JAMES AND MARY EMELIA MAYNE CENTRE ROOF REPAIRS

Consideration:

The James and Mary Emelia Mayne Centre had significant leaks into the building as a result of a major storm event in November 2014. There was water leaking into the gallery area as well as the Art Museum storage space. The leaks were predominately from the aging nature of the roof, however a significant amount of water also leaked in via the concrete façade on the North West side of the building. This new roof will be capable of dealing with a 500mm/hour storm event into the future and includes extra and larger downpipes, new gutters, overflows and flashings.

Description

The project will entail removing the main roof, all alcove/light well roofs and the two stairwell roofs. These roofs are to be replaced with new lysaght klip-lok 700 roof sheeting and flashings all round to detail. All gutters associated with these roofs are to be removed and replaced with new stainless steel box gutters with new stainless steel 150 diameter downpipes and lysaght 150 half round eaves gutters with new colorbond 100 diameter downpipes as detailed. In addition to the new larger diameter downpipes, new overflow pipes have been added to mitigate any risk of overflow into the building. Provision of new stainless steel rain water heads on the northern side of the building will ensure in the event of overflow water will escape on the outside of the building. The stormwater system around the building will also be upgraded. Importantly, the majority of the roof rainwater will now drain to the northern side of the building, limiting the number of external downpipes to two on the southern side of the building. These two downpipes will be black in colour to blend in with the dark colour of the columns on the external face of the building and in so doing blend seamlessly into the facade.

The rear concrete wall on the North West side has developed cracks that now provide little coverage of its steel reinforcement. Water now hits this wall and enters through the cracks into the building. The new proposal of vertical Lysaght Spandek cladding to this wall is to mitigate any water ingress and protect the wall from further damage. The pattern direction and colour of the new cladding (Colorbond Evening Haze) were chosen to match the existing grooved concrete wall as closely as possible to minimise visual impact.

The Department of Environment and Heritage Protection has confirmed that the works to the Mayne building roof and facade can proceed as an application for an Exemption Certificate.
EXTERIORS SS RAIN WATER HEADS AND 150 DIA SS DOWNPIPES TO BE POWDER COATED DARK GREY

INCREASE PITCH OF ROOF FROM 0.85 DEGREES TO 1.0 DEGREES. PROVIDE LYSAGHT KLIPLOK 700 ROOM SHEETING

PROVIDE NEW SS BOX GUTTER AND SUMPS FALLING TO RAIN WATER HEADS

SHEET CRACKING AND LEAKING. CONCRETE WALL WITH COLORBOND RIBBED CLADDING. COLOUR TO MATCH EXISTING WALL

ALL EXPANSION JOINTS TO BE FLAT TYPE
Southern Façade Before
Southern Façade After
Northern Façade
Before
Northern Façade
After
Western Concrete Wall Before