Building Condition Review and CAPEX Plan

BGIS - TransGrid – Orange Regional Depot Centre

04 December 2020

Submission 1.0
Project No. EB1110
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Reviewed by Ron Philip/Yeuston Gabriel

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Approvals

Action	Name	Signature	Position	Date
Prepared by	Amy Winkler	[redacted]	Office Administrator	25 November 2020
Reviewed by	Yeuston Gabriel	[redacted]	Director	30 November 2020
Approved by	Ron Philip	[redacted]	Director	04 December 2020

Amendment Record

A record of contextual additions or omissions is given below:

Page No.	Context	Revision	Date

1. Executive Summary

Further to your instructions issued 21st August 2020, Nutbrook Group attended Orange Regional Depot to undertake a visual inspection, provide a 10-year Capital Expenditure (CAPEX) plan and validate the FP&E (fixed plant and equipment) asset register.

The objective of this report is to assist BGIS and TransGrid in identifying issues relating to the building fabric, mechanical, electrical, fire, hydraulic and BCA and identify the condition and cost associated for the rectification for a 10-year term.

A review of all information uploaded to the Electronic Data Room (EDR) and a site walkthrough facilitated the completion of the 10-year CAPEX Plan appended within this report.

The key issues for each element have been identified below and detailed further in this report.

1.1 Key Issues Identified

1.1.1 Building Structure and Fabric

- Office Block roof - Water ingress within main office. We recommend investigation and repairs in the short term with skylights on the office block roof to be replaced in the medium term;
- Office Block – Carpet throughout the office block is showing normal wear and tear. We recommend replacement in the medium term;
- Office Block – Furniture and, painting of ceilings, walls and doors is in poor condition. We recommend repainting in the medium term with replacement of furniture in the medium term;
- Pavilion roof – We recommend that metal cladding, capping and flashings, metal eave gutters & metal downpipes for the Pavilion roof be replaced medium term. Safe access has not been provided to the Pavilion roof. This is a statutory non-compliance and requires rectification in the medium term;
- Pavilion façade – Metal cladding and windows are in poor condition. We recommend replacement in the medium term. As it is a temporary unit it is likely to be more cost effective to replace the building;
- Wash Bay roof – It is recommended that metal cladding, capping and flashings, metal eave gutters and downpipes are replaced in the medium term;
- Wash Bay façade and internal areas – Replacement of the metal cladding, windows and metal roller shutters is recommended in the medium term. The internal painting is in a poor condition and we recommend repainting in the medium term;
- Safe access has not been provided to the Pavilion roof. This is a statutory non-compliance and requires rectification in the medium term;
- The safe access test and tag for the roof of the Office Block, Wash Bay and Pavilion are out of date and require annual testing. Rectification to be completed in the short term;

- The Tennis Court Pavilion area requires demolition and/or replacement;
- Minor slab deflection, joint spalling, and corner joint damage was noted to the concrete hardstand. Repairs are required medium term;
- Palisade fencing, office building canopy steel posts, entry and exit swipe access bollards, car park lighting steel post structure, steel safety fence at entry and exit gates, bollards and security camera post structure are all showing corroding elements. We recommend treatment and repainting of corroding elements; and
- Line marking to car parking bays will need to be refreshed medium term.

1.1.2 Mechanical

- Ensure ongoing maintenance of Mechanical Systems – Condenser coils had built-up dust and grime. Maintenance scope should be reviewed for compliance with AIRAH DA19 and enforced to ensure ongoing plant life;
- Multiple external condensers were not mechanically secured to the ground indicating a general lack of consideration to seismic restraints. The portfolio generally needs to be reviewed with a remedial action plan implemented;
- External pipework was insulated but either not adequately protected or not protected at all. This has resulted in significant deterioration of insulation in the sun. Weather-proof trunking should be provided to the full extent of external pipework/electrical provisions;
- Cooling throughout the site is provided by R22 refrigerant based units. R22 can no longer be imported to the country and as such the market cost for R22 has increased significantly (in the order of $300/kg). Not only are these units at the end of their economic life, but the R&M costs will increase with time should they have a refrigerant leak (i.e. from weathered pipework);
- The asset register for mechanical services does not capture the outside air fans servicing the fan coil units of the depot offices. These fans need to be identified to confirm the compliance of the systems outside air distribution;
- The site would see an improvement in the quality and consistency of mechanical installations with the implementation and enforcement of a design guide for mechanical services.

1.1.3 Electrical

- The base building distribution boards within the main Office Block, Workshop and Pavilion have reached the end of their expected life cycle. Therefore, we have made a high-level allowance to upgrade the distribution boards in the short and medium term to comply with current safety standards;
- During our inspection it was also noted that limited RCD protection is provided to DBs and DB schedules have not been typed and updated to reflect as-installed. We recommend providing RCD protection to all new and existing lighting and power circuits rated at 32A or less (to comply with current AS3000) and DB schedules updated to reflect as-installed in a typed format;

- Ensure ongoing maintenance of electrical systems – DBs RCD tested in accordance with AS/NZS3760:2010, fluorescent light fittings cleaned and re-lamped, emergency and exit signs tested periodically, security and access control firmware/software updated, resetting of the roller door motors and the crane/hoist motor;
- The electrical Single Line Diagram (SLD) was missing from the site. Current standard AS/NZS3000:2018 states that a copy of the main single line diagram must be available within the main switchroom or the like for referencing and to understand the electrical infrastructure of the site. Nutbrook Group recommends a survey of the existing electrical infrastructure in the short term to provide an updated SLD;
- Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity of the main switchboards, distribution boards and mechanical services switchboards on an annual basis to identify any existing and / or probable defects (e.g. hot joints, failed coils / terminals, overloading). Carry out thermographic scans on an annual basis as a proactive R&M initiative;
- There is no exit signage and emergency lighting within the standalone Workshop and Pavilion. Therefore, we have made a high level allowance to rectify this issue in the short term; and
- A number of faulty fluorescent tubes were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes in the short term.

1.1.4 Fire

- The fire hydrant system needs to be provided with a system block plan including working and test pressure signage in accordance with AS2419.1-2005. Storz couplings are to be provided to all landing valves and modifications are to be made to the height of the booster connections to achieve compliance. Ensure trip hazards of uneven ground and slab is addressed. Provide support structure for the booster assembly. Ensure landing valves are between 0 to 35-degree angles from the floor;
- The fire hose reel system within the main Office Block will need to be replaced after they exceed their design life cycle;
- The detection system within the main Office Block has an issue noted within the fire system test logs and a contractor should be engaged to provide a baseline test result based on systems. Review FIP main panel and fix any program or screen issues; and
- There is a missing extinguisher within the oil store building, however signs are provided. A CO2 extinguisher in Work Bay was noted as out of date. An extinguisher in the hoist bay was obstructed by stored goods. Signage is required to the wall of the Wash Bay and the foam extinguisher in the welding bay is to be replaced.

1.1.5 Hydraulic

Cold water:

- RPZD testing and tagging to be confirmed.

Hot water:

- Multiple under bench boiling water units have not been provided with ventilation to the cupboard.

Underground tanks:

- Carry out tank integrity testing and electrical/controls repair works.

2. Introduction

Nutbrook Group received instructions from BGIS to undertake BCA and Compliance Audits, develop a 10-year Capital Expenditure (CAPEX) plan and validate the FP&E (fixed plant and equipment) asset register for 7 sites (1 Office and 6 Depots) on the 21st August 2020.

The objective of this report is to assist BGIS in identifying priority issues relating to the BCA Compliance, building fabric and services for these 7 sites based on a visual inspection of the property and a review of provided documentation. This report and accompanying CAPEX plan will make recommendations for resolving identified issues with estimated costs and timeframes for these works.

The below scope of work covers the involvement of 'Building and Fabric', Mechanical (incl. BMS), Electrical (incl. Light and Power), Security, Fire Protection, Hydraulic services, and BCA report.

Scope of Works (within this report)

- Review of Annual Fire Safety Statement (AFSS) provide by TransGrid;
- BCA Compliance if no AFSS available;
- Boundary fencing (if no fencing is evident please note in condition report);
- Palisade fencing – not all properties will have palisade fencing;
- Driveway/internal roads;
- Hardstand areas;
- Facades;
- Roofs (Visual only no allowance for height access);
- Building services;
- Mechanical services;
- Electrical services;
- Fire services;
- Hydraulic services;
- Plantrooms; and
- Block plans / Single line diagrams of the building's services.

Out of Scope:

- Ultimo Substation; and
- Specialised electricity or communication infrastructure is not included in the scope for insurance valuations or condition reports.

3. Report Limitations

Please refer to the details provided in the overarching CAPEX Budget Report for more information on the limitations of the information provided within this report.

The area's mentioned below could not be accessed for inspection on the day.

- No roof access

4. Terminology

The following terminology has been used in this document and appendices to identify the urgency and time frame of work needed to be carried out.

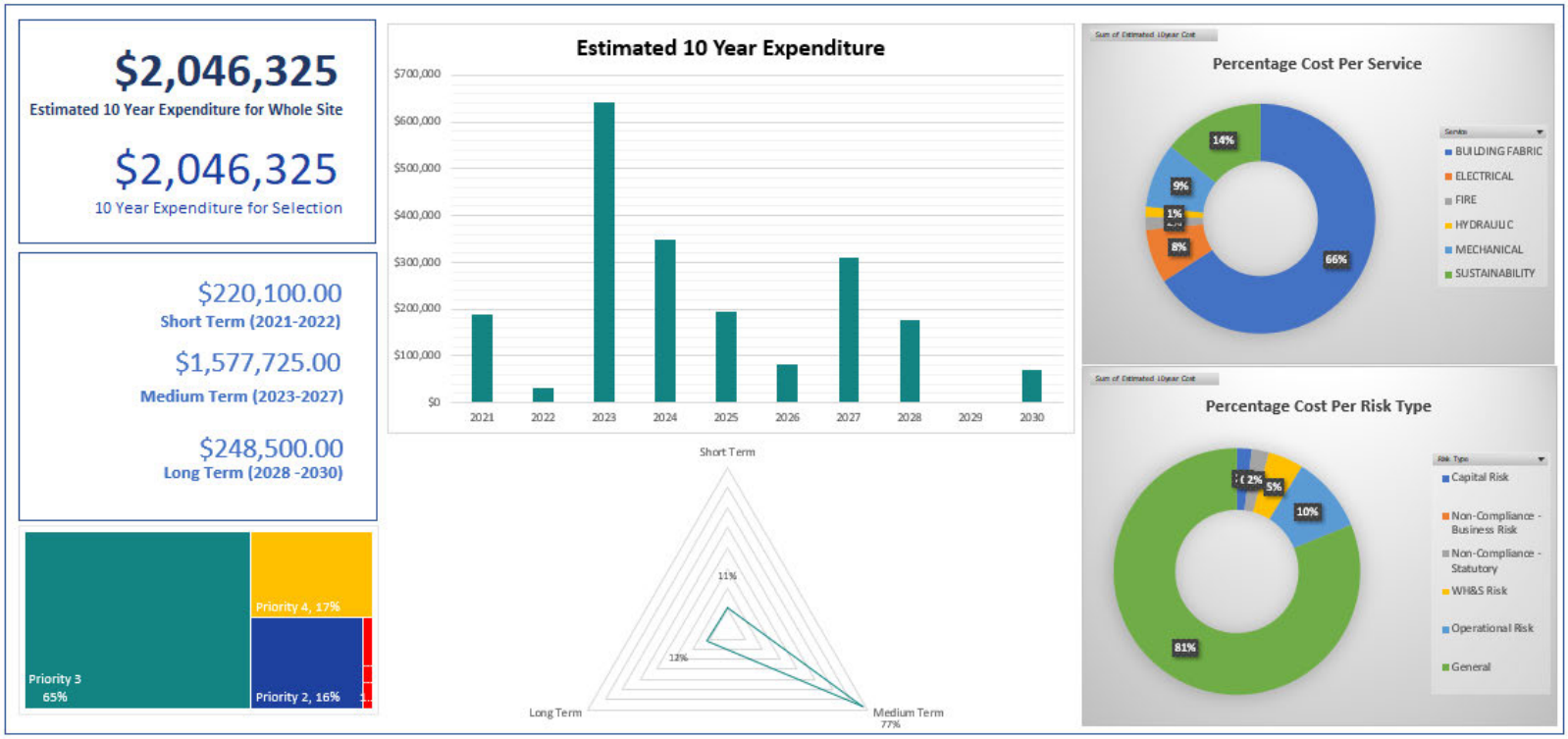
	All services and have been assessed over the following periods in line with budget guidelines:
Short Term	Years 1 to 3 (2021 to 2023)
Medium Term	Years 4 to 8 (2024 to 2028)
Long Term	Years 9 to 10 (2029 to 2030)

	The following priority grades have been given in the context of a 10-year planning period:
Priority 1	Urgent work that will prevent closure of premises and / or address an immediate high risk to the health and safety of occupants and / or remedy a serious breach of legislation or cause major defects if not attended to.
Priority 2	Essential work required that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a less serious breach of legislation
Priority 3	Desirable work required that will prevent deterioration of the fabric or services and / or address a medium risk to the health and safety of occupants and / or remedy a minor breach of legislation or add aesthetic value to the asset.
Priority 4	Long term work required that will prevent deterioration of the fabric or services or would benefit the asset but are in areas not used on a regular basis.

4.1 CAPEX Summary

The below table shows the split between the different cost allocations:

Please refer to Appendix B or overarching CAPEX Budget Report for details of the Priority Grades.



Notes:

- Budget figures have been provided based on the information received and sighted at the time of the 'non-destructive' on site audit;
- Excludes builders' margin;
- Estimates exclude GST;
- Estimates exclude design and project management fees;
- We would recommend the client make provision for contractors' preliminaries to be c.18%;
- We would recommend the client make provision for the contractors' mark up on product and materials to be 10%; and
- We would recommend the client make provision for 10% contingency.

5. Property Overview

The site is known as Orange Regional Depot and located at 64-84 William Street, Orange NSW, approximately 250km west of Sydney. Inspections for this site were carried out on the 7th October 2020. The site is currently owned and occupied by TransGrid.

Our investigation excludes the specialised electricity and communication sub-station infrastructure located within the site.

Orange Depot – Image courtesy of Google Earth

The site consists of office and mixed-use buildings as outlined below. Construction date 1954.

Main Office Block and Workshop:

- Single story steel framed building with metal profiled wall sheeting, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profiled sheeting;
- Internal finishes include a mixture of vinyl, carpet, tile and concrete floor finishes, timber doors, painted walls, a combination of plasterboard, tile acoustic panel and foiled insulation ceiling finishes.

Wash Bay:

- Single storey building with metal profiled wall sheeting, pitched roof with metal profiled sheeting, metal glazed windows, timber doors, and metal roller shutters; and

- Internal finished include a mixture of concrete and carpet tile floor finishes, metal and timber doors and metal profiled sheeting on both ceilings and walls.

Pavilion:

- Single storey building with metal profiled wall sheeting, pitched roof with metal profiled sheeting, metal glazed windows, timber doors and metal roller shutters; and
- Internal finishes include a mixture of vinyl and carpet floor finishes, timber doors, suspended plasterboard ceilings, plasterboard, tiled and rendered walls.

6. Inspection Notes & Asset Condition Commentary

6.1 Building Structure and Fabric

6.1.1 Main Office Block, Workshop & External Elements

6.1.1.1 External

- The façade metal profiled sheeting is considered to be in fair condition with no substantial work required in the reporting period. We recommend painting in the medium term;
- The metal profiled roof coverings are in fair condition with no significant repairs required during the reporting period. We recommend replacing the skylights in the medium term. The safe access test and tag is out of date and an allowance has been made to address this in the short term;
- External drainage comprising gutters, downpipes, and rainwater tanks is in fair condition. No major works are required to be undertaken during the reporting period; however annual cleaning of gutters is recommended;
- Roof fixtures including capping and flashings are in fair condition. Repairs to roof flashings are recommended in the medium term to prevent ingress within the main Office Block;
- Windows, awnings/canopies, entrance, and roller doors are in fair condition with no substantial work required during the reporting period. We recommend painting in the medium term;
- Yard areas throughout the site are in good overall condition with no major works envisaged in the reporting period. Landscaping is in poor condition and regular maintenance is recommended;
- Boundary fencing is considered to be in fair condition with no substantial works required during the reporting period. Painting of the perimeter fencing is recommended; and
- The concrete hardstand is in poor to fair condition with medium term repairs required within the reporting period.

6.1.1.2 Internal

Generally

The buildings have a combination of floor coverings including exposed concrete, vinyl tile, vinyl sheet, ceramic tile, carpet etc. The walls are a combination of metal profiled sheeting, partitioning, rendered and plaster painted walls. The ceilings are a combination of suspended plasterboard, tile acoustic panels and metal profiled sheeting. The doors are predominantly timber with some metal doors in the workshop.

Finishes internally are in a fair condition throughout with decoration works and replacement of some elements required during the reporting period which include:

- There are several small settlement cracks that will require repairs. Repainting of ceilings, walls, doors, line markings and handrails is required. Replacement of floor coverings, window coverings, whitegoods, and furniture are required along with the replacement of fixtures, fittings and joinery systems.

6.1.2 Wash Bay

6.1.2.1 External

- The façade metal profiled sheeting and facias is generally in poor condition. We would recommend these be replaced in the medium term;
- The metal profiled roof coverings including awnings and canopies, capping and flashing are aged and in poor condition. We would recommend these be replaced in the medium term;
- The external drainage including gutters and downpipes are in poor to fair overall condition. We recommend replacing rainwater goods as part of the roof replacement works in the medium term;
- There is an external safe access ladder point provided, however an Out of Service tag is shown. We were unable to confirm condition at the time of inspection and test and tagging of safe access points is recommended in the short term; and
- The windows, entrance doors, and roller shutter doors are in poor condition. We recommend replacement in the medium term.

6.1.2.2 Internal

The building has a combination of floor coverings including exposed concrete and carpet tiles. Metal profiled sheeting is provided to the walls. The ceilings are suspended timber and metal sheeting. The doors are a both timber and metal;

- Internal finishes in the office area of the Wash Bay are in fair condition. We recommend some minor repairs and replacements to the office area within the reporting period.
  Replacement of doors, joinery systems and window coverings is recommended in the long term with carpet tiles to be replaced in the medium term;
- Internal finishes to the Wash Bay/Workshop areas are in poor to fair condition. We would recommend some minor repairs and replacements within the reporting period.
  The metal sheet ceiling requires replacement and is included in the roof cladding replacement cost.
  Replacement of doors, repairs of settlement cracks in concrete floors and cleaning of stains to concrete floors are recommended in the medium term. repainting of ceilings, walls, columns, doors, and structural steel elements is required in the medium term.

6.1.3 Pavilion

6.1.3.1 External

- The external façade metal profiled sheeting and facias are aged and in poor condition. We would recommend painting of the facias and replacement of the metal profiled sheeting in the medium term;
- The metal profiled sheet roof coverings, capping and flashing, skylights, and awnings and canopies are in poor condition. We would recommend these be replaced in the medium term. Safe access should be provided as part of the roof replacement works;

- External drainage including gutters and downpipes are in poor condition. We recommend replacing rainwater goods in-line with façade and roof replacement works in the medium term;
- Windows and entrance doors are in poor condition. We recommend replacement in the medium term;
- The Tennis Court Pavilion is in poor condition and will require demolition and/or replacement during the reporting period.

6.1.3.2 Internal

Generally

Internal finishes throughout the building comprise plasterboard ceilings, painted rendered walls, timber doors, carpet, and vinyl floors, and are in fair condition.

- We have made allowance for the replacement of joinery systems, fixtures and fittings in the medium term. Allow for replacement of furniture, whitegoods, and gym equipment in the medium term. We have made allowance for the replacement of window coverings in the medium term and the repainting of walls, doors and ceilings is also required within the reporting period.

6.1.4 Key Issues Identified

- Office Block roof - Water ingress within main office. We recommend investigation and repairs in the medium term with skylights on the office block roof to be replaced in the medium term;
- Office Block – Carpet throughout the office block is showing normal wear and tear. We recommend replacement in the medium term;
- Office Block – Furniture and, painting of ceilings, walls and doors is in poor condition. We recommend repainting in the medium term with replacement of furniture in the medium term;
- Pavilion roof – We recommend that metal cladding, capping and flashings, metal eave gutters & metal downpipes for the Pavilion roof be replaced medium term. Safe access has not been provided to the Pavilion roof. This is a statutory non-compliance and requires rectification in the medium term;
- Pavilion façade – Metal cladding and windows are in poor condition. We recommend replacement in the medium term. As it is a temporary unit it is likely to be more cost effective to replace the building;
- Wash Bay roof – It is recommended that metal cladding, capping and flashings, metal eave gutters and downpipes are replaced in the medium term;
- Wash Bay façade and internal areas – Replacement of the metal cladding, windows and metal roller shutters is recommended in the medium term. The internal painting is in a poor condition and we recommend repainting in the medium term;
- Safe access has not been provided to the Pavilion roof. This is a statutory non-compliance and requires rectification in the medium term;
- The safe access test and tag for the roof of the Office Block, Wash Bay and Pavilion are out of date and require annual testing. Rectification to be completed in the short term;

- The Tennis Court Pavilion area requires demolition and/or replacement;
- Minor slab deflection, joint spalling, and corner joint damage was noted to the concrete hardstand. Repairs are required medium term;
- Palisade fencing, office building canopy steel posts, entry and exit swipe access bollards, car park lighting steel post structure, steel safety fence at entry and exit gates, bollards and security camera post structure are all showing corroding elements. We recommend treatment and repainting of corroding elements; and
- Line marking to car parking bays will need to be refreshed medium term.

6.2 Mechanical

The mechanical services include air conditioning to the offices, breakout areas and gym with mechanical ventilation to the warehouse and amenities.

Cooling is typically provided to the Offices via ducted split units and ceiling mounted cassette units. Heating is provided to the offices by reverse cycle operation of the air conditioning units. The condensing units are generally installed at ground level adjacent to the buildings.

Control for the office is provided by MicroAir Direct Digital Control (DDC) modules and sensors throughout. Temperature sensors are distributed throughout the office with a single overarching time clock located within the mechanical services switch board. Dedicated after hours call switches are mounted on dedicated panels within the tenancy.

Supply air from ducted type indoor units is distributed to the occupied spaces through insulated rigid and flexible ductwork and typically square type ceiling diffusers. Return air is typically drawn through egg crate type ceiling grilles then ducted to the units.

In the admin block, some supplemental wall mounted split systems and cassette units have been installed for spaces such as IT rooms and smaller meeting rooms. These condensing units are located in the same mechanical plant area installed on the ground level.

Ventilation fans and associated ductwork are provided to each office area for outside air / make-up air provisions and dedicated toilet exhaust fans to each respective amenity. Outside air fans are interlinked with the air conditioning units. Exhaust fans operate via independent time switching control.

The warehouses have multiple passive roof ventilation units to aid in natural ventilation.

6.2.1 HVAC Assets

- 7 x ducted split AC units and condensers (all R22 refrigerant based), with electric duct heaters;
- 1 x high-wall split AC units and condensers (1-off R22 refrigerant based);
- 2 x floor mounted split AC units and condensers;
- 1 x cassette AC unit and condenser – Assumed to be a tenant unit, servicing comms room;
- 2 x room air conditioners (to service the kitchen and storeroom of the pavilion);
- 5 x wall hung electric heaters (to service the bathrooms and workshop);
- 12 x wall hung gas heaters (to service the workshop);
- 7 x ventilation fans (including duct mounted and wall mounted) – To be confirmed by BGIS due to access constraints);
- 6 x roof ventilators (for depot workshop) – To be confirmed by BGIS due to access constraints); and
- 1 x mechanical services switchboard.

6.2.2 Condition/Description

- Generally, in poor to fair condition as most plant has far exceeded its economic life; and
- No mechanical as-built drawings were provided.

6.2.3 Key Issues Identified

- Ensure ongoing maintenance of Mechanical Systems – Condenser coils had built-up dust and grime. Maintenance scope should be reviewed for compliance with AIRAH DA19 and enforced to ensure ongoing plant life;
- Multiple external condensers were not mechanically secured to the ground indicating a general lack of consideration to seismic restraints. The portfolio generally needs to be reviewed with a remedial action plan implemented;
- External pipework was insulated but either not adequately protected or not protected at all. This has resulted in significant deterioration of insulation in the sun. Weather-proof trunking should be provided to the full extent of external pipework/electrical provisions;
- Cooling throughout the site is provided by R22 refrigerant based units. R22 can no longer be imported to the country and as such the market cost for R22 has increased significantly (in the order of $300/kg). Not only are these units at the end of their economic life, but the R&M costs will increase with time should they have a refrigerant leak (i.e. from weathered pipework);
- The asset register for mechanical services does not capture the outside air fans servicing the fan coil units of the depot offices. These fans need to be identified to confirm the compliance of the systems outside air distribution;
- The site would see an improvement in the quality and consistency of mechanical installations with the implementation and enforcement of a design guide for mechanical services.

6.2.4 Sustainability

As part of our review of the site, we have identified the following measures which could be implemented to reduce the building energy and water consumption in the long term, note that we have not completed a payback review of the items:

Electrical

- Replacement of existing fluorescent (and filament) lighting with LED fittings;
- Provision of solar power;
- Provision of lighting control via motion sensors and global time clocks;
- Provision of a Power Factor Correction (PFC) unit; and
- Provision of dedicated tenant distribution boards.

Hydraulic

- Timed flow taps;
- No flush urinals; and
- Rainwater connections to toilet pans and/or urinals.

Mechanical

- Provision of economy cycles to AC;
- Global time clock; and
- Provision of CO2 monitoring.

We have allowed for nominal CAPEX values to implement these strategies within our CAPEX spread sheet. Below is a short preamble on the proposed strategies, however all are subject to a detailed review.

The provision of more efficient lighting is almost always the most efficient use of CAPEX when aiming to reduce energy bills, and along with increased control could be installed over a rolling time period rather than a single large CAPEX project making a lighting upgrade an attractive economic proposition.
A solar power feasibility study should be completed to determine the long term savings and associated payback period. There are many schemes in place (I.E NSW Energy Saving Scheme) which could offset a large portion of the capital costs against projected long term savings which could further reduce prospective payback periods. Note that all Government payback schemes are subject to at least 12-months of energy monitoring data which is commonly not provided from energy bills alone, and as such in order to be considered, a feasibility and long term metering should be considered sooner rather than later.

Power factor correction will have a reduced impact from that typically expected due to the current limited use of air conditioning requirements (decreased occupancy) and with the installation of more efficient lighting, however it is something to consider in the long term with any electrical infrastructure works.

It was noted on site that there are no tenant distribution boards, and all power for both base building and tenants are fed from a single point, this is highlighted in the fact that the comms room racks and AC units run off of base building power. While this may function under the current lease agreements, should the base building or tenant energy impact wish to be assessed individually (as opposed to a 'whole building' assessment), separate distribution boards (and metering) would likely be required.

As the site is regional with a relatively small occupancy rate, it is difficult to justify any change in the configuration in the mechanical plant. While a water-cooled system would have less energy consumption, the increase in water consumption and CAPEX costs required would not provide any meaningful payback period.

The ideal system arrangement would be that which is installed at the Yass site, which are air-cooled packaged units with economy cycle provisions. As the mechanical plant for Orange Regional Depot is already individual DX split units, only L1 of the admin building could implement such an approach with its ducted configuration. However, the arrangement of the outside air provisions for L1 is still in doubt as we did not identify these provisions on site.
With the current reduced occupancy, the building would almost certainly benefit from monitoring of carbon dioxide of the occupied space and reduce energy consumption proportionally.

