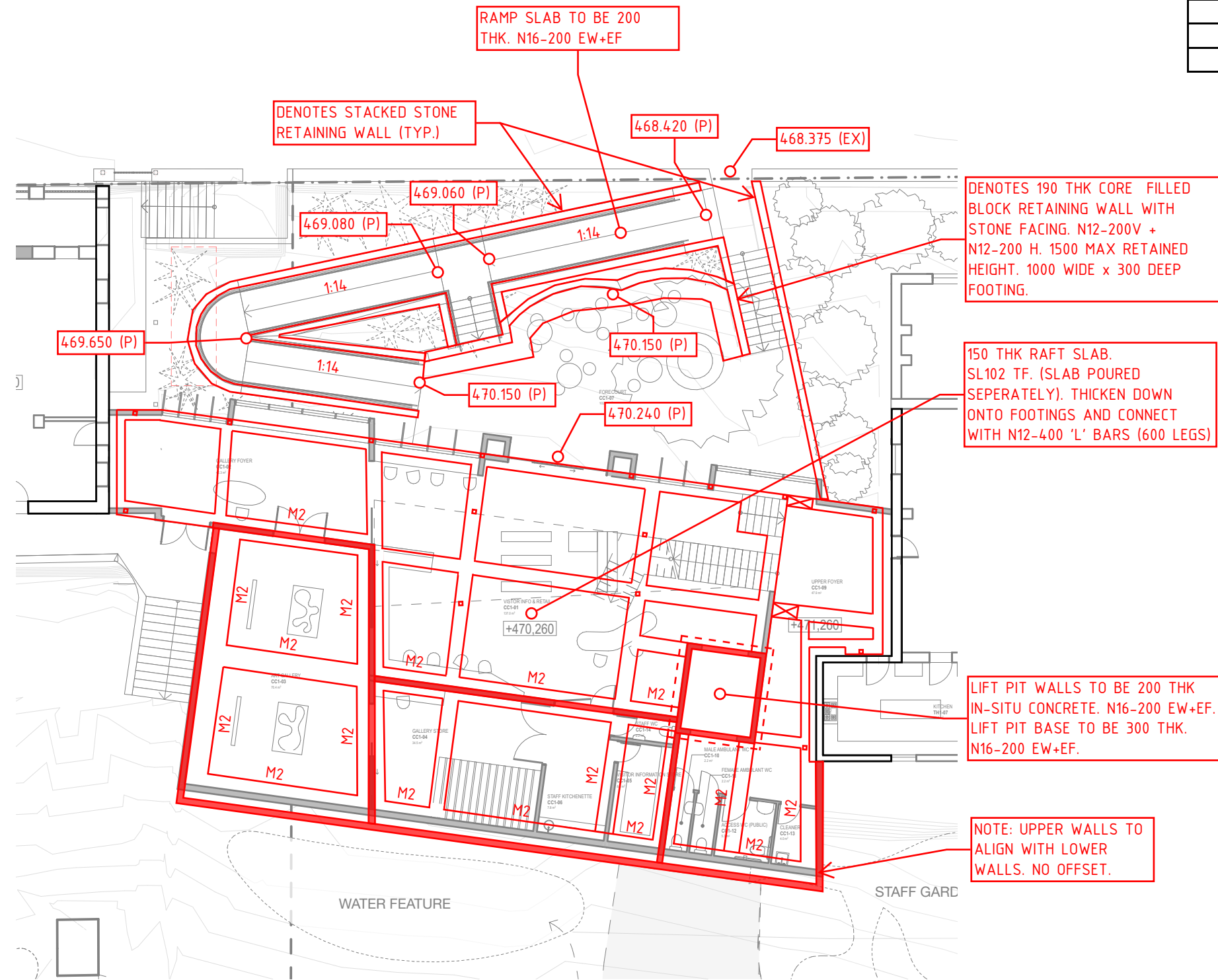
SWALE BERMS
PLANTING

OVERFLOW PARKING

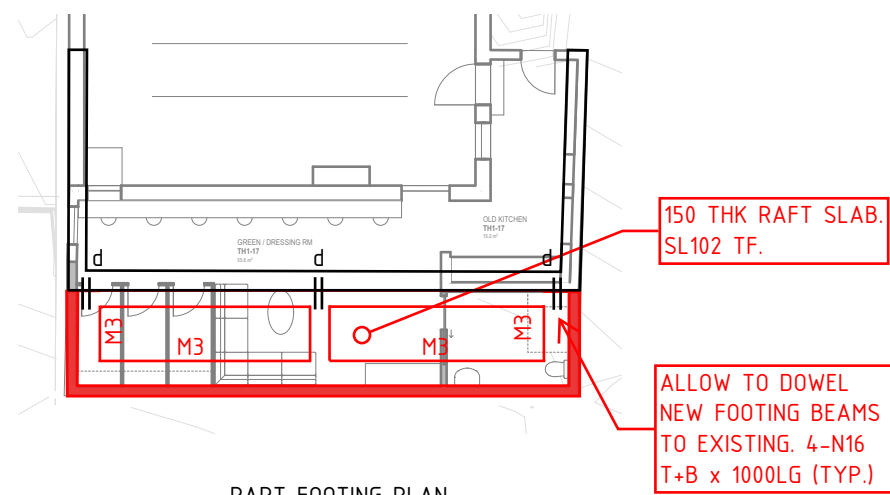
OVERFLOW PARKING

MOUNT PLEASANT ROAD

FOOTING SCHEDULE					
MARK	DEPTH	WIDTH	REINFORCEMENT		LIGATURES
			TOP	BOTTOM	
M1	300	300	3-N16	3-N16	W8-800
M2	300	600	5-N16	5-N16	N12-400
M3	300	1000	8-N16	8-N16	N12-400



DENOTES 190 THK CORE FILLED BLOCKWALL. N16-200V + N12-200H. WHERE PROVIDING RETAINING ALLOW TO TANK RETAINED FACE WITH BITUMINOUS TANKING AND PROTECT WITH FC SHEET.



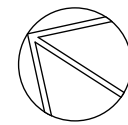
PART FOOTING PLAN

FOOTING PLAN

1:200

NOTES:

1. ALL FOOTINGS TO BE M1 U.N.O.
2. ALL FOOTINGS TO BE SET DOWN 250 MIN BELOW SFL.
3. ALL FOOTINGS TO BE FOUNDED INTO ROCK. ALLOW 40% OVERPOUR OF FOOTINGS FOR BREAKOUT.
4. ALL LEVELS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL DESIGN.



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BURRA CULTURAL CENTRE
MARKET STREET, BURRA SA 5417

FOOTING PLAN

A3

DRAWING NUMBER
Job Number

Sheet No.

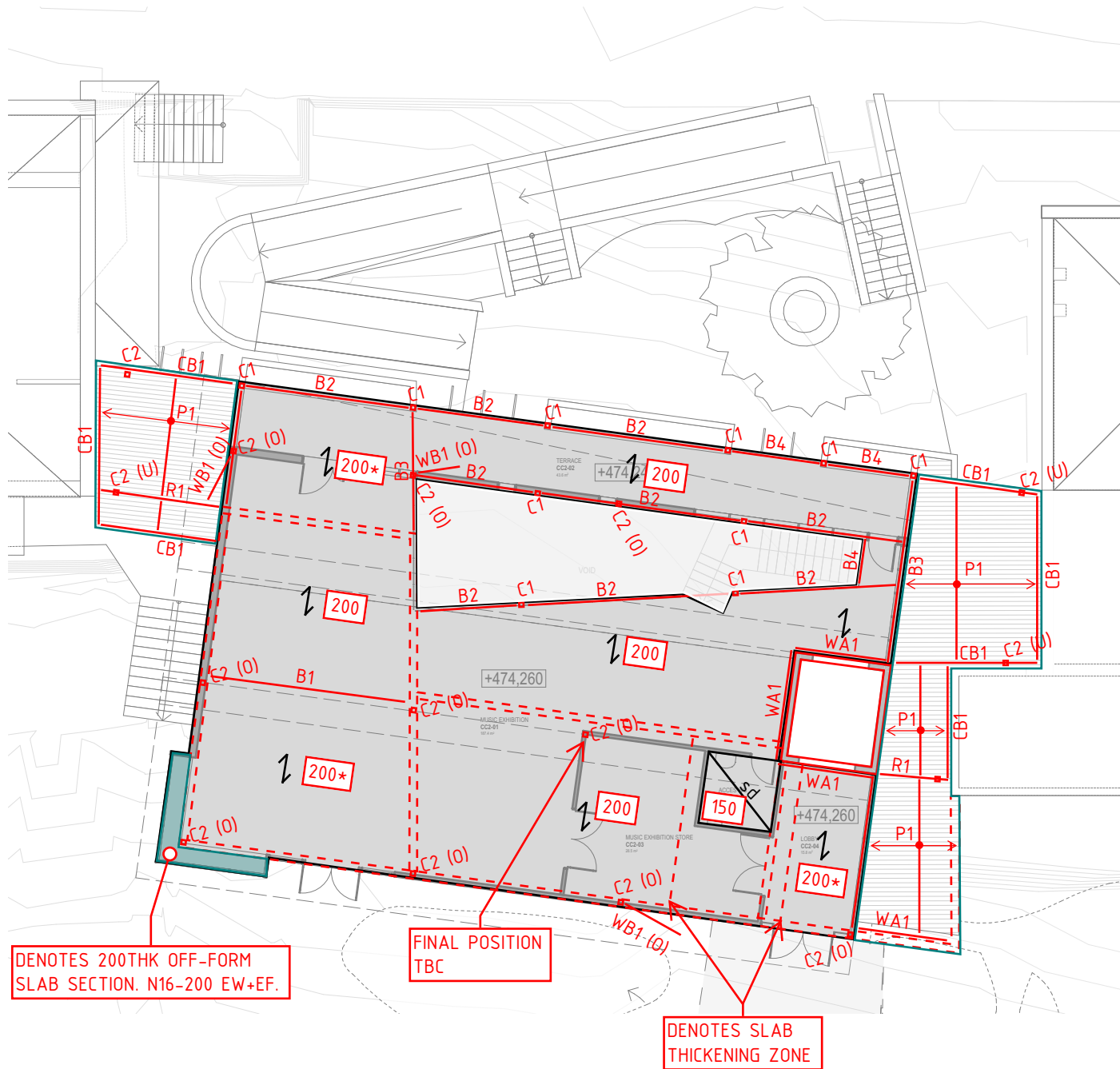
Rev.

Design
RK

Drawn
RK

190011

STR-SK01 A



FIRST FLOOR PLAN
1:200

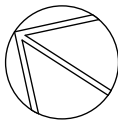
LEVEL 1 FRAMING: STEEL MEMBER SCHEDULE		
MARK	SIZE	COMMENTS (U.N.O)
C1	150x6 SHS	COLUMN.
C2	89x6 SHS	COLUMN.
CB1	200PFC	CANOPY BEAM.
B1	530UB82	FLOOR BEAM.
B2	360UB45	FLOOR BEAM.
B3	360UB45	FLOOR BEAM.
B4	310UB40	FLOOR BEAM.
P1	C15019	PURLINS AT 1200 MAX CTS. '1' ROW BRIDGING MIDSPAN.
R1	200UB22	RAFTER.
WA1	90x10 EA	WALL ANGLE.

- 1
- DENOTES SPAN DIRECTION OF 1.0mm BONDEK RIBS. 2 SPAN CONT. U.N.O. PROPPING IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND DETAIL.
- 200
- DENOTES SLAB THICKNESS. SL102 T.F. + N16-200 OVER SUPPORTS. N16-200 BTM FIRE BAR TO SPANS DENOTED '*'
-
- DENOTES 190 THK CORE FILLED BLOCKWALL. N16-200V + N12-200H. WHERE PROVIDING RETAINING ALLOW TO TANK RETAINED FACE WITH BITUMINOUS TANKING AND PROTECT WITH FC SHEET.

DENOTES 200THK OFF-FORM
SLAB SECTION. N16-200 EW+EF.

FINAL POSITION
TBC

DENOTES SLAB
THICKENING ZONE



WGA

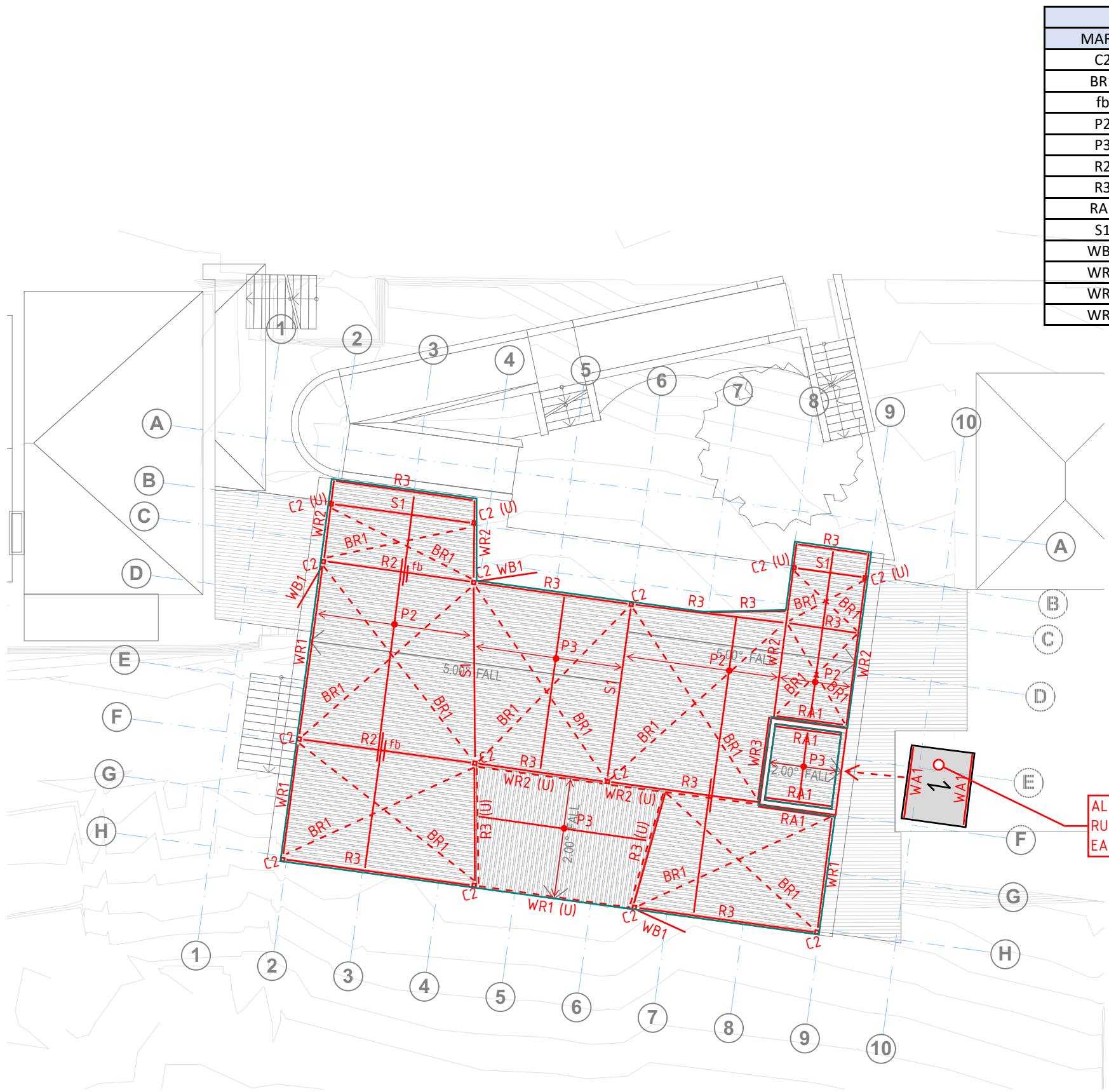
WALLBRIDGE GILBERT
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BURRA CULTURAL CENTRE
MARKET STREET, BURRA SA 5417

FIRST FLOOR PLAN

A3	DRAWING NUMBER	Job Number	Sheet No.	Rev.
Design RK	Drawn RK	190011	STR-SK02	A



ROOF FRAMING: STEEL MEMBER SCHEDULE		
MARK	SIZE	COMMENTS (U.N.O.)
C2	89x6 SHS	COLUMN.
BR1	75x5 EA	ROOF 'X' BRACE.
fb	65x5 EA	FLY BRACE.
P2	Z20015	PURLINS AT 1200 MAX CTS. '1' ROW OF BRIDGING MIDSPAN. LAP 900 OVER SUPPORTS.
P3	Z20015	PURLINS AT 900 MAX CTS. '1' ROW BRIDGING MIDSPAN. SINGLE SPAN.
R2	250UB25	RAFTER.
R3	200PFC	RAFTER.
RA1	90x10 EA	RAKING ANGLE.
S1	89x6 SHS	STRUT.
WB1	89x6 SHS	WALL BRACE.
WR1	150PFC	WALL RESTRAINT. WEB HORIZONTAL TOES DOWN.
WR2	200PFC	WALL RESTRAINT. WEB VERTICAL.
WR3	200 PFC	WALL RESTRAINT. WEB VERTICAL.

