Athenium Theatre
The Broadway, Junee

Conservation Management Plan
Review 2018

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1. EXECUTIVE SUMMARY

Junee Shire Council agreed to the preparation of the Conservation Management Plan 2005 review in December 2017 and they provided funding for this Plan. Noel Thomson Architecture (NTA) was appointed as architect and heritage consultant for the upgrading of the Athenium Theatre Conservation Management Plan and the preparation of Masterplanning for future conservation works and upgrading of the theatre’s facilities.

The masterplanning is to include the Athenium Theatre site (Lot 15 DP 10366) and the adjoining vacant site (Lot a DP326545) and for OEH NSW Heritage Council confirmation of the state listed site curtilage refer to Appendix 1 for Athenium Theatre (SHR 01687) aerial view showing Curtilage.

In 2004 Junee Shire Council engaged Philip Leeson Architects and Pip Gionvanelli Heritage Consultant to undertake initial masterplanning options and prepare a Conservation Management Plan for the Athenium Theatre. Following the adoption of the Conservation Management Plan for the Athenium Theatre by Council in 2005, Workshop 1 Pty Ltd (Dunn & Hillam) architects were appointed to undertake preparation of design and documentation for Development Approval. In 2010 Nash Bros builders were appointed and refurbishment works were undertaken for the ‘adaptive re-use’ of the Athenium Theatre into a multi-purpose function centre. Since its reopening in 2011, the “Friends of the Athenium Theatre” prepared documentation for the proscenium arch upgrade, installation of new curtain to the stage and refurbishment of the dress circle, all with NSW Heritage Council approval.

Noel Thomson Architecture, in undertaking the Conservation Management Plan review and the preparation of Masterplanning for the Athenium Theatre, attended the site in early 2018, held workshops with stakeholders and Councillor’s to obtain all relevant information and briefing so as to be able to formulate concept designs for the masterplan.

The Conservation Management Plan 2005 suggested some obvious ways in which the building could be sympathetically modified to achieve an upgraded multi-purpose use. There were several options noted along with functionality and mandatory regulatory requirements for adaptation. These recommendations were undertaken in the 2010 works and they are still relevant today, with these now included in this Conservation Management Plan policy recommendations.

The main policy recommendations of this Plan are as follows;

- CMP 2005 Policy Development Review
- Burra Charter – Basis Of Approach
- Control Change
- Management & Curtilage
- Services
- Safety Measures / Building Regulations
- Maintenance & Repairs
- Building Appearance & Form
- Intrusive Elements
- Conservation Advice & CMP Adoption
- Interiors
- Archaeology
- Adaptive Reuse
- Significance and Conservation Funding
- Friends of the Athenium Theatre

The Masterplan section of the report identifies the constraints and opportunities, which arise as a result of the heritage significance of the Athenium Theatre and input from stakeholders and building owner for the ‘masterplanning’ of the theatre and the adjoining allotment. The Athenium Theatre is to be retained and upgraded in accordance with Conservation guidelines and ‘masterplan’ drawings.
From the stakeholder and Council workshops and meeting with Murray Hume Business Enterprise Centre (BEC) who have been engaged by Council to prepare a ‘Business Plan’, the ‘final’ masterplan brief was established with NTA then being able to produce masterplan concept designs. The basis of the design is outlined below;

1. The all-important air-conditioning of the auditorium is to be based on new designs and whether reverse cycle a/c versus evaporative cooling and hydronic heating rather than the previously designed ‘geothermal’ reverse cycle air-conditioning system.

2. The auditorium to remain a multipurpose space for events such as performances, movies and functions – weddings, conferences, etc.

3. The proposed new development of the ‘commercial kitchen’ has been designed with capacity to handle 300 persons at a function/movie.

4. Adjacent to the kitchen is a new store area that will cater for the storage of seating benches, tables, seats, etc required for the auditorium various functions and layouts. In this extension will also be 2 unisex toilets that will cater for the additional patronage of the venue and staff.

5. Proposal is to upgrade the adjoining lawn area and to provide additional direct egress for the auditorium to a new formal landscaped area with raised platform and arbour that can be utilised as a wedding venue or can be a ‘breakout’ space for conferences, etc.

6. The front area where kitchen currently operates is then to be upgraded to become a kitchenette (for movie use) and use of this area as a small function / meeting / seminar / booking office space - where the external access is to be removed and floor levelled.

7. The proposal for the rear of the building at ground level is for the placement of additional and reworking of existing storage areas to cater for the band equipment and storage of lightweight function equipment, decorations, etc.

8. The proposal for the rear of the building at the upper / stage level is for the placement of additional and reworking of existing dressing room areas that will cater for costume changes, allow access to either side of the stage and be a marshalling area for performances. Also to be provided are updated amenities at both main dressing rooms that will have showers.

For the Masterplan Concept Drawings refer to Appendix 4

This Conservation Management Plan identifies the management and maintenance tasks, which arise as a result of the heritage significance of the Athenium Theatre. Guidelines are required to ensure the appropriate management, statutory approvals and maintenance tasks are followed. For the Management & Maintenance Plan refer to Appendix 2 and for the Maintenance Checklist refer to Appendix 3.

The Proposed Scope of Works section of this Conservation Management Plan is not intended to be an exhaustive specification for building works. It is an indicative list only intended to describe the Masterplan. It should be read in conjunction with the masterplan drawings, the conservation management plan and the opinion of probable cost. All work to comply with the Building Code of Australia (BCA), AS 1428.1 (General Disabled Access Code) and to be the subject of future detailed design and specification by relevant consultants.

Recommendation for the implementation of the masterplan designs is that arrangements should be put in place to engage a full team of consultants with relevant experience, including heritage, archaeology, services, structure and landscape consultants to assist in the preparation of tender / construction documentation based on the following stages / scope of works.

Stage 1: Building repairs and maintenance including areas of damaged brickwork due to rising damp,

Stage 2: Construct storage area, relocate stair, provide mechanical services to the building – upgrade the lighting & sound system Upgrade lawn area on adjacent allotment – arbour, etc

Stage 3: Upgrade lawn area on adjacent allotment to provide for an external function/breakout area with new arbours, paving, lawn, hedges/landscaping.

Stage 4: Construct new kitchen/ storage/ toilet structure with link to auditorium and external function area.
Stage 5: Rework kitchenette and ante area (close off street access doors and level floor) to become new operational/seminar/meeting area.

Stage 6: Rework existing stores at ground level and construct link and dressing room space at upper/stage level.

Stage 7: Further conservation works, building repairs and maintenance that will enhance the internal and external areas of the building.

Stage 8: Install solar panel system to roof and upgrade electrics.

The Opinion of Probable Construction Costs section of this Conservation Management Plan provides a costs for the Athenium Theatre Masterplanning Development and is based on the Masterplan Concept Drawings (MP1-MP7 inclusive) dated April 2018 for the proposed stages of the above project where undertaken by professional Contractors. The costs (at 2018 prices) for all stages of the proposed development / scope of works is between $1,188,000 and $1,422,500 Excl GST.
2. INTRODUCTION

2.1 PURPOSE

A Conservation Management Plan is a conservation planning document, which analyses the current context, condition, and management of the place [which has cultural significance], and provides conservation management policies and strategies for the ‘best practice’ management of the place taking into account client and ‘external’ requirements, and current and optimum management structures for the Athenium Theatre, Junee.

Junee Shire Council agreed to the preparation of the Conservation Management Plan 2005 review in December 2017 and they provided funding for this Plan.

Junee Shire Council provided the following tasks to be undertaken in relation to the Masterplan for the Athenium Theatre:

Tasks
1.1. Undertake a site visit to record and review the issues;
1.2. Consult fully with relevant Council Officers and Project Manager, in relation to the project;
1.3. Investigate the previous studies & related documents including the CMP;
1.4. Complete the following tasks in relation to the CMP review and update:
   4.1. Investigate the significance & prepare a current Statement of Significance.
   4.2. Update the physical analysis & condition.
   4.3. Review State Heritage Inventory listing
   4.4. Review the Conservation Policies.
   4.5. Review a Maintenance Schedule.
   4.6. Provide a Schedule of urgent conservation works.
   4.7. Review the future uses after meeting stakeholders and studying the constraints & opportunities.
   4.8. Advise and liaise with Council on the issues.

