

# SCHEDULE OF CONSERVATION WORKS



*Belmont House - St. John of God Richmond Hospital*  
177 Grose Vale Rd, North Richmond NSW 2753

November 2021 | J3780

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Phillips**  
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## 1.0 Introduction

### Preamble:

This Schedule of Conservation Works is a list of work that is required to correct deterioration and protect heritage fabric from damage during proposed building works and provide ongoing maintenance to Belmont Houses located within St. John of God Hospital, 177 Grose Vale Rd, North Richmond, New South Wales.

The Schedule of Conservation Works is listed as Corrective Maintenance work. Cyclical Maintenance work is listed in the Costed Heritage Asset Maintenance Plan. This will ensure the long-term conservation of the mansion.

### Authorship

This schedule has been prepared by Edward Alder, Building and Remedial Works Specialist, and James Phillips, B.Sc.(Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

### Conservation Work:

This Schedule of Conservation Works shall be read with Weir Phillips Heritage and Planning's Conservation Management Strategy and Costed Heritage Asset Maintenance Plan, dated October 2021, Weir Phillips Heritage and Planning's Heritage Impact Statement, dated December 2020 and any additional Statutory Authority requirements and approvals. The works shall be guided and limited by the Burra Charter.

## 1.1 Location of Works:

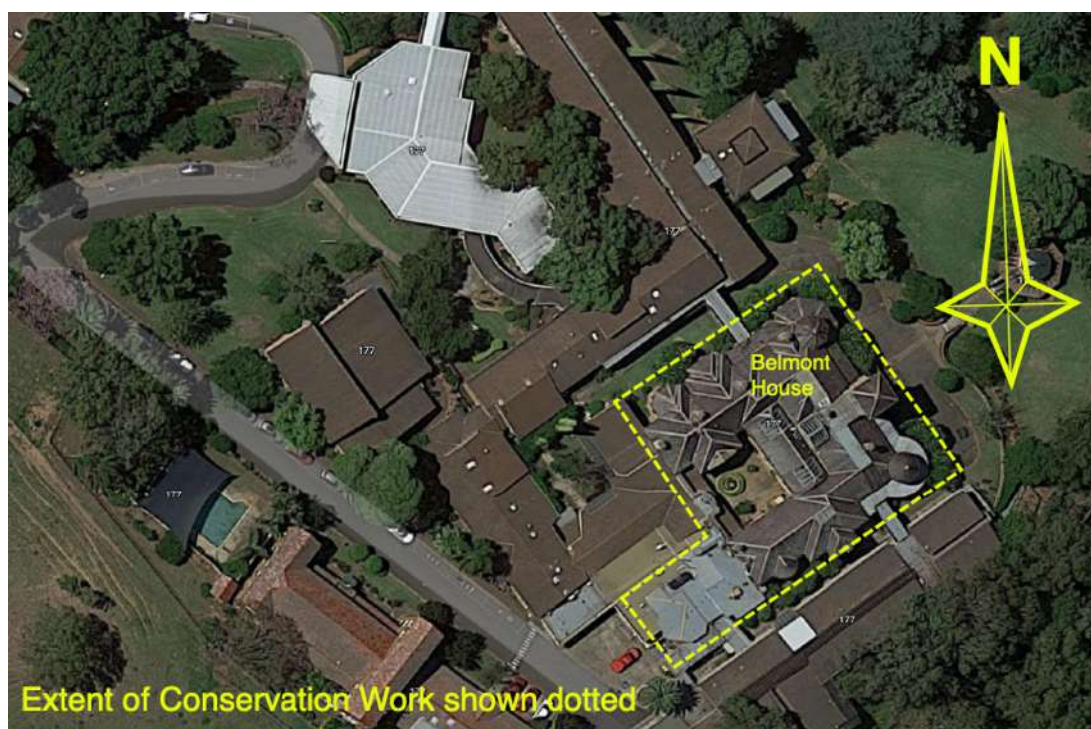


Fig. 1. Site boundary

Belmont Houses located within St. John of God Hospital 177 Grose Vale Rd, North Richmond, NSW is located within the Hawkesbury City Council Area. The principal planning control for the site is the *Hawkesbury Local Environmental Plan 2012 (LEP 2012)*. The site is listed as a heritage item by Schedule 5 Part 1 of the *LEP 2012* (1412), where it is identified as having local significance (Fig. 1)

St. John of God Hospital is located at No. 177 Grose Vale Road, on the northern side of road. It is located on the outskirts of Richmond, near the Hawkesbury River (Figure 1). The site is identified as Lot 11, D.P.1134453. (Fig. 2)



Fig. 2. Location in relation to surrounding area

## 1.2 Purpose of this Corrective and Cyclical Maintenance:

This corrective maintenance plan aims to provide a site reference and a program of corrective maintenance works to 'Belmont Houses' St. John of God Hospital, 177 Grose Vale Rd, North Richmond, NSW requiring implementation concurrent with the execution of approved building works.

A Costed Heritage Asset Maintenance Plan is a cost plan is a separate schedule for Cyclical Maintenance which aims to provide a site reference and a program of ongoing maintenance works to 'Belmont Houses' St. John of God Hospital, 177 Grose Vale Rd, North Richmond, NSW requiring implementation as specified.

## 1.3 Terminology:

The terms: fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013. The following definitions also apply.

### Cyclical Maintenance:

The regular expenditure of a small amount of maintenance funds is much better for a building, and more cost effective, than large injections of capital every 20 years or so. People often think that once a building has been 'restored' it doesn't need to be looked at again for many years. But many major repairs to historic buildings could have been prevented if simple things like leaking down-pipes and gutters had been cleaned out or repaired in a timely manner.