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BURRA CULTURAL CENTRE
MARKET STREET, BURRA SA 5417

ROOF FRAMING PLAN

A3

Design
RK

DRAWING NUMBER
Job Number

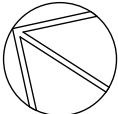
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Sheet No.

STR-SK03

Rev.

A



APPENDIX G BUILDING COMPLIANCE

Phillips Pilkington Architects
165 Mackinnon Parade
North Adelaide SA 5006

27 March, 2019

Attention: Tom Hamper

RE: Burra Cultural Centre – Implication Review

Dear Tom

On behalf of your request, I have been asked to provide comment on what implications the potential scope of works as outlined in the Phillips Pilkington Design Documents 18555 SK20-25 dated 21 March 2019 will have with regards to the upgrade requirements under Section 53a of the SA Development Act 1993 for the abovementioned buildings.

The focus of this review is primarily to provide an overview of what if any scope of works as tabled in the above referenced documents will have with regards to compliance of the exiting Town Hall & Gallery buildings against the building rules.

It should be noted that as the owner and occupier of a building, the requirement to upgrade with regards to fire & life safety, health & amenity and access for people with disabilities will occur with any of the options referenced, as the extent of exemptions granted under the SA Development Regulations 2008 or the Access to Premises Standards are very limited when this is the case.

The following are current extracts form the relevant pieces of legislation that reflect the requirements of Sec 53a & Regulation 80:-

DEVELOPMENT ACT 1993 - SECT 53A

53A—Requirement to up-grade building in certain cases

(1) If an application for a building rules consent relates to building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of this subsection and the building is, in the opinion of the relevant authority, unsafe, structurally unsound or in an unhealthy condition, the relevant authority may require, as a condition of consent, that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.

- (2) If—
- (a) application is made for building rules consent for building work in the nature of an alteration of a class prescribed by the regulations; and
 - (b) the relevant authority is of the opinion that the affected part of the building does not comply with the performance requirements of the Building Code in relation to access to buildings, and facilities and services within buildings, for people with disabilities, the relevant authority may require, as a condition of consent, that building work or other measures be carried out to the extent necessary to ensure that the affected part of the building will comply with those performance requirements of the Building Code.
- (3) However, the regulations may specify circumstances in which a relevant authority may not require building work or other measures, or a specified kind of building work or measure, to be carried out under subsection (2)

DEVELOPMENT REGULATIONS 2008 - REG 80

80—Requirement to up-grade building in certain cases

- (1) For the purposes of section 53A(1) of the Act, 1 January 2002 is prescribed.
- (1a) Pursuant to section 7(3)(b) of the Act, section 53A(1) of the Act applies in relation to a class 2 to class 9 building as if it were modified as follows:
- (1) If an application for a building rules consent relates to building work in the nature of an alteration to a class 2 to 9 building constructed before 1 January 2002 and the building is, in the opinion of the relevant authority, unsafe, structurally unsound or in an unhealthy condition, the relevant authority may require, as a condition of consent—
- (a) that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards; or
 - (b) **that the building work comply with Minister's Specification SA: Upgrading health and safety in existing buildings (to the extent reasonably applicable to the building and its condition).**
- (2) For the purposes of section 53A(2) of the Act, an alteration that involves assessment by the relevant authority of the building work against the access provisions of the *Building Code* is an alteration of a prescribed class.
- (3) Pursuant to section 53A(3) of the Act (but without limiting any other circumstances in which a relevant authority may elect not to require building work or other measures be carried out)—
- (a) a relevant authority must not require building work or other measures (the "proposed work") to be carried out under section 53A(2) of the Act if—
 - (i) it would cause unjustifiable hardship (within the meaning of the *Disability (Access to Premises-Buildings) Standards 2010* made under the *Disability Discrimination Act 1992* of the Commonwealth) to require the proposed work to be carried out; or
 - (ii) the lessee of the part of the building that is being altered has submitted the application for building rules consent (other than where the whole of the building is leased by the same lessee); or
 - (iii) the building being altered is a class 2 building that was constructed before 1 May 2011; and
 - (b) a relevant authority must not require building work or other measures to be carried out under section 53A(2) of the Act in relation to an existing lift if the lift—
 - (i) travels more than 12 metres; and
 - (ii) has a floor area of not less than 1 100 millimetres by 1 400 millimetres; and

(c) a relevant authority must not require building work or other measures to be carried out under section 53A(2) of the Act in relation to existing sanitary facilities if the sanitary facilities—

- (i) are suitable for use by people with a disability; and
- (ii) comply with AS1428.1—2001 *Design for access and mobility*

Part 1: General requirements for access—new building work .

(4) In this regulation—
"access provisions" of the Building Code are the requirements within the *Building Code* relating to access to buildings, or facilities and services within buildings, for people with a disability.

80A—Modification of Building Code (disability access requirements)

(1) The *Building Code* is, for the purposes of its adoption by these regulations, modified in its application to building work in accordance with this regulation.





(2) A requirement of the *Building Code* relating to access to buildings, or facilities and services within buildings, for people with a disability does not apply to building work if it would cause unjustifiable hardship (within the meaning of the *Disability (Access to Premises-Buildings) Standards 2010* made under the *Disability Discrimination Act 1992* of the Commonwealth) to comply with the requirement.

Given the existing nature of the buildings, application and reference to the Minister's Specification SA: Upgrading health and safety in existing buildings will be applicable in this instance during the review and approval phases.



The following table looks at each individual building in relation to the relevant aspects of the NCC BCA Vol 1 2016:



Town Hall	Comments
Part A	Classification Class 9b
Part B	Given floor area and potential occupant load would be deemed IL3
	The proposed scope of works does not proposed to undertake any change in use or structural modification
	Review of "vulnerable elements" will need to be undertaken
Part C	All new linings to comply with BCA C1.10 Early Fire Hazard Indices
	Current mezzanine floor is not fire rated – as part of the fire safety upgrade will need to consider measures that will address this non compliance
Part D	All existing egress hardware to be made compliant
	Existing thresholds to be made accessible if not accessible as deemed under AS1428.1-2009
	Current egress will need to be reviewed as part of the new development – will need to see the introduction of an new egress stair externally where impacted by the new infill building
	At present egress from the northern central exit is via a portion of un paved external area sandwiched between the building and embankments and does not comply
	Egress to the south (adjacent amenities) is via an external graded pathway which joins to the footpath via steps – currently the geometry of the steps do not comply
	Egress through the main entry foyer – the current doors wing inwards and against the path of egress
	Stairs serving upper level mezzanine – are provided with doors within the flight of the stairs – currently held open by simple latch
	Existing stairs – in many instances fail to meet colour contrasting nosing or compliant handrails
	Egress from the Dressing Room – new design will need to consider impact on current method of discharge
	Access for people with disabilities – current doorways, access path and steps at threshold of doorways non compliant

	northern exit will need to be reviewed – may need stairs discharging to upper level when new link constructed
	egress to the south – leads via sloping pathway – will need compliant handrail to -
	steps at the footpath that are non compliant – no handrails, risers greater than 190mm
	stairs to mezz – not DDA compliant , handrail and doors capable of obstructing egress path

	theatre seating to be provided with aisle lights, emergency lighting – currently no DDA access
	no DDA access to main entry
	upper level egress path from changing rooms non compliant – to be upgraded
	heritage kitchen/gallery to be provided with emergency lighting and compliant egress hardware
Part E	New fire extinguishers or existing to be validated in accordance with AS2444
	Shortfall of emergency lighting was noted to main hall, stairs and amenity areas
	No fire hose reel coverage provided
	Area of stage and back stage area to be confirmed

	as less than 300m2 – otherwise triggers additional fire safety requirements such as smoke exhaust
	Upstairs viewing area – no isle lighting or emergency lighting
	Street fire hydrant coverage to be reviewed along with flows and pressures to ensure compliance with AS2419
Part F	Any new air conditioning and ventilations systems being installed to comply with AS1668.2
	Existing amenities will be used to justify overall occupancy load – will need to ensure that if this approach is taken that the toilets will be made available irrespective of which portion of the buildings are to be occupied
	At this stage no works envisaged to be undertaken to existing amenities - if works proposed then they will trigger an upgrade to comply with todays requirements
Part J	All new lighting & a/c equipment to comply with parts J5 & 6

Gallery Building	Comments
Part A	Classification Class 9b
Part B	Given floor area and potential occupant load would be deemed IL2
	The proposed scope of works does not proposed to undertake any change in use or structural modification
	Review of “vulnerable elements” will need to be undertaken
Part C	All new linings to comply with BCA C1.10 Early Fire Hazard Indices
Part D	All existing egress hardware to be made compliant
	All access to the building will need to comply with AS1428.1 – ramps will require handrail (junior as well)
	Egress from the north and rear is via obstructed pathways that then link to non complying steps
	Access for people with disabilities limited
	main entry to Gallery – non compliant
	egress from northern exit to Gallery – currently non compliant in either

	
	typical example of external steps – non compliant
Part E	No fire extinguisher or fire blanket to kitchen No emergency lighting provided
Part F	Any new air conditioning and ventilations systems being installed to comply with AS1668.2
	Existing amenities will be used to justify overall occupancy load – will need to ensure that if this approach is taken that the toilets will be made available irrespective of which portion of the buildings are to be occupied
	At this stage no works envisaged to be undertaken to existing amenities - if works proposed then they will trigger an upgrade to comply with today's requirements
Part J	All new lighting & a/c equipment to comply with parts J5 & 6

New Building Implications/Considerations

Key Consideration for new development:

- Building Classification – Class 9b
- Rise in storey – 2
- Type of Construction – B
- Floor Area – approx. 1700m² (to be confirmed)

Structure

- If housing more than 300 people will need to be importance Level 3
- At present it would appear no major work proposed to existing buildings other than services
- Services will need to be adequately braced against earthquake loads
- New structure to be designed to accommodate movement between new & old and consider EQ implications

Fire/Compartmentation

- The new upper level floor will need to have a 30min FRL
- The lower level support columns will need to have 2hr FRL
- Non combustibile construction required thru out
- Fire compartmentation between new and old may only be required should the existing water for fire fighting not be able to accommodate the proposed fire compartment size (Bestec to comment)
- Existing upper levels don't have the required fire rated construction – will need to consider impacts as part of new development

Access & Egress

- Existing building deficiencies to be addressed as part of this development
- The new link building will be the main way of gaining access to and within the existing building for people with disabilities
- Stairs, Steps at thresholds, doorways less than 850mm wide will need to be reviewed to ensure access can be achieved between buildings to best achieve compliance with AS1428.1
- egress from the Town Hall may need to see the introduction of new external stairs where abutting the new link building along the northern facade
- hearing augmentation to be considered

Essential services

Will need as a minimum:

- Exit & emergency lighting upgrade to existing (as well as new)
- Water for fire fighting upgrade
- Fire hose reels
- Fire extinguishers
- Smoke detection/occupant warning – may need to be considered to offset existing fire rating deficiencies – fire engineer to review
- EWIS system

Health & Amenity

- Understood that services upgrade being proposed – will need to consider fresh air and ventilation requirements of existing buildings
- Toilet/occupant numbers can be based on a site wide approach – subject to final design
- Upgrade of existing toilets not required if new DDA toilets can be provided i.e. ambulant and accessible as nominated in BCA/AS1428.1

Part J

- New services to comply – where being installed in existing building
- Full compliance to new building

Conclusion

You will note that the wording under Section 53a uses terms such as “in the opinion of the relevant authority”, “unsafe”, “structurally unsound” etc. which leaves it to the discretion of the relevant authority engaged at the time of building rules consent to make a judgment call based on the extent of works being proposed as to what if any upgrades are required.

DISCLAIMER

The works referred to in this report are those, which, in the opinion of the building surveyor, are required to meet the requirements of the relevant Statutory Requirements for building and/ or upgrading works. It should be noted that the relevant authority assigned to the project may, within their statutory powers require different, additional or alternative works to be carried out to those described herein.

Regards

Vic Barone

Certificate of Registration as a Private Certifier No. 057

©



APPENDIX H TRAFFIC



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JML/18-0128

5 July 2019

Ms Susan Phillips
Phillips/Pilkington Architects
165 Mackinnon Parade
NORTH ADELAIDE SA 5006

Dear Sue,

BURRA CULTURAL CENTRE ACCESS AND PARKING ASSESSMENT

We refer to the proposed development of the Burra Cultural Centre, as depicted on Phillips/Pilkington Architects design drawings 18555 - SK22 Revision P2 dated 2 April 2019.

1 EXISTING SITUATION

The subject site is located between the Burra Town Hall and the Burra Regional Art Gallery. It has dual road frontages: Market Street to the east and Mount Pleasant Road to the west.

Market Street is an arterial road under the care and control of the Commissioner of Highways. It is a wide dual lane kerbed road with angled or parallel parking along its length, with an expanded informal off-street parking area opposite the town hall. It is a relatively low trafficked road, with Annual Average Daily Traffic (AADT) volumes in the order of 1,500 vehicles per day (vpd), with a speed limit of 50 km/h.

There is a koala pedestrian crossing in front of the subject site, which provides a pedestrian link to the eastern area of the town across the Burra Creek. The ramp profiles at the existing pedestrian crossing do not comply with current accessibility standards, and access in general to the footpath on the western side of the road is impeded by the deep bluestone kerb and gutter and lack of complaint kerb ramps.

Mount Pleasant Road is a local, sealed road. It has unmarked parallel parking spaces on its western side, which are informally defined by trees within the pavement. On its eastern side, there is a sloping verge which could be used for parallel or angled parking, albeit the crossfall of the verge exceeds the maximum requirements for parking spaces.

The subject site has an existing access from Mount Pleasant Road, which is used for deliveries and parking for people with disabilities.

18-0129
5 July 2019
Page 2 of 4



2 PROPOSAL

It is proposed to develop the site with a Cultural Centre, which will provide a built form link between the Town Hall and the Regional Art Gallery. The building will be two-storey, with a lift access on the western side.

The building will affect the existing delivery and parking area, and as such, the proposal incorporates an amended circulation roadway and manoeuvring area which can also be used for formal or informal parking for people with disabilities. This would include provision of a 5.4 m by 2.4 m parking space adjacent to a similarly sized shared zone, in accordance with the requirements of the Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities (AS/NZS 2890.6:2009)*.

Advice provided by the project team is that deliveries for the Cultural Centre would generally be expected in rigid vehicles up to 8.8 m in length. This vehicle size is consistent with typical vehicles used for bulk refuse collection, and has been adopted as the design vehicle for the site.