2.2 HERITAGE SIGNIFICANCE

The Athenium Theatre (former JADDA Centre) was listed on the State Heritage Register by Heritage Council and gazetted on 9 Jan 2004 due to the heritage significance of the building to the state of New South Wales. As part of the listing proposal Dr Ross Thorne undertook the heritage assessment of the Athenium Theatre in 2003. In summary, Dr Thorne's statement of significance refers to the following values:

Rarity for its historical association with the practice of "movie going", and for its decoration in the form of 'trellis and vine' motif that highlights the theatre's association with Nicholas Laurantus.

Socially as a cinema, surrogate town hall and later as a community centre,

Demonstrative as a good example of the work of Karberry and Chard, being one of only 3 relatively intact cinemas remaining from a once wide body of work. The other two are the Montreal in Tumut and the Roxy in Leeton.

Associational for having been built by Nicholas Laurantus, the Greek businessman, and as one of the few remaining venues in which Gladys Moncreif performed.

Aesthetic for its decorative treatments and its landmark and streetscape quality.

Statement of Significance:

Due to its now rarity, as a building-type, the Athenium Theatre symbolises, for the State, an association with past events, persons and groups who contributed or participated in an important and cultural phenomenon of the 20th century, namely 'movie going'.
Due to its rarity it symbolises the use of a cinema building as the social centre of a town with its being surrogate town hall. This and the role of the community (JADDA) organisation from 1976/7 accord the building the status of social significance for the State.

The building is highly representative as a good example of the design-work of theatre architects, Kaberry and Chard it being one of only three remaining relatively intact out of a large body of work across the State.

The building has as association with Greek immigrant business and benefactor, Sir Nicholas Laurantus, and through its rarity, symbolises his interests in cinema operation in the Riverina region.

It also is one of the few remaining buildings in NSW that has a direct connection with Gladys Moncrief OBE, and the country touring that she and lesser Australian stage artists did in the 1920s, 30s, and 40s.

Of the 116 movie theatres operated by Greek immigrants in NSW, this one unusually possesses added decoration (presumably by George Laurantus, brother of Nicholas) in the form of a trellis and vine leaf motif. It provides a ‘Greek overlay’ to portion of the auditorium. This exhibits significance in aesthetic terms in relation to the importance of the Greek contribution to developing cinema operation in NSW.

Extract from State Heritage Listing OEH website – Significance updated, 10 Oct 2013

2.3 BACKGROUND & OVERVIEW

Junee Shire Council engaged Philip Leeson Architects and Pip Gionvanelli Heritage Consultant to undertake masterplanning options and Conservation Management Plan for the Athenium Theatre in 2004. The project proceeded in the following manner;

- June 2004 – site investigation and meetings with working party.
- Sept 2004 – Structural Engineer’s inspection and advice
- Oct 2004 – Mechanical Engineer’s review and options
- Jan 2005 – Preparation of Draft CMP
- Mar 2005 – preparation of architectural masterplan concepts
- April 2005 – draft estimates prepared for the masterplan design options
- June 2005 – Final CMP Issued to Junee Shire Council
The Conservation Management Plan included the following sections:

1. Introduction
2. Conservation Plan
3. Structural Report
4. Photographic Survey
5. Preliminary Concept Sketches
6. Master Plan Drawings
7. Master Plan Scope of Works
8. Mechanical Services Report
9. Cost Estimates

Following the adoption of the Conservation Management Plan for the Athenium Theatre by Council in 2005, Workshop 1 Pty Ltd architects were appointed to undertake preparation of design and documentation for Development Approval. The project proceeded in the following manner;

Nov 2007 – DA Drawings and SOHI prepared by Workshop 1
Feb 2008 – IDA approval for Athenium Theatre upgrade from Junee Shire Council
Nov 2008 – Athenium Theatre s60 Report prepared by Noel Thomson accompanies s60 application to NSW Heritage Office
Dec 2008 – s60 Approval from NSW Heritage Council for ‘Adaptive reuse of heritage building’
Feb 2009 – Replacement of roof to the Athenium Theatre completed
April 2009 – GHD Mechanical Engineer’s air-conditioning design and specification prepared
Jan 2010 – Preparation of architectural tender documents and tenders called
Mar 2010 – Nash Bros (builders) awarded contract for the upgrade works at the Athenium Theatre and works commence on site
Oct 2010 – Works for the upgrade of Athenium Theatre completed and building use commenced
June 2011 – Structural Engineer’s design and documentation prepared for the proscenium arch upgrade
April 2012 – Proscenium arch upgrade completed and Dr Ross Thorne donates new stage curtain
Mar 2016 – “Friends of the Athenium Theatre” prepare documentation for dress circle upgrade and seek s60 approval
Sept 2016 – s60 Approval from NSW Heritage Council for ‘refurbishment of dress circle’
July 2017 – Works for the upgrade refurbishment of dress circle completed

2.4 ACKNOWLEDGEMENTS

This document has been prepared by Noel Thomson of Noel Thomson Architecture Pty Ltd with the assistance of;

Grant Johnson - Junee Shire Council
David Koren - Junee Shire Council
Paul O’Brien - Junee Shire Council
Anna London - OEH NSW Heritage Division
Virginia Stewart - Friends of Athenium Theatre & Cultural Centre Inc
Maria Turner - Friends of Athenium Theatre & Cultural Centre Inc
Karen Clemson - Friends of Athenium Theatre & Cultural Centre Inc
Jackie Starr - Junee Brass Band
Shannon Oke - So Dance Junee Group

and research / documentation from government agencies, reports, inventories, etc including;

- OEH NSW Heritage State Listing for Athenium Theatre – Listing No. 1687
- Junee Heritage Inventory for Athenium Theatre – SHI No. 1840066
- Junee Shire Thematic History by Sherry Morris (2007)
- Proscenium Arch Structural drgs for Athenium Theatre by Georg Krogh Engineer (2011)
- Structural Assessment Report for Athenium Theatre by Xeros Piccolo Engineers (2018)
- Athenium Theatre Function Package by Junee Shire Council (2017)
3. CONSERVATION POLICY

INTRODUCTION:
The guiding conservation policy is that the Athenium Theatre shall be conserved and appropriately managed in a manner respecting its cultural & state heritage significance and the features intrinsic to that heritage significance, and consistent with sympathetic and viable use or uses.

3.1 CMP 2005 POLICY DEVELOPMENT REVIEW

1. CONDITION OF BUILDING FABRIC
   The CMP 2005 noted that the condition of the building fabric consistent with the age and ‘wear and tear’ and that there was superficial (non-structural) degradation, with some conservation works undertaken during the building upgrade in 2010.

2. SIGNIFICANCE
   Statement of significance has been reviewed and this can be referenced in Section 2.2

3. IMPACT ON FABRIC
   Confirmation that fabric/items of important elements in the building were conserved during the previous works as recommended in the CMP 2005.

4. SERVICES
   The CMP 2005 noted that the introduction of services (eg heating and cooling, toilets etc) would inevitably have some adverse impact on significant fabric. The design of systems should aim to minimise impacts, and the impact of differing systems and location of plant should be considered in any proposed new works – for new Services policies refer Section 3.5

5. FUNCTIONALITY OF SPACES
   The CMP 2005 noted that the functionality of spaces for the existing two shops, kitchen, foyer, storage, toilets, change rooms, rear stairs, dress circle and adjacent garden and provided insight to how these maybe utilised in the Masterplan. Some of these recommendations were adopted for the building upgrade works undertaken in 2010 such as; conversion of shops to toilets and kitchen, upgrading of rear fire stairs, dress circle refurbishment and access to the adjacent garden.

6. USE
   The CMP 2005 noted that “Council and the community are generally agreed that the building should be restored for multi-purpose use, which could include
   • Public hall, (for large school and community gatherings)
   • Function centre (weddings, 21st birthdays, family re-union etc),
   • Dancing,
   • Blue light disco
   • Theatre performance
   • Film screenings
   • Art gallery,
   • Markets,
   • Auctions
   • Music group and band practice
   • A café that can operates as a separate commercial venture”

These are still the preferred uses for the building in 2018. Given the proposed varied multi-purpose use by large and small groups, key user requirements will include:
   • Food warming and serving
   • Toilet facilities, including disabled toilets
   • Storage areas for numerous chairs, tables, screens etc
   • Heating, cooling and ventilation
   • Infrastructure for stage performances, (spot lights, drops etc)
• Equipment for film projection (screen, projector, sound)
• Equipment for audio visual presentation (lectern, voice microphone, power-point projection etc)
• As some of the AV equipment is expensive and will only be required for specific occasions, provision of infrastructure only is envisaged at the initial stage
• Possible access to attractively landscaped garden areas for functions, wedding photos etc.

