

Attachment B

Scope of Works: Sandstone

Attachment B – Scope of Works: Sandstone

Inclusions are:

- Southern, western, clerestory facades and northern stairs (all stonework, joints and windows and doors, inside of open verandas (or colonnades), including floors and ceilings). Includes facades “on the roof” and chimneys. Refer to Plan of Works for main locations. Stone repairs and conservation will consist of repair types such as:
 - o general cleaning of stonework;
 - o desalination of salt contaminated sandstone;
 - o raking out of pointings, including asbestos containing pointings, from joints in stonework;
 - o repointing of joints in sandstone stonework with pre-bagged premixed mortars;
 - o replacement of deteriorating sandstone with new sandstone; and
 - o repair of deteriorating sandstone with pre-bagged premixed repair mortar.
- Removal of lead paint if found and repainting of windows.
- Repairs and painting of roof decorative ironwork and stormwater drainage: including a survey of all downpipes to determine blockages etc.
- Seismic stabilisation of parapets, chimneys etc. as required.
- BCA compliance of the lower ground floor railings facing Sydney Square on the southern side of the building.
- Resolution of south colonnade services ductwork with louvred screens.
- Painting of domes.

Exclusions are:

- Any work to the courtyards or footpaths or Sydney Square or other areas surrounding the building.
- Any lighting of the courtyards or footpaths or Sydney Square.
- Any additional external lighting to Sydney Town Hall.
- Any work to Town Hall House.
- Asbestos removal in joints – more than 50% of all jointing is not allowed

- A universal access into the front of the building.
- Internal works to the building.

Notes:

- The design solutions for sandstone work in the Stage 1 and Stage 2 projects are considered best practice and are being used as a guide to the level of quality expected of Stage 3.
- Only best quality yellowblock sandstone available will be used for the new work.
- The work anticipated is classified, from a heritage perspective, as exempt with a couple of exceptions. Exempt work is necessary maintenance and does not require Development Approval, Section 60 approval or a Construction Certificate.
- Exceptions are seismic stabilisation of chimneys, balustrades, parapets, finials and tempiettos.

Surveys:

Detailed surveys recently completed are:

- "Report on Maintenance Requirements for the External Envelope at Sydney Town Hall, March 2012" – Jackson Teece