Figure 1 identifies the swept path requirements for drivers of such a vehicle accessing the site, and show that they will be able to enter and exit the site in a forward direction.

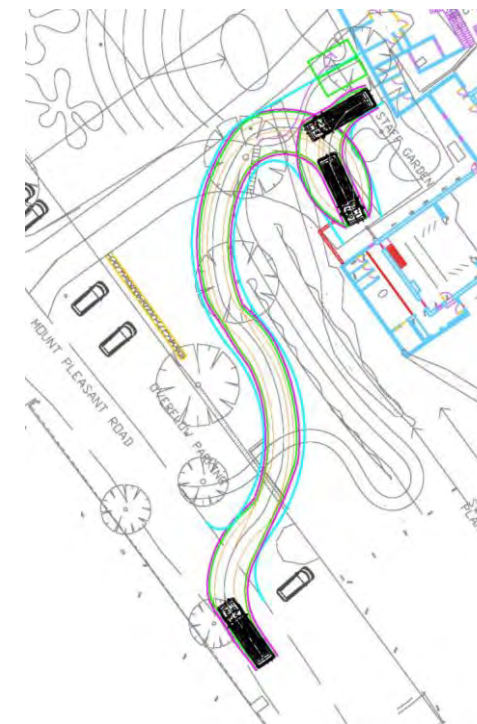


Figure 1: Swept path 8.8 m Medium Rigid Vehicle

A larger (check) vehicle would also be able to access the site, but would need to be reversed onto the site under management. Alternatively, larger deliveries could be accommodated on Market Street outside of peak parking times.



The alignment of the circulating driveway has been amended to suit the new building location and floor levels. The grades of the road will generally comply with the requirements of the relevant Australian Standards, Parking Facilities Part 2: Off-street commercial vehicle facilities (AS 2890.2:2018), with a minor exception of the grade of the area on the approach to the property boundary. Given the width of the verge, there will be sufficient flat area for a driver to prop prior to exiting the site, which is considered to provide for safe egress from the site. Importantly, the proposed grades are flatter than those of the existing access and therefore represent an improvement to the current situation.

The new access will meet the requirements of Austroads with respect to available sightlines and angle of approach to on-coming traffic, which will ensure that the drivers will be able to safely enter Mount Pleasant Road.

3 PARKING OPTIONS

It is not feasible to provide additional off-street car parking as part of the development given the constraints of the site. However, the existing adjacent community buildings (Town Hall and Burra Regional Art Gallery) are currently serviced by shared public parking (both on-street and off-street) within the town, and these spaces will also be used by visitors to the Cultural Centre, typically at different peak times to the adjacent community uses.

The project team has also identified an option for increasing compliant public parking provision, to allow for 90° parking on Mount Pleasant Road, which Council may wish to implement to support the town's overall parking demand requirements for events at the Town Hall or the new Cultural Centre, as shown in Figure 2.

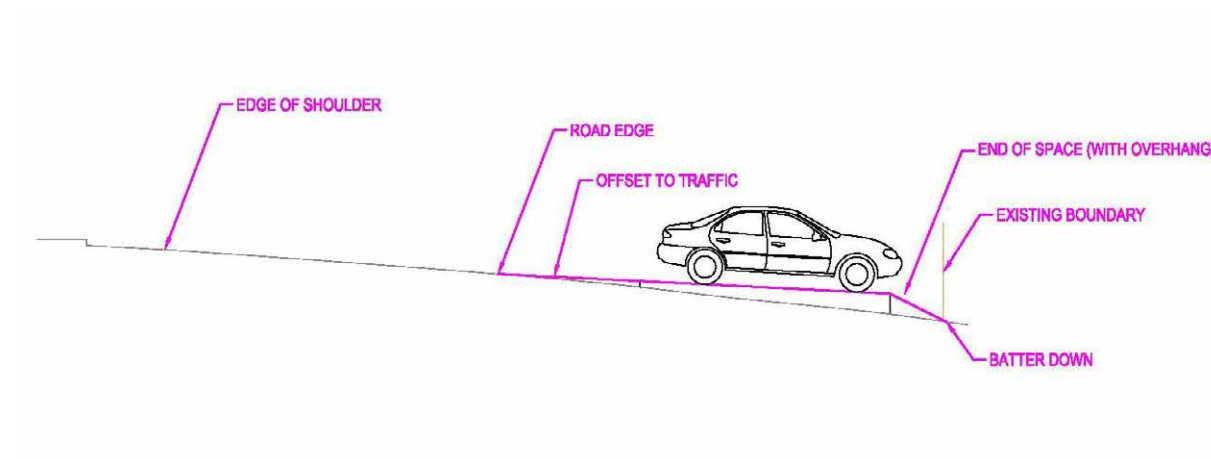


Figure 2: Cross-section for compliant 90° parking on the eastern side of Mount Pleasant Road

In addition, as identified above, the existing accessibility to the site from the public realm for people with disabilities and other user groups (such as parents with prams) is limited. A number of alternative options could be explored during detailed design to improve the compliance of



dedicated parking spaces and accessible routes to or past the site. These options are shown on the attached drawing MFY_18-0129_03_SH01.

4 SUMMARY

In summary, the proposed redevelopment will provide a cultural centre gallery and event space. It is not feasible to provide additional off-street car parking as part of the development given the constraints of the site. However, the existing adjacent community buildings (Town Hall and Burra Regional Art Gallery) are currently serviced by shared public parking (both on-street and off-street) within the town, and these spaces will also be used by visitors to the Cultural Centre, typically at different peak times to the adjacent community uses.

The project team has also identified options for increasing the existing public parking provision or improving accessibility between these spaces and the subject site, which Council may wish to implement to support the town's overall parking demand requirements.

The existing accessibility to the site for people with disabilities is limited, and a number of alternative options have been presented to improve both the provision of dedicated parking spaces and accessible routes to the site for all visitors which could be further explored during detailed design.

The proposal provides for deliveries to the site by drivers of Medium Rigid Vehicles. The circulation roadway and manoeuvring area will be generally compliant with the requirements of the relevant Australian Standard and will be safe, functional and fit-for-purpose.

Please contact me should you require clarification or further information.

Yours sincerely,

MFY PTY LTD

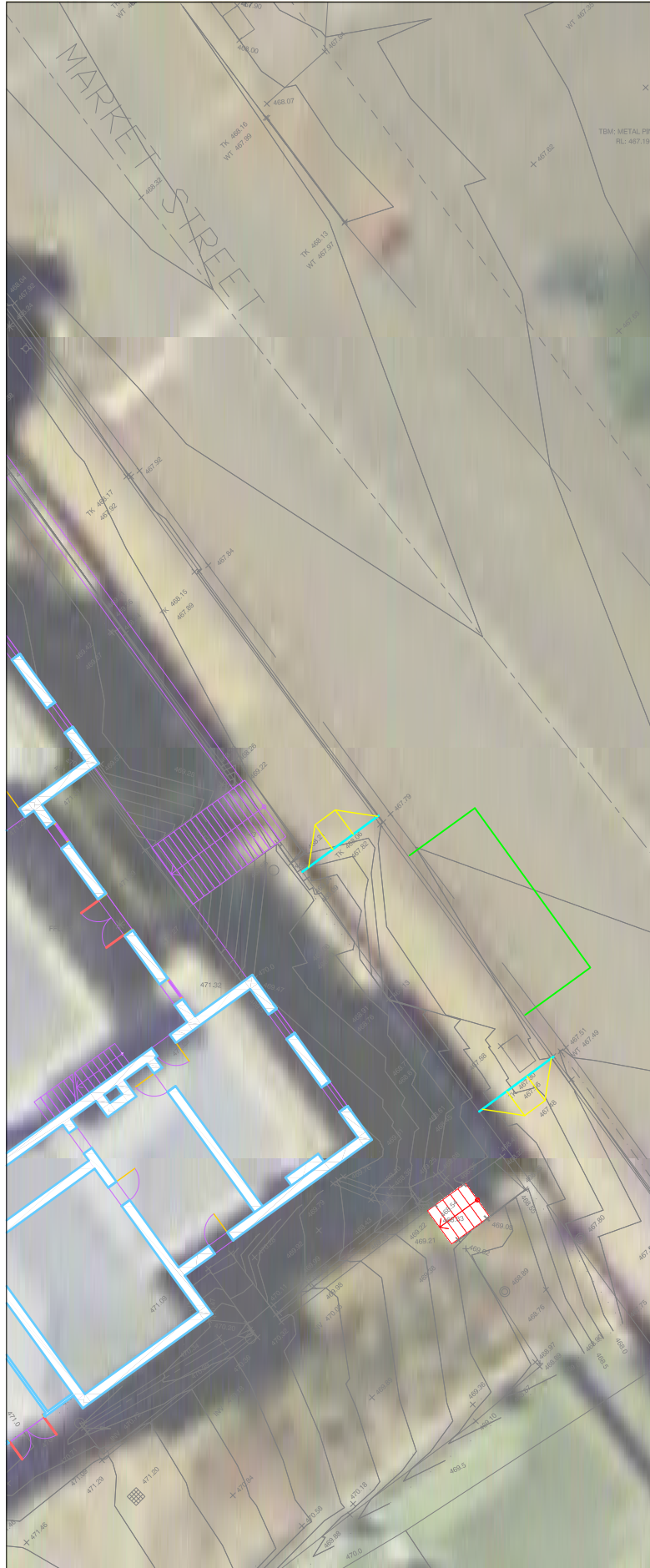
JAYNE LOVELL
Senior Associate

Encl. MFY_18-0129_03_SH01

NOTE:
OPTIONS SUBJECT TO DRAINAGE / SERVICE / DPTI APPROVAL



DISCLAIMER
THESE ARE CONCEPT PLANS ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION.
MFY P/L DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR
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ANY PARTY USING THE PLANS FOR CONSTRUCTION DOES SO AT THE PARTY'S OWN RISK
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Burra Cultural Centre

Market Street Parking Options

Space for People with Disabilities

Drawing: MFY_180129_03_SH01
Project Name: Burra Cultural Centre Project Feasibility
Client: Phillips Pilkington Architects

Project Number: 18-0129
Drawn: BH
Date: 10.04.2019

Revision: A
Scale: 1:100
Paper Size: A3



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APPENDIX I ACCESSIBILITY



PRELIMINARY DISABILITY ACCESS REPORT

Burra Cultural Centre



Issue date: 4th June 2019
Prepared for: Phillips Pilkington Architects
Project No: 4-1446
Issue: C

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Executive Summary

The Preliminary Disability Access Report (the Report) has been prepared for Phillips Pilkington Architects. The purpose of this report is to assess the Concept Design for the proposed Burra Cultural Centre.

Philips Pilkington Architects have been engaged by Regional Council of Goyder to prepare Concept Design and Design Development drawings for the proposed Burra Cultural Centre. As such, all proposed new work must comply with the disability access requirements outlined within the Building Code of Australia, the Disability (Access to Premises - Building) Standards and the Disability Discrimination Act of 1992.

In regards to the proposed Concept Design, due to the level of detail shown on the current concept drawings it is too early to assess compliance with all the relevant disability access requirements. However, there is no indication that the buildings will not comply with all legislative requirements when documentation is complete.

Disability access will be provided to the entrance of the proposed Cultural Centre via a ramp from the Market Street footpath.

All spaces, facilities and amenities within the proposed Cultural Centre will be *accessible* to a person with a disability, and a lift will provide access to this second storey. Furthermore, the proposed Cultural Centre will provide *accessible* pedestrian links to the neighbouring Burra Town Hall and Burra Regional Art Gallery.

If further clarification is required regarding any of the content of this report please don't hesitate to contact Warwick Gregg.



Photograph 1: Existing Burra Town Hall.



Diagram 1: Proposed concept elevation.

SECTION ONE Introduction

- 1.1 This Disability Access Review
- 1.2 Burra
- 1.3 Existing site plan
- 1.4 Proposed project
- 1.5 What is a disability?
- 1.6 What is discrimination?
- 1.7 Definitions

1.1 The Preliminary Disability Access Report

The Preliminary Disability Access Report has been prepared for Phillips Pilkington Architects. The purpose of this report is to assess the proposed Concept Design drawings, in regards to disability access. The report will assist in establishing the requirements for a non-discriminatory *accessible* environment as prescribed in the Disability Discrimination Act, 1992 (DDA). A non-discriminatory environment is essential for all visitors and staff to the proposed Cultural Centre, especially those who may have a disability.

The Preliminary Disability Access Report will assess the proposed Concept Design in respect to the disability access requirements listed within the BCA, the Premises Standards and the DDA.

To assist in the readability of the report it has been divided into the following four sections:

- Section One - Introduction
- Section Two - Legislative Documentation
- Section Three - Existing School Assessment
- Section Four - Concept Plans.

Recommendation provides the reader with the scope of work to be undertaken to achieve compliance with the current standards and regulations. Technical details on how the recommendations should be achieved must be gained from the referenced document/s. References in the report generally refer to the relevant clause of the document rather than any diagram or figure. Where remedial work is required it is imperative that technical information is gained from the relevant Clause and any Figure referenced within the Clause.

The report, and associated recommendations, are based on the extensive experience and knowledge of the consultant preparing the report, and the full range of codes, regulations and Australian Standards.

1.2 Burra

The town began as a single company mining township that, by 1851, was a set of townships collectively known as “The Burra”. Burra lies east of the Clare Valley in the Bald Hills range, part of the northern Mount Lofty Ranges, and on Burra Creek. The last mine ceased operating in 1981. Now Burra is a pastoral centre and historic tourist town. The population of Burra is approximately 907 (2016 census).

The 2015 Burra Tourism Concept-Feasibility Study estimated there were 21,000 visitors per annum. 40% of these visitors were from interstate and 39% from within South Australia.

In addition to visiting the historic mines, visitors frequent the area for the renowned Heysen and Mawson walking trails. Events such as the Burra Antique Fair, Monster Mine Spectacular, Burra Fun Run, Music in the Mine and Craft Fair also are drawcards for visitors.



Photograph 2: Site location.

1.3 Existing site plan

The proposed site for the new Cultural Centre is located between the existing Burra Regional Art Gallery and the Burra Town Hall.

The site is relatively steep with an existing access driveway coming off Mt Pleasant Road.

While able access design has not been engaged to audit either of the buildings in regards to compliance with the current disability access standards, it is reasonable to assume due to the location and age of the buildings neither provide adequate disability access.