7. AUTHORITY REQUIREMENTS

8. STATEMENT OF CONSERVATION POLICY
The CMP 2005 noted that;
• The building is to be conserved and adapted for future use. The building is an item of State heritage significant and so demolition and neglect are not appropriate conservation options.
• To the extent possible, significant detail is to be retained or enhanced by retrieving its former condition.
• New or modified fabric on the street façade, foyer, auditorium and proscenium should closely replicate historic detail
• Interiors of new spaces such as kitchen, toilets, store-rooms and meeting rooms may be in a sympathetic and modern expression.
• Additions that connect to the side or rear of the building should adopt architectural styling that is similar and/or appropriate to the building.
• Free-standing structures that may linked to the exterior of the building can be in a modern but sympathetic design expression.
• Partition walls in significant spaces, eg between the dress circle and auditorium should be should be reversible and should respect the character of the spaces.

Some aspects of the stated Conservation Policy were undertaken in upgrading of the building in 2010

9. ADAPTATION OPTIONS
The CMP 2005 suggested some obvious ways in which the building could be sympathetically modified to achieve an upgraded multi-purpose use. There were several options noted along with functionality and mandatory regulatory requirements for adaptation. These assisted in the master planning process and were included in the upgrading of the building in 2010. Some of the following key elements noted in the CMP 2005 still remain relevant;
• A set of doors could be introduced into the south wall to enable the auditorium to operate in conjunction with a landscaped side garden. This would compromise significance to an extent and can only be justified if there is a particularly valuable functional gain.
• A new structure could be constructed in the garden on the left hand side as seen from street, and linked directly or indirectly to the building.
• Interior of dressing rooms may be upgraded and layout modified.
• Rear safety stairs may be deleted and the space adapted
• New functional spaces may be added to the rear of the building.

3.2 BURRA CHARTER – BASIS OF APPROACH
POLICY 2.1
All conservation work and development will be carried out in accordance with the principles of The Australia ICOMOS charter for the conservation of places of cultural significance (the Burra Charter) in its current form.

POLICY 2.2
The statement of significance in this plan, together with any additional detailed research and assessments and scope of works, will guide future decisions and work on the place.

POLICY 2.3
Prior to undertaking work to any fabric on any building as having Significance, a statement of heritage impact consistent with NSW Heritage Manual procedures, shall be prepared which;
• Verifies the assessment of Significance through detailed investigation, recording and evaluation by conservation professional.
• Confirms the relevant policies applicable to the Significance and level of intervention proposed.
• Establishes a comprehensive specification applicable to the proposal, based on conservation policies from this Plan.

POLICY 2.4
All available documentary and physical evidence is to be reviewed as a guide, prior to any work being undertaken. All work to be undertaken on the basis of known evidence. Conjecture, guesswork or prejudicial estimation is not acceptable.

POLICY 2.5
Retention, enhancement and retrieval of significant characteristics should be adopted as opportunities arise, after consideration of the changing needs and circumstances of the site and its users.

3.3 CONTROL CHANGE

POLICY 3.1
Ensure that sufficient consultation related to changes occurs between the stakeholders and Junee Shire Council.

POLICY 3.2
Ensure that changes provide for retention and enhancement of all significant fabric and items as identified in the Report.

POLICY 3.3
Ensure that the Scope of Works as referenced in this Report are updated for any future works, then adopted and carried out in the recommended priority order proposed.

POLICY 3.4
Ensure that all proposals are fully funded prior to works commencing on site.

POLICY 3.5
Ensure that all changes to the building have been vetted / approved by an experienced and professional conservation ‘consultant’ prior to any conservation works being undertaken.

POLICY 3.6
Prior to undertaking any changes or conservation works to the building ensure that approval for Works has been obtained from the NSW Heritage Council.

3.4 MANAGEMENT & CURTILAGE

POLICY 4.1
The curtilage for the site shall cover both the Athenium Theatre and the adjacent south allotment. The whole site is covered by the two allotments and due to its heritage links, a Management Structure should be established that is capable of the following:
Representing the main stakeholders, including the site owners (Junee Shire Council) and the views of Community Organisations as represented through the Friends of Athenium Theatre, Junee Band and Junee Dance;
• Provide and manage levels of authority and responsibility for the stakeholders.
• Devise, implement and supervise conservation works / maintenance activities.
• Enhancing and develop the Cultural Significance of the site.
• Establishing visitor related activities which support appropriate interpretation and promotion.

POLICY 4.2
Decisions must be made in the context of the use of the Athenium Theatre and the whole site and its significance;
Efficient and appropriate use should be made of the Athenium Theatre site, while also having regard to the amenity and value to the community.

3.5 SERVICES

POLICY 5.1
New or existing services should not generally be chased into brickwork or superimposed on fabric in visible locations while brackets; mountings and fixings should not damage significant fabric.

POLICY 5.2
All redundant services should be removed and the surrounding fabric made good, in particular where these services are exposed and visually intrusive.

POLICY 5.3
External lights should be in keeping with traditional fittings, of appropriate design and unobtrusive. Lighting levels should provide safety at night and an appropriate degree of spilled lighting to the buildings without apparent “floodlighting” or glare.

POLICY 5.4
Air-conditioning - the objective is to design the least disruptive and intrusive locations for future mechanical services. The placement of external equipment/units is to be considered.

POLICY 5.5
Solar photovoltaic collectors - the objective is to place these intrusive modern services onto roofs where they will have lesser impact on the heritage significance. This proposal is to place solar panels on the north roof of the Athenium Theatre so that it is less visible from the street.

POLICY 5.6
Satellite dishes/antennae - while the installation of satellite equipment does not require planning approval, installation may well affect the heritage significance. When installing make sure cabling is not run along external walls, care to be taken not to damage any significant features and placement should be at the rear of the property where it is not visible from the street.

POLICY 5.7
Water tanks - while many heritage places were originally equipped with water tanks a newly placed water tank has been located on the site. Traditionally tanks were placed at the rear of the buildings so that they were not visible from the front boundary. In this instance a modern ‘plastic’ water storage tank has been placed at the front of the adjoining allotment and proposal is to relocate to the rear when new building works have been completed.

3.6 SAFETY MEASURES

POLICY 6.1
Conflicts between Fire Safety requirements and conservation recommendations should at first be referred to the Fire Advisory Panel of the OEH NSW Heritage Division.

POLICY 6.2
All works shall meet the performance requirements and provisions of the Building Code of Australia for Fire, Egress and essential Services, as administered by Junee Shire Council.

POLICY 6.3
Conflicts between Building Code requirements and Conservation recommendations should at first be referred to the OEH NSW Heritage Council seeking specialist advice and then be resolved through negotiation with Council. The basis for a solution, which satisfies the performance requirements of the Code, may require dispensation.

3.7 MAINTENANCE & REPAIRS

POLICY 7.1
Undertake all tasks as set out in the Scope of Works for implementation in accordance with this Conservation Management Plan and with the minimum intervention in the significant fabric.
POLICY 7.2
Use of the Management and Maintenance Plan as advised by this Conservation Management Plan.

POLICY 7.3
As part of the ‘Total Asset Management Planning’, the owners/stakeholders shall include forecast expenditures sufficient for a five year Maintenance Plan.

POLICY 7.4
Consultants, staff and tradespeople must have appropriate qualifications for the tasks including sound conservation experience.

POLICY 7.5
In accordance with the “Burra Charter” Significant fabric must not be damaged by maintenance and repair activity. Trade demarcation will not be permitted to inhibit the conservation requirements for making good the surrounding materials and finishes.

POLICY 7.6
Roofs, gutters, downpipes and drains, brickwork & dampness are to be subject to regular inspection, repair and maintenance.

3.8 BUILDING APPEARANCE & FORM

POLICY 8.1
Adaptation, which does not adversely affect the character and significance of the Athenium Theatre may be permitted within areas of building, however the following alterations may not be acceptable;

- The removal of primary internal walls
- Any works at the proscenium arch, side screens and dress circle balustrade
- New openings for doors and windows in significant rooms and external original walls
- Externally mounted plant and equipment
- Attached and exposed services and conduits
- Where there appears to be no feasible alternative for mechanical plant & equipment and exposed services, they should be accommodated and screened with a discrete envelope, painted in a similar colour to the surrounding material

POLICY 8.2
The theatre building should retain its principal form including the floor layouts, roofs, mass, decoration, fenestration and access points. Work to areas of significance should be limited to preservation, restoration and reinstatement. All work, which could have a detrimental impact on the external form, is not acceptable.

POLICY 8.3
External materials, finishes and colour schemes for the theatre building should be based on site investigation and scope of works.