### Corrective Maintenance:

Work necessary to bring a building to an acceptable standard (often as recommended by a conservation plan) such as treatment for rising damp; or planned maintenance work to prevent failure which recurs predictably within the life of a building, such as cleaning gutters or painting.

Corrective maintenance is listed as a once only maintenance item in the cyclical maintenance table in order of the significance of the item requiring work.

### **Emergency Corrective Maintenance:**

Work that must be initiated immediately for health, safety, security reasons or that may result in the rapid deterioration of the structure or fabric if not undertaken (for example, roof repairs after storm damage, graffiti removal or repairing broken glass). A daily response system detailing who is responsible for urgent repairs are to be prepared.

Where ever possible, corrective and cyclical maintenance work are to be executed within the limitations set out in the relevant sections of the BCA/NCC and applicable Australian Standards. However, the preservation of the original building fabric is to take preference over arbitrary requirements.

### **1.4 Limitations:**

The visual inspections from which assessments and this report were made, where from inside and outside the building. The inspections were neither invasive or exhaustive.

## **2.0 CONDITION ASSESSMENT**

### **Exiting Condition of Belmont House**

'Belmont Houses' St. Johns of God Hospital, 177 Grose Vale Rd, North Richmond, NSW, is a grand Victorian sandstone mansion. Belmont House is in good condition requiring protection during approved demolition and building work of attached structures and some general maintenance and conservation work.

### **Protection (Demolition of Adjoining Structures)**

- A detailed description is to be provided showing how areas noted in photo 3 and shown in photos 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 are to be protected from damage during demolition and building operations.
- Provide protect to heritage sandstone while walk way is being removed, (photo 4).
- Provide detail and description of how the balustrade is to be reinstated where walkway is being removed, (photo 5).
- Provide protect to heritage tiles and rendered verandah floor while walk way is being removed, (photo 6).
- Provide protect to heritage sandstone while walk way is being removed, (photo 7).
- Provide detail and description of how the balustrade is to be reinstated where walkway is being removed, (photo 8).
- Provide protect to heritage tiles and rendered verandah floor while walk way is being removed, (photo 8).
- Provide protect to heritage sandstone while adjoining structures are being removed, (photo 9, 10, 11, 12, 13 & 14).

### **Roof, Roof Drainage and Stormwater**

- The slate roof is to be inspected by an experienced heritage slate roofing contractor. Missing slates are to be replaced, valley gutters and flashings repaired where required, (photo 15-17).
- The gutters and down-pipes are to be cleared of debris and any rusting fixings embedded in the sandstone repaired or replaced, (photo 18).
- The ground level at the wall at the bottom of the down-pipes should be lowered as the ornate cast iron down-pipes are exposed to accelerated deterioration when buried and

clearing the down-pipes is impeded when access to the bottom of the down-pipe is not provided. Down-pipes should be terminated above a grated stormwater pit, (photo 19-20).

### **External Masonry**

- The chimneys and sandstone roof structures are to be inspected by and experienced heritage sandstone contractor. Flashings are to be repaired as required, eroded sandstone mortar is to be re-pointed and the sandstone is to be cleaned where required, (photo 21).
- All redundant masonry anchor remnants embedded in the sandstone are to be removed and eroded sandstone mortar is to be re-pointed, (photo 22-23).
- All rusting steel saddles and the like attached and embedded in the sandstone are to be removed, (photo 24).
- All damaged and missing sandstone mortar is to be inspected by an experienced heritage sandstone contractor and re-pointed where required, (photo 25-27).
- Sandstone is to be cleaned by an experienced heritage sandstone cleaning contractor where required, (photo 28-29).
- The deterioration to the marble stair balustrade capping of the main entry is to be repaired, (photo 30-31).
- The deteriorated marble stair balustrade capping of the south-eastern entry is to be repaired, (photo 32).

### **Windows and Entry Doors**

- All the windows of Belmont House are to be inspected and serviced to ensure they are in an acceptable condition and operating properly, (photo 33-35).
- All Lead-light is to be cleaned and serviced by an experienced heritage lead-light contractor, (photo 35).
- The Lead-light dome is to be inspected cleaned and serviced by an experienced heritage lead-light contractor, (photo 36).
- All doors are to be inspected by an experienced heritage carpentry contractor, to ensure they are in a good condition and operating properly, (photo 37).