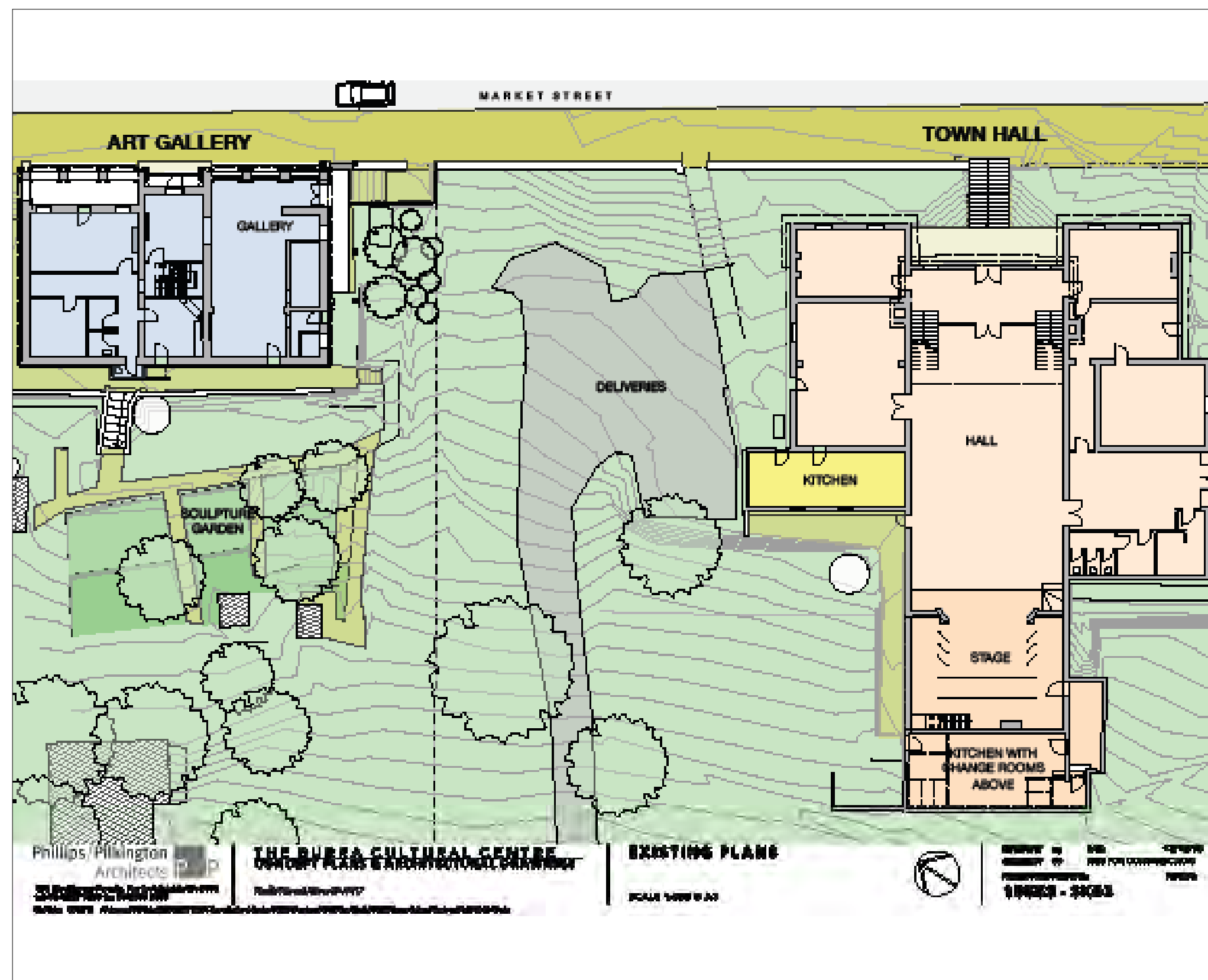


Diagram 2: Existing Site Plan

1.4 Proposed project

It is proposed the Cultural Centre will accommodate the relocated visitor information centre, retail spaces, amenities and extension to the art gallery on the ground floor.

The Cultural Centre will link between the existing Town Hall and the Regional Art Gallery. As such the Cultural Centre will resolve the existing accessibility issues associated with the Town Hall and the Art Gallery.

Proposed new work to the existing Town Hall includes minor internal refurbishment to suit civic and community meeting rooms and a flexible theatre/cinema space.

Proposed new work to the Regional Art Gallery building includes removal of the non-original additions to the front facade and minor works to link with the proposed new Cultural Hub.

It is also proposed to develop outdoor interpretive spaces and performance areas accessible from the proposed Cultural Centre.



Diagram 3: Proposed Site Plan.

1.5 What is a disability?

The Australian Bureau of Statistics Survey of Disability, Ageing and Carers (SDAC 2009) defines a person as having a disability if they have a functional limitation, restriction or impairment, which has lasted, or is likely to last, for at least six months and restricts everyday activities.

There are five main types of disability considered under the DDA. These include people with a physical disability, the blind or vision impaired, the deaf or hearing impaired, and those with intellectual and psychiatric disability.

From SDAC statistics there were 17,100 children aged less than 15 years with a disability (6% of all children aged less than 15 years). Of these, 57% had a profound or severe limitation in core activity areas and 21% had a moderate or mild limitation in core activity areas.

The Disability Discrimination Act defines 'Disability' in the following terms:

- Total or partial loss of the persons bodily or mental functions; or
- Total or partial loss of part of the body; or
- The presence in the body of organisms causing disease or illness; or the presence in the body of organisms capable of causing disease or illness; or
- The malfunction, malformation or disfigurement of a part of the person's body; or
- A disorder or malfunction that results in the person learning differently from a person without the disorder or malfunction; or
- A disorder, illness or disease that affects a person's thought processes, perception of reality, emotions or judgment or that result in disturbed behaviour.

When identifying access barriers within the school, it is important to acknowledge that it is not only students with a disability which are to be considered but also the wider community. An *inaccessible* environment will also impact on teachers, administration staff, parents, grandparent and siblings who may have a permanent, or temporary disability.

1.6 What is a discrimination?

Under federal legislation (Disability Discrimination Act 1992) and SA legislation (Equal Opportunity Act 1984) it is against the law to discriminate against someone based on their disability.

Discrimination occurs when a person with disability is treated less fairly than a person without a disability, and the discriminator fails to make reasonable adjustments to rectify the situation.

It also occurs when people are treated less fairly because they are parents, grandparents, relatives, friends, carers, co-workers or associates of a person with disability.

Different treatment of people with a disability is not unlawful discrimination where it is reasonably intended to ensure that they have equal opportunities or to meet their specific needs.

Examples of possible areas of discrimination that could result in a complaint by a person with a disability, their associates or representatives include:

- failure to provide equitable physical access to a premise i.e. classrooms
- inadequate signage for a person with a vision impairment using facilities within a premise
- failure to ensure facilities such as benches or tables within classrooms are *accessible* or usable by people with a disability
- failure to provide suitable parking facilities for vehicles used by people with disabilities
- failure to provide a clear and safe access path in a building or on a pathway; and
- failure to provide equal amenity to people who have disabilities through inadequate management practices.

Consequently, if the School is aware of a situation which may cause discrimination it is important they make reasonable adjustments to rectify the situation.

1.7 Definitions

Access - means a continuous *accessible* path of travel (as defined in AS1428.1) to, into or within a building

Accessible - having features, compliant with AS1428.1, to enable use by people with disabilities

Accessway - means a continuous *accessible* path of travel (as defined in AS1428.1) to, into or within a building

Affected part - means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a *continuous accessible path of travel* from the 'principal' pedestrian entrance to the new part or modified part of the building. It should be noted the affected part does not extend from the entrance to the allotment boundary or any required carparking spaces. It also does not extend to any toilet facilities or other rooms adjacent to the pathway between the principal pedestrian entrance and the area of the new part.

Braille - a system of touch reading for the blind, which employs raised dots that are evenly arranged in quadrangular letter spaces or cells.

Circulation space - a clear unobstructed area, compliant with AS1428.1, to enable persons using mobility aids to manoeuvre.

Continuous accessible path of travel - an uninterrupted path of travel to, compliant with AS1428.1, into or within a building providing access to all *accessible* facilities.

Grab rail - a rail used to give a steadying or stabilizing assistance to a person engaged in a particular function.

Inaccessible - not *accessible* or approachable by people with disabilities.

Kerb - a side barrier to a trafficable or *accessible* pedestrian surface.

Luminance contrast - the light reflected from one surface or component, compared to

the light reflected from another surface or component.

New part - means any extension to, or modification of, an existing building for which an application for building work approval is required.

People with ambulant disabilities - people who have a mobility disability but are able to walk.

Ramp - an inclined surface on a continuous *accessible* path of travel between two landings with a gradient steeper than 1 in 20 but not steeper than 1 in 14.

Ramp, kerb - an inclined surface on a continuous *accessible* path of travel with a maximum rise of 190 mm, a length not greater than 1520 mm and a gradient not steeper than 1 in 8, located within or attached to a kerb.

Ramp, step - an inclined surface on a continuous *accessible* path of travel with a maximum rise of 190 mm, length not greater than 1900 mm and a gradient not steeper than 1 in 10.

Ramp, threshold - an inclined surface on a continuous *accessible* path of travel with a maximum rise of 35 mm, length not greater than 280 mm and a gradient not steeper than 1 in 8.

Required - means required to satisfy a Performance Requirement or a Deemed-to-Satisfy Provision of the BCA or Disability (Access to Premises - Building) Standards 2010.

Tactile ground surface indicator (TGSi) - truncated cones and/or bars installed on the ground or floor surface, designed to provide pedestrians who are blind or vision-impaired with warning or directional orientation information. NOTE: For requirements for TGSi, see AS 1428.4.1.

Walkway - any surface on a continuous *accessible* path of travel with a gradient not steeper than 1 in 20.

SECTION TWO Legislative Documentation

- 2.1 Disability Discrimination Act 1992
- 2.2 The Disability (Access to Premises - Buildings) Standards 2010
- 2.3 The Building Code of Australia
- 2.4 The Australian Standards

2.1 Disability Discrimination Act 1992

In 1992 the Federal Government passed legislation to implement the Disability Discrimination Act, making it against the law to discriminate on the grounds of disability in the following areas of life:

- Employment
- Education
- Access to premises used by the public
- Provision of goods, services and facilities
- Accommodation
- Buying land
- Sport
- Administration of Commonwealth Government laws and programs.

The general objective of the legislation being; people with disabilities should be given equal opportunity to participate in, and contribute to, the full range of social, political and cultural activities.

As further defined by the Human Rights and Equal Opportunities Commission (HREOC), *the DDA provides protection for everyone in Australia against discrimination based on disability. It encourages everyone to be involved in implementing the Act and to share in the overall benefits to the community and the economy that flow from participation by the widest range of people.*

In addition, section 23 of the DDA particularly deals with discrimination in relation to ‘access to premises’ and outlines the objective clearly in clause 23 (a). It states: *It is unlawful for a person to discriminate against another person on the ground of the other person’s disability by refusing to allow the other person access to, or the use of any premises that the public or a section of the public is entitled or allowed to enter or use...*

The DDA is a complaints based law. It requires people who consider themselves discriminated against to lodge a complaint. This is then heard by the Human Rights and Equal Opportunities Commission (HREOC).

While section 23 of the DDA states it is unlawful to discriminate it does not provide information to people responsible for buildings to assist them to design, construct or manage buildings in ways that do not discriminate.

Subsection 31(1) of the DDA, however, allows the Minister responsible for the DDA to develop disability standards. It is unlawful to contravene a disability standard.

Disability standards, and in this case the Premises Standards, effectively codify the general non-discrimination requirements of the relevant parts of the DDA.

If a building complies with the Premises Standards those responsible for the building cannot be subject to a successful complaint of unlawful discrimination under the DDA in relation to the matters covered by the Premises Standards.

The DDA does not require the provision of access to be made if this will cause major difficulties or unreasonable costs to a person or organisation. This is called ‘unjustifiable hardship’.

But before it can be claimed that providing access will cause an unjustifiable hardship, a person or organisation needs to:

- thoroughly consider how access might be provided
- discuss this directly with the person involved
- consult relevant sources of advice.

It is up to the person or organisation to show that providing access will cause an unjustifiable hardship.

2.2 The Disability (Access to Premises - Buildings) Standards 2010

The *Disability (Access to Premises - Buildings) Standards 2010* (Premises Standards) were released in May 2010. The objectives of the Premises Standards were to set out consistent and uniform requirements for non-discriminatory building access. While the Premises Standards apply to new buildings, and are reflected in the *Building Code of Australia* (BCA), they are also enforceable when an existing building undertakes new work requiring a building application.

The Premises Standards defines new work as any extension to, or modification of, an existing building which an application for building work approval is required. The Guidelines on the Application of the Premises Standards (Premises Standards Guidelines) explains in detail the extent of 'new work'. It states:

Compliance with the Access Code is only required for those new parts of the building that are the subject of a building application to the extent that the provisions in Part D, E and F of the Access Code apply.

The Access Code will not apply to the whole building or the whole floor that contains a new part, but simply the new work being undertaken....

...However, if a building application is made to upgrade just one area of a floor and no new work is being undertaken on the rest of that floor, or on the toilets on that floor, the Access Code will only apply to the actual new work being undertaken.

Furthermore, the Premises Standards introduce a new concept referred to as the 'affected part' of an existing building. The introduction of this defined area reflects the desire to improve general accessibility of existing buildings over time where full upgrades of a building are not taking place.

The requirement for upgrading of the 'affected part' of buildings recognises that there is little value in improving access in new parts of existing buildings if people with disability cannot get to those new parts.

Subsection 2.1(5) defines the term 'affected part' of a building.

Affected part means the path of travel between (and including) the principal pedestrian entrance of an existing building to the 'new part' or modified part of the building. This path of travel must provide a continuous accessible path of travel from the principal pedestrian entrance to the new part or modified part of the building.

Therefore, any new work undertaken within the the existing Regional Art Gallery or Town Hall which requires building approval from the local council or a private certifier must comply with the Performance Requirements set out in the Premises Standards.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the Deemed-to-Satisfy Provisions; or
- (b) formulating a Performance Solution which -
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- (c) a combination of (a) and (b).

It should be noted that Sections 21B and 29A of the DDA allow for an exception to the requirement to not discriminate in situations where avoiding discrimination would impose an unjustifiable hardship. Consequently, Section 4.1 of the Premises Standards allows for an argument for unjustifiable hardship.

2.3 The Building Code of Australia

Whenever new building work, which requires council approval is undertaken it must meet the requirements of the current *Building Code of Australia* (BCA).

The goal of the BCA is to “*enable the achievement of nationally consistent, minimum necessary standards of relevant safety (including structural safety and safety from fire), health, amenity and sustainability objectives efficiently*”.

The BCA contains technical provisions for the design and construction of all classes of buildings and structures, including structural requirements, fire resistance, access for people with disabilities, egress, services and equipment, energy efficiency and health & amenity.

The following clauses would be relevant to the proposed new Stage 1 facilities:

- D3 General Requirements and Access
- E3.6 Lifts

It should be noted that there is no requirement to upgrade a building to comply with the provisions of the current BCA if no new work is proposed or undertaken.

The BCA and the Premises Standards set out Performance Requirements that must be met using the technical ‘Deemed-to-Satisfy’ provisions, through a performance based ‘Alternative Solution’, or a combination of both. Generally, compliance with the ‘Deemed-to-Satisfy’ provisions can be achieved, but for various reasons, in some cases the use of an ‘Alternative Solution’ may be desirable or will provide a better outcome.

In South Australia the BCA is applied through the Development Act 1993. There is also a requirement under the Premises Standards that the affected part (the access way from the new work to the main entry) also comply with the disability access requirements of the BCA. This was outlined in Section 2.2 of this report.

The Building Code of Australia (BCA) includes Volumes One and Two of the National Construction Code (NCC). The BCA is produced and maintained by the Australian Building Codes Board (ABCB) and is adopted into each States and Territories building regulations.

2.4 The Australian Standards

This disability access review is based upon the following Australian Standards:

AS 1428 Part 1 - 2009

Design for access and mobility - General requirements for access - New building work.

AS 1428 Part 2 - 1992

Design for access and mobility - Part 2: Enhanced and additional requirements - Buildings and facilities.

AS 1428 Part 3 - 1992

Design for access and mobility - Part 3: Requirements for children and adolescents with physical disabilities.

AS/NZS 1428 Part 4.1 - 2009

Design for access and mobility - Part 4.1: Means to assist the orientation of people with vision impairment. Tactile ground surface indicators

AS/NZS 2890 Part 6 - 2009

Parking facilities - Part 6: Off-street parking for people with disabilities

AS 1735 Part 12 - 1999

Lifts escalators and moving walks - Part 12: Facilities for persons with disabilities

Please note that any recommendations outlined in this report are to comply with all relevant Australian Standards.

SECTION THREE Disability Access Assessment

- 3.1 Access from the street
- 3.2 Carparking
- 3.3 Proposed Cultural Centre
- 3.4 Proposed Town Hall Green Room
- 3.5 Existing buildings
- 3.6 Outdoor spaces

3.1 Access from the street

Assessment

Pedestrian access from Market Street into the new Cultural Centre is proposed by way of both a ramp and a flight of stairs. The ramp and stairs lead to the proposed new building forecourt and Cultural Centre entrance.