3.9 INTRUSIVE ELEMENTS

POLICY 9.1
Intrusive elements, such as later added rain water tank adjacent to the theatre building should be removed or relocated so as to eliminate or reduce their detrimental impact on the significance of the Athenium Theatre.

POLICY 9.2
The making good of fabric associated with the removal of intrusive elements must be completed without further damage, and in a manner consistent with the Burra Charter principles of restoration or reconstruction.
3.10 CONSERVATION ADVICE & CMP ADOPTION

POLICY 10.1
The Conservation Management Plan is a guide for the future care and maintenance of the Athenium Theatre. Experienced and professional conservation advice should be utilised for all conservation works.

POLICY 10.2
A comprehensive copy of all relevant archival materials should be assembled for reference use on site and stored in a secure manner at the Athenium Theatre. A similar copy should be lodged with the Junee Library for reference and safe keeping. The following should be included;

- Copies of all drawings and plans
- Copies of all available photographs
- A copy of the Conservation Management Plan
- A copy of the Management and Maintenance Plan
- A copy of the Maintenance Plan / Checklist
- A copy of relevant records relating to building maintenance contractors and works.

POLICY 10.3
Scopes of work for the Athenium Theatre building and site elements shall be prepared and form part of this Plan. Priority should be given to the documented works that are highlighted in the Athenium Theatre – Scope of Works by Noel Thomson Architecture Pty Ltd - Refer Appendix 3

POLICY 10.4
A commitment is to be made to consult stakeholders and Junee Shire Council with regard to the adequate care and maintenance of the Athenium Theatre building and site.

POLICY 10.5
The ICOMOS Burra Charter recommends that a Conservation Management Plan should contain provision for adoption and review.

Junee Shire Council and the OEH NSW Heritage Council to adopt/endorse this Conservation Management Plan. Review this plan within 10 years, or in the event of radical change to the Athenium Theatre building, or in ownership and major changes in use or circumstances. Endorsement of this Plan will allow the undertaking of ‘deemed exempt’ works, without the necessity of reference to the OEH NSW Heritage Council.

POLICY 10.6
On adoption / endorsement of this Conservation Management Plan, Junee Shire Council shall make this Plan available to the general public and place a copy in the Junee Library.

3.11 INTERIORS

POLICY 11.1
Ensure that all uses are sympathetic with the conservation of significant building fabric and finishes.

POLICY 11.2
Where appropriate, reinstatement of significant items such as light fittings and fixtures should be based on archival research and be consistent with the Burra Charter principles, in particular;

- Doors and windows
- Pendant light fittings
- Ceilings (auditorium)
- Timber joinery - including skirtings, architraves, etc.
3.12 ARCHAEOLOGY

POLICY 12.1
Where works are proposed which involve excavation, an archaeological assessment should be made to determine the possibility that relics may be revealed. This is particularly the case at the rear of the Theatre building and on the adjoining ‘vacant’ allotment (to the south side of the site).

POLICY 12.2
Where there is a possibility that relics may be exposed, specialist advice should be obtained from the OEH NSW Heritage Division, prior to the commencement of work. An Archaeological investigation should then be undertaken to assess, identify and record evidence of previous development.

POLICY 12.3
Where archaeological evidence is revealed at a works site, excavation should cease until advice has been obtained from a suitably qualified professional from the OEH NSW Heritage Council.

3.13 ADAPTIVE REUSE & OPPORTUNITIES

POLICY 13.1
Encourage and support research directed at increasing the knowledge and understanding of the significance of the Athenium Theatre at a local level (Junee & Wagga Wagga) and promote through the Junee Tourist Information Centre, Junee Shire Council and Friends of Athenium Theatre. The following areas of research are worthy of detailed investigation;

- Detailed history of the establishment of the Athenium Theatre
- The operation of the Theatre and its relationship with Junee residents

POLICY 13.2
Support the development of temporary exhibitions, in conjunction with Policy 13.1 with the objective of attracting the support of the community. Temporary exhibitions including the “Bald Archys” could be attracted to the Athenium and this creates awareness of the facility to the public in Junee and Wagga Wagga.

POLICY 13.3
Maintain contact with Museums & Galleries within the region to exchange information and skills related to the development of exhibitions and apply for funding for such projects through the Ministry for the Arts.

POLICY 13.4
Maintain contact with Theatres within the region to exchange information and skills related to the projection of movies and performance venues.

POLICY 13.5
Continue to promote the use of the Athenium Theatre as a ‘Function Centre’ capable of holding conferences, performances, weddings, etc through the Junee Tourist Information Centre, Junee Shire Council and Friends of Athenium Theatre literature and websites.

3.14 SIGNIFICANCE AND CONSERVATION FUNDING

POLICY 14.1
As highlighted in the Heritage Significance section of this Conservation Management Plan, the Athenium Theatre is of state significance and is listed on the NSW Heritage Council; State Heritage Register.

POLICY 14.2
Junee Shire Council should pursue funding of the conservation works as outlined in the Scope of Works for the Athenium Theatre, Junee and other issues raised in this CMP.
3.15 FRIENDS OF THE ATHENIUM THEATRE

POLICY 15.1
Friends of the Athenium Theatre & Cultural Centre Inc committee have prepared a Mission Statement for the Athenium Theatre which was adopted at their meeting on 7 December 2017. Statement is as follows;
“Friends of the Athenium Theatre & Cultural Centre have the primary responsibility as guardians of the Theatre, to protect its authenticity, and promote the productivity of the building. We do this by respecting its heritage value and augmenting the infrastructure necessary to meet both current and future needs of the community it serves. The Athenium enjoys a vital role as the community heart for the people of Junee, in addition to its theatrical role. Through their service and commitment, the Friends aspire to promote the facility and maintain its high level of usability; ensuring the needs of the people of Junee are met. Ongoing liaison with Junee Council, State Government departments and other existing organizations is pivotal in this success.”

POLICY 15.2
Undertake all tasks as set out in the Vision Statement and Scope of Works for implementation in accordance with this Conservation Management Plan and with the minimum intervention in the significant fabric.

POLICY 15.3
Friends of Athenium Theatre & Cultural Centre Inc committee have highlighted Works that would be desirable in the preparation of the Masterplanning and this Conservation Management Plan and these include;

- Provide air-conditioning to the theatre for better utilisation of the building all year round.
- Provide new kitchen required that is large enough to cater for the function and to be to a professional catering standard.
- Maintenance issues raised; need to address moisture / rising damp, seepage and roof leaks.
- Provide for movies to be brought back to the theatre which will require resolution of fire issues at the dress circle and upgrade of projection and sound.
- Blackout blinds for the windows to prevent light penetration during daytime movies. The inside edge of the windows could be painted black to assist.
- Stage upgrade required, in particular lighting and sound along with need for better and additional dressing room space.
- External lighting is currently poor and not operating correctly and needs review. Some internal areas – backstage and storage are also poorly light and upgrade required.
- Conservation of dress circle + balustrade, proscenium arch and side screens is required on ongoing basis so that deterioration is avoided.
4. MASTERPLAN

INTRODUCTION:

This section of the report identifies the constraints and opportunities, which arise as a result of the heritage significance of the Athenium Theatre and input from stakeholders and building owner for the ‘masterplanning’ of the theatre and the adjoining allotment. The Athenium Theatre is to be retained and upgraded in accordance with Conservation guidelines and ‘masterplan’ drawings.

4.1 PREPARATION OF MASTERPLAN

It is important that an in principle agreement with the full range of stakeholders for the Athenium Theatre is reached for the preparation of a masterplan. Based on the appreciation of constraints and opportunities for the theatre and the adjoining allotment and the operational aspects a detailed masterplan should be developed.

Refine all options for potential uses for the Athenium Theatre in the preparation of the masterplan and if necessary set stages for the works to be undertaken. Complete all necessary consultations and prepare a ‘Business Plan’ to prove the viability of the proposal.

