
The Dorney House

Strategic Review



Prepared for
Hobart City Council
23 February 2016

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Executive Summary

At the meeting on the 21 September 2015 (item 16) Council resolved:

A further report be provided to identify costs associated with both the required improvements to the site and recurrent costs.

A feasibility study be undertaken to ascertain the suitability of the Fort's bunker areas to provide ancillary services to the Dorney House such as a kitchen, toilets, design workshop and artist studio space and to consider structure, heritage access and service requirements.

Governance and operational models be explored for the ongoing management and activation of the site with such models to include consideration of structures which maximise opportunities to derive external funding.

Implementation of the recommendations contained within the Dorney House Risk Assessment Report, be continued.

The Dorney House at Porter Hill be retained in Council ownership and be publicly accessible as a venue to facilitate cultural activities, pending the outcome of the report and feasibility.

Four operational models have therefore been identified and considered:

Operational Model 1: Rent as a private residence

The importance and uniqueness of the residence should be highlighted and maintained even if rented as a private residence. This can be achieved through a number of ways including renting the house fully furnished, providing landscaping services as part of the rental agreement and implementing all the recommendations which will fully realise the architectural integrity of the house. However, this 'ideal' may not be financially feasible; as such two costings have been provided, for this operational model – the first being the cost of implementing all the recommendations and the second being the cost of implementing the absolute critical ones.

A number of suggested items are not original but are considered to be essential for the success of this operational model, such as the provision of effective heating. Each of these new design elements, particularly the non-original elements, needs to be bespoke and to be coordinated by a suitably qualified architect to ensure the values of the site are not compromised.

The overall cost of this operation model is estimated at:

Costings A: **\$406,460** (excl GST) and estimated annual recurrent costs of **\$18,000 - \$22,000** (excl GST) that includes maintenance, utilities and management costs. .

Costings B: **\$168,770** (excl GST), with an estimated annual recurrent cost of **\$18,000 - \$22,000** (excl GST).

This operational model requires minimal management from Council or a third party and will maintain the architectural integrity of the site, however this model would largely remove any opportunity for public access and therefore is found not to be conducive to meeting community expectations for the site.

Further details are found under **Appendix A** and **Appendix D**.

Operational Model 2: Dorney House Program

The Dorney House Program is a mixed public-use model which facilitates public access incorporating small group workshops (writers, artist laboratories, leadership courses), short term artists residencies, performance-based use (theatrical, events, film set) and private hire (gourmet dinners, exhibitions). The Dorney House program will be a mixed public-use model that avoids exclusive use of the house by any one group. The Dorney House program will actively program use of the house, with an emphasis on activities that are relevant to the houses' origins and setting. The Dorney House program will involve a diverse range of user groups and provide an interesting range of opportunities for public visitation.

In terms of the governance of the program it is recommended that two options are explored. Firstly, the governing of the site through a board of directors that is comprised of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to and took instructions from the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program would need to maximise cost recovery and pursue program self-sufficiency.

The Dorney House program will maximise cost recovery and pursue program self-sufficiency with an overall cost estimate of **\$744,390** (excl GST) and estimated annual recurrent cost of between **\$75,000 - \$90,000** (excl GST) that includes maintenance, utilities and management costs. This operational model is found to be acceptable on all grounds and is the preferred option. Further details are found under **Appendix B** and **Appendix D**.

Operational Model 3: Redevelop Bunkers

This operational model considers the derelict Fort Nelson structures on the site and the suitability to provide for ancillary services to the Dorney House such as kitchen, toilets, design workshops and/or artist studio space. It is considered that this model would complement the Dorney House Program (operational model 2) and could be considered at a later time dependent on the success of the program. The cost estimate for this operational model which includes the refurbishment of the bunker structure is **\$1,599,090** (excl GST) and estimated annual recurrent cost of between **\$90,000 - \$100,000** (excl GST) that includes maintenance, utilities and management costs. Further details are found in **Appendix C** and **Appendix D**.

Operational Model 4: Sell Residence

This option involves excising the house site from the current title and selling. It has been assumed that Council would subdivide as is, where is. There are a number of concerns regarding the excision of the house site from Council's reserve and its sale to a private owner:

- Overall the subdivision of the residence and surrounds is problematic on heritage grounds. The conservation plan clearly states the importance of retaining the house and the land on the one title.
- The Hobart Interim Planning Scheme 2015 does not utilise the Scenic Landscapes Code, instead relying upon the protection of landscape and skyline values through zoning and land tenure. This is considered potentially problematic should the house and surrounds be sold to a private entity as the scope within the planning scheme to protect the critical skyline that is Porters Hill would be compromised should further development be applied for.

- The sale of the site is unlikely to meet community expectations for the ongoing use and management of what is currently a public asset.
- The risk of detrimental impacts on existing values of the site or indeed on its relationship to the remaining reserve area is significant despite any conditions to sale or covenants on the title as the means to monitor and enforce compliance are limited and often expensive.

This operational model is therefore considered inconsistent with social values and is considered problematic in meeting the requirements of the heritage provisions of the interim planning scheme. Nevertheless, the cost of the obtaining subdivision approval (assuming no RMPAT appeal) is approximately \$40,000 (excl GST) with the residence being valued at \$1-1.25m in 2007. Further details are found in *Appendix C* and *Appendix D*.

Overall Considerations

Management of the Refurbishment and House/landscape Improvements

The ongoing refurbishment, development (if deemed the preferred operational model) and maintenance must be undertaken in a sensitive manner in order to not damage the heritage values of the existing building and fort/bunker structures on the site. New design elements, particularly non-original elements need to be bespoke and to be coordinated by a suitably qualified architect to ensure the values of the site both nationally and internationally are not compromised.

Use Rights

Advice sought from Council's Senior Legal Officer concluded that due to the length of time the principal building had not been used as a residence and by virtue of the operation of section 20(4) of the *Land Use Planning Approvals Act 1993* there are no existing use rights for the principle dwelling on the site.

The right to continue the use under the *Building Act 2000* is another matter and as no building work has been undertaken since 2 November 1994 nor has another occupancy permit been issued for the building, a certificate of occupancy is deemed to have been issued in respect of that building by regulation 75(1).

Bushfire Management

It is important to realise that for operational model 1 and operational model 2 (excluding the artists in residence component) obtaining an approved bushfire hazard management plan will not be triggered under the interim planning scheme or under the *Building Act 2000*. However, due to the significance of the residence, protecting the site is considered to be imperative.

Obtaining an appropriate balance between protecting the residence from a bushfire, protecting the biodiversity values and protecting the skyline of Porters Hill has been found to be problematic. Given that two previous dwellings have been destroyed by a bushfire on the site it is considered likely that the existing building will be threatened by fire. Retro fitting the house so as to comply with a BAL 29 construction level (or higher) would most likely result in an unacceptable impact on the architectural integrity of the building. However, clearing the vegetation surrounding the site so as to meet a lower construction level will most likely have an unacceptable impact on the Porters Hill skyline, and potentially the biodiversity values of the bushland.

Reconciling these competing values has not been fully resolved; it is therefore necessary that a fire engineer is engaged. The cost of engaging the expertise of a fire engineer is estimated to be \$5,000 - \$6,000.

1. Introduction

1.1 Purpose of the Report

The purpose of the report is to undertake an analysis of the available information in relation to the Dorney House on Porters Hill as well as providing new information around the planning, heritage and building requirements with the associated costs. The analysis was prepared in the context of identifying the most suitable use of the residence and surrounds out of the following four operational models:

1. Rent as private residence;
2. Dorney house program;
3. Redevelop bunkers; and
4. Sell residence.

1.2 Background to the Report

In 2006 Council acquired the Dorney House, the remnants of Fort Nelson and 35 hectares of surrounding bushland on Porters Hill to preserve the natural, cultural and scenic values of the site. Since then, majority of the area has been absorbed into the management regimes of the surrounding bushland reserves. However, the path forward for the Dorney House, the fort and surrounding gardens is not as clear and subsequently a significant number of reports, proposals and initiatives have been prepared and/or commenced for the site.

While still making an impression upon visitors in its current state the house lacks approachable details for all but those with architectural training or those with a key and learned interest in 20th century architecture. This impression is contributed to by the unfurnished state of the building and the dilapidated and tired condition of the existing built in furnishings as well as the surrounding landscaping.

In order to ensure that the values are retained and the optimum outcomes are achieved for the site as well as for the City of Hobart from a social, heritage, economic and environmental perspective, Council has sought a synopsis report that considers the work to date.

1.3 Project Team

This synopsis report was undertaken collaboratively between:

- Emma Riley and Associates;
- Room 11 Architects;
- Matrix Management Group;
- Bushfire Prone Development Solutions;
- Lee Tyers Building Surveyor; and
- Gandy and Roberts Consulting Engineers.

2. Operational Model 1

2.1 Description

This operational model involves renting the site out as a private residence.

2.2 Summary of Recommendations

It is recommended that regardless of whom the house is rented to, the importance and uniqueness of the residence is highlighted and maintained. This can be achieved through a number of ways including renting the house fully furnished, providing landscaping services as part of the rental agreement and implementing all the recommendations which will fully realise the architectural integrity of the house.

However, it is understood that this may not be financially feasible; as such two costings have been provided for this operational model – the first being the cost of implementing all the recommendations and the second being the cost of implementing the absolute critical ones.

This operational model requires minimal management from Council or a third party and will maintain the architectural integrity of the site.

This model of leasing the site out as a residence would largely remove any opportunity for public access and therefore not be conducive to meeting community expectations for the site.

Table 1: Operational Model 1: Rent as Private Residence

Consideration	Comment	Cost Estimate (excl GST)
Fixtures and Fittings		
Carpet/Vinyl	Details of the carpets importance in providing a holistic environment within the residence are found in Appendix B. The vinyl in the kitchen and bathroom is in poor state of repair, and needs to be replaced with similar.	\$26,160
Curtains	Brown velvet curtains originally divided off the ‘wings’ of the building – these should be re-installed.	\$5,650
Lighting (internal & external)	The original central lighting above the pit and in-floor lights at the base of columns in-floor should be re-instated. The original central up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at home.	\$2,950
Central room lights	Dome type plastic fittings to be used. An original is still held within the home.	\$1,480
Exterior in ground up lighting	Illuminate the site/buildings during cultural events to put the building in the consciousness of the community.	\$11,100
Timber acoustic baffles	Remove applied polyurethane on formally unfinished timber by hand sanding.	\$7,100
Central flue	Find and resolve existing leak, rub back rust and re-seal with black low sheen heat tolerant finish to manufacturers specification.	\$2,960
80’s Wood heater (removal)	Remove wood heater and tiled hearth and re-instate carpet to area and repair ceiling.	\$2,220
Tiles on fireplace	Replace missing tiles around fireplace with identical tiles and grout.	\$450
20kw Ducted heated pump	Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable visual impact on the building. The only item that would be seen is the bespoke vents in the floor and exterior unit that can be discreetly located. Further information is provided in Appendix B.	\$23,420
Furniture and Homewares	Furnishing the house with period pieces will be an important element in maintaining the integrity.	\$45,540

Consideration	Comment	Cost Estimate (excl GST)
Exterior building elements		
Stairs: - Bunker stairs – 2 sets - Main stair - Stone steps	Bunker stairs and stone steps require rebuild. Grand stair is closed and requires remediation work. Further details Appendix B. Stairs from the easterly glass door have been significantly damaged. Sensitive re-build existing stone walls with cement mortar slurry to increase robustness.	Bunker stairs (2 sets) \$24,100 Main Stairs \$7,440 Stone stairs \$3,550
Lean to Structure	Refurbish to original state	Included in bunker
Landscaping		
Vegetation surrounding the house	The original landscape design should be followed which includes continuing and enhancing the carpet of succulents (including on the roof of the bunker) and native grasses interspersed by gravel pathways in the base palate around the building. As well as the removal of the immature specimens of <i>Eucalyptus globulus</i> . Further details identified in Appendix B.	Incorporated into maintenance cost
Dry stone walls	Stone walls are generally in serviceable condition	N/A
Concrete wall	Requires rebuilding	\$6,330
Pathway	Stabilisation required	Incorporated into maintenance cost
Structural Engineering Items		
Bunkers maintenance - General requirements - Maintenance of concrete structures	Generally all that is required is to passivate exposed steel elements (including re-enforcing) and paint with High Build Epoxy paint to manufacturer’s specifications. These elements are sufficiently easily identified through visual inspection. Further information Appendix B.	\$13,300

Consideration	Comment	Cost Estimate (excl GST)
- Large cracks in concrete		
Glazing residence	<p>Through a number of investigations by the project architect and project engineers it was concluded that the glazing is not toughened. To replace the panels with toughened glass would be problematic in terms of heritage values and cost. There are two causes of glass failure: wind loads and impact failure. A further analysis found all but one glazing unit can comply with the wind loads and that impact failure can be dealt with through the application of safety film to the inside of the glass.</p> <p>As such, subject to the replacement of the one non-compliant glazing unit and the application of the safety film on the remainder, the glazing can be compliant with the contemporary requirements. This is supported by the project building surveyor.</p>	\$33,300
Infrastructure Requirements		
Sewerage disposal	Upgrade of septic tank	\$22,240
Water	No upgrade required	N/A
Stormwater	No upgrade required	N/A
Road	Driveway reseal	\$166,050
Parking area	Upgrade of parking area including the provision of wheel stops/guard rails. This must be disguised intervention and bespoke to the site. Refer Appendix b for further details.	\$9,820
Building Code of Australia		
Use rights	Notwithstanding that there are no existing use rights for the principal dwelling on the site under the <i>Land Use Planning and Approvals Act 1993</i> , the deemed occupancy permit for use as a residence under the <i>Building Act 2000</i> is still valid.	N/A
BCA Compliance	<p>Under the building act a certificate of occupancy is deemed to have been issued in respect of the building by regulation 75(1).</p> <p>In regards to the main residence it is imperative that the integrity of the structure is maintained for</p>	N/A

Consideration	Comment	Cost Estimate (excl GST)
	<p>all of the three options presented. While a definitive answer is not able to be obtained without a full architectural detail design, it is understood that in order to achieve the desired outcome of little or no intervention into the fabric that there are three avenues under the discretion of the Building Surveyor that are available:</p> <ul style="list-style-type: none"> • That the building is categorised as a Class 1a structure; • That pending a use change the main residence is categorised as a 9b structure; and • That the building be categorised as another class (depending on final details on use) and that a heritage dispensation shall be sort under regulation 20. <p>As such, achieving compliance with the BCA whilst still maintaining the architectural integrity of the building is highly probable. Further details of compliance are identified under Appendix B.</p>	
Fire		
Capacity of building to comply with a BAL rating of 29/19	<p>Due to the heritage significance of the building it is considered important that regardless of whether the requirements of AS3959-2009 Section 3, Construction for Bushfire Attack Level are technically required it is considered important that in order to protect the building (noting that two previous dwellings on the site have already been destroyed by fire) the building should be brought up to a construction level of either AS3959-2009 Section 3, Construction for Bushfire Attack Level 29 or 19.</p> <p>It will be necessary to obtain a fire engineered solution for the site to ensure the balance between the impact on the skyline of Porters Hill, the impact on biodiversity values, the impact on the architectural integrity of the house and the overall protection of the house from bushfire is found.</p>	\$5,000 - \$6,000
Access	The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the requirements for private access.	Fire management \$124,680
Availability of water supply for fire fighting	There are 2 x 10,000L water tanks available on site. The poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure	

Consideration	Comment	Cost Estimate (excl GST)
	would need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required – not all hardstands need to be provided with a connection to the onsite firefighting water supply;	
Bush fire hazard management areas – level of clearance	The expectations for the vegetation and management within the hazard management area may vary – the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition, to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure;	
Annual Ongoing Maintenance Requirements/Recurrent Costs (2016)		
Septic Pump	6 monthly	\$350
Heat Pump	Service annually	\$200
Landscaping	Clean up of garden beds, hazard management areas and pathways (quarterly)	\$1,080
Miscellaneous	Visual inspection and annual general maintenance,, replace water pumps	\$1,050
Painting	Every 10 years	\$10,917
Running Costs	Electricity, water and rates (quarterly)	\$2,092
Management Costs	Administration, accounting	\$2,450
Planning – Hobart Interim Planning Scheme 2015		

Consideration	Comment	Cost Estimate (excl GST)
Use	<p>The use as a single dwelling is prohibited within the Environmental Management Zone pursuant to clause 29.2. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including residential, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A
Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed) notwithstanding, compliance with this code is considered straightforward for a residential use.	N/A
Environmental Management Zone	Reliance upon clause 9.5.1 (refer use provisions above) would be required for the residential use. The proposed use however, would not undermine the purpose of the zone which is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.	N/A
Historic Heritage Code	The site is listed under the HIPS and on the Tasmanian Heritage Register. Any works undertaken on the site will need to be consistent with the historic cultural heritage values of the residence and fort structures.	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance will most likely be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	<p>If the proposal is for a change of use only (no development) then pursuant to clause E1.2 the Bushfire Prone Areas Code does not apply.</p> <p>Notwithstanding, the protection of the historic building from bushfire is considered to be a critical</p>	N/A

Consideration	Comment	Cost Estimate (excl GST)
	factor in the buildings long term survival. As such meeting the requirements of the Bushfire Prone Areas Code is considered important. Biodiversity values and the impacts on the skyline will need to be balanced with bushfire hazard management measures to maintain the vegetated setting and avoid any clearance which is visible on the ridge.	
Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	No change required; the septic system will remain	N/A
Heritage		
Historic cultural heritage	<p>The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residence includes its relationship to both the historic fort in this elevated position and the bushland setting.</p> <p>The first of Dorney’s houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	N/A
Military	Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia’s coastal defence system in Tasmania, and particularly during WW1.	N/A
Social Values		
Public access	A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:	N/A

Consideration	Comment	Cost Estimate (excl GST)
	<ul style="list-style-type: none"> • By Tasmania’s architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State; • As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and • Because of its landscape qualities – owing to its elevated position, relationship with adjoining Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay. <p>It is for these reasons that the retention of public access to the site is important and would be valued by the community. As such leasing the site out as a residence would largely remove any opportunity for public access and therefore not be conducive to meeting community expectations for the site.</p>	
Delineation between reserve and house	It is considered that leasing the site as a private residence may contribute to the dislocation between the residence/fort and the associated fort infrastructure located on the remainder of the property and the relationship between the residence and the natural environment.	N/A
Governance and Management		
Staff	There would be minimal staff input required; it assumed a rental property manager would be used. \$500/week rent @ 7.5%.	\$1,950/year (included in management recurrent costs)
Website	Website development	\$5,600

3. Operational Model 2

3.1 Description

The Dorney House Program is a mixed public-use model which facilitates public access incorporating small group workshops (writers, artist laboratories, leadership courses), short term artists residencies, performance-based use (theatrical, events, film set) and private hire (gourmet dinners, exhibitions).