The ramp and stairs are conveniently located and will provide equitable and dignified access for all visitors to the new Cultural Centre, including those who may have a disability.

Both the stairs and the ramp are both capable of complying with the BCA, Premises Standards and AS1428.1.

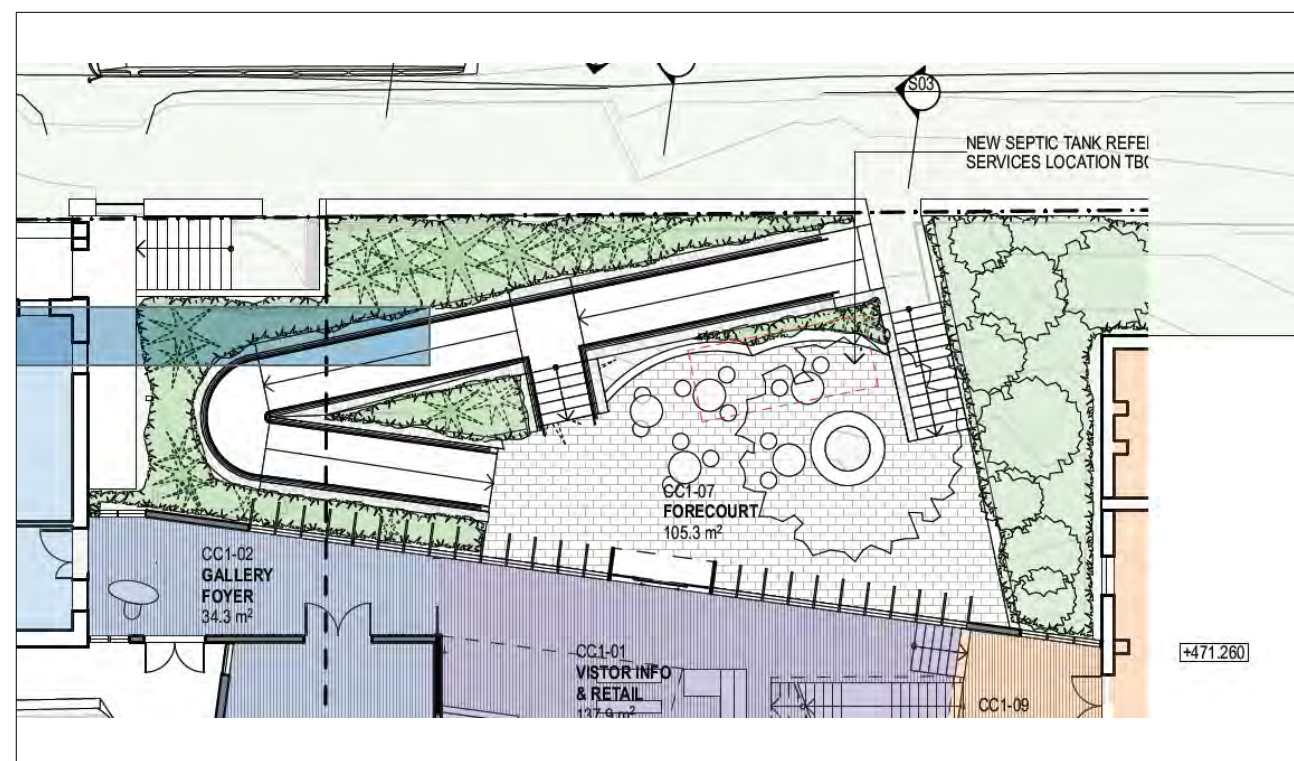


Diagram 4: Proposed access from the street.



Diagram 5: Ramp access into the Cultural Centre.

3.2 Carparking and drop off

Assessment.

There is currently no on-site carparking proposed for the new Cultural Centre.

Furthermore, there is no existing onsite carparking associated with the existing Burra Town Hall or Burra Regional Art Gallery.

As such, there is no existing or proposed accessible carparking spaces associated with the new Cultural Centre.

Offstreet parking is available off Market Street on the opposite side of the road to the proposed new Cultural Centre. A crossing is located on Market Street directly adjacent to the proposed site. On-street parking is available outside the Burra Regional Art Gallery however due to the width of the street and the volume of traffic it would not be recommended for a person with a disability to park in this location.

While there may be the potential for a drop-off zone on Market Street in front of the proposed Cultural Centre, due to the topography of the site and the distance of the ramp, access to the entrance may be difficult for visitors with a significant disability.

Consequently, a designated accessible carparking space and drop-off area is proposed at the rear upper level entrance to the Cultural Centre.

The proposed lift could link the accessible carparking space and drop-off to the ground floor visitors centre.

Proposed location of accessible carparking and drop-off

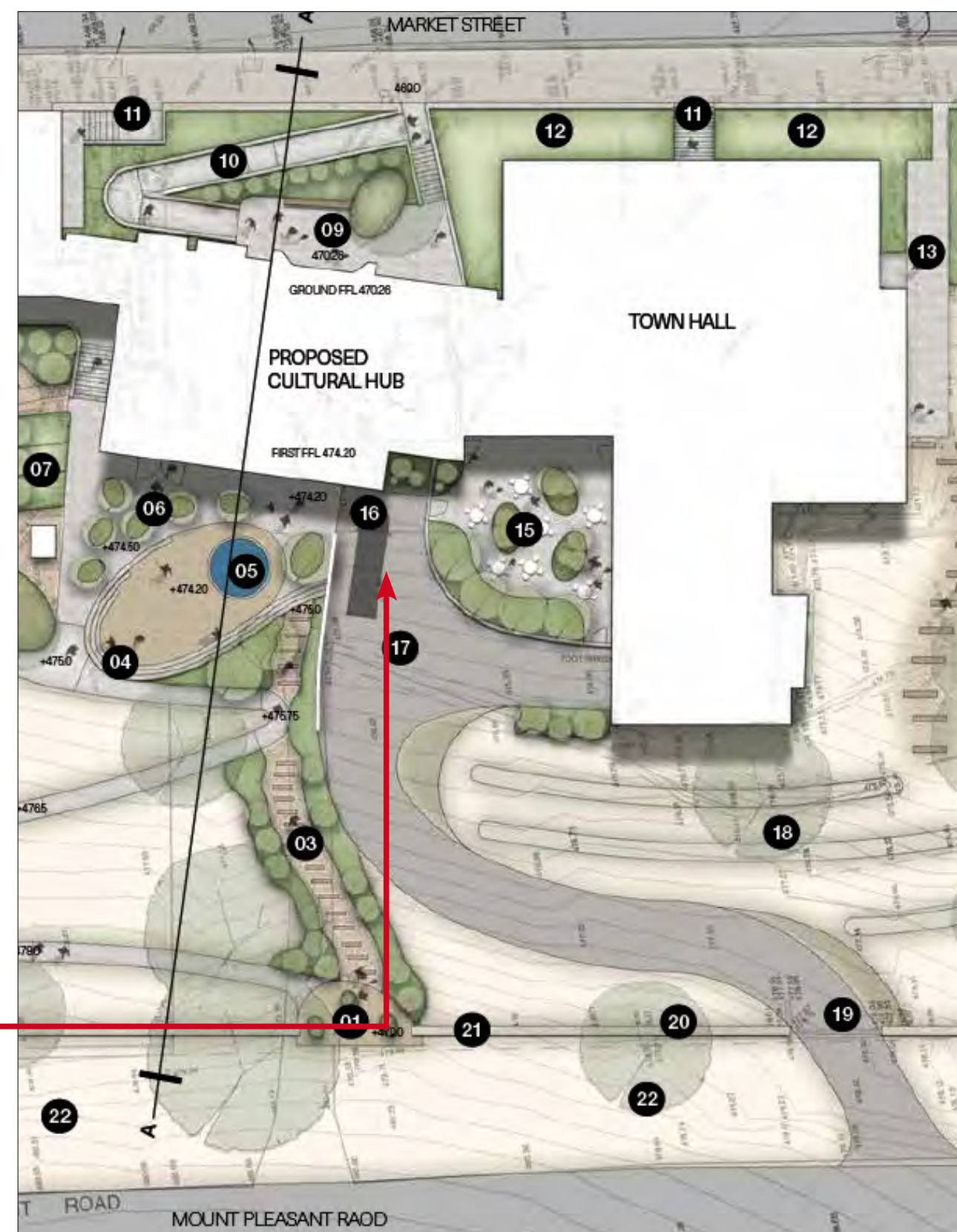


Diagram 6: Proposed location for accessible parking and drop off.

3.3 Proposed Cultural Centre

Assessment.

The proposed ground floor of the Cultural Centre includes a visitor information and retail store, a new gallery and associated store rooms. A unisex accessible toilet facility and ambulant toilets are located on proposed on the upper ground floor.

It is proposed the ground floor will provide a pedestrian link to the existing Burra Regional Art Gallery and the Existing Town Hall. The accessible link to the Burra Town Hall is proposed via a passenger lift.

In addition to stairs the passenger lift will provide access to the proposed first floor of the Cultural Hub.

The proposed first floor will have a large exhibition/gallery space and a unisex accessible toilet.

The first floor of the proposed building will provide pedestrian access to the outside rear of the facility where it is proposed to have a water feature, a performance space and sculpture gardens.

The first floor will also provide access to the rear driveway and proposed delivery drop-off area.

As required by the BCA and Premises Standards all areas within the proposed building will be accessible to a person with a disability and capable of complying with AS1428.1.

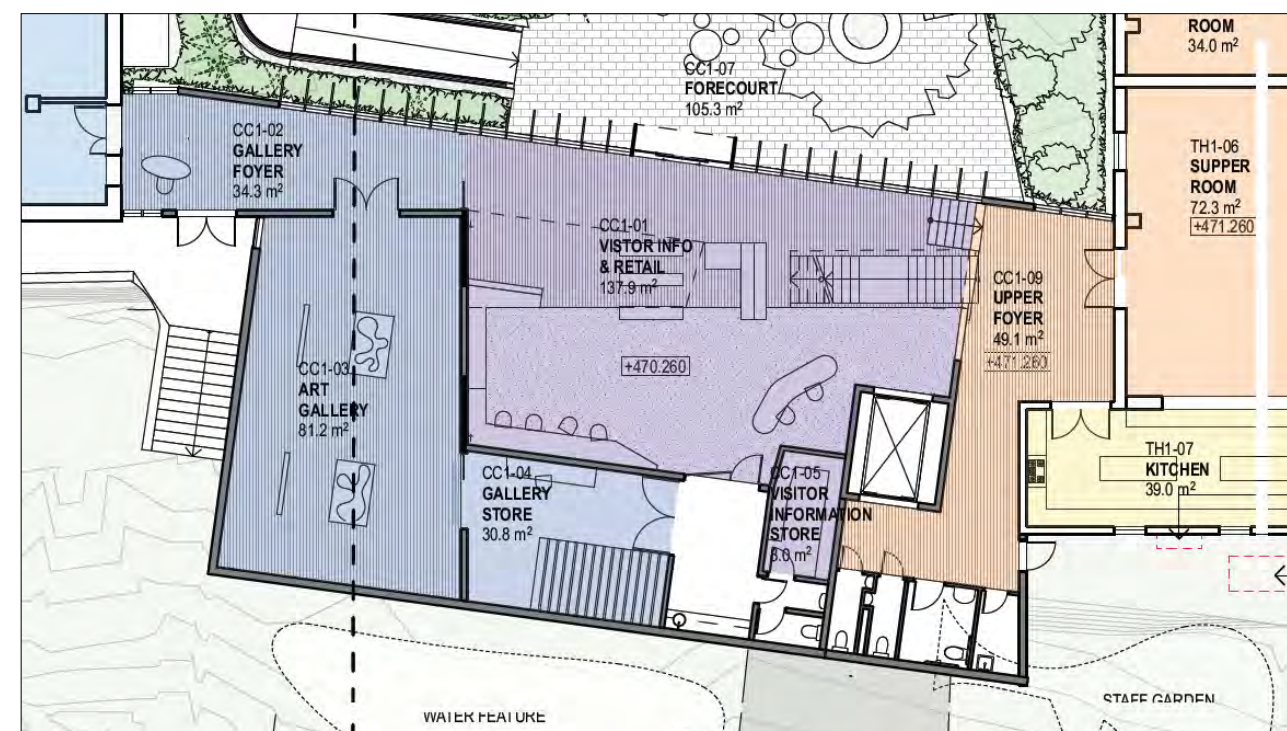


Diagram 7: Proposed ground floor.

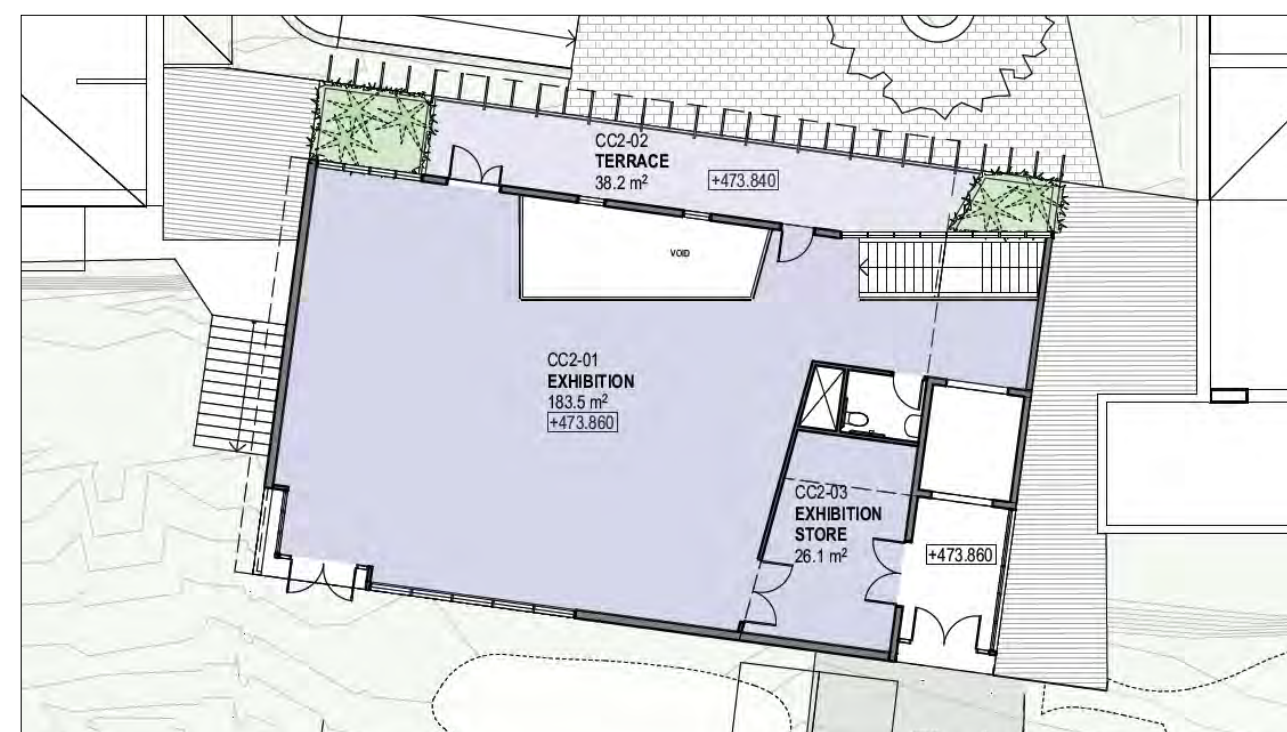


Diagram 8: Proposed first floor.

3.4 Existing neighbouring buildings

Assessment

The proposed Cultural Centre is located between the Burra Regional Art Gallery and the Burra Town Hall. Both buildings are on the State Heritage List.

While able access design has not been engaged to audit either of the buildings in regards to compliance with the current disability access standards, it is reasonable to assume due to the location and age of the buildings neither provide adequate disability access.