### **Proposed Courtyard**

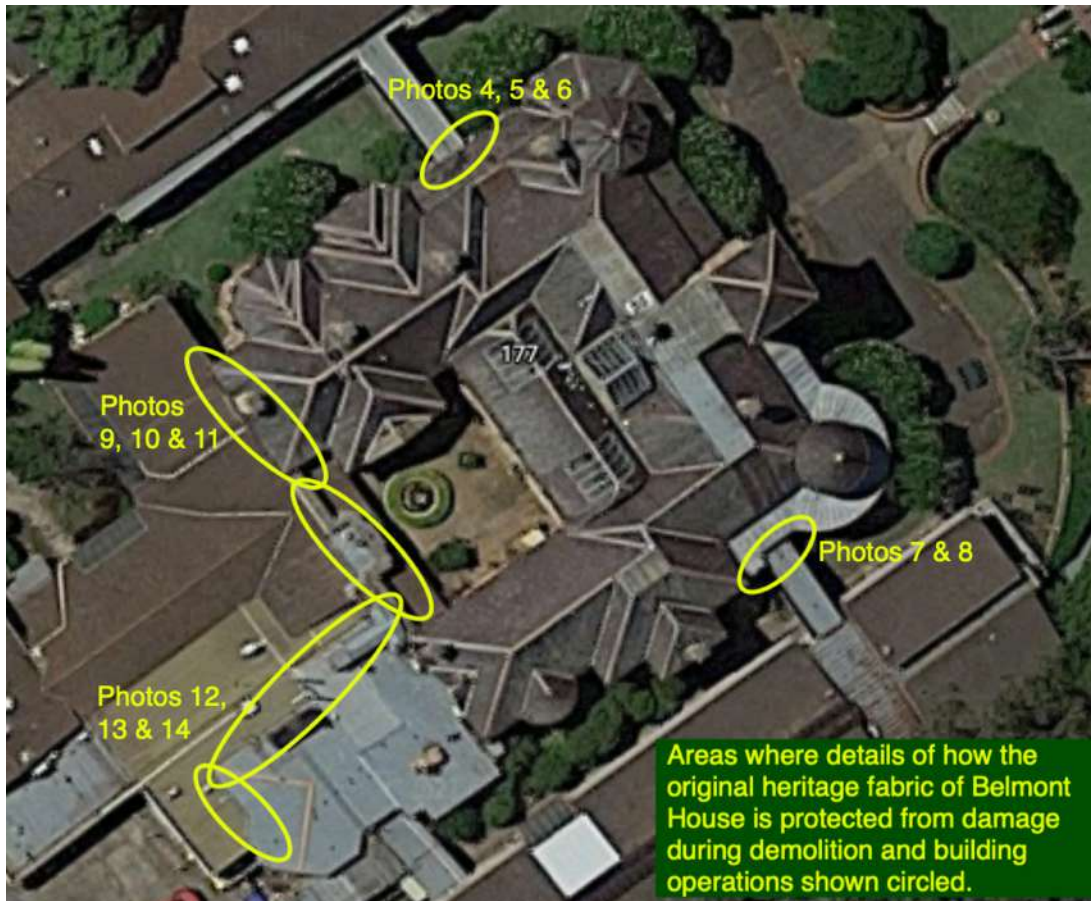
- The existing klip-lok style flat roof with sheer line guttering to the south-western wing of Belmont House is inappropriate. It is recommended that this roof and gutter be replaced with a more sympathetic roof, one similar in pitch to the original roof. Details of the revised area along with the proposed roofing material are to be determined with assistance of the nominated heritage consultant. A standing seam metal roof would be acceptable, (photo 38).

### **Interior**

- The vaulted ceiling in the billiard room has a damaged section that requires repair, (photo 39).
- The paint adhesion to the vaulted ceiling in the billiard room is failing. This ceiling is to be properly prepared and repainted, (photo 40).
- The paint adhesion to the curved window bay ceiling is failing. This ceiling is to be properly prepared and repainted, (photo 41).
- The minor damage to the ceiling is to be repaired and the failing paint adhesion to the area ceiling requires proper preparation and repainting, (photo 42-43).



### 3.0 PHOTOGRAPHIC RECORD

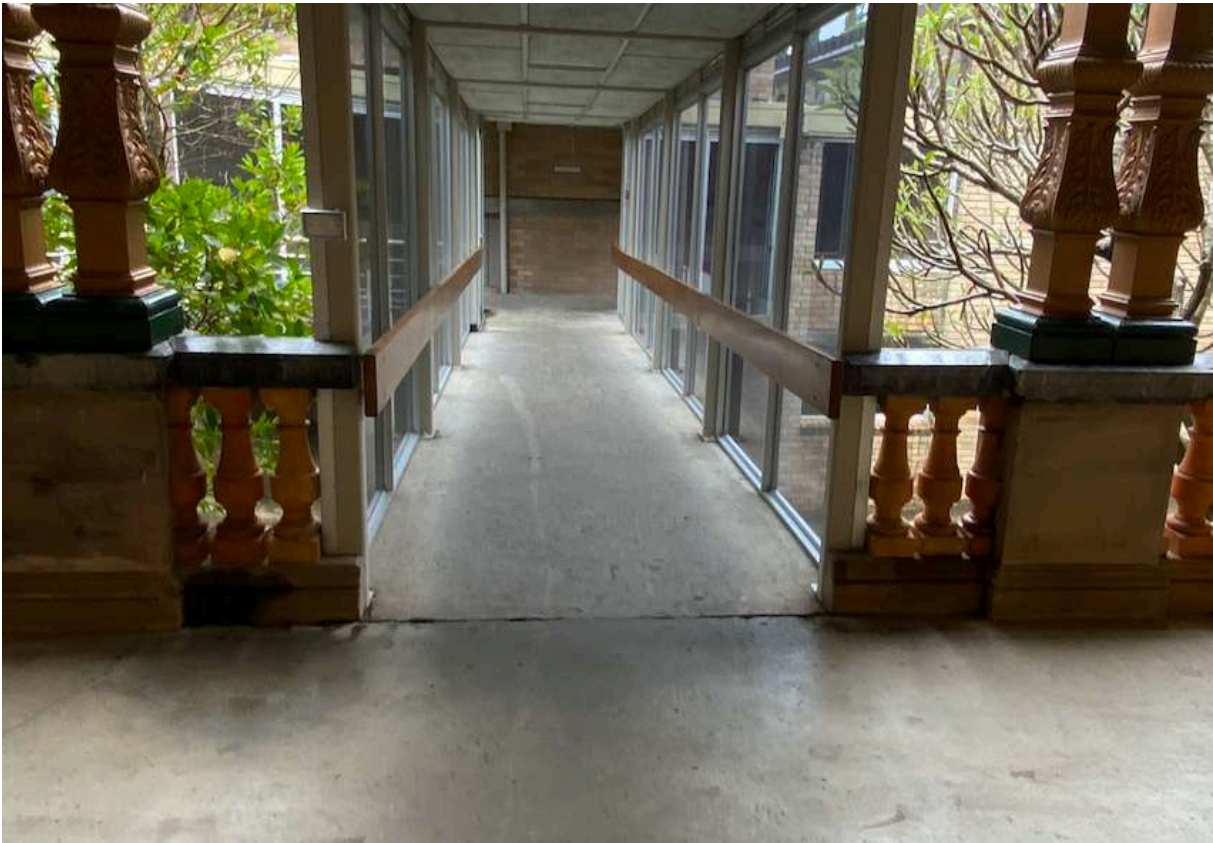


**Photo. 3.** A detailed description is to be provided showing how areas circled above and in photos 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 are to be protected from damage during demolition and building operations.



