Building Condition Review and CAPEX Plan

BGIS - TransGrid – Tamworth Regional Depot Centre

07 December 2020

Submission 1.0
Project No. EB1110
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Approvals

Action	Name	Signature	Position	Date
Prepared by	Amy Winkler	[redacted]	Office Administrator	27 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 Tamworth 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

1.1.1 Building Fabric

- Palisade Fence – Allowance to repaint due to weathered paint;
- Concrete Hardstand – Repairs required due to significant cracks, damage to the corner joints, and kerb damage. It is recommended that a structural engineer's audit be carried out with rectification works medium term; and
- Line marking to carpark - Faded line marking to be repainted in the 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. Weatherproof trunking should be provided to the full extent of external pipework/electrical provisions;
- The mechanical services asset register has not properly captured the mechanical ventilation fans, roof ventilators or fan coil units associated with the VRF system. It implies that all fans are exhaust air fans (several are supply air), with no make or model detailed. Additionally, the quantity, make, model and location of the roof ventilators is not reflective of what is on site.
  This may indicate that adequate maintenance is not being carried out on the FCU units as they do not appear to

exist in the reporting structure. Additionally, we are not able to confirm compliance with outside air requirements as no associated ventilation fans could be identified;

- The kitchen is provided with a dedicated kitchen exhaust hood (to suit a residential application). This fan did not seem to appear on the mechanical services switch board.
  The power source of this fan should be confirmed as it is a code compliance requirement for the fan's energy consumption to be measured along with the rest of the mechanical plant. This is typically achieved by all mechanical plant being powered from a single board;
- Linear diffusers installed long the pelmets of the windows do not appear to have a large enough leading edge to allow for proper mixing. No action is currently advised, however, should tenants note discomfort within the 21-24 degrees comfort temperature range, dumping of air from these diffusers would be a likely culprit; and
- 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

- During our inspection it was noted that the DB schedule for DB-B1/C does not align with as-installed. Therefore, we have made a high-level allowance to provide an updated DB schedule in the short term;
- 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 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;
- Two banks of LED high bays within the workshop of building 1 were not operational. Therefore, we have proposed to investigate these light fittings and rectify the issue accordingly;
- Additional exit signage and emergency lighting is required within buildings 1 and 2. Therefore, we have made a high-level allowance to rectify this issue in the short term; and
- No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing carried out to confirm if any defects are present and if so, allow to be rectified.

1.1.4 Fire

- The 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 from ground. Ensure booster block plan is updated to show dual hydrant outlet near building 2 and the entire site plan. The dual hydrant standpoint at the rear of building 1 is noted as being within 10m of a non-fire rated wall. Ensure this hydrant is relocated to 10m away or a fire rated shield be provided in accordance with AS 2419.1-2005 to the building wall. All hydrant landing valves to be provided with storz couplings and ensure hydrant landing valves are not obstructed by parked vehicles;
- The hose reels in building 1 and 2 were manufactured in 2013 and will exceed their design life cycle during the capex reporting period;
- All extinguishers in building 1 and 2 will exceed their 5-year design life cycle within the 10-year CAPEX reporting period; and
- The detection and warning system within Building 1 did not have baseline test data provided at the time of commissioning of the system. Ensure this is provided or engage a contractor to provide baseline test data. No warning system speakers provided in the workshop area and bathroom at rear of the workshop area within building 1. The mimic panel within building 2 noted there was a fault with the network card and the contractor will need to be engaged to provide baseline test data as none was provided at the time of commissioning.

1.1.5 Hydraulic

Cold water:

- Deluge Shower and eye wash stations are not tested and tagged and some are obstructed with pallets. Allowance for certification under R&M is required.

Hot water:

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

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.

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.

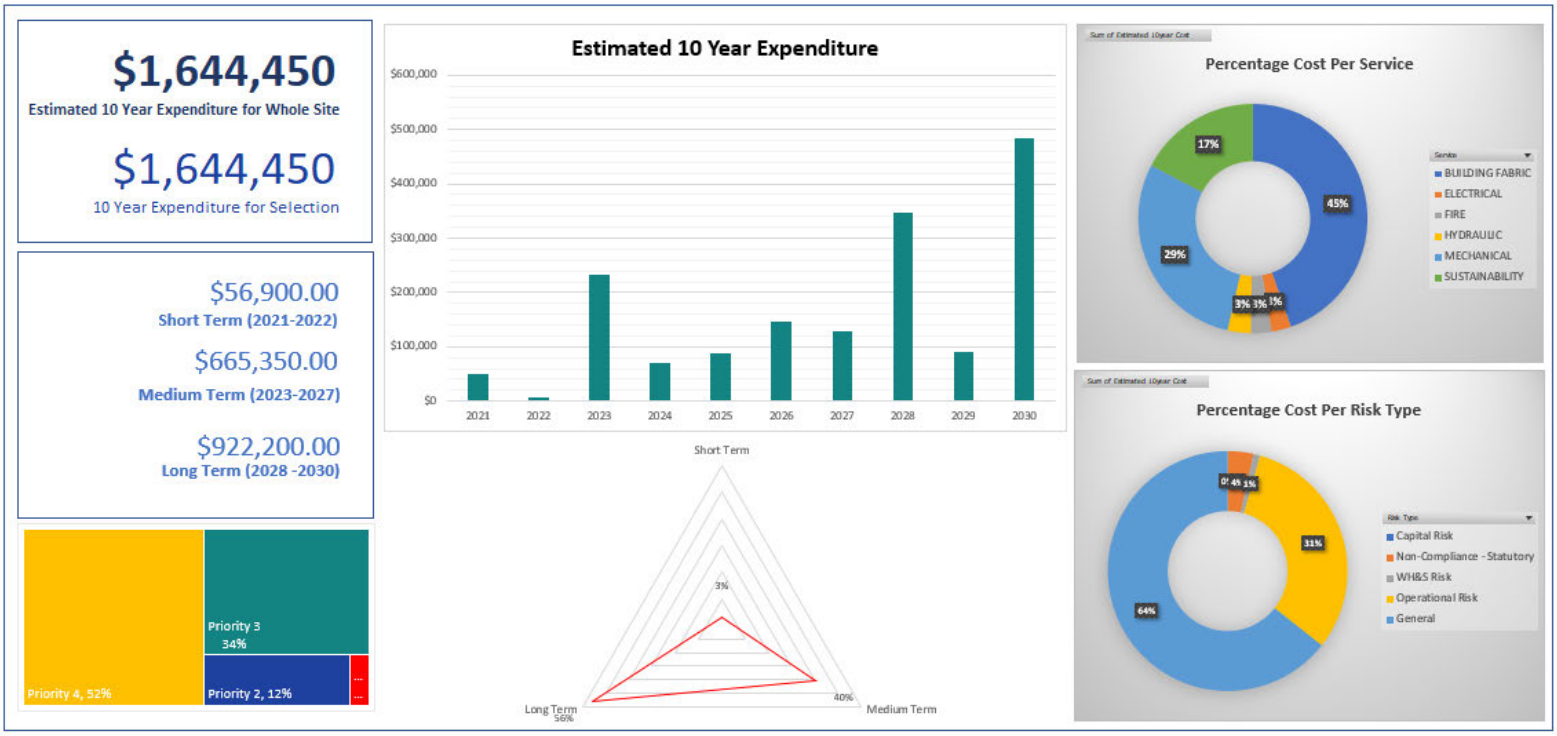
	All services and have been assessed over the following periods in line with budget guidelines:
Short Term	Years 1 to 3 (2021 to 2023)
Medium Term	Years 4 to 8 (2024 to 2028)
Long Term	Years 9 to 10 (2029 to 2030)

	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 Tamworth Regional Depot and located at 471-506 Goonoo Goonoo Road, Tamworth, approximately 410km north of Sydney. Inspections of this site were carried out on Tuesday 20th of October. The site is currently owned and occupied by TransGrid.

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

Tamworth Depot – Image courtesy of Google Earth.

The site consists of office and mixed-use buildings outlined below. Construction date 1961 (Provided by BGIS).

Building 1

- Located to the right side of the site entry gate and is a mixed-used building with office and warehouse. Built in a single storey steel framed with metal profiled cladding panels, low pitched roof with metal profiled roofing sheets, metal glazed windows, timber doors and roller shutter doors; and
- Internal finishes to the office include predominately painted walls and a combination of grid and flushed and painted plasterboard ceilings and a combination of floor finishes. The warehouse is a high bay storage facility with exposed surfaces.

Building 2

- Located to the left side to the site entry gate and is a single storey steel framed building with metal profiled roofing sheets, metal profiled cladding panels, metal glazed windows, timber doors and roller shutter doors; and
- The warehouse is a high bay storage facility with exposed surfaces.