As such, to improve accessibility into each of the buildings it is proposed to provide a continuous accessible path of travel from the new Cultural Centre into each of the buildings.

As briefly outlined within Section 2.2 of this report, in addition to complying with the BCA, if there is to be *new work* undertaken within the Burra Regional Art Gallery and the Burra Town Hall that requires building approval compliance with the Premises Standards must also be achieved. The Premises Standards require a *continuous accessible path of travel*, compliant with AS1428.1, be provided from the principal entrance to any new work being undertaken.

The Premises Standards apply to heritage buildings however concessions are available if any required work will significantly impact on identified heritage features.

In regards to the Town Hall it is proposed to provide new entrance doors, a new Green Room and minor upgrades to the existing kitchen servery.

A new *accessible* change facility is proposed for the Green Room.

Furthermore, it is proposed to install a platform lift to provide wheelchair access to the stage and Green Room.

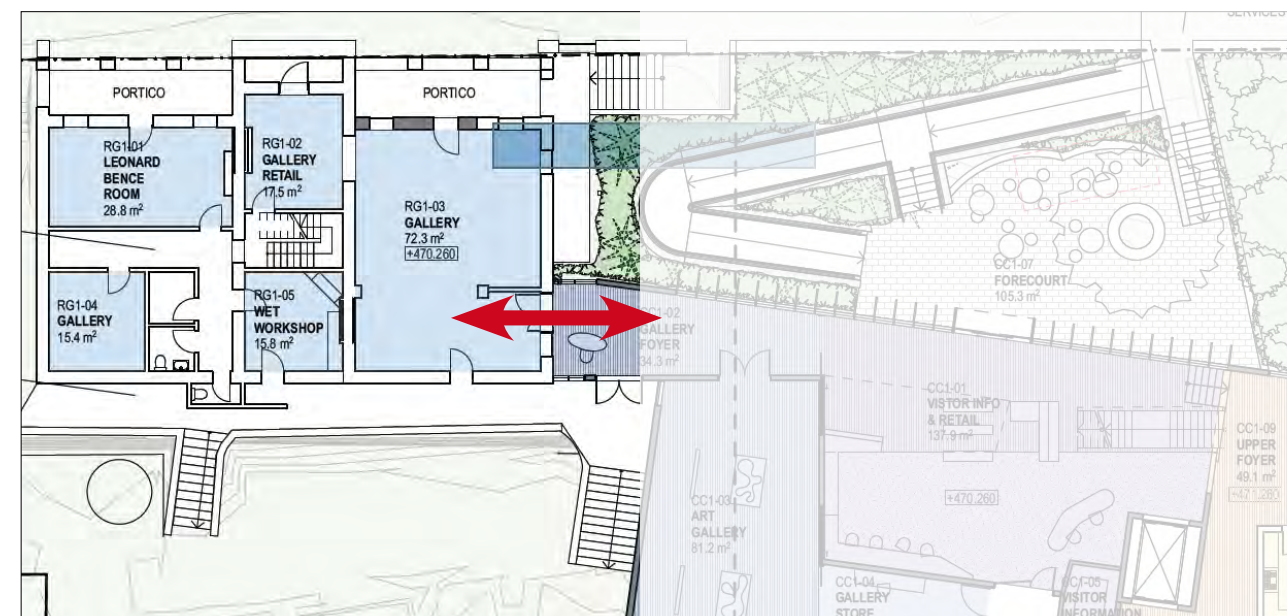


Diagram 9: Proposed new work to existing Regional Art Gallery.

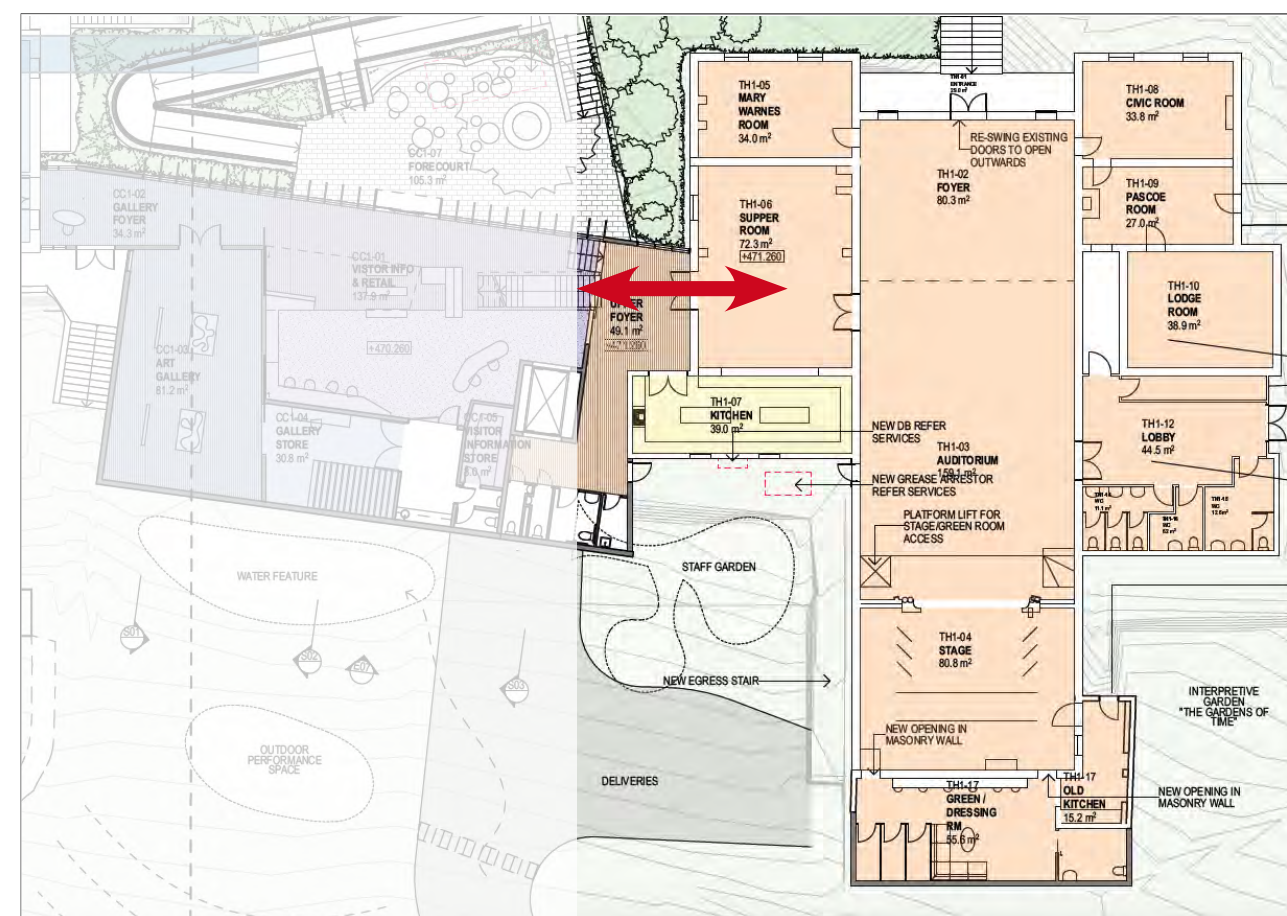


Diagram 10: Proposed new work to existing Town Hall.

3.5 Town Hall stage & proposed Green Room

Assessment

It is proposed to upgrade the existing Green Room facilities located behind the existing Town Hall stage.

As briefly outlined within Section 2.2 of this report, in addition to complying with the BCA, if there is to be *new work* undertaken within the Burra Town Hall that requires building approval, compliance with the Premises Standards must also be achieved. The Premises Standards require a *continuous accessible path of travel*, compliant with AS1428.1, be provided from the principal entrance to any new work being undertaken.

Consequently, the proposed new Green Room facilities will be *accessible* from the proposed new Cultural Centre by way of a *continuous accessible path of travel*, compliant with AS1428.1.

Wheelchair access will be provided to the Green Room and stage by way of a vertical platform lift.

Furthermore, as currently proposed, the Green Room will have an *accessible* change facilities and an *accessible* toilet..

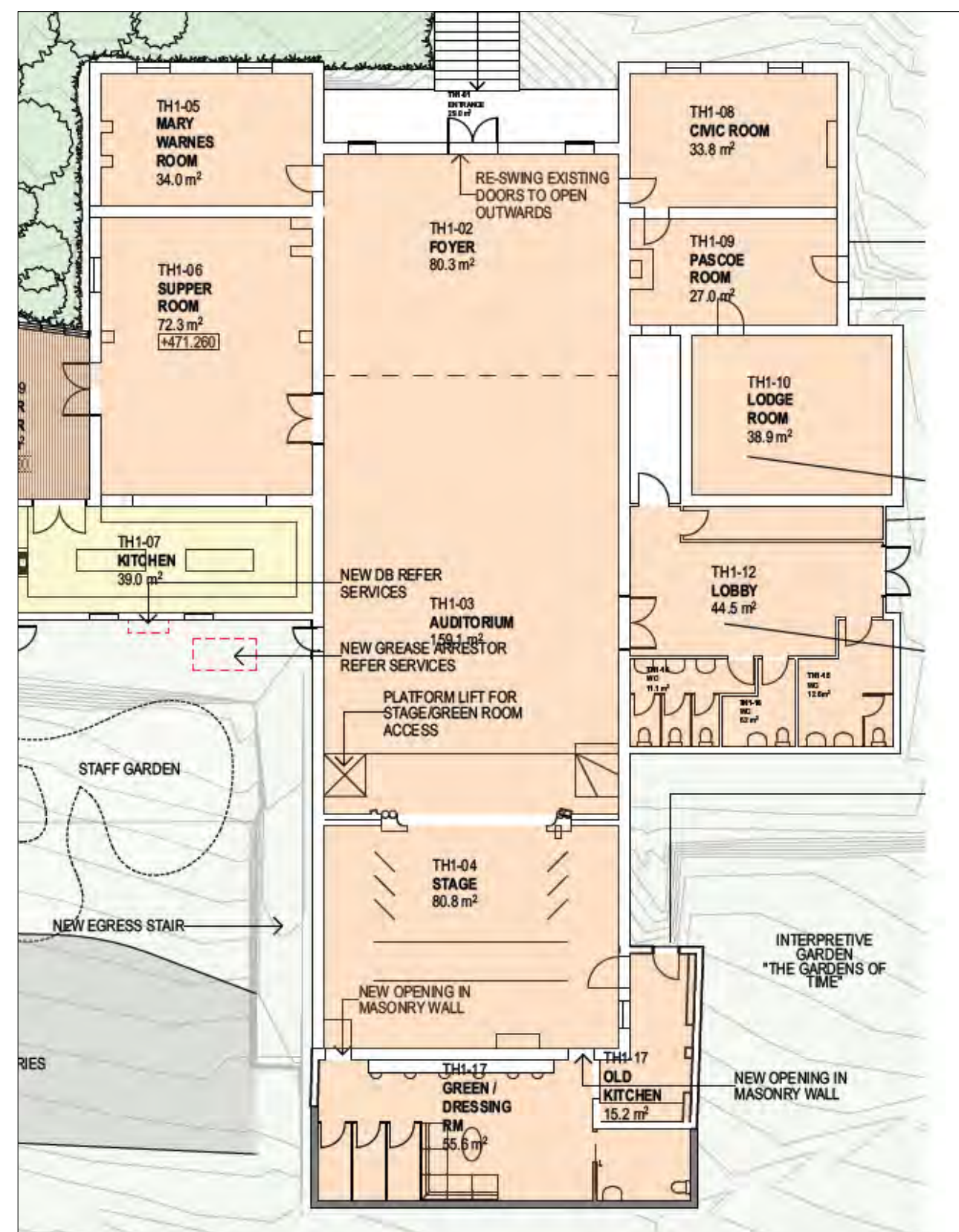


Diagram 11: Proposed Town Hall Green Room.

3.6 Outdoor facilities.

Assessment

The BCA and Premises Standards require access, compliant with AS1428.1, be provided *to and within all areas normally used by the occupants*. This includes outdoor spaces and experiences also.

While there are significant restrictions due to the existing topography, outside recreation and performing areas associated with the proposed Cultural Centre will be *accessible* to a person with a disability.

An accessible path will be provided from the Mount Pleasant Road entrance down to the the existing sculture gardens and outdoor amphitheatre.

Outdoor staff facilities will be accessible and new wayfinding signage and lighting is proposed to assist visitors navigate through the different elements.

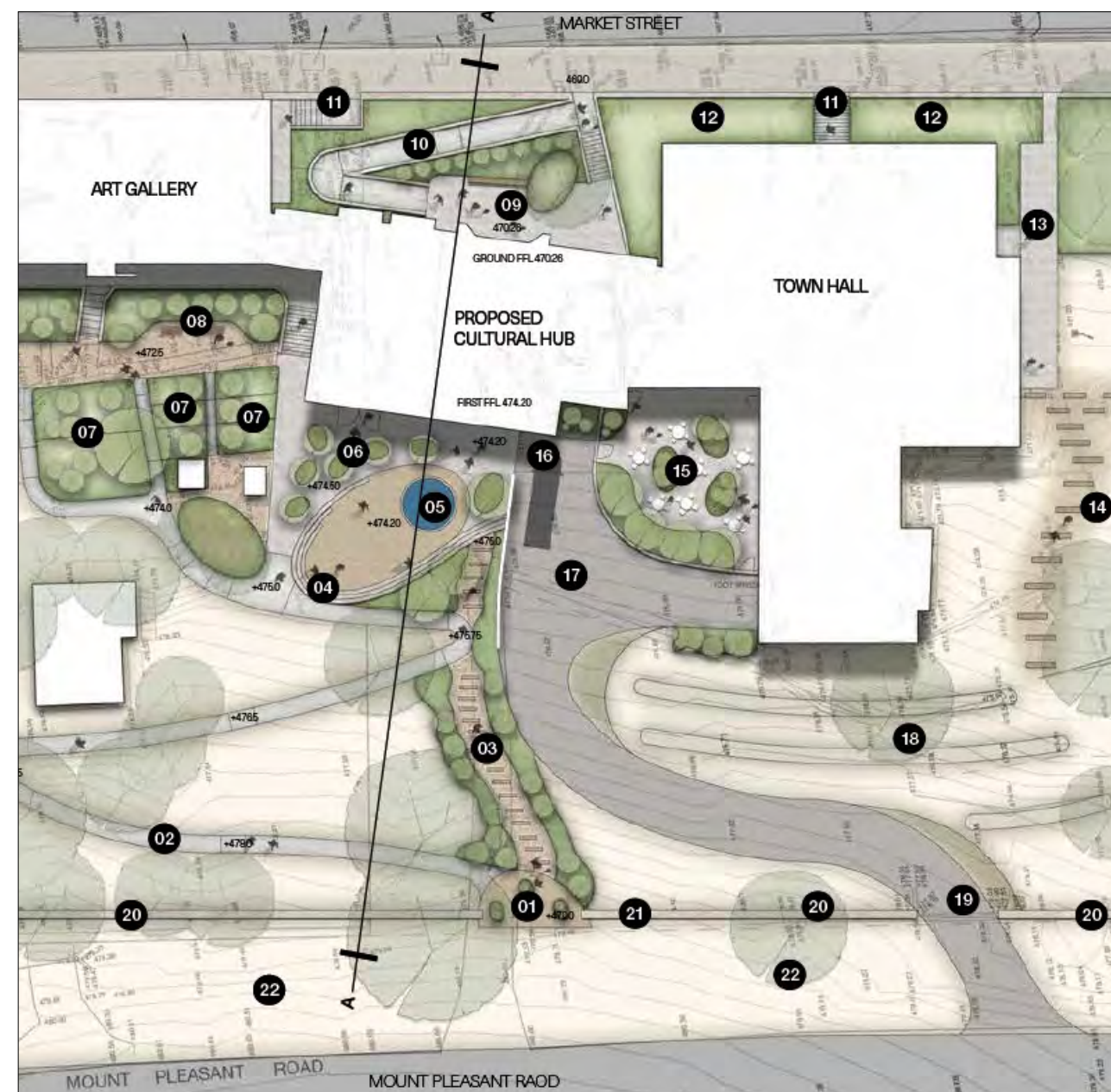


Diagram 12: Proposed outdoor features and performance spaces.