The efficacy of the evaporative pad units serving the warehouse remains in question. With large roof ventilators and a number of large roller doors, the majority of cooling provided to the space will be via exhausting of hot air. As a result, it is likely that the evaporative pad units may not treat the air serving the occupied space as is. Additionally, it is highly unlikely that the units have meaningful capacity to service the warehouse/make a noticeable impact, however they would consume a significant amount of water. We would recommend decommissioning them.

With the limited documentation available and our non-intrusive inspection, we cannot confirm the hydraulic infrastructure arrangement, however we did not locate any rainwater storage facilities on site. As there is significant catchment area for the site and the bathrooms throughout the warehouse are due for a refresh, we would recommend providing rainwater storage and reuse on site
Additionally, with the retrofit of any bathrooms, provision of no-flush urinals, timed taps and pans which flush from the rainwater service are recommended.

Finally, a review of the sites electrical bills may reveal opportunities to implement reduced electrical rates, the impact of global time clocks and the possible advent of green power to the site.

6.3 Electrical

6.3.1 Main Office/Workshop

6.3.1.1 Power Services

The main office and attached workshop are currently serviced by two (2) 3-phase, form 1, 250A rated distribution boards (DBs) sharing lighting and power circuits on single chassis's.

Mechanical services equipment is serviced by a mechanical services switchboard located within the main office.

The DBs are manufactured by "Heinelec", original to the construction of the building (circa 1993), in fair to good condition, and whilst providing adequate service to the building are considered to be at the end of their economic lifecycle. Therefore, they would benefit from replacement in the medium term to improve safety standards, reduce risk of failures and reduce maintenance costs due to older switchgear.

Residual current devices (RCDs) are generally limited and only provided to the required lighting and power circuits within the DBs. Separate lighting and power energy metering is not provided.

Furthermore, the DB circuit schedules did not align with the as-installed, pole fillers were missing, and DB nameplates were not in line with the requirements of the NSW Services and Installation Rules (SIR).

Annual thermographic scan reports of the electrical distribution boards have not been sighted during our site inspection. It is recommended that an annual thermographic scan be carried out in order to ascertain the current condition of the DBs.

6.3.1.2 General Lighting

Main office lighting comprises 2x36W T8 fluorescent luminaires, 2x14W compact fluorescent downlights and suspended T5 linears.

Workshop lighting comprises suspended LED high bays and 2x36W T8 fluorescent battens. In addition, translucent roof panels have been provided amongst the high bays to support natural lighting within the warehouse.

External areas of the main office and attached workshop comprises 2x36W T8 fluorescent battens, halogen wall lights and halogen high bays.

Generally, the lighting appears to be in good condition apart from several faulty fluorescent tubes and minor deterioration of external lights due to environmental conditions. Therefore, we recommend that these faulty fluorescent tubes be replaced in the short term.

Lighting control is via Passive Infrared Sensors (PIRs) and manual on / off switching. At the time of inspection, we could not confirm if the external lights are controlled via a timeclock or PE cell.

6.3.1.3 Exit Signage and Emergency Lighting

Exit signs are installed throughout and incorporate current standard signage depicting the pictogram of the "Running Person".

Emergency lighting is provided to the office building using low wattage recessed spitfire type fittings, whilst the workshop comprises twin projector lamp type modules.

Emergency lighting test control units have been provided within the DBs in accordance with AS/NZS2293.1:2018.

Records showing 6-monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. However, we note that the records are not up to date as the most recent test was carried out in February 2020. Therefore, we recommend testing is carried out in the short term to ensure compliance with AS/NZS2293.2:2019.

6.3.1.4 Access Control, Security and CCTV

Generally, access control is via a proximity card (HID) electronic access control system. The system provides access to building entry locations, internal restricted access rooms and site entry gates. The head end system is located within the comms room of the main office building.

The CCTV system provides basic surveillance of the main office entry points (reception and Office Foyer) and perimeter of the building. The head-end system is located within the comms room of the main Office Block.

Generally, the access control system and security CCTV system appear to be original to the construction of the building and in good condition with only minor environmental degradation to card readers and CCTV cameras. No major capital works have been envisaged. However, we do recommend that software updates are carried out periodically to ensure the systems remain supported by the manufacturer and to avoid uncontrolled failures of the systems.

6.3.1.5 Roller Doors and Crane

The roller doors within the Workshop are operated by 3-phase Grifco motors which appeared to be in good condition with no visible signs of grease or oil leaks.

The 3.2 Tonne crane within the workshop is manufactured by DEMAG and operated by a 3-phase motor which appeared to be in good condition.

We note that no evidence was available on site to demonstrate periodic maintenance on the roller door motors and the crane motor. Therefore, we recommend that regular maintenance is carried out on the motors and recorded to ensure effective operation when utilised.

6.3.2 Standalone Workshop

6.3.2.1 Power Services

The Workshop is currently serviced by a 3-phase, form 1, 250A rated distribution board sharing lighting and power circuits on a single chassis.

The DB is manufactured by “Heinelec”, in fair condition, and currently providing adequate service to the building. At the time of the site inspection we could not confirm the age of the board. Therefore, we recommend further investigation is carried out to confirm number of years to replacement.

Residual current devices (RCDs) are only provided to lighting and power circuits within DB-11B. The remaining DBs do not have any RCD protected circuits. This is typically a non-compliance with AS3000 requirements. Separate lighting and power energy metering is not provided.

Furthermore, pole fillers were missing, and the DB nameplate was not in line with the requirements of SIR (NSW).

Annual thermographic scan reports of the electrical distribution board were not sighted during our site inspection. It is recommended that an annual thermographic scan be carried out in order to ascertain the current condition of the DB.

No electrical single line diagram (SLD) was sighted at the main switchboard as required by current code AS/NZS3000:2018. Therefore, we recommend that a survey of the electrical infrastructure is carried out and an SLD drafted.

6.3.2.2 General Lighting

Interior lighting comprises 2x36W T8 fluorescent battens, suspended twin 2x36W T8 fluorescent luminaire, and LED and halogen high bays.

External areas of the standalone Workshop comprise halogen floodlights.

Generally, lighting appears to be in fair to good condition apart from the 1-off suspended twin fluorescent luminaire within the hoist bay which is currently not working and the inconsistent fluorescent colour temperatures within the office area. Therefore, we recommend that the faulty luminaire is serviced, and the inconsistent fluorescent tubes be replaced in the short term.

Lighting control is via manual on / off switching. At the time of inspection, we could not confirm if the external lights are controlled via a timeclock or PE cell.

6.3.2.3 Exit Signage and Emergency Lighting

No exit signage or emergency lighting was installed throughout the workshop. Therefore, we recommend that current standard signage depicting the pictogram of the “Running Person”, and spitfire/projector lamp type emergency lighting is installed in accordance with current code AS/NZS2293.1:2018. This will also require the provision of an emergency test switch to carry out 6-monthly testing in accordance with AS/NZS2293.2:2019.

6.3.2.4 Access Control, Security and CCTV

Refer to the access control, Security and CCTV section above for further details.

No CCTV system is providing surveillance of the standalone workshop.

6.3.2.5 Roller Doors and Hoist/Cranes

The roller doors within the standalone Workshop are operated by 3-phase Grifco motors which appeared to be in good condition with no visible signs of grease or oil leaks.

The 4 Tonne vehicle hoist within the standalone Workshop is manufactured by Tecalemit and operated by a 3-phase 2.2kW motor. At the time of inspection, we identified a moderate amount of grease build up on the motor, so we have made a high-level allowance to service the motor in the short term for safety reasons.

We note that no evidence was available on site to demonstrate periodic maintenance on the roller door motors and the crane motor. Therefore, we recommend that regular maintenance is carried out on the motors and recorded to ensure effective operation when utilised.

6.3.3 Pavilion

6.3.3.1 Power Services

The Pavilion is currently serviced by a 3-phase, form 1 distribution board sharing lighting and power circuits on a single chassis.

The DB is manufactured by "Heinelec", is original to the construction of the building (circa 1993) and, in poor condition, and whilst providing adequate service to the building is considered to be at the end of its economic lifecycle. Therefore, it would benefit from replacement in the medium term to improve safety standards, reduce risk of failures and reduce maintenance costs due to older switchgear.

Residual current devices (RCDs) are not provided to lighting and power circuits within the DB. Miniature Circuit Breakers (MCBs) have been used for general lighting and power circuits which is a non-compliance with current AS3000 requirements. Separate lighting and power energy metering is not provided.

Furthermore, the DB schedule is handwritten instead of typed and the DB nameplate is not provided in accordance with SIR (NSW).

Annual thermographic scan reports of the electrical distribution board have not been sighted during our site inspection. It is recommended that an annual thermographic scan be carried out in order to ascertain the current condition of the DB.

6.3.3.2 General Lighting

Interior lighting comprises 1x36W and 2x36W T8 fluorescent battens.

External areas of the Pavilion comprise 1x18W and 1x36W T8 fluorescent battens.

Generally, the lighting appears to be in poor to good condition with several T8 fluorescent tubes found to be faulty and external T8 battens found to be deteriorating due to environmental conditions. Therefore, we recommend that the faulty fluorescent tubes are replaced, and the external battens cleaned and re-lamped in the short term.

Lighting control is via manual on / off switching. At the time of inspection, we could not confirm if the external lights are controlled via a timeclock or PE cell.

6.3.3.3 Exit Signage and Emergency Lighting

Throughout the Pavilion, non-compliant label type exit signage is installed, and no emergency lighting is provided. Therefore, we recommend that current standard signage depicting the pictogram of the "Running Person", and spitfire type emergency lighting is installed in accordance with current code AS/NZS2293.1:2018. This will also require the provision of an emergency test switch to carry out 6-monthly testing in accordance with AS/NZS2293.2:2019.

6.3.4 Key Issues Identified

- The base building distribution boards within the main Office Block, Workshop and Pavilion have reached the end of their expected life cycle. Therefore, we have made a high-level allowance to upgrade the distribution boards in the short and medium term to comply with current safety standards;
- During our inspection it was also noted that limited RCD protection is provided to DBs and DB schedules have not been typed and updated to reflect as-installed. We recommend providing RCD protection to all new and existing lighting and power circuits rated at 32A or less (to comply with current AS3000) and DB schedules updated to reflect as-installed in a typed format;
- Ensure ongoing maintenance of electrical systems – DBs RCD tested in accordance with AS/NZS3760:2010, fluorescent light fittings cleaned and re-lamped, emergency and exit signs tested periodically, security and access control firmware/software updated, resetting of the roller door motors and the crane/hoist motor;
- The electrical Single Line Diagram (SLD) was missing from the site. Current standard AS/NZS3000:2018 states that a copy of the main single line diagram must be available within the main switchroom or the like for referencing and to understand the electrical infrastructure of the site. Nutbrook Group recommends a survey of the existing electrical infrastructure in the short term to provide an updated SLD;
- Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity of the main switchboards, distribution boards and mechanical services switchboards on an annual basis to identify any existing and / or probable defects (e.g. hot joints, failed coils / terminals, overloading). Carry out thermographic scans on an annual basis as a proactive R&M initiative;
- There is no exit signage and emergency lighting within the standalone Workshop and Pavilion. Therefore, we have made a high level allowance to rectify this issue in the short term; and
- A number of faulty fluorescent tubes were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes in the short term.

6.4 Fire

6.4.1 Fire Water Supply

The fire hydrant system is supplied from the town main located on William Street via a 100mm connection. This hydrant system is composed of a main hydrant system booster located in front of the main entrance to site and is connected to the external dual hydrants located on site. Refer to key issues for detailed items identified with the current hydrant system.

6.4.2 Fire Hydrant and Hose Reel System

The original installation date of the hydrant system could not be verified as the booster did not have a block plan attached to it. An assumption is made that the hydrant system is from the original installation of the building. The fire hydrant booster is located at the property boundary along William Street near the main vehicular entrance.

The hydrant system consists of a fire brigade booster and two external dual point hydrant outlets located within the main yard of the premises.

The fire hose reels are only located in the main Office Block and connected workshop area of this building. The hose reels are generally manufactured in 2007 and appear to be maintained regularly.

6.4.3 Fire Detection and Alarm System

The detection system consists of a main Fire Panel located in the main office reception entry of the main administration building. The panel is connected to the smoke detection and warning system located in the main administration building and the occupant warning system in the oil storage building. The Pavilion/clubhouse building is not connected to the main fire panel and provided with a standalone smoke alarm system.

6.4.4 Fire Extinguishers and Blankets

The fire extinguishers are provided throughout all the buildings and are generally manufactured in 2009 and appear to be tested and checked every six months. Fire blankets are provided within the kitchen area of the buildings and appear to be well maintained.

6.4.5 Key Issues Identified

- The fire hydrant system needs to be provided with a system block plan including working and test pressure signage in accordance with AS2419.1-2005. Storz couplings are to be provided to all landing valves and modifications are to be made to the height of the booster connections to achieve compliance. Ensure trip hazards of uneven ground and slab is addressed. Provide support structure for the booster assembly. Ensure landing valves are between 0 to 35-degree angles from the floor;

- The fire hose reel system within the main Office Block will need to be replaced after they exceed their design life cycle;
- The detection system within the main Office Block has an issue noted within the fire system test logs and a contractor should be engaged to provide a baseline test result based on systems. Review FIP main panel and fix any program or screen issues; and
- There is a missing extinguisher within the oil store building, however signs are provided. A CO2 extinguisher in Work Bay was noted as out of date. An extinguisher in the hoist bay was obstructed by stored goods. Signage is required to the wall of the Wash Bay and the foam extinguisher in the welding bay is to be replaced.

6.5 Hydraulic

The building is comprised of the following hydraulic services:

6.5.1 Cold Water

It is assumed the cold water is supplied from the authority water meter, the site's main meter could not be identified nor the condition of the back-flow prevention device.

Calculating the age of the site it is assumed to be in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.2 Hot Water

The hot water is supplied from a local electrical heater via a Rinnai HD200i continuous hot water or 25L hot water storage units that have been used within the building to serve individual kitchenettes and amenities. Local Zip units were also noted within the kitchenettes for drinking water. Some issues were identified with the installed configurations and will be described below. Thermostatic Mixing Valve (TMV) are installed within amenities.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.3 Sanitary Plumbing & Drainage

The buildings are complete with a fully vented sanitary plumbing system which is comprised of several stack pipes and relief vent pipes to serve the nearby hydraulic fixtures. The building also has external hose taps and some with extension units to services the area external to the building.

The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.4 Stormwater Drainage

No existing as-builts were available to identify storm water reticulation, however visual inspection identifies the system appears in reasonable condition.

6.5.5 Underground tanks

No existing as-builts were available to identify what the underground tanks and no visual inspection was possible due to access limitation.

6.5.6 Key Issues Identified

Cold water:

- RPZD testing and tagging to be confirmed.

Hot water:

- Multiple under bench boiling water units have not been provided with ventilation to the cupboard.

Underground tanks:

- Carry out tank integrity testing and electrical/controls repair works.

6.6 BCA

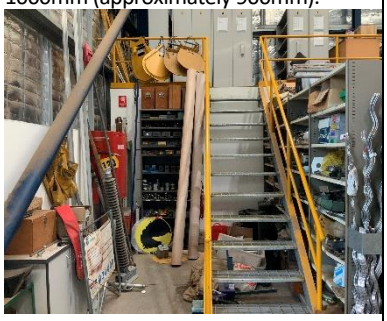
Contemporary standards of construction and performance criteria as enforced in the current Building Codes are continually updated through revisions of the National Construction Code (NCC) and associated reference materials. As a result, the buildings will not satisfy a variety of current standard, a statement that is true of the vast majority of buildings throughout Australia.

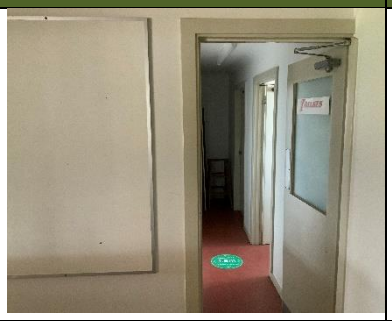
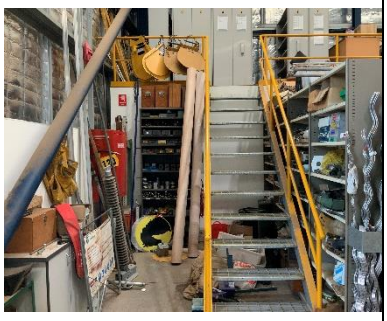
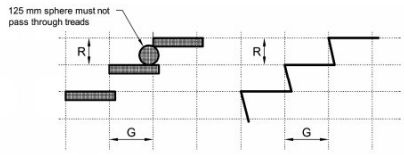
In NSW, the Environmental Planning and Assessment Act 2005 (EP&A Act) does not apply retrospectively to existing buildings, only new construction. This avoids the need for constant improvement of properties to satisfy current standards. However, in cases of existing buildings undergoing alterations and/or additions, some discretion is available for councils to require an upgrade of the existing parts of the building to meet the BCA, based on either fire safety requirements or the extent of work involved.

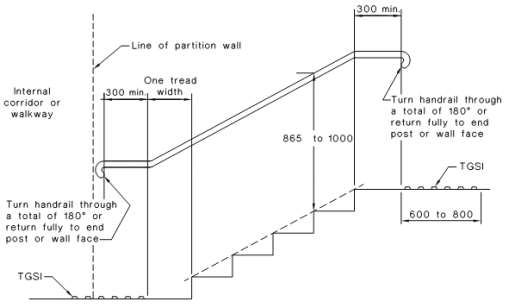
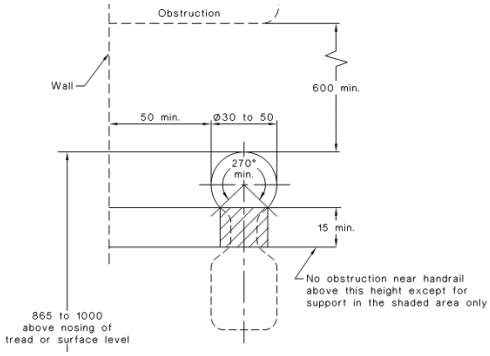
There are a number of items within the buildings where compliance with the current provisions of NCC 2019 would not be met. It should be noted that whilst the building has non-compliances against the current requirements of the BCA, there is no formal requirement to immediately address any of these issues as this is an existing building. Should works be carried out that required DA approval or a CDC be issued, it is likely that these items will be triggered. These are essentially relating to emergency lighting, exit lights and accessibility except where specifically detailed in the report.

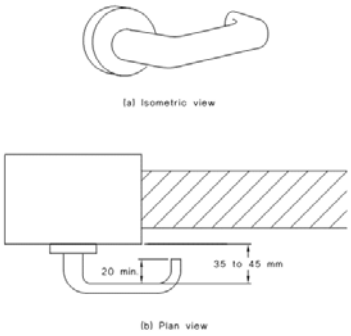
Refer to Appendix A for full BCA Report.

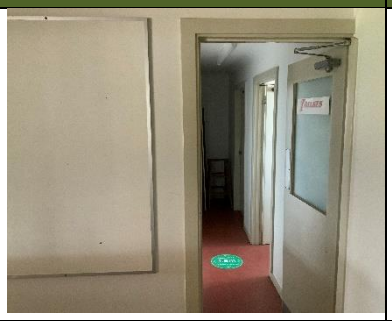
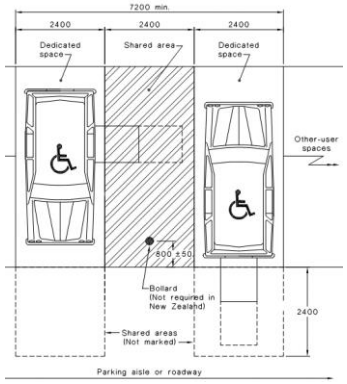
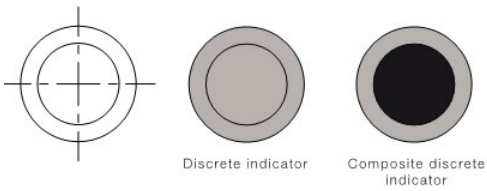
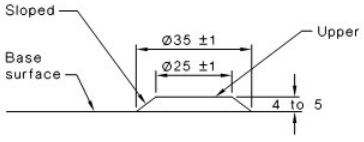
The following issues have been identified on site:

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D1.6	The width of the stairway to the small mezzanine in the Workshop is less than 1000mm (approximately 900mm).  Corridors within the Pavilion building are less than 1000mm (approximately 850mm).	The widths are required to be not less than 1000mm clear of any obstructions. Alternatively, a performance solution from a fire safety engineer satisfying Performance Requirements DP4 and EP2.2.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
2.	D2.13	The stairway to the small mezzanine within the Workshop has non-compliant risers which are 250mm high. The treads are not provided with contrasting nosing.  The stairs to the verandah of the Pavilion building are inconsistent.  	To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586 Riser (R) / Going (G) [2] / Quantity (2R+G) Max / Min / Max / Min / Max / Min Public stairways: 190 / 115 / 355 / 250 / 700 / 550 Private stairways[1]: 190 / 115 / 355 / 240 / 700 / 550 
3.	D2.16	The balustrade to the small mezzanine within the Workshop is less than 1000mm high. (approximately 900mm)	A balustrade not less than 1000mm in height is required to be provided. Where horizontal rails are provided a bottom rail not more than 150mm above the floor is required and the space

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			between rails must not exceed 460mm.
4.	D2.17	Handrails are generally provided to stairways, however compliance with AS1428.1 is not achieved. 	Handrails in accordance with AS1428.1 are required  SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY 
5.	D2.21	Doors to the Pavilion building are not provided with compliant door hardware. 	Exit doors should be provided with “free handle” egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip “D” pull handles with 35-45mm hand clearances.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		 Exit doors in the office are electronically locked. Confirmation that the doors unlock on fire trip to be provided.	
6.	D3.2	Access to the Pavilion is not provided. 	Ramps are required to provide access to the Pavilion.
7.	D3.3	The majority of the doors within the office are less than the minimum 850mm wide and not provided with the required door circulation in accordance with AS1428.1. Access to the accessible toilet does not comply with the required door circulation. There are no ambulant facilities  Doors and corridors within the Pavilion do not comply with AS1428.1	A full audit by an access consultant should be undertaken to determine details of non-compliances with AS1428.1. Major modifications would be required to achieve compliance throughout.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
8.	D3.5	No accessible parking space is provided 	At least 1 accessible parking space in accordance with AS/NZS 2890.6 – 2009 is required to be provided. 
9.	D3.6	There is no braille exit signage provided to the exit doors.	Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**". 
10.	D3.8	TGSI's are not provided to stairs. 	Tactile indicators are to be provided to all stairways and ramps in accordance with sections 1 and 2 of AS/NZS 1428.4.1  (a) Plans of individual truncated cones  (b) Elevation of individual truncated cone

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
11.	E1.3	The hydrant booster is located approximately 3m from the substation. It is a requirement under AS2419.1 for the booster to be located at least 10m from any substation.	The hydrant system is required to comply with AS2419.1-2005. A detailed assessment from the fire services engineer should be undertaken to identify any shortfalls with the system. The booster or substation would need to be relocated to ensure compliance with AS2419.1-2005.
12.	E4.4 & E4.5	Exit signs and emergency lighting is not provided within wash bay or Pavilion	A detailed assessment by the fire services consultant should be undertaken to determine required emergency lighting and exit signage.

Items requiring additional details or could not be determined by a visual inspection.

The following items have not been able to be determined via the visual inspection and may require additional details to confirm compliance.

Item	DTS Clause	Description	Note
1.	C1.10	Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C1.10. Compliance is unable to be determined via a visual inspection. Test certificates of the materials would need to be obtained to confirm compliance.	This would not be considered a significant issue and would not require any rectification work. Any new materials would need to comply.
2.	C2.12	A room containing a battery system that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more must be separated by 2 hour fire rated construction. The comms rooms contain are number of UPS.	Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.
3.	C2.13	Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults. The electrical distribution room appears to be fire rated. The door appears to be a fire door but is not tagged. The room only needs to be fire separated if it contains the main switch room which sustains emergency equipment.	Confirmation is to be provided if the switchboard is the main switchboard and sustains emergency equipment in the building.

Appendix A – BCA Compliance Report

STEVE WATSON
& PARTNERS

TransGrid Depot Audit
William Street, Orange
BCA Assessment Report
Report 2020/1879 R2.1

Prepared for TransGrid
December 2020

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Architect: NA

Revision History

Revision No: R2.0
Date: 29th October 2020
Author: Anthony Ljubicic
Verifier: Peter Tran

Revision No: R2.1 – Clients Comments
Date: 3rd December 2020
Author: Anthony Ljubicic
Verifier: Peter Tran

Executive Summary

An audit of the existing Trans Grid Depot and Office at William Street, Orange has been undertaken against the Deemed-to-Satisfy (DTS) provisions of sections C, D and E of the Building Code of Australia and the applicable Building Regulations.

This report details the non-compliances identified that require either works to rectify or an Alternative Solution to satisfy the Performance Requirements of the BCA.

Summary of BCA Parameters:

Building Use:	Office, storage & workshops
Class of Occupancy	Class 5, 7b & 8
Effective Height:	< 12 m

Office Block and Workshop

Building Use:	5 and 7b / 8
Type of Construction Required	Type C
Rise Storeys:	1
Number of Storeys:	1

Workshop / Wash Bay

Building Use:	8
Type of Construction Required	Type C
Rise Storeys:	1
Number of Storeys:	1

Pavilion

Building Use:	9b
Type of Construction Required	Type C
Rise Storeys:	1
Number of Storeys:	1

Issues which require additional details have been listed under Section 10 of this report and need further clarification to determine whether there are any further issues that need to be addressed.

Table of Contents

1. Introduction

This report presents the findings of an audit undertaken of the existing Trans Grid Depot and Office, William Street, Orange against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2019 amendment 1.

It has been prepared by Steve Watson and Partners for TransGrid.

2. Purpose

The purpose of this report is to provide an assessment of the design documentation against the current requirements of the BCA.

3. Scope and Limitations

3.1. Scope

The scope of this assessment is limited to the the design documentation referenced in Appendix A of this report and a walk-through inspection on the 25st of September 2020.

3.2. Limitations

The following limitations apply to the assessment:

- The report considers matters of a significant nature only and should not be considered exhaustive.
- Assessment against Sections C, D and E of the Building Code of Australia. The assessment against D3 is limited to a high level assessment only.
- Generally, the assessment does not incorporate a detailed assessment of the requirements of the Australian Standards.
- Structural and services documentation have not been reviewed.
- Appraisals are limited to the provisions of the BCA and the Premises Standards. Other legislative requirements have not been considered. It does not address additional or specific requirements stipulated under other areas such as Safety in Design, Construction Safety, Disability Discrimination, Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods, etc, which may impact on the design and use of the building. It is recommended that appropriate advice from suitably qualified consultants should be obtained for further information on these areas.

4. National Construction Code 2019 Amendment 1 –Volume 1: Building Code of Australia Class 2 to Class 9 Buildings

The National Construction Code (NCC) is a uniform set of technical provisions for the design and construction of buildings, structures and plumbing/drainage systems which is separated into 3 volumes. Volume 1 of the NCC is the Building Code of Australia (BCA) for Class 2 to 9 buildings which is the document to which the assessment in this report has been undertaken against. The BCA is legislated under The Act and specifies the Performance Requirements for the design and construction of Class 2 to 9 buildings that must be satisfied to achieve compliance. The Performance Requirements can only be satisfied by a Performance Solution, Deemed-to-Satisfy (DTS) solution or a combination of both.