The Dorney House program will be a mixed public-use model that avoids exclusive use of the house by any one group. The Dorney House program will actively program use of the house, with an emphasis on activities that are relevant to the houses' origins and setting. The Dorney House program will pursue activities and uses that are well matched to the house, avoiding the need to make major physical changes. The Dorney House program will involve a diverse range of user groups and provide an interesting range of opportunities for public visitation (i.e. incorporating general public visitation, small group workshops, short artist's residencies, performance-based use and private hire). The success of this option need not only rely on the cultural activities but the program could also include educational and recreational opportunities that are in keeping with the site and house.

3.2 Summary of Recommendations

In terms of the governance of the program it is recommended that two options are explored. Firstly, the governing of the site through a board of directors that is comprised of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to and took instructions from the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program would need to maximise cost recovery and pursue program self-sufficiency.

A significant constraint of this model is vehicular access and parking on site. As such, consideration would need to be given to shuttling visitors to the site; this could become an enjoyable part of experiencing the property.

This model has been found to be acceptable on all levels and is therefore the preferred operational model for the site.

Table 2: Operational Model 2: Dorney House Program

Consideration	Comments	Cost Estimate (excl GST)
Fixtures and Fittings		
Carpet/Vinyl	Details of the carpets importance in providing a holistic environment within the residence are found in Appendix B. The vinyl in the kitchen and bathroom is in poor state of repair, and needs to be replaced with similar.	\$26,160
Curtains	Brown velvet curtains originally divided off the ‘wings’ of the building – these should be re-installed.	\$5,650
Lighting (internal & external)	The original central lighting above the pit and in-floor lights at based of columns in-floor should be re-instated. The original central up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at home.	\$2,950
Central room lights	Dome type plastic fittings to be used. An original is still held within the home.	\$1,480
Exterior in ground up lighting	Exterior: Illuminate the home that crowns the hill. This will put the home back into the consciousness of Hobartians.	\$11,100
Timber acoustic baffles	Remove applied polyurethane on formally unfinished timber by hand sanding.	\$7,100
Central flue	Find and resolve existing leak, rub back rust and re-seal with black low sheen heat tolerant finish to manufacturers specification.	\$2,960
80’s Wood heater	Remove wood heater and tiled hearth and re-instate carpet to area and repair ceiling.	\$2,220
Tiles on fireplace	Replace missing tiles around fireplace with identical tiles and grout.	\$450
20kw Ducted heated pump	Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable impact on the building. The only item that would be seen is the bespoke vents in the floor and exterior unit that can be discreetly located.	\$23,420

Furniture and homewares	Furnishing the house with period pieces will be an important element in maintaining the integrity of historic characteristics.	\$45,540
Exterior building elements		
Stairs: - Bunker stairs – 2 sets - Main stair - Stone steps	Bunker stairs and stone steps require rebuild. Grand stair is closed and requires remediation work. Further details Appendix B. Stairs from the easterly glass door have been significantly damaged. Sensitive re-build existing stone walls with cement mortar slurry to increase robustness.	Bunker stairs (2 sets) \$24,100 Main Stairs \$7,440 Stone stairs \$3,550
Lean to Structure	Refurbish to original state	Included in bunker
Landscaping (inclusive of provision of pathways through garden)		
Vegetation surrounding the house	The original landscape design and should be followed. This includes continuing and maintaining the carpet of succulents (including on the roof of the bunker) and native grasses interspersed by gravel pathways in base palate around the building. The removal of the immature specimens of <i>Eucalyptus globulus</i> is also required. Further details of landscaping are provided in Appendix C.	Costs incorporated into maintenance schedule
Dry stone walls	Generally in serviceable condition	N/A
Concrete Wall	Requires rebuilding	\$6,330
Stone walls	Stone walls are generally in serviceable condition	N/A
Pathway	Stabilising of the path required.	Incorporated into maintenance costs

Structural Engineering Items		
Bunker Maintenance - General requirements - Maintenance of concrete structures -Large cracks in concrete	Generally all that is required is to passivate exposed steel elements (including re-enforcing) and paint with High Build Epoxy paint to manufacturer’s specifications. These elements are sufficiently easily identified through visual inspection.	\$13,300
Glazing residence	Through a number of investigations by the project architect and project engineers it was concluded that the glazing is not toughened. To replace the panels with toughened glass would be problematic in terms of heritage values and cost. There are two causes of glass failure: wind loads and impact failure. A further analysis found all but one glazing unit can comply with the wind loads and that impact failure can be dealt with through the application of safety film to the inside of the glass. As such, subject to the replacement of the one non-compliant glazing unit and the application of the safety film on the remainder, the glazing can be compliant with the contemporary requirements. This is supported by the project building surveyor.	\$33,300
Infrastructure Requirements		
Sewerage disposal	Upgrade of septic tank	\$22,240
Water	Specific details of the use will be required to determine whether an upgrade of the water pipe (in terms of a larger size) would be required. Current size is 50mm dia	N/A
Stormwater	No upgrade required	N/A
Road	Driveway reseal	\$94,250
Parking	Upgrade of parking area including the provision of wheel stops/rail guards must be disguised intervention and bespoke to the site	\$9,820
Drop Off Zone	Upgrade of drop off including the provision of wheel stops/rail guards	\$10,350

Turning/Drop-off zone	Upgrade of turning area and second drop off zone including the provision of wheel stops/rail guards	\$33,430
Departure structure (off site)	A structure will need to be constructed off site to provide for an area that visitors to the site can be shuttled to the house from.	\$22,240
BCA Compliance Issues		
Use rights	Notwithstanding that there are no existing use rights for the principal dwelling on the site under the Land Use Planning and Approvals Act 1993, the deemed occupancy permit for use as a residence under Building Act 2000 is still valid.	N/A
BCA Compliance	<p>Under the building act a certificate of occupancy is deemed to have been issued in respect of the building by regulation 75(1).</p> <p>In regards to the main residence it is imperative that the integrity of the structure is maintained for all of the three options presented. While a definitive answer is not able to be obtained without a full architectural detail design, it is understood that in order to achieve the desired outcome of little or no intervention into the fabric that there are several avenues under the discretion of the Building Surveyor that are available:</p> <p>That the building is categorised as a Class 1a structure;</p> <p>That pending a use change the main residence is categorised as a 9b structure; and</p> <p>That the building be categorised as another class (depending on final details on use) and that a heritage dispensation shall be sort under regulation 20.</p> <p>As such, achieving compliance with the BCA whilst still maintaining the architectural integrity of the building is highly probable. Further details of compliance are identified under Appendix C.</p>	N/A
Equal Access	Construction of lift and bathroom facilities to provide for equal access is proposed to be internally located in the bunker structure/flat. Refer appendix D for further information	\$182,250
Fire		
Capacity of building to comply	Due to the heritage significance of the building it is considered important that regardless of whether the requirements of AS3959-2009 Section 3, Construction for Bushfire Attack Level are technically	\$5,000 - \$6,000

<p>with a BAL rating of 29/19</p>	<p>required it is considered important that in order to protect the building (noting that two previous dwellings on the site have already been destroyed by fire) the building should be brought up to a construction level of either AS3959-2009 Section 3, Construction for Bushfire Attack Level 29 or 19.</p> <p>It will be necessary to obtain a fire engineered solution for the site to ensure the balance between the impact on the skyline of Porters Hill, the impact on biodiversity values, the impact on the architectural integrity of the house and the overall protection of the house from bushfire is found.</p>	
<p>Access</p>	<p>The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the requirements for private access.</p>	<p>\$124,680</p>
<p>Availability of water supply for fire fighting</p>	<p>There are 2 x 10,000L water tanks available on site. The poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure may need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required – not all hardstands need to be provided with a connection to the onsite firefighting water supply;</p>	
<p>Bush fire hazard management areas – level of clearance</p>	<p>The expectations for the vegetation and management within the hazard management area may vary – the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure.</p>	
<p>Management options for</p>	<p>The type of use described by the required provision for a Bushfire Hazard Management Plan under the Code – E1.5 Vulnerable Use – Visitor Accommodation. An additional consideration therefore</p>	<p>N/A</p>

safety of occupants	under this operational model will be the preparation of an emergency evacuation plan and procedure. This procedure highlights the need for an understanding of the site by visitors and transient persons. Visitors are to be made aware of the possible bushfire risks which may occur and it would be a requirement for responsible persons on-site to manage the site and its occupants in the event an emergency. Other management strategies may be implemented such as not occupying the buildings on days where the FDI exceeds 50.	
Ongoing Maintenance Requirements/Recurrent Costs		
Septic Pump	6 monthly	\$350
Heat Pump	Service annually	\$200
Landscaping	Clean up of garden beds, maintain hazard management area and pathways every two months	\$1,080
Miscellaneous	Visual inspection and annual general maintenance	\$500
Painting	Every 10 years	\$10,917
Running Costs	Electricity, water and rates (quarterly)	\$2,092
Management Costs	Administration, accounting	\$14,000
Planning – Hobart Interim Planning Scheme 2015		
Use	<p>The use categories provided for in the Environmental Management Zone are limited. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including the proposed mix of uses for the Dorney House Project, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A

Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed for the car parking area, the drop off zones and the driveway). Furthermore, a traffic impact statement would need to be prepared that detailed the traffic management measures (shuttle service etc) that will be undertaken for the proposed uses. It is considered however that compliance with this code is achievable for the mixed use.	N/A
Environmental Management Zone	The proposed use is considered to be consistent with the purpose of the zone which is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.	N/A
Historic Heritage Code	The site is listed under the HIPS and on the Tasmanian Heritage Register. Any works undertaken on the site will need to be consistent with the historic cultural heritage values of the residence and fort structure.	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance (as detailed under fire section) will most likely be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	The artists in residence (visitor accommodation) component of the change of use will trigger the Bushfire Prone Areas Code. As detailed above it is considered that compliance with this code could be achieved subject to any works to the building such as screening for the glazing not having a detrimental impact on the architectural integrity of the building.	N/A
Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	The preference is for a septic tank. Compliance with this code is considered achievable.	N/A

Heritage		
Historic cultural heritage	<p>The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residences includes their relationship to both the historic fort in its elevated position and the bushland setting.</p> <p>The first of Dorney’s houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	N/A
Military	<p>Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia’s coastal defence system in Tasmania, and particularly during WW1.</p>	N/A
Social Values		
Public access	<p>A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:</p> <p>By Tasmania’s architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</p> <p>As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and</p> <p>Because of its landscape qualities – owing to its elevated position, relationship with adjoining Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay.</p> <p>It is for these reasons that providing for public access to the site is a critical element in selecting the most appropriate use for the site. Furthermore, the connection between the structures on the site and their natural setting will be maintained.</p>	N/A

Governance and Management		
Governance	In terms of the governance of the program it is recommended that two options are explored. Firstly the governing of the site through a board of directors that is made up of people representing interested party's such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to the board of directors. The second governance model would be to lease the site to a foundation and remove Council's involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program will aim to maximise cost recovery and pursue program self-sufficiency.	N/A
Staff	It has been assumed for one staff member, 1 day per week	\$60,000/year (0.2)
Website	Website development. Refer Appendix C	\$5,600

4. Operational Model 3

4.1 Description

This option considers the derelict Fort Nelson structures on the site and the suitability to provide for ancillary services to the Dorney House such as kitchen, toilets, design workshops and/or artist studio space.

This operational model is considered to be an extension of the Dorney House Program and would only be implemented should that program be successful and an extension to be considered a viable option.

The governance and management of this model would be to that identified under the Dorney House Program.

4.2 Summary of Recommendation

This operational model has been found to be acceptable on all levels. It is however expected that it would only be implemented as an extension of the success of the Dorney House Program. That is, this model is considered to be an extension of model 2 above.

Table 3: Operational Model 3: Redevelop Bunkers

Consideration	Comments	Cost Estimate (excl GST)
Fixtures and Fittings		
Carpet	Details of the carpets importance in providing a holistic environment within the residence are found in Appendix B. The vinyl in the kitchen and bathroom is in poor state of repair, and needs to be replaced with similar.	\$26,160
Curtains	Brown velvet curtains originally divided off the ‘wings’ of the building – these should be reinstalled.	\$5,650
Lighting (internal & external)	The original central lighting above the pit and in-floor lights at based of columns in-floor should be re-instated. The original central up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at home.	\$2,950
Central room lights	Dome type plastic fittings to be used. An original is still held within the home.	\$1,480
Exterior in ground up lighting	Illuminating the buildings on the site during particular cultural events is an opportunity to put the site in the consciousness of the community.	\$11,100
Timber acoustic baffles	Remove applied polyurethane on formally unfinished timber by hand sanding	\$7,100
Central flue	Find and resolve existing leak, rub back rust and re-seal with black low sheen heat tolerant finish to manufactures specification	\$2,960
80’s Wood heater	Remove wood heater and tiled hearth and re-instate carpet to area and repair ceiling.	\$2,220
Tiles on fireplace	Replace missing tiles around fireplace with identical tiles and grout.	\$450
20kw Ducted heated pump	Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable impact on the building. Further details of the installation requirements are provided in Appendix D.	\$23,420

Furniture and Homewares	Furnishing the house with period pieces will be an important element in maintain the integrity of historic characteristics.	\$45,540
Exterior building elements		
Stairs: - Bunker stairs – 2 sets - Main stair - Stone steps	Bunker access stairs require rebuilding Grand stair is closed and requires remediation work. Further details refer Appendix D Stairs from the easterly glass doo have been significantly damaged. Sensitively rebuild existing stone.	Bunker stairs (2 sets) \$24,100 Main Stairs \$7,440 Stone stairs \$3,550
Lean to structure	Refurbish to original state	Included in bunker
Landscaping (inclusive of pathways)		
Vegetation surrounding the house	The landscaping plan is based upon the original landscape design and should be followed. This includes continuing and maintaining the carpet of succulents (including on the roof of the bunker) and native grasses interspersed by gravel pathways in base palate around the building. The removal of the immature specimens of <i>Eucalyptus globulus</i> is also required.	Incorporated into maintenance schedule costs.
Dry stone walls	Generally in serviceable condition	N/A
Concrete Wall	Requires rebuilding. Refer appendix D.	\$6,330
Pathway	Stabilising of the path required.	Incorporated into maintenance schedule costs.
Structural Engineering Items		
Glazing residence	Through a number of investigations by the project architect and project engineers it was concluded	\$33,300

	<p>that the glazing is not toughened. To replace the panels with toughened glass would be problematic in terms of heritage values and cost. There are two causes of glass failure: wind loads and impact failure. A further analysis found all but one glazing unit can comply with the wind loads and that impact failure can be dealt with through the application of safety film to the inside of the glass.</p> <p>As such, subject to the replacement of the one non-compliant glazing unit and the application of the safety film on the remainder, the glazing can be compliant with the contemporary requirements. This is supported by the project building surveyor.</p>	
Bunker Upgrade		
Bunker refurbishment	Allowance for high-quality refurbishment to concrete bunker structures. An adaptive reuse of the bunkers that will facilitate the expansion of the Dorney House Program. Further details of the use of the structure are provided in Appendix C.	\$896,000
Infrastructure Requirements		
Sewerage disposal	Upgrade of septic tank	\$22,240
Water	Specific details of the use will be required to determine whether an upgrade of the water pipe (in terms of a larger size) would be required. Current size is 50mm dia	N/A
Stormwater	No upgrade required	N/A
Road	Driveway reseal	\$94,250
Parking	Upgrade of parking area including the provision of wheel stops/rail guards. These must be disguised intervention and bespoke to the site.	\$9,820
Drop Off Zone	Upgrade of drop off including the provision of wheel stops/rail guards	\$10,350
Turning/Drop-off zone	Upgrade of turning area and second drop off zone including the provision of wheel stops/rail guards	\$33,430
Departure structure (off site)	A structure will need to be constructed off site to provide for an area that visitors to the site can be shuttled to the house from.	\$22,240

Building Code of Australia (BCA)		
Use rights	Notwithstanding that there are no existing use rights for the principal dwelling on the site under the <i>Land Use Planning and Approvals Act 1993</i> , the deemed occupancy permit for use as a residence under Building Act 2000 is still valid.	N/A
BCA Compliance	<p>Under the building act a certificate of occupancy is deemed to have been issued in respect of the building by regulation 75(1).</p> <p>In regards to the main residence it is imperative that the integrity of the structure is maintained for all of the three options presented. While a definitive answer is not able to be obtained without a full architectural detail design, it is understood that in order to achieve the desired outcome of little or no intervention into the fabric that there are several avenues under the discretion of the Building Surveyor that are available:</p> <ul style="list-style-type: none"> That the building is categorised as a Class 1a structure; That pending a use change the main residence is categorised as a 9b structure; and That the building be categorised as another class (depending on final details on use) and that a heritage dispensation shall be sort under regulation 20. <p>As such, achieving compliance with the BCA whilst still maintaining the architectural integrity of the building is highly probable. Further details of compliance are identified under Appendix D.</p>	N/A
Equal Access	Construction of lift to provide for equal access is proposed to be internally located in the bunker structure/flat. Refer appendix D for further information.	\$182,250
Fire		
Capacity of building to comply with a BAL rating of 29/19	Due to the heritage significance of the building it is considered important that regardless of whether the requirements of AS3959-2009 Section 3, Construction for Bushfire Attack Level are technically required it is considered important that in order to protect the building (noting that two previous dwellings on the site have already been destroyed by fire) the building should be brought up to a construction level of either AS3959-2009 Section 3, Construction for Bushfire Attack Level 29 or 19.	\$5,000 - \$6,000