**Photo. 4.** Provide protect to heritage sandstone while walk way is being removed.





**Photo. 5.** Provide detail and description of how the balustrade is to be reinstated where walkway is being removed.

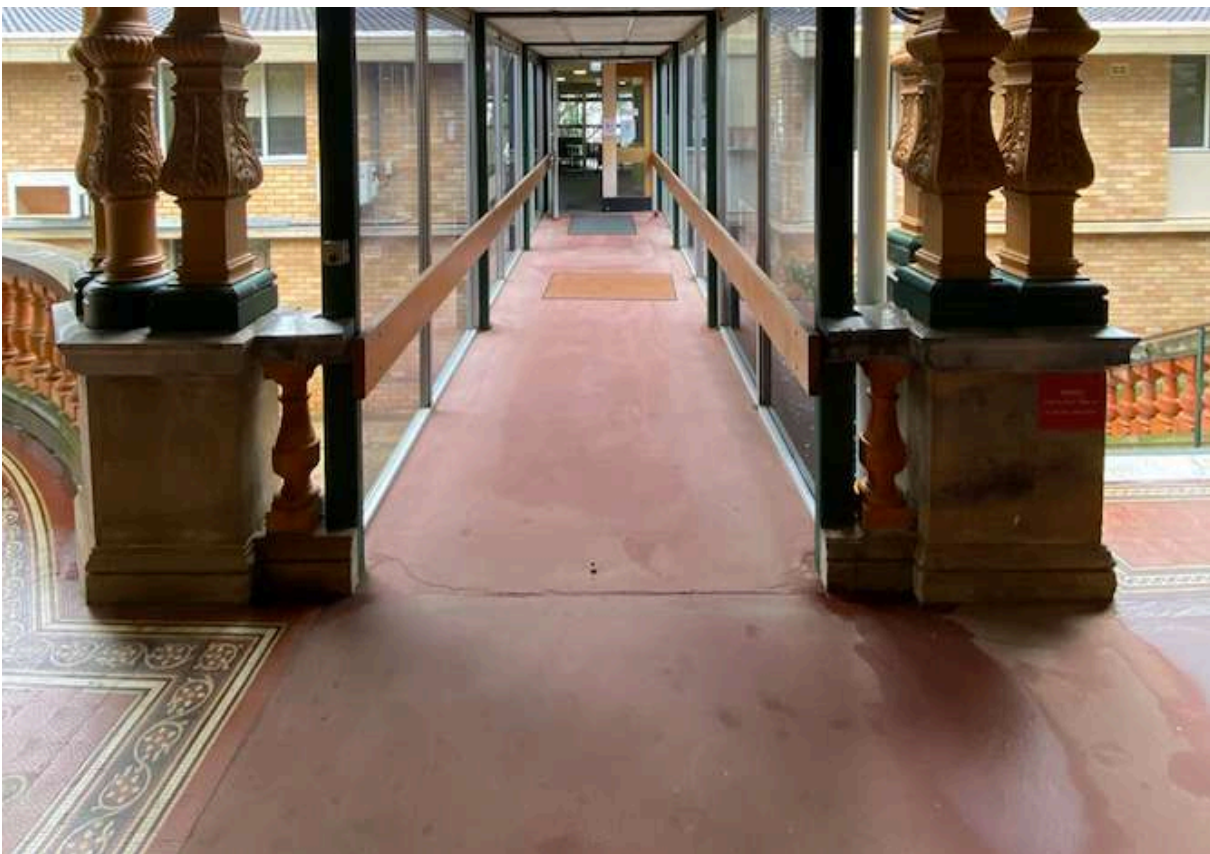




**Photo. 6.** Provide protect to heritage tiles and rendered verandah floor while walk way is being removed.



**Photo. 7.** Provide protect to heritage sandstone while walk way is being removed.



**Photo. 8.** Provide detail and description of how the balustrade is to be reinstated where walkway is being removed. Provide protect to heritage tiles and rendered verandah floor while walk way is being removed.