5. Performance Solutions

The BCA is written in a performance format which allows performance based buildings. This has allowed

for innovation and variation from the prescriptive deemed-to-satisfy requirements of the BCA, whilst maintaining the principle levels of health, safety and amenity of building occupants.

Performance solutions are generally adopted when a nominated deemed-to-satisfy provision appears inappropriate for the design, or when a proposed design varies from the prescriptive requirements of the BCA. Subsequently, a performance solution supported by Fire Engineering analysis can determine whether a proposed design that varies from prescriptive requirements, will satisfactorily meet the performance provisions of the BCA. Ultimately, it is with the discretion of the relevant building surveyor whether to accept a deviation from the prescriptive code requirements.

Utilising the performance provisions may result in more economical and somewhat safer building, however alternative solutions may require additional on-going maintenance. It is in this instance that all parties, such as the building owner, insurance companies, proposed tenants, etc., are aware of this decision making process and are kept informed of any additional requirements needed to maintain the level of safety.

6. Statutory Framework

The following table summarises the key statutory issues relating to fire safety and the BCA in relation to the certification of new building works.

Issue	Legislative reference	Comment
Existing building fire safety	EPAR 94	Council may require upgrading in some circumstances
Alts and adds – change in building use	143(1)	Fire safety to be upgraded in affected part of building Structural adequacy to be signed off Category 1 fire safety provisions to be upgraded. (Hydrants, sprinklers, fire control centres, smoke detection, smoke hazard management, emergency lifts.)
Alts and adds – no change in use	EPAR 143(3)	No reduction in the level of safety permitted
New Work	EPAR 145	All new works must comply

6.1. New Work

Clause 145 of the EPAR requires that all new work comply with the current requirements of the BCA.

This means that all works proposed in the plans are required to comply but that existing features of an existing building need not comply with the BCA unless required to under other clauses of the legislation.

6.2. Consent authority may require building to be upgraded

When determining a development application, a Consent Authority (Council) is required to assess fire safety in an existing building under Clause 94 of the EPAR.

The assessment must consider whether the measures contained in a building are inadequate

(i) to protect persons using the building and facilitate their egress in the event of a fire or

(ii) to restrict the spread of fire between buildings.

In determining a development application, the consent authority is to take into consideration whether it would be appropriate for the building to be brought into total or partial conformity with the BCA. Normally this discretionary power would only be enacted in the following circumstances:

- the proposed scope of works encompasses a large portion of the building so that a total building upgrade would not be considered an onerous requirement (ie ½ the total volume of

the building including other works undertaken in the last 3 years) ;

- the upgrading measure(s) significantly increase the level of safety and are able to be cost-effectively incorporated into the proposed works so that they would not be considered an onerous requirement
- the existing level of safety is so deficient that the council consider a upgrade is necessary irrespective of the scope of works proposed.

6.3. No change of building use - structural strength and fire safety

Clause 143 (3) of the EPAR prevents a certifying authority from issuing a construction certificate if the proposed new work will result in a reduction to the fire protection and structural capacity of the building.

6.4. Change of building use - structural strength and fire safety

If a change in use is involved under the application, Clause 143 (1) of the EPAR requires that the fire protection (egress), structural capacity and Category 1 Fire Safety provisions must be applicable to the new use of the building.

6.5. Access to premises

The Disability (Access to Premises – Buildings) Standards came into force via BCA2011 throughout Australia on 01 May 2011, and with it introduced a higher standard of access to that required by previous versions of the BCA. In prescribed circumstances, the legislation requires upgrade of access and facilities for persons with disabilities when building work is proposed. In particular, unless works are undertaken by a lessee who does not lease the entire building, proposed building work anywhere in the building could trigger a need for enhanced access at the main building pedestrian entry and from that entry to all areas of the building that are subject to the building work.

7. Methodology

7.1. Process adopted

The following method of assessment has been used in the preparation of this report:

1) Determine the basic assessment data for the building.
2) Assess the design of the building against the current Deemed-to-Satisfy requirements of Sections C, D (excluding Part D3) and E of the BCA. Establish the status of each clause into the following categories:
    1. Clause is administrative information only **(Noted)**;
    2. Clause is or is not relevant to the proposed work **(Applicable or N/A)**
    3. The proposed work complies with the requirements of the clause **(Complies)**;
    4. Detail compliance with the requirements of the clause is unable to be determined readily from the site visit however there were **(No issues identified)** from the site visit;
    5. Compliance with the requirements of the clause is unable to be determined from the site visit or documentation provided. Additional details or relevant information required to verify compliance if required. (**Not Determined**);
    6. The matter may be able to be addressed on a performance basis via an Alternative Solution satisfying the relevant Performance Requirements. (**Performance Solution**);
    7. It is recommended that an **(Does Not Comply)** be considered to this item when it is assessed in line with the legislative requirements relating to Council's discretionary upgrading responsibility. The existing feature of the building does not comply and is recommended to be upgraded to

provide adequate safety. Or in the event of a change of building use, the existing feature of the building does not comply and must be upgraded to provide safety adequate to the new use.

3) Nominate the status of the design against each BCA requirement;
4) Provide comments against each BCA requirement as appropriate.

8. Description of Proposed Development

The premises are an existing TransGrid office and depot located at William Street, Orange. The site contains 3 separate buildings. The main building being the office and workshop. The central building contains workshop and wash bay. The northern building is known as the pavilion which is used as a gym/hall.

9. Assessment Data Summary

The following basic assessment data has been drawn from the provisions of the BCA 2019 amendment 1.

9.1. Assumptions

Assumptions made in the preparation of this report are listed below:

1. The whole of the premises is located on one title.
2. All exits discharge inside the fenced as part of the grounds on the title. Compliant access to the roadway needs to be established.

9.2. Interpretations

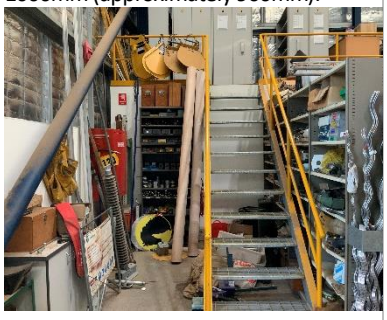
A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.

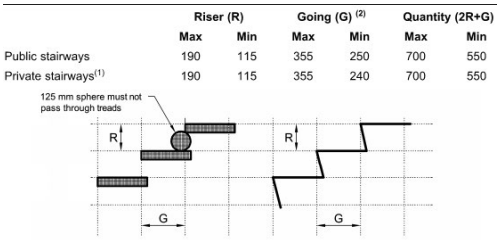
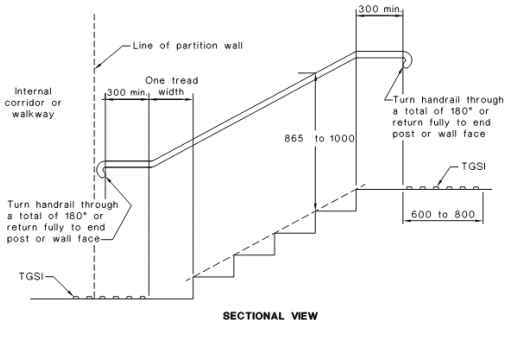
1. The car parks are on grade and open and as such are not assessed.

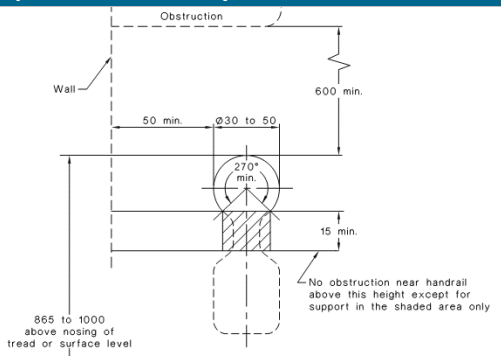
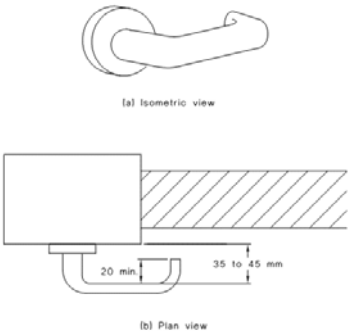
10. Issues Requiring Resolution

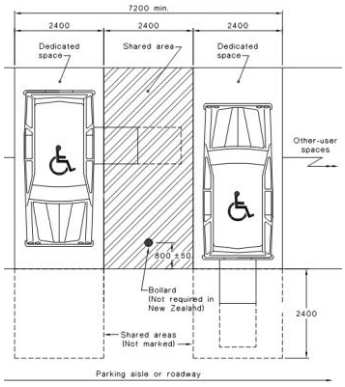
10.1. Issues identified

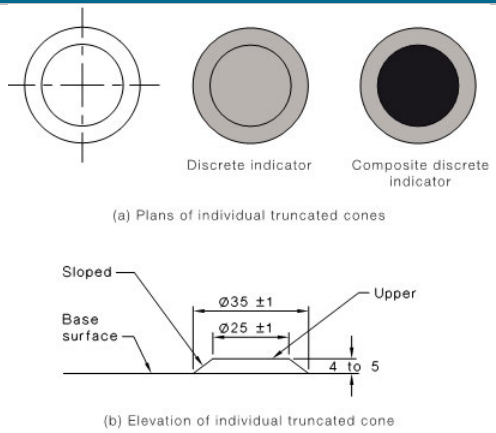
The following issues have been identified on site.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D1.6	The width of the stairway to the small mezzanine in the workshop is less than 1000mm (approximately 900mm).  Corridors within the pavilion building are less than 1000mm (approximately 850mm). 	The widths are required to be not less than 1000mm clear of any obstructions. Alternatively, a performance solution from a fire safety engineer satisfying Performance Requirements DP4 and EP2.2.
2.	D2.13	The stairway to the small mezzanine within the workshop has non-compliant risers which are 250mm high. The treads are not provided with contrasting nosing.  The stairs to the verandah of the	To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		pavilion building are inconsistent.  	with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586 
3.	D2.16	The balustrade to the small mezzanine within the workshop is less than 1000mm high. (approximately 900mm) 	A balustrade not less than 1000mm in height is required to be provided. Where horizontal rails are provided a bottom rail not more than 150mm above the floor is required and the space between rails must not exceed 460mm.
4.	D2.17	Handrails are generally provided to stairways however compliance with AS1428.1 is not achieved. 	Handrails in accordance with AS1428.1 are required  FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
5.	D2.21	Doors to the pavilion building are not provided with compliant door hardware.   Exit doors in the office are electronically locked. Confirmation that the doors unlock on fire trip to be provided.	Exit doors should be provided with "free handle" egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip "D" pull handles with 35-45mm hand clearances. 
6.	D3.2	Access to the pavilion is not provided. 	Ramps are required to provide access to the pavilion.
7.	D3.3	The majority of the doors within the office are less than the minimum 850mm wide and not provided with the required door circulation in accordance with AS1428.1. Access to the accessible toilet does not comply with the required door circulation.	A full audit by an access consultant should be undertaken to determine details of non-compliances with AS1428.1. Major modifications would be required to achieve compliance throughout.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		There are no ambulant facilities  Doors and corridors within the pavilion do not comply with AS1428.1 	
8.	D3.5	No accessible parking space is provided 	At least 1 accessible parking space in accordance with AS/NZS 2890.6 – 2009 is required to be provided. 
9.	D3.6	There is no braille exit signage provided to the exit doors.	Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**". 
10.	D3.8	TGSI's are not provided to stairs.	Tactile indicators are to be provided to all stairways and ramps in accordance with sections 1 and 2 of AS/NZS 1428.4.1

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
11.	E1.3	The hydrant booster is located approximately 3m from the substation. It is a requirement under AS2419.1 for the booster to be located at least 10m from any substation.	The hydrant system is required to comply with AS2419.1-2005. A detailed assessment from the fire services engineer should be undertaken to identify any shortfalls with the system. The booster or substation would need to be relocated to ensure compliance with AS2419.1-2005.
12.	E4.4 & E4.5	Exit signs and emergency lighting is not provided within wash bay or pavilion	A detailed assessment by the fire services consultant should be undertaken to determine required emergency lighting and exit signage.

10.2. Items requiring additional details or could not be determined by a visual inspection

The following items have not been able to be determined via the visual inspection and may require additional details to confirm compliance

Item	DTS Clause	Description	Note
1.	C1.10	Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C1.10. Compliance is unable to be determined via a visual inspection. Test certificates of the materials would need to be obtained to confirm compliance.	This would not be considered a significant issue and would not require any rectification work. Any new materials would need to comply.
2.	C2.12	A room containing a battery system that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more must be separated by 2 hour fire rated construction. The comms rooms contain are number of UPS.	Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.
3.	C2.13	Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults. The electrical distribution room appears to be fire rated. The door appears to be a fire door but is not tagged. The room only needs to be	Confirmation is to be provided if the switchboard is the main switchboard and sustains emergency equipment in the building.

Item	DTS Clause	Description	Note
		fire separated if it contains the main switch room which sustains emergency equipment.	

11. Relevant Authorities

Where an alternative solution is proposed to meet the performance requirements contained in any one or more of the Category 2 fire safety provisions referral to Fire and Rescue NSW under Clause 144 of the EP&A Regulations is required in either of the following types of buildings:

(a) a class 9a building that is proposed to have a total floor area of 2,000 square metres or more, or

(b) a building (other than a class 9a building) that is proposed to have:

(i) a fire compartment with a total floor area of more than 2,000 square metres, or

(ii) a total floor area of more than 6,000 square metres

12. Statutory Fire Safety Measures

The owner is also required under the Act to certify each of the Fire Safety Measures annually by issuing a Fire Safety Statement.

Appendix B in this report list the measures within the building which are to be certified on the Annual Fire Safety Statement.

13. Conclusion

The audit of the TransGrid Depot and Office at Orange NSW has found to have a number of non-compliances. These are not considered significant enough to warrant an upgrade at this stage but should be considered in any future upgrade strategy for, or refurbishment of, the premises.

14. BCA 2019 – Clause by Clause Assessment

Clause	Description	Comment	Status
BCA Version			
BCA 2019	**BCA version** The BCA is generally updated every 3 years with amendments influencing health, safety and amenity features required within the building. Legislation typically allows future BCA changes to be ignored provided substantial progress on the design of the development has previously occurred.	This report is undertaken against BCA 2019 amendment 1. In addition, requirements of the Premises Standards (PS) are covered as relevant.	Noted
Section A: General Provisions			
Part A6	**Classification and usage**	The following uses have been identified: ▪ Offices, administration, training, control rooms – class 5 ▪ Workshops – class 8 ▪ Storage – class 7b	Noted
Part A7	**United buildings** Buildings are deemed united when two or more buildings adjoining each other are connected and used as one building.		N/A
Section B: Structure			
Part B1	**Resistance to actions**	Not part of this audit A structural Engineer should be consulted if a detailed assessment is required.	N/A
Section C: Fire Resistance			
Part C1 – Fire Resistance and Stability			
C1.1	**Type of construction required** **Type A Construction** BCA Type A fire resisting construction is required except to the Aquatic centre, property office, staff rooms, uniform shop & demountable which can the Type C fire resisting construction. The property office and staff rooms are part of the PAC and The terraces fire compartment and thus required to be Type A construction.	A structural Engineer should be consulted if a detailed assessment is required.	No issues identified
Spec C1.1	**Fire resisting construction**	All buildings are required to comply with Type C construction and are more than 3m away from any fire source feature.	Complies
C1.2	**Calculation of rise in storeys** **Effective Height / Calculation of rise in storeys**. Rise in storeys is a defined BCA term addressing the number of main building levels excluding basements.		Noted

Clause	Description	Comment	Status
	Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units). These parameters influence the BCA provisions applicable to the building.		
C1.3	**Buildings of multiple classification**		Noted
C1.4	**Mixed types of construction**		N/A
C1.5	**Two storey Class 2, 3 or 9c buildings**		N/A
C1.6	**Class 4 parts of buildings**		N/A
C1.7	**Open spectator stands and indoor sports stadiums**		N/A
C1.8	**Lightweight construction** Lightweight construction used in a wall system must comply with Specification C1.8. Lightweight construction used as a fire-resisting covering of a steel column or the like, and where the covering is not in continuous contact with the column must have the voids filled to a height of not less than 1.2m above the floor and where the column is liable to be damaged must be protected by steel or other suitable material.		No issues identified
C1.9	**Non-combustible building elements** The following materials may be used where non-combustible materials are required:- • Plasterboard. • Perforated gypsum. • Fibrous-plaster sheeting to AS 2185. • Fibre-reinforced cement sheeting. • Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the spread-of-flame index of the product is not greater than 0. • Sarking-type materials that do not exceed 1mm thickness and have a flammability index not greater than 5. • Bonded laminated materials where each lamina, including any core, is not combustible and each adhesive layer does not exceed 1mm thickness and the total thickness of the adhesive layers does not exceed 2mm and the spread of flame index and smoke development index of the bonded laminated material as a whole do not exceed 0 and 3 respectively. • Any product as determined by testing to AS 1530.1 An appropriately BCA accredited product or system		N/A

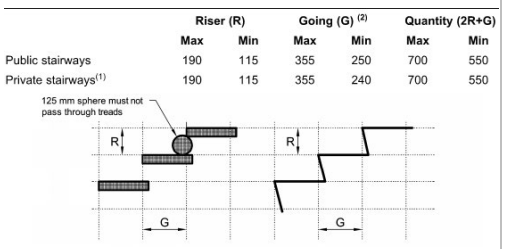
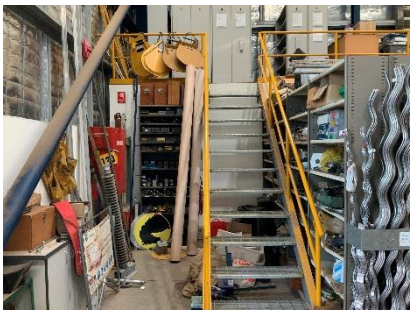
Clause	Description	Comment	Status
C1.10	**Fire hazard properties** *(NSW variation for Entertainment Venues)* Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C1.10.	Compliance is unable to be determined via a visual inspection. Test certificates of the materials would need to be obtained to confirm compliance.	Not determined
C1.11	**Performance of external walls in fire** Concrete external walls that could collapse as complete panels are to be designed in accordance with Specification C1.11 to minimise the likelihood of external walls collapsing outwards in the event of a fire and separating from supporting members.		N/A
C1.12		This Clause has deliberately been left blank	
C1.13	**Fire-protected timber: Concession** *Fire-protected timber* in a Class 2, 3 or 5 building may be used wherever an element is *required* to be *non-combustible*,		N/A
C1.14	**Ancillary elements** An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is non-combustible or as specified under this clause.		N/A
Part C2 – Compartmentation and Separation			
C2.1	**Application of Part**	Clauses C2.2, C2.3 and C2.4 do not apply to a sprinkler protected carpark, open deck carpark or open spectator stand.	Noted
C2.2	**General floor area and volume limitations (Type C construction)** The floor area and volume limitations are: Class 5, 9b or 9c: 3,000m^2 and 18,000m^3 Class 6, 7, 8 or 9a: 2,000m^2 and 12,000m^3		Complies
C2.3	**Large isolated buildings**		N/A
C2.4	**Requirements for open space and vehicular access**		N/A
C2.5	**Class 9a and 9c buildings**		N/A
C2.6	**Vertical separation of openings in external walls**		N/A
C2.7	**Separation by fire walls**		N/A
C2.8	**Separation of classifications in the same storey**		N/A
C2.9	**Separation of classifications in different storeys**		N/A

Clause	Description	Comment	Status
C2.10	**Separation of lift shafts**		N/A
C2.11	**Stairways and lifts in one shaft**		N/A
C2.12	**Separation of equipment** Two-hour fire enclosure is required for: ▪ lift motor rooms ▪ emergency generators sustaining emergency equipment operating in emergency mode ▪ central mechanical smoke control plant ▪ boilers ▪ a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.	The comms rooms contain are number of UPS. Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.	Not determined
C2.13	**Electrical supply system** Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults.	The electrical distribution room appears to be fire rated. The door appears to be a fire door but is not tagged. The room only needs to be fire separated if it contains the main switch room which sustains emergency equipment.	Not determined
C2.14	**Public corridors in Class 2 & 3 buildings**		N/A
Part C3 – Protection of Openings			
C3.1	**Application of Part**		Noted
C3.2	**Protection of openings in external walls** Openings in the external walls of the building are to be protected in accordance with C3.4, being fire rated windows, external sprinklers or the like, if: • less than 3m to side or rear boundary, • less than 6m from the far boundary of a road or lane, • Less than 6m from another building on the same allotment. Openings that require protection should not occupy more than $^1/_3$ of the storey in which they occur.	External openings are located more than 3m from the side boundaries	N/A
C3.3	**Separation of external walls and associated openings in different fire compartments**		N/A
C3.4	**Acceptable method of protection** Window openings that are required to be protected are to be protected by internal or external wall wetting sprinklers with windows that are automatic closing or permanently fixed in the closed position, -/60/- fire windows that are automatic closing or permanently fixed closed or -/60/60 automatic closing fire shutters. Doorways are to be protected by internal or external		N/A

Clause	Description	Comment	Status
	wall wetting sprinklers used with doors that are self-closing or automatic closing, or -/60/30 self-closing or automatic closing fire doors. Other openings, excluding voids, to be protected with internal or external wall wetting sprinklers or construction having an FRL not less than -/60/-		
C3.5	**Doorways in fire walls**		N/A
C3.6	**Sliding fire doors**		N/A
C3.7	**Protection of doorways in horizontal exits**		N/A
C3.8	**Openings in fire-isolated exits**		N/A
C3.9	**Service penetrations in fire-isolated exits**		N/A
C3.10	**Openings in fire-isolated lift shafts**		N/A
C3.11	**Bounding construction: Class 2, 3, 4 and 9 buildings**		N/A
C3.12	**Openings in floors and ceilings for services**		N/A
C3.13	**Openings in shafts**		N/A
C3.14	-	This clause has deliberately been left blank	-
C3.15	**Openings for service installations**		N/A
C3.16	**Construction Joints**		N/A
C3.17	**Columns protected with lightweight construction to achieve an FRL**		N/A
Section D: Access and Egress			
Part D1 - Provision for Escape			
D1.1	**Application of Part**		Noted
D1.2	**Number of exits required**		Complies
D1.3	**When fire-isolated stairways and ramps are required**		N/A
D1.4	**Exit travel distances** No point on the floor must be more than 20m to an exit or a point in which travel in different directions		Complies

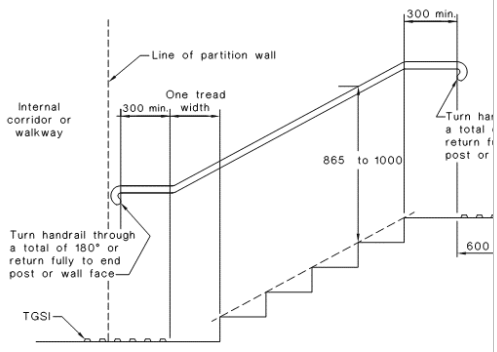
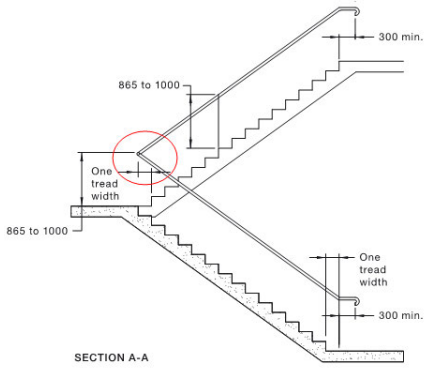
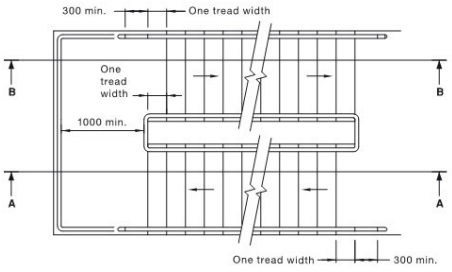
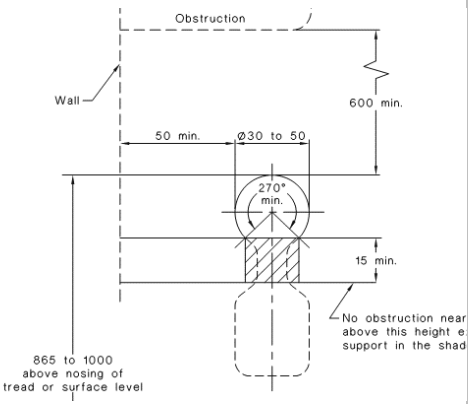
Clause	Description	Comment	Status
	to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.		
D1.5	**Distance between alternative exits** The following travel distance limits apply: • ≤ 20m to a single exit or to a point of choice to alternative egress paths, and • ≤ 40m to the closest alternative exit; • ≤ 60m travel distance between alternative exits and not less than 9m between alternative exits; • Exit paths to alternative exits should not converge at any point to be less than 6m apart.		Complies
D1.6	**Dimensions of exits and paths of travel to exits**	The width of the stairway to the small mezzanine in the workshop is less than 1000mm (approximately 900mm).  Corridors within the pavilion building are less than 1000mm (approximately 850mm). 	Does not comply
D1.7	**Travel via fire-isolated exits**		N/A
D1.8	**External stairways or ramps in lieu of fire-isolated exits** External stairs or ramps may be used instead of fire-isolated stairs to a building under 25m in effective height, subject to: ▪ Stair to be non-combustible construction. ▪ Exit doors onto the stair to be 1-hour fire rated. • Exit paths via the stair must be shielded if within 6m of openings in external wall of building.		N/A
D1.9	**Travel by non-fire-isolated stairways or ramps**		Complies
D1.10	**Discharge from exits** An exit must not be blocked nor be capable of being blocked at its point of discharge.	Gates are provided through the site fence. Site personnel advised the gates unlock on fire trip. Confirmation that the gates are not locked and are openable without a key should be obtained.	No issues identified
D1.11	**Horizontal exits**		N/A

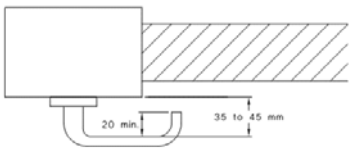
Clause	Description	Comment	Status
D1.12	**Non-required stairways, ramps or escalators**		N/A
D1.13	**Number of persons accommodated**		Noted
D1.14	**Measurement of distances**		Noted
D1.15	**Method of measurement**		Noted
D1.16	**Plant rooms, lift machine rooms and electricity network substations: Concession** A ladder may be used in lieu of a stairway as an exit from: a) a plant room with a floor area not more than 100m^2, or b) all but one point of egress from a plant room with a floor area not more than 200m^2.		No issues identified
D1.17	**Access to lift pits** Access requirements apply to lift pits over 3m in depth.		N/A
Part D2 – Construction of Exits			
D2.1	**Application of Part** *(NSW variation for Entertainment Venues)*		Noted
D2.2	**Fire-isolated stairways and ramps** Fire resisting shafts must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage or impair the fire resistance of the shaft		N/A
D2.3	**Non-fire-isolated stairways and ramps**		N/A
D2.4	**Separation of rising and descending stair flights**	No issues identified	Complies
D2.5	**Open access ramps and balconies**		N/A
D2.6	**Smoke lobbies**		N/A
D2.7	**Installations in exits and paths of travel** Electrical meters and motors, distribution boards and telecommunication boards must not be accessed from fire isolated exits and, if located in corridors leading to exits, should occur in non-combustible or fire protective smoke sealed enclosures. No openings to ducts conveying hot products of combustion permitted in required exits. Gas or fuel services not permitted in required exits. Electric or services equipment in paths of travel to exits must be within a non-combustible and smoke sealed enclosure.	Install non-combustible linings to the internal walls, ceiling and doors of relevant cupboards and install smoke seals to the doors.	No issues identified
D2.8	**Enclosure of space beneath stairs and ramps** The space below non fire-isolated stairs must not be enclosed to form a cupboard or similar enclosed space unless the enclosing walls have an FRL of not		N/A