	It will be necessary to obtain a fire engineered solution for the site to ensure the balance between the impact on the skyline of Porters Hill, the impact on biodiversity values, the impact on the architectural integrity of the house and the overall protection of the house from bushfire is found.	
Access	The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the requirements for private access.	\$124,680
Availability of water supply for fire fighting	There are 2 x 10,000L water tanks available on site. The poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure may need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required – not all hardstands need to be provided with a connection to the onsite firefighting water supply;	
Bush fire hazard management areas – level of clearance	The expectations for the vegetation and management within the hazard management area may vary – the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure.	
Management options for safety of occupants	The type of use described by the brief requires provision for a Bushfire Hazard Management Plan under the Code – E1.5 Vulnerable Use – Visitor Accommodation. An additional consideration therefore under this operational model will be the preparation of an emergency evacuation plan and procedure. This procedure highlights the need for an understanding of the site by visitors and transient persons. Visitors are to be made aware of the possible bushfire risks which may occur and it would be a requirement for responsible persons on-site to manage the site and its occupants in the event an	N/A

	emergency. Other management strategies may be implemented such as not occupying the buildings on days where the FDI exceeds 50.	
Ongoing Maintenance Requirements/Recurrent Costs		
Septic Pump	6 monthly	\$350
Heat Pump	Service annually	\$200
Landscaping	Clean up of garden beds, maintain hazard management area and pathways every two months	\$1,080
Miscellaneous	Visual inspection and annual general maintenance	\$500
Painting	Every 10 years	\$10,917
Running Costs	Electricity, water and rates (quarterly)	\$3,565
Management Costs	Administration, accounting	\$14,000
Planning – Hobart Interim Planning Scheme 2015		
Use	<p>The use categories provided for in the Environmental Management Zone are limited. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including the proposed mix of uses for the Dorney House Project, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A
Parking and access	A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed for the car parking area, the drop off zones and the driveway). Furthermore, a traffic impact statement would need to be prepared that detailed the traffic management measures (shuttle service etc) that will be undertaken for the	N/A

	proposed uses. It is considered however that compliance with this code is achievable for the mixed use.	
Environmental Management Zone	The proposed use is considered to be consistent with the purpose of the zone which is to provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.	N/A
Historic Heritage Code	The site is listed under the HIPS and on the Tasmanian Heritage Register. Any works undertaken on the site will need to be consistent with the historic cultural heritage values of the residence and fort structure.	N/A
Biodiversity Code	The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance (as detailed under fire section) will be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.	N/A
Bushfire Prone Areas Code	The artists in residence (visitor accommodation) component of the change of use will trigger the Bushfire Prone Areas Code. As detailed above it is considered that compliance with this code could be achieved.	N/A
Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	The preference is for a septic tank.	N/A
Heritage		
Historic cultural heritage	The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residences includes their relationship to both the historic fort in tis	N/A

	<p>elevated position and the bushland setting.</p> <p>The first of Dorney’s houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	
Military	<p>Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia’s coastal defence system in Tasmania, and particularly during WW1.</p>	N/A
Social Values		
Public access	<p>A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:</p> <p>By Tasmania’s architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</p> <p>As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and</p> <p>Because of its landscape qualities – owing to its elevated position, relationship with adjoining Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay.</p> <p>It is for these reasons that providing for public access to the site is a critical element when selecting the most appropriate use for the site. Furthermore, the connection between the structures on the site and their natural setting will be maintained.</p>	N/A
Governance and Management		
Governance	<p>In terms of the governance of the program it is recommended that two options are explored. Firstly the governing of the site through a board of directors that is made up of people representing interested party’s such as the City of Hobart, the Institute of Architects and the University of Tasmania. The day to day operational needs of the site would be provided by an in-house officer at Council that reported to</p>	N/A

	<p>the board of directors. The second governance model would be to lease the site to a foundation and remove Council’s involvement in the site. The foundation would need to be established as a non-profit entity, with a clearly defined principal purpose within the parameters of the Dorney House Program. Regardless of the governance model the Dorney House Program will aim to maximise cost recovery and pursue program self-sufficiency.</p>	
<p>Staff</p>	<p>It has been assumed for one staff member, 1 day per week</p>	<p>\$60,000/year (0.2)</p>
<p>Website</p>	<p>Website development Refer to appendix D for further information</p>	<p>\$5,600</p>

5. Operational Model 4

5.1 Description

This operational model aims to sell the residence and surrounding garden. To achieve this it would have to be subdivided and excised from Council's reserve of Porters Hill. It has been assumed that Council would subdivide as is, where is. If the cost of undertaking maintenance/refurbishment of house prior to selling is required than consideration of Option 1 Costings will be relevant.

5.2 Summary of Recommendation

There are a number of concerns regarding the excision of the house site from Council's reserve and its sale to a private owner:

- Overall the subdivision of the residence and surrounds is problematic on heritage grounds. The conservation plan clearly states the importance of retaining the house and the land on the one title. The THC have advised that subdivision could be problematic and will be difficult to achieve in a sensible way:

Due to the fort underlying the Dorney house it would be necessary to capture all fort related sites and access routes on one parcel of land and include capturing significant view line (for both fort and Dorney architecture). The Dorney house will also need to retain enough of the surrounding bushland to capture the sense of setting.

- In terms of other planning issues, the Hobart Interim Planning Scheme 2015 does not utilise the Scenic Protection Overlay, instead relying upon the protection of landscape and skyline values through zoning and land tenure. This is considered potentially problematic should the house and surrounds be sold to a private entity as the scope within the planning scheme to protect the critical skyline that is Porters Hill would be compromised should further development be applied for.
- The sale of the site is unlikely to meet community expectations for the ongoing use and management of what is currently a public asset. This operational model is therefore considered inconsistent with the social values for the site. There may be significant community backlash should a subdivision application by forthcoming raising risks of an appeal to the Resources Management and Appeals Tribunal.
- The risk of detrimental impacts on existing values of the site or indeed on its relationship to the remaining reserve area is significant despite any conditions to sale or covenants on the title as the means to monitor and enforce compliance are limited and often expensive. Council would lose control of the site when it loses ownership of the site with possible consequences considered significant.

Table 4: Operational Model 4: Sell Residence

Consideration	Comments	Cost Estimate (excl GST)
Subdivision Costs		
Land surveyor	Engage land surveyor	\$3,000
Real estate agent fees	Engage real estate agent (fee can be negotiated by generally 2-2.5%) The house and surrounds were valued at \$1 to \$1.25 million in 2007.	\$31,250
Conveyancing fees	The conveyancing fees will be higher due to the covenants and restrictions that would need to be put on the title	\$4,500
Land titles office	Lands title office fee	\$1,000
Planning – Hobart Interim Planning Scheme 2015		
Use	<p>The use as a single dwelling is prohibited within the Environmental Management Zone pursuant to clause 29.2. Notwithstanding pursuant to clause 9.5.1:</p> <p><i>An application for a use of a Heritage Place listed in the Historic Heritage Code or a place on the Tasmanian Heritage Register that would otherwise be prohibited is discretionary.</i></p> <p>As such all uses can be considered for the site including residential, if the planning authority is satisfied that the approval of such an application would facilitate the restoration, conservation and future maintenance of the historic cultural heritage significance of the place.</p>	N/A
Environmental Management Zone	Reliance upon clause 9.5.1 would be required for a number of potential uses on the site.	N/A
Subdivision requirements	It is considered that the subdivision could meet the performance criteria under the zone provisions if the planning authority considered the use as allowable.	N/A

<p>Parking and access</p>	<p>A traffic engineer would need to be consulted to ensure the parking and access on site is satisfactorily safe (e.g. the required wheel stops and guard rails are installed) notwithstanding, compliance with this code is considered straightforward for a residential use.</p>	<p>N/A</p>
<p>Historic Heritage Code</p>	<p>The site is listed on both the Tasmanian Heritage Register and under the HIPS. The conservation plan that was prepared upon Council’s purchase of the site specifically states that no subdivision should occur as follows:</p> <p><i>Subdivision of the residence and surrounds from the remainder of the property would have a high impact on the heritage values of Porter Hill. It would dislocate the historical relationship between the residence/fort and the associated fort infrastructure located on the remainder of the property. It would also compromise the relationship between the residence and the natural environment.</i>¹</p> <p>As such achieving compliance with the requirements of the historic heritage code is considered unlikely.</p>	<p>N/A</p>
<p>Biodiversity Code</p>	<p>The site is subject to the biodiversity code. The level of clearance is dependent upon the endorsed Bushfire Hazard Management Plan – fuel modification areas around should be based on the existing cleared areas and managed to minimise any visual scarring on the skyline. Notwithstanding, some clearance may be acceptable subject to the impacts being minimised as far as practicable and the remaining high priority values are retained and improved through current best practice management.</p>	<p>N/A</p>
<p>Bushfire Prone Areas Code</p>	<p>If the proposal is for a change of use only (no development) then pursuant to clause E1.2 the Bushfire Prone Areas Code does not apply.</p> <p>Notwithstanding, the protection of the historic building from bushfire is considered to be a critical factor in the buildings long term survival. As such meeting the requirements of the Bushfire Prone Areas Code is considered important. Biodiversity values and the impacts on the skyline will need to be balanced with bushfire hazard management measures to maintain the vegetated setting and avoid any clearance which is visible on the ridge.</p>	<p>N/A</p>

¹ Porter Hill Conservation Plan p.56 GHD

Stormwater Management Code	No change to the stormwater infrastructure is proposed therefore the requirements of this code are not triggered.	N/A
Onsite Waste Water Management Code	No change required; the septic system will remain	N/A
Heritage		
Historic cultural heritage	<p>The construction of a series of three residences atop the gun emplacements is a rare example of such design and construction. These three residences of Esmond Dorney are of significance for their architectural aesthetic merit, and as representative examples of the post-war architectural style. The aesthetic merit of the existing residences includes their relationship to both the historic fort in tis elevated position and the bushland setting.</p> <p>The first of Dorney’s houses here is of significance as the first circular glass house in the world, contributing much to architectural practice.</p>	N/A
Military	Fort Nelson as a site of coastal defence in Tasmania, contributes to an understanding of the organisation of coastal defences across the country in the nineteenth and twentieth centuries. In particular, Fort Nelson, as the only place of coastal defence in Tasmania during WW1, is of historic importance for its ability to illustrate this phase of military defence. The fort is a rare example of Australia’s coastal defence system in Tasmania, and particularly during WW1.	N/A
Social Values		
Public access	<p>A social values assessment of the site has not been undertaken. However it is considered that the site would have social values attributed to it:</p> <p>By Tasmania’s architectural community for the Dorney residence, which contributes to an understanding of his work throughout the State;</p> <p>As a place of coastal defence and for its association with WWI and WWII, whereby the history is reflected in the changing nature and activity of the site; and</p> <p>Because of its landscape qualities – owing to its elevated position, relationship with adjoining</p>	N/A

	<p>Mount Nelson, and natural vegetation, the site forms a visual landmark and helps define the skyline of Lower Sandy Bay.</p> <p>It is for these reasons that the retention of public access to the site is important and would be valued by the community. As such excising the house and selling to a private entity would remove any opportunity for public access and result in the loss of control of a critical skyline in Hobart. Therefore this option is not conducive to meeting community expectations for the site.</p>	
<p>Delineation between reserve and house</p>	<p>It is considered that excising the house and selling to a private entity would significantly contribute to the dislocation between the residence/fort and the associated fort infrastructure located on the remainder of the property and the relationship between the residence and the natural environment.</p>	<p>N/A</p>
<p>Government Funding</p>		
<p>Federal government funding</p>	<p>The GHD report prepared upon the purchase of the site stated that under the agreement with the Federal Government, Council was to ensure that the future use and management of residence and surrounds does not detract from the use of the rest of the land as a protected area for nature conservation purposes.</p> <p>Legal advice should therefore be sought in regards to any ramifications to the funding agreement should the residence and surrounds be excised and sold.</p>	<p>N/A</p>

6. Conclusion

The four operational models of renting as a private residence, the Dorney house program, the redevelopment of the bunkers and selling the residence were considered in detail for the future of the Dorney House on Porters Hill. The analysis included reviewing the existing documentation and reports that have been prepared for the site, as well as providing information around the planning, heritage and building requirements with the associated costs. The project team included experts in planning, architecture, engineering, fire and construction.

Renting the house as a private residence has been found to be problematic in meeting community expectations in having access to the site, whilst selling the residence was also found to not meet community expectations this option was found to be problematic on planning and heritage grounds also.

As such, the preferred operational model, which was considered acceptable on social, heritage, economic and environmental grounds was the Dorney House Program with consideration of the redevelopment of the fort bunkers as a second stage of this program.

Appendix A

Details of Operational Model 1



APPENDIX FOR OPTION 1 – RENT AS PRIVATE RESIDENCE:

INTRODUCTION:

This appendix is in three parts;

- 1- Strategies for success of option
- 2- Architectural scope, discussion and explanation of key interventions.
- 3- Plan of works – refer to drawing PR00.

1- Strategies for success of option:

WEBSITE: The creation of a visually luscious website, detailing active rental arrangements and application process and an introduction to the house's history and heritage.

2- Architectural scope, discussion and explanation of key interventions:

- Carpets:

The carpet is the soft heart of what is a brutally efficient steel and concrete structure. Its importance in balancing the building holistically and creating an inviting environment cannot be overstated.

The Carpet is a deep pile synthetic carpet with a marbled patination within the pile. This design is direction less and arial as a design and therefore conducive to being stationary. It does not contradict the gestural qualities of the building in any way. It is an inviting and passive observer to the greater building's mastery of surrounding landform. A modification of the carpet design would entirely alter ones perception of the building and the relationships it establishes.

It is therefore essential that all efforts are made to replace the existing carpet with as close to an exact replica as is possible.

The carpet in the pit is an orange colour and indicates the focal point of the home, the lounge pit and family hearth. An identical replica should be made and must be installed utilising the radiating pie cutting and central hub cutting pattern of the original.

Similarly a plush off the shelf underlay would further augment the carpets experiential function within the home.

- Curtains:

Velvet: Brown velvet curtains originally divided off the 'wings' of the building – these should be re-instated.

- Lighting:

The original central lighting above the pit and in-floor lights at base of columns in-floor should be re-instated.

The original column up-lighting allowed perception of the view in the evening by significantly limiting light reflection in the glazing. The original design of these light fittings can be discerned from the photographic archive on display at the home.



Central room lights:

Dome type plastic fittings to be used. An original is still held within the home.

Exterior in ground up lighting:

Illuminate the home that crowns the hill for special events. This will put the home back into the consciousness of Hobartians.*1

- **Timber acoustic baffles:**

Remove poorly applied polyurethane on formally unfinished timber by careful hand sanding.

Vinyl Flooring:

Kitchen and bathroom Vinyl flooring is in poor state of repair– replace with similar.

20kw Ducted Heat Pump:

It is an integral part of the design of the house that users are forced to gather around the fire in the colder months of the year, (or exercise*) and to utilise the easily heated smaller rooms of the building. While this is the genuine design intent of the building, it should be an option to choose this experience if contemporary use of the building is to occur all year round. Given the suspended slab construction of the house a discreet installation of a ducted heat pump is possible with acceptable impact on the building. The only item that would be seen is the bespoke vents in the floor and exterior unit that can be discreetly located and designed to mitigate impact on the architectural heritage values of the building.*1

*Dorney allegedly advised his children to exercise if they stated that they were cold.

Infrastructure:

Items as per PR.00.

*1 – The integration of this non-original bespoke element must be done extremely sensitively in order not to significantly damage the heritage values of the existing building fabric. This design element must be co-ordinated by an Architect of the absolute highest standard, who recognises the significance of the architectural heritage of the building both nationally and internationally.

REFER TO DRAWING PR00.

LANDSCAPING

- **Vegetation surrounding the house:**

The Casuarinas surrounding the Dorney House not only provide a dynamic visual presence during periods sole occupancy but also provide a distinctive aural character to this locale: The effect known as ‘witjweri’ to Tasmanians. This almost constant pleasant humming and muttering of wind through the needles of the Casuarina is key to the intact holistic appreciation of the structure as a home.

Similarly, the conical form of the copse of specimens near the dwelling provide a distinctive character and visual and haptic juxtaposition with the steel vaulting ceilings and supremely lean structure of the house.

Succulents:

A carpet of Succulents and native grasses interspersed by gravel pathways is the base palate around the building. This approach is to be continued and maintained and enhanced.

Succulents – on roof of bunker:



A delightful element to be maintained.

Stone work; exterior walls and stairs:

Stone walls are generally in serviceable condition.

Stairs from Northern door are to be re-made and grouted together with a minimum of exposed grout. Sensitive re-build existing stone walls with cement mortar slurry to increase robustness and minimise liability issues for council as required. *1.

Eucalyptus Globulus

Remove those immature specimens near the house that intrude into the view of the water.

FURNITURE: Period appropriate pieces to be selected (beds not included).

HOMEWARES: Period appropriate pieces to be selected.

Structural engineering items:

Introduction:

The general condition of both the bunkers and house are in good order and only require moderate maintenance to continue to be serviceable into the future.

1 Bunkers:

Although there is significant surface cracking to many parts of the bunkers due to fire damage, the robustness of the construction (designed to withstand bombing) implies that the maintenance requirements are moderate. Generally all that is required is to passivate exposed steel elements (including re-enforcing) and paint with High Build Epoxy paint to manufacturers specification(*1). These elements are sufficiently easily identified through visual inspection. The concrete does not require work from a structural perspective.

2 - Grand stair:

General stair is closed and requires remediation work. Sub structure steel is in good condition. New treads to the original design are required.

Recommended Remediation: Replace dilapidated treads to original design ensuring that re-enforcing cover is appropriate for cantilevered treads.

3- Glazing Main residence:

Within main residence all glazing within floor to ceiling aluminium glazing adaptors is toughened glass.* Glazing in awning vents is likely to be float glass. *(Final confirmation, yet to be obtained.)

Recommended Remediation: Install angle security beads to glazing as per Architectural detail.*1

Glazing Eastern Wing:

The Glass within the timber frames of the original bedroom is float glass and will not meet the requirements under the BCA. It presents a low risk in its current state.

Recommended Remediation: It should be brought to code utilising the original construction methodology and details. (Remove beads and replace panels – re-install beads and timber frames to original details.*1

3- Bunkers: Maintenance of Concrete structures generic approach:



Recommended Remediation: Passivate areas of exposed re-enforcing and apply hi-build epoxy paint to manufacturer's specification. Concrete patching is not required.