6. Inspection Notes & Asset Condition Commentary

6.1 Building Fabric

6.1.1 Building 1

6.1.1.1 External

- The façade consists of external brick and cladded facades which are in good overall condition with no major works envisaged in the reporting period;
- There was limited access to the roof at the time of inspection, however considering the age of the building, the roof coverings are in good overall condition. We recommend annual testing for safe access and installation of bird spikes;
- The external drainage including gutters and downpipes are in good overall condition, however, and allowance for a gutter clean is recommended;
- The windows and entrance doors are in good overall condition. No major works during the reporting period, and allowance for window cleaning is recommended;
- The external hardstand to the site is in poor condition with significant cracking to the concrete hardstands. Allowance for a structural audit with ongoing repairs during the reporting period is recommended;
- The main access road and visitor car parking area are in fair condition with minor repair works recommended; and
- The boundary fencing and entry gates are fair condition overall. Allowance for painting is recommended.

6.1.1.2 Internal

Generally

Building 1 is a combination of office and warehouse and comprises a combination of floor coverings including exposed concrete, vinyl tile, vinyl sheet, carpet tile, ceramic tile etc. Plaster painted walls with vinyl skirtings are provided with a combination of suspended painted plaster, exposed grid and lay-in tiles and high bay exposed ceilings with surface mounted and recessed strip light fittings.

The buildings finishes are predominately in fair to good condition throughout with only redecoration works envisaged.

The toilets and gym within the buildings were in fair to good overall condition. An allowance for medium term replacement due to end of life is recommended.

The kitchen areas were in fair condition. An allowance for an upgrade in the medium term for joinery and white goods is recommended.

6.1.2 Building 2

6.1.2.1 External

- The façade consists of external brick and cladded facades which are in good overall condition with no major works envisaged in the reporting period;
- There was limited access to the roof at the time of inspection, however considering the age of the building, the roof coverings appear in good overall condition. We recommend annual testing for safe access and installation of bird spikes;
- The external drainage including gutters and downpipes are in good overall condition, however, an allowance for a gutter clean is recommended;
- The windows and entrance doors are in good overall condition. There are no major works envisaged during the reporting period, however, an allowance for window cleaning is recommended; and
- The external hardstand to the site is in poor condition with significant cracking to the concrete hardstands. Allowance for a structural audit with ongoing repairs during the reporting period is recommended.

6.1.2.2 Internal

Generally

Building 2 is generally a warehouse comprising concrete and vinyl sheet floor coverings, plaster painted walls with vinyl skirtings, a combination of composite panel, painted and fairfaced blockwork and painted plaster walls, predominantly high bay exposed ceilings with suspended and surface mounted strip light fittings.

The buildings finishes are predominately in fair to good condition throughout with only redecoration works envisaged. We have allowed for annual cleaning to internally exposed concrete floors.

The accessible toilet within the building was in fair overall condition, we recommended fixture and fittings be upgraded in the medium term.

6.1.3 Key Issues Identified

- Palisade Fence – allowance to repaint due to weathered paint;
- Concrete Hardstand – repairs required due to significant cracks, damage to the corner joints, and kerb damage. It is recommended that a structural engineer's audit be carried out with rectification works in medium term; and
- Line marking to carpark - faded line marking to be repainted in the 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, with most of the office areas being cooled by multi-head condenser 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 a Mitsubishi head-end controller, located in the main switchroom. This head-end controller contains the overarching time clock controls and after-hours functionality (called through wall mounted controllers). Carbon dioxide monitoring is provided throughout the tenanted spaces assumed to modulate outside air provided to the space, however associated controlling variable speed drives for fans were not sighted.

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 in the open plan area with linear slot diffusers along the internal facades. Return air is typically drawn through egg crate type ceiling grilles then ducted to the units.

In the admin block, supplemental wall mounted split systems and cassette units have been installed for spaces such as IT rooms and smaller meeting rooms. Condensing units are located in a dedicated mechanical plant area, adjacent to the external wall of the comms room.

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 amenities area. Outside air fans are interlinked with the air conditioning units. Exhaust fans operate via independent time switching control.

The warehouses have multiple powered roof ventilation units to aid in natural ventilation as well as dedicated fans for smoke management and clearance.

6.2.1 HVAC Assets – Building 1

- 9 x powered roof ventilators;
- 2 x fume extraction arms (Nederman arms, servicing workshop 1 and 2);
- 3 x Outside air fans;
- 4 x Toilet exhaust fans;
- 3 x General exhaust fans;
- 3 x One-to-one split ac units;
- 4 x multi-head air cooled condenser units, as two operational banks;
- 22 x Fan coil units (serviced by multi-head condensers);
- 1 x Mechanical services switch board – Non-essential; and

- 1 x Mechanical services switch board – essential.

6.2.2 HVAC Assets – Building 2

- 9 x powered roof ventilators;
- 1 x Toilet exhaust fan;
- 5 x General exhaust fans;
- 2 x One-to-one split ac units; and
- 1 x Mechanical services switch board.

Condition/Description

- Generally, in fair condition as most plant will reach the end of its economic life within the reporting period; 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. Weatherproof trunking should be provided to the full extent of external pipework/electrical provisions;
- The mechanical services asset register has not properly captured the mechanical ventilation fans, roof ventilators or fan coil units associated with the VRF system. It implies that all fans are exhaust air fans (several are supply air), with no make or model detailed. Additionally, the quantity, make, model and location of the roof ventilators is not reflective of what is on site.
  This may indicate that adequate maintenance is not being carried out on the FCU units as they do not appear to exist in the reporting structure. Additionally, we are not able to confirm compliance with outside air requirements as no associated ventilation fans could be identified;
- The kitchen is provided with a dedicated kitchen exhaust hood (to suit a residential application). This fan did not seem to appear on the mechanical services switch board.
  The power source of this fan should be confirmed as it is a code compliance requirement for the fan's energy consumption to be measured along with the rest of the mechanical plant. This is typically achieved by all mechanical plant being powered from a single board;

- Linear diffusers installed along the pelmets of the windows do not appear to have a large enough leading edge to allow for proper mixing. No action is currently advised, however, should tenants note general discomfort within the 21-24 degrees comfort temperature range, dumping of air from these diffusers would be a likely culprit; and
- 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; 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.

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.

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 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 to the configuration of 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 a 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 is already individual DX split units, only the main office space could implement such an approach with its ducted configuration.

Generally, the region has been subject to extensive water restrictions, with limited documentation available and our non-intrusive inspection, we cannot confirm the hydraulic infrastructure arrangement, however we would expect that many measures would have already been implemented.

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 Building 1

6.3.1.1 Electrical Supply

The Main Switchboard (MSB) for the site is manufactured by QUAD ELECTRICAL Pty Ltd and located within the main switchroom of Building 1. The MSB is a floor mounted, multi-cubicle type assembly of mild steel construction and contains switchgear (i.e. fuses, moulded case circuit breakers (MCCBs), Service Protective Device (SPD), energy meters, CTs) supplying a number of distribution boards (DBs) within Building 1 and Building 2.

The MSB appears to be in good condition considering that it is only 7-years old, having been installed in 2013.

A 250kVAR Power Factor Correction (PFC) unit is connected to the MSB via overhead cabling. The PFC appears to be in good condition and operating at above 0.9PF which is the minimum requirement specified in SIR (NSW).

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 a SLD drafted.

6.3.1.2 Power Services

Building 1 is currently serviced by four (4) 3-phase, form 1, 160A and 250A rated distribution boards sharing lighting and power circuits on single chassis's.

The DBs are manufactured by "NHP", original to the construction of the building (circa 2013) and in good condition. However, we note that the DB schedule for DB-B1/C does not reflect as-installed. Therefore, we have made an allowance to update the DB schedule in the short term.

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

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 to ascertain the current condition of the DBs.

6.3.1.3 General Lighting

Interior lighting comprises 2x18W T5 fluorescent linears, recessed T-BAR twin 2x18W T5 fluorescent office luminaires, 2x18W T5 fluorescent battens, LED downlights and suspended LED high bays.

External areas of Building 1 are provided with LED floodlights, 2x18W T5 fluorescent battens and linears, and halogen oyster light fittings.

Generally, the lighting appears to be in good condition. However, at the time of the site inspection we could not confirm if two (2) banks of LED high bays were operational. Therefore, we have made an allowance in the short term to confirm that the LED high bays are operational and not otherwise faulty.

Lighting control is via Passive Infrared Sensors (PIRs) and manual on / off switching.

6.3.1.4 Exit Signage and Emergency Lighting

Exit signs are installed throughout and incorporate current standard signage depicting the pictogram of the "Running Person". However, we note that additional exit signage is required within Building 1 to comply with current code AS/NZS2293.1:2018. Therefore, we have made a high level allowance in the short term to provide additional exit signs.