Clause	Description	Comment	Status
	less than 60/60/60 and any doorway to the enclosed space is fitted with a self-closing -/60/30 fire door.		
D2.9	**Width of required stairways and ramps** A stairway or ramp more than 2m in width is only counted as having a width of 2m unless it is divided by a continuous handrail or balustrade between landings and each division is less than 2m wide.		N/A
D2.10	**Pedestrian ramps** Ramps serving as required exit must have a gradient not less steep than 1:8. If the ramp is required for disabled access under Part D3 it must comply with AS1428.1. The surface of the ramp must have a non-slip finish.		N/A
D2.11	**Fire-isolated passageways**		N/A
D2.12	**Roof as open space**		N/A
D2.13	**Going and risers** To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586  125 mm sphere must not pass through treads R R G G	The stairway to the small mezzanine within the workshop has non-compliant risers which are 250mm high. The treads are not provided with contrasting nosing.  The stairs to the verandah of the pavilion building are inconsistent.  	Does Not Comply
D2.14	**Landings**		No issues

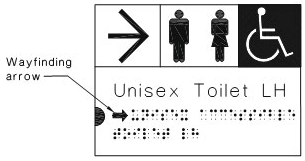
	Riser (R)		Going (G) [2]		Quantity (2R+G)	
	Max	Min	Max	Min	Max	Min
Public stairways	190	115	355	250	700	550
Private stairways[1]	190	115	355	240	700	550

Clause	Description	Comment	Status
	Ramps Surfaces, stair tread surfaces or nosing strips, and stair landing surfaces, or landing nosing strips to a flight below, must achieve slip-resistance classifications to AS4586-2013 as follows: **Application** / **Dry Surface Conditions** / **Wet Surface Condition** 1:14 or steeper ramps — P4 or R11 — P5 or R12 Ramps of 1:14 to 1:20 — P3 or R10 — P4 or R11 Tread or Landing Surface — P3 or R10 — P4 or R10 Nosing Strip or Landing Strip — P3 — P4		identified
D2.15	**Thresholds** Steps should not occur at doorways without a threshold landing except as follows: ▪ In a building required to be accessible and the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1, • Or in any other case a single 190mm step is permitted at doors leading to the exterior.	Note that where access for people with disabilities is required it is not permitted to have a step at the threshold of a doorway	No issues identified
D2.16	**Barriers to prevent falls** Requirements apply to the provision and design of barriers at locations where a person could fall 1m or more.	The balustrade to the small mezzanine within the workshop is less than 1000mm high. (approximately 900mm) 	Does not comply
D2.17	**Handrails** Handrails to exits including parts of fire isolated exit serving an area required to be accessible to people with disabilities must comply with Clause 12 of AS1428.1, viz: • Handrails not to obstruct circulation space • 30-50mm diameter • 865-1000mm above nosing line of stairs • 865-1000mm above ramps and landings • Consistent height throughout • 50mm grip clearance and no obstructions to handhold • Continuous at internal (return) landings • Provided with handrail extensions and 180 degree curled ends	Handrails are generally provided to stairways however compliance with AS1428.1 is not achieved. 	Does not comply

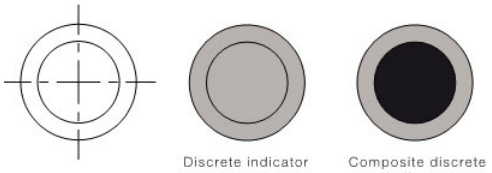
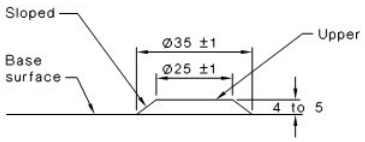
Clause	Description	Comment	Status
	 SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY  SECTION A-A  (a) Plan DIMENSIONS IN MILLIMETRES **Handrail Profile** 		
D2.18	**Fixed platforms, walkways, stairways and ladders** Platforms, walkways, stairs, ladders and the like that give access to and around plant and equipment,		No issues identified

Clause	Description	Comment	Status
	machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.		
D2.19	**Doorways and doors** Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.	Roller shutters are permitted to be used as exit doors serving a part of the workshop / wash bay with a floor area of not more than 200m^2.	Complies
D2.20	**Swinging doors** Defined exit doors that serve a part of a building with a floor area over 200m^2 must swing outward in the direction of exit travel. Must not encroach more than 500mm into the required width of the stair or 100mm when fully open and swing in the direction of travel.		Complies
D2.21	**Operation of latch** Exit doors should be provided with "free handle" egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip "D" pull handles with 35-45mm hand clearances.  (a) Isometric view  (b) Plan view	Doors to the pavilion building are not provided with compliant door hardware.   Exit doors in the office are electronically locked. Confirmation that the doors unlock on fire trip to be provided.	Does Not Comply
D2.22	**Re-Entry from Fire-Isolated Exits**		N/A
D2.23	**Signs on doors**		N/A
D2.24	**Protection of openable windows**		N/A
D2.25	**Timber stairways: Concession**		N/A
NSW D2.101	**Doors in the path of travel in an Entertainment Venue**		N/A
Part D3 – Access for People with Disabilities			
D3.1	**General building access requirements**	Certain areas may be exempt under Clause	Noted

Clause	Description	Comment	Status
	Access is generally required for persons with a disability throughout all areas unless specifically exempted.	D3.4. Access is required to be provided to the office building and pavilion	
D3.2	**Access to buildings** External access to the building for people with a disability must be provided: • From main pedestrian entry points at the allotment boundary. • Through the principle pedestrian entrance. • Through at least 50% of all pedestrian entries. • From accessible car parking spaces. • For buildings over 500m², so that an accessible entry occurs within 50m of any non-accessible entry. • From any another accessible building on the site.	Generally, access is provided to the main office building. Access to the pavilion is not provided. Access to the wash bay would be exempt under Clause D3.4 due 	Does not comply
D3.3	**Parts of the building to be accessible** All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability. Every ramp, except a fire isolated ramp, must comply with Clause 10 if AS 1428.1. Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1. Access ways must have passing spaces and turning spaces complying with AS 1428.1. A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m². Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.	The majority of the doors within the office are less than the minimum 850mm wide and not provided with the required door circulation in accordance with AS1428.1. Access to the accessible toilet does not comply with the required door circulation. There are no ambulant facilities  Doors and corridors within the pavilion do not comply with AS1428.1 	Does not comply
D3.4	**Exemptions** Certain areas may not need to be accessible if the area is deemed inappropriate because of the particular use or the area would pose a health or safety risk for people with disabilities.		Noted
D3.5	**Accessible carparking** The accessible parking spaces must comply with AS/NZS 2890.6 – 2009.	No accessible parking space is provided	Does not comply

Clause	Description	Comment	Status
	General requirements are: • 2.4m x 5.4m. • 2.2m head clearance for access and egress routes to and from accessible car spaces. • 2.5m head clearances over accessible car spaces. • Flat even surfaces. • Designated and sign posted for disabled users.		
D3.6	**Signage** Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deafness in accordance with AS1428.1 must identify every accessible sanitary facility and space with a hearing augmentation system. Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**".  Signage must be provided within a room containing hearing augmentation identifying the type of hearing augmentation, the area covered in the room and if receivers are being used and where the receivers can be obtained. Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.    Where the pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible	Signage details must be in accordance with AS1428.1 - 2009 and Specification D3.6 of the BCA. Signage to the accessible toilet is provided but there is no braille exit signage provided to the exit doors.	Does not comply

Clause	Description	Comment	Status
	unisex sanitary facility.		
D3.7	**Hearing augmentation**		N/A

D3.8	**Tactile indicators (TGSIs)**
	Tactile indicators are to be provided to all stairways, ramps and escalators must be provided to warn people who are blind or have a vision impairment that they are approaching:
	• a stairway, other than a fire-isolated stairway,
	• an escalator, passenger conveyor or moving walk,
	• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, or
	• in the absence of a suitable barrier an overhead:
	  ○ obstruction less than 2 m above floor level, other than a doorway
	  ○ an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point
	Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1
	 
	
	(a) Plans of individual truncated cones
	 
	
	(b) Elevation of individual truncated cone
		TGSI's are not provided to stairs.
		 
			Does not comply

D3.9	**Wheelchair seating spaces in Class 9b assembly buildings**		N/A
D3.10	**Swimming pools**		N/A
D3.11	**Ramps**	Refer to access consultant's report.	N/A
D3.12	**Glazing on an accessway**		N/A
Section E: Services and Equipment			
Part E1 – Fire Fighting Equipment			
E1.1	-	This Clause has deliberately been left blank	

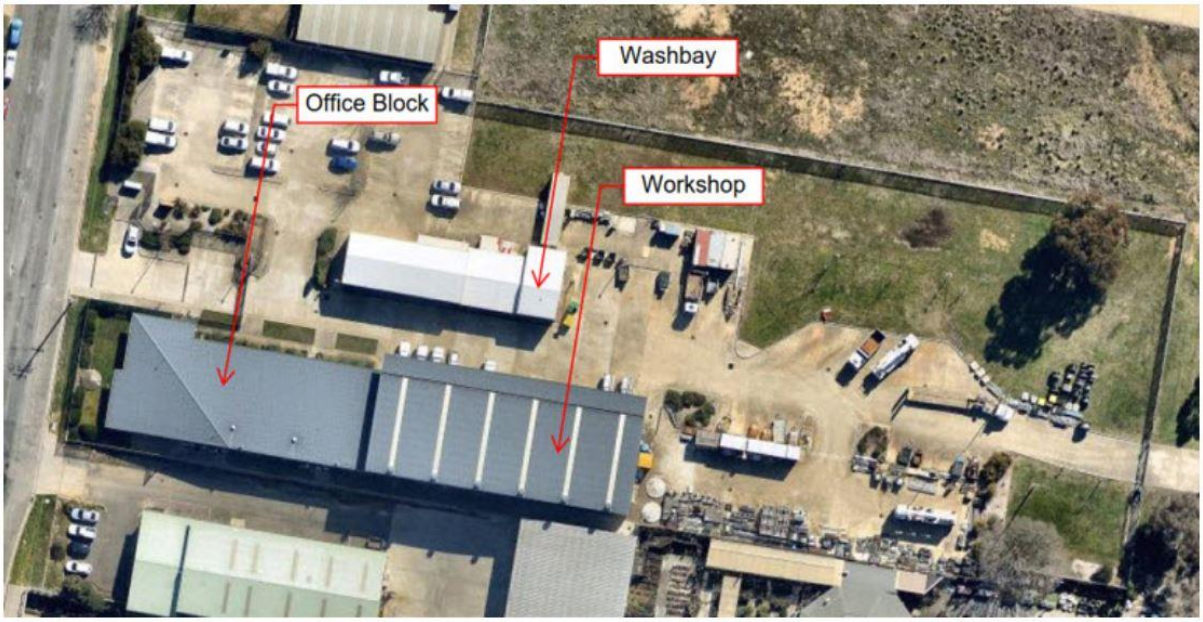
Clause	Description	Comment	Status
E1.2	-	This Clause has deliberately been left blank	
E1.3	**Fire hydrants** Under the current BCA the building requires a fire hydrant system in accordance with AS 2419.1 – 2005. The fire schedule identifies that the hydrant system is installed to AS 2419.1 – 1994. The hydrant booster is adequately protected from the adjacent building.	External hydrants are provided to the site. Hydrants are required to serve the main building only as it is over 500m^2. Coverage is achievable from the hydrants provided. The hydrant system is required to comply with AS2419.1-2005. A detailed assessment from the fire services engineer should be undertaken to identify any shortfalls with the system. The booster is located approximately 3m from the substation. It is a requirement under AS2419.1 for the booster to be located at least 10m from any substation.	Does not comply
E1.4	**Fire hose reels** Under the current BCA the building requires a Fire hose reel coverage to AS2441-2005. The fire schedule identifies that the hose reel system is installed to AS2441 – 1998. Note: Fire hose reels not required to: - ▪ Class 2, 3, 4, 5 and 9c buildings; ▪ Class 8 electricity network substations; Classrooms and associated corridors in primary and secondary schools	Hose reels are provided within the main building and are located within 4m of an exit. Full coverage is achieved from the hose reels. A detailed assessment of the hose reels by the fire services engineer should be undertaken to confirm compliance with AS2441-2005.	No issues identified
E1.5	**Sprinklers**	A sprinkler system is not required nor installed to the premises	N/A
E1.6	**Portable fire extinguishers** Portable Fire Extinguishers are required be installed to Table E1.6 and AS 2444 requirements, at: • Throughout Class 5 buildings • emergency services switchboards • kitchens • flammable liquid stores • at nurses' stations • special risk areas where fire hose reels are not installed	A service consultant should be consulted if a detailed assessment is required	No issues identified
E1.7	-	This Clause has deliberately been left blank	
E1.8	**Fire control centre**		N/A
E1.9	**Fire precautions during construction**		N/A
E1.10	**Provisions for special hazards**		N/A
Part E2 – Smoke Hazard Management			
E2.1	**Applicable of Part**	Part is not applicable to ▪ open deck car parks ▪ open spectator stands ▪ a Class 8 electricity network substation with a floor area not more than 200m^2 ▪ storerooms, etc. less than 30m^2	Noted

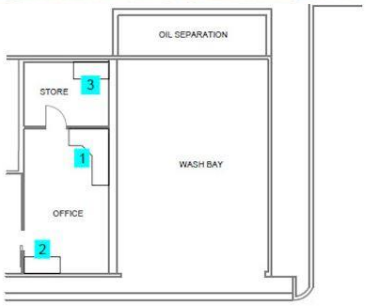
Clause	Description	Comment	Status
		▪ sanitary compartments ▪ plant rooms or the like	
E2.2	**Smoke hazard management - General requirements**	There is no requirement for any smoke hazard management system in any of the buildings. The main building is provided with an automatic smoke detection and alarm system. It is recommended the system be maintained to the standard of performance the system has been installed to. Fire services engineer to undertake detailed assessment and confirm to which standard it complies with.	N/A
E2.3	**Provisions of special hazards**		N/A
Part E3 – Lift Installations			
E3.1	**Lift installations**		N/A
E3.2	**Stretcher facility in lifts**		N/A
E3.3	**Warning against use of lift in fire**		N/A
E3.4	**Emergency lifts**		N/A
E3.5	**Landings**		N/A
E3.6	**Passenger lifts**		N/A
E3.7	**Fire service control**		N/A
E3.8	**Residential care buildings**		N/A
E3.9	**Fire service recall control switch**		N/A
E3.10	**Lift car fire service drive control switch**		N/A
Part E4 – Emergency Lighting, Exit and Warning Systems			
E4.1		This clause has been intentional left blank	-
E4.2	**Emergency lighting requirements** Emergency lighting is to be provided throughout the building.	Emergency lighting is to be provided in: ▪ Every passageway, hallway, corridor or the like, that is part of the path of travel to an exit. ▪ In every room having a floor area more than 100m^2 that does not open to a	No issues identified within main building Does not comply – wash bay and pavilion

Clause	Description	Comment	Status
		corridor or space that has emergency lighting or to a road or open space. ▪ In any room having a floor area more than 300m^2. ▪ In every required non-fire isolated stairway ▪ To every room or space that has public access in a Class 6 or 9b building A service consultant should be consulted if a detailed assessment is required Emergency lighting was not evident within the wash bay or pavilion. Emergency lighting was provided within the main office / workshop building	
E4.3	**Measurement of distances**		Noted
E4.4	**Design and operation of emergency lighting** Emergency lighting must comply with to AS2293.1	A service consultant should be consulted if a detailed assessment is required	
E4.5	**Exit signs** Exit signs are to be provided in accordance with Clause E4.5 of the BCA.	Exit signs must be clearly visible to person approaching the exit and must be installed on, above or adjacent to; 1. A door providing direct egress from a storey to a stairway, passageway or ramp serving as a required exit. 2. A door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space. 3. A horizontal exit 4. A door serving as or forming part of a required exit in a storey required to be provided with emergency lighting. No exit signage was provided in the wash bay or pavilion. Exit signs were provided within the main office / workshop building	No issues identified within main building Does not comply – wash bay and pavilion
E4.6	**Direction signs** Where an exit is not readily apparent then exit signs with directional arrows must be installed in appropriate positions in corridors, hallways, lobbies and the like indicating the direction to a required exit		No issues identified
E4.7	**Class 2 and 3 buildings and Class 4 parts: Exemptions**		N/A
E4.8	**Design and operation of exit signs** Exit signs are to operate in accordance with AS 2293.1. Photo luminescent exit sign are to comply with Specification E4.8	A service consultant should be consulted if a detailed assessment is required	No issues identified
E4.9	**Emergency warning and intercom systems**		N/A

Clause	Description	Comment	Status
Section F: Health and Amenity			N/A
Section G: Ancillary Provisions			N/A
Section H: Special Use Buildings – Auditoriums, Public Halls, Public Transport Buildings			N/A
NSW Section J: Energy Efficiency			N/A

15. Appendix A – Documentation Assessed

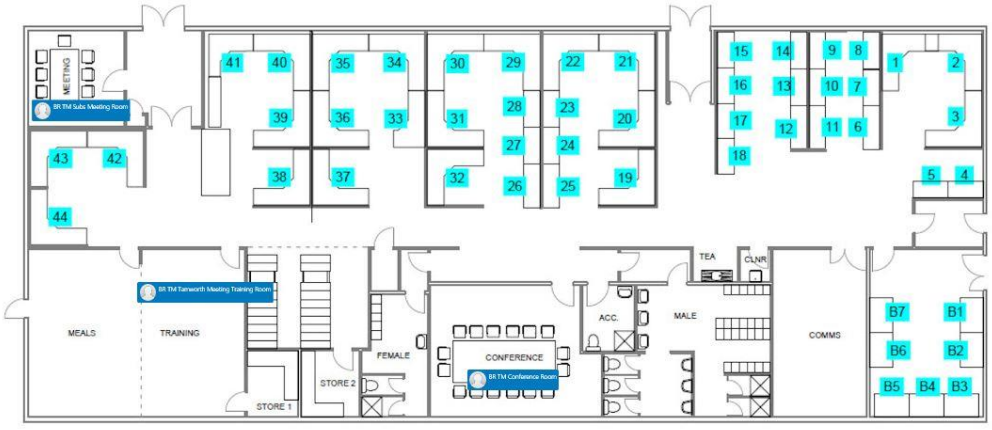




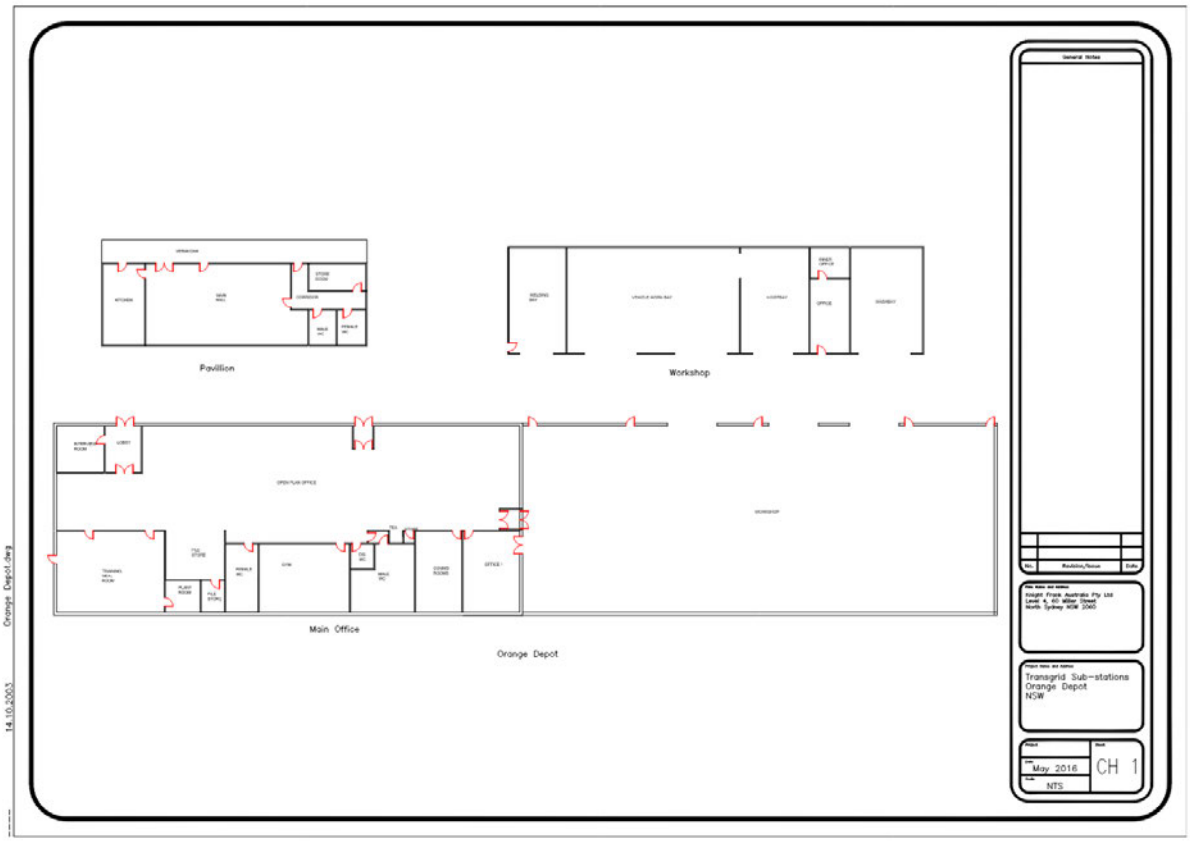
WASHBAY
FLOORPLAN

Transgrid Depot
Orange

Note;
Plan is not to scale and is indicative only.



OFFICE
FLOORPLAN


Pavilion
Workshop
Main Office
Orange Depot
Transgrid Sub-stations
Orange Depot
NSW
May 2016
CH 1
NTS
14.10.2003
Orange Depot.dwg

16. Appendix B – Indicative Statutory Fire Safety Measures

Indicative fire safety schedule identified in consultation with Nutbrook Engineering. Fire safety schedule to be confirmed.

Office / Workshop – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Automatic Fail Safe Devices	To be confirmed by contractor
Emergency Lighting	BCA 2005 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2005 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Fire Doors	To be confirmed by contractor
Fire Hydrants Systems	BCA 2005 Clause E1.3 and AS 2419.1 – 1994
Fire Seals Protecting Opening In Fire Resisting Components Of The Building	To be confirmed by contractor
Hose Reel System	BCA 2005 Clause E1.4 and AS 2441 – 1998
Lightweight Construction	To be confirmed by contractor
Portable Fire Extinguishers	BCA 2005 Clause E1.6 and AS 2444 – 2001

Office / Workshop – Additional Fire Safety Measure (These are measure provided within the building which are not required under the BCA.

Measure	Standard of Performance
Automatic Fire Detection And Alarm System *(Smoke Detection System)*	BCA 2005 Clause 4 of Specification E2.2a and AS 1670.1 – 1998

Wash Bay/ Workshop – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Emergency Lighting	BCA 2005 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2005 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Portable Fire Extinguishers	BCA 2005 Clause E1.6 and AS 2444 – 2001

Pavilion– Statutory Fire Safety Measure

Measure	Required Standard of Performance
Emergency Lighting	Ord. 70 Clause 19, 20, 21 and AS/NZS 2293.1-1987
Exit Signs	Ord. 70 Clause 21 and AS/NZS 2293.1-1987
Portable Fire Extinguishers	BCA 2005 Clause E1.6 and AS 2444 – 2001

17. Appendix C1.1 – Fire Rating Requirements

Type C Construction: FRL of Building Elements				
Building element	**Class of building - FRL:** (in minutes) *Structural adequacy/Integrity/Insulation*			
	2, 3 or 4 part	5, 9 or 7a	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is-				
less than 1.5m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	-/-/-	60/60/60	60/60/60	60/60/60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is-				
less than 1.5 m	90/ - / -	90/ - / -	90/ - / -	90/ - / -
1.5 or less than 3 m	- / - / -	60/ - / -	60/ - / -	60/ - / -
3 m or more	- / - / -	- / - / -	- / - / -	- / - / -
COMMON WALLS				
and FIRE WALLS	90/90/90	90/90/90	90/90/90	90/90/90
INTERNAL WALLS-				
Bounding public corridors, public lobbies and the like-				
	60/60/60	- / - / -	- / - / -	- / - / -
Between or bounding sole-occupancy units-				
	60/60/60	-/ - / -	-/ - / -	-/ - / -
Bounding a stair if required to be rated-				
	60/60/60	- / - / -	- / - / -	- / - / -
ROOFS	- / - / -	- / - / -	- / - / -	- / - / -

18. Appendix C1.10 – Early Fire Hazard Properties for Materials

Floor materials, floor coverings and wall and ceiling lining materials are required to comply with BCA prescribed fire hazard properties.

Floor Linings and Floor Coverings	
General Non Sprinklered Areas	Minimum 2.2 (or 4.5 for Class 3 areas and 9a patient care areas) kw/m^2 critical radiant heat flux and, a maximum smoke development rate of 750 percent minutes.
General Sprinklered Areas	Minimum 1.2(or 2.2 for Class 3, 9a patient care, and 9c residential use areas) kw/m^2 critical radiant heat flux
Fire Isolated Exits and Fire Control Rooms	Minimum 2.2/(or 4.5 for Class 3, 9a and 9c areas) kw/m^2 critical radiant heat flux
Lift Cars	Minimum 2.2 kw/m^2 critical radiant heat flux

Wall Linings and Ceiling Linings	
Generally	Variously Group 1,2, or 3 materials (more restrictive Group number for non-sprinklered areas, public corridors, health care corridors and other prescribed locations) when tested to AS/ISO 9705 or clause 3 of BCA Spec A2.4 and AS/NZ 3837
Fire Isolated Exits	Group 1 material when tested as above
Lift Cars	Group 1 or 2 materials when tested as above

In addition, in non-sprinklered areas, wall and ceiling linings must have a smoke growth rate index not more than 100 or an average specific extinction area less than 250m^2/g.