**Photo. 9.** Provide protect to heritage sandstone while adjoining structure is being removed.

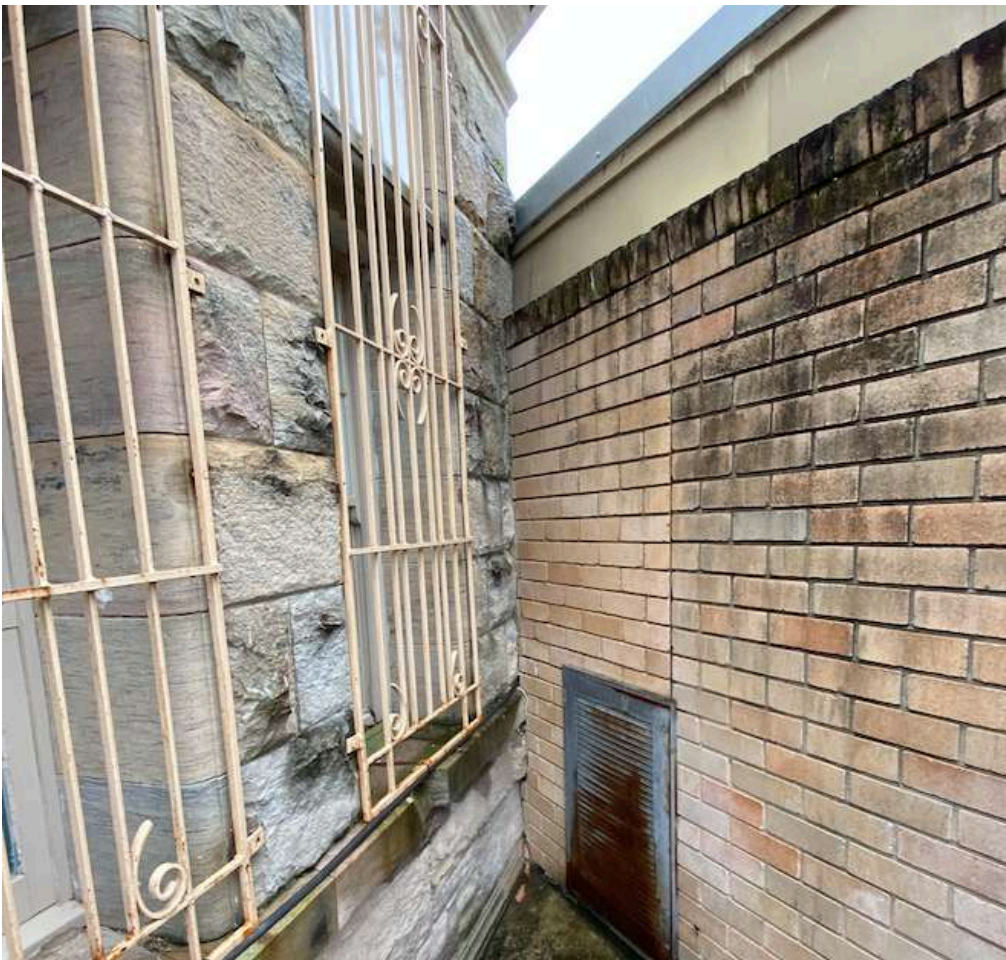


**Photo. 10.** Provide protect to heritage sandstone while adjoining structure is being removed.



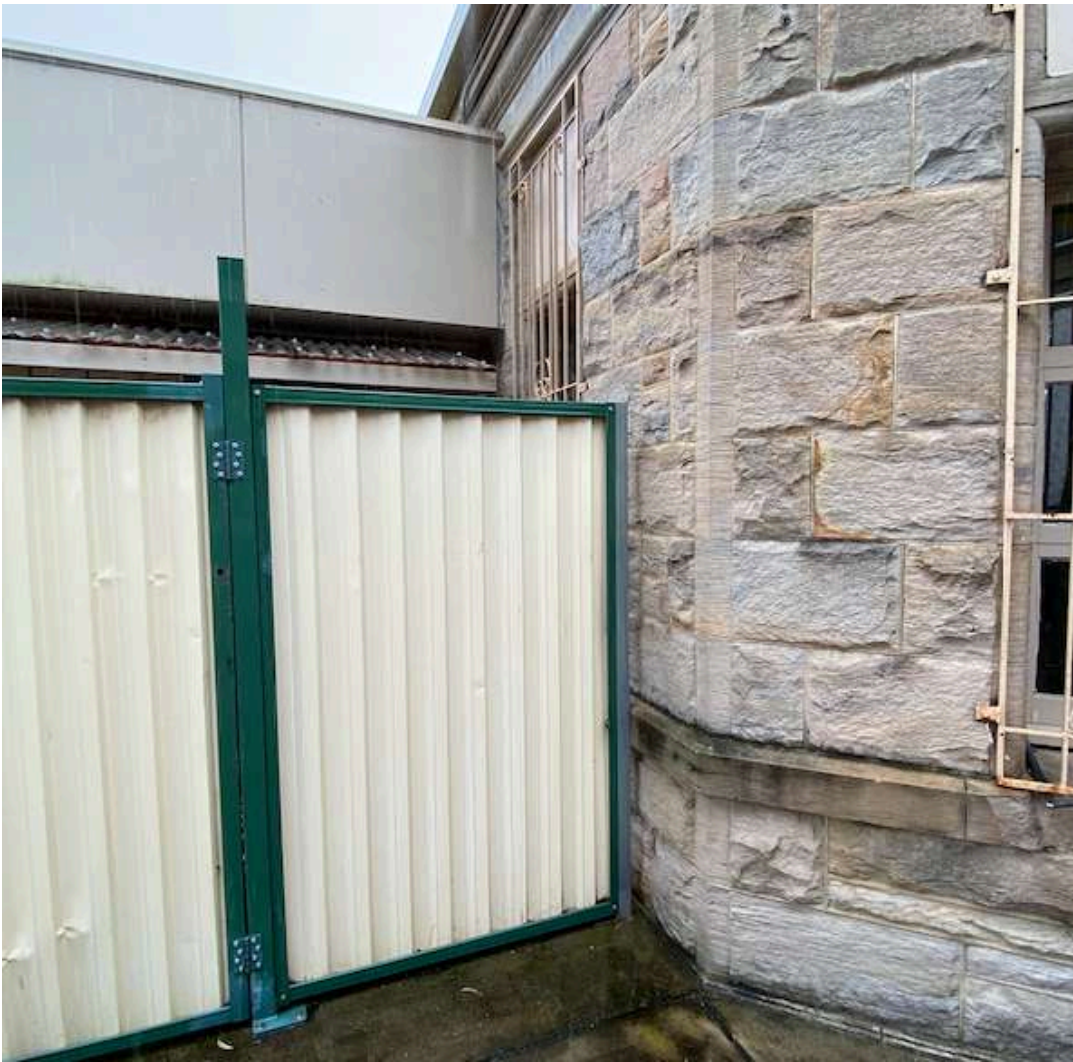


**Photo. 11.** Provide protect to heritage sandstone while adjoining structure is being removed.



**Photo. 12.** Provide protect to heritage sandstone while adjoining structure is being removed





**Photo. 13.** Provide protect to heritage sandstone while adjoining structure is being removed



**Photo. 14.** Provide protect to heritage sandstone while adjoining structures are being removed



**Photo. 15.** The roof slates are to be inspected by an experienced heritage slate roofing contractor. Missing slates are to be replaced and flashings repaired where required.