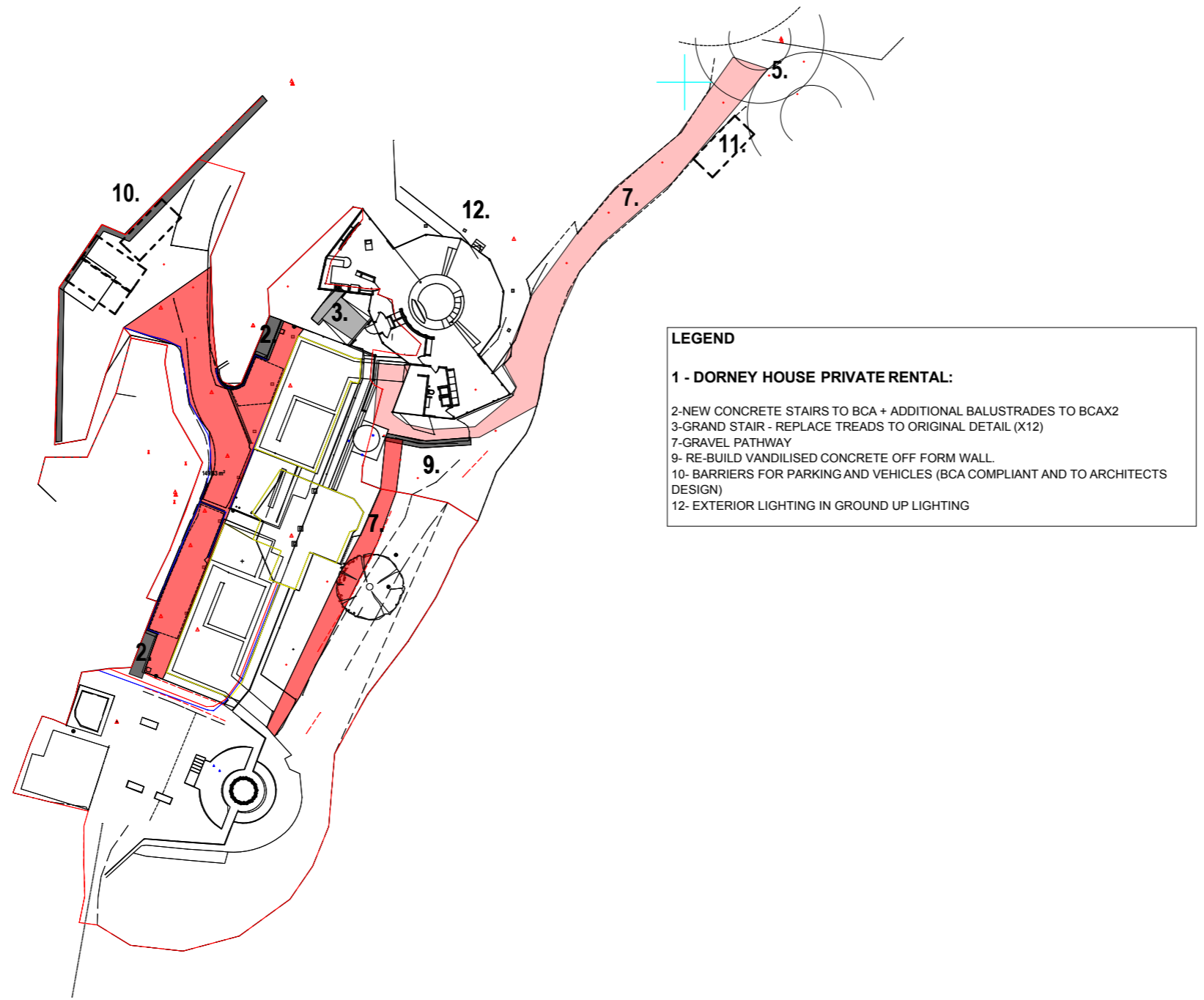
4- Bunkers: Large Cracks in Concrete:

These are likely to be caused by fire damage to the re-enforcing. They do not indicate significant structural damage.

Recommended Remediation: Apply manual force to remove loose elements and debris. Passivate areas of exposed re-enforcing and apply hi-build epoxy paint to manufacturer's specification.

COMPLIANCE ISSUES

1. We need to first establish if there is some form of exiting use right for this building as a Class 1a dwelling. i.e. preferable the property file would have say a copy of an Occupancy Permit or details of some previous building approvals identifying the current use as a Class 1a dwelling.
2. Any new works to the building will need to comply with contemporary standards. E.g. if a new showers was to be installed, then water-proofing of wet areas would need to comply with AS3740 etc.
3. On the assumption the building may be heritage listed, there building surveyor may also have some discretion to the requirement of any new works not need to comply with contemporary standards in accordance with Regulation 20 of the Building Regulation 2014.
4. If the building had not been used for some time (even if we were able to establish some form of exiting use rights from the past), then as the building surveyor if we were required to issue a new Occupancy Permit for this building for a Class 1a, then we would be want to make sure the essential/ health and safety of this building was fit for it intended purpose. This would include but not limited to:
 - a) the building was structural fit for purpose
 - b) all stairs and balustrades/handrail achieved likely compliance with the BCA.
 - c) all smoke alarms are working and achieved likely compliance with the BCA.
 - d) we would also recommend a glazing review of the building to make sure the building was safe.



LEGEND

1 - DORNEY HOUSE PRIVATE RENTAL:

2-NEW CONCRETE STAIRS TO BCA + ADDITIONAL BALUSTRADES TO BCAX2
 3-GRAND STAIR - REPLACE TREADS TO ORIGINAL DETAIL (X12)
 7-GRAVEL PATHWAY
 9- RE-BUILD VANDILISED CONCRETE OFF FORM WALL.
 10- BARRIERS FOR PARKING AND VEHICLES (BCA COMPLIANT AND TO ARCHITECTS DESIGN)
 12- EXTERIOR LIGHTING IN GROUND UP LIGHTING



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Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11.
 ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Client
 #Client Full Name
 Project Name
 #Project Name
 Project Address
 #Site Full Address

Drawing Title: SITE - OPTION 01 PRIVATE RES	
Scale: AS SHOWN @ A3	Date: 20/01/2016
Status: #Project Status	Checked By:
Project No: #Pin	Drawing No.: PR00

Dorney House Feasibility Study

Option 1 – Private Rental

Prepared for: Room 11

February 2016

Section 1
Summary of Costs

Project Summary

Job Name :	<u>OPTION 1</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Option 1 Dorney House Private Rental

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Carpet	9.28		26,160		26,160
2	Curtains	2.01		5,650		5,650
3	Lighting	1.05		2,950		2,950
4	Central Room Lights	0.53		1,480		1,480
5	Exterior Lighting	3.94		11,100		11,100
6	Timber Acoustic Baffles	2.52		7,100		7,100
7	Central Flue	1.05		2,960		2,960
8	Woodheater	0.79		2,220		2,220
9	Fireplace Tiling	0.16		450		450
10	Heat Pump	8.31		23,420		23,420
11	Stone Steps	1.26		3,550		3,550
12	Bunker Stairs	8.55		24,100		24,100
13	Main Stairs	2.64		7,440		7,440
14	Pathway	7.92		22,320		22,320
15	Concrete Wall	2.25		6,330		6,330
16	Parking	3.48		9,820		9,820
17	Bunker Maintenance	4.72		13,300		13,300
18	Glazing	11.82		33,300		33,300
19	Drop-Off Zone	3.67		10,350		10,350
20	Furniture/Homewares	16.16		45,540		45,540
21	Septic Tank	7.89		22,240		22,240
		100.00		281,780		281,780

Final Total : \$ 281,780

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	OPTION 1	Job Description
Client's Name:	Room 11	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Carpet</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,540.00		3,540.00
2	Take up existing carpet and replace with new	167.00	m2	100.00		16,700.00
3	Extra over carpet replacement for feature pit detail	1.00	Item	1,000.00		1,000.00
4	Contingency Allowance (10%)	1.00	Item	2,120.00		2,120.00
5	Allowance for Professional Fees (12%)	1.00	Item	2,800.00		2,800.00
<u>Carpet</u>						Total : 26,160.00
<i>Trade :</i> 2 <u>Curtains</u>						
1	Allowance for preliminaries (20%)	1.00	Item	765.00		765.00
2	New velvet curtains fixed to existing tracks	17.00	m2	225.00		3,825.00
3	Contingency Allowance (10%)	1.00	Item	460.00		460.00
4	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Curtains</u>						Total : 5,650.00
<i>Trade :</i> 3 <u>Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Conical central lighting fitted to existing wiring	4.00	no	200.00		800.00
3	Perimeter uplighters fitted to existing wiring	8.00	no	150.00		1,200.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	310.00		310.00
<u>Lighting</u>						Total : 2,950.00
<i>Trade :</i> 4 <u>Central Room Lights</u>						
1	Allowance for preliminaries (20%)	1.00	Item	200.00		200.00
2	Dome light fittings to existing wiring	5.00	no	200.00		1,000.00
3	Contingency Allowance (10%)	1.00	Item	120.00		120.00
4	Allowance for Professional Fees (12%)	1.00	Item	160.00		160.00
<u>Central Room Lights</u>						Total : 1,480.00
<i>Trade :</i> 5 <u>Exterior Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

Trade Breakup

Job Name :	OPTION 1	Job Description
Client's Name:	Room 11	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Exterior Lighting</u></i> <i>(Continued)</i>						
2	Exterior uplights including wiring and bases	5.00	no	1,500.00		7,500.00
3	Contingency Allowance (10%)	1.00	Item	900.00		900.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,200.00		1,200.00
<u>Exterior Lighting</u>						Total : 11,100.00
<i>Trade : 6 <u>Timber Acoustic Baffles</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	960.00		960.00
2	Sand existing timber acoustic concave panels	16.00	m2	300.00		4,800.00
3	Contingency Allowance (10%)	1.00	Item	580.00		580.00
4	Allowance for Professional Fees (12%)	1.00	Item	760.00		760.00
<u>Timber Acoustic Baffles</u>						Total : 7,100.00
<i>Trade : 7 <u>Central Flue</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>						Total : 2,960.00
<i>Trade : 8 <u>Woodheater</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	300.00		300.00
2	Remove existing woodheater including flue and roof flashings	1.00	Item	500.00		500.00
3	Take up existing tiled hearth	1.00	Item	100.00		100.00
4	Carpet reinstatement included in proposed carpet works		Note			
5	Remove segment of curved ceiling panel and replace with new including paint finish	1.00	Item	500.00		500.00
6	Remove affected roof sheet and replace with new including sisalation	1.00	Item	400.00		400.00
7	Contingency Allowance (10%)	1.00	Item	180.00		180.00
8	Allowance for Professional Fees (12%)	1.00	Item	240.00		240.00

Trade Breakup

Job Name :	OPTION 1	Job Description
Client's Name:	Room 11	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Woodheater						Total : 2,220.00
<i>Trade : 9 Fireplace Tiling</i>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
Fireplace Tiling						Total : 450.00
<i>Trade : 10 Heat Pump</i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
Heat Pump						Total : 23,420.00
<i>Trade : 11 Stone Steps</i>						
1	Allowance for preliminaries (20%)	1.00	Item	480.00		480.00
2	Demolish existing stone steps and salvage for reuse	1.00	Item	100.00		100.00
3	Provide new reinforced concrete base	1.00	Item	150.00		150.00
4	New stone steps	1.00	Item	1,450.00		1,450.00
5	Balustrade	2.00	m	350.00		700.00
6	Contingency Allowance (10%)	1.00	Item	290.00		290.00
7	Allowance for Professional Fees (12%)	1.00	Item	380.00		380.00
Stone Steps						Total : 3,550.00
<i>Trade : 12 Bunker Stairs</i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,260.00		3,260.00
2	Demolish existing concrete stairs	2.00	no	500.00		1,000.00
3	1000 wide reinforced concrete steps rising approximately 2200	2.00	no	4,850.00		9,700.00

Trade Breakup

Job Name :	OPTION 1	Job Description
Client's Name:	Room 11	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 12 <u>Bunker Stairs</u>		<i>(Continued)</i>				
4	Balustrade	16.00	m	350.00		5,600.00
5	Contingency Allowance (10%)	1.00	Item	1,956.00		1,956.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,584.00		2,584.00
<u>Bunker Stairs</u>					Total :	24,100.00
<i>Trade :</i> 13 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00
<u>Main Stairs</u>					Total :	7,440.00
<i>Trade :</i> 14 <u>Pathway</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,020.00		3,020.00
2	Reinforced concrete strip footing	7.00	m3	500.00		3,500.00
3	300 high stone retaining wall (One side only to lower section)	16.00	m2	450.00		7,200.00
4	Gravel pathway	220.00	m2	20.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	1,810.00		1,810.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,390.00		2,390.00
<u>Pathway</u>					Total :	22,320.00
<i>Trade :</i> 15 <u>Concrete Wall</u>						
1	Allowance for preliminaries (20%)	1.00	Item	856.00		856.00
2	Demolish/remove existing concrete wall	8.00	m2	60.00		480.00
3	Reinforced concrete strip footing	2.00	m3	500.00		1,000.00
4	Reinforced insitu concrete wall	8.00	m2	350.00		2,800.00
5	Contingency Allowance (10%)	1.00	Item	514.00		514.00
6	Allowance for Professional Fees (12%)	1.00	Item	680.00		680.00

Trade Breakup

Job Name :	OPTION 1	Job Description
Client's Name:	Room 11	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Concrete Wall						Total : 6,330.00
<i>Trade : 16 Parking</i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
Parking						Total : 9,820.00
<i>Trade : 17 Bunker Maintenance</i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,800.00		1,800.00
2	Allow for general cleaning and debris removal	1.00	Item	2,000.00		2,000.00
3	Allow to remove damaged concrete and patch with new concrete or epoxy paint as necessary	1.00	Item	5,000.00		5,000.00
4	Allowance for awning roof structure	1.00	Item	2,000.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,080.00		1,080.00
6	Allowance for Professional Fees (12%)	1.00	Item	1,420.00		1,420.00
Bunker Maintenance						Total : 13,300.00
<i>Trade : 18 Glazing</i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,530.00		3,530.00
2	Remove existing glazing	24.00	m2	60.00		1,440.00
3	Install new toughened glazing	24.00	m2	320.00		7,680.00
4	Safety film	120.00	m2	120.00		14,400.00
5	Contingency Allowance (10%)	1.00	Item	2,700.00		2,700.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,550.00		3,550.00
Glazing						Total : 33,300.00
<i>Trade : 19 Drop-Off Zone</i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,400.00		1,400.00
2	Allow to form drop off zone	1.00	no	7,000.00		7,000.00
3	Contingency Allowance (10%)	1.00	Item	840.00		840.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,110.00		1,110.00

Trade Breakup

Job Name :	OPTION 1	Job Description
Client's Name:	Room 11	Option 1 Dorney House Private Rental

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Drop-Off Zone						Total : 10,350.00
<i>Trade : 20 <u>Furniture/Homewares</u></i>						
1	Allowance for preliminaries (12%)	1.00	Item	3,960.00		3,960.00
<u>Furniture</u>						
2	Allowance for period style lounge	1.00	no	10,000.00		10,000.00
3	Allowance for period style chair	1.00	no	8,000.00		8,000.00
4	Allowance for period style dining table	1.00	no	8,000.00		8,000.00
5	Allowance for period style coffee table	1.00	no	4,000.00		4,000.00
<u>Homewares</u>						
6	Allowance for period style cutlery	1.00	Item	1,000.00		1,000.00
7	Allowance for period style crockery	1.00	Item	1,000.00		1,000.00
8	Allowance for period style appliances	1.00	Item	1,000.00		1,000.00
9	Contingency Allowance (10%)	1.00	Item	3,700.00		3,700.00
10	Allowance for Professional Fees (12%)	1.00	Item	4,880.00		4,880.00
<u>Furniture/Homewares</u>						Total : 45,540.00
<i>Trade : 21 <u>Septic Tank</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	2,355.00		2,355.00
2	Remove the existing septic tank	1.00	Item	500.00		500.00
3	Install new septic tank	1.00	Item	3,200.00		3,200.00
4	New drainage trenches	60.00	m	200.00		12,000.00
5	Contingency Allowance (10%)	1.00	Item	1,805.00		1,805.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,380.00		2,380.00
<u>Septic Tank</u>						Total : 22,240.00

Dorney House Feasibility Study
Low Cost Option – Minimal Works/Rental

Prepared for: Room 11

February 2016

Section 1
Summary of Costs

Project Summary

Job Name :	<u>LOW COST OPTION</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Low Cost Option Dorney House Minimal Works

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Central Flue	6.71		2,960		2,960
2	Fireplace Tiling	1.02		450		450
3	Heat Pump	53.12		23,420		23,420
4	Main Stairs	16.87		7,440		7,440
5	Parking	22.27		9,820		9,820
		100.00		44,090		44,090
Final Total : \$						44,090

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>LOW COST OPTION</u>	Job Description
Client's Name:	<u>Room 11</u>	Low Cost Option Dorney House Minimal Works

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 1 <u>Central Flue</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>					Total :	2,960.00
<i>Trade : 2 <u>Fireplace Tiling</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
<u>Fireplace Tiling</u>					Total :	450.00
<i>Trade : 3 <u>Heat Pump</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
<u>Heat Pump</u>					Total :	23,420.00
<i>Trade : 4 <u>Main Stairs</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00

Trade Breakup

Job Name :	<u>LOW COST OPTION</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Low Cost Option Dorney House Minimal Works

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<u>Main Stairs</u>						Total : 7,440.00
<i>Trade : 5 <u>Parking</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
<u>Parking</u>						Total : 9,820.00