Other than above, construction materials generally need to achieve as1530.3 early fire hazard indices requirements as follows:	
Generally	Spread of flame Index not > 9 Smoke developed index not > 8
Sarking	Flammability Index not > 5
Fire Isolated Exits and Fire Control Rooms	Spread of Flame Index 0 Smoke Developed Index not > 2 Sarking Flammability 0
Non Fire Isolated Stairs & Escalators and Auditorium Fixed Seating	Spread of Flame Index 0 Smoke Developed Index not > 5
Lifts	To AS 1735.2
Air Ducts	To AS4254

STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS
BUILDING SURVEYORS AND CERTIFIERS

SYDNEY | MELBOURNE | BRISBANE | CANBERRA

Appendix B - CAPEX Plan

NUTBROOK
ENGINEERING GROUP

Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M / MC/R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.001	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Slab Deflection - Minor Slab Deflection at outside of Wash bay and storage yard area	Rectification of minor slab deflection	General	CAP	2	Poor	Orange_Bld_24	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.002	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Joint Spalling - Various locations	Repair of joint spalling	General	CAP	2	Poor	Orange_Bld_34	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.003	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Corner Joint Damage - Minor in-front of office building hardstand and storage yard hardstand	Repair of 4x corner joints	General	CAP	2	Poor	Orange_Bld_33	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.004	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Saw Cut Joint Damage and Joint Caulking - Average Grid pattern 7m x 5m	Require clean and caulk	General	CAP	3	Fair	Orange_Bld_29	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.005	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Movement Joint Damage - Minor fretting at some movement joint edges	Repair of fretting	General	CAP	3	Fair	Orange_Bld_35	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.006	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Grated Drain Edging - Concrete	No CAPEX works required, maintenance under R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.007	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Concrete Kerbing - All around hardstand poured in situ. Some Kerb damage evident.	Repair works to approx. 20m kerb damage	General	CAP	3	Fair	Orange_Bld_27 and 30	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.008	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Perimeter Fencing - Palisade Fence and Palisade Automated Gates- Paint Finish Fading	Maintenance Paint of Palisade Fence	General	R&M	4	Fair	Orange_Bld_36	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.009	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Internal Fencing - None observed.	N/A	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.010	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Grated Drains - Storm Water Grated Drains & SW Pits all with Steel Grates	General Maintenance works - covered by R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.011	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Wheel Stops - Rubber Wheel Stops	General Maintenance works - covered by R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.012	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Line Marking - Car Parking Bays & No Parking Signs	Replace line marking	General	CAP	2	Poor	Orange_Bld_31	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.013	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Speed Humps - Concrete At Front Entry Gate. Isolated cracking noted.	Isolated cracking to be repaired	General	CAP	3	Fair	Orange_Bld_36	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.014	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Footpaths - Concrete Footpaths	Annual R&M works only.	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.015	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Storm Water - Adequate SW Coverage and Collection	Annual R&M works only.	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.016	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Landscaping - Native Landscaping with Turfed Areas	Annual R&M works.	General	R&M	4	Poor	Orange_Bld_25	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.017	Orange Depot	Orange Depot	External	EXTERNAL	External Elements	Tennis Court Pavilion Area	Requires demolition and/or replacement	General	CAP	3	Poor	Orange_Bld_37	$ -	$ -	$ -	$ 140,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 140,000.00**
1.018	Orange Depot	Orange Depot	External	EXTERNAL	Concrete Hardstand	Surface Cracks - Various surface settlement cracks	Epoxy fill and crack repair	General	CAP	3	Fair	Orange_Bld_28 and 35	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.019	Orange Depot	Orange Depot	External	CORRODING	Corroding Elements	1. Palisade Fencing & Gates 2. Office Building Canopy Steel Posts 3. Entry & Exit Swipe Access Bollards 4. Car Park Lighting Steel Post Structure 5. Steel Safety Fence - Around automated entry and exit gates - 6. Bollards 7. Security Camera Steel Post Structure	Repainting of steel posts and corroding elements recommended	General	CAP	2	Fair	Orange_Bld_23	$ -	$ -	$ 3,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,600.00**
1.020	Orange Depot	Office Block	External	ROOF	Roof Structure	Steel framed structure covered with metal profile sheeting	Annual R&M works only.	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.021	Orange Depot	Office Block	External	ROOF	Roof Cladding - Metal	Roof Cladding - Metal profile sheeting	No CAPEX works required during 10 year period.	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.022	Orange Depot	Office Block	External	ROOF	Roof Fixtures - Capping	Roof Fixtures - Capping & Flashing. Some water ingress in main office due to flashing issues.	Repairs to roof flashing to prevent water ingress within main office	General	CAP	2	Fair	Orange_Bld_100	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.023	Orange Depot	Office Block	External	ROOF	Rainwater Goods - Gutters	Rainwater Goods - Metal Eave Gutters & Metal DP's & Concrete RW Tanks in Ground. With gutters soiled.	Annual cleaning of gutters	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.024	Orange Depot	Office Block	External	ROOF	Safe Access	Provided - Test & Tag Out of Date	Test & Tag - Annually	WH&S Risk	MC/R&M	1	Failed	Orange_Bld_72	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.025	Orange Depot	Office Block	External	ROOF	Skylights	Skylights - Translucent	Replace skylights, approximately 120lm	General	CAP	2	Fair	Orange_Bld_56, 57, 58 and 60	$ -	$ -		$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.026	Orange Depot	Office Block	External	FAÇADE	Façade Structure	Steel Frame with powder coat finish	No CAPEX works required during 10 year period. Annual R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.027	Orange Depot	Office Block	External	FAÇADE	Façade Cladding - Metal	Metal profiled sheeting. some soiled cladding to be addressed	No CAPEX works required during 10 year period. Allow for pressure clean	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.028	Orange Depot	Office Block	External	FAÇADE	Facias & Soffits	Timber facias with metal profile sheeting as soffits	No CAPEX works required during 10 year period. Annual R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.029	Orange Depot	Office Block	External	FAÇADE	Window Systems	Metal framed single glazing windows	No CAPEX works required during 10 year period. Annual R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.030	Orange Depot	Office Block	External	FAÇADE	Door Systems - Exit & Pedestrian	Entry, Exit & Pedestrian Doors	No CAPEX works required during 10 year period. Annual R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.031	Orange Depot	Office Block	External	FAÇADE	Door Systems - Roller Shutters	Roller Shutters - Metal	No CAPEX works required during 10 year period. Annual R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.032	Orange Depot	Office Block	External	FAÇADE	Awnings & Canopies	Awnings & Canopies - Steel framed Awnings with metal profile cladding soffits	No CAPEX works required during 10 year period. Annual R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.033	Orange Depot	Office Block	General	FAÇADE	Painting	Painting of Steel frames to roller shutter doors, steel frames to canopies, down pipes, bollards and timber facias	Painting works	General	CAP	3	Fair	Orange_Bld_71	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.034	Orange Depot	Orange Depot	General	INTERNAL	Signage	Adequate signage observed generally, , no signage noted in Pavilion.	Supply and maintenance of signage.	General	MC/R&M	3	Fair	Orange_Bld_114, 115 and 116	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.035	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings and acoustic tile . Water ingress noted along window head	No CAPEX works required during 10 year period, allow R&M to investigate and repair water ingress along window head.	General	MC/R&M	2	Fair	Orange_Bld_100	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.036	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Walls	Painted rendered walls & partitioning walls. Cracking noted to wall at glazed exit door	No CAPEX works required during 10 year period, Allow R&M to repair cracking.	General	MC/R&M	3	Fair	Orange_Bld_90	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.037	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Floors	Vinyl on slab on ground approx. 70m2	Allow for replacement during CAPEX Period.	General	CAP	4	Good	Orange_Bld_102	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,650.00	$ -	$ -	$ -	**$ 6,650.00**
1.038	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Floors	Vinyl on slab on ground	Require Buff and Polishing	General	MC/R&M	4	Fair	Orange_Bld_102	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.039	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.040	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	Repainting works during CAPEX Period	General	CAP	3	Fair	Orange_Bld_102	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.041	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Furniture	Furniture - 4x lunch tables and 20 x chairs	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_102	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	**$ 10,000.00**
1.042	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Window Coverings	Window Blinds, 7x blinds	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_101 and 102	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	**$ 3,500.00**
1.043	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Joinery Systems	Kitchen Joinery .	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_98 and 99	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.044	Orange Depot	Office Block	Kitchen/meal room	INTERNAL	Whitegoods	3x Refrigerators, 2x Microwave, 1x CT/Oven, 1x Dishwasher, 1x Sink	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_91, 92, 93, 94, 95, 96,97, 98 and 99	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.045	Orange Depot	Office Block	DDA WC	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings with minor cracking on plasterboard joints	Patch and Paint	General	MC/R&M	4	Good	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.046	Orange Depot	Office Block	DDA WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.047	Orange Depot	Office Block	DDA WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	R&M to address minor cracking to plasterboard joints	General	MC/R&M	3	Fair	Orange_Bld_104	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.048	Orange Depot	Office Block	DDA WC	INTERNAL	Floors	Ceramic tile finish on slab	No CAPEX works required during 10 year period, regular R&M	General	R&M	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.049	Orange Depot	Office Block	DDA WC	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.050	Orange Depot	Office Block	DDA WC	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	Repainting works	General	CAP	4	Fair	Orange_Bld_106,107, 108	$ -		$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.051	Orange Depot	Office Block	DDA WC	INTERNAL	Joinery Systems	Joinery - N/A	N/A	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.052	Orange Depot	Office Block	DDA WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings - Number of 1 x WC's, 1 x WHBs, 1 x Showers	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_106	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.053	Orange Depot	Office Block	Male WC	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings with minor cracking on plasterboard joints	Patch and Paint	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.054	Orange Depot	Office Block	Male WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

1.055	Orange Depot	Office Block	Male WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	R&M to address minor cracking to plasterboard joints	General	MC/R&M	3	Fair	Orange_Bld_105	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.056	Orange Depot	Office Block	Male WC	INTERNAL	Floors	Ceramic tile finish on slab	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.057	Orange Depot	Office Block	Male WC	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.058	Orange Depot	Office Block	Male WC	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	repainting works	General	CAP	3	Fair	Orange_Bld_110	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.059	Orange Depot	Office Block	Male WC	INTERNAL	Joinery Systems	Joinery - Vanity	Allow for replacement during CAPEX Period, including reconnection of services	General	CAP	3	Fair	Orange_Bld_110	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.060	Orange Depot	Office Block	Male WC	INTERNAL	Joinery Systems	Joinery - Toilet & Shower Partitioning	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.061	Orange Depot	Office Block	Male WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings - Number of 3 x WC's, 3 x WHBs, 3 x Urinals, 2 x Showers, 2 x Mirror, 2 x Hand Towel Dispenser, 1 x Fragrance Diffuser, 1x Toilet Roll Holder	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_110	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.062	Orange Depot	Office Block	Male WC	INTERNAL	Furniture	Lockers	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.063	Orange Depot	Office Block	Female WC	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.064	Orange Depot	Office Block	Female WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.065	Orange Depot	Office Block	Female WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	R&M to address minor cracking to plasterboard joints	General	MC/R&M	3	Fair	Orange_Bld_111, 112 and 113	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.066	Orange Depot	Office Block	Female WC	INTERNAL	Floors	Ceramic tile finish on slab	No CAPEX works required during 10 year period, R&M allow for detail clean	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.067	Orange Depot	Office Block	Female WC	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.068	Orange Depot	Office Block	Female WC	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	repainting works	General	CAP	3	Fair	Orange_Bld_111, 112 and 113	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.069	Orange Depot	Office Block	Female WC	INTERNAL	Joinery Systems	Joinery - Vanity	allow for replacement during CAPEX Period, including reconnection of services	General	CAP	3	Fair	Orange_Bld_111, 112 and 113	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.070	Orange Depot	Office Block	Female WC	INTERNAL	Joinery Systems	Joinery - Toilet & Shower Partitioning	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.071	Orange Depot	Office Block	Female WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings - Number of 1 x WC's, 1 x WHBs, 1 x Showers, 1 x Mirror, 1 x Hand Towel Dispenser, 1 x Fragrance Diffuser, 1x Toilet Roll Holder	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_111, 112 and 113	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.072	Orange Depot	Office Block	Female WC	INTERNAL	Furniture	Lockers	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.073	Orange Depot	Office Block	Common Areas	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.074	Orange Depot	Office Block	Common Areas	INTERNAL	Walls	Painted rendered walls & partitioning walls	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.075	Orange Depot	Office Block	Common Areas	INTERNAL	Floors	Vinyl on slab on ground	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_09, 10	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	**$ 2,000.00**
1.076	Orange Depot	Office Block	Common Areas	INTERNAL	Floors	Vinyl on slab on ground	Require Buff and Polishing	General	MC/R&M	3	Fair	Orange_Bld_09, 10	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.077	Orange Depot	Office Block	Common Areas	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.078	Orange Depot	Office Block	Common Areas	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	repainting works	General	CAP	3	Fair	Orange_Bld_01 , 02, 12	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.079	Orange Depot	Office Block	Common Areas	INTERNAL	Furniture	Furniture - Entry table & chair	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_84	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	**$ 2,000.00**
1.080	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Ceiling	Combination of suspended plasterboard and ceiling tile acoustic panels	Water ingress noted in some corners above windows investigate and repair under R&M. Minor shrinkage cracks to ceilings, investigate report and repair under R&M.	General	CAP	2	Fair	Orange_Bld_100		$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.081	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Walls	Walls - Painted rendered walls and partitioning walls	Minor cracking noted to internal wall at high level at ceiling junction, investigate report and repair under R&M	General	MC/R&M	3	Fair	Orange_Bld_17		$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.082	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Floors	Open Plan Office, First Aid, Interview Room - Carpet, Technical Offices, Tea Area, First Aid (approx. 500m2) - Vinyl on slab on ground (approx. 60m2) - floors	Carpet and Vinyl showing wear and tear allow for replacement under CAPEX period	General	CAP	3	Fair	Orange_Bld_03 and 04	$ -	$ -	$ 32,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 32,500.00**
1.083	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Floors	Floors - Open Plan Office, First Aid, Interview Room - Carpet, Technical Offices, Tea Area, First Aid - Vinyl on slab on ground	Vinyl Floors, require under R&M - Buff and polish	General	MC/R&M	3	Fair	Orange_Bld_103		$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.084	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.085	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Window Coverings	Window Blinds	Allow for replacement under CAPEX period - Number of Blinds x 25	General	CAP	3	Fair	Orange_Bld_17	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,500.00	$ -	$ -	$ -	**$ 12,500.00**
1.086	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	Repainting required under CAPEX period	General	CAP	3	Poor	Orange_Bld_18, 20	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 30,000.00**
1.087	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Joinery Systems	Joinery - First Aid Kitchenette & Tea Area	Allow for replacement under CAPEX period including bench-tops and the connecting services	General	CAP	3	Fair	Orange_Bld_13	$ -	$ -	$ -	$ -	$ 12,500.00	$ -	$ -	$ -	$ -	$ -	**$ 12,500.00**
1.088	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Furniture	Furniture - 1 x Boardroom table & 10 chairs, Workstations x Approximately x 50, Chairs x 50, filing cupboards under workstations x 50, filing units general x 10, 1 x Big Compactus Units Technical Offices Workbench x 7, 1 x Comms Room Workbench	Dated with no obvious major damage, require replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_10, 11, 14, 15, 16, 22,	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000.00	$ -	$ -	$ -	**$ 200,000.00**

1.089	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Furniture	Gym Equipment - Moved to Pavilion Building	NA	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.090	Orange Depot	Office Block	Open Plan Office, Interview Room, Comms Room, Tea Area, Office 1, First Aid:	INTERNAL	Furniture	Printers & Plotters	RM	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.091	Orange Depot	Workshop	Workshop	INTERNAL	Ceiling	Foiled back insulation on metal profiled sheeting and steel framed roof	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.092	Orange Depot	Workshop	Workshop	INTERNAL	Walls	Foiled back insulation on metal profiled sheeting, steel columns, metal framed windows and plasterboard painted walls	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.093	Orange Depot	Workshop	Workshop	INTERNAL	Floors	Exposed concrete floors	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.094	Orange Depot	Workshop	Workshop	INTERNAL	Doors	Roller, Metal & Timber Doors & Door Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.095	Orange Depot	Workshop	Workshop	INTERNAL	Painting	Painting to Walls, columns, internal line marking, doors, painted walls, steel staircase and handrails	Repainting works	General	CAP	3	Fair	Orange_Bld_85, 86, 87 and 89	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	**$ 20,000.00**
1.096	Orange Depot	Workshop	Workshop	INTERNAL	Furniture	Furniture - WORKSHOP EQUIPMENT OUTSIDE SCOPE	N/A - outside scope	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.097	Orange Depot	Wash bay	External	ROOF	Roof Structure	Steel framed structure covered with metal profile sheeting	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.098	Orange Depot	Wash bay	External	ROOF	Roof Cladding - Metal	Metal profile sheeting	Replace Cladding under CAPEX	General	CAP	3	Poor	Orange_Bld_76,77,78 and 79	$ -	$ -	$ 135,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 135,000.00**
1.099	Orange Depot	Wash bay	External	ROOF	Roof Fixtures - Capping & Flashings	Capping & Flashing	To be replaced as part of roof replacement works. **Price included in roof cladding replacement cost.**	General	CAP	3	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.100	Orange Depot	Wash bay	External	ROOF	Rainwater Goods - Gutters	Rainwater Goods - Metal Eave Gutters & Metal DP's	To be replaced as part of roof replacement works. **Price included in roof cladding replacement cost.**	General	CAP	3	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.101	Orange Depot	Wash bay	External	ROOF	Safe Access	External safe access ladder point provided but Out of Service tags shown. Unable to confirm condition.	Test and tag safe access points	WH&S Risk	CAP	1	N/A	Orange_Bld_72	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.102	Orange Depot	Wash bay	General	FAÇADE	Painting	Painting - Facias, Timber Doors	Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_71	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.103	Orange Depot	Wash bay	External	FAÇADE	Façade Structure	Steel Frame with powder coat finish	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.104	Orange Depot	Wash bay	External	FAÇADE	Façade Cladding - Metal	Metal profiled sheeting	Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_68	$ -	$ -	$ 158,400.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 158,400.00**
1.105	Orange Depot	Wash bay	External	FAÇADE	Facias & Soffits	Timber Facias	Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_69	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.106	Orange Depot	Wash bay	External	FAÇADE	Window Systems	Metal framed single glazing windows and broken glazing panel to be replaced	Repair R&M & Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_73 and 74	$ -	$ -	$ 650.00	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	**$ 20,650.00**
1.107	Orange Depot	Wash bay	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Entry, Exit & Pedestrian doors	Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_75	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.108	Orange Depot	Wash bay	External	FAÇADE	Door Systems - Roller Shutters	Metal Roller Shutters x 5	Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_75	$ -	$ -	$ -	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	**$ 75,000.00**
1.109	Orange Depot	Wash bay	External	FAÇADE	Awnings & Canopies	Steel framed Awnings with metal profile cladding soffits	**To be replaced as part of roof replacement works.**	General	CAP	3	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.110	Orange Depot	Wash bay	Welding Bay, Vehicle Work Bay, Hoist Bay, Wash Bay:	INTERNAL	Ceiling	Metal profiled sheeting, Roof Blanket and steel framed roof structure	To be replaced as part of roof replacement works. **Price included in roof cladding replacement cost.**	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.111	Orange Depot	Wash bay	Welding Bay, Vehicle Work Bay, Hoist Bay, Wash Bay:	INTERNAL	Walls	Metal profiled sheeting, steel columns, metal framed windows	To be replaced as part of roof replacement works. **Price included in facade cladding replacement cost.**	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.112	Orange Depot	Wash bay	Welding Bay, Vehicle Work Bay, Hoist Bay, Wash Bay:	INTERNAL	Floors	Exposed concrete - heavily stained with oil grease	Allow for cleaning of oil stains under R&M	General	MC/R&M	3	Fair	Orange_Bld_66, 67 and 85	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.113	Orange Depot	Wash bay	Welding Bay, Vehicle Work Bay, Hoist Bay, Wash Bay:	INTERNAL	Floors	Exposed concrete - generally , although damage noted to area at entry door into hoist bay and isolated cracking throughout	Repair to damaged areas	General	CAP	3	Poor	Orange_Bld_70	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.114	Orange Depot	Wash bay	Welding Bay, Vehicle Work Bay, Hoist Bay, Wash Bay:	INTERNAL	Doors	Doors & Door Hardware - Roller, Metal & Timber	Replace under Door Replacement Program under Facade Elements	General	CAP	3	Poor	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.115	Orange Depot	Wash bay	Welding Bay, Vehicle Work Bay, Hoist Bay, Wash Bay:	INTERNAL	Painting	Painting to Ceilings, Walls, Columns, Internal Line Marking, Doors, Structural Steel Elements	Painting works	General	CAP	3	Poor	Orange_Bld_87, 88, 89,90	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ -	$ -	**$ 35,000.00**
1.116	Orange Depot	Wash bay	Office	INTERNAL	Ceiling	Suspended timber ceiling or similar	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.117	Orange Depot	Wash bay	Office	INTERNAL	Walls	Painted walls	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.118	Orange Depot	Wash bay	Office	INTERNAL	Floors	Carpet tiles on slab on ground	Allow for replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_61, 63 and 64	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.119	Orange Depot	Wash bay	Office	INTERNAL	Doors	Timber Doors with Hardware	Allow for replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_65	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	**$ 2,000.00**
1.120	Orange Depot	Wash bay	Office	INTERNAL	Window Coverings	Window Blinds in Office	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_62	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	**$ 1,000.00**
1.121	Orange Depot	Wash bay	Office	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.122	Orange Depot	Wash bay	Office	INTERNAL	Joinery Systems	Joinery	Replace under CAPEX	General	CAP	3	Poor	Orange_Bld_62 and 64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	**$ 3,000.00**
1.123	Orange Depot	Pavilion	External	ROOF	Roof Structure	Steel framed structure covered with metal profile sheeting	Steel framed structure covered with metal profile sheeting - noted to be in poor but functional condition	General	CAP	2	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.124	Orange Depot	Pavilion	External	ROOF	Roof Cladding - Metal	Metal profile sheeting, including covered area structure	Roof cladding & Fixtures & Fittings	General	CAP	2	Poor	Orange_Bld_59 and 60	$ -	$ -	$ 51,600.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 51,600.00**
1.125	Orange Depot	Pavilion	External	ROOF	Roof Fixtures - Capping	Capping & Flashing	To be replaced, **cost covered under cladding replacement**	General	CAP	2	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.126	Orange Depot	Pavilion	External	ROOF	Rainwater Goods - Gutters	Rainwater Goods - Metal Eave Gutters & Metal DP's & RW Tanks	Replacement during CAPEX Period, including reconnection of services	General	CAP	2	Poor	Orange_Bld_59 and 60	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.127	Orange Depot	Pavilion	External	ROOF	Skylights	Under cover Translucent Roof sheeting	To be replaced, **cost covered under cladding replacement**	General	CAP	2	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.128	Orange Depot	Pavilion	External	ROOF	Safe Access	Safe Access - Not Provided	Safe access **to be provided as part of roof replacement works.**	Non-Compliance - Statutory	CAP	1	Failed	No photo	$ 5,000.00	$ -		$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.129	Orange Depot	Pavilion	General	FAÇADE	Painting	Painting - Facias & Soffits, Corroding Elements e.g. steel handrails and balustrades	Painting works	General	CAP	3	Poor	Orange_Bld_56, 57, 59 and 60	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.130	Orange Depot	Pavilion	General	FAÇADE	General Elements	Insufficient signage on building	Supply new signage	General	CAP	3	Poor	No photo	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.131	Orange Depot	Pavilion	External	FAÇADE	Façade Cladding - Metal	Metal profiled sheeting	Replace Facade, essential repairs. As it is a temporary unit it is likely to be more cost effective to replace the building.	General	CAP	2	Poor	Orange_Bld_57	$ -	$ -	$ -	$ -	$ 32,500.00	$ -	$ -	$ -	$ -	**$ 32,500.00**
1.132	Orange Depot	Pavilion	External	FAÇADE	Facias & Soffits	Timber Facias	Replace Facias & Soffits	General	CAP	3	Poor	Orange_Bld_55	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**