**Photo. 16.** The roof slates are to be inspected by an experienced heritage slate roofing contractor. Missing slates are to be replaced and flashings repaired where required.





**Photo. 17.** The roof slates are to be inspected by an experienced heritage slate roofing contractor. Missing slates are to be replaced, valley gutters and flashings repaired where required.



**Photo. 18.** The gutters and down-pipes are to be cleared of debris and any rusting fixings embedded in the sandstone repaired or replaced.





**Photo. 19.** The ground level at the wall at the bottom of the down-pipes should be lowered as the ornate cast iron down-pipes are exposed to accelerated deterioration when buried and clearing the down-pipes is impeded when access to the bottom of the down-pipe is not provided.



**Photo. 20.** Down-pipes should terminated above a grated stormwater pit.





**Photo. 21.** The chimneys and sandstone roof structures are to be inspected by and experienced heritage sandstone contractor. Flashings are to be repaired as required, eroded sandstone mortar is to be re-pointed and the sandstone is to be cleaned where required.



**Photo. 22.** All redundant masonry anchor remnants embedded in the sandstone are to be removed and eroded sandstone mortar is to be re-pointed.





**Photo. 23.** All redundant masonry anchor remnants embedded in the sandstone are to be removed.



**Photo. 24.** All rusting steel saddles and the like attached and embedded in the sandstone are to be removed.





**Photo. 25.** All damaged and missing sandstone mortar is to be inspected by an experienced heritage sandstone contractor and repaired where required.



**Photo. 26.** Location of damage shown in photo 25.





**Photo. 27.** All damaged and missing sandstone mortar is to be inspected by an experienced heritage sandstone contractor and repaired where required



**Photo. 28.** Sandstone is to be cleaned by an experienced heritage sandstone cleaning contractor where required.





**Photo. 29.** Sandstone is to be cleaned by an experienced heritage sandstone cleaning contractor where required



**Photo. 30.** The deterioration to the marble stair balustrade capping of the main entry is to be repaired.





**Photo. 31.** The deterioration to the marble stair balustrade capping of the main entry is to be repaired.



**Photo. 32.** The deteriorated marble stair balustrade of the south-eastern entry is to be repaired.





**Photo. 33.** All the windows of Belmont House are to be inspected and serviced to ensure they are in an acceptable condition and operating properly.



**Photo. 34.** All the windows of Belmont House are to be inspected and serviced to ensure they are in an acceptable condition and operating properly.





**Photo. 35.** All the windows of Belmont House are to be inspected and serviced to ensure they are in an acceptable condition and operating properly. Lead-light is to be cleaned and serviced by an experienced heritage lead-light contractor.



**Photo. 36.** The Lead-light dome is to be inspected cleaned and serviced by an experienced heritage lead-light contractor.





**Photo. 37.** All doors are to be inspected by an experienced heritage carpentry contractor, to ensure they are in a good condition and operating properly.





**Photo. 38.** The existing klip-lok style flat roof with sheer line guttering to the south-western wing of Belmont House is inappropriate. This roof and gutter is to be replaced with a more sympathetic roof, one similar in pitch to the original roof. Details of the revised area along with the proposed roofing material are to be determined with assistance of the nominated heritage consultant. A standing seam metal roof would be acceptable.



**Photo. 39.** The billiard vaulted ceiling is damaged that requires repair.



**Photo. 40.** The paint adhesion to the vaulted ceiling in the billiard room is failing. This ceiling is to be properly prepared and repainted.



**Photo. 41.** The paint adhesion to the curved window bay ceiling is failing. This ceiling is to be properly prepared and repainted.









**Photo. 42.** The minor damage to the ceiling is to be repaired and the failing paint adhesion to the area ceiling requires proper preparation and repainting.










**Photo. 43.** The minor damage to the ceiling is to be repaired and the failing paint adhesion to the area ceiling requires proper preparation and repainting.

#### 4.0 CORRECTIVE MAINTENANCE



<b>Weir Phillips</b> Heritage and Planning	<b>Protection of Heritage Fabric</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	PHF-01	Space No:	Belmont House
	<b>LOCATION:</b> Northern walkway removal  <b>WORK REQUIRED:</b> Provide protect to heritage sandstone while walk way is being removed. This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings.  Standards: AS 2601-2001 Demolition and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.		
	<b>LOCATION:</b> Northern walkway removal  <b>WORK REQUIRED:</b> Provide detail and description of how the balustrade is to be reinstated where walkway is being removed.		
	<b>LOCATION:</b> Northern walkway removal  <b>WORK REQUIRED:</b> Provide protect to heritage tiles and rendered verandah floor while walk way is being removed. This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings. Standards AS 2601-2001 Demolition and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.		
	<b>LOCATION:</b> South-eastern walkway removal  <b>WORK REQUIRED:</b> Provide protect to heritage sandstone while walk way is being removed. This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings.  Standards: AS 2601-2001 Demolition and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.		
Issue:	October 2021		