Emergency lighting is provided to Building 1 using low wattage recessed spitfire type fittings and twin projector LED lamps. However, we note that additional emergency lighting is required within Building 1 to comply with current code AS/NZS2293.1:2018. Therefore, we have made a high level allowance in the short term to provide additional emergency lights.

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

No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing be carried out to confirm if any defects are present and if so, allow to be rectified.

6.3.1.5 Access Control, Security and CCTV

Generally, access control is via a proximity card (HID) electronic access control system manufactured by Inner Range. 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 Building 1.

The CCTV system provides basic surveillance of Buildings 1 and 2 and the surrounding perimeter. The head-end system is located within the comms room of Building 1.

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 effects 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.

6.3.1.6 Roller Doors and Hoist/Cranes

The roller doors within Building 1 are operated by 3-phase Grifco motors which appeared to be in good condition with no visible signs of grease or oil leaks.

The 5-tonne crane within Building 1 is manufactured by ABUS and operated by a 3-phase motor. Visually, the crane motor appeared to be in good condition with no visible signs of grease or oil leaks.

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 Building 2

6.3.2.1 Power Services

Building 2 is currently serviced by one (1) 3-phase, form 1, 160A rated distribution board sharing lighting and power circuits on a single chassis, and one (1) custom built 3-phase sub-main switchboard with an internal chassis sharing lighting and power circuits, and moulded case circuit breakers feeding dedicated circuits.

The DB is manufactured by "NHP", original to the construction of the building (circa 2013) and in good condition.

The sub-main switchboard is manufactured by TVH, original to the construction of the building (circa 2013) and in good condition.

Residual current devices (RCDs) are provided to lighting and power circuits within the DBs. Separate lighting and power energy metering is not provided. However, we note that combined energy metering is provided at the sub-main switchboard.

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 to ascertain the current condition of the DBs.

6.3.2.2 General Lighting

Interior lighting comprises recessed T-BAR twin 2x18W T5 fluorescent office luminaires, 2x18W T5 fluorescent battens, LED downlights and suspended LED high bays.

External areas of Building 2 are provided with LED floodlights and halogen oyster light fittings.

Generally, the lighting appears to be in good condition with no visible signs of faults or operational issues.

Lighting control is via Passive Infrared Sensors (PIRs) and manual on / off switching.

6.3.2.3 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 Building 2 using low wattage recessed spitfire type fittings and twin projector LED lamps. However, we note that additional emergency lighting is required within Building 2 to comply with current code AS/NZS2293.1:2018. Therefore, we have made a high-level allowance in the short term to provide additional emergency lights.

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

No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing carried out to confirm if any defects are present and if so, allow to be rectified.

6.3.2.4 Access Control, Security and CCTV

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

6.3.2.5 Roller Doors and Hoist/Cranes

The roller doors within Building 2 are operated by 3-phase Grifco motors which appeared to be in good condition with no visible signs of grease or oil leaks.

The 2.5 -tonne crane within Building 2 is manufactured by ABUS and operated by a 3-phase motor. Visually, the crane motor appeared to be in good condition with no visible signs of grease or oil leaks.

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.

6.3.2.6 Battery Charger

Two (2) battery charging units manufactured by Holec were provided to charge the batteries within the battery pack room, which was inaccessible at the time of the inspection. Only one of the two battery charging units was operating on the basis of visual assessment. We could not confirm whether the other unit was defective or decommissioned.

Due to limited information we could not confirm the age of the battery charging units. Therefore, we have made an allowance in the short term to investigate the age of the units and subsequently confirm years to replacement.

6.3.3 Key Issues Identified

- During our inspection it was noted that the DB schedule for DB-B1/C does not align with as-installed. Therefore, we have made a high-level allowance to provide an updated DB schedule in the short term;
- 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 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). It is recommended that thermographic scans be carried out on an annual basis as a proactive R&M initiative;
- Two banks of LED high bays within the workshop of Building 1 were not operational. Therefore, we have proposed to investigate these light fittings and rectify the issue accordingly;
- Additional exit signage and emergency lighting is required within Buildings 1 and 2. Therefore, we have made a high-level allowance to rectify this issue in the short term; and

- No records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection. It is recommended that logbooks are provided, and testing carried out to confirm if any defects are present and if so, allow to be rectified.

6.4 Fire

6.4.1 Fire Water Supply

The fire hydrant system is supplied from the town main located on Goonoo Goonoo Road via a 100mm connection. This hydrant system comprises 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

Condition/Description

The original installation date of the hydrant system was noted as 2014 as per the block plan attached to it. The fire hydrant booster is located at the property boundary along Goonoo Goonoo Road near the main vehicular entrance.

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

Fire hose reels are located within both buildings on site. The hose reels are generally manufactured in 2012 and appear to be maintained regularly.

6.4.3 Fire Detection and Alarm System

Condition/Description

The detection system consists of a main Fire Panel located in the main office reception / entry of the main administration Building 1 and a sub panel located in Building 2 which is interconnected to the main panel in Building 1. These panels are connected to the smoke detection and warning system located within each building.

6.4.4 Fire Extinguishers and Blankets

Condition/Description

The fire extinguishers are provided throughout all the buildings and are generally manufactured in 2020 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 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 from ground. Ensure booster block plan is updated to show dual hydrant outlet near Building 2 and the entire site plan. The dual hydrant stand-point at the rear of Building 1 is noted as being within 10m of a non-fire rated wall. Ensure this hydrant is relocated to 10m away or a fire rated shield provided in accordance with AS 2419.1-2005 to the building wall. All hydrant landing valves to be provided with storz couplings and ensure hydrant landing valves are not obstructed by parked vehicles;
- The hose reels in Buildings 1 and 2 were manufactured in 2013 and will exceed their design life cycle during the CAPEX reporting period;
- All extinguishers in Buildings 1 and 2 will exceed their 5-year design life cycle within the 10-year CAPEX reporting period; and
- The detection and warning system within Building 1 did not have baseline test data provided at time of commissioning of the system. Ensure this is provided or engage a contractor to provide baseline test data. No warning system speakers are provided in the workshop area and bathroom at the rear of the workshop area within Building 1. The mimic panel within Building 2 noted there was a fault with the network card and the contractor will need to be engaged to provide baseline test data as none was provided at the time of commissioning.

6.5 Hydraulic

The building comprises the following hydraulic services:

6.5.1 Cold Water

The cold water is supplied from the authority water meter; the site's main meter and back flow prevention device appear to be in fair condition. Cold water reticulation is provided to all buildings with deluge Showers and eyewash stations located in Building 1 and 2. It was noted that no testing and tagging of the testing units were performed. The buildings have external hose taps; some with extension units to service areas external to the building.

Considering 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 50L heater via hot water storage units and are 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 have been described below. Thermostatic Mixing Valves (TMV) are installed within amenities. There was no evidence provided confirming that all TMVs are serviced under R&M.

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 comprises several stack pipes and relief vent pipes to serve the nearby hydraulic fixtures.

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 from our visual inspection it appears that the system is in reasonable condition.

6.5.5 Rainwater Reuse

Three (3) circular polycarbonate rainwater tanks capture the rainwater from the siphonic roof drainage system with dual pumps and associated filters and RPZ. The system appears in reasonable condition and any issues observed have been noted in the Key Issues section below.

6.5.6 Key Issues Identified

Cold water:

- Deluge Shower and eye wash stations are not tested and tagged, and some are obstructed with pallets. Allowance for certification under R&M is required.

Hot water:

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

6.6 BCA

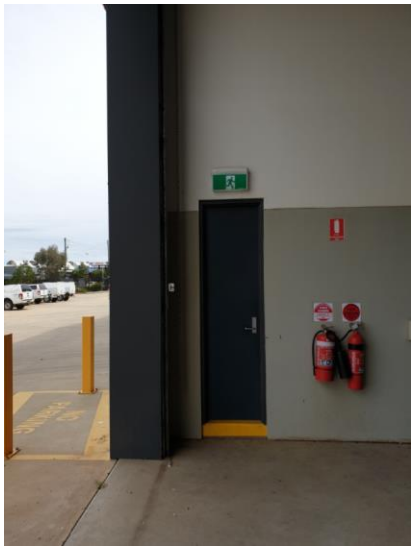
Contemporary standards of construction and performance criteria as enforced in the current Building Codes are continually updated through revisions of the National Construction Code (NCC) and associated reference materials. As a result, the buildings will not satisfy a variety of current standard, a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

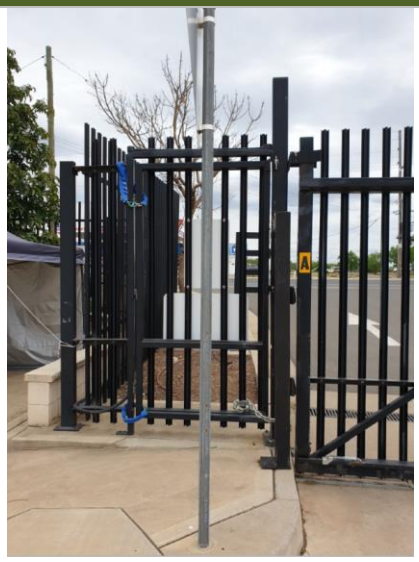
In NSW the Environmental Planning and Assessment Act 2005 (EP&A Act) does not apply retrospectively to existing buildings, only new construction. This avoids the need for constant improvement of properties to satisfy current standards. However, in cases of existing buildings undergoing alterations and/or 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.