1.133	Orange Depot	Pavilion	External	FAÇADE	Window Systems	Metal framed single glazing windows	Replace windows	General	CAP	3	Poor	Orange_Bld_57	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,000.00**
1.134	Orange Depot	Pavilion	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Timber, Metal	Replace doors under CAPEX	General	CAP	3	Poor	Orange_Bld_57	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.135	Orange Depot	Pavilion	External	FAÇADE	Awnings & Canopies	Steel framed Awnings with metal profile cladding soffits	**To be replaced as part of roof replacement works.**	General	CAP	3	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.136	Orange Depot	Pavilion	Main Hall	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings with minor shrinkage cracks to ceilings.	No CAPEX works required during 10 year period, allow R&M to investigate and repair shrinkage cracks	General	MC/R&M	4	Fair	Orange_Bld_57	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.137	Orange Depot	Pavilion	Main Hall	INTERNAL	Walls	Painted rendered walls & partitioning walls . Cracking noted internal wall at high level at ceiling junction.	No CAPEX works required during 10 year period, Allow R&M to investigate and repair cracking.	General	MC/R&M	4	Fair	No photo	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.138	Orange Depot	Pavilion	Main Hall	INTERNAL	Floors	Carpet (approx. 60m2) in Main Hall and Vinyl (approx. 5m2) in wet area behind counter, showing wear and tear.	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_42 and 43	$ -	$ -	$ 4,225.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,225.00**
1.139	Orange Depot	Pavilion	Main Hall	INTERNAL	Floors	Vinyl in wet area	Require Buff and Polishing	General	MC/R&M	4	Fair	No photo	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.140	Orange Depot	Pavilion	Main Hall	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.141	Orange Depot	Pavilion	Main Hall	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	repainting works during CAPEX Period	General	CAP	3	Fair	Orange_Bld_45, 47 and 48	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.142	Orange Depot	Pavilion	Main Hall	INTERNAL	Joinery Systems	Joinery Kitchenette & Tea area .	Allow for replacement under CAPEX period including bench-tops and the connecting services	General	CAP	3	Fair	Orange_Bld_40 and 41	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.143	Orange Depot	Pavilion	Main Hall	INTERNAL	Window Coverings	Window dressing 8 x blinds	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_39	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	**$ 4,000.00**
1.144	Orange Depot	Pavilion	Main Hall	INTERNAL	Furniture	Gym Equipment - Machines, benches, free weights, treadmill, elliptical, bike	Allow for replacement during CAPEX Period.	General	CAP	4	Fair	Orange_Bld_44, 45, 46, 47 and 48	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	**$ 20,000.00**
1.145	Orange Depot	Pavilion	Corridor	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings	No CAPEX works required during 10 year period, R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.146	Orange Depot	Pavilion	Corridor	INTERNAL	Walls	Painted rendered walls & partitioning walls .	No CAPEX works required during 10 year period, R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.147	Orange Depot	Pavilion	Corridor	INTERNAL	Floors	Vinyl on suspended timber joist & sub-floor showing wear and tear.	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_54	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.148	Orange Depot	Pavilion	Corridor	INTERNAL	Floors	Vinyl in wet area	Require Buff and Polishing	General	MC/R&M	4	Fair	Orange_Bld_53	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.149	Orange Depot	Pavilion	Corridor	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.150	Orange Depot	Pavilion	Corridor	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	repainting works during CAPEX Period	General	CAP	3	Fair	Orange_Bld_54	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.151	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Ceiling	Suspended plasterboard ceiling painted,	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.152	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Walls	Painted rendered walls and partitioning walls	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.153	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Floors	Vinyl on slab on ground (approx. 30m2)	Allow for replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_40 and 41	$ -	$ -	$ 2,850.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,850.00**
1.154	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Floors	Vinyl on slab on ground (approx. 30m2)	Require buff and polishing under R&M	General	MC/R&M	4	Fair	Orange_Bld_40 and 41	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.155	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.156	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Window Coverings	Window Blinds x2	Allow for replacement during CAPEX Period	General	CAP	3	Poor	Orange_Bld_39 and 41	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.157	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Painting	Painting of Ceiling, Walls & Doors	Repainting works	General	CAP	3	Fair	Orange_Bld_40 and 41	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.158	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Joinery Systems	Joinery - Kitchen	Allow for replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_40 and 41	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.159	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Whitegoods	White Goods - 2 x Fridges, 1 x MW, 1 x CT/Oven, 1 x DW, 1 x Sink	Allow for replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_40 and 41	$ -	$ -	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,000.00**
1.160	Orange Depot	Pavilion	Kitchenette Areas	INTERNAL	Furniture	Furniture - 1 x Lunch Tables & 10 x Chairs	Allow for replacement during CAPEX Period	General	CAP	3	Fair	Orange_Bld_40 and 41	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.161	Orange Depot	Pavilion	Female WC	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings with minor cracking on plasterboard joints	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.162	Orange Depot	Pavilion	Female WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.163	Orange Depot	Pavilion	Female WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	R&M to address minor cracking to plasterboard joints	General	MC/R&M	3	Fair	Orange_Bld_40	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.164	Orange Depot	Pavilion	Female WC	INTERNAL	Floors	Vinyl Floors on Suspended Timber Joist & Sub floor	Allow for replacement during CAPEX Period. Approx. 10m2	General	CAP	3	Fair	Orange_Bld_49 and 50	$ -	$ -	$ 950.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 950.00**
1.165	Orange Depot	Pavilion	Female WC	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.166	Orange Depot	Pavilion	Female WC	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	Repainting works	General	CAP	3	Fair	Orange_Bld_49 and 50	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.167	Orange Depot	Pavilion	Female WC	INTERNAL	Joinery Systems	Joinery - Vanity	Allow for replacement during CAPEX Period, including reconnection of services	General	CAP	3	Fair	Orange_Bld_49	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.168	Orange Depot	Pavilion	Female WC	INTERNAL	Joinery Systems	Toilet Partitioning	Replacement during CAPEX Period, including reconnection of services	General	CAP	3	Fair	Orange_Bld_50	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.169	Orange Depot	Pavilion	Female WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings - Number of 2 x WC's, 1 x WHBs, 1 x Mirror, 1 x Hand Towel Dispenser, 1 x Fragrance Diffuser, 2 x Toilet Roll Holder	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_49 and 50	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.170	Orange Depot	Pavilion	Male WC	INTERNAL	Ceiling	Suspended Plasterboard Painted ceilings with minor cracking on plasterboard joints	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.171	Orange Depot	Pavilion	Male WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.172	Orange Depot	Pavilion	Male WC	INTERNAL	Walls	Painted rendered walls & tiled splash backs behind hand basin wet areas	R&M to address minor cracking to plasterboard joints	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.173	Orange Depot	Pavilion	Male WC	INTERNAL	Floors	Vinyl Floors on Suspended Timber Joist & Sub floor	Allow for replacement during CAPEX Period. Approx. 10m2	General	CAP	3	Good	Orange_Bld_50	$ -	$ -	$ 950.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 950.00**
1.174	Orange Depot	Pavilion	Male WC	INTERNAL	Doors	Timber Doors with Hardware	No CAPEX works required during 10 year period, regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.175	Orange Depot	Pavilion	Male WC	INTERNAL	Painting	Painting - Ceiling, Walls & Doors	repainting works	General	CAP	3	Fair	Orange_Bld_51 and 52	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.176	Orange Depot	Pavilion	Male WC	INTERNAL	Joinery Systems	Joinery - Vanity	Replacement during CAPEX Period, including reconnection of services	General	CAP	3	Fair	Orange_Bld_51 and 52	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.177	Orange Depot	Pavilion	Male WC	INTERNAL	Joinery Systems	Toilet Partitioning	Replacement during CAPEX Period, including reconnection of services	General	CAP	3	Fair	Orange_Bld_51 and 52	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.178	Orange Depot	Pavilion	Male WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings - Number of 2 x WC's, 1 x WHBs, 1 x Mirror, 1 x Hand Towel Dispenser, 1 x Fragrance Diffuser, 2 x Toilet Roll Holder	Allow for replacement during CAPEX Period.	General	CAP	3	Fair	Orange_Bld_51 and 52	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
2.001	Orange Depot	Pavilion	External - under veranda	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-5 is a 36 pole, 3 phase board which appears to be original to the construction of the building (circa 1993) and therefore, at the end of its economic lifecycle. It was noted that the existing base building distribution board DB-5 is in poor condition with a number of non-compliances identified in accordance with current code AS/NZS 3000:2018 and SIR NSW such as no RCD protection, single chassis sharing lighting and power circuits, and poor labelling. In addition, a nameplate with board details in accordance with SIR NSW is missing, and the DB schedule is partially hand written instead of typed.	Allow for survey of DB-5 and life cycle replacement /upgrade in the short term to comply with current safety standards. (i.e. AS/NZS 3000:2018, BCA Section J6 (NCC 2019), and SIR NSW). Due to the age of the board we recommend a Class B (non-friable) licensed asbestos removal contractor is engaged to safely remove and dispose of affected DBs as asbestos could be present within the electrical DBs. Allow for potential air monitoring in relation to lead paint being in place.	WH&S Risk	CAP	2	Poor	Orange_Elec_01	$ -	$ 18,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 18,000.00**

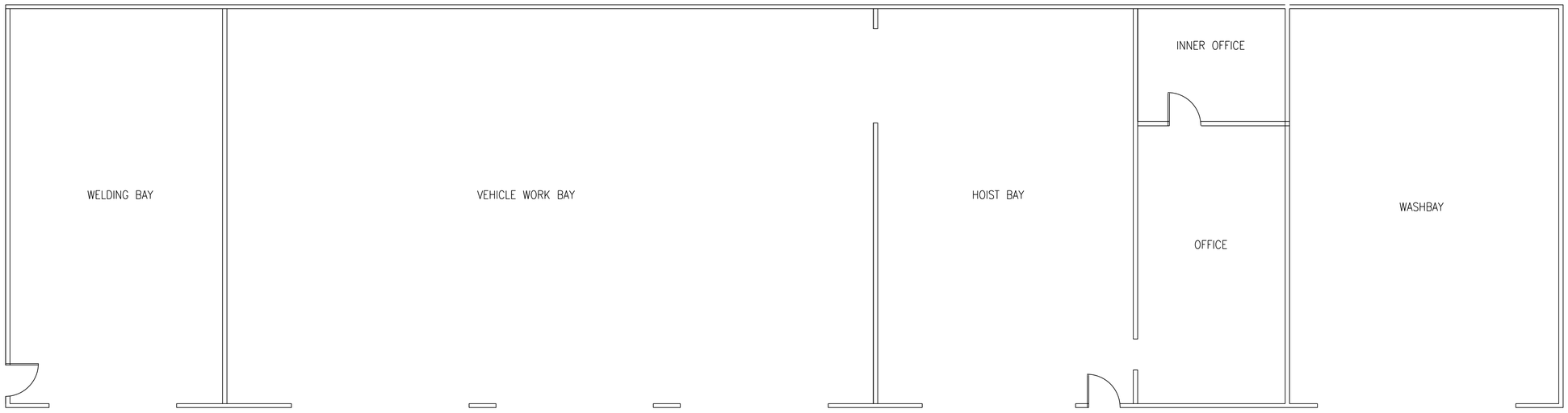
2.002	Orange Depot	Wash bay	Internal - adjacent office	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building switchboard No.5 is a 60 pole, 3 phase, 250A rated board. At the time of the inspection, we could not confirm the age of the board therefore, further investigation is required to confirm age and years to replacement. It was noted that the existing base building switchboard No.5 is in relatively good condition with only a minor non-compliance in accordance with current code AS/NZS 3000:2018 which is an exposed eschuteon plate therefore exposing live and hazardous voltages. In addition, a nameplate with board details in accordance with SIR NSW is missing.	Allow for survey of Switchboard No.5 in the short term to confirm age and years to replacement. Allow for the installation of pole fillers in areas of the switchboard that are exposed to hazardous voltages in the short term. Provide a nameplate in accordance with SIR NSW in the short term. Suggest relabelling switchboard onsite to DB-5.	WH&S Risk	CAP	3	Fair	Orange_Elec_02	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
2.003	Orange Depot	Workshop	Internal - rear wall of workshop	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-3 is a 84 pole, 3 phase, 250A rated board which appears to be original to the construction of the building (circa 1993) and therefore, at the end of its economic lifecycle. It was noted that the existing base building distribution board DB-3 is in relatively good condition with only a minor number of non-compliances in accordance with current code AS/NZS 3000:2018 such as limited RCD protection, and a single chassis sharing lighting and power circuits. In addition, a nameplate with board details in accordance with SIR NSW is missing and the DB schedule has not been updated to reflect as-installed.	Allow for survey of DB-3 and life cycle replacement /upgrade in the medium term to comply with current safety standards. (i.e. AS/NZS 3000:2018, BCA Section J6 (NCC 2019), and SIR NSW). Allow for the installation of RCD protection in the short term in accordance with AS/NZS 3000:2018. Provide nameplate in accordance with SIR NSW in the short term. Provide updated DB schedule 'type written' in the short term to reflect as-installed. Due to the age of the board we recommend a Class B (non-friable) licensed asbestos removal contractor is engaged to safely remove and dispose of affected DBs as asbestos could be present within the electrical DBs. Allow for potential air monitoring in relation to lead paint being in place.	WH&S Risk	CAP	3	Fair	Orange_Elec_03	$ 3,000.00	$ -	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	**$ 23,000.00**
2.004	Orange Depot	Orange Depot	External wall of vehicle work bay	ELECTRICAL	Distribution Board	The tenant distribution board DB-5 serving the compressor appears to be in good condition with no reporting signs of deterioration or compliance issues.	No major capital works envisaged in the reporting period.	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.005	Orange Depot	Office Block	Internal - adjacent fire store room	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-2 has 2x 48 pole, 3 phase, 250A rated chassis' which appears to be original to the construction of the building (circa 1993) and therefore, at the end of its economic lifecycle. It was noted that the existing base building distribution board DB-2 is in relatively good condition with only a minor number of non-compliances in accordance with current code AS/NZS 3000:2018 and WHS regulations such as limited RCD protection, 2 x single chassis' sharing lighting, power and mechanical circuits, and poor installation of eschuteon plate therefore exposing live copper and hazardous voltages. In addition, a nameplate with board details in accordance with SIR NSW is missing and the DB schedule has not been updated to reflect as-installed. The information provided on the DB schedule is limited with insufficient information pertaining to the circuits installed.	Allow for survey of DB-2 and life cycle replacement /upgrade in the medium term to comply with current safety standards. (i.e. AS/NZS 3000:2018, BCA Section J6 (NCC 2019), and SIR NSW). Allow for the installation of pole fillers in areas of the switchboard that are exposed to hazardous voltages in the short term. Allow for the installation of RCD protection in the short term in accordance with AS/NZS 3000:2018. Provide nameplate in accordance with SIR NSW in the short term. Ensure eschuteon plate is properly installed to avoid hazardous risks. Provide updated DB schedule 'type written' in the short term to reflect as-installed.	WH&S Risk	CAP	3	Fair	Orange_Elec_04	$ 3,000.00	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	**$ 28,000.00**
2.006	Orange Depot	Orange Depot	NA	ELECTRICAL	Distribution Board	Annual thermographic scan reports of the electrical switchboards have not been sighted whilst preparing this report. Thermographic scans are recommended to confirm the integrity and condition of switchboards on an annual basis to identify any existing and / or probable defects (e.g. hot joints, failed coils / terminals, overloading).	Carry out thermographic scans on the switchboards on an annual basis as part of routine maintenance.	Operational Risk	CAP	2	Poor		$ 2,000.00	$ 2,000.00	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	**$ 18,000.00**
2.007	Orange Depot	Orange Depot	NA	ELECTRICAL	Main Electrical Switchboard (Msb)	Electrical single line diagram was not sighted at the time of our inspection.	Allow to site survey existing electrical infrastructure and provide an updated SLD as required by current code AS/NZS3000:2018.	Non-Compliance - Statutory	CAP	2	Poor		$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
2.008	Orange Depot	Pavilion	Internal	ELECTRICAL	Interior Lighting	Internal lighting consists of surface mounted single and twin T8 fluorescent battens with frosted diffusers. We note that whilst the light fittings appeared to be in relatively good condition overall, a number of diffusers were missing from the batten light fittings along with some faulty T8 fluorescent tubes.	In the short term, allow to replace any missing diffusers and faulty fluorescent tubes, especially within the kitchen, front entry corridor, main hall and store room. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Fair	Orange_Elec_05	$ 300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 300.00**
2.009	Orange Depot	Pavilion	External	ELECTRICAL	Exterior Lighting	External lighting consists of surface mounted single T8 fluorescent battens with a mixture of frosted diffusers and no diffusers. We note that the batten light fittings appeared to be in poor to fair condition with clear signs of aging and weather deterioration.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Poor	Orange_Elec_06	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
2.010	Orange Depot	Pavilion	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching.	No major capital works envisaged in the reporting period.	General	CAP	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.011	Orange Depot	Pavilion	Internal	ELECTRICAL	Exit Sign	Label type exit signs have been used throughout and therefore deemed non-compliant in accordance with current code AS/NZS 2293.1:2018.	We recommend compliant 'Running Man' exit signs are installed throughout in accordance with AS/NZS2293.1:2018.	WH&S Risk	CAP	2	Poor	Orange_Elec_07	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,000.00**
2.012	Orange Depot	Pavilion	Internal	ELECTRICAL	Emergency Lighting	No emergency lighting was present within the Pavilion building at the time of the site inspection.	We recommend emergency lighting is provided throughout to ensure compliance with current safety standards (i.e. AS/NZS 2293.1:2018).	WH&S Risk	CAP	2	Poor		$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
2.013	Orange Depot	Wash bay	Internal - Office and Inner Office	ELECTRICAL	Interior Lighting	Internal lighting consists of surface mounted twin T8 fluorescent battens with no diffusers. We note that whilst the light fittings appeared to be in relatively good condition overall, a mixture of cool white and warm tubes were found to be installed. This generally creates uniformity issues across the lighting plane and therefore, affecting workers.	In the short term, allow to replace inconsistent fluorescent tubes to maintain consistency of colour temperatures and therefore create uniformity across the lighting plane. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Good	Orange_Elec_08	$ 350.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 350.00**
2.014	Orange Depot	Wash bay	Internal - Hoist bay	ELECTRICAL	Interior Lighting	Internal lighting consists of wall mounted twin T8 fluorescent battens, a suspended twin T8 luminaire and a suspended circular LED higbay. We note that the wall mounted battens and the LED highbay appeared to be in good condition and in working order whilst, effective operation of the suspended Twin T8 luminaire could not be confirmed as the manual switch could not be located at the time of inspection.	In the short term, allow to carry out maintenance on the suspended twin T8 luminaire and confirm there no issues with the fitting or fluorescent tubes. Ensure a manual switch is in an easily accessible location. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Poor	Orange_Elec_09	$ 400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 400.00**
2.015	Orange Depot	Wash bay	Internal - Vehicle Workbay	ELECTRICAL	Interior Lighting	Internal lighting consists of suspended halogen highbays. We note that the suspended halogen highbays appeared to be in good condition with no signs of faults or operational issues.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.016	Orange Depot	Wash bay	Internal - wash bay	ELECTRICAL	Interior Lighting	Internal lighting consists of wall mounted twin T8 fluorescent battens with clear diffusers We note that the wall mounted battens appeared to be in poor condition with clear signs of ageing.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	MC/R&M	3	Poor	Orange_Elec_10	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	**$ 2,000.00**
2.017	Orange Depot	Wash bay	External	ELECTRICAL	Exterior Lighting	External lighting consists of halogen floodlights mounted to extension poles. Visually, the floodlights appeared to be in fair to good condition considering the effect the environment has had on the fittings.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	MC/R&M	3	Good	Orange_Elec_11	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**

2.018	Orange Depot	Wash bay	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching.	No major capital works envisaged in the reporting period.	General	CAP	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.019	Orange Depot	Wash bay	Internal	ELECTRICAL	Exit Sign	No exit signs were present within the standalone workshop at the time of the site inspection.	We recommend compliant 'Running Man' exit signs are installed throughout in accordance with AS/NZS2293.1:2018.	WH&S Risk	CAP	2	Poor		$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
2.020	Orange Depot	Wash bay	Internal	ELECTRICAL	Emergency Lighting	No emergency lighting was present within the Pavilion building at the time of the site inspection.	We recommend emergency lighting is provided throughout to ensure compliance with current safety standards (i.e. AS/NZS 2293.1:2018).	WH&S Risk	CAP	2	Poor		$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
2.021	Orange Depot	Wash bay	Internal	ELECTRICAL	Roller Doors	Four (4) roller door motors manufactured by Grifco appeared to be in good condition with no signs of deterioration.	Over the reporting period, allow to carry out regular maintenance on the motors to ensure effective operation when utilised.	WH&S Risk	CAP	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.022	Orange Depot	Wash bay	Internal	ELECTRICAL	Hoist Motor	The vehicle hoist motor manufactured by Tecalemit has a maximum 4 tonne capacity, rated at 2.2kW 3 ph and appeared to be considering that the bottom part of the motor was covered in grease most likely caused from lack of maintenance and servicing.	Based on the current condition of the motor we have allowed for a service in the short term to ensure there are no issues with the motor which could potentially cause personnel injury during use. Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised.	WH&S Risk	CAP	2	Fair	Orange_Elec_12	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
2.023	Orange Depot	Office Block	Internal	ELECTRICAL	Interior Lighting	Internal lighting consists of the following: - Suspended T5 linear in the open plan office area and training room which appeared to be in good condition. - Surface mounted twin T8 luminaires with prismatic diffusers within the file store area, gym and office 1 area which appeared to be in good condition apart from a number of fittings which had different colour temperature tubes thereby creating a lack of uniformity across the lighting plane. - Surface mounted single and twin T8 battens with prismatic diffusers within the male and female toilets, and comms room which generally appeared to be in good condition apart from a number of fittings that had missing and faulty tubes. - Compact fluorescent downlights which appeared to be in good condition with no visible signs of faulty globes.	In the short term, allow to replace any missing diffusers and faulty fluorescent tubes. Also, consider maintaining the same colour temperature throughout the various areas to create better uniformity. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Good		$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
2.024	Orange Depot	Office Block	External	ELECTRICAL	Exterior Lighting	External lighting consists of the following: - Wall mounted twin T8 battens with clear diffusers. - Wall mounted halogen feature lights - Surface mounted halogen highbays Visually, the exterior lighting appeared to be in fair to good condition considering the effect the environment has had on the fittings. The diffusers of the wall mounted battens and the assembly of the highbays were visibly deteriorating the most out of all the exterior fittings.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	MC/R&M	3	Good	Orange_Elec_13	$ 500.00	$ -		$ -	$ -	$ -	$ -	$ -	$ 500.00	**$ 1,000.00**
2.025	Orange Depot	Office Block	Internal and External	ELECTRICAL	Lighting Control	Existing lighting controls are via local manual switching and motion sensing.	No major capital works envisaged in the reporting period.	General	CAP	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.026	Orange Depot	Office Block	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout the main office building to direct personnel to the shortest path of travel. Overall, the exit signs were visually in good condition with no visible signs of operational issues.	Over the reporting period, allow to carry out regular 6-monthly testing on the exit signs and emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	R&M	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.027	Orange Depot	Office Block	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout most areas of the office building and appear to be in good condition.	Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	R&M	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.028	Orange Depot	Workshop	Internal	ELECTRICAL	Interior Lighting	Internal lighting consists of the following: - Suspended LED Highbays which appeared to be in good condition. - Wall mounted twin T8 fluorescent battens with clear diffusers which appeared to be in good condition.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.029	Orange Depot	Wash bay	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching.	No major capital works envisaged in the reporting period.	General	CAP	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.030	Orange Depot	Workshop	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout the warehouse attached to the main office building to direct personnel to the shortest path of travel. Overall, the exit signs were visually in good condition with no visible signs of operational issues.	Over the reporting period, allow to carry out regular 6-monthly testing on the exit signs and emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	CAP	3	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.031	Orange Depot	Workshop	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout the warehouse via wall mounted twin projector lamps and appeared to be in good condition.	We recommend replacing the older type halogen projector emergency lights with an LED equivalent in the medium term. Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2:1995.	General	CAP	3	Good		$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
2.032	Orange Depot	Office Block	Internal and external	ELECTRICAL	CCTV	The CCTV system headend is Wisenet branded system with a 16 channel 4TB hard drive. This system should be assessed for serviceability of headend and cameras as no information was available as to the date of installation, nor were their any maintenance records on site. The review should look at support for software, camera and age of recording equipment. Replacement works to be scoped following detailed review. Visually, the CCTV headend and cameras (5 in total operating as seen on the CCTV monitor) appear to be in good condition with only minor signs of rusting on the enclosure of the cameras.	Allow to upgrade the CCTV infrastructure prior to obsolescence and/or failure. This may require replacement of headend and cameras depending on age, and associated cabling assuming existing cameras are analogue and not IP based. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system.	Capital Risk	CAP	3	Good	Orange_Elec_14	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	**$ 15,000.00**
2.033	Orange Depot	Office Block	Internal and external	ELECTRICAL	Access Control	The access control system monitors entry doors and restricted access internal doors across the site. The headend should be assessed for serviceability as no information was available as to the date of installation nor, were there any maintenance records on site. Visually, the access control headend and card readers appear to be in good condition.	Allow to upgrade the access control infrastructure prior to obsolescence and/or failure. This may require replacement of headend and card readers depending on age. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Prior to any upgrade works, the compatibility of all system components with current version software should be confirmed to avoid unexpected costs and disruption.	Capital Risk	CAP	3	Good	Orange_Elec_15	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	**$ 25,000.00**
3.001	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 1 - 9kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, serving meals room. Heating is provided via 3kw electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_01	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**

3.002	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 2 - 7kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, serving training room. Heating is provided via 2kw electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_02	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
3.003	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 3 - 7kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, serving interview office west. Heating is provided via 2kw electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_03	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
3.004	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 4 - 24kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, serving office north. Heating is provided via 9kw electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_04	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 30,000.00**
3.005	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 5 - 18kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, serving office centre. Heating is provided via 4.5kw electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_05	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,000.00**
3.006	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 6 - 5kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, serving technician's area. Heating is provided via 2kW electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_06	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
3.007	Orange Depot	Office Block	Main Office	MECHANICAL	Split ducted AC unit	Unit 7 - 7kW AC Unit R22 based split ducted unit, cooling only, located within ceiling void above main office, meeting room (formally gym). Heating is provided via 2kw electric duct heater. Unit has far exceeded its economic life, allow to replace.	Replace existing with reverse cycle heat pump ducted system, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Orange_Mech_07	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
3.008	Orange Depot	Workshop	Office	MECHANICAL	High wall split AC unit	Office - 6kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within office space. Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Poor	Orange_Mech_08	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
3.009	Orange Depot	Pavilion	Gym	MECHANICAL	Floor standing split AC unit	Gym - 7kW AC Unit R410A based floor standing split unit with inverter. Located at low level within the gym space. Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Orange_Mech_09	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
3.010	Orange Depot	Pavilion	Training Room	MECHANICAL	Floor standing split AC unit	Training Room - 7kW AC Unit R410A based floor standing split unit with inverter. Located at low level within the training room space. Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Orange_Mech_10	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
3.011	Orange Depot	Pavilion	Store Room	MECHANICAL	Room Air Conditioner	Office - 2.5 kW AC Unit R22 based room air conditioning unit. Wall hung to serve store room. Unit has far exceeded its economic life, allow to replace.	Replace existing fan coil unit, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Poor	Orange_Mech_11	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
3.012	Orange Depot	Pavilion	Kitchen	MECHANICAL	Room Air Conditioner	Office - AC Unit R22 based room air conditioning unit - capacity unknown Wall hung to serve kitchen Unit has far exceeded its economic life, allow to replace.	Demolish existing, and provide new high-wall split AC unit. Allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Poor	Orange_Mech_12	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
3.013	Orange Depot	Pavilion	Ladies Toilet	MECHANICAL	Toilet Exhaust Fan	Wall hung toilet exhaust fan, mounted in glazing. Fan is assumed to have exceeded its economic life, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	3	Poor	Orange_Mech_13	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
3.014	Orange Depot	Pavilion	Men's Toilet	MECHANICAL	Toilet Exhaust Fan	Wall hung toilet exhaust fan, mounted in glazing. Fan is assumed to have exceeded its economic life, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	3	Poor	Orange_Mech_14	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
3.015	Orange Depot	Orange Depot	Awaiting confirmation from BGIS	MECHANICAL	Outside Air Supply Air Fan	Duct mounted supply air fan for FCU Assumed to meet the end of its economic life within the reporting period, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	4	Fair		$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
3.016	Orange Depot	Orange Depot	Awaiting confirmation from BGIS	MECHANICAL	Outside Air Supply Air Fan	Duct mounted supply air fan for FCU Assumed to meet the end of its economic life within the reporting period, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	4	Fair		$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
3.017	Orange Depot	Orange Depot	Awaiting confirmation from BGIS	MECHANICAL	Outside Air Supply Air Fan	Duct mounted supply air fan for FCU Assumed to meet the end of its economic life within the reporting period, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	4	Fair		$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
3.018	Orange Depot	Orange Depot	Awaiting confirmation from BGIS	MECHANICAL	Outside Air Supply Air Fan	Duct mounted supply air fan for FCU Assumed to meet the end of its economic life within the reporting period, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	4	Fair		$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
3.019	Orange Depot	Orange Depot	Awaiting confirmation from BGIS	MECHANICAL	Outside Air Supply Air Fan	Duct mounted supply air fan for FCU Assumed to meet the end of its economic life within the reporting period, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	4	Fair		$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
3.020	Orange Depot	Orange Depot	Workshop	MECHANICAL	Gas Space Heater	12 off wall hung gas space heaters to service to the depot workshop	Allow to service	Operational Risk	MC/R&M	2	Fair	Orange_Mech_15	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
3.021	Orange Depot	Pavilion	Men's Toilet	MECHANICAL	Electric Space Heater	1 off 1.5kw wall hung electric space heater to service the men's toilet. Assumed to have exceeded its economic life.	Replace existing heater, allow for new electrical provisions.	Operational Risk	CAP	3	Fair	Orange_Mech_16	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
3.022	Orange Depot	Pavilion	Ladies Toilet	MECHANICAL	Electric Space Heater	1 off 1.5 kw wall hung electric space heater to service the women's toilet. Assumed to have exceeded its economic life.	Replace existing heater, allow for new electrical provisions.	Operational Risk	CAP	3	Fair	Orange_Mech_17	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
3.023	Orange Depot	Workshop	Vehicle Work Bay/Hoist Bay	MECHANICAL	Electric Space Heater	3 off wall hung electric space heater to service the vehicle Work Bay/Hoist Bay. Assumed to have exceeded its economic life.	Replace existing heater, allow for new electrical provisions.	Operational Risk	CAP	3	Fair	Orange_Mech_18	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
4.001	Orange Depot	Office Block	Internal	FIRE	Fire Detection/Alarm Systems	Baseline test data not provided at time of commissioning of the system. FIP screen noted as flashing random characters in maintenance log register. Ensure detection and warning system is routinely checked and tested.	Noted as an issue within the fire system test logs and contractor to be engaged to provide a baseline test result based on systems. Review FIP main panel and fix any program or screen issues	Non-Compliance - Statutory	CAP	1	Good	Orange_Fire_3	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
4.002	Orange Depot	Office Block	Internal	FIRE	Fire Hose Reel	Ensure hose reels are routinely maintained and tested as per current testing schedule and in accordance with AS 1851 -2012. Hose reels manufactured in 2007 and will exceed their 15 year design life cycle during capex period.	Ensure routine testing is adhered to and clear access is maintained to hose reels. Hose reels to be replaced after they exceed their design life cycle.	Non-Compliance - Statutory	CAP	2	Good	Orange_Fire_4	$ -	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,500.00**
4.003	Orange Depot	Orange Depot	External	FIRE	Fire Hydrant	Fire brigade booster is more than 750mm and 1200mm from the ground and does not comply with AS 2419.1-2005 requirements for maximum and minimum height of booster points. Booster assembly does not have maximum test and boost pressure signs and block plan to be provided for site. All hydrant landing valves to be provided with storz couplings and angles of landing valves to be checked.	Provide system block plan in accordance with AS2419.1-2005 and storz couplings on all landing valves. Ensure trip hazard of uneven ground and slab is addressed. Provide support structure for the booster assembly. Ensure landing valves are between 0 to 35 degree angles from the floor.	Non-Compliance - Statutory	CAP	1	Poor	Orange_Fire_5	$ 5,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 14,000.00**
4.004	Orange Depot	Office Block	Internal	FIRE	Fire Extinguishers	All extinguishers are routinely tested and tagged. Ensure extinguisher in front of breakout area replaced and noted as out of date.	Ensure routine testing is adhered to and clear access is maintained to extinguishers.	Non-Compliance - Statutory	CAP	2	Fair	Orange_Fire_1	$ 1,000.00	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	**$ 2,000.00**
4.005	Orange Depot	Office Block	Internal	FIRE	Fire Blanket	All fire blankets are routinely tested and tagged.	Ensure routine testing is adhered to and clear access is maintained to fire blankets.	WH&S Risk	CAP	3	Good	Orange_Fire_2	$ -	$ -	$ -	$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	**$ 250.00**