APPENDIX J COST PLAN

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Project Details

Description
<p>Basis of Estimate</p> <p>This estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as April 2019. We have assumed that the project will be competitively tendered under standard industry conditions and form of contract.</p> <p>This cost estimate is based on the documentation listed under the "Documents" section and does not at this stage provide a direct comparison with tenders received for the work at any future date. To enable monitoring of costs this estimate should be updated regularly during the design and documentation phases of this project.</p> <p>Items Specifically Included</p> <p>This estimate specifically includes the following:</p> <p>The estimate includes the following contingency allowances:</p> <ul style="list-style-type: none">•Design Development Contingency which allows for issues that will arise during the design and documentation period as the design team develops the design through to 100% documentation (5% allowed)•Construction Contingency which allows for issues that will arise during the construction period including for latent conditions, design errors and omissions, design changes, client changes, extension of time costs and provisional sum adjustments.•Locality Loading which allows for the differential in pricing between the base of Adelaide and the actual project locality of Burra and allows for the additional labour, material, transport and associated costs of contraction in this location. <p>Items Specifically Excluded</p> <p>The estimate specifically excludes the following which should be considered in an overall project feasibility study:</p> <p><u>Project Scope Exclusions</u></p> <ul style="list-style-type: none">•Soil remediation•Facade repairs, painting or maintenance to Heritage Buildings•Underpinning of adjacent buildings•Stand-by power generator•Murals and works of art•Stormwater storage tanks•Work outside site boundaries•Vertical blinds, curtains or other window treatments•Escalation in costs from late 2019 <p>Documents</p> <p>The following documents have been used in preparing this estimate:</p> <p>Phillips Pilkington Drawings;</p> <ul style="list-style-type: none">- Location Plan SK20 Rev P2 25/3/19- Existing Site Plan SK21 Rev P2 25/3/19- Proposed Site Plan SK22 Rev P2 25/3/19- Elevations SK24 Rev P1 25/3/19

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Project Details

Description
<ul style="list-style-type: none">- Proposed Ground Floor Plan SK24 25/3/19- Proposed First Floor Plan SK25 Rev P2 25/3/19- Proposed Sections 01 SK27 Rev P1 25/3/19- Proposed Sections 02 SK27 Rev P1 25/3/19- Proposed Sections 03 SK27 Rev P1 25/3/19 <p>Aspect Studios Landscape Schematic Design March 2019</p> <p>Bestec Services Estimates 29th March 2019</p>

BURRA CULTURAL CENTRE
APRIL 2019 UPDATE

Location Summary

GFA: Gross Floor Area
Rates Current At April 2019

Location	GFA m²	Cost/m²	Total Cost
A ROCK EXCAVATION			234,000.00
B NEW BUILDING			
B1 Ground	418	6,506	2,719,455.00
B2 Level 1	355	4,579	1,625,505.00
B3 Furniture, AV & Interpretive Works			500,750.00
B - NEW BUILDING	773	\$6,269	\$4,845,710.00
C TOWN HALL - MINOR WORKS			
C1 Minor Internal Works & Services Upgrade	710	1,333	946,300.00
C2 Green Room	79	3,076	242,980.00
C - TOWN HALL - MINOR WORKS	789	\$1,507	\$1,189,280.00
D GALLERY - MINOR WORKS	240	1,190	285,625.00
E EXTERNAL WORKS (RAMP, LANDSCAPE, AMPHITHEATRE AND REAR DRIVEWAY)			1,312,915.00
I SAPN RISK			80,000.00
ESTIMATED NET COST	1,802	\$4,410	\$7,947,530.00
MARGINS & ADJUSTMENTS			
Professional Fees - Phase A1 to A3	1.6%		\$128,905.00
Professional Fees - Balance of Project	7.0%		\$565,000.00
ESTIMATED TOTAL COST	1,802	\$4,795	\$8,641,435.00

BURRA CULTURAL CENTRE
APRIL 2019 UPDATE

Location Elements Item

A ROCK EXCAVATION

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
XP Site Preparation				
3 Excavation into rock to create level plateau for building and ramp	m³	820	200.00	164,000.00
Site Preparation				\$164,000.00
PR Preliminaries				
6 Contractors Preliminaries	Item			20,000.00
Preliminaries				\$20,000.00
MA Builders Margin				
7 Contractors Margins	Item			5,000.00
Builders Margin				\$5,000.00
LL Locality Loading				
10 Locality Loading	Item			20,000.00
Locality Loading				\$20,000.00
CT Contingency				
8 Design Development Contingency	Item			10,000.00
9 Construction Contingency	Item			10,000.00
Contingency				\$20,000.00
ES Escalation				
62 Escalation to mid / late 2019	Item			5,000.00
Escalation				\$5,000.00
ROCK EXCAVATION				\$234,000.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B1 Ground

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
SB Substructure				
1 Lift overrun pit - in rock	Item			15,000.00
2 Slab on ground to new build	m²	418	250.00	104,500.00
63 Upstand walls at change in levels (adjacent town hall)	m	15	650.00	9,750.00
123 Connect slab to heritage building	m	18	200.00	3,600.00
Substructure				\$132,850.00
CL Columns				
4 Columns supporting roof	m²	425	75.00	31,875.00
Columns				\$31,875.00
SC Staircases				
38 Form steps	m²	3	1,250.00	3,750.00
Staircases				\$3,750.00
RF Roof				
5 Feature roof including framing, roof sheeting, insulation etc	m²	425	350.00	148,750.00
11 Fascia treatment to roof	m	86	500.00	43,000.00
66 Simple steel framed roof to lower level links	m²	78	250.00	19,500.00
122 Connect roof to heritage building	m	18	150.00	2,700.00
135 High level glazing in roof	m²	17	700.00	11,900.00
Roof				\$225,850.00
EW External Walls				
12 Aluminium framed glazed facade to north	m²	133	850.00	113,050.00
13 Extra for fins in facade - 900mm deep	m	40	1,000.00	40,000.00
14 Copper cladding to entry portal, including framing	m²	6	1,500.00	9,000.00
67 Solid plinth below windows on street elevation	m	32	500.00	16,000.00
124 Timber cladding on and including framing - northern elevation	m²	86	850.00	73,100.00
125 Core filled blockwork walls to rear elevation - ground	m²	183	275.00	50,325.00
126 Extra for tanking and strengthening to walls where retaining	m²	151	150.00	22,650.00
External Walls				\$324,125.00
ED External Doors				
16 Pair of auto doors to entry	No	1	10,000.00	10,000.00
17 Pair of aluminium framed glazed doors	No	1	3,500.00	3,500.00
External Doors				\$13,500.00
NW Internal Walls				
32 Lift core walls (blockwork / precast)	m²	68	450.00	30,600.00
127 Divisional wall internally - average rate	m²	244	220.00	53,680.00
128 Duct walls / sundry walls not yet drawn	Item			5,000.00
133 Balustrade at change in level at Ground	m	6	1,200.00	7,200.00
Internal Walls				\$96,480.00
FF Floor Finishes				
145 Vinyl floor finishes to back of house storage areas	m²	61	95.00	5,795.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B1 Ground (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
144 Vinyl floor finishes to amenities	m²	19	135.00	2,565.00
147 Timber flooring to ground (engineered timber boards)	m²	246	240.00	59,040.00
148 Carpet to ground	m²	58	70.00	4,060.00
149 Entry mat	Item			5,000.00
150 Tactile indicators	Item			2,500.00
151 Skirtings	Item			5,000.00
Floor Finishes				\$83,960.00
CF Ceiling Finishes				
74 Soffit lining to roof overhang	m²	118	250.00	29,500.00
129 Flush plasterboard ceiling to amenities	m²	19	115.00	2,185.00
130 T-Bar ceiling to stores and L1 lobby	m²	61	80.00	4,880.00
131 Exposed ceiling with suspended acoustic panels (echopanel or similar)	m²	74	400.00	29,600.00
132 Timber panel ceiling to ground level foyers and visitors centre	m²	197	500.00	98,500.00
Ceiling Finishes				\$164,665.00
FT Fitments				
152 Bench seats in window boxes	m	10	1,200.00	12,000.00
153 Bench joinery to visitors area	m	17	2,000.00	34,000.00
154 Visitors desk	m	4	3,500.00	14,000.00
155 Desk / Joinery to CC1-02 Foyer	Item			5,000.00
157 Joinery to CC1-09 Foyer	Item			5,000.00
158 Fitments to WC's (TRH, Mirror, Soap Dispenser, Paper Towel, Grab Rails etc)	Item			7,500.00
159 Kitchenette bench, including overheads	m	3	1,650.00	4,950.00
160 Storage shelving in CC1.05 Visitor Information Store	m	8	900.00	7,200.00
166 Racking / shelving / displays to Visitors Centre	Item			75,000.00
Fitments				\$164,650.00
SE Special Equipment				
161 Compactus in Gallery Store CC1.04	Item			20,000.00
Special Equipment				\$20,000.00
PD Sanitary Plumbing				
23 Hydraulic Services Infrastructure - as per Bestec letter 29 March 2019	Item			100,000.00
142 Hydraulic Services - as per Bestec estimate 29 March 2019	Item			20,000.00
Sanitary Plumbing				\$120,000.00
AC Air Conditioning				
46 Mechanical Services - As per Bestec Estimates 29 March 2019	Item			190,000.00
Air Conditioning				\$190,000.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B1 Ground (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
FP Fire Protection				
49 Fire Protection Services - As per Bestec Estimates 29 March 2019	Item			3,750.00
Fire Protection				\$3,750.00
LP Electric Light and Power				
47 Electrical Services - As per Bestec Estimates 29 March 2019	Item			120,000.00
Electric Light and Power				\$120,000.00
TS Transportation Systems				
24 Lift - as per Bestec Estimate 29 March 2019	Item			105,000.00
Transportation Systems				\$105,000.00
BW Builders Work in Connection With Specialist Services				
143 Builders works in connection with services	Item			27,000.00
Builders Work in Connection With Specialist Services				\$27,000.00
AR Alterations and Renovations				
57 Clear area for new build	m²	880	25.00	22,000.00
Alterations and Renovations				\$22,000.00
XK External Stormwater Drainage				
169 Downpipes and connection to stormwater	Item			10,000.00
External Stormwater Drainage				\$10,000.00
PR Preliminaries				
6 Contractors Preliminaries	Item			225,000.00
Preliminaries				\$225,000.00
MA Builders Margin				
7 Contractors Margins	Item			62,500.00
Builders Margin				\$62,500.00
LL Locality Loading				
10 Locality Loading	Item			240,000.00
Locality Loading				\$240,000.00
CT Contingency				
8 Design Development Contingency	Item			110,000.00
9 Construction Contingency	Item			115,000.00
Contingency				\$225,000.00
ES Escalation				
62 Escalation to mid / late 2019	Item			67,500.00
Escalation				\$67,500.00
YY Special Provisions				
61 Interface with heritage buildings	No	2	20,000.00	40,000.00
Special Provisions				\$40,000.00
GROUND				\$2,719,455.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B2 Level 1

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
SB Substructure				
55 Cost premium on footings for second storey	m²	355	75.00	26,625.00
Substructure				\$26,625.00
CL Columns				
56 Columns supporting suspended slab	m²	314	60.00	18,840.00
Columns				\$18,840.00
UF Upper Floors				
64 Tanking to external slab	m²	55	130.00	7,150.00
65 Additional framing to perimeter of void	m	36	350.00	12,600.00
50 Suspended floor complete	m²	314	380.00	119,320.00
Upper Floors				\$139,070.00
SC Staircases				
51 Feature stair from ground to L1 (4.0m rise)	Item			50,000.00
Staircases				\$50,000.00
EW External Walls				
69 Upstand wall to roof planters	m	36	950.00	34,200.00
52 Balustrade to external deck	m	12	1,200.00	14,400.00
68 Glazed walls to corner windows - L1	m²	24	1,000.00	24,000.00
134 L1 External walls, steel framing with Colorbond interlocking panels, including insulation and internal plasterboard linings	m²	334	550.00	183,700.00
136 Extra for glazing in L1 walls	m²	70	250.00	17,500.00
External Walls				\$273,800.00
ED External Doors				
17 Pair of aluminium framed glazed doors	No	2	3,500.00	7,000.00
138 Glazed cat and kitten door including framing	No	1	3,500.00	3,500.00
139 Single aluminium framed glazed door including frame	No	1	1,800.00	1,800.00
External Doors				\$12,300.00
NW Internal Walls				
32 Lift core walls (blockwork / precast)	m²	75	450.00	33,750.00
70 Balustrade to internal void	m	20	1,200.00	24,000.00
127 Divisional wall internally - average rate	m²	101	220.00	22,220.00
128 Duct walls / sundry walls not yet drawn	Item			5,000.00
Internal Walls				\$84,970.00
FF Floor Finishes				
145 Vinyl floor finishes to back of house storage areas	m²	46	95.00	4,370.00
144 Vinyl floor finishes to amenities	m²	7	135.00	945.00
72 Tiling to terrace	m²	48	220.00	10,560.00
146 Sealed concrete floor to L1	m²	186	65.00	12,090.00
150 Tactile indicators	Item			5,000.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B2 Level 1 (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
151 Skirtings	Item			3,000.00
Floor Finishes				\$35,965.00
CF Ceiling Finishes				
71 Bulkhead to internal void	m	38	500.00	19,000.00
129 Flush plasterboard ceiling to amenities	m ²	7	115.00	805.00
130 T-Bar ceiling to stores and L1 lobby	m ²	46	80.00	3,680.00
131 Exposed ceiling with suspended acoustic panels (echopanel or similar)	m ²	230	400.00	92,000.00
Ceiling Finishes				\$115,485.00
FT Fitments				
137 Bollards at loading	Item			10,000.00
152 Bench seats in window boxes	m	6	1,200.00	7,200.00
158 Fitments to WC's (TRH, Mirror, Soap Dispenser, Paper Towel, Grab Rails etc)	Item			2,500.00
Fitments				\$19,700.00
FO Fitout				
53 Fitout - Gallery Shell & Services - Extra for Air-conditioning (not to same requirements as in ground floor) - Extra for lighting to gallery requirements [Nothing shown - to be confirmed]	m ²	180	600.00	108,000.00
Fitout				\$108,000.00
PD Sanitary Plumbing				
142 Hydraulic Services - as per Bestec estimate 29 March 2019	Item			10,000.00
Sanitary Plumbing				\$10,000.00
AC Air Conditioning				
46 Mechanical Services - As per Bestec Estimates 29 March 2019	Item			130,000.00
Air Conditioning				\$130,000.00
FP Fire Protection				
49 Fire Protection Services - As per Bestec Estimates 29 March 2019	Item			3,750.00
Fire Protection				\$3,750.00
LP Electric Light and Power				
47 Electrical Services - As per Bestec Estimates 29 March 2019	Item			80,000.00
Electric Light and Power				\$80,000.00
BW Builders Work in Connection With Specialist Services				
143 Builders works in connection with services	Item			11,250.00
Builders Work in Connection With Specialist Services				\$11,250.00
XL Landscaping and Improvements				
73 Planting in planterboxes	m ²	9	1,750.00	15,750.00
Landscaping and Improvements				\$15,750.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B2 Level 1 (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
PR Preliminaries				
6 Contractors Preliminaries	Item			135,000.00
Preliminaries				\$135,000.00
MA Builders Margin				
7 Contractors Margins	Item			37,500.00
Builders Margin				\$37,500.00
LL Locality Loading				
10 Locality Loading	Item			145,000.00
Locality Loading				\$145,000.00
CT Contingency				
8 Design Development Contingency	Item			65,000.00
9 Construction Contingency	Item			67,500.00
Contingency				\$132,500.00
ES Escalation				
62 Escalation to mid / late 2019	Item			40,000.00
Escalation				\$40,000.00
LEVEL 1				\$1,625,505.00