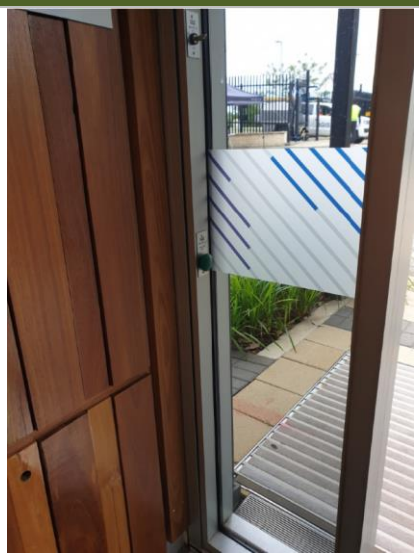
There are a number of items within the buildings where compliance with the current provisions of NCC 2019 would not be met. It should be noted that whilst the building has non-compliances against the current requirements of the BCA, there is no formal requirement to immediately address any of these issues 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.

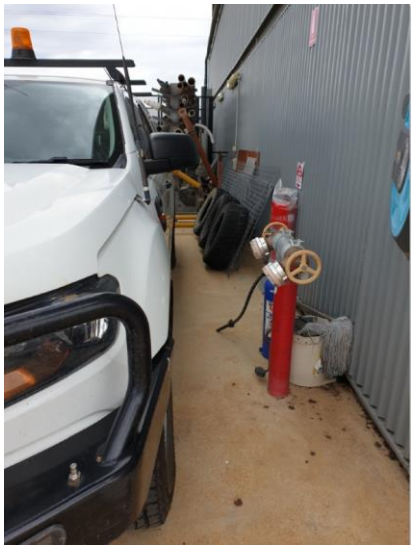
Refer to Appendix A for full BCA Report.

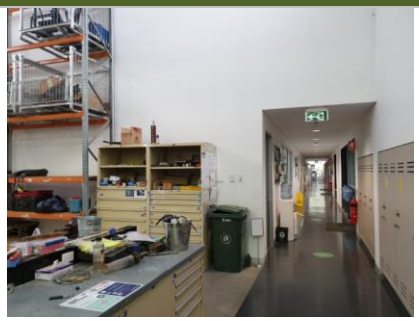
The following issues have been identified on site.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D1.6	The doorway between the wash bay and trailer store of Building 2 was measured to be less than the required 750mm (approx. 568mm) 	The doorway is required to be not less than 750mm clear of any obstructions. Note, Clause D2.19 permits roller shutters to be used as exit doors serving a part of the workshop / wash bay with a floor area of not more than 200m^2. Exit sign to be adjusted should the roller shutter form the required exit from the wash bay. Alternatively, a performance solution from a fire safety engineer satisfying Performance Requirements DP4 and EP2.2 would be required.
2.	D1.10	The gate providing access to the road was locked with a chain and padlock.	The gates are required to be openable without a key. 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.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
3.	D2.15	A step at the threshold of the doorway between the wash bay and trailer store of Building 2 was identified. 	A step should not occur at doorways without a threshold landing.
4.	D3.2	The door control to the main entry door to building was located within 500mm of the corner.	Power operated door controls are required to be located on the continuous accessible path of travel no closer than 500mm from an internal corner.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
5.	D3.6	There is no braille exit signage provided to the exit doors. Signage to the ambulant toilets is to be provided in accordance with AS1428.1 - 2009 and Specification D3.6 of the BCA.	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 identifies the floor level "**LEVEL #**".  Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.  
6.	E1.3	The external fire hydrant located within 10m of Building 1 is to be safeguarded by construction- (i) having a FRL of not less than 90/90/90; (ii) extending 2 m each side of the fire hydrant outlet; and (iii) extending not less than 3 m above the ground adjacent to the fire hydrant or the height of the building, whichever	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.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		is the lesser.  The external fire hydrant located adjacent to Building 1 was obstructed by a parked car. 	
7.	E4.2 & E4.5	Emergency lighting was provided within the office areas of Building 1. Emergency lighting was not evident within the workshop and wash bay of both buildings. Exit signs were not provided to Building 1 – workshop 2. Exit signs were not provided to the Building 1 tech service workshop and mains workspace. The doorway separating the corridor and workshop 1 within Building 1 should be provided with an exit sign. It was unclear where the direction sign was directing occupancy.	A detailed assessment by the fire services consultant should be undertaken to determine the required emergency lighting and exit signage provision.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
8.	E4.6	Directional exit signs were not provided within with vehicle park and trailer store area of Building 2.	A detailed assessment by the fire services consultant should be undertaken to determine the required exit signage provisions.

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 a number of UPS.	Confirmation of the total voltage and storage capacity is 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
Tamworth Depot - Goonoo Goonoo Road, Hillvue
BCA Assessment Report
Report 2020/1879 R3.1

Prepared for TransGrid
December 2020

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Client: TransGrid
Architect: NA

Revision History

Revision No: R3.0
Date: 28th October 2020
Author: Peter Tran
Verifier: Anthony Ljubicic

Revision No: R3.1 – Client Comments
Date: 3rd December 2020
Author: Peter Tran
Verifier: Anthony Ljubicic

Executive Summary

An audit of the existing TransGrid Depot and Office at 471-506 Goonoo Goonoo Road, Hillvue 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

Building 1

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

Building 2

Building Use:	7b /8
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, 470-506 Goonoo Goonoo Road, Hillvue 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 30th 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 471-506 Goonoo Goonoo Road, Hillvue. The site contains 2 separate buildings. The main building (building 1) being the office and workshop. The other building (building 2) contains workshop and wash bay.

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.

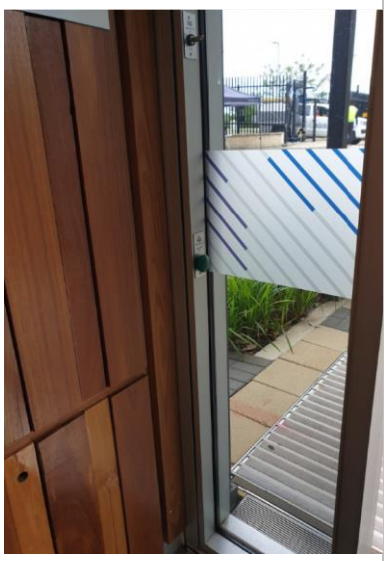
1. The car parks are on grade and open and as such are not assessed.

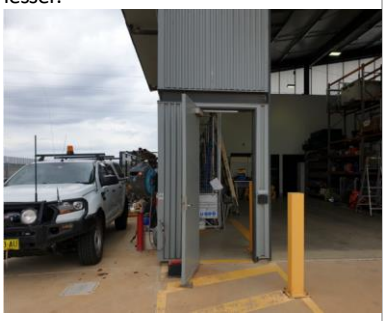
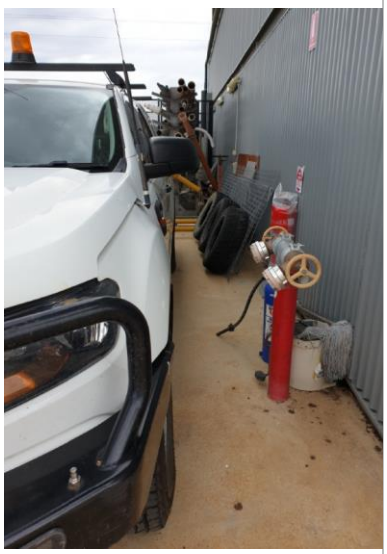
10. Issues Requiring Resolution