4.006	Orange Depot	Workshop	Internal	FIRE	Fire Detection/Alarm Systems/Passive Fire	Ensure detection and alarm system routinely tested and checked. BCS report notes fire separation audit	Assumption made system in good working order. Capex numbers provided for budgetary purposes only for new speakers and shot term passive fire separation audit for UPS and Main Switch board room fire door. Allow for passive fire audit and rectification works for the UPS and Main switch board room.	Non-Compliance - Statutory	CAP	2	Fair		$ 2,000.00	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 7,000.00**
4.007	Orange Depot	Workshop	Internal	FIRE	Fire Extinguishers	Extinguishers noted as routinely tested and some have access blocked.	Extinguisher in workbay noted as missing even though signs are provided. CO2 extinguisher in workbay noted as out of date. Extinguisher in hoist bay has access blocked by stored goods in front. Ensure signage fixed to wall in wash bay. Ensure foam extinguisher in welding bay replaced.	Non-Compliance - Statutory	CAP	2	Fair	Orange_Fire_9	$ 1,000.00	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	**$ 2,000.00**
4.008	Orange Depot	Pavilion	Internal	FIRE	Fire Detection/Alarm Systems	Smoke alarms with sounder basis provided to all areas.	Assumed that this building will be demolished as current system not capable of signalling back to main fire panel.	Non-Compliance - Business Risk	N/A	3	Fair	Orange_Fire_6	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
4.009	Orange Depot	Pavilion	Internal	FIRE	Fire Extinguishers	All extinguishers are routinely tested and tagged.	Ensure routine testing and servicing.	Non-Compliance - Statutory	CAP	3	Good	Orange_Fire_7	$ 750.00	$ -	$ -	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
4.010	Orange Depot	Pavilion	Internal	FIRE	Fire Blanket	Fire blanket routinely checked.	Ensure routine checking of blanket .	WH&S Risk	CAP	3	Good	Orange_Fire_8	$ -	$ -	$ -	$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	**$ 250.00**
5.001	Orange Depot	Pavilion	Amenities	HYDRAULIC	Sink	No mixing valve under sink, typical	Thermostatic Mixing Valve (TMV) not visible. Hydraulic contractor to confirm hot water delivery temperature to sink	General	CAP	2	Fair	Orange_Hyd_1	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.002	Orange Depot	Pavilion	Amenities	HYDRAULIC	Urinal Trough	Stainless steel Urinal	Allow for deep clean under R&M	General	MC/R&M	4	Fair	Orange_Hyd_2	$ -	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.003	Orange Depot	Office Block	GYM	HYDRAULIC	Sink	No mixing valve under sink	Allow to install new mixing valve	General	CAP	3	Fair	Orange_Hyd_3	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.004	Orange Depot	Pavilion	Kitchen	HYDRAULIC	Sink	Zip hydroboil instant hot water, unplugged Caroma sink mixer	Allow to replace Zip boiler. Unsure of working condition as it is unplugged.	General	CAP	4	Fair		$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
5.005	Orange Depot	Workshop	Vehicle work bay	HYDRAULIC	Floor Waste	Extensive surface corrosion to grate Stagnant water within	Allow for replacement	General	CAP	4	Poor	Orange_Hyd_5	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
5.006	Orange Depot	Office Block	External area	HYDRAULIC	Hose Tap	In fair condition	Monthly inspection for any leaks under R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.007	Orange Depot	Workshop	Work Bay	HYDRAULIC	Hot Water Systems	25L rheem electric hot water heater, with no dip tray	Hot water system looks end of life, is missing safe tray and an isolation valve was not observed.	General	CAP	3	Poor	Orange_Hyd_6	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
5.008	Orange Depot	Workshop	Work Bay	HYDRAULIC	Sink	Sink filled with debris Fed from hot water unit above	Allow for cleaning under R&M	General	MC/R&M	4	Poor	Orange_Hyd_7	$ -	$ -	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
5.009	Orange Depot	Workshop	Wash Bay	HYDRAULIC	Silt Trap	Silt trap filled with dry debris	Allow for cleaning under R&M	General	R&M	3	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.010	Orange Depot	Workshop	Wash Bay	HYDRAULIC	Hose Tap	Hose pipe severely weathered	Allow for replacement	General	CAP	3	Fair	Orange_Hyd_8	$ -	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.011	Orange Depot	Office Block	Disable toilet	HYDRAULIC	Sink	Sink with mixer, No mixing valve under sink	Allow to install new mixing valve	General	CAP	3	Fair		$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.012	Orange Depot	Office Block	File Store	HYDRAULIC	Hot Water System	Rinnai HD200i continuous hot water. Tenants are storing equipment around the heater including resting on the gas line and in the safety tray.	Allow for clearance around the unit for maintenance.	WH&S Risk	CAP	2	Good	Orange_Hyd_9	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
5.013	Orange Depot	Office Block	kitchen	HYDRAULIC	Sink	Sink with mixer	Allow for replacement	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	**$ 3,000.00**
5.014	Orange Depot	Workshop	Warehouse	HYDRAULIC	Sink	No mixing valve underneath	Allow to install new mixing valve	General	CAP	3	Fair	Orange_Hyd_10	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.015	Orange Depot	Office Block	kitchen	HYDRAULIC	Zip Tap	Under sink Zip tap	Allow of ventilation for Zip unit	General	MC/R&M	4	Good		$ -	$ -	$ 200.00	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,200.00**
5.016	Orange Depot	Workshop	Warehouse	HYDRAULIC	Sink	Zip tap, hot water is unplugged	Does not seem to be used, allow to uninstall if not required.	General	MC/R&M	4	Poor		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
5.017	Orange Depot	Office Block	External area	HYDRAULIC	General	Sewer pit	Monthly inspection for any blocks under R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.018	Orange Depot	Office Block	External area	HYDRAULIC	Gas Meter	Main Gas meter	Monthly inspection for any leaks under R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.019	Orange Depot	Office Block	External area	HYDRAULIC	Pump Control Panel	Pump panel rusting - IP rating	Upgrade Pump panel	General	CAP	4	Fair	Orange_Hyd_11	$ -	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
5.020	Orange Depot	Office Block	External area	HYDRAULIC	Below Ground Tank	Visually appears fine Insulation around penetration of sensors is severely deteriorated	Carry out tank integrity testing and electrical/controls repair works	WH&S Risk	CAP	2	Fair	Orange_Hyd_12 and 13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.021	Orange Depot	Pavilion	Veranda	HYDRAULIC	Hot Water System	Ageing unit no label to confirm date of install	Allow for replacement. missing safe tray and inspection tags.	General	CAP	2	Poor	Orange_Hyd_14	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
5.022	Orange Depot	Workshop	Wash Bay	HYDRAULIC	Hose Tap	Worn out hose reels	Allow for replacement	General	CAP	3	Fair	Orange_Hyd_15	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
5.023	Orange Depot	Workshop	Wash Bay	HYDRAULIC	Oil Interceptor	Tag notes pump does not operate in auto mode.	Allow to replace in the short term	General	CAP	2	Poor	Orange_Hyd_16	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
6.001	Orange Depot	Office Block	Internal	SUSTAINABILITY	Power Factor Correction Unit	No Power Factor Correction (PFC) Unit was identified on site. Note that installing a power factor correction unit to improve the power factor can maximise current-carrying capacity, improve voltage to equipment, reduce power losses and lower electricity bills. NSW Service installation rules specify a minimum of 0.9PF to comply.	Allow to provide a Power Factor Correction unit. Estimated cost is based on a 300kVAR Power Factor Correction Unit.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	**$ 35,000.00**
6.002	Orange Depot	Pavilion	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the Pavilion building.	Recommend upgrading to LED	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ 3,000.00	$ -	$ -	**$ 6,000.00**
6.003	Orange Depot	Pavilion	Internal and External	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the Pavilion to control the light fittings.	Recommend installing PIR motion sensors and PE sensors to turn off lighting when not required to be on in the space.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 2,400.00	$ -	$ -	$ -	**$ 2,400.00**
6.004	Orange Depot	Office Block	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the main office building.	Recommend upgrading to LED	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ 5,000.00	$ -	$ -	**$ 10,000.00**
6.005	Orange Depot	Wash bay	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the standalone workshop.	Recommend upgrading to LED	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00	$ -	$ -	**$ 20,000.00**
6.006	Orange Depot	Pavilion	Internal and External	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the standalone workshop to control the light fittings.	Recommend installing PIR motion sensors and PE sensors to turn off lighting when not required to be on in the space.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 2,100.00	$ -	$ -	$ -	**$ 2,100.00**
6.007	Orange Depot	Office Block	NA	SUSTAINABILITY	Solar	No Solar PV System is installed on site. Installing a Solar PV System can provide the following benefits: - Better for the environment; - Reduces electricity from the grid; - Causes less electricity loss; - Improves grid security; and - Reduces electricity bills.	Recommend installing a solar PV system for the site. Estimated cost is based on a 100KW PV system.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ -	$ -	**$ 150,000.00**
6.008		Office Block	Main Office	SUSTAINABILITY	General	Provide economy cycle and CO2 monitoring to 7-off ducted split fan coil units	Provide motorised dampers, increased rigid ductwork, outside air filtration, sensors and controls as required.	General	CAP	4	Good									$ 65,000.00	**$ 65,000.00**
Total													**$ 189,600.00**	**$ 30,500.00**	**$ 641,525.00**	**$ 349,300.00**	**$ 195,500.00**	**$ 81,250.00**	**$ 310,150.00**	**$ 176,000.00**	**$ 3,000.00**	**$ 69,500.00**	**$ 2,046,325.00**

Appendix C – Block Plans



ORANGE DEPOT – WORKSHOP

REV	DESCRIPTION	DATE	APPV'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

NUTBROOK ENGINEERING GROUP

NUTBROOK ENGINEERING GROUP PTY LTD
Level 1, 201 Miller Street,
North Sydney, NSW 2060
Ph. +61 (02) 9460 2576
info@nutbrookgroup.com
www.nutbrookgroup.com
ABN 31 153 589 318
Melbourne *Sydney* *Perth*

CLIENT:

BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
ORANGE
WORKSHOP DIAGRAM

DRAWING STATUS
SITE PLANS

ORIGINATORS CAD/ENG.	ORIGINAL DATE	SCALE @ A1
FE	NOV'20	N.T.S

PROJECT No.	DRAWING No.	REV
EB1110	OR-00-A002	A

Natural Scale 0 10 20 30 40 50 60 70 80 90 100mm

ORANGE DEPOT – PAVILLION

REV	DESCRIPTION	DATE	APP'VD
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:
NUTBROOK ENGINEERING GROUP
NUTBROOK ENGINEERING GROUP PTY LTD
Level 1, 201 Miller Street,
North Sydney, NSW 2060
Ph. +61 (02) 9460 2576
info@nutbrookgroup.com
www.nutbrookgroup.com
ABN 31 153 589 318
Melbourne *Sydney* *Perth*

CLIENT:
BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
ORANGE
PAVILLION DIAGRAM

DRAWING STATUS: **SITE PLANS**

ORIGINATORS CAD/ENG.	ORIGINAL DATE	SCALE @ A1
FE	NOV'20	N.T.S

PROJECT No.	DRAWING No.	REV
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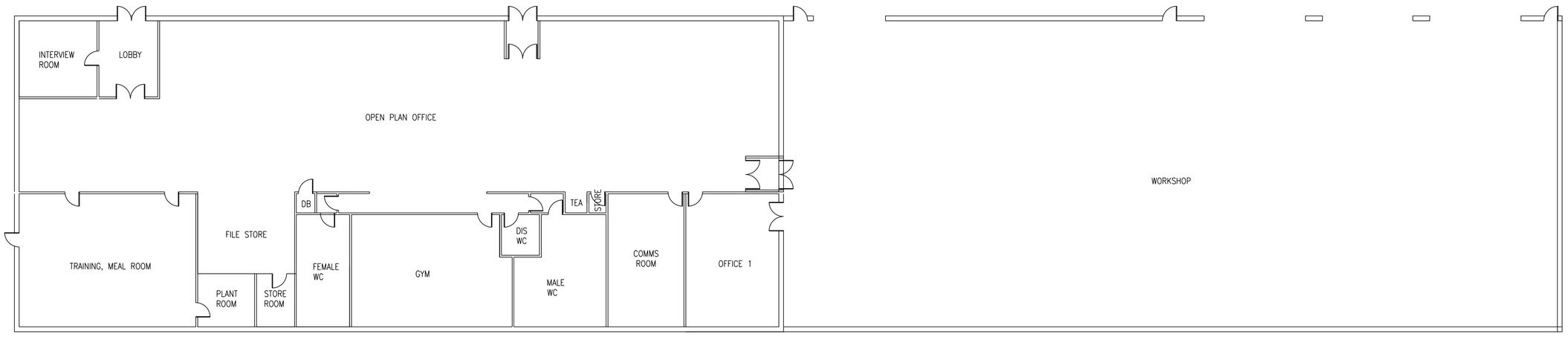


ORANGE DEPOT – MAIN OFFICE

REV	DESCRIPTION	DATE	APPV'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

NUTBROOK ENGINEERING GROUP

NUTBROOK ENGINEERING GROUP PTY LTD
Level 1, 201 Miller Street,
North Sydney, NSW 2060
Ph. +61 (02) 9460 2576
info@nutbrookgroup.com
www.nutbrookgroup.com
ABN 31 153 589 318
Melbourne *Sydney* *Perth*

CLIENT:

BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
ORANGE
MAIN OFFICE/WORKSHOP
DIAGRAM

DRAWING STATUS
SITE PLANS

ORIGINATORS CAD/ENG.	ORIGINAL DATE	SCALE @ A1
FE	NOV'20	N.T.S

PROJECT No.	DRAWING No.	REV
EB1110	OR-00-A001	A

Natural Scale 0 10 20 30 40 50 60 70 80 90 100mm

Appendix D - Site Images

Orange Depot
Photo Report - Building Services

Orange_Bld_001.jpg

Orange_Bld_002.jpg

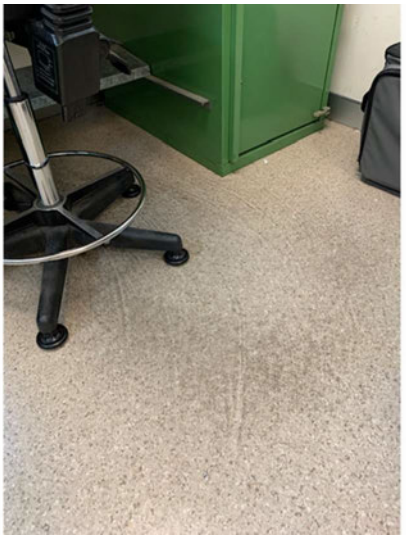
Orange_Bld_003.jpg

Orange_Bld_004.jpg

Orange_Bld_005.jpg

Orange_Bld_006.jpg

Orange_Bld_007.jpg



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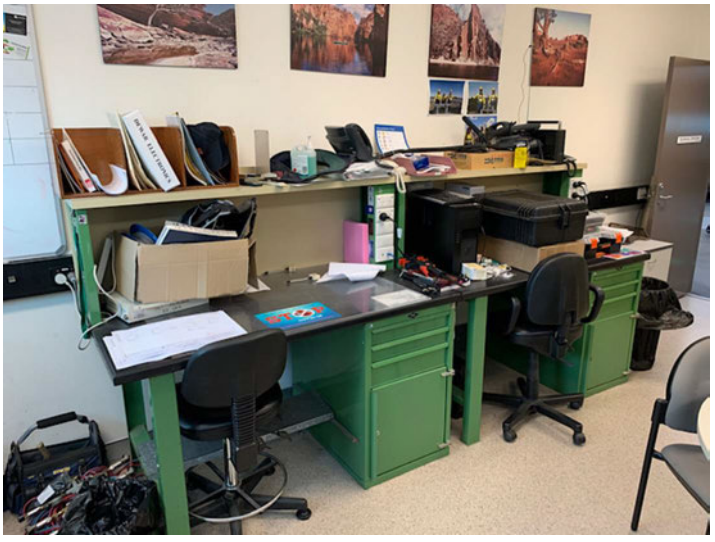

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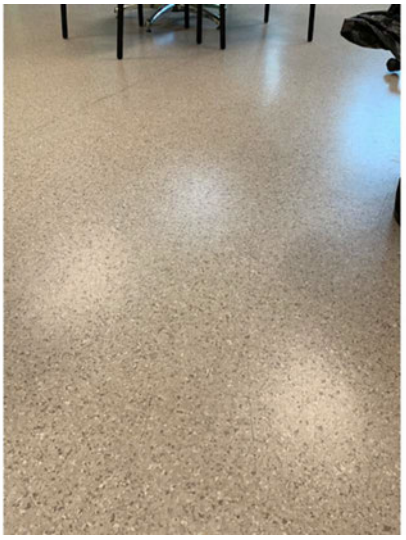

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Orange_Bld_011.jpg

Orange_Bld_012.jpg

Orange_Bld_013.jpg

Orange_Bld_014.jpg

Orange_Bld_015.jpg

Orange_Bld_016.jpg

Orange_Bld_017.jpg

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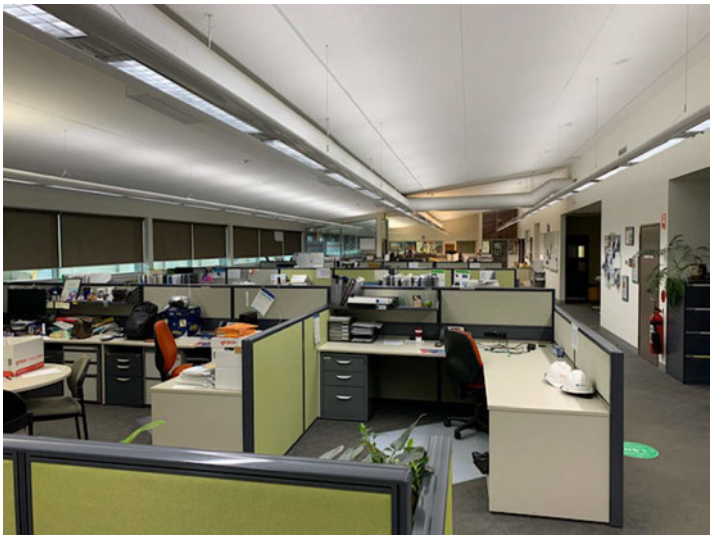
Orange_Bld_019.jpg

Orange_Bld_020.jpg

Orange_Bld_021.jpg

Orange_Bld_022.jpg



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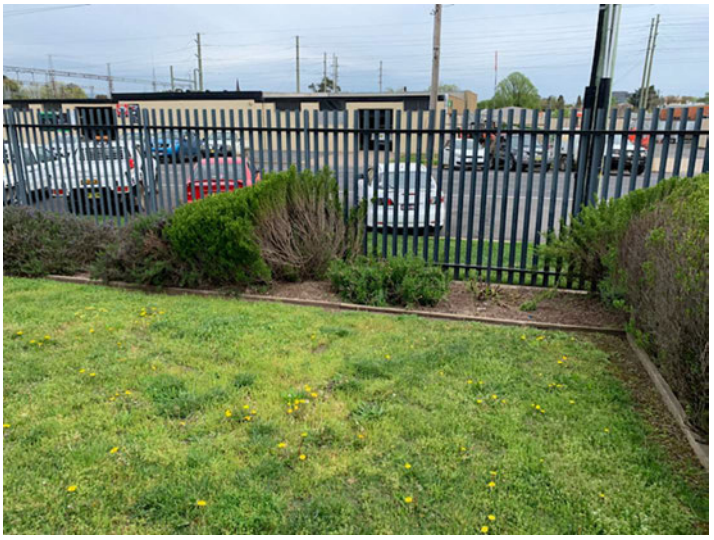

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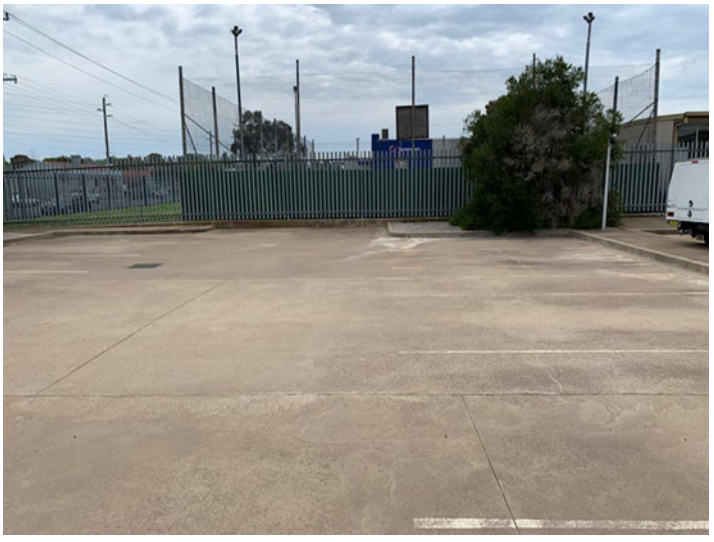
Orange_Bld_030.jpg

Orange_Bld_031.jpg



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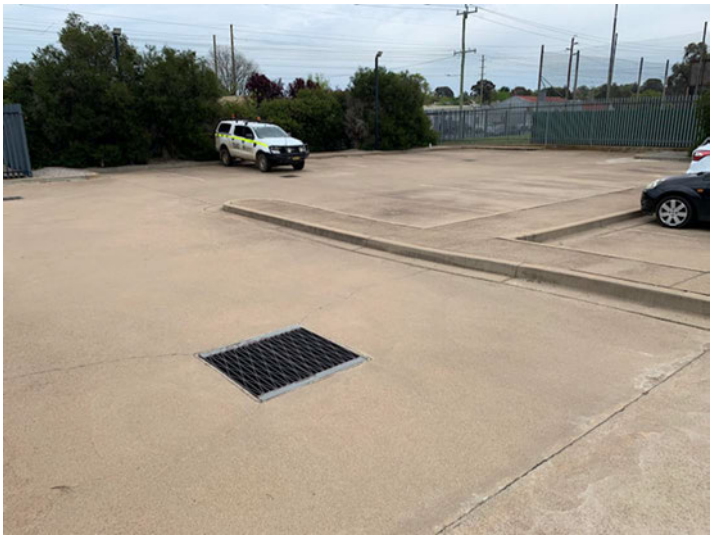

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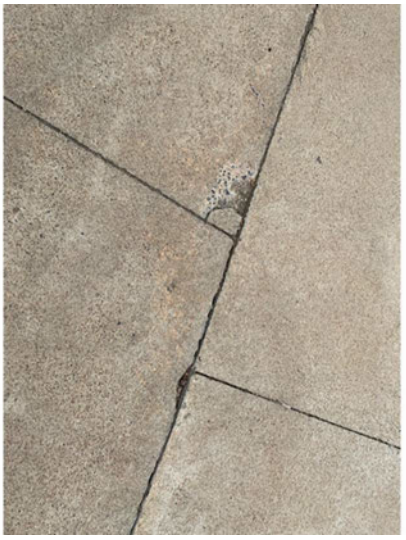

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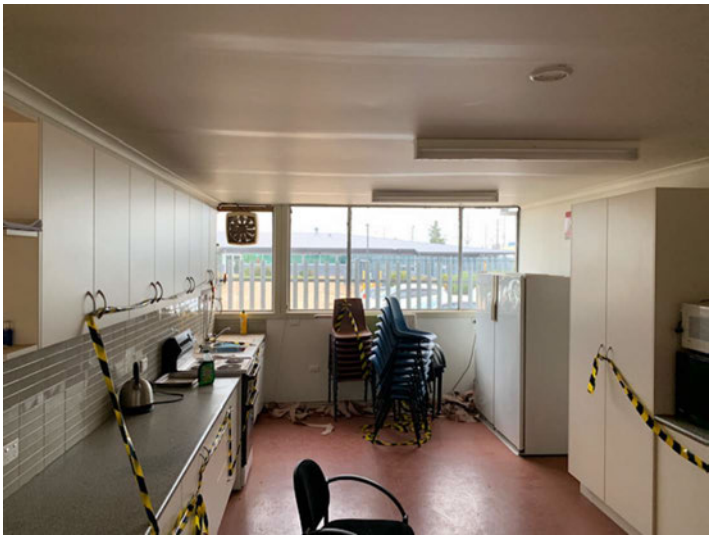
Orange_Bld_040.jpg

Orange_Bld_041.jpg



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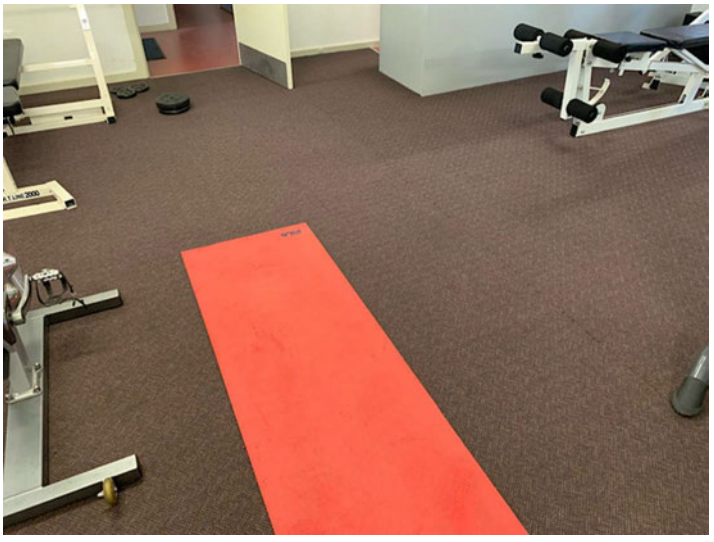