<b>Weir Phillips</b> Heritage and Planning	Protection of Heritage Fabric 'Belmont Houses' St. Johns of God Hospital, 177 Grose Vale Rd, North Richmond, NSW Schedule of Work		
Sheet No:	PHF-02	Space No:	Belmont House
		<p><b>LOCATION:</b> South-eastern walkway removal</p> <p><b>WORK REQUIRED:</b>          Provide detail and description of how the balustrade is to be reinstated where walkway is being removed.          Provide protect to heritage tiles and rendered verandah floor while walk way is being removed. This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings.          Standards AS 2601-2001 Demolition and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.</p>	
		<p><b>LOCATION:</b> North-western corner</p> <p><b>WORK REQUIRED:</b>          Provide protect to heritage sandstone while adjoining structure is being removed.</p> <p>This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standards: AS 2601-2001 Demolition and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.</p>	
		<p><b>LOCATION:</b> South-western wall and southern wing</p> <p><b>WORK REQUIRED:</b>          Provide protect to heritage sandstone while adjoining structure is being removed.</p> <p>This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standards: AS 2601-2001 Demolition and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.</p>	
Issue:		October 2021	




<b>Weir Phillips</b> Heritage and Planning	<b>Corrective Maintenance</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	CM-01	Space No:	Belmont House
	<p><b>LOCATION:</b> Entire Roof</p> <p><b>WORK REQUIRED:</b>          The roof slates are to be inspected by an experienced heritage slate roofing contractor. Missing slates are to be replaced, flashings and valley gutters repaired where required.          This work is to be executed by a licensed heritage slate roofing contractor with a proven record of satisfactory work to heritage buildings.          Standards: AS 2050:2018 Roof Tiles and AS/NZS 2179.1-1994 Metal Rainwater Goods.</p>		
	<p><b>LOCATION:</b> All gutter, rain-heads and down-pipes</p> <p><b>WORK REQUIRED:</b>          All gutters, rain-heads and down-pipes are to be cleared of debris and any rusting fixings embedded in the sandstone repaired or replaced</p> <p>This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p> <p>Standards AS/NZS 2179.1-1994 Metal Rainwater Goods and AS/NZS 3500 Set - 2018, Plumbing and drainage.</p>		
	<p><b>LOCATION:</b> All down-pipes</p> <p><b>WORK REQUIRED:</b>          The ground level at the wall at the bottom of the down-pipes should be lowered as the ornate cast iron down-pipes are exposed to accelerated deterioration when buried and clearing the down-pipes is impeded when access to the bottom of the down-pipe is not provided.</p> <p>Standards AS/NZS 2179.1-1994 Metal Rainwater Goods and AS/NZS 3500 Set - 2018, Plumbing and drainage.</p>		
	<p><b>LOCATION:</b> All down-pipes</p> <p><b>WORK REQUIRED:</b>          Down-pipes should terminated above a grated stormwater pit.</p> <p>This work is to be executed by a licensed contractor with a proven record of satisfactory work to heritage buildings.</p> <p>Standards AS/NZS 2179.1-1994 Metal Rainwater Goods and AS/NZS 3500 Set - 2018, Plumbing and drainage.</p>		
Issue:	October 2021		






<b>Weir Phillips</b> Heritage and Planning	<b>Corrective Maintenance</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	CM-02	Space No:	Belmont House
	<b>LOCATION:</b> Sandstone Roof Structures  <b>WORK REQUIRED:</b> The chimneys and sandstone roof structures are to be inspected by and experienced heritage sandstone contractor. Flashings are to be repaired as required, eroded sandstone mortar is to be re-pointed and the sandstone is to be cleaned where required. This work is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.  Standard: AS 3700:2018 Masonry		
	<b>LOCATION:</b> All sandstone  <b>WORK REQUIRED:</b> All redundant masonry anchor remnants embedded in the sandstone are to be removed and eroded sandstone mortar is to be re-pointed. At least four cured mortar samples are to be prepared for colour matching approval of the nominated heritage consultant. Mortar is to be lime mortar of the same strength and consistency as the existing mortar. This work is to be executed by qualified contractor with experience and a proven record of satisfactory work with heritage sandstone.  Standard: AS 3700:2018 Masonry		
	<b>LOCATION:</b> Courtyard  <b>WORK REQUIRED:</b> All rusting steel saddles and the like attached and embedded in the sandstone are to be removed.  This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.  Standard: AS 3700:2018 Masonry		
	<b>LOCATION:</b> Under north-western walkway  <b>WORK REQUIRED:</b> All damaged and missing sandstone mortar is to be inspected by an experienced heritage sandstone contractor and repaired where required. Mortar is to be lime mortar of the same strength, colour and consistency as the existing mortar. This work is to be executed by qualified contractor with experience and a proven record of satisfactory work with heritage sandstone.  Standard: AS 3700:2018 Masonry		
<b>Issue:</b>	<b>October 2021</b>		



<b>Weir Phillips</b> Heritage and Planning	<b>Corrective Maintenance</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	CM-03	Space No:	Belmont House
	<p><b>LOCATION:</b> Southern wing</p> <p><b>WORK REQUIRED:</b>            Damaged sandstone window sill is to be replaced by an experienced heritage sandstone contractor with experience and a proven record of satisfactory work with heritage sandstone.</p> <p>Sandstone is to match the existing sandstone. Sample of proposed sandstone to be used in repair is to be approved by the nominated heritage consultant.</p> <p>Standard: AS 3700:2018 Masonry</p>		
	<p><b>LOCATION:</b> All stained sandstone</p> <p><b>WORK REQUIRED:</b>            All stained sandstone is to be cleaned by a by an experienced heritage sandstone cleaning contractor with experience and a proven record of satisfactory cleaning of heritage sandstone.</p> <p>Standard: AS 3700:2018 Masonry</p>		
	<p><b>LOCATION:</b> South-eastern entry stairs</p> <p><b>WORK REQUIRED:</b>            The deteriorated marble stair balustrade of the south-eastern entry is to be repaired.</p> <p>This is to be executed by qualified marble repair contractor with experience and a proven record of satisfactory marble repairs to heritage buildings.</p> <p>Standard: AS 3700:2018 Masonry</p>		
Issue:	October 2021		