Junee Shire Council provided the following tasks to be undertaken in relation to the Masterplan for the Athenium Theatre;

1. Consult fully with relevant Council Officers, Project Manager and user groups of the Athenium (eg Friends of the Athenium, Junee Band)

2. Following consultations, determine the best solutions for the future development of the Athenium to meet anticipated future needs, particularly:
   2.1 Review the technical issues and options for a kitchen, catering functionality, storage for temporary use items & equipment, air-conditioning, ventilation and stage sound/lighting
   2.2 Review options for practical landscaping of the site – planting, pavements and ground and structured planting treatments

Noel Thomson prepared briefing notes and facilitated the Workshop at Council with stakeholders (Friends of the Athenium, Junee Band) on 21 February 2018 where review of current theatre operations undertaken and input into master planning was obtained. From this meeting an outline of opportunities and restraints were highlighted as follows;

1. First priority is to air-condition the theatre so as to better utilise the building all year round.
2. Conservation of dress circle + balustrade, proscenium arch and side screens is required on ongoing basis so that deterioration is avoided.
3. Maintenance issues raised; need to address moisture / rising damp, seepage and roof leaks.
4. New kitchen required for the facility that is large enough to cater for the range of functions and to be a professional catering standard.
5. Intention is that movies to be brought back to the theatre which requires resolution of fire issues at the dress circle, so that it can be used now that refurbishment complete. and upgrade of projection and sound.
6. Suggestion for ‘dumb waiter’ to be included in design to service the dress circle seats.
7. Maybe the servery area in the kitchen could be incorporated as a lolly shop during movies.
8. For movies to be successful an upgrade of projection and sound systems required.
9. Blackout blinds for the windows to prevent light penetration during daytime movies. The inside edge of the windows could be painted black to assist.
10. Stage upgrade required, in particular lighting and sound along with need for better and additional dressing room space.
11. External lighting is currently poor and not operating correctly and needs review. Some internal areas – backstage and storage are also poorly light and upgrade required.
12. Paint the outside ramp and generally pretty it up a bit as the original disabled ramp plan illustrated a tiled area.
Taking on board the stakeholder Workshop outcomes preliminary masterplan concept sketch options with differing layouts and facilities were prepared and presented to Councillors at Workshop on 27 March 2018. From this meeting clearer directions were obtained in regards to how the theatre is proposed to be utilised. Currently the building can be operated for many functions, from picture theatre/movies, live performance venue (stage, band, musical, presentation nights, etc), function centre venue (weddings, parties, conferences, seminars, etc) and for other occasions as outlined in Council’s Athenium Theatre Function Package and Application Form.

Meeting held with Business Enterprise Centre (BEC) Wagga Wagga on 28 March 2018 with Council and BEC representatives to discuss the impact of the design concepts on the preparation of the ‘Business Plan’. From the workshop and the meetings on the 27 & 28 March the ‘final’ masterplan brief was established with NTA then being able to produce masterplan concept designs. The basis of the design is outlined below;

1. The all-important air-conditioning of the auditorium is to be based on new designs and whether reverse cycle a/c versus evaporative cooling and hydronic heating rather than the previously designed ‘geothermal’ reverse cycle air-conditioning system.
2. The auditorium to remain a multipurpose space for events such as performances, movies and functions
3. The proposed new development of the ‘commercial kitchen’ has been designed with capacity to handle 300 persons at a function/movie.
4. Adjacent to the kitchen is a new store area that will cater for the storage of seating benches, tables, seats, etc required for the auditorium various functions and layouts
5. In this extension will also be 2 unisex toilets that will cater for the additional patronage of the venue and for staff.
6. Proposal is to upgrade the adjoining lawn area and to provide additional direct egress for the auditorium to a new formal landscaped area with raised platform and arbour that can be utilised as a wedding venue or can be a ‘breakout’ space for conferences, etc
7. The front area where kitchen currently operates is then to be upgraded to become a kitchenette (for movie use) and use of this area as a small function / meeting / seminar / booking office space - where the external access is to be removed and floor levelled.
8. The proposal for the rear of the building at ground level is for the placement of additional and reworking of existing storage areas to cater for the band equipment and storage of lightweight function equipment, decorations, etc.
9. The proposal for the rear of the building at the upper / stage level is for the placement of additional and reworking of existing dressing room areas that will cater for costume changes, allow access to either side of the stage and be a marshalling area for performances. Also to be provided are updated amenities at both main dressing rooms that will have showers.

Refer to Appendix 4 for the Masterplan Concept Drawings

4.2 IMPLEMENTATION OF A MASTERPLAN

Arrangements should be put in place to engage a full team of consultants with relevant experience, including heritage, archaeology, services, structure and landscape consultants to assist in the preparation of tender / construction documentation for the implementation of the masterplan designs.

The cost of conserving the significant parts of the building, further adaptation of the building to enable multi-function use and upgrading services to an acceptable standard is likely to be in excess of the available local resources in the short term. As is often the case with projects such as these, staged implementation of the works is likely to be the adopted strategy.

In determining priorities, both cost and need have been considered. One of the major expenses will be the cost of a heating and cooling system that would be suitable for the whole auditorium space, including the upper dress circle.
High priority works are for the conservation / maintenance repairs which will assist in the long-term structural capability of the building, medium priority works are for the upgrade / expansion of the building will assist in the long-term viability of the building and low priority work achieves a particularly high quality facility across all areas of potential use. The works have been set out below in stages as the likelihood is that the works will be implemented progressively. Depending on the availability of funding, construction works could be staged as follows;

Stage 1: Building repairs and maintenance including areas of damaged brickwork due to rising damp, review and install appropriate damp course/waterproofing, window repairs and painting, etc

Stage 2: Construct new link for storage at ground level, relocate stair and provide mechanical services to the building – auditorium, dress circle and stage areas. Upgrade the lighting and sound system for cinema/movies and live performances.

Stage 3: Upgrade lawn area on adjacent allotment to provide for an external function/breakout area with new arbours, paving, lawn, hedges/landscaping.

Stage 4: Construct new kitchen/ storage/ toilet structure with link to auditorium and external function area.

Stage 5: Rework kitchenette and ante area (close off street access doors and level floor) to become new operational/seminar area.

Stage 6: Rework existing stores at ground level and construct link and dressing room space at upper/stage level.

Stage 7: Further conservation works, building repairs and maintenance that will enhance the internal and external areas of the building.

Stage 8: Install solar panel system to roof and upgrade electrics.
5. MANAGEMENT AND MAINTENANCE PLAN

INTRODUCTION:
This section of the report identifies the management and maintenance tasks, which arise as a result of the heritage significance of the Athenium Theatre. Guidelines are required to ensure the appropriate management, statutory approvals and maintenance tasks are followed.

5.1 RECOMMENDATION FOR WORKS
The Athenium Theatre is to be retained and upgraded in accordance with Conservation guidelines.
Complete essential conservation works that are required to prevent further decay to the building fabric and establish clear management and operational guidelines for all contractors, staff and visitors, so that they are aware of the heritage value of the building/site.

5.2 STATUTORY CONTROLS AND OPPORTUNITIES
As with all development, Council will require a Development Application and an application for a Construction Certificate. Both applications will require all the works to be fully described in a Heritage Impact Statement completed by a heritage architect. This is to ensure that the general character of the works is sympathetic with the significance of the buildings, and that the details such as disabled access, smoke detection, air-conditioning and security devices do not detract from the heritage architecture.

As an item of state significance listed by the OEH NSW Heritage Division, regular contact with the representatives will also be necessary. The approval process and documentation for proposed works by Heritage Council is similar to that required by Junee Shire Council.

It is recommended that the CMP is aligned with the completion of the masterplan. This CMP may then be proposed to Junee Shire Council as a document for consent, allowing works, which are covered within the agreed CMP to be exempt from a continual approval process.

As the Athenium Theatre is a listed item of State significance, a similar strategy may be carried out with the OEH NSW Heritage Council. This will ensure that certain works, such as maintenance and repair, can be carried out in accordance with Section 57 (2) of the NSW Heritage Act, without requiring the approval of the Heritage Council.

5.3 MANAGEMENT
The following policies should direct and support all future decisions concerning the site including those involving restoration, reinstatement and new construction.

It is highly recommended that an experienced heritage architect be retained to consistently advise on conservation and development issues. This will ensure that documentation and proposed works are always based on sound advice, relative to the heritage significance of the Athenium Theatre and the statutory requirements and approvals.

5.4 MAINTENANCE
The Conservation Management Plan lists the works, which maybe defined as corrective maintenance. These items are designed to bring the building to an acceptable standard. This will apply to the building fabric and also to the appropriate character of the materials, finishes and workmanship. The Management & Maintenance Plan must then cover the following requirements;

- Planned maintenance: For example cleaning of roofs and gutters, deterring roosting pigeons, external painting, etc.
- Emergency corrective maintenance: For example health, safety and security issues.
- Maintenance tasks maybe carried out by staff in some instances, but mostly by specialist contractors and tradespeople. It is essential that all personnel are familiar with the tasks and any specific requirements dictated by the heritage status of the materials and finishes.
• It is important that contractors involved with tasks such as air-conditioning and communications are aware of the heritage significance of the building to ensure that in appropriate works (materials and workmanship) are not undertaken.