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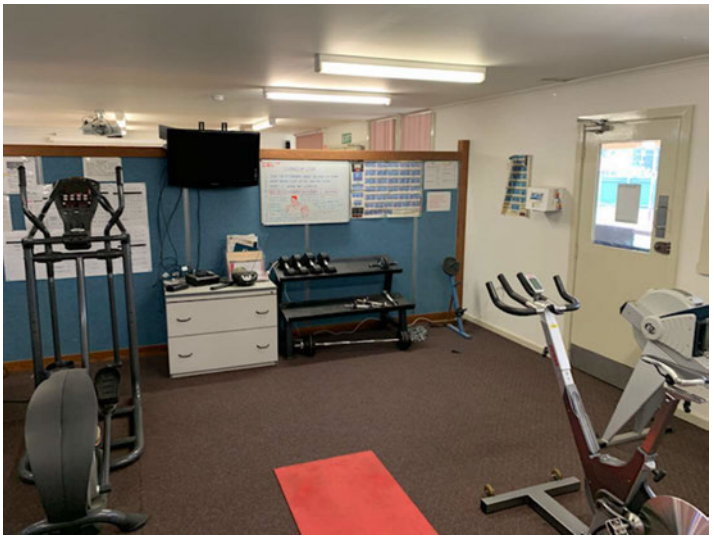
Orange_Bld_047.jpg



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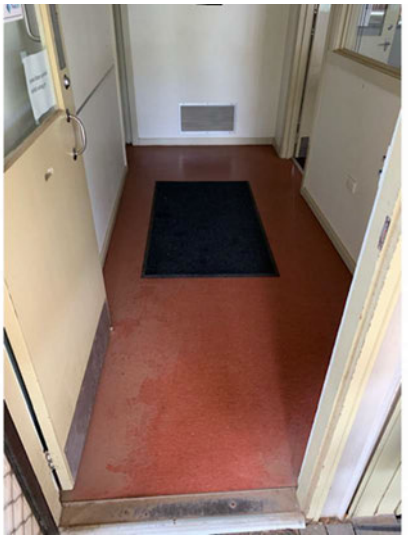

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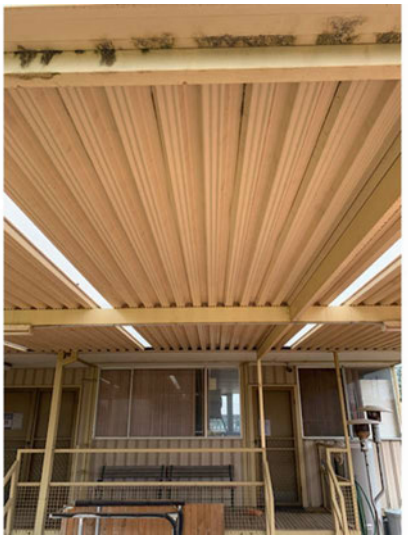

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Orange_Bld_070.jpg

Orange_Bld_071.jpg

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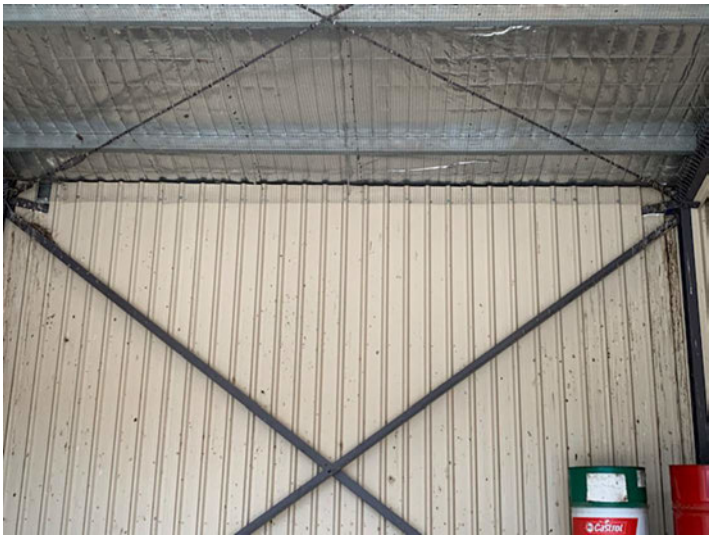

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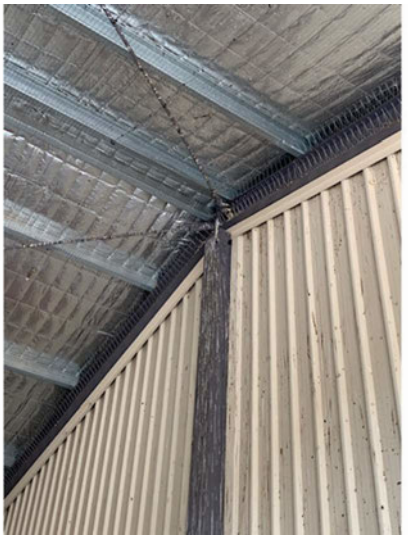

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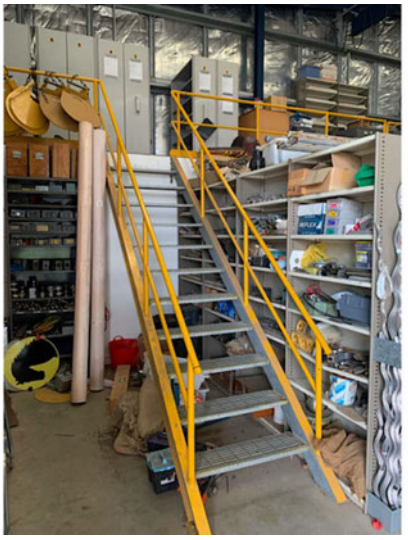

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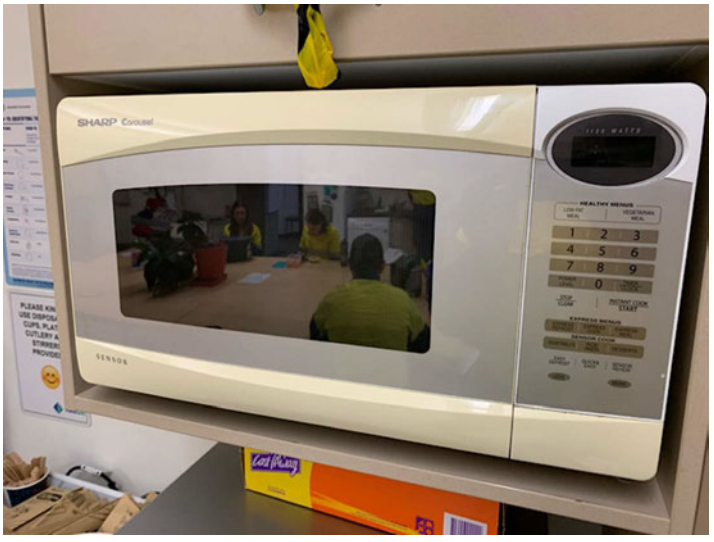

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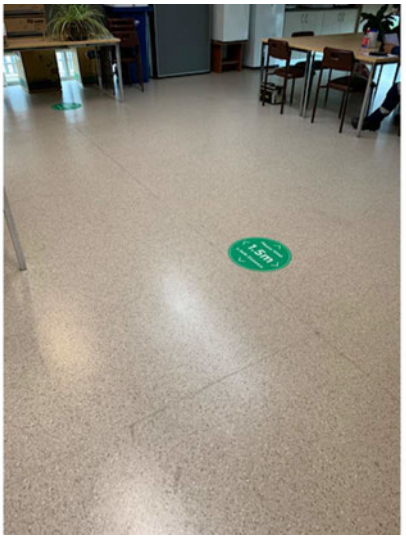

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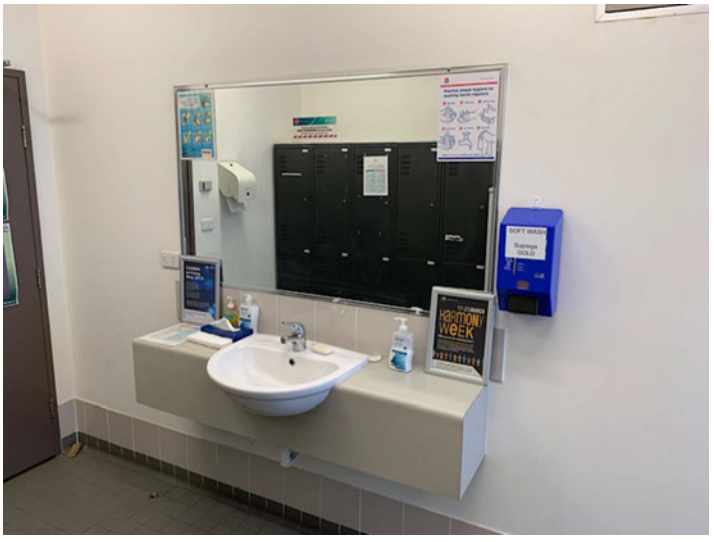

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Orange_Bld_115.jpg

Orange_Bld_116.jpg

Orange_Bld_117.jpg

Orange Depot
Photo Report - Electrcial Services

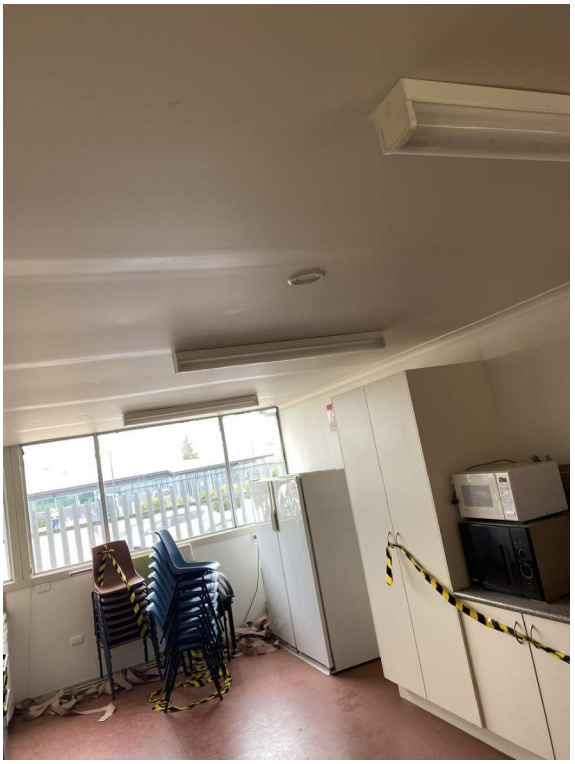
Orange_Elec_01.jpg

Orange_Elec_02.jpg

Orange_Elec_03.jpg

Orange_Elec_04.jpg

Orange_Elec_05.jpg



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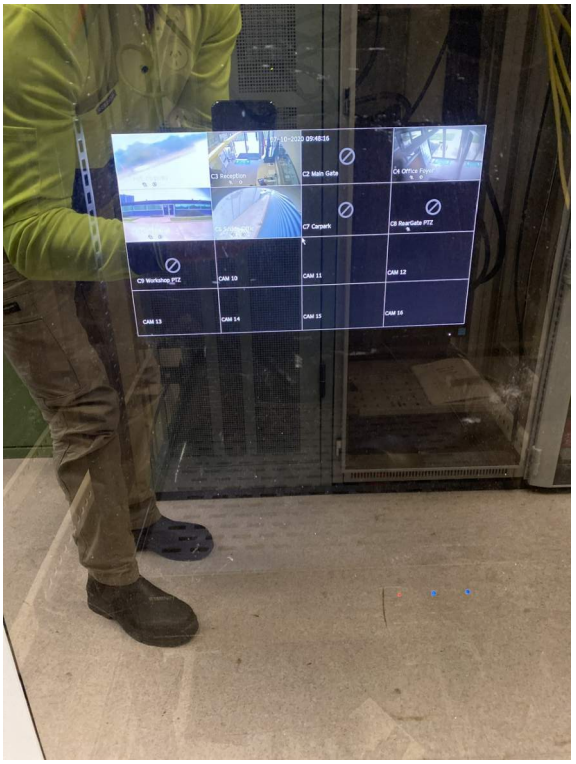

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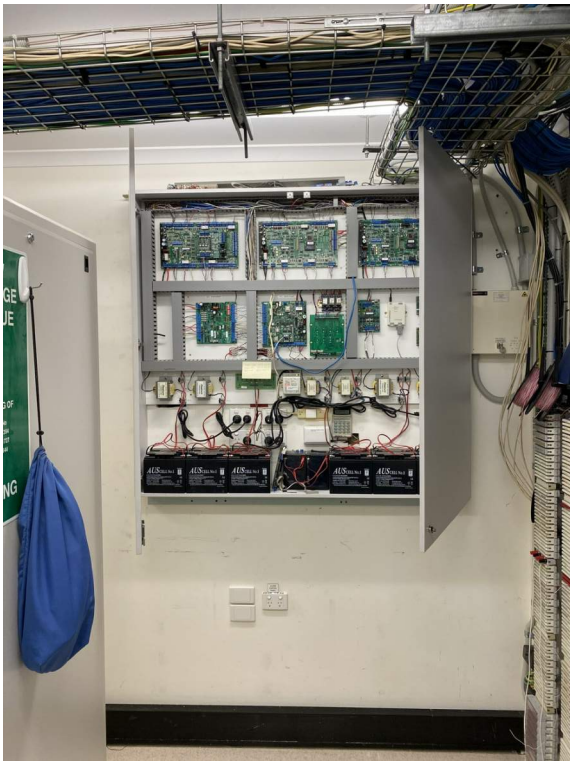

Orange Depot
Photo Report - Mechanical Services

Orange_Mech_01.jpg

Orange_Mech_02.jpg

Orange_Mech_03.jpg

Orange_Mech_04.jpg

Orange_Mech_05.jpg

Orange_Mech_06.jpg

Orange_Mech_07.jpg

Orange_Mech_08.jpg

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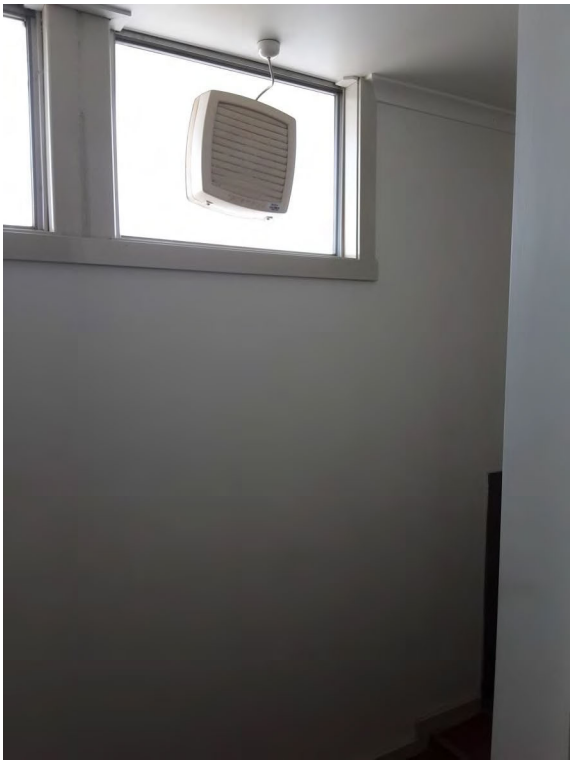

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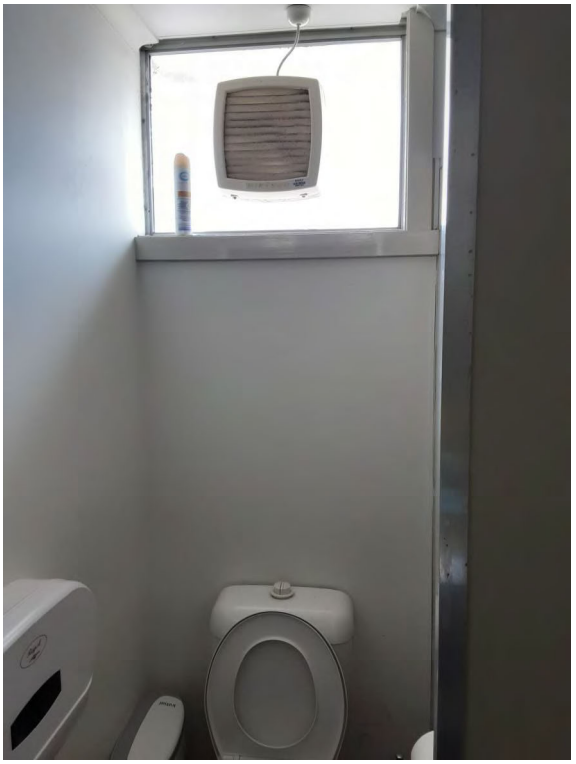

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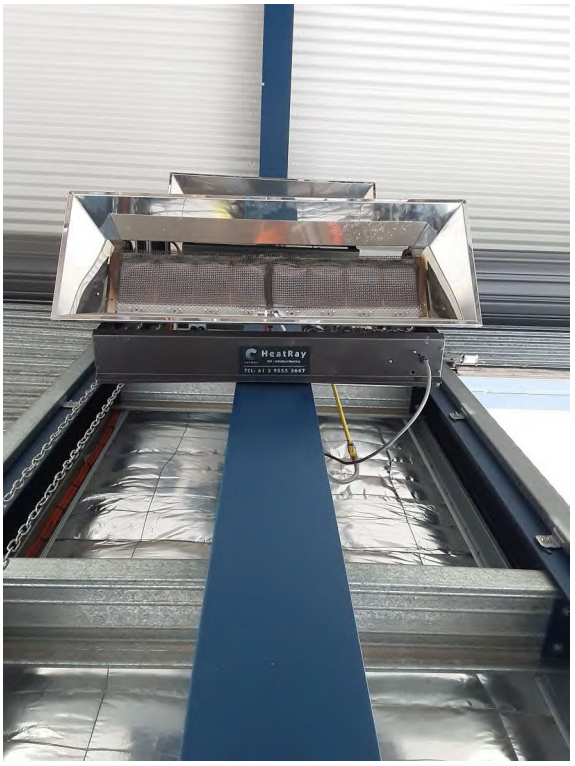

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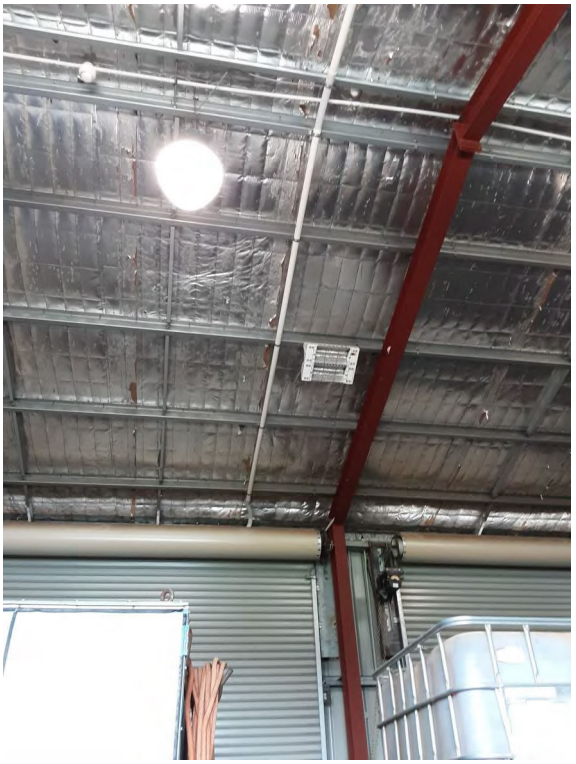
Orange_Mech_17.jpg

Orange_Mech_18.jpg

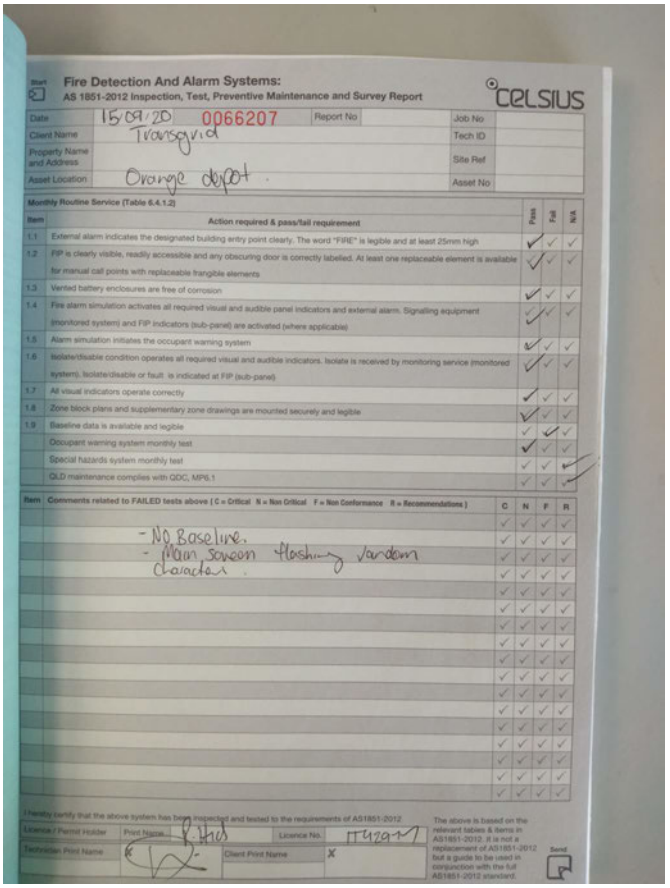


Orange Depot
Photo Report - Fire Services

Orange_Fire_1.jpg

Orange_Fire_2.jpg

Orange_Fire_3.jpg


Fire Detection And Alarm Systems:
AS 1851-2012 Inspection, Test, Preventive Maintenance and Survey Report

CELSIUS

Date	15/09/20	Report No	0066207
Client Name	Transgrid	Job No	
Property Name and Address	Orange depot	Tech ID	
Asset Location		Site Ref	
		Asset No	

Monthly Routine Service (Table 6.4.1.2)

Item	Action required & pass/fail requirement	Pass	Fail	N/A
1.1	External alarm indicates the designated building entry point clearly. The word "FIRE" is legible and at least 25mm high	✓		
1.2	FIP is clearly visible, readily accessible and any obscuring door is correctly labelled. At least one replaceable element is available for manual call points with replaceable frangible elements	✓		
1.3	Vented battery enclosures are free of corrosion	✓		
1.4	Fire alarm simulation activates all required visual and audible panel indicators and external alarm. Signalling equipment (monitored system) and FIP indicators (sub-panel) are activated (where applicable)	✓		
1.5	Alarm simulation initiates the occupant warning system	✓		
1.6	Isolate/disable condition operates all required visual and audible indicators. Isolate is received by monitoring service (monitored system). Isolate/disable or fault is indicated at FIP (sub-panel)	✓		
1.7	All visual indicators operate correctly	✓		
1.8	Zone block plans and supplementary zone drawings are mounted securely and legible	✓		
1.9	Baseline data is available and legible		✓	
	Occupant warning system monthly test	✓		
	Special hazards system monthly test			
	QLD maintenance complies with QDC, MP6.1	✓		

Item	Comments related to FAILED tests above (C = Critical N = Non Critical F = Non Conformance R = Recommendations)	C	N	F	R
	- No Baseline.				
	- Main Screen flashing random characters.				

I hereby certify that the above system has been inspected and tested to the requirements of AS1851-2012

Licence / Permit Holder | Print Name | Licence No. IT42977

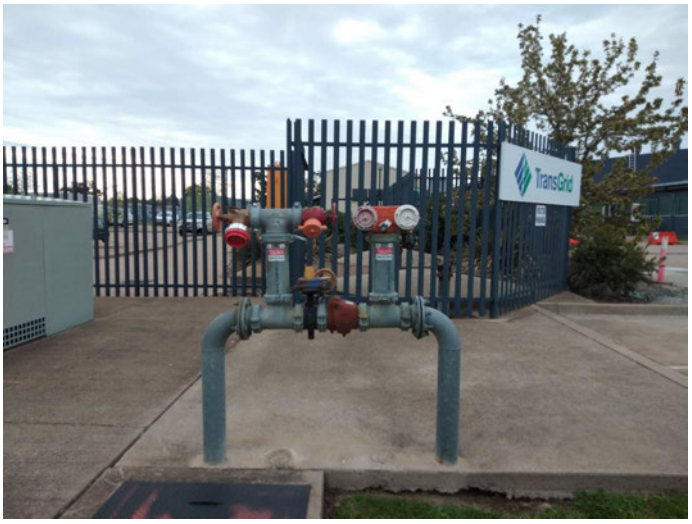
Technician Print Name | Client Print Name

The above is based on the relevant tables & items in AS1851-2012. It is not a replacement of AS1851-2012 but a guide to be used in conjunction with the full AS1851-2012 standard.

Send

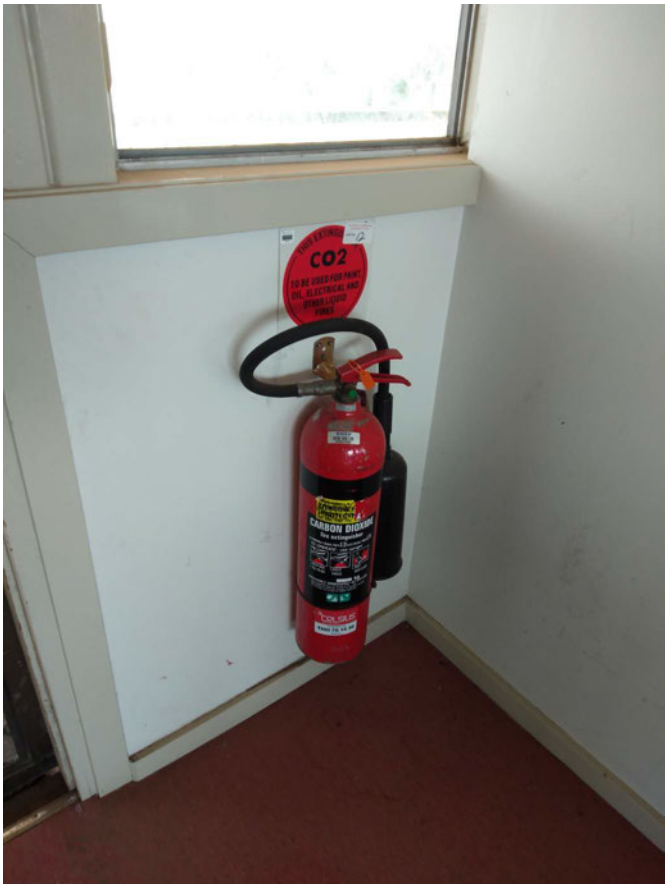
Orange_Fire_4.jpg

Orange_Fire_5.jpg



Orange_Fire_6.jpg

Orange_Fire_7.jpg



Orange_Fire_8.jpg

Orange_Fire_9.jpg

Orange Depot
Photo Report - Hydraulic Services

Orange_Hyd_001.jpg

Orange_Hyd_002.jpg

Orange_Hyd_003.jpg

Orange_Hyd_005.jpg

Orange_Hyd_006.jpg

Orange_Hyd_007.jpg

Orange_Hyd_008.jpg

Orange_Hyd_009.jpg

Orange_Hyd_010.jpg

Orange_Hyd_011.jpg

Orange_Hyd_012 .jpg

Orange_Hyd_013.jpg

Orange_Hyd_014.jpg

Orange_Hyd_015.jpg

Orange_Hyd_016.jpg