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 doorway between the wash bay and trailer store of Building 2 was measured to be less than the required 750mm (approx. 568mm) 	The doorway is required to be not less than 750mm clear of any obstructions. Note, Clause D2.19 permits roller shutters to be used as exit doors serving a part of the workshop / wash bay with a floor area of not more than 200m^2. Exit sign to be adjusted should the roller shutter form the required exit from the wash bay. Alternatively, a performance solution from a fire safety engineer satisfying Performance Requirements DP4 and EP2.2.
2.	D1.10	The gate providing access to the road was locked with a chain and padlock. 	The gates are required to be openable without a key should be obtained. 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.
3.	D2.15	A step at the threshold of the doorway between the wash bay and trailer store of Building 2 was identified.	A step should not occur at doorways without a threshold landing.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
4.	D3.2	The door control to the main entry door to building was located within 500mm of the corner. 	Power operated door controls are required to be located on the continuous accessible path of travel no closer than 500mm from an internal corner.
5.	D3.6	There is no braille exit signage provided to the exit doors. Signage to the ambulant toilets is to be provided in accordance with AS1428.1 - 2009 and Specification D3.6 of the BCA.	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 identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			 
6.	E1.3	The external fire hydrant located within 10m of Building 1 is to be safeguarded by construction- (i) having a FRL of not less than 90/90/90; (ii) extending 2 m each side of the fire hydrant outlet; and (iii) extending not less than 3 m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lesser.  The external fire hydrant located adjacent to Building 1 was obstructed by a parked car. 	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.
7.	E4.2 & E4.5	Emergency lighting was provided within the office potion of Building 1. Emergency lighting was not evident within the workshop and wash bay of both buildings.	A detailed assessment by the fire services consultant should be undertaken to determine required emergency lighting and exit signage.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		Exit signs were not provided to Building 1 – workshop 2. Exit signs were not provided to the Building 1 – tech service workshop and mains workspace. The doorway separating the corridor and workshop 1 within Building 1 should be provided with an exit sign. It was unclear where the direction sign was directing occupancy. 	
8.	E4.6	Directional exit signs were not provided within with vehicle park and trailer store area of building 2.	A detailed assessment by the fire services consultant should be undertaken to determine required 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 470-506 Goonoo Goonoo Road, Hillvue 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

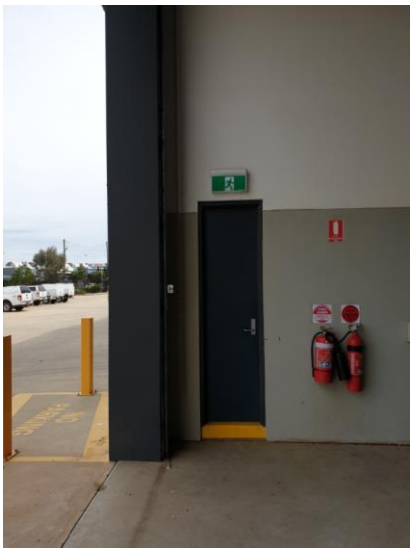
Clause	Description	Comment	Status
BCA Version			
BCA 2019	**BCA version** The BCA is generally updated every 3 years with amendments influencing health, safety and amenity features required within the building. Legislation typically allows future BCA changes to be ignored provided substantial progress 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

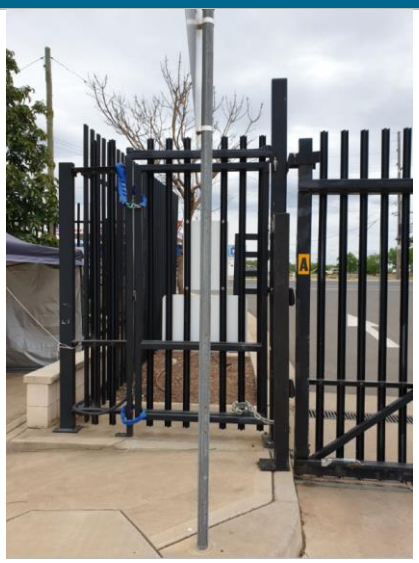
Clause	Description	Comment	Status
	Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other 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

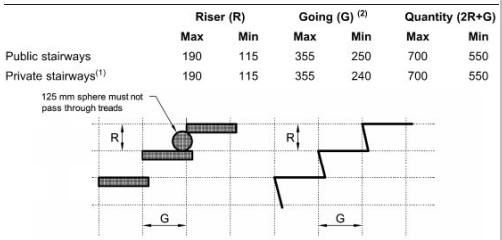
Clause	Description	Comment	Status
C2.10	**Separation of lift shafts**		N/A
C2.11	**Stairways and lifts in one shaft**		N/A
C2.12	**Separation of equipment** Two-hour fire enclosure is required for: ▪ lift motor rooms ▪ emergency generators sustaining emergency equipment operating in emergency mode ▪ 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.	Access was not provided to the switch room. 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

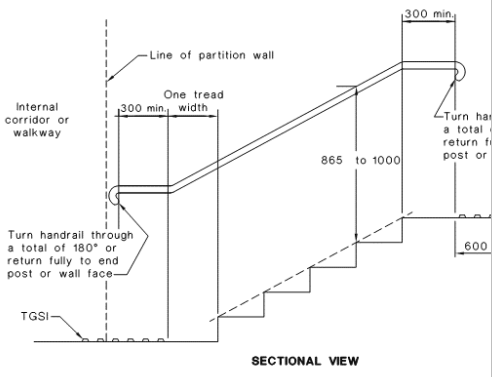
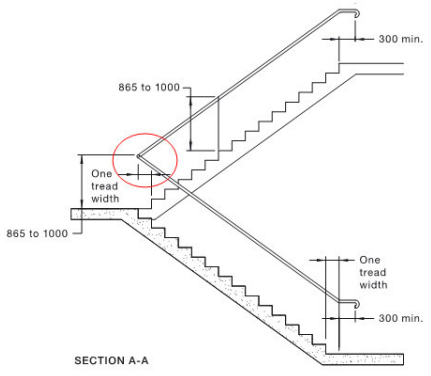
Clause	Description	Comment	Status
	wall wetting sprinklers used with doors that are self-closing or automatic closing, or -/60/30 self-closing or automatic closing fire doors. Other openings, excluding voids, to be protected with internal or external wall wetting sprinklers or construction having an 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

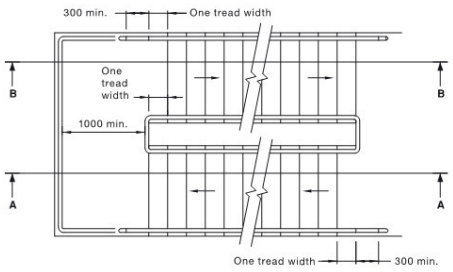
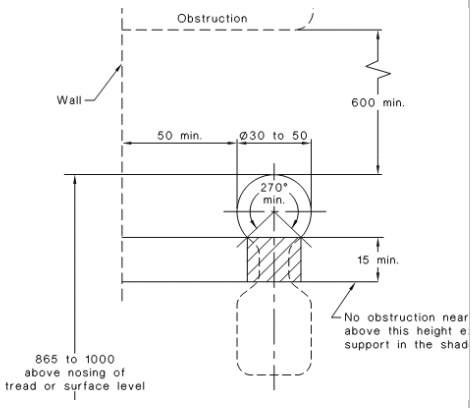
Clause	Description	Comment	Status
	to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.		
D1.5	**Distance between alternative exits** The following travel distance limits apply: • ≤ 20m to a single exit or to a point of choice to alternative egress paths, and • ≤ 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** In a required exit or path of travel to an exit— (a) the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and (b) the unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1 m	The doorway between the wash bay and trailer store of Building 2 was measured to be less than the required 750mm (approx. 568mm)  Note, Clause D2.19 permits roller shutters to be used as exit doors serving a part of the workshop / wash bay with a floor area of not more than 200m^2. Exit sign to be adjusted should the roller shutter form the required exit from the wash bay.	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.	The gate providing access to the road was locked with a chain and padlock.	Does not comply

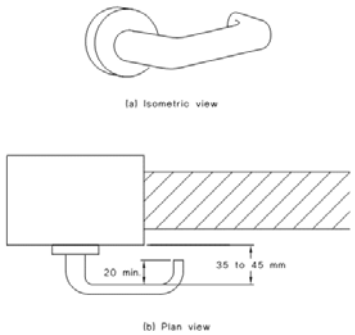
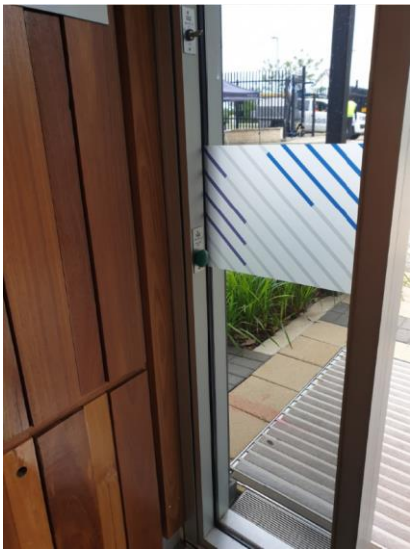
Clause	Description	Comment	Status
		 The gates are required to be openable without a key should be obtained. Site personnel advised the gates unlock on fire trip. Confirmation that the gates are not locked and are openable without a key should be obtained.	
D1.11	**Horizontal exits**		N/A
D1.12	**Non-required 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