• There are many examples, particularly on external elevations, where services have been fixed to walls. The first alternative should be to attempt a concealed route either on inside or outside. Where this is not possible, screen the item/service with an appropriate material and colour. The screen is not to disguise or imitate but to reduce the visual impact of the object.

Refer to Appendix 2 for the Management & Maintenance Plan.

Refer to Appendix 3 for the Maintenance Checklist.
6. **PROPOSED SCOPE OF WORK**

**INTRODUCTION:**
This section of the report is not intended to be an exhaustive specification for building works. It is an indicative list only intended to describe the Masterplan. It should be read in conjunction with the master plan drawings, the conservation management plan and the opinion of probable cost. All work to comply with the Building Code of Australia (BCA), AS 1428.1 (General Disabled Access Code) and to be the subject of future detailed design and specification by relevant consultants.

**General:**
- Upgrade electrics and lighting to provide suitable amenities and to comply with current regulation (subject to future detailed advice by an expert consultant)
- Upgrade fire services – signage, detection, booster pump, hose reels, extinguishers, emergency lighting, fire rated building fabric (subject to future detailed advice by an expert consultant)
- Repair and paint in accordance with an approved colour scheme
- Fit new door locks, latches where appropriate
- Upgrade security as deemed necessary
- Heating / Cooling and mechanical exhaust throughout
- Clean out roof space, sub circle space, sub stage

**6.1 RECOMMENDATION FOR URGENT CONSERVATION WORKS**

**Stage 1:** Building repairs and maintenance including areas of damaged brickwork due to rising damp, review and install appropriate damp course/waterproofing, window repairs and painting, etc
- Remove debris from sub-stage space and improve ventilation
- Inspect and clear out stormwater system (pits, lines) as required
- Repair rising damp at brickwork walls and inject damp course to required areas
- Repair brickwork ( replace deteriorated , missing, repoint, improve past poor patching, etc)
- Lay new concrete paving to rear of building to assist in prevention of damp issues
- Repair damaged fabric where required to ensure waterproof and to arrest further decay
- Repair timber fabric generally (doors, window + trim, sills, etc)
- Remove redundant surface mounted pipework and conduits
- Repair existing steel windows to remain ( frames, glass panels, etc).
- Repair concrete lintels as required
- Repair stage floor as required

**6.2 RECOMMENDATION FOR SCOPE OF WORKS**

**Stage 2:** Construct new link for storage at ground level, relocate stair and provide mechanical services to the building – auditorium, dress circle and stage areas. Upgrade the lighting and sound system for cinema/movies and live performances.
- Construct new storage areas at rear of building and repair any damaged brickwork
- Relocate steel stair from stage area so as to maintain egress
- Install mechanical air-conditioning (heating and cooling) to the building – auditorium and stages areas in accordance with finalised design / drawings.
- Further investigate install of “Stairmaster” for disabled access to dress circle
- Further investigate selected technology for movie screening to entire auditorium from either the front of dress circle or restore projection room
- Provide alternative mixing / lighting box centre of balcony
- Install new automated roll down cinema screen on main stage to suit proscenium
• Upgrade stage lighting to suit anticipated performances
• Upgrade scenery fly system to suit anticipated performances

**Stage 3:** Upgrade lawn area on adjacent allotment to provide for an external function/breakout area with new arbours, paving, lawn, hedges/landscaping.
• Construct new platform and arbour with solid backdrop at central location to lawn area for possible wedding venue / function breakout area
• Install new external egress doors to south side of auditorium
• Regrade lawn area and install landscaping so as to create ‘formal’ outdoor area
• Rework front picket fence and provide arbour at entry gates and paint on completion

**Stage 4:** Construct new kitchen/ storage/ toilet structure with link to auditorium and external function area.
• Construct new building on adjacent allotment with new kitchen, storage, toilets and link to auditorium.
• Form to be similar to theatre with parapet wall facing street and to backdrop to arbour
• Fitout new commercial kitchen with s.s. benching, stoves, exhaust hood, microwaves, bain maries, coolroom, etc
• Fitout new unisex (male & female) toilets
• As part of new works provide electrical, lighting, hydraulic, mechanical services and internal and external painting

**Stage 5:** Rework kitchenette and ante area (close off street access doors and level floor) to become new operational/seminar/meeting area.
• Remove existing kitchen s.s. benching and equipment and rework area
• Install new purpose designed Kitchenette fitout, which maintains servery to auditorium
• Provide workstation for staff – for bookings / ticket sale
• Close doors at east to ramp and level floor for more usable space
• Provide mechanical air-conditioning to space
• Upgrade area on completion – repaint and carpet as required

**Stage 6:** Rework existing stores at ground level and construct link and dressing room space at upper/stage level.
• Demolish single storey part of former women’s toilets (now storage) to support new dressing room structure over
• Improve ventilation to sub-stage space
• Construct enhanced backstage area including new dressing room extensions and link at upper / stage level - remove end walls of existing dressing rooms
• Repair / replace existing fabric to remain
• Extend dressing rooms and provide new elevated lightweight link at rear of stage
• Strip out existing dressing rooms and toilet and rework / upgrade
• Close off and provide new doorways to upgraded dressing rooms to stage
• Build new shower / toilet for each dressing room
• Fitout new male and female dressing rooms (joinery, painting, floor coverings, lighting, etc)
• As part of new works provide electrical, lighting, hydraulic, mechanical services and internal and external painting
Stage 7: Further conservation works, building repairs and maintenance that that will enhance the internal and external areas of the building.
- Reinstate bracket lighting, parapet lighting, awning soffit lighting in conjunction with heritage advice
- Upgrade disabled access ramp and steel balustrade at the front of the building with appropriate style / sympathetic materials and finishes (e.g. tiles or paint finishes)
- Repaint front facade of the Athenium Theatre
- Reinstate tile effect paint on piers at the front of the building as part of painting / colour scheme
- Reinstate neon tube lighting to upper facade in conjunction with heritage advice
- Restore original lattice motif to ceiling panels as part of overall auditorium works
- Undertake painting as part of new auditorium works to existing colour scheme
- Repair / replace auditorium doors to foyer
- Replace aluminium auditorium windows with dark grey powdercoated aluminium (opening configuration depends on AC system) Glazing pattern to be in a sympathetic style.

Stage 8: Install solar panel system to roof and upgrade electrics.

6.3 OPINION OF PROBABLE PROJECT / CONSTRUCTION COSTS

Following the Opinion of Probable Construction Costs is for the Athenium Theatre Masterplanning Development, The Broadway, Junee below and is based on the Masterplan Concept Drawings (MP1-MP7 inclusive) dated April 2018 for the proposed stages of the above project where undertaken by professional Contractors.

Costs are based on April 2018 prices, apply to building work only and do not include, furniture, equipment, etc nor inflation and escalation.

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<th>DESCRIPTION</th>
<th>AMOUNT</th>
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<td>New link storage extension (say 38m2 x $1700/m2)</td>
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<td>Upgrade lighting and sound system</td>
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<td>Preparation of yard area + relocate water tank</td>
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<td>New platform, screen wall, arbour &amp; landscaping</td>
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<td>Stage 4</td>
<td>Construct new kitchen/ storage/ toilet structure</td>
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<td>---------</td>
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<td></td>
<td>Construct new kitchen, storage, toilets (say 160m² x $1700/m²)</td>
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<td>Kitchen fitout / equipment and toilets</td>
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<td>Rework kitchenette, remove benching + new joinery</td>
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<td>Demolition and rework store at ground level</td>
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<td>Dressing room shower &amp; toilet fitout</td>
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NOEL THOMSON RAIA  
Architect and Heritage Consultant  
Noel Thomson Architecture Pty Ltd  

April 2018
APPENDIX 1: ATHENIUM THEATRE (SHR 01687) – AERIAL VIEW SHOWING CURTILAGE
Athenium Theatre, Junee

Conservation Guidelines

The Burra Charter guides all cultural heritage management practices in Australia. It establishes the following principles for the management of heritage places, including heritage buildings:

**Article 2. Conservation and management**

2.1 Places of cultural significance should be conserved.

2.2 The aim of conservation is to retain the cultural significance of the place.

2.3 Conservation is an integral part of good management of places of cultural significance.

2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

**Article 3. Cautious approach**

3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place must not distort the physical or other evidence it provides, nor be based on conjecture.

**Article 4. Knowledge, skills and techniques**

4.1 Conservation should make use of all the knowledge, skills and disciplines, which can contribute to the study and care of the place.