BURRA CULTURAL CENTRE
APRIL 2019 UPDATE

Location Elements Item

B NEW BUILDING

B3 Furniture, AV & Interpretive Works

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
FT Fitments				
156 Plinths and display rails in gallery CC1.03	Item			30,000.00
Fitments				\$30,000.00
BW Builders Work in Connection With Specialist Services				
143 Builders works in connection with services	Item			0.00
Builders Work in Connection With Specialist Services				\$0.00
PR Preliminaries				
6 Contractors Preliminaries	Item			42,500.00
Preliminaries				\$42,500.00
MA Builders Margin				
7 Contractors Margins	Item			12,500.00
Builders Margin				\$12,500.00
FE Furniture, Fittings & Equipment				
75 Furniture to new building only	m²	773	250.00	193,250.00
Furniture, Fittings & Equipment				\$193,250.00
LL Locality Loading				
10 Locality Loading	Item			45,000.00
Locality Loading				\$45,000.00
CT Contingency				
8 Design Development Contingency	Item			20,000.00
9 Construction Contingency	Item			20,000.00
Contingency				\$40,000.00
ES Escalation				
62 Escalation to mid / late 2019	Item			12,500.00
Escalation				\$12,500.00
YY Special Provisions				
76 Audio Visual - Scrolling screen at reception, audio throughout	Item			75,000.00
77 Plinths and display rails in CC2-01	Item			50,000.00
Special Provisions				\$125,000.00
FURNITURE, AV & INTERPRETIVE WORKS				\$500,750.00

BURRA CULTURAL CENTRE
APRIL 2019 UPDATE

Location Elements Item

C TOWN HALL - MINOR WORKS

C1 Minor Internal Works & Services Upgrade

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
EW External Walls				
25 No allowance for external facade repairs or upgrades	Item			Excl.
External Walls				Excl.
WF Wall Finishes				
26 Prepare and paint internal walls	m²	1,600	25.00	40,000.00
Wall Finishes				\$40,000.00
FF Floor Finishes				
28 Allowance for new floor coverings / repairs to existing	m²	710	100.00	71,000.00
Floor Finishes				\$71,000.00
CF Ceiling Finishes				
27 Patch, prepare and paint ceilings	m²	710	30.00	21,300.00
Ceiling Finishes				\$21,300.00
FO Fitout				
34 Sundry upgrades, signage and interface with new build	m²	710	150.00	106,500.00
170 Refit / refurbish kitchen in Town Hall (Equipment measured separately)	m²	40	1,500.00	60,000.00
Fitout				\$166,500.00
PD Sanitary Plumbing				
48 Hydraulic Services Compliance Upgrades - as per Bestec estimates 29 March 2019	Item			5,000.00
Sanitary Plumbing				\$5,000.00
AC Air Conditioning				
29 Air-conditioning to town Hall - as per Bestec Estimates 29 March 2019	Item			180,000.00
Air Conditioning				\$180,000.00
LP Electric Light and Power				
31 Basic electrical and fire / life safety compliance upgrade - As per Bestec Estimates 29 March 2019	Item			100,000.00
Electric Light and Power				\$100,000.00
BW Builders Work in Connection With Specialist Services				
30 Builders works associated with air-conditioning install (penetrations, platforms etc)	Item			25,000.00
Builders Work in Connection With Specialist Services				\$25,000.00
PR Preliminaries				
6 Contractors Preliminaries	Item			80,000.00
Preliminaries				\$80,000.00
MA Builders Margin				
7 Contractors Margins	Item			22,500.00
Builders Margin				\$22,500.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

C TOWN HALL - MINOR WORKS

C1 Minor Internal Works & Services Upgrade (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
LL Locality Loading				
10 Locality Loading	Item			85,000.00
Locality Loading				\$85,000.00
CT Contingency				
8 Design Development Contingency	Item			37,500.00
9 Construction Contingency	Item			40,000.00
Contingency				\$77,500.00
ES Escalation				
62 Escalation to mid / late 2019	Item			22,500.00
Escalation				\$22,500.00
YY Special Provisions				
78 Provisional allowance for basic kitchen equipment	Item			50,000.00
Special Provisions				\$50,000.00
MINOR INTERNAL WORKS & SERVICES UPGRADE				\$946,300.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

C TOWN HALL - MINOR WORKS

C2 Green Room

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
SB Substructure				
2 Slab on ground to new build	m ²	67	250.00	16,750.00
123 Connect slab to heritage building	m	16	200.00	3,200.00
Substructure				\$19,950.00
CL Columns				
120 Columns to roof over green room	m ²	67	50.00	3,350.00
Columns				\$3,350.00
RF Roof				
121 Basic roof over green room	m ²	67	250.00	16,750.00
122 Connect roof to heritage building	m	16	150.00	2,400.00
Roof				\$19,150.00
EW External Walls				
168 Perimeter walls to green room	m ²	83	460.00	38,180.00
External Walls				\$38,180.00
NW Internal Walls				
127 Divisional wall internally - average rate	m ²	30	220.00	6,600.00
128 Duct walls / sundry walls not yet drawn	Item			2,500.00
Internal Walls				\$9,100.00
NS Internal Screens and Borrowed Lights				
162 Change cubicles	No	3	1,600.00	4,800.00
Internal Screens and Borrowed Lights				\$4,800.00
FF Floor Finishes				
144 Vinyl floor finishes to amenities	m ²	79	135.00	10,665.00
Floor Finishes				\$10,665.00
CF Ceiling Finishes				
129 Flush plasterboard ceiling to amenities	m ²	79	115.00	9,085.00
Ceiling Finishes				\$9,085.00
FT Fitments				
158 Fitments to WC's (TRH, Mirror, Soap Dispenser, Paper Towel, Grab Rails etc)	Item			2,500.00
163 Dressing room bench	m	7	700.00	4,900.00
Fitments				\$7,400.00
PD Sanitary Plumbing				
141 Hydraulic services to Green room access WC	Item			12,000.00
Sanitary Plumbing				\$12,000.00
XP Site Preparation				
3 Excavation into rock to create level plateau for building and ramp	m ³	134	200.00	26,800.00
Site Preparation				\$26,800.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

C TOWN HALL - MINOR WORKS

C2 Green Room (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
PR Preliminaries				
6 Contractors Preliminaries	Item			20,000.00
Preliminaries				\$20,000.00
MA Builders Margin				
7 Contractors Margins	Item			5,000.00
Builders Margin				\$5,000.00
FE Furniture, Fittings & Equipment				
164 Dressing room furniture	Item			10,000.00
Furniture, Fittings & Equipment				\$10,000.00
LL Locality Loading				
10 Locality Loading	Item			22,500.00
Locality Loading				\$22,500.00
CT Contingency				
8 Design Development Contingency	Item			10,000.00
9 Construction Contingency	Item			10,000.00
Contingency				\$20,000.00
ES Escalation				
62 Escalation to mid / late 2019	Item			5,000.00
Escalation				\$5,000.00
GREEN ROOM				\$242,980.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

D GALLERY - MINOR WORKS

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
EW External Walls				
25 No allowance for external facade repairs or upgrades	Item			Excl.
59 Reinststate wall to rear of arched area	m²	27	750.00	20,250.00
External Walls				\$20,250.00
ND Internal Doors				
165 Widen opening to Gallery	Item			10,000.00
Internal Doors				\$10,000.00
WF Wall Finishes				
26 Prepare and paint internal walls	m²	747	25.00	18,675.00
Wall Finishes				\$18,675.00
FF Floor Finishes				
28 Allowance for new floor coverings / repairs to existing	m²	240	100.00	24,000.00
Floor Finishes				\$24,000.00
CF Ceiling Finishes				
27 Patch, prepare and paint ceilings	m²	240	30.00	7,200.00
Ceiling Finishes				\$7,200.00
FO Fitout				
34 Sundry upgrades, signage and interface with new build	m²	240	150.00	36,000.00
60 Make good surfaces and services within reinstated balcony	m²	20	2,000.00	40,000.00
Fitout				\$76,000.00
PD Sanitary Plumbing				
48 Hydraulic Services Compliance Upgrades - as per Bestec estimates 29 March 2019	Item			5,000.00
Sanitary Plumbing				\$5,000.00
AC Air Conditioning				
33 No allowance for Air-conditioning upgrade	Item			Excl.
Air Conditioning				Excl.
LP Electric Light and Power				
31 Basic electrical and fire / life safety compliance upgrade - As per Bestec Estimates 29 March 2019	Item			30,000.00
Electric Light and Power				\$30,000.00
BW Builders Work in Connection With Specialist Services				
143 Builders works in connection with services	Item			1,800.00
Builders Work in Connection With Specialist Services				\$1,800.00
AR Alterations and Renovations				
58 Demolish walls within frontage	m²	26	200.00	5,200.00
Alterations and Renovations				\$5,200.00
PR Preliminaries				
6 Contractors Preliminaries	Item			22,500.00
Preliminaries				\$22,500.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

D GALLERY - MINOR WORKS (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
MA Builders Margin				
7 Contractors Margins	Item			7,500.00
Builders Margin				\$7,500.00
LL Locality Loading				
10 Locality Loading	Item			25,000.00
Locality Loading				\$25,000.00
CT Contingency				
8 Design Development Contingency	Item			12,500.00
9 Construction Contingency	Item			12,500.00
Contingency				\$25,000.00
ES Escalation				
62 Escalation to mid / late 2019	Item			7,500.00
Escalation				\$7,500.00
GALLERY - MINOR WORKS				\$285,625.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

E EXTERNAL WORKS (RAMP, LANDSCAPE, AMPHITHEATRE AND REAR DRIVEWAY)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
SC Staircases				
38 Form steps	m²	29	1,250.00	36,250.00
Staircases				\$36,250.00
FF Floor Finishes				
150 Tactile indicators	Item			7,500.00
Floor Finishes				\$7,500.00
FT Fitments				
40 External signage	Item			10,000.00
Fitments				\$10,000.00
LP Electric Light and Power				
39 External lighting - As per Bestec Estimates 29 March 2019	Item			20,000.00
117 Allowance for area lighting to landscaping and paths (in addition to Bestec estimates)	Item			25,000.00
Electric Light and Power				\$45,000.00
XP Site Preparation				
110 (02) Shaping of ground levels to suit accessible ramp	m²	245	65.00	15,925.00
112 (17) Cut and shape average of 1000mm for driveway (into rock)	m²	280	150.00	42,000.00
113 (17) Fill upto 1500 mm adjacent building	m²	290	65.00	18,850.00
114 (17) Batter to low side of driveway	m	60	150.00	9,000.00
Site Preparation				\$85,775.00
XR Roads, Footpaths and Paved Areas				
80 (17) Asphalt driveway including sub-base	m²	490	65.00	31,850.00
81 (17) Kerb to side of driveway	m	165	85.00	14,025.00
83 (02) Exposed aggregate or similar all abilities ramp including sub-base	m²	210	135.00	28,350.00
84 (01) Paved entry from Mount Pleasant Road - assumed an exposed aggregate or similar	m²	31	150.00	4,650.00
85 (03) Gravel pathway	m²	65	50.00	3,250.00
86 (03) Steel steps inset to pathway (notional number)	No	21	400.00	8,400.00
87 (04) Unit paving as plaza area for amphitheatre	m²	90	175.00	15,750.00
93 (15) Paving to staff area	m²	110	175.00	19,250.00
97 (13) Upgrade existing concrete path	m²	77	100.00	7,700.00
99 (10) New paved access ramp including sub-base	m²	86	250.00	21,500.00
100 (09) Paved entry to plaza including sub-base	m²	88	250.00	22,000.00
116 (22) Minor leveling and gravel to existing carparking area off mount pleasant road	m²	829	45.00	37,305.00
Roads, Footpaths and Paved Areas				\$214,030.00
XN Boundary Walls, Fencing and Gates				
35 Retaining walls to side of ramp at entry	m	89	550.00	48,950.00
88 (20) New stone wall (max height 900mm) including footing	m	56	750.00	42,000.00
89 (21) Repointing of existing stone wall	m	23	200.00	4,600.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

E EXTERNAL WORKS (RAMP, LANDSCAPE, AMPHITHEATRE AND REAR DRIVEWAY) (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
91 (15) Timber screen to staff area including framework and 2 entry gates - assumed 2100mm high	m	23	900.00	20,700.00
109 (17) Retaining wall adjacent driveway	m²	92	500.00	46,000.00
Boundary Walls, Fencing and Gates				\$162,250.00
XL Landscaping and Improvements				
79 (04) Concrete steps / amphitheatre steps	m²	31	1,500.00	46,500.00
90 (18) Allowance for plants in rocky drainage swales (informal layout)	m	77	40.00	3,080.00
92 (15) Landscaping to staff area	m²	69	75.00	5,175.00
96 (14) General shaping to area around concrete sleepers	m²	221	35.00	7,735.00
98 (08) (12) Allowance to update existing planting where required	m²	356	35.00	12,460.00
101 (09) Feature garden around existing tree at entry	m²	51	100.00	5,100.00
103 (06) Botanic garden display in raised steel planters including irrigation	No	7	3,500.00	24,500.00
104 (07) Allowance to update sculpture gardens including steps, seating	m²	145	150.00	21,750.00
105 (08) Compacted gravel	m²	128	25.00	3,200.00
107 Allowance for irrigation	m²	551	10.00	5,510.00
111 (14) Informal concrete sleepers	m	38	300.00	11,400.00
115 Allowance for general landscaping	m²	2,222	25.00	55,550.00
Landscaping and Improvements				\$201,960.00
XK External Stormwater Drainage				
82 (17) Stormwater drainage to driveway	m²	490	35.00	17,150.00
167 Stormwater infrastructure / diversions	Item			50,000.00
External Stormwater Drainage				\$67,150.00
PR Preliminaries				
6 Contractors Preliminaries	Item			110,000.00
Preliminaries				\$110,000.00
MA Builders Margin				
7 Contractors Margins	Item			30,000.00
Builders Margin				\$30,000.00
FE Furniture, Fittings & Equipment				
94 (15) Cafe style tables and chairs to staff area	Item			7,500.00
106 (08) Allowance for permanent outdoor dining tables to gravel area	Item			15,000.00
Furniture, Fittings & Equipment				\$22,500.00
LL Locality Loading				
10 Locality Loading	Item			117,500.00
Locality Loading				\$117,500.00
CT Contingency				
8 Design Development Contingency	Item			52,500.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

E EXTERNAL WORKS (RAMP, LANDSCAPE, AMPHITHEATRE AND REAR DRIVEWAY) (continued)

Rates Current At April 2019

Description	Unit	Qty	Rate	Total
9 Construction Contingency	Item			55,000.00
Contingency				\$107,500.00
ES Escalation				
62 Escalation to mid / late 2019	Item			32,500.00
Escalation				\$32,500.00
YY Special Provisions				
102 (05) Shallow reflection pond including pump to street stormwater	m²	18	3,500.00	63,000.00
Special Provisions				\$63,000.00
EXTERNAL WORKS (RAMP, LANDSCAPE, AMPHITHEATRE AND REAR DRIVEWAY)				\$1,312,915.00

BURRA CULTURAL CENTRE

APRIL 2019 UPDATE

Location Elements Item

I SAPN RISK

Rates Current At April 2019

Description		Unit	Qty	Rate	Total
XE	External Electric Light and Power				
140	SAPN Power supply upgrade (as per Bestec Estimate letter - awaiting confirmation from SAPN)	Item			80,000.00
	External Electric Light and Power				\$80,000.00
	SAPN RISK				\$80,000.00