Clause	Description	Comment	Status
D2.3	**Non-fire-isolated stairways and ramps**		N/A
D2.4	**Separation of rising and descending stair flights**		N/A
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 less than 60/60/60 and any doorway to the enclosed space is fitted with a self-closing -/60/30 fire door.		N/A
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.		N/A

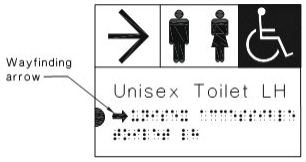
Clause	Description	Comment	Status
	• Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586  		
D2.14	**Landings** 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		N/A
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	A step at the threshold of the doorway between the wash bay and trailer store of Building 2 was identified. 	Does not comply
D2.16	**Barriers to prevent falls** Requirements apply to the provision and design of		N/A

Clause	Description	Comment	Status
	barriers at locations where a person could fall 1m or more.		
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  SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY  SECTION A-A		N/A

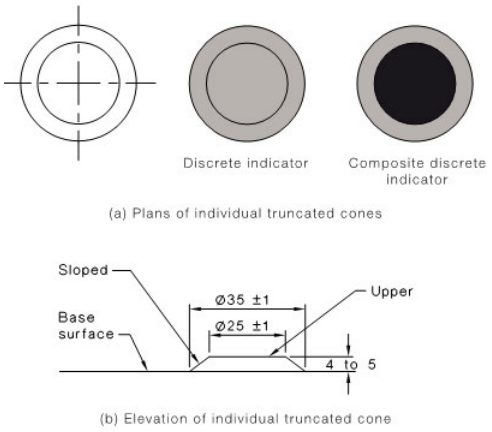
Clause	Description	Comment	Status
	 (a) Plan DIMENSIONS IN MILLIMETRES **Handrail Profile** 		
D2.18	**Fixed platforms, walkways, stairways and ladders** Platforms, walkways, stairs, ladders and the like that give access to and around plant and equipment, machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.		No issues identified
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.		No issues identified

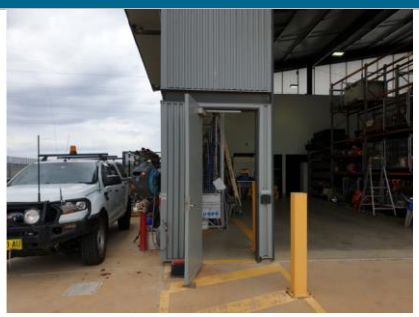
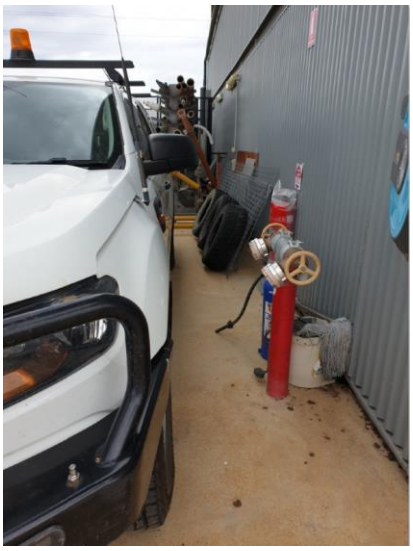
Clause	Description	Comment	Status
			
D2.22	**Re-Entry from Fire-Isolated Exits**		N/A
D2.23	**Signs on doors**		N/A
D2.24	**Protection of openable windows**		N/A
D2.25	**Timber stairways: Concession**		N/A
NSW D2.101	**Doors in the path of travel in an Entertainment Venue**		N/A
Part D3 – Access for People with Disabilities			
D3.1	**General building access requirements** Access is generally required for persons with a disability throughout all areas unless specifically exempted.	Certain areas may be exempt under Clause D3.4. Access is required to be provided to the office portion of building 1.	Noted
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 compliant access is provided to the main office portion of building 1. Access to the workshop and wash bay would be exempt under Clause D3.4. The door control to the main entry door to building was located within 500mm of the corner.  Power operated door controls are required to be located on the continuous accessible	Does not comply

Clause	Description	Comment	Status
		path of travel no closer than 500mm from an internal corner.	
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 200m^2. Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.		No issues identified
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. 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.		No issues identified
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 details must be in accordance with AS1428.1 - 2009 and Specification D3.6 of the BCA. Signage to the ambulant toilets is to be provided in accordance with AS1428.1 - 2009 and Specification D3.6 of the BCA.	Does not comply

Clause	Description	Comment	Status
	 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 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
			N/A

Clause	Description	Comment	Status
	Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1  		
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	
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 external fire hydrant located within 10m of Building 1 is to be safeguarded by construction- (i) having a FRL of not less than 90/90/90; (ii) extending 2 m each side of the fire hydrant outlet; and (iii) extending not less than 3 m above the ground adjacent to the fire hydrant or the height of the building, whichever is the lesser.	Does not comply

Clause	Description	Comment	Status
		 The external fire hydrant located adjacent to Building 1 was obstructed by a parked car. 	
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 throughout the both building and are located within 4m of an exit. 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	

Clause	Description	Comment	Status
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 ▪ sanitary compartments ▪ plant rooms or the like	Noted
E2.2	**Smoke hazard management - General requirements**	There is no requirement for any smoke hazard management system in any of the buildings. Both buildings are 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	-

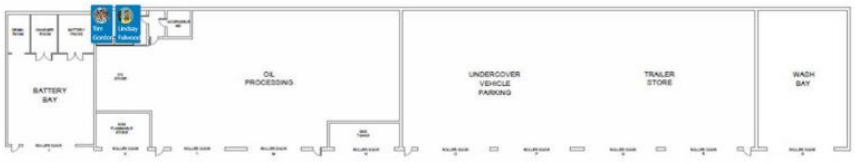
Clause	Description	Comment	Status
E4.2	**Emergency lighting requirements** Emergency lighting is to be provided throughout the building. Emergency lighting is to be provided in: ▪ Every passageway, hallway, corridor or the like, that is part of the path of travel to an exit. ▪ In every room having a floor area more than 100m^2 that does not open to a 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	Emergency lighting was provided within the office potion of Building 1. Emergency lighting was not evident within the workshop and wash bay of both buildings. Service consultant should be consulted if a detailed assessment is required.	No issues identified within office portion of building 1. Does not comply – workshop and wash bay
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.	Exit signs were not provided to Building 1 – workshop 2. Exit signs were not provided to the Building 1 – tech service workshop and mains workspace. The doorway separating the corridor and workshop 1 within Building 1 should be provided with an exit sign. It was unclear where the direction sign was directing occupancy. 	Does Not comply
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	Directional exit signs were not provided within with vehicle park and trailer store area of building 2. A service consultant should be consulted if a detailed assessment is required	Does not comply
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

Transgrid Depot
Tamworth

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



Building 2

Building 1

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 2013 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2013 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Fire Hydrants Systems	BCA 2013 Clause E1.3 and AS 2419.1 – 2005
Hose Reel System	BCA 2013 Clause E1.4 and AS 2441 – 2005
Portable Fire Extinguishers	BCA 2013 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 2013 Clause 4 of Specification E2.2a and AS 1670.1 – 2014