4.2 Traditional techniques and materials are preferred for the conservation of significant fabric. In some circumstances modern techniques and materials, which offer substantial conservation benefits may be appropriate.

**Hierarchy of interventions**

The Burra Charter recommends the following hierarchy of interventions in the management of heritage places:

1. *Conservation* is the preferred option. *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It generally involves taking efforts to retain the existing fabric of the place or building.

2. *Maintenance* means the continuous protective care of the *fabric* and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

3. *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

4. *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

5. *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

6. *Adaptation* means modifying a *place* to suit the existing use or proposed use.
Building Significance & Listings

1. Listed heritage item
The Athenium Theatre, The Broadway, Junee (Lot 15 Sec 9 DP 10366) under the Heritage Act is a state listed heritage item 01687 on the State Heritage Register, gazetted on 9 January 2004. The Athenium Theatre is also a local listed heritage item (I2) in the Junee Local Environmental Plan 2012 - Schedule 5 Part 1 heritage items and is located within the Junee Heritage Conservation Area, refer the Junee Local Environmental Plan 2012 - Schedule 5 Part 2 heritage conservation area.

2. Statement of Significance
Due to its now rarity, as a building-type, the Athenium Theatre symbolises, for the State, an association with past events, persons and groups who contributed or participated in an important and cultural phenomenon of the 20th century, namely ‘movie going’.

Due to its rarity it symbolises the use of a cinema building as the social centre of a town with its being surrogate town hall. This and the role of the community (JADDA) organisation from 1976/7 accord the building the status of social significance for the State.

The building is highly representative as a good example of the design-work of theatre architects, Kaberry and Chard it being one of only three remaining relatively intact out of a large body of work across the State.

The building has as association with Greek immigrant business and benefactor, Sir Nicholas Laurantus, and through its rarity, symbolises his interests in cinema operation in the Riverina region.

It also is one of the few remaining buildings in NSW that has a direct connection with Gladys Moncrief OBE, and the country touring that she and lesser Australian stage artists did in the 1920s, 30s, and 40s.

Of the 116 movie theatres operated by Greek immigrants in NSW, this one unusually possesses added decoration (presumably by George Laurantus, brother of Nicholas) in the form of a trellis and vine leaf motif. It provides a ‘Greek overlay’ to portion of the auditorium. This exhibits significance in aesthetic terms in relation to the importance of the Greek contribution to developing cinema operation in NSW.

Extract from State Heritage Listing OEH website – Significance updated, 10 Oct 2013

Policies for the management of the building

1. Understanding the building
It is a principle of conservation that work on a significant building should be based on a proper understanding of the building and its problems. It should be noted that buildings move, sink, bend and weather with age and may not need to be straightened or kept in “as new” condition.

2. History and cultural significance
The history of the place with all its alterations and additions and repairs needs to be known. The significant elements of a building must be identified so that informed decisions can be made on whether an element would be preserved rather than replaced. For example, every effort should be made to preserve original side screen fabric and colour scheme.

A conservation management plan for the building, which includes a survey of the building fabric and a condition report, will answer most of these questions. Further information on this subject can be found on the Office of Environment & Heritage website - web link

Information about the history of the building should be available to those tendering to do the work, possibly as an appendix to the specification.
3. General guidance for repairs and maintenance

Maintenance and repairs should be undertaken in accordance with Heritage Branch NSW Office of Environment & Heritage guidelines for the maintenance of heritage assets, Information Sheet “How to Carry Out Work on Heritage Sites and Buildings”.

4. Conserve existing fabric

Efforts should be made to ensure that as much of the original fabric as possible is retained, when works are being undertaken on the building. All work to be undertaken in accordance with NSW Office of Heritage & Environment guidelines for the maintenance of heritage assets, “Maintenance Series” in particular the following brochures;

- Information Sheet 1.1 Preparing a Maintenance Plan
- Information Sheet 1.2 Documenting Maintenance and Repairs
- Information Sheet 2.1 Rising Damp
- Information Sheet 4.1 Corrugated Roofing
- Information Sheet 5.1 Wood Preservation
- Information Sheet 5.2 Timber Repairs.
- Information Sheet 5.3 Patching Old Floorboards

5. Why have a maintenance plan?

The main reason for a maintenance plan is that it is the most cost-effective way to maintain the value of an asset. The advantages of a plan are:

- the property is organised and maintained in a systematic rather than ad-hoc way;
- building services can be monitored to assist their efficient use;
- the standard and presentation of the property can be maintained;
- subjective decision making and emergency corrective maintenance are minimised.

When buildings are neglected, defects can occur which may result in extensive and avoidable damage to the building fabric or equipment. Neglect of maintenance can also give rise to fire and safety hazards.

6. Maintenance plan

The maintenance of the building is about;

- Resource management
- Providing a safe environment for stakeholders and users
- Creating a physical environment that is ‘fit for purpose’

Accountabilities:

1. The Asset Manager reports to the Director/General Manager for the upkeep of the building; and for approval of the maintenance budget.
2. The Asset Manager is responsible for the development of the Annual Maintenance Plan and the Assets Register to record the purchase or disposal of plant and equipment.
3. Recommendations for major upgrade expenditure are to be included in the formulation of the annual budget for Council approval.
4. The Director delegates responsibility for all maintenance activities to the Asset Manager.
5. This plan is to be read in conjunction with relevant policy documents including the Council’s Workplace Health and Safety Policy and the Risk Management Policy.

Responsive Maintenance:

There will always be maintenance emergencies that need to be attended to. A maintenance request book is to be kept at the Theatre’s office. Stakeholders must make requests for maintenance through the request book.
Planned Maintenance:
Routine: The stakeholders are responsible for the day-to-day cleaning of the theatre and for the following maintenance items.
- Movement of furniture, seating, equipment, etc
- Minor repairs to seating
- Classroom comfort features
- Minor repairs to curtains & cleaning
- Minor door repairs
- Cleaning of minor graffiti immediately it appears
- Minor landscape maintenance

Planned: Maintenance for the following will be carried out by Contractors:
- Locks, must be carried out by a professional locksmith
- Repairs to light fittings and supply & install of light tubes and globes
- Maintenance & checking of exit signs and emergency lighting
- Maintenance & checking of fire hose reels and extinguishers
- Regular inspections of gutters and down pipes
- Repainting of internal & external surfaces
- Any plumbing issues and replacing tap washers, cisterns, etc
- Wall, ceiling and door repairs where damage has occurred

Preventative
Protection of Council’s assets and safety of stakeholders and users requires a regular cycle of upkeep of the building, plant and equipment. The Asset Manager is responsible for arranging the following:

Monthly/Annually
- Annual checking of electrical equipment by professional tradespeople
- Annual pest control treatment
- Monthly tests of alarm systems and smoke detectors
- Monthly filter checks and cleaning for air-conditioning units
- Annual checking of air-conditioning via maintenance contract with professional tradespeople
- Annual inspection of ceilings, floors, paving, plumbing, partitions, internal painting, door hinges & hardware, locks, grilles
- Replacement of glass where necessary

Every two years:
- Furniture replacement where necessary

Every five years:
- Internal painting

Every ten years
- External painting
- Replacement of floor coverings
- Replacement of guttering

Every twenty five years
- Roof refurbishment/replacement
- Replacement of electrical wiring, switchboard upgrade
### Sample Maintenance Plan

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
<th>Frequency</th>
<th>Record of actions undertaken</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>Steam cleaning of carpets</td>
<td>annually, each January</td>
<td>date</td>
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<td></td>
<td><strong>Internal painting as designated in five year cycle</strong></td>
<td>annually, each January @ 20% of buildings</td>
<td>date, building details</td>
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<td></td>
<td>Security system audit</td>
<td>annually, each January</td>
<td>date</td>
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<td></td>
<td>Termite check, upgrade</td>
<td>annually, each January</td>
<td>date, company and contact details</td>
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<td></td>
<td>Garden mulching</td>
<td>annually, date</td>
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<td>Electrical testing and tagging</td>
<td>annually, date</td>
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<td></td>
<td>Tree audit and lopping</td>
<td>bi-annually, each January and July</td>
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<td></td>
<td>Cleaning equipment service</td>
<td>bi-annually, date</td>
<td>date, plant and equipment</td>
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<td></td>
<td>Fire equipment and hydrant maintenance and service</td>
<td>bi-annually, each January and July</td>
<td>date, company and contact details</td>
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<td></td>
<td>Playground and outdoor area audit and maintenance</td>
<td>3 monthly, January, April, July, October</td>
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<td></td>
<td>Air conditioner unit servicing</td>
<td>3 monthly, January, April, July, October</td>
<td>date, company, contact details</td>
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<td></td>
<td>Drink tap and fountains audit and maintenance</td>
<td>monthly, date</td>
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<td>Fire bell maintenance</td>
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<td>February</td>
<td>Door latch, lock, hinge repairs</td>
<td>annually, date</td>
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<td>Tractor service</td>
<td>bi-annually, February and August</td>
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<td><strong>Internal lighting check</strong></td>
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<td>March</td>
<td>Tool audit and maintenance</td>
<td>annually, date</td>
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<td>each December, April and August</td>
<td>date, fertiliser, chemicals used</td>
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<td>Servicing and maintenance of garden equipment, whipper snipper, brush cutter etc</td>
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<td>December</td>
<td>Security and Key access update</td>
<td>annually</td>
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<td>Servicing of plant and equipment e.g. ride on mower</td>
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</table>
Conservation / Maintenance Checklist for Athenium Theatre, Junee