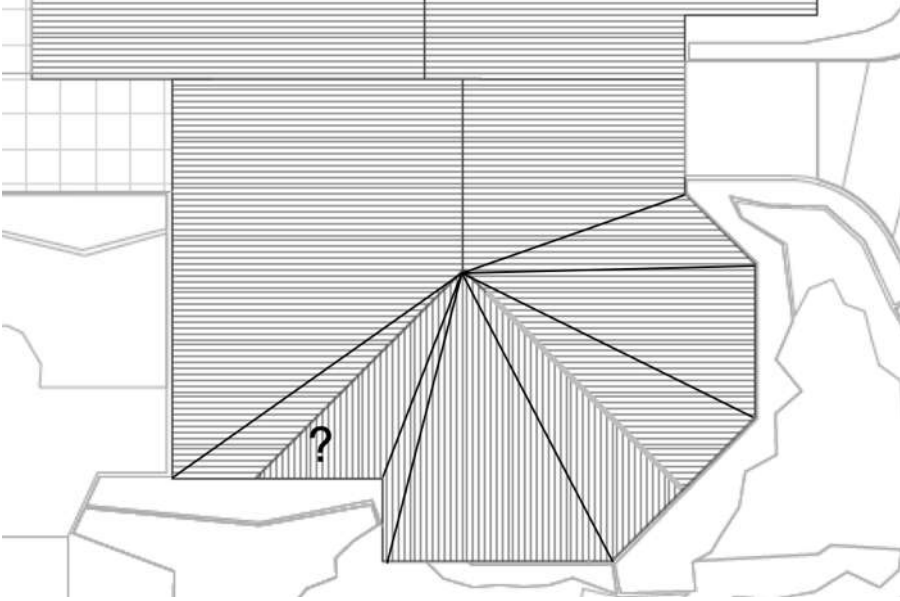


<b>Weir Phillips</b> Heritage and Planning	<b>Corrective Maintenance</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	CM-04	Space No:	Belmont House
	<p><b>LOCATION:</b> North-eastern entry stairs</p> <p><b>WORK REQUIRED:</b> The deteriorated marble stair balustrade of the north-eastern entry is to be repaired.</p> <p>This is to be executed by qualified marble repair contractor with experience and a proven record of satisfactory marble repairs to heritage buildings.</p> <p>Standard: AS 3700:2018 Masonry</p>		
	<p><b>LOCATION:</b> All windows</p> <p><b>WORK REQUIRED:</b> All the windows of Belmont House are to be inspected and serviced to ensure they are in an acceptable condition and operating properly.</p> <p>This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p> <p>Lead-light is to be cleaned and serviced by an experienced heritage lead-light contractor.</p> <p>Standards: AS 1684.2—2006 Timber framing and AS 2047-2014, Windows and external glazed doors in buildings</p>		
	<p><b>LOCATION:</b> Main entry</p> <p><b>WORK REQUIRED:</b> The Lead-light dome is to be inspected cleaned and serviced by an experienced heritage lead-light contractor.</p> <p>Standards: AS 2047-2014, Windows and external glazed doors in buildings</p>		
Issue:	October 2021		

<b>Weir Phillips</b> Heritage and Planning	<b>Corrective Maintenance</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	CM-05	Space No:	Belmont House
	<p><b>LOCATION:</b> All doors</p> <p><b>WORK REQUIRED:</b> All doors are to be inspected by an experienced heritage carpentry contractor, to ensure they are in a good condition and operating properly.</p> <p>This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p> <p>Standards: AS 1684.2—2006 Timber framing.</p>		
	<p><b>LOCATION:</b> Billiard Room</p> <p><b>WORK REQUIRED:</b> The damage to the vaulted ceiling is to be repaired repair</p> <p>This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p> <p>Standards: AS/NZS 2908.2:2020 Cellulose-cement products Flat sheets and AS/NZS 2588:2018 Gypsum plasterboard</p>		
	<p><b>LOCATION:</b> Billiard Room</p> <p><b>WORK REQUIRED:</b> The vaulted ceiling is to be properly prepared and painted</p> <p>This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.</p> <p>Standards: AS/NZS 2311-2017 Guide to Painting of Buildings and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.</p>		
Issue:	October 2021		



<b>Weir Phillips</b> Heritage and Planning	<b>Corrective Maintenance</b> <b>'Belmont Houses' St. Johns of God Hospital,</b> <b>177 Grose Vale Rd, North Richmond, NSW</b> <b>Schedule of Work</b>		
Sheet No:	CM-06	Space No:	Belmont House
	<b>LOCATION:</b> Pantry  <b>WORK REQUIRED:</b> The pantry ceiling is to be properly prepared and painted  This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings.  Standards: AS/NZS 2311-2017 Guide to Painting of Buildings and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.		
	<b>LOCATION:</b> Morning Room  <b>WORK REQUIRED:</b> The minor damage to the ceiling is to be repaired and the failing paint adhesion to the area ceiling requires proper preparation and repainting. This is to be executed by qualified contractor with experience and a proven record of satisfactory work to heritage buildings. Standards: AS/NZS 2908.2:2020 Cellulose-cement products Flat sheets, AS/NZS 2588:2018 Gypsum plasterboard, AS/NZS 2311-2017 Guide to Painting of Buildings and AS 4361.2-1998 Guide to lead paint management - Residential and commercial building.		
<b>Issue:</b>	<b>October 2021</b>		

Sheet No:	CM-07	Space No:	Belmont House
			
<p>The existing klip-lok style flat roof with sheer line guttering to the south-western wing of Belmont House is inappropriate. It is recommended that this roof and gutter be replaced with a sympathetic roof, one similar to the original roof. Details of the revised roof detail including the proposed eaves and guttering along with the proposed roofing material are to be provide with guidance of the nominated heritage consultant. A standing seam metal roof would be acceptable.</p>			
Issue:		October 2021	