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	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Asphalt Carparking Areas	Tarmac (main entry driveway surface crack)	Repair/seal minor cracking on main entry driveway	General	MC/R&M	3	Fair	Tamworth_Bld_01		$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.002	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Spandrel Panels & Retaining Walls	Block Walls	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.003	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Perimeter Fencing	Palisade Fence	Repaint front boundary Fence & Gate	General	CAP	3	Fair	Tamworth_Bld_02	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 35,000.00**
1.004	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Internal Fencing	Palisade Fence	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.005	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Gates	Perimeter Gates - Palisade Automated - Paint finish fading	General	General	CAP	3	Fair	Tamworth_Bld_02	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.006	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Grated Drains	Storm Water & SW Pits all with steel grates	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.007	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Wheel Stops	N/A	N/A	General	R&M	4	N/A		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.008	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Line Marking	Parking bays, Walkways, Pedestrian Crossings & Directional Signage	Allow to repaint	General	CAP	3	Poor	Tamworth_Bld_03	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.009	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Speed Humps	N/A	N/A	General	R&M	4	N/A		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.010	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Footpath	Concrete	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.011	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Stormwater	Adequate SW coverage and collection	Annual R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.012	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Landscaping	Native landscaping with turfed areas	Annual R&M	General	MC/R&M	4	Poor	Tamworth_Bld_04	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	**$ 40,000.00**
1.013	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Surface Cracks Throughout	Structural condition audit to be carried out & Epoxy repair to surface settlement cracks	General	CAP	2	Poor	Tamworth_Bld_05, 06, 07 and 08	$ -	$ -	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ -	$ -	$ -	**$ 90,000.00**
1.014	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Slab Deflection	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.015	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Movement & Saw Joint Spalling various locations	Repair joint spalling	General	CAP	2	Fair	Tamworth_Bld_09 and 10	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.016	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Corner joint damage minor	Corner joint repairs x 2	General	CAP	2	Fair	Tamworth_Bld_11 and 12	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.017	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Movement & Saw cut joint	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Poor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.018	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Joint Caulking	Average grid pattern 7m x 7m, require clean and caulk in general under maintenance program	General	CAP	3	Fair	Tamworth_Bld_13	$ -	$ -	$ 10,000.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	**$ 20,500.00**
1.019	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Concrete grated drain edging	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.020	Tamworth Depot	Tamworth Depot	External	EXTERNAL	Concrete Hardstand	Concrete kerbing - all around hardstand poured in situ with some kerb damage evident	Minor Kerb damage to be rectified	General	CAP	3	Fair	Tamworth_Bld_14 and 15	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.021	Tamworth Depot	Tamworth Depot	External	CORRODING	Steel Gates	Minimal corroding elements observed on site	Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.022	Tamworth Depot	Tamworth Depot	General	INTERNAL	Signage	Adequate signage observed general	Supply and maintenance of signage.	General	MC/R&M	3	Fair	Tamworth_Bld_16, 17, 18 and 19	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.023	Tamworth Depot	Building 2	External	ROOF	Roof Structure	Steel framed roof structure	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.024	Tamworth Depot	Building 2	External	ROOF	Roof Cladding - Metal	Profile metal cladding	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.025	Tamworth Depot	Building 2	External	ROOF	Roof Fixtures - Capping, Flashings & Other	Cappings & Flashings	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.026	Tamworth Depot	Building 2	External	ROOF	Rainwater Goods - Gutters & Downpipes	Metal eaves gutters draining to metal downpipes	Allow for annual cleaning	General	MC/R&M	4	Fair	Tamworth_Bld_20	$ -	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 8,000.00**
1.027	Tamworth Depot	Building 2	External	ROOF	Rainwater Goods - Gutters & Downpipes	Horizontal downpipes	Installation of bird spikes	General	MC/R&M	3	N/A	Tamworth_Bld_21	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.028	Tamworth Depot	Building 2	External	ROOF	Safe Access	External ladder access point provided	Maintain testing and tagging	General	MC/R&M	4	Fair	Tamworth_Bld_19	$ -	$ -	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	**$ 4,000.00**
1.029	Tamworth Depot	Building 2	External	EXTERNAL	Painting	Steel work next to roller doors	Allow for powder coating to be redecorated	General	CAP	3	Poor	Tamworth_Bld_21	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	**$ 6,000.00**
1.030	Tamworth Depot	Building 2	External	CORRODING	Bollards	Bollards painted	Allow for repainting	General	CAP	3	Poor	Tamworth_Bld_22 and 23	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.031	Tamworth Depot	Building 2	External	FAÇADE	Façade Structure	Steel framed structure with powder coated finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.032	Tamworth Depot	Building 2	External	FAÇADE	Façade Cladding - Metal	Profile metal sheet cladding	Cladding soiled - Pressure clean Façade	General	CAP	3	Fair	Tamworth_Bld_24	$ -	$ -	$ -	$ 13,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,000.00**
1.033	Tamworth Depot	Building 2	External	FAÇADE	Facias & Soffits	Metal	Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.034	Tamworth Depot	Building 2	External	FAÇADE	Window Systems	Metal framed single glazed windows	Allow for annual cleaning of windows	General	MC/R&M	4	Fair	Tamworth_Bld_25 and 26	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	**$ 20,000.00**
1.035	Tamworth Depot	Building 2	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Metal framed access doors with powder coated finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.036	Tamworth Depot	Building 2	External	FAÇADE	Door Systems - Roller Shutters	Roller Shutters	Service door mechanisms as required	General	MC/R&M	4	Fair		$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	**$ 20,000.00**
1.037	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Ceiling	Suspended plasterboard with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.038	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Walls	Painted rendered walls and partitions	Repair minor corner joint cracking	General	MC/R&M	3	Fair	Tamworth_Bld_12	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.039	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Floors	Carpet Finish	General Wear & Tear - Allow to Replace Med Term	General	CAP	3	Fair	Tamworth_Bld_27 and 28	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.040	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.041	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period x2	General	CAP	3	Fair	Tamworth_Bld_29	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	**$ 1,000.00**
1.042	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_28 and 29	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.043	Tamworth Depot	Building 2	General office - Oil Processing	INTERNAL	Furniture	Chairs, sofa, storage	Replace	General	CAP	3	Fair	Tamworth_Bld_27, 028 and 29	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.044	Tamworth Depot	Building 2	DDA WC	INTERNAL	Ceiling	Suspended plasterboard with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.045	Tamworth Depot	Building 2	DDA WC	INTERNAL	Walls	Tiled wall surfaces, full height	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.046	Tamworth Depot	Building 2	DDA WC	INTERNAL	Floors	Ceramic tiled floor surfaces	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.047	Tamworth Depot	Building 2	DDA WC	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.048	Tamworth Depot	Building 2	DDA WC	INTERNAL	Painting	Ceiling & Door	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_31, 32 and 33	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.049	Tamworth Depot	Building 2	DDA WC	INTERNAL	Fixtures & Fittings	WHB, Taps, Mirror, WC, Toilet Roll holder, Hand Towel Dispenser	Replace	General	CAP	3	Fair	Tamworth_Bld_31, 32 and 33	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
1.050	Tamworth Depot	Building 2	Workshop - Oil Processing	INTERNAL	Ceiling	Metal profiled soffit and steel framing	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.051	Tamworth Depot	Building 2	Workshop - Oil Processing	INTERNAL	Walls	Steel columns with painted reinforced concrete panels	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.052	Tamworth Depot	Building 2	Workshop - Oil Processing	INTERNAL	Floors	Exposed concrete floor	Allow for regular cleaning	General	MC/R&M	4	Fair		$ -	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 8,000.00**