This conservation / maintenance checklist should be completed every twelve months or after severe weather events

Name of person completing the checklist: ___________________________ Date completed: __/__/__

<table>
<thead>
<tr>
<th>Foundations</th>
<th>What to look for</th>
<th>Comments</th>
<th>Initials</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Foundation movement or instability of wall bases &amp; structural members</strong></td>
<td>Look for cracks or deterioration in walls, particularly near corners of building.</td>
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<td></td>
<td>Inspect the understage &amp; sub-floor areas for signs of moisture or deterioration of stumps, floor bearers and joists.</td>
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<td></td>
<td>Inspect the external brickwork at sub-floor areas for signs of moisture or deterioration of mortar and bricks.</td>
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<td>Adjacent vegetation</td>
<td>Inspect where vegetation / grass are growing against the building for areas of damp and movement related to vegetation.</td>
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<tr>
<td>Levels around building</td>
<td>Check that paths have not been raised up against walls and that they are sloping away from the building.</td>
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<tr>
<td>Site drainage around building</td>
<td>Check that water is running away from the building, Look for ponding of water in wet weather.</td>
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<tr>
<td>Area of inspection</td>
<td>What to look for</td>
<td>Comments</td>
<td>Initials</td>
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| Wall cladding & wall framing | Check condition of brickwork to ensure walls are sound. Look for cracking & dampness (crumbling bricks due to surface salts, etc) and check for signs of wall movement.  
Look for sections of deterioration in timbers, windows joinery moving apart; doors sticking or locks not matching indicate settlement  
Where appropriate ensure paint finishes are stable / in good condition and protect timber from deterioration. |                                                                                                                                                                                                                       |          |
| Awning + soffit   | Check condition of roofing and gutter to awning to ensure watertightness, check face of awning for deterioration – paint as required.  
Check condition of metal soffit to awning, look for loose sheets and ensure fixings secure. |                                                                                                                                                                                                                       |          |
| Penetrating damp  | Look for changes in colour or discolouring of wall materials, bubbling of finishes, powdering of finishes, etc. Damp is often related to overflowing eaves or gutters or changes in roof pitch above rising damp. Check for rusting of nails and embedded metal. |                                                                                                                                                                                                                       |          |
| Area of inspection               | What to look for                                                                                                                                                                                                 | Comments                                                                                     | Initials |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Roof covering material          | Look for holes in metal roofs through rust or damage – mainly at fixings, where sheets are lapped and at ridge and flashings. Repair/replace as required.                                                    |                                                                                               |          |
| Fixings to roof covering        | Inspect for loose fixings, loose metal sheets etc and appropriately secure as required. Note: loose fittings can indicate batten failure.                                                                        |                                                                                               |          |
| Ridge flashings and roof vents  | Check ridge flashings, roof vents, etc that they are sound and secure.                                                                                                                                              |                                                                                               |          |
| Gutter & downpipes              | Inspect gutter and downpipe joints for cracks/rust. Are there drips at underside? Are there loose or missing brackets to gutters and downpipes.                                                               |                                                                                               |          |
| Falling damp                    | Check to ensure that water is not leaking into the building during heavy rain. If leaks occur check for sources.                                                                                                |                                                                                               |          |
| Generally                       | Remove debris and leaves and check vents / pipes penetration and for missing cowls, etc Avoid combining dissimilar metals that will react with each other.                                                        |                                                                                               |          |
### Doors and windows

<table>
<thead>
<tr>
<th>Area of inspection</th>
<th>What to look for</th>
<th>Comments</th>
<th>Initials</th>
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</thead>
<tbody>
<tr>
<td><strong>General</strong></td>
<td>Check for corrosion of structural members; embedded metal may be seen in frames or fixings or lintels. Inspect doors for loose jambs, decay at threshold and damage to / correct function of locks. Check windows for broken glazing and correct operation (sashes non-binding, etc)</td>
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<tr>
<td><strong>Condition of frames</strong></td>
<td>Check for signs of dampness in window frames and decay at joints. Are moulding or stops secure, joints firm, not broken or excessively worn. Look for rust and corrosion in metal items. Look for cracks in glazing from frame or surrounding movement.</td>
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<tr>
<td><strong>Water entry through window units / shutters</strong></td>
<td>Check internal surfaces around frames for stains – as this may indicate water seepage through the frame, window/shutter units &amp; surrounding walling.</td>
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<tr>
<td><strong>Defective fittings and ironmongery. Rot in sills or jambs</strong></td>
<td>Check ironmongery for condition - either rust or movement will affect the material. Most common in the exposed surfaces of timber windows; also check joints in frames and sills where deterioration can occur.</td>
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<tr>
<td>Area of inspection</td>
<td>What to look for</td>
<td>Comments</td>
<td>Initials</td>
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<tr>
<td>Stormwater</td>
<td>Inspect for dish drains and sumps blocked with rubbish, leaves or silt. Ensure hose taps discharge into gullies and that gratings sit square are operable and not damaged. Check whether stormwater drains into the sewer system.</td>
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<tr>
<td>Sewerage</td>
<td>Inspect sewer lines for blockages. Inspect sumps for damaged covers / grating. Ensure surface water is not drained to sewer. Check correct operation of toilet / urinal cisterns and for secure and undamaged toilet pans, basins, etc</td>
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<tr>
<td>Water</td>
<td>Inspect taps for drips and ease of operation. Are taps supported / secured (to walls) correctly. Look for wet / damp areas as this may indicate a leaking pipe.</td>
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<tr>
<td>Electricity</td>
<td>Check if light bulbs are operating correctly or the light fittings damaged. Check for secure fixings of light fittings to walls &amp; ceilings. Check for loose wiring / conduits and unsupported cabling in roof space.</td>
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<tr>
<td>Floors</td>
<td>Check for evidence of damp, evidence of condensation, sub floor ventilation, springiness in floor, evidence of white ants, condition of floor material.</td>
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<td>Floor Finishes</td>
<td>Check for movement / ‘wear &amp; tear’ on floor finishes to ensure good condition of floor material/finishes.</td>
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<td>(Carpet, Tiling, etc)</td>
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<td>Walls &amp; Finishes</td>
<td>Check walling material - plaster, dado, etc for condition and for any underlying issues. Check condition of plaster work and ensure ‘solid’ – repairs cracks &amp; damaged areas as required – repaint to approved colour scheme.</td>
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<td>Balconies</td>
<td>Check for balconies/dress circle balustrades and upgrade as required – repaint to approved colour scheme.</td>
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<tr>
<td>Stairs &amp; Handrails</td>
<td>Check for stairs and handrails for condition and compliance with regulations – upgrade as required.</td>
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<tr>
<td>Timberwork and joinery</td>
<td>Check condition of doors, frames, architraves, roof framing, timber panelling to walls or partitions.</td>
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| Paintwork                         | Look for peeling or deteriorating paint finish, type and condition of paint system used on various elements:  
  - Timber structural members  
  - Timber trim  
  - Plaster finishes  
  - Ceilings  
  Repaint to approved colour scheme.                                                                                                           |          |          |
| Lighting and power                | Main distribution board, sub boards (if applicable).  
  Mains connection to building, General wiring, General purpose outlets, locations and safety.  
  Fittings within the building, including lights etc.                                                                                           |          |          |
| Heating & cooling and exhaust systems | Condition of heating and cooling systems in building, including exhaust at toilet areas.                                                                                                     |          |          |
| Ceilings                          | Check condition of theatre and foyer ceilings for movement and upgrade any damaged/water affected areas.                                                                                             |          |          |
| Fittings and fixtures             | Condition of shelves and benches, toilet partitions, toilet fittings or special items.                                                                                                                      |          |          |