DORNEY HOUSE - PORTER HILL

Future Maintenance Sinking Fund Analysis

Option 1 - Private Rental

Item	Qty	Unit	Current Construction Unit Rate (January 2016)	Current Estimated Maintenance Cost (January 2016) (Excl. GST)	Future Estimated Maintenance Cost (BPI 2.5% pa)	Expected Current Remaining Life	Expected Future Life	Expenditure										TOTAL	
								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
			\$	\$		Years	Years	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
PAINTING																			
1	175	m2	17.00	2,975.00	3,808.25	10	10											3,808.25	3,808.25
2	88	m2	17.00	1,496.00	1,915.01	10	10											1,915.01	1,915.01
3	42	m2	17.00	714.00	913.98	10	10											913.98	913.98
4	92	m2	25.00	2,300.00	2,944.19	10	10											2,944.19	2,944.19
5	20	m2	30.00	600.00	768.05	10	10											768.05	768.05
6	129	m	12.00	1,548.00	1,981.57	10	10											1,981.57	1,981.57
7	82	m	12.00	984.00	1,259.60	10	10											1,259.60	1,259.60
8	2	no	150.00	300.00	384.03	10	10											384.03	384.03
SEPTIC TANK																			
9	1	Item	350.00	350.00	367.72	2	2		367.72					405.89		426.44		448.03	2,034.42
HEAT PUMP																			
10	1	Item	200.00	200.00	205.00	1	1	205.00	210.13	215.38	220.76	226.28	231.94	237.74	243.68	249.77	256.02		2,296.69
LANDSCAPING																			
11	4	no	360.00	1,440.00	1,476.00	1	1	1,476.00	1,512.90	1,550.72	1,589.49	1,629.23	1,669.96	1,711.71	1,754.50	1,798.36	1,843.32		16,536.19
12	4	no	720.00	2,880.00	2,952.00	1	1	2,952.00	3,025.80	3,101.45	3,178.98	3,258.46	3,339.92	3,423.41	3,509.00	3,596.73	3,686.64		33,072.38
MISCELLANEOUS REPAIRS																			
13	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04		5,741.73
14	2	no	950.00	1,900.00	2,432.16	10	10											2,432.16	2,432.16
RUNNING COSTS																			
15	4	Qtr	611.22	2,444.88	2,506.00	1	1	2,506.00	2,568.65	2,632.87	2,698.69	2,766.16	2,835.31	2,906.19	2,978.85	3,053.32	3,129.65		28,075.70
16	4	Qtr	122.43	489.72	501.96	1	1	501.96	514.51	527.37	540.56	554.07	567.93	582.12	596.68	611.59	626.88		5,623.68
17	4	Qtr	1,358.60	5,434.40	5,570.26	1	1	5,570.26	5,709.52	5,852.25	5,998.56	6,148.52	6,302.24	6,459.79	6,621.29	6,786.82	6,956.49		62,405.75
MANAGEMENT COSTS																			
18	1	Item	1,950.00	1,950.00	1,998.75	1	1	1,998.75	2,048.72	2,099.94	2,152.44	2,206.25	2,261.40	2,317.94	2,375.89	2,435.28	2,496.16		22,392.76
19	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04		5,741.73
Annual Works Expenditure			TOTALS	26,556.00				\$16,234.98	\$17,008.57	\$17,056.87	\$17,869.63	\$17,920.37	\$18,774.28	\$18,827.59	\$19,724.72	\$19,780.74	\$37,130.13	\$200,327.88	
Annual Budget Cost								\$17,699.08	\$18,141.55	\$18,595.09	\$19,059.97	\$19,536.47	\$20,024.88	\$20,525.50	\$21,038.64	\$21,564.60	\$22,103.72	\$198,289.49	

Year Start Amount	\$0.00	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41
Annual Sinking Fund Levy (Increasing by 2.5% annually)	\$17,699.08	\$18,141.55	\$18,595.09	\$19,059.97	\$19,536.47	\$20,024.88	\$20,525.50	\$21,038.64	\$21,564.60	\$22,103.72
Sub-Total - Available Funds	\$17,699.08	\$19,649.57	\$21,315.33	\$23,446.18	\$25,280.32	\$27,605.62	\$29,621.78	\$32,156.65	\$34,369.49	\$37,130.13
Annual Works Expenditure	\$16,234.98	\$17,008.57	\$17,056.87	\$17,869.63	\$17,920.37	\$18,774.28	\$18,827.59	\$19,724.72	\$19,780.74	\$37,130.13
Sub-Total - Remaining Funds	\$1,464.10	\$2,641.01	\$4,258.46	\$5,576.55	\$7,359.94	\$8,831.34	\$10,794.19	\$12,431.93	\$14,588.75	\$0.00
Annual Interest on Remaining Funds (3.0% pa)	\$43.92	\$79.23	\$127.75	\$167.30	\$220.80	\$264.94	\$323.83	\$372.96	\$437.66	\$0.00
Total - Year End Amount	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41	\$0.00

Note: Table assumes that the rate of interest earned is 3.0% pa
 Table assumes that the rate of building cost escalation is 2.5% pa
 Table assumes initial annual budget cost of \$17,699.08, escalating at 2.5% P.A.

Appendix B
Details of Operational Model 2



APPENDIX FOR OPTION 2 – THE DORNEY HOUSE PROGRAM:

INTRODUCTION:

This appendix is in three parts;

- 1- Strategies for success of option
- 2- Architectural scope, discussion and explanation of key interventions.
- 3- Plan of works – refer to drawing PR01.

1- Strategies for success of option:

One of the greatest constraints for the house is the provision of vehicular access. However activities that do not require the private vehicle open up fantastic opportunities for experiencing the property. Below is a list of non-cultural based functions that we see as key to the viability of the Dorney House Program.

In order to utilise The Dorney House effectively we believe that not only should there be a ‘cultural’ agenda (apropos of Walsh Street House) but also a broader appreciation of extraordinary opportunities that the locale allows including:

Walking:

A track exists linking the Mount Nelson signal station to Fort Nelson. An upgrade of this track and an extended route utilising other tracks on Porter hill with a pickup by Minibus at Long Beach and drop off on turn two would give opportunities to showcase the flora and fauna for which the property was originally purchased.

This use would also be in alignment with the goals of HCC’s Conservation Management Plan for the site and more broadly with HCC’s agenda to create active recreational opportunities for the citizens of Hobart. A new walking circuit is Green City infrastructure for the 21st century.

(The parking and turning area for buses is at the lower parking area at bend 2?)

Road Cycling:

Road Cycling is increasingly popular within the city of Hobart, a key destination is Sandy Bay Road and Bonnett Hill. A hill climb to the summit of Porter Hill for a coffee served from a mobile cafe on Saturday and Sunday would also be a great way to get more people utilizing in the site.

Mountain Biking:

There are many tracks on Porter Hill and surrounds that have been used by the Mountain biking community for many years. Formalising some of these tracks and providing modest temporary support is another opportunity strongly aligned to the contemporary agenda of progressive cities.

Ornithology:

Ornithology is a growing driver for tourism around the world. Tasmania is a place with unique species of birdlife. The Dorney house provides regular sightings of particularly charismatic members of the raptor family; Wedge Tailed Eagle, Brown Falcons, Peregrine Falcons and Tawny Frogmouth, White Cockatoo and Forest Raven among others.

(It is notable that the Dorney’s maintained a dead tree as an unsightly bird perch in the middle of the view from the house for their entire life on the site – it has since been removed).

**Bushland Flora and Fauna Tours/access:**

The site has an extraordinary range of native wildlife that can be viewed at dusk particularly. Given that the site is so close to the city it is a particularly extraordinary opportunity. Importantly protected species such as the Spotted tailed Quoll are regularly sighted on Porter Hill.

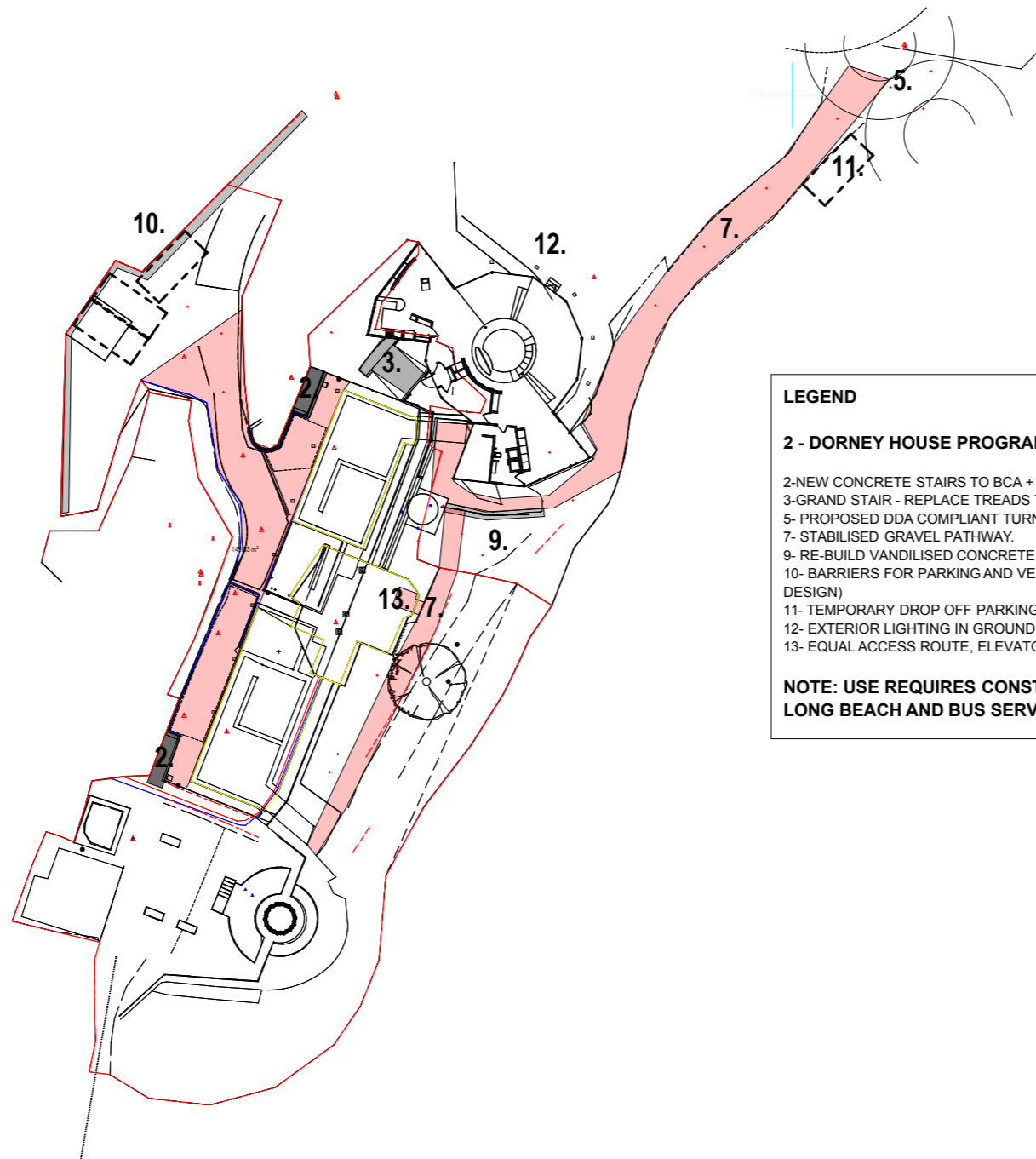
Website: A visually luscious website including booking calendar, event synopsis, trails, heritage links (colonial, military, architectural, indigenous) and bus timetable is required refer to: www.suomenlinna.fi. As key exemplar.

2- Architectural scope, discussion and explanation of key interventions:

- Remediation as per *Appendix 1 Rent as private residence* + additional items highlighted on PR01.

COMPLIANCE ISSUES

1. We have assumed that if the building had existing use right that it may be for a Class 1a dwelling as per above.
2. We would need to see the proposed layout of this intended mix use of the building to offer some precise comments, but in general terms the public areas will be a Class 9b building and a designated residential portion will be a Class 4.
3. This proposed mix use will trigger the full conventional BCA compliance review which will take into account items like equal access, bushfire prone assessment, energy efficiency compliance, public safety etc.
4. We are happy to offer some more specific comments on this one once we sight some conceptual designs of how this mixed use would be developed.



LEGEND

2 - DORNEY HOUSE PROGRAM:

- 2-NEW CONCRETE STAIRS TO BCA + ADDITIONAL BALUSTRADES TO BCAX2
- 3-GRAND STAIR - REPLACE TREADS TO ORIGINAL DETAIL (X12)
- 5- PROPOSED DDA COMPLIANT TURNING AND DROP OFF LOCATION
- 7- STABILISED GRAVEL PATHWAY.
- 9- RE-BUILD VANDILISED CONCRETE OFF FORM WALL TO ALLOW FOR RAMP ACCESS.
- 10- BARRIERS FOR PARKING AND VEHICLES (BCA COMPLIANT AND TO ARCHITECTS DESIGN)
- 11- TEMPORARY DROP OFF PARKING LOCATION ONLY.
- 12- EXTERIOR LIGHTING IN GROUND UP LIGHTING
- 13- EQUAL ACCESS ROUTE, ELEVATOR AND TOILETS

NOTE: USE REQUIRES CONSTRUCTION OF DEDICATED SHELTER AT LONG BEACH AND BUS SERVICE TO SITE FOR VISITORS.



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Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Client
 #Client Full Name
Project Name
 #Project Name
Project Address
 #Site Full Address

Drawing Title: SITE - 2 OPTION 2 DORNEY HO	
Scale: AS SHOWN @ A3	Date: 20/01/2016
Status: #Project Status	Checked By:
Project No: #PIn	Drawing No.: PR01

Dorney House Feasibility Study
Option 2 – Dorney House Program

Prepared for: Room 11

February 2016

Section 1
Summary of Costs

Project Summary

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Carpet	4.98		26,160		26,160
2	Curtains	1.08		5,650		5,650
3	Lighting	0.56		2,950		2,950
4	Central Room Lights	0.28		1,480		1,480
5	Exterior Lighting	2.11		11,100		11,100
6	Timber Acoustic Baffles	1.35		7,100		7,100
7	Central Flue	0.56		2,960		2,960
8	Woodheater	0.42		2,220		2,220
9	Fireplace Tiling	0.09		450		450
10	Heat Pump	4.46		23,420		23,420
11	Stone Steps	0.68		3,550		3,550
12	Bunker Stairs	4.59		24,100		24,100
13	Main Stairs	1.42		7,440		7,440
14	Pathway	4.25		22,320		22,320
15	Concrete Wall	1.20		6,330		6,330
16	Parking	1.87		9,820		9,820
17	Bunker Maintenance	2.53		13,300		13,300
18	Glazing	6.34		33,300		33,300
19	Drop-Off Zone	1.97		10,350		10,350
20	Turning/Drop-Off	6.36		33,430		33,430
21	Departure Structure	4.26		22,400		22,400
22	Website Development	1.07		5,600		5,600
23	Furniture/Homewares	8.67		45,540		45,540
24	Access	34.68		182,250		182,250
25	Septic Tank	4.23		22,240		22,240
		100.00		525,460		525,460

Final Total : \$ 525,460

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Carpet</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,540.00		3,540.00
2	Take up existing carpet and replace with new	167.00	m2	100.00		16,700.00
3	Extra over carpet replacement for feature pit detail	1.00	Item	1,000.00		1,000.00
4	Contingency Allowance (10%)	1.00	Item	2,120.00		2,120.00
5	Allowance for Professional Fees (12%)	1.00	Item	2,800.00		2,800.00
<u>Carpet</u>						Total : 26,160.00
<i>Trade :</i> 2 <u>Curtains</u>						
1	Allowance for preliminaries (20%)	1.00	Item	765.00		765.00
2	New velvet curtains fixed to existing tracks	17.00	m2	225.00		3,825.00
3	Contingency Allowance (10%)	1.00	Item	460.00		460.00
4	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Curtains</u>						Total : 5,650.00
<i>Trade :</i> 3 <u>Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Conical central lighting fitted to existing wiring	4.00	no	200.00		800.00
3	Perimeter uplighters fitted to existing wiring	8.00	no	150.00		1,200.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	310.00		310.00
<u>Lighting</u>						Total : 2,950.00
<i>Trade :</i> 4 <u>Central Room Lights</u>						
1	Allowance for preliminaries (20%)	1.00	Item	200.00		200.00
2	Dome light fittings to existing wiring	5.00	no	200.00		1,000.00
3	Contingency Allowance (10%)	1.00	Item	120.00		120.00
4	Allowance for Professional Fees (12%)	1.00	Item	160.00		160.00
<u>Central Room Lights</u>						Total : 1,480.00
<i>Trade :</i> 5 <u>Exterior Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 Exterior Lighting</i>						<i>(Continued)</i>
2	Exterior uplights including wiring and bases	5.00	no	1,500.00		7,500.00
3	Contingency Allowance (10%)	1.00	Item	900.00		900.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,200.00		1,200.00
Exterior Lighting						Total : 11,100.00
<i>Trade : 6 Timber Acoustic Baffles</i>						
1	Allowance for preliminaries (20%)	1.00	Item	960.00		960.00
2	Sand existing timber acoustic concave panels	16.00	m2	300.00		4,800.00
3	Contingency Allowance (10%)	1.00	Item	580.00		580.00
4	Allowance for Professional Fees (12%)	1.00	Item	760.00		760.00
Timber Acoustic Baffles						Total : 7,100.00
<i>Trade : 7 Central Flue</i>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
Central Flue						Total : 2,960.00
<i>Trade : 8 Woodheater</i>						
1	Allowance for preliminaries (20%)	1.00	Item	300.00		300.00
2	Remove existing woodheater including flue and roof flashings	1.00	Item	500.00		500.00
3	Take up existing tiled hearth	1.00	Item	100.00		100.00
4	Carpet reinstatement included in proposed carpet works		Note			
5	Remove segment of curved ceiling panel and replace with new including paint finish	1.00	Item	500.00		500.00
6	Remove affected roof sheet and replace with new including sisalation	1.00	Item	400.00		400.00
7	Contingency Allowance (10%)	1.00	Item	180.00		180.00
8	Allowance for Professional Fees (12%)	1.00	Item	240.00		240.00

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Woodheater						Total : 2,220.00
<i>Trade : 9 Fireplace Tiling</i>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
Fireplace Tiling						Total : 450.00
<i>Trade : 10 Heat Pump</i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
Heat Pump						Total : 23,420.00
<i>Trade : 11 Stone Steps</i>						
1	Allowance for preliminaries (20%)	1.00	Item	480.00		480.00
2	Demolish existing stone steps and salvage for reuse	1.00	Item	100.00		100.00
3	Provide new reinforced concrete base	1.00	Item	150.00		150.00
4	New stone steps	1.00	Item	1,450.00		1,450.00
5	Balustrade	2.00	m	350.00		700.00
6	Contingency Allowance (10%)	1.00	Item	290.00		290.00
7	Allowance for Professional Fees (12%)	1.00	Item	380.00		380.00
Stone Steps						Total : 3,550.00
<i>Trade : 12 Bunker Stairs</i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,260.00		3,260.00
2	Demolish existing concrete stairs	2.00	no	500.00		1,000.00
3	1000 wide reinforced concrete steps rising approximately 2200	2.00	no	4,850.00		9,700.00

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 12 <u>Bunker Stairs</u>		<i>(Continued)</i>				
4	Balustrade	16.00	m	350.00		5,600.00
5	Contingency Allowance (10%)	1.00	Item	1,956.00		1,956.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,584.00		2,584.00
<u>Bunker Stairs</u>						Total : 24,100.00
<i>Trade :</i> 13 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00
<u>Main Stairs</u>						Total : 7,440.00
<i>Trade :</i> 14 <u>Pathway</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,020.00		3,020.00
2	Reinforced concrete strip footing	7.00	m3	500.00		3,500.00
3	300 high stone retaining wall (One side only to lower section)	16.00	m2	450.00		7,200.00
4	Gravel pathway	220.00	m2	20.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	1,810.00		1,810.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,390.00		2,390.00
<u>Pathway</u>						Total : 22,320.00
<i>Trade :</i> 15 <u>Concrete Wall</u>						
1	Allowance for preliminaries (20%)	1.00	Item	856.00		856.00
2	Demolish/remove existing concrete wall	8.00	m2	60.00		480.00
3	Reinforced concrete strip footing	2.00	m3	500.00		1,000.00
4	Reinforced insitu concrete wall	8.00	m2	350.00		2,800.00
5	Contingency Allowance (10%)	1.00	Item	514.00		514.00
6	Allowance for Professional Fees (12%)	1.00	Item	680.00		680.00

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Concrete Wall						Total : 6,330.00
<i>Trade : 16 Parking</i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
Parking						Total : 9,820.00
<i>Trade : 17 Bunker Maintenance</i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,800.00		1,800.00
2	Allow for general cleaning and debris removal	1.00	Item	2,000.00		2,000.00
3	Allow to remove damaged concrete and patch with new concrete or epoxy paint as necessary	1.00	Item	5,000.00		5,000.00
4	Allowance for awning roof structure	1.00	Item	2,000.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,080.00		1,080.00
6	Allowance for Professional Fees (12%)	1.00	Item	1,420.00		1,420.00
Bunker Maintenance						Total : 13,300.00
<i>Trade : 18 Glazing</i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,530.00		3,530.00
2	Remove existing glazing	24.00	m2	60.00		1,440.00
3	Install new toughened glazing	24.00	m2	320.00		7,680.00
4	Safety film	120.00	m2	120.00		14,400.00
5	Contingency Allowance (10%)	1.00	Item	2,700.00		2,700.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,550.00		3,550.00
Glazing						Total : 33,300.00
<i>Trade : 19 Drop-Off Zone</i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,400.00		1,400.00
2	Allow to form drop off zone	1.00	no	7,000.00		7,000.00
3	Contingency Allowance (10%)	1.00	Item	840.00		840.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,110.00		1,110.00

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Drop-Off Zone						Total : 10,350.00
<i>Trade : 20 <u>Turning/Drop-Off</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,540.00		3,540.00
2	Excavate to form turning area	114.00	m3	100.00		11,400.00
3	Bitumen road surfacing	114.00	m2	80.00		9,120.00
4	Crash barrier	19.00	m	162.00		3,078.00
5	Contingency Allowance (10%)	1.00	Item	2,712.00		2,712.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,580.00		3,580.00
Turning/Drop-Off						Total : 33,430.00
<i>Trade : 21 <u>Departure Structure</u></i>						
1	Allowance for bus departure point structure	1.00	Item	20,000.00		20,000.00
2	Allowance for Professional Fees (12%)	1.00	Item	2,400.00		2,400.00
Departure Structure						Total : 22,400.00
<i>Trade : 22 <u>Website Development</u></i>						
1	Allowance for promotional website development	1.00	Item	5,000.00		5,000.00
2	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
Website Development						Total : 5,600.00
<i>Trade : 23 <u>Furniture/Homewares</u></i>						
1	Allowance for preliminaries (12%)	1.00	Item	3,960.00		3,960.00
Furniture						
2	Allowance for period style lounge	1.00	no	10,000.00		10,000.00
3	Allowance for period style chair	1.00	no	8,000.00		8,000.00
4	Allowance for period style dining table	1.00	no	8,000.00		8,000.00
5	Allowance for period style coffee table	1.00	no	4,000.00		4,000.00
Homewares						
6	Allowance for period style cutlery	1.00	Item	1,000.00		1,000.00
7	Allowance for period style crockery	1.00	Item	1,000.00		1,000.00
8	Allowance for period style appliances	1.00	Item	1,000.00		1,000.00
Allowances						

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 23 Furniture/Homewares</i>		<i>(Continued)</i>				
9	Contingency Allowance (10%)	1.00	Item	3,700.00		3,700.00
10	Allowance for Professional Fees (12%)	1.00	Item	4,880.00		4,880.00
<u>Furniture/Homewares</u>						Total : 45,540.00
<i>Trade : 24 Access</i>						
1	Allowance for preliminaries (12%)	1.00	Item	15,852.00		15,852.00
<u>Demolition/Alterations</u>						
2	Form new opening in existing concrete wall	1.00	no	2,500.00		2,500.00
3	Form new opening in existing timber framed floor	1.00	no	1,000.00		1,000.00
4	Remove section of existing timber framed roof	27.00	m2	50.00		1,350.00
5	Allowance for internal demolition of existing building	46.00	m2	50.00		2,300.00
6	Remove existing external door and extend opening for new door	1.00	no	150.00		150.00
<u>Lift Works</u>						
7	Excavate for new lift pit	5.00	m3	120.00		600.00
8	Reinforced concrete lift pit base slab	5.00	m2	150.00		750.00
9	Insitu concrete lift pit walls	9.00	m2	350.00		3,150.00
10	Reinforced blockwork lift shaft walls	48.00	m2	210.00		10,080.00
11	Allowance for disabled person lift	1.00	Item	51,000.00		51,000.00
<u>Roof/Walls/Doors</u>						
12	Stud framed external wall including linings, finishes and insulation	15.00	m2	250.00		3,750.00
13	Colorbond clad timber framed roof complete including flashings	27.00	m2	190.00		5,130.00
14	Stud framed internal wall complete including insulation with painted plasterboard lining both sides	13.00	m2	195.00		2,535.00
15	Aluminium framed glazed single door including sidelight	1.00	no	3,670.00		3,670.00
<u>Finishes/Linings</u>						
16	Floor/wall tiling	45.00	m2	120.00		5,400.00
17	Carpet on and including underlay and skirtings	30.00	m2	80.00		2,400.00
18	Prepare and repaint existing wall and ceiling linings	34.00	m2	17.00		578.00
19	Flush plasterboard ceiling lining including paint finish	27.00	m2	80.00		2,160.00
<u>Sanitary Fixtures</u>						

Trade Breakup

Job Name :	OPTION 2	Job Description
Client's Name:	Room 11	Option 2 Dorney House Program

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 24 <u>Access</u></i>		<i>(Continued)</i>				
20	Wall basin complete including mixer	2.00	no	1,890.00		3,780.00
21	Access WC	2.00	no	4,400.00		8,800.00
22	Shower complete including mixer and rail system	2.00	no	1,070.00		2,140.00
23	Thermostatic mixing valve	1.00	no	760.00		760.00
24	Floor waste	2.00	no	350.00		700.00
	<u>Fitments</u>					
25	Grabrail fitout	2.00	no	600.00		1,200.00
26	Shower seat	2.00	no	700.00		1,400.00
27	Allowance for miscellaneous toilet fitments	1.00	Item	1,260.00		1,260.00
	<u>Services</u>					
28	Allowance for electric light and power	1.00	Item	5,000.00		5,000.00
29	Allowance for mechanical ventilation	1.00	Item	1,200.00		1,200.00
30	Allowance to connect water and drainage pipework to existing services	1.00	Item	1,000.00		1,000.00
	<u>External Works</u>					
31	Reinforced concrete paving slab	18.00	m2	100.00		1,800.00
32	Balustrade	13.00	m	350.00		4,550.00
	<u>Allowances</u>					
33	Contingency Allowance (10%)	1.00	Item	14,795.00		14,795.00
34	Allowance for Professional Fees (12%)	1.00	Item	19,510.00		19,510.00
	<u>Access</u>				Total :	182,250.00
<i>Trade : 25 <u>Septic Tank</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	2,355.00		2,355.00
2	Remove the existing septic tank	1.00	Item	500.00		500.00
3	Install new septic tank	1.00	Item	3,200.00		3,200.00
4	New drainage trenches	60.00	m	200.00		12,000.00
5	Contingency Allowance (10%)	1.00	Item	1,805.00		1,805.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,380.00		2,380.00
	<u>Septic Tank</u>				Total :	22,240.00

Dorney House Feasibility Study
Driveway Re-Sealing

Prepared for: Room 11

February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Driveway Re-Seal	100.00		94,250		94,250
		100.00		94,250		94,250
Final Total : \$						94,250

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Driveway Re-Seal</u>						
1	Allowance for preliminaries (12%)	1.00	Item	8,197.00		8,197.00
2	Reinstate road shoulders	651.00	m2	25.00		16,275.00
3	New top coat bitumen seal to 50% of existing driveway (Assumed width 4m)	1,626.00	m2	32.00		52,032.00
4	Contingency Allowance (10%)	1.00	Item	7,650.00		7,650.00
5	Allowance for Professional Fees (12%)	1.00	Item	10,096.00		10,096.00
<u>Driveway Re-Seal</u>					Total :	94,250.00

DORNEY HOUSE - PORTER HILL

Future Maintenance Sinking Fund Analysis

Option 2 - Dorney Program

Item	Qty	Unit	Current Construction Unit Rate (January 2016)	Current Estimated Maintenance Cost (January 2016) (Excl. GST)	Future Estimated Maintenance Cost (BPI 2.5% pa)	Expected Current Remaining Life	Expected Future Life	Expenditure										TOTAL		
								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10			
								\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
PAINTING																				
1	175	m2	17.00	2,975.00	3,808.25	10	10												3,808.25	3,808.25
2	88	m2	17.00	1,496.00	1,915.01	10	10												1,915.01	1,915.01
3	42	m2	17.00	714.00	913.98	10	10												913.98	913.98
4	92	m2	25.00	2,300.00	2,944.19	10	10												2,944.19	2,944.19
5	20	m2	30.00	600.00	768.05	10	10												768.05	768.05
6	129	m	12.00	1,548.00	1,981.57	10	10												1,981.57	1,981.57
7	82	m	12.00	984.00	1,259.60	10	10												1,259.60	1,259.60
8	2	no	150.00	300.00	384.03	10	10												384.03	384.03
SEPTIC TANK																				
9	1	Item	350.00	350.00	367.72	2	2		367.72					405.89		426.44			448.03	2,034.42
HEAT PUMP																				
10	1	Item	200.00	200.00	205.00	1	1	205.00	210.13	215.38	220.76	226.28	231.94	237.74	243.68	249.77	256.02			2,296.69
LANDSCAPING																				
11	4	no	360.00	1,440.00	1,476.00	1	1	1,476.00	1,512.90	1,550.72	1,589.49	1,629.23	1,669.96	1,711.71	1,754.50	1,798.36	1,843.32			16,536.19
12	4	no	720.00	2,880.00	2,952.00	1	1	2,952.00	3,025.80	3,101.45	3,178.98	3,258.46	3,339.92	3,423.41	3,509.00	3,596.73	3,686.64			33,072.38
MISCELLANEOUS REPAIRS																				
13	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04			5,741.73
14	2	no	950.00	1,900.00	2,432.16	10	10												2,432.16	2,432.16
RUNNING COSTS																				
15	4	Qtr	611.22	2,444.88	2,506.00	1	1	2,506.00	2,568.65	2,632.87	2,698.69	2,766.16	2,835.31	2,906.19	2,978.85	3,053.32	3,129.65			28,075.70
16	4	Qtr	122.43	489.72	501.96	1	1	501.96	514.51	527.37	540.56	554.07	567.93	582.12	596.68	611.59	626.88			5,623.68
17	4	Qtr	1,358.60	5,434.40	5,570.26	1	1	5,570.26	5,709.52	5,852.25	5,998.56	6,148.52	6,302.24	6,459.79	6,621.29	6,786.82	6,956.49			62,405.75
MANAGEMENT COSTS																				
18	1	Item	12,000.00	12,000.00	12,300.00	1	1	12,300.00	12,607.50	12,922.69	13,245.75	13,576.90	13,916.32	14,264.23	14,620.83	14,986.36	15,361.01			137,801.60
19	1	Item	2,000.00	2,000.00	2,050.00	1	1	2,050.00	2,101.25	2,153.78	2,207.63	2,262.82	2,319.39	2,377.37	2,436.81	2,497.73	2,560.17			22,966.93
Annual Works Expenditure			TOTALS					\$28,073.73	\$29,143.29	\$29,494.96	\$30,618.67	\$30,988.14	\$32,168.74	\$32,556.91	\$33,797.28	\$34,205.11	\$51,915.11			\$332,961.92
Annual Budget Cost								\$29,537.83	\$30,276.27	\$31,033.18	\$31,809.01	\$32,604.23	\$33,419.34	\$34,254.82	\$35,111.19	\$35,988.97	\$36,888.70			\$330,923.53

Year Start Amount	\$0.00	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41
Annual Sinking Fund Levy (Increasing by 2.5% annually)	\$29,537.83	\$30,276.27	\$31,033.18	\$31,809.01	\$32,604.23	\$33,419.34	\$34,254.82	\$35,111.19	\$35,988.97	\$36,888.70
Sub-Total - Available Funds	\$29,537.83	\$31,784.29	\$33,753.41	\$36,195.22	\$38,348.08	\$41,000.08	\$43,351.10	\$46,229.21	\$48,793.86	\$51,915.11
Annual Works Expenditure	\$28,073.73	\$29,143.29	\$29,494.96	\$30,618.67	\$30,988.14	\$32,168.74	\$32,556.91	\$33,797.28	\$34,205.11	\$51,915.11
Sub-Total - Remaining Funds	\$1,464.10	\$2,641.01	\$4,258.46	\$5,576.55	\$7,359.94	\$8,831.34	\$10,794.19	\$12,431.93	\$14,588.75	\$0.00
Annual Interest on Remaining Funds (3.0% pa)	\$43.92	\$79.23	\$127.75	\$167.30	\$220.80	\$264.94	\$323.83	\$372.96	\$437.66	\$0.00
Total - Year End Amount	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41	\$0.00

Note: Table assumes that the rate of interest earned is 3.0% pa
 Table assumes that the rate of building cost escalation is 2.5% pa
 Table assumes initial annual budget cost of \$29,537.83, escalating at 2.5% P.A.

Appendix C
Details of Operational Model 3



APPENDIX FOR OPTION 3 – THE DORNEY HOUSE INTENSIVE USE INCLUDING RE-DEVELOP EXISTING BUNKER STRUCTURES.

INTRODUCTION:

This appendix is in three parts;

- 1- Strategies for success of option
- 2- Architectural scope, discussion and explanation of key interventions.
- 3- Plan of works – refer to drawing PR01.

1- Strategies for success of option:

The Dorney House program is envisaged as being modelled on similar successful adaptive re-use precedent projects, most notably the Suomenlinna Island in Finland. www.suomenlinna.fi.

While this UNESCO World Heritage Site is substantially larger its remarkable success in the face of similar adversities makes it a key exemplar for Fort Nelson and the entirety of Porter Hill. Most notably the manner in which it has dealt with some of the very same problems with great success; Isolation, Heritage, re-envisioning.





CURRENT



Photo exhibition: Viapori dockyard – a bridge to the future

23.4.2014-28.2.2016
Suomenlinna Museum's photo exhibition tells the story of the Viapori dockyard.

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Guided walking tours in English and Russian

5.9.2015-29.5.2016
A guided tour of the fortress will shed light on the colourful past of Suomenlinna. During winter tours are organised in English and in Russian.

[READ MORE](#) [ALL EVENTS](#)

Opening hours and events

JANUARY 2016							>
MON	TUE	WED	THU	FRI	SAT	SUN	
				1	2	3	
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	

DID YOU KNOW THAT...



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DID YOU KNOW THAT...



Constructing begun in 1748

Reinforcing the defences of Finland, then a part of Sweden, was deemed necessary. In 1747, the Swedish parliament made a decision to build a central fortress including a naval base in Helsinki. Fortification work begun the following year.

[READ MORE](#)



One of Finland's World Heritage Sites

In 1991, the Suomenlinna fortress was added to the UNESCO World Heritage List as a unique monument of military architecture. Another special feature of the fortress is that in the course of its history it has served in the defence of three realms: Sweden, Russia and Finland.

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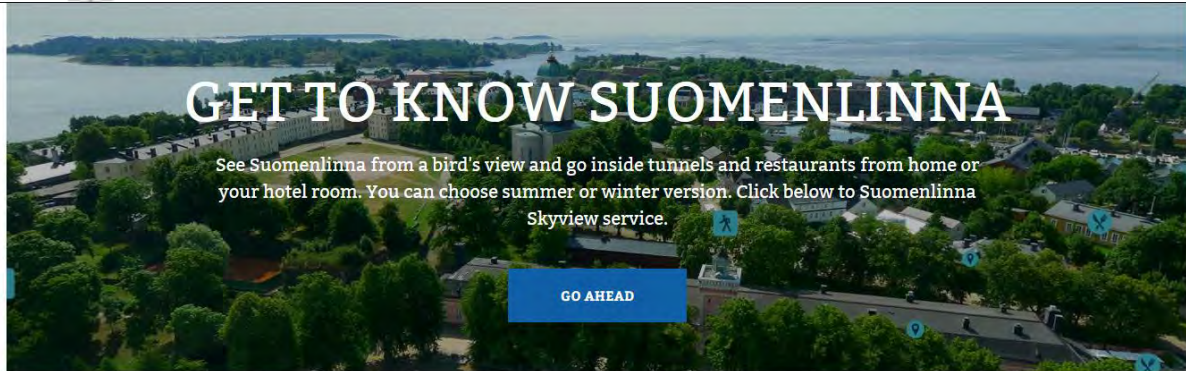


Beautiful all year around

When is Suomenlinna open for visits? How do I get to Suomenlinna? Find an answer to these and many other frequently asked questions about Suomenlinna.

[READ HERE](#)







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All contact information >

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[JT-Line waterbus schedule >](#)



The bunkers will not be cheap structures to work on/within as they have leakage and serviceability problems.

We envisage that they could be used for contemporary creative work including; art, music and literary practices of the highest quality. The home could be used to support communal functions of a small artistic/creative community, akin to a glorious foyer with amenities, ideal for gathering. The living spaces and rooms of the house would make ideal spaces for displaying a wide array of contemporary art practice and indeed any creative work. It goes without saying that utilising such a space to exhibit work would give the chosen artists a remarkably powerful commercial advantage. The allocation of space and period of tenure and curatorial selection of creative practices will need to be very carefully managed.

Again the access for the public to these small exhibitions would be ideally supported by a bus service similar to that proposed in Section 2 of this document. A series of small groups could be shuttled to the site to view the work and studios and make purchases during their visit.

HOW DO WE GET THE RIGHT ARCHITECTS FOR THE JOB?

A work of this importance should be run as a Design Competition.

The architectural intervention will inevitably have a dialogue with the work of J H Esmond Dorney. This relationship should be one of philosophical and progressive nature, the work of Artist James Turrell in abandoned structures and mines is a useful precedent, as is the work of Donald Judd, both utilising existing structures and creating distinctively new progressive work. Locally the re-interpretation of the Wilkinsons Point concrete platform (GASPI!) is pertinent in its dialogue with existing damaged concrete structures.

2- Architectural scope, discussion and explanation of key interventions:



- Remediation as per *Appendix 1 Rent as private residence* + additional items highlighted on PR02.

COMPLIANCE ISSUES for Option 03

1. We have assumed that if the building had existing use right that it may be for a Class 1a dwelling as per above.
2. We would need to see the proposed layout of this more intensive use of the building to offer some precise comments, but in general terms the public areas will be a Class 9b building.
3. This proposed intensive use will trigger the full conventional BCA compliance review which will take into account items like equal access, energy efficiency compliance, public safety etc.
4. We are happy to offer some more specific comments on this one once we sight some conceptual designs of how this intensive use would be developed.



LEGEND

3 - DEVELOP TO ENABLE MORE INTENSIVE USE:

- 1-INTERIOR AREA WITHIN BUNKER STRUCTURES FOR RE-DEVELOPMENT INTO STUDIOS (185SQM)
- 2-NEW CONCRETE STAIRS TO BCA + ADDITIONAL BALUSTRADES TO BCAX2
- 3-GRAND STAIR - REPLACE TREADS TO ORIGINAL DETAIL (X12)
- 4- UPGRADE EXISTING PATHWAYS WITH EXISTING MATERIALS TO MEET BCA REQUIREMENTS (150SQM) + EXTERIOR UP LIGHTING
- 5- PROPOSED DDA COMPLIANT TURNING AND DROP OFF LOCATION
- 6- ACCESSIBLE COMPONENT OF THE HOUSE WITHOUT ADDITIONAL RAMPS
- 7- STABILISED GRAVEL PATHWAY.
- 8- TURNING AND CARPARKING FOR STUDIOS.
- 9- RE-BUILD VANDILISED CONCRETE OFF FORM WALL TO ALLOW FOR RAMP ACCESS.
- 10- BARRIERS FOR PARKING AND VEHICLES (BCA COMPLIANT AND TO ARCHITECTS DESIGN)
- 11- TEMPORARY DROP OFF PARKING LOCATION ONLY.
- 12- EXTERIOR LIGHTING IN GROUND UP LIGHTING
- 13- EQUAL ACCESS ROUTE ELEVATOR AND TOILETS

NOTE: USE REQUIRES CONSTRUCTION OF DEDICATED SHELTER AT LONG BEACH AND BUS SERVICE TO SITE FOR VISITORS.



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Drawings to be read in conjunction with specification by Room11 and all drawings and documents by engineers and subconsultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. DO NOT SCALE FROM DRAWINGS. These drawings are protected by the laws of copyright and may not be copied or reproduced without the written permission of Room 11. ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

Client #Client Full Name
 Project Name #Project Name
 Project Address #Site Full Address

Drawing Title: SITE - OPTION 03 INTENSIVE U:	
Scale: AS SHOWN @ A3	Date: 20/01/2016
Status: #Project Status	Checked By:
Project No: #Pin	Drawing No.: PR02

Dorney House Feasibility Study
Option 3 – Dorney House Redevelopment

Prepared for: Room 11

February 2016

Section 1
Summary of Costs

Project Summary

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Carpet	1.90		26,160		26,160
2	Curtains	0.41		5,650		5,650
3	Lighting	0.21		2,950		2,950
4	Central Room Lights	0.11		1,480		1,480
5	Exterior Lighting	0.80		11,100		11,100
6	Timber Acoustic Baffles	0.51		7,100		7,100
7	Central Flue	0.21		2,960		2,960
8	Woodheater	0.16		2,220		2,220
9	Fireplace Tiling	0.03		450		450
10	Heat Pump	1.70		23,420		23,420
11	Stone Steps	0.26		3,550		3,550
12	Bunker Stairs	1.75		24,100		24,100
13	Main Stairs	0.54		7,440		7,440
14	Pathway	1.62		22,320		22,320
15	Concrete Wall	0.46		6,330		6,330
16	Parking	0.71		9,820		9,820
17	Glazing	2.41		33,300		33,300
18	Drop-Off Zone	0.75		10,350		10,350
19	Turning/Drop-Off	2.42		33,430		33,430
20	Bunker Upgrade	64.92		896,000		896,000
21	Furniture/Homewares	3.30		45,540		45,540
22	Access	13.20		182,250		182,250
23	Septic Tank	1.61		22,240		22,240
		100.00		1,380,160		1,380,160

Final Total : \$ 1,380,160

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Carpet</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,540.00		3,540.00
2	Take up existing carpet and replace with new	167.00	m2	100.00		16,700.00
3	Extra over carpet replacement for feature pit detail	1.00	Item	1,000.00		1,000.00
4	Contingency Allowance (10%)	1.00	Item	2,120.00		2,120.00
5	Allowance for Professional Fees (12%)	1.00	Item	2,800.00		2,800.00
<u>Carpet</u>					Total :	26,160.00
<i>Trade :</i> 2 <u>Curtains</u>						
1	Allowance for preliminaries (20%)	1.00	Item	765.00		765.00
2	New velvet curtains fixed to existing tracks	17.00	m2	225.00		3,825.00
3	Contingency Allowance (10%)	1.00	Item	460.00		460.00
4	Allowance for Professional Fees (12%)	1.00	Item	600.00		600.00
<u>Curtains</u>					Total :	5,650.00
<i>Trade :</i> 3 <u>Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Conical central lighting fitted to existing wiring	4.00	no	200.00		800.00
3	Perimeter uplighters fitted to existing wiring	8.00	no	150.00		1,200.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	310.00		310.00
<u>Lighting</u>					Total :	2,950.00
<i>Trade :</i> 4 <u>Central Room Lights</u>						
1	Allowance for preliminaries (20%)	1.00	Item	200.00		200.00
2	Dome light fittings to existing wiring	5.00	no	200.00		1,000.00
3	Contingency Allowance (10%)	1.00	Item	120.00		120.00
4	Allowance for Professional Fees (12%)	1.00	Item	160.00		160.00
<u>Central Room Lights</u>					Total :	1,480.00
<i>Trade :</i> 5 <u>Exterior Lighting</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,500.00		1,500.00

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 5 <u>Exterior Lighting</u></i> <i>(Continued)</i>						
2	Exterior uplights including wiring and bases	5.00	no	1,500.00		7,500.00
3	Contingency Allowance (10%)	1.00	Item	900.00		900.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,200.00		1,200.00
<u>Exterior Lighting</u>						Total : 11,100.00
<i>Trade : 6 <u>Timber Acoustic Baffles</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	960.00		960.00
2	Sand existing timber acoustic concave panels	16.00	m2	300.00		4,800.00
3	Contingency Allowance (10%)	1.00	Item	580.00		580.00
4	Allowance for Professional Fees (12%)	1.00	Item	760.00		760.00
<u>Timber Acoustic Baffles</u>						Total : 7,100.00
<i>Trade : 7 <u>Central Flue</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	400.00		400.00
2	Remove existing flue flashing and cowl and replace with new	1.00	Item	500.00		500.00
3	Prepare and repaint flue and fireplace cone	1.00	Item	1,500.00		1,500.00
4	Contingency Allowance (10%)	1.00	Item	240.00		240.00
5	Allowance for Professional Fees (12%)	1.00	Item	320.00		320.00
<u>Central Flue</u>						Total : 2,960.00
<i>Trade : 8 <u>Woodheater</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	300.00		300.00
2	Remove existing woodheater including flue and roof flashings	1.00	Item	500.00		500.00
3	Take up existing tiled hearth	1.00	Item	100.00		100.00
4	Carpet reinstatement included in proposed carpet works		Note			
5	Remove segment of curved ceiling panel and replace with new including paint finish	1.00	Item	500.00		500.00
6	Remove affected roof sheet and replace with new including sisalation	1.00	Item	400.00		400.00
7	Contingency Allowance (10%)	1.00	Item	180.00		180.00
8	Allowance for Professional Fees (12%)	1.00	Item	240.00		240.00

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Woodheater						Total : 2,220.00
<i>Trade : 9 Fireplace Tiling</i>						
1	Allowance for preliminaries (20%)	1.00	Item	60.00		60.00
2	Replace missing tiles to fireplace	1.00	Item	300.00		300.00
3	Contingency Allowance (10%)	1.00	Item	38.00		38.00
4	Allowance for Professional Fees (12%)	1.00	Item	52.00		52.00
Fireplace Tiling						Total : 450.00
<i>Trade : 10 Heat Pump</i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,170.00		3,170.00
2	Allowance for heat pump to main living areas	155.00	m2	80.00		12,400.00
3	Allowance for underfloor ducting	36.00	m	40.00		1,440.00
4	Allowance for bespoke floor grilles	8.00	no	250.00		2,000.00
5	Contingency Allowance (10%)	1.00	Item	1,900.00		1,900.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,510.00		2,510.00
Heat Pump						Total : 23,420.00
<i>Trade : 11 Stone Steps</i>						
1	Allowance for preliminaries (20%)	1.00	Item	480.00		480.00
2	Demolish existing stone steps and salvage for reuse	1.00	Item	100.00		100.00
3	Provide new reinforced concrete base	1.00	Item	150.00		150.00
4	New stone steps	1.00	Item	1,450.00		1,450.00
5	Balustrade	2.00	m	350.00		700.00
6	Contingency Allowance (10%)	1.00	Item	290.00		290.00
7	Allowance for Professional Fees (12%)	1.00	Item	380.00		380.00
Stone Steps						Total : 3,550.00
<i>Trade : 12 Bunker Stairs</i>						
1	Allowance for preliminaries (20%)	1.00	Item	3,260.00		3,260.00
2	Demolish existing concrete stairs	2.00	no	500.00		1,000.00
3	1000 wide reinforced concrete steps rising approximately 2200	2.00	no	4,850.00		9,700.00

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 12 <u>Bunker Stairs</u>		<i>(Continued)</i>				
4	Balustrade	16.00	m	350.00		5,600.00
5	Contingency Allowance (10%)	1.00	Item	1,956.00		1,956.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,584.00		2,584.00
<u>Bunker Stairs</u>						Total : 24,100.00
<i>Trade :</i> 13 <u>Main Stairs</u>						
1	Allowance for preliminaries (20%)	1.00	Item	1,006.00		1,006.00
2	Remove existing concrete stair treads	11.00	no	30.00		330.00
3	Prepare and repaint steel support framing	1.00	Item	300.00		300.00
4	Install new precast concrete stair treads	11.00	no	400.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	604.00		604.00
6	Allowance for Professional Fees (12%)	1.00	Item	800.00		800.00
<u>Main Stairs</u>						Total : 7,440.00
<i>Trade :</i> 14 <u>Pathway</u>						
1	Allowance for preliminaries (20%)	1.00	Item	3,020.00		3,020.00
2	Reinforced concrete strip footing	7.00	m3	500.00		3,500.00
3	300 high stone retaining wall (One side only to lower section)	16.00	m2	450.00		7,200.00
4	Gravel pathway	220.00	m2	20.00		4,400.00
5	Contingency Allowance (10%)	1.00	Item	1,810.00		1,810.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,390.00		2,390.00
<u>Pathway</u>						Total : 22,320.00
<i>Trade :</i> 15 <u>Concrete Wall</u>						
1	Allowance for preliminaries (20%)	1.00	Item	856.00		856.00
2	Demolish/remove existing concrete wall	8.00	m2	60.00		480.00
3	Reinforced concrete strip footing	2.00	m3	500.00		1,000.00
4	Reinforced insitu concrete wall	8.00	m2	350.00		2,800.00
5	Contingency Allowance (10%)	1.00	Item	514.00		514.00
6	Allowance for Professional Fees (12%)	1.00	Item	680.00		680.00

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Concrete Wall						Total : 6,330.00
<i>Trade : 16 <u>Parking</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,328.00		1,328.00
2	Crash barrier	41.00	m	162.00		6,642.00
3	Contingency Allowance (10%)	1.00	Item	800.00		800.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,050.00		1,050.00
Parking						Total : 9,820.00
<i>Trade : 17 <u>Glazing</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,530.00		3,530.00
2	Remove existing glazing	24.00	m2	60.00		1,440.00
3	Install new toughened glazing	24.00	m2	320.00		7,680.00
4	Safety film	120.00	m2	120.00		14,400.00
5	Contingency Allowance (10%)	1.00	Item	2,700.00		2,700.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,550.00		3,550.00
Glazing						Total : 33,300.00
<i>Trade : 18 <u>Drop-Off Zone</u></i>						
1	Allowance for preliminaries (20%)	1.00	Item	1,400.00		1,400.00
2	Allow to form drop off zone	1.00	no	7,000.00		7,000.00
3	Contingency Allowance (10%)	1.00	Item	840.00		840.00
4	Allowance for Professional Fees (12%)	1.00	Item	1,110.00		1,110.00
Drop-Off Zone						Total : 10,350.00
<i>Trade : 19 <u>Turning/Drop-Off</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	3,540.00		3,540.00
2	Excavate to form turning area	114.00	m3	100.00		11,400.00
3	Bitumen road surfacing	114.00	m2	80.00		9,120.00
4	Crash barrier	19.00	m	162.00		3,078.00
5	Contingency Allowance (10%)	1.00	Item	2,712.00		2,712.00
6	Allowance for Professional Fees (12%)	1.00	Item	3,580.00		3,580.00

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
Turning/Drop-Off						Total : 33,430.00
<i>Trade : 20 Bunker Upgrade</i>						
1	Allowance for high-quality refurbishment to concrete bunker structures	200.00	m2	4,000.00		800,000.00
2	Allowance for Professional Fees (12%)	1.00	Item	96,000.00		96,000.00
Bunker Upgrade						Total : 896,000.00
<i>Trade : 21 Furniture/Homewares</i>						
1	Allowance for preliminaries (12%)	1.00	Item	3,960.00		3,960.00
Furniture						
2	Allowance for period style lounge	1.00	no	10,000.00		10,000.00
3	Allowance for period style chair	1.00	no	8,000.00		8,000.00
4	Allowance for period style dining table	1.00	no	8,000.00		8,000.00
5	Allowance for period style coffee table	1.00	no	4,000.00		4,000.00
Homewares						
6	Allowance for period style cutlery	1.00	Item	1,000.00		1,000.00
7	Allowance for period style crockery	1.00	Item	1,000.00		1,000.00
8	Allowance for period style appliances	1.00	Item	1,000.00		1,000.00
9	Contingency Allowance (10%)	1.00	Item	3,700.00		3,700.00
10	Allowance for Professional Fees (12%)	1.00	Item	4,880.00		4,880.00
Furniture/Homewares						Total : 45,540.00
<i>Trade : 22 Access</i>						
1	Allowance for preliminaries (12%)	1.00	Item	15,852.00		15,852.00
Demolition/Alterations						
2	Form new opening in existing concrete wall	1.00	no	2,500.00		2,500.00
3	Form new opening in existing timber framed floor	1.00	no	1,000.00		1,000.00
4	Remove section of existing timber framed roof	27.00	m2	50.00		1,350.00
5	Allowance for internal demolition of existing building	46.00	m2	50.00		2,300.00
6	Remove existing external door and extend opening for new door	1.00	no	150.00		150.00
Lift Works						
7	Excavate for new lift pit	5.00	m3	120.00		600.00

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 22 Access</i>						<i>(Continued)</i>
8	Reinforced concrete lift pit base slab	5.00	m2	150.00		750.00
9	Insitu concrete lift pit walls	9.00	m2	350.00		3,150.00
10	Reinforced blockwork lift shaft walls	48.00	m2	210.00		10,080.00
11	Allowance for disabled person lift	1.00	Item	51,000.00		51,000.00
	<u>Roof/Walls/Doors</u>					
12	Stud framed external wall including linings, finishes and insulation	15.00	m2	250.00		3,750.00
13	Colorbond clad timber framed roof complete including flashings	27.00	m2	190.00		5,130.00
14	Stud framed internal wall complete including insulation with painted plasterboard lining both sides	13.00	m2	195.00		2,535.00
15	Aluminium framed glazed single door including sidelight	1.00	no	3,670.00		3,670.00
	<u>Finishes/Linings</u>					
16	Floor/wall tiling	45.00	m2	120.00		5,400.00
17	Carpet on and including underlay and skirtings	30.00	m2	80.00		2,400.00
18	Prepare and repaint existing wall and ceiling linings	34.00	m2	17.00		578.00
19	Flush plasterboard ceiling lining including paint finish	27.00	m2	80.00		2,160.00
	<u>Sanitary Fixtures</u>					
20	Wall basin complete including mixer	2.00	no	1,890.00		3,780.00
21	Access WC	2.00	no	4,400.00		8,800.00
22	Shower complete including mixer and rail system	2.00	no	1,070.00		2,140.00
23	Thermostatic mixing valve	1.00	no	760.00		760.00
24	Floor waste	2.00	no	350.00		700.00
	<u>Fitments</u>					
25	Grabrail fitout	2.00	no	600.00		1,200.00
26	Shower seat	2.00	no	700.00		1,400.00
27	Allowance for miscellaneous toilet fitments	1.00	Item	1,260.00		1,260.00
	<u>Services</u>					
28	Allowance for electric light and power	1.00	Item	5,000.00		5,000.00
29	Allowance for mechanical ventilation	1.00	Item	1,200.00		1,200.00
30	Allowance to connect water and drainage pipework to existing services	1.00	Item	1,000.00		1,000.00
	<u>External Works</u>					

Trade Breakup

Job Name :	OPTION 3	Job Description
Client's Name:	Room 11	Option 3 Dorney House Developed

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade : 22 <u>Access</u></i>						<i>(Continued)</i>
31	Reinforced concrete paving slab	18.00	m2	100.00		1,800.00
32	Balustrade	13.00	m	350.00		4,550.00
	<u>Allowances</u>					
33	Contingency Allowance (10%)	1.00	Item	14,795.00		14,795.00
34	Allowance for Professional Fees (12%)	1.00	Item	19,510.00		19,510.00
<u>Access</u>					Total :	182,250.00
<i>Trade : 23 <u>Septic Tank</u></i>						
1	Allowance for preliminaries (15%)	1.00	Item	2,355.00		2,355.00
2	Remove the existing septic tank	1.00	Item	500.00		500.00
3	Install new septic tank	1.00	Item	3,200.00		3,200.00
4	New drainage trenches	60.00	m	200.00		12,000.00
5	Contingency Allowance (10%)	1.00	Item	1,805.00		1,805.00
6	Allowance for Professional Fees (12%)	1.00	Item	2,380.00		2,380.00
<u>Septic Tank</u>					Total :	22,240.00

Dorney House Feasibility Study
Driveway Re-Sealing

Prepared for: Room 11

February 2016

Matrix Management Group

Section 1
Summary of Costs

Project Summary

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Driveway Re-Seal	100.00		94,250		94,250
		100.00		94,250		94,250
Final Total : \$						94,250

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>DRIVEWAY RESEAL2</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Driveway Resealing

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Driveway Re-Seal</u>						
1	Allowance for preliminaries (12%)	1.00	Item	8,197.00		8,197.00
2	Reinstate road shoulders	651.00	m2	25.00		16,275.00
3	New top coat bitumen seal to 50% of existing driveway (Assumed width 4m)	1,626.00	m2	32.00		52,032.00
4	Contingency Allowance (10%)	1.00	Item	7,650.00		7,650.00
5	Allowance for Professional Fees (12%)	1.00	Item	10,096.00		10,096.00
<u>Driveway Re-Seal</u>					Total :	94,250.00

DORNEY HOUSE - PORTER HILL

Future Maintenance Sinking Fund Analysis

Option 3 - Developed

Item	Qty	Unit	Current Construction Unit Rate (January 2016)	Current Estimated Maintenance Cost (January 2016) (Excl. GST)	Future Estimated Maintenance Cost (BPI 2.5% pa)	Expected Current Remaining Life	Expected Future Life	Expenditure										TOTAL	
								Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
			\$	\$		Years	Years	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
PAINTING																			
1	175	m2	17.00	2,975.00	3,808.25	10	10											3,808.25	3,808.25
2	88	m2	17.00	1,496.00	1,915.01	10	10											1,915.01	1,915.01
3	42	m2	17.00	714.00	913.98	10	10											913.98	913.98
4	92	m2	25.00	2,300.00	2,944.19	10	10											2,944.19	2,944.19
5	20	m2	30.00	600.00	768.05	10	10											768.05	768.05
6	129	m	12.00	1,548.00	1,981.57	10	10											1,981.57	1,981.57
7	82	m	12.00	984.00	1,259.60	10	10											1,259.60	1,259.60
8	2	no	150.00	300.00	384.03	10	10											384.03	384.03
SEPTIC TANK																			
9	1	Item	350.00	350.00	367.72	2	2		367.72		386.33		405.89		426.44		448.03		2,034.42
HEAT PUMP																			
10	1	Item	200.00	200.00	205.00	1	1	205.00	210.13	215.38	220.76	226.28	231.94	237.74	243.68	249.77	256.02		2,296.69
LANDSCAPING																			
11	4	no	360.00	1,440.00	1,476.00	1	1	1,476.00	1,512.90	1,550.72	1,589.49	1,629.23	1,669.96	1,711.71	1,754.50	1,798.36	1,843.32		16,536.19
12	4	no	720.00	2,880.00	2,952.00	1	1	2,952.00	3,025.80	3,101.45	3,178.98	3,258.46	3,339.92	3,423.41	3,509.00	3,596.73	3,686.64		33,072.38
MISCELLANEOUS REPAIRS																			
13	1	Item	500.00	500.00	512.50	1	1	512.50	525.31	538.45	551.91	565.70	579.85	594.34	609.20	624.43	640.04		5,741.73
14	2	no	950.00	1,900.00	2,432.16	10	10										2,432.16		2,432.16
RUNNING COSTS																			
15	4	Qtr	1,125.06	4,500.24	4,612.75	1	1	4,612.75	4,728.06	4,846.27	4,967.42	5,091.61	5,218.90	5,349.37	5,483.11	5,620.18	5,760.69		51,678.35
16	4	Qtr	162.49	649.96	666.21	1	1	666.21	682.86	699.94	717.43	735.37	753.75	772.60	791.91	811.71	832.00		7,463.79
17	4	Qtr	2,277.60	9,110.40	9,338.16	1	1	9,338.16	9,571.61	9,810.90	10,056.18	10,307.58	10,565.27	10,829.40	11,100.14	11,377.64	11,662.08		104,618.97
MANAGEMENT COSTS																			
18	1	Item	12,000.00	12,000.00	12,300.00	1	1	12,300.00	12,607.50	12,922.69	13,245.75	13,576.90	13,916.32	14,264.23	14,620.83	14,986.36	15,361.01		137,801.60
19	1	Item	2,000.00	2,000.00	2,050.00	1	1	2,050.00	2,101.25	2,153.78	2,207.63	2,262.82	2,319.39	2,377.37	2,436.81	2,497.73	2,560.17		22,966.93
Annual Works Expenditure			TOTALS					\$34,112.62	\$35,333.15	\$35,839.57	\$37,121.89	\$37,653.94	\$39,001.19	\$39,560.18	\$40,975.62	\$41,562.91	\$59,456.85	\$400,617.91	
Annual Budget Cost								\$35,576.72	\$36,466.13	\$37,377.79	\$38,312.23	\$39,270.04	\$40,251.79	\$41,258.08	\$42,289.53	\$43,346.77	\$44,430.44	\$398,579.52	

Year Start Amount	\$0.00	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41
Annual Sinking Fund Levy (Increasing by 2.5% annually)	\$35,576.72	\$36,466.13	\$37,377.79	\$38,312.23	\$39,270.04	\$40,251.79	\$41,258.08	\$42,289.53	\$43,346.77	\$44,430.44
Sub-Total - Available Funds	\$35,576.72	\$37,974.16	\$40,098.02	\$42,698.44	\$45,013.88	\$47,832.53	\$50,354.36	\$53,407.55	\$56,151.66	\$59,456.85
Annual Works Expenditure	\$34,112.62	\$35,333.15	\$35,839.57	\$37,121.89	\$37,653.94	\$39,001.19	\$39,560.18	\$40,975.62	\$41,562.91	\$59,456.85
Sub-Total - Remaining Funds	\$1,464.10	\$2,641.01	\$4,258.46	\$5,576.55	\$7,359.94	\$8,831.34	\$10,794.19	\$12,431.93	\$14,588.75	\$0.00
Annual Interest on Remaining Funds (3.0% pa)	\$43.92	\$79.23	\$127.75	\$167.30	\$220.80	\$264.94	\$323.83	\$372.96	\$437.66	\$0.00
Total - Year End Amount	\$1,508.02	\$2,720.24	\$4,386.21	\$5,743.85	\$7,580.74	\$9,096.28	\$11,118.01	\$12,804.89	\$15,026.41	\$0.00

Note: Table assumes that the rate of interest earned is 3.0% pa
 Table assumes that the rate of building cost escalation is 2.5% pa
 Table assumes initial annual budget cost of \$35,576.72, escalating at 2.5% P.A.

Appendix D

Bushfire Hazard Management Details

**BUSHFIRE PRONE
DEVELOPMENT SOLUTIONS**

18 December 2015

Thomas Bailey
Room 11 Architects
358B Macquarie Street
SOUTH HOBART TAS 7000

Dear Thomas,

Dorney House, Fort Nelson - Bushfire Hazard Management Options - Feasibility Study

Following our site investigation and review of the consultant brief I provide the following comments for each of the three suggested options for the site.

I can determine that the site is considered bushfire prone under the definitions provided by the Building Act 2000 (Tas) and the Planning Code E1.0 (the Code).

The BAL rating when assessed in accordance with AS3959-2009 for the existing buildings would be BAL-FZ (FDI 50). This is due to the vegetation type (forest) and the slopes under the classified vegetation (15 to 20 degrees). These inputs under the standard, where the vegetation is within 28 metres result in a rating of BAL-FZ.

o **Use option 1 - Rent as a private residence**

The assumption has been made that the buildings on site currently carry existing use rights as a 1a dwelling. There is no legislative requirement to upgrade the Bushfire Protection Measures under the Building Act. However, it is understood that the building use has lapsed under LUPA and would require application for a new Planning Use - Dwelling.

As there is only Use Standards applicable, not Development associated with an application of this option there is no requirement to apply the Bushfire-Prone Areas Code E1.0.

However, it is recommended that a Bushfire Hazard Management Plan be developed to align with the Code. This would require (but is not limited to):

1. Provision and management of hazard management areas that would meet BAL-29 buffer distances from all building facades. This is a distance of 37 metres from all facades and a 37 metres radius from each external corner. Currently the site does not appear have a maintained Hazard Management Area.

The expectations for the vegetation and management within the hazard management area may vary - the best case is to remove the hazard for the entire 37 metres, however it is expected in this case modification and maintenance is the more likely scenario. This requires as a minimum that all debris and litter on the ground should be removed regularly, tree limbs within 2 metres of the ground should be cut away and tree canopies should be trimmed to maintain reasonable horizontal and vertical separation (small clumps of vegetation is acceptable). In addition to the vegetation modification, it is recommended an irrigation system be installed to ensure vegetation within the hazard management area does not dry cure;

2. Sufficient access for fire fighting vehicles - generally a roadway minimum construction standard of Category 4C Road 4m wide, passing bays every 100m, vegetation management for 2m each side of the roadway and 4m vertically above roadway and adjacent managed areas. The existing roadway does not comply with current standards, however with improvement of hardstands/passing bays on each bend and the addition of one passing bay on the longest stretch of straight access it would be reasonable to anticipate compliance with the Codes Objectives for Private Access;

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS

3. Suitable availability to a water supply for fire-fighting purposes - minimum maintained volume of 10,000 litres per building - the supply location or connection to the supply should be within 3m of a fire fighting vehicle hardstand. It is understood there is currently 20,000 litres stored onsite, however it would appear that poly-pipe where exposed above ground would need to be replaced with non-heat deforming pipe. The ability of the current water supply to be delivered at 270 litres per minute is unknown. Therefore, it is expected plumbing infrastructure would need to be installed to allow for Fire Fighting Vehicles to connect to the water supply and draw the water at 270 litres per minute. The water connection point should be within 3 metres of the fire-fighting vehicle hardstand and no closer than 6 metres to any building. The hardstand shall be located so that it is no further than 30 metres from the most disadvantaged part of the building. It is anticipated, due to the building layout that multiple hardstands would be required - not all hardstands need to be provided with a connection to the onsite fire fighting water supply; and
4. Although not required it may be prudent to retrofit bushfire prone area construction measures to the buildings in accordance with AS3959-2009 Section 3, Construction General and 7, Construction for Bushfire Attack Level 29 (BAL-29).

Note: in Tasmania the BAL-29 hazard management area specified by the Australian Standard and applicable to a FDI50 (up to and including 'High Fire Danger'), it also co-exists with the buildings construction measures. Should it not be feasible to retro-fit the building with compliant BAL-29 construction measures it is recommended further extension of the hazard management area and formal development of an evacuation procedure for occupants. This may be along the lines of evacuating as soon as fire is observed and also when FDI50 is exceeded.

o **Use option 2 - Dorney House Program**

The assumption has been made that this proposal would require a change of use application under the Planning Scheme and the Building Act, with an assumed mixed use Visitor Accommodation/Assembly Building and NCC Classification of 9b Assembly Building and any of Residential Class 1a (no change of use), 1b, 2, 3 and possibly 4 (NCC Bushfire provisions do not apply to Class 4 Part buildings).

The type of use described by the brief requires provision for a Bushfire Hazard Management Plan under the Code - E1.5 Vulnerable Use - Visitor Accommodation. Therefore, requirements would be as per points 1 to 4 above; and implementation of an emergency evacuation plan and procedure aligned with that required by Part E1.5.1.1, A2 of the Code is required.

This procedure highlights the need for an understanding of the site by visitors and transient persons. Visitors are to be made aware of the possible bushfire risks which may occur and it would be a requirement for responsible persons on-site to manage the site and its occupants in the event an emergency. Other management strategies may be implemented such as not occupying the buildings on days where the FDI exceeds FDI50. Further determination of an emergency procedure could not be determined until further design documentation is developed and Use and Classifications are established.

Note: if a Building Act change of use, to Class 1b, 2 and 3 occurs, there is a requirement to construct these classes or retrofit the buildings to bushfire prone area construction measures in accordance with AS3959-2009 Section 3, Construction General and 7, Construction for Bushfire Attack Level 29 (BAL-29).

Where change of use occurs under the Building Act it is assumed all works are undertaken to be compliant with the current NCC standards. Where the Bushfire Hazard Management Plan does not meet the deemed to satisfy (as suggested for the vehicular access) requirements of the NCC then an Alternate Solution is required in accordance with the NCC and Building Act - this is at the Building Surveyors discretion and acceptance.

Where an alternate solution is required it is possible to alter the NCC requirements to meet the Performance Criteria set out by the NCC. It would need to demonstrate where the deemed to satisfy provisions are not met how the Bushfire Hazard Management Plan intends to offset the shortfalls of the Deemed to Satisfy provisions. It may be possible to only manage the site with Emergency Procedures and Performance based criteria to meet the Planning Objectives and also the NCC Performance Requirements. This cannot be fully determined until further design documentation and specification are developed

BUSHFIRE PRONE DEVELOPMENT SOLUTIONS

○ **Development/Use option 3 - Development of the site to enable a more intensive use**

As for option 2 above it is assumed a Change of Use will apply under both Planning Scheme and Building Act. Therefore, similar recommendations apply as option 2 development standards above. Should the intensification of the use involve Development which is deemed a Vulnerable Use (Visitor accommodation) the requirement for a larger Hazard Management Area is triggered. The Hazard Management Area separation distances are increased to be greater than or equivalent to BAL-12.5 as per AS3959-2009 - which in this case equates to a distance from facades of 67 metres and a 67 metres radius from external corners of the building. Subsequently the NCC also requires the buildings to be built to bushfire prone area construction measures in accordance with AS3959-2009 Section 3, Construction General and 5, Construction for Bushfire Attack Level 12.5 (BAL-12.5).

Note: as there is further development this may impact upon the volume of water to be stored onsite and the Hazard Management Area will likely increase in size due to the larger area of habitable building. Should the floor area of the buildings of Class 2, 3, 4 and 9b trigger the requirements for fire hose reels and fire hydrants, there is an additional need to provide infrastructure for building fire safety.

As per Option 2, Where change of use occurs under the Building Act it is assumed all works are undertaken to be compliant with the current NCC standards. Where the Bushfire Hazard Management Plan does not meet the deemed to satisfy (as suggested for the vehicular access) requirements of the NCC then an Alternate Solution is required in accordance with the NCC and Building Act - this is at the Building Surveyors discretion and acceptance.

Where an alternate solution is required it is possible to alter the NCC requirements to meet the Performance Criteria set out by the NCC. It would need to demonstrate where the deemed to satisfy provisions are not met, how the Bushfire Hazard Management Plan intends to offset the shortfalls of the Deemed to Satisfy provisions. It may be possible to only manage the site with Emergency Procedures and Performance based criteria to meet the Planning Objectives and also the NCC Performance Requirements. This cannot be fully determined until further design documentation and specification are developed

Disclaimer:

Please note this is preliminary advice only and is reliant upon information provided within the Brief. The final requirements cannot be confirmed until design concept drawings and specifications are provided.

It should be noted that the recommendations do not suggest any existing compliance with any Codes and Legislation. Due to the lack of design documentation and detailed specifications the recommendations contained within does not mean that there is no residual risk to life safety or property as a result of bushfire - there is a significant bushfire risk associated with the property at this time, hence the high BAL rating. A residual level of risk remains which recognises that removing the risk to life and property in absolute terms is not achievable while people continue to build in bushfire prone areas. This limitation is also expressed in the following extract from AS 3959 (2009) which states;

It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.

This level of residual risk is inherent in all bushfire standards and also applies in this instance.

Should you have any issues or questions please feel free to contact me.

Regards



Rhys Menadue - BFP-106

Dorney House Feasibility Study
Bushfire Management

Prepared for: Room 11
January 2016

Section 1
Summary of Costs

Project Summary

Job Name :	<u>FIRE MANAGEMENT</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Estimated Bushfire Management Expenditure

Trd No.	Trade Description	Trade %	Cost/m2	Sub Total	Mark Up %	Trade Total
1	Fire Management	100.00		124,680		124,680
		100.00		124,680		124,680
Final Total : \$						124,680

Section 2
Breakdown of Costs

Trade Breakup

Job Name :	<u>FIRE MANAGEMENT</u>	<u>Job Description</u>
Client's Name:	<u>Room 11</u>	Dorney House Estimated Bushfire Management Expenditure

Item No.	Item Description	Quantity	Unit	Rate	Mark Up %	Amount
<i>Trade :</i> 1 <u>Fire Management</u>						
1	Allowance for preliminaries (15%)	1.00	Item	13,200.00		13,200.00
2	Allow to clear vegetation from building perimeter	1.00	Item	5,000.00		5,000.00
3	Allow to form passing bays to driveway	9.00	no	7,000.00		63,000.00
4	Allow to clear vegetation from driveway	1.00	Item	20,000.00		20,000.00
5	Contingency Allowance (10%)	1.00	Item	10,120.00		10,120.00
6	Allowance for Professional Fees (12%)	1.00	Item	13,360.00		13,360.00
<u>Fire Management</u>					Total :	124,680.00

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Document Status

Author: Clare Hester

Reviewer: Emma Riley

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