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
1.053	Tamworth Depot	Building 2	Workshop - Oil Processing	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	Maintenance of door closures, repairing switchboard services cupboard door hardware	General	MC/R&M	3	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.054	Tamworth Depot	Building 2	Workshop - Oil Processing	INTERNAL	Window Coverings	High level glazing	Allow for cleaning of high-level windows	General	CAP	3	Fair		$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.055	Tamworth Depot	Building 2	Workshop - Oil Processing	INTERNAL	Painting	Painting of walls and new line markings	Repaint	General	CAP	3	Fair	Tamworth_Bld_30	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.056	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Ceiling	Metal profiled soffit and steel framing	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.057	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Walls	Steel columns with painted reinforced concrete panels	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.058	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Floors	Exposed concrete floor	Allow for regular cleaning	General	MC/R&M	3	Fair		$ -	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 8,000.00**
1.059	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Floors	Damaged floor repair - condition cracked	Crack and bollard floor damage to be repaired	General	CAP	3	Poor	Tamworth_Bld_34	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.060	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	Maintenance of door closures	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.061	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Window Coverings	High level glazing	Allow for cleaning of high-level windows	General	CAP	3	Fair		$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.062	Tamworth Depot	Building 2	Workshop - Undercover vehicle parking & trailer store	INTERNAL	Painting	Painting of walls and repainting of the powder coating to columns and new line markings	Repaint	General	CAP	3	Fair	Tamworth_Bld_35	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.063	Tamworth Depot	Building 2	Wash bay	INTERNAL	Ceiling	Metal profiled soffit and steel framing	Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.064	Tamworth Depot	Building 2	Wash bay	INTERNAL	Walls	Steel columns with painted reinforced concrete panels	Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.065	Tamworth Depot	Building 2	Wash bay	INTERNAL	Floors	Exposed concrete floor	Allow for cleaning	General	MC/R&M	3	Fair		$ -	$ -	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**
1.066	Tamworth Depot	Building 2	Wash bay	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	Maintenance of door closures	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.067	Tamworth Depot	Building 2	Wash bay	INTERNAL	Window Coverings	High level glazing	Allow for cleaning of high-level windows	General	MC/R&M	3	Fair		$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.068	Tamworth Depot	Building 2	Wash bay	INTERNAL	Painting	Painting of walls and repainting of the powder coating to columns	Repaint	General	CAP	3	Fair	Tamworth_Bld_36	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.069	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Ceiling	Plasterboard with paint finish, grid & tile with perimeter plasterboard pelmets	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.070	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Walls	Painted rendered walls and partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.071	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Walls	Timber screen	Treat or varnish	General	CAP	3	Fair	Tamworth_Bld_37	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.072	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Floors	Carpet Finish	General Wear & Tear - Allow to Replace Med Term	General	CAP	3	Fair	Tamworth_Bld_38	$ -	$ -	$ 13,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 13,000.00**
1.073	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Floors	Vinyl sheet -	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_39	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.074	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Doors	Doors & Hardware - Metal framed glazed doors with graphic decals and timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.075	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Painting	Ceiling, walls and doors	Repaint	General	CAP	3	Fair	Tamworth_Bld_40	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.076	Tamworth Depot	Building 1	Utility room	INTERNAL	Joinery Systems	Joinery	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.077	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Furniture	10 x Workstations, under desk filing, large compactus, Workbenches	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.078	Tamworth Depot	Building 1	Open plan, hallway & amenities airlock	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_38	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	**$ 3,000.00**
1.079	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Ceiling	Plasterboard with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.080	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Walls	Painted rendered walls and partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.081	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Walls	Timber cladded wall	Treat or varnish	General	CAP	3	Fair	Tamworth_Bld_41 and 42	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.082	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Floors	Carpet Finish	General Wear & Tear - Allow to Replace Med Term	General	CAP	3	Fair	Tamworth_Bld_43	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.083	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Doors	Doors & Hardware - Aluminium Glazed	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.084	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Painting	Ceilings, Walls & Doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_43	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.085	Tamworth Depot	Building 1	Reception & Entry Lobby	INTERNAL	Joinery Systems	Reception desk	Allow to replace	General	CAP	3	Fair	Tamworth_Bld_ 42	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.086	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Ceiling	Plasterboard with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.087	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Walls	Painted rendered walls and partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.088	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Floors	Carpet Finish	General Wear & Tear - Allow to Replace Med Term	General	CAP	3	Fair	Tamworth_Bld_ 44	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.089	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Doors	Doors & Hardware - Timber	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.090	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 044	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	**$ 2,000.00**
1.091	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Painting	Ceilings, Walls & Doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 44 and 45	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.092	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Joinery Systems	Storage/Filing cupboard	N/A	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.093	Tamworth Depot	Building 1	Meeting Room	INTERNAL	Furniture	1 x Boardroom table 10x chairs	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 44	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	**$ 5,000.00**
1.094	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Ceiling	Plasterboard with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
1.095	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Walls	Painted rendered walls and partitions	Wall crack repair	General	MC/R&M	4	Fair		$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 250.00**
1.096	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Floors	Vinyl sheet	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 46	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.097	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Doors	Doors & Hardware - Timber	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.098	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 46	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.099	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Joinery Systems	Laminated joinery incl splashback	Allow to replace	General	CAP	3	Fair	Tamworth_Bld_ 46	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.100	Tamworth Depot	Building 1	Kitchenette	INTERNAL	Whitegoods	1 x Fridge, 1 x MW, 0 x CT/Oven, 1 x DW, 1 x Sink (stainless steel with drainer)	Allow to replace	General	CAP	3	Fair	Tamworth_Bld_ 46 and 47	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.101	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Ceiling	Plasterboard with paint finish	Minor crack repair on corner joints	General	MC/R&M	4	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.102	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Walls	Painted rendered walls and partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.103	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Walls	Operable Wall	Allow to replace	General	CAP	3	Fair	Tamworth_Bld_ 48	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	**$ 7,500.00**
1.104	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Floors	Carpet Finish	General Wear & Tear - Allow to Replace Med Term	General	CAP	3	Fair	Tamworth_Bld_ 49	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.105	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.106	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 50	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
1.107	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 49 and 051 and 51	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.108	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Joinery Systems	Conference unit	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.109	Tamworth Depot	Building 1	Meals & Training Room	INTERNAL	Furniture	Tables & Chairs	Allow to replace	General	CAP	3	Fair	Tamworth_Bld_ 49	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	**$ 10,000.00**
1.110	Tamworth Depot	Building 1	Switch Room	INTERNAL	Ceiling	Suspended plasterboard with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.111	Tamworth Depot	Building 1	Switch Room	INTERNAL	Walls	Painted rendered walls and block work	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.112	Tamworth Depot	Building 1	Switch Room	INTERNAL	Floors	Exposed concrete floor	Allow for cleaning	General	MC/R&M	4	Fair		$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 250.00**
1.113	Tamworth Depot	Building 1	Switch Room	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.114	Tamworth Depot	Building 1	Switch Room	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 52	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.115	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Ceiling	Metal profiled soffit and steel framing	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.116	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Walls	Combination of steel columns, metal framed windows and plaster painted wall board	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.117	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Floors	Exposed concrete floor	Allow for cleaning	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.118	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	Allow for maintenance of door closers	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.119	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Window Coverings	No window coverings	Allow for cleaning of high-level windows	General	MC/R&M	4	Fair		$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.120	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 53	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.121	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Painting	Floor line marking	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 54	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.122	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Painting	Epoxy painted membrane on floor	Local settlement and shrinkage - repaint / repair within the reporting period	General	CAP	3	Fair	Tamworth_Bld_ 55	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.123	Tamworth Depot	Building 1	Tech Services and Subs Workshop B1.26-28	INTERNAL	Joinery Systems	Lockers	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.124	Tamworth Depot	Building 1	Workshop 1 & 2 - B1.29 & B1.30	INTERNAL	Ceiling	Metal profiled soffit and steel framing	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.125	Tamworth Depot	Building 1	Workshop 1 & 2 - B1.29 & B1.30	INTERNAL	Walls	Painted plasterboard walls and partitions to office elevations	Minor wall cracking on joint corners and general wall damage	General	MC/R&M	3	Fair		$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.126	Tamworth Depot	Building 1	Workshop 1 & 2 - B1.29 & B1.30	INTERNAL	Floors	Exposed concrete floor	Allow for cleaning & re-caulking expansion joint and minor crack repair	General	CAP	3	Fair	Tamworth_Bld_ 054 and 056	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.127	Tamworth Depot	Building 1	Workshop 1 & 2 - B1.29 & B1.30	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.128	Tamworth Depot	Building 1	Workshop 1 & 2 - B1.29 & B1.30	INTERNAL	Window Coverings	No window coverings	Allow for cleaning of high-level windows	General	MC/R&M	4	Fair		$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.129	Tamworth Depot	Building 1	Workshop 1 & 2 - B1.29 & B1.30	INTERNAL	Painting	Plasterboard walls and floor line painting	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 57	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.130	Tamworth Depot	Building 1	Mains Workshop - B1.31	INTERNAL	Ceiling	Metal profiled soffit and steel framing	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.131	Tamworth Depot	Building 1	Mains Workshop - B1.31	INTERNAL	Walls	Painted plasterboard walls and partitions to office elevations. Internal face of external cladding elsewhere	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.132	Tamworth Depot	Building 1	Mains Workshop - B1.31	INTERNAL	Floors	Exposed concrete floor	Allow for cleaning	General	CAP	3	Fair	Tamworth_Bld_ 58	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.133	Tamworth Depot	Building 1	Mains Workshop - B1.31	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	Allow for maintenance of door closers	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.134	Tamworth Depot	Building 1	Mains Workshop - B1.31	INTERNAL	Window Coverings	High-level windows	Allow for cleaning of high-level windows	General	MC/R&M	4	Fair		$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.135	Tamworth Depot	Building 1	Mains Workshop - B1.31	INTERNAL	Painting	Plasterboard walls and floor line painting	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 58	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.136	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Ceiling	Metal profiled soffit and steel framing	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
1.137	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Walls	Painted plasterboard walls and partitions to office elevations. Internal face of external cladding elsewhere	Repair wall cracking	General	CAP	3	Fair	Tamworth_Bld_ 59 and 060	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.138	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Floors	Exposed concrete floor	Allow for cleaning & repair minor floor cracking	General	CAP	3	Fair	Tamworth_Bld_ 59 and 060	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.139	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	Allow for maintenance of door closers	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.140	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Window Coverings	High-level windows	Allow for cleaning of high-level windows	General	MC/R&M	4	Fair		$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.141	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Painting	External walls of office	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 61	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.142	Tamworth Depot	Building 1	Mains Lines Stores AKA B1.33 and B1.34	INTERNAL	Joinery Systems	Fitted Lockers	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.143	Tamworth Depot	Building 1	DDA WC	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.144	Tamworth Depot	Building 1	DDA WC	INTERNAL	Walls	Tiled wall surfaces, full height	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.145	Tamworth Depot	Building 1	DDA WC	INTERNAL	Floors	Ceramic tiled floor surfaces	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.146	Tamworth Depot	Building 1	DDA WC	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.147	Tamworth Depot	Building 1	DDA WC	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 062	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	**$ 500.00**
1.148	Tamworth Depot	Building 1	DDA WC	INTERNAL	Joinery Systems	Vanity, Toilet & shower partitioning	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.149	Tamworth Depot	Building 1	DDA WC	INTERNAL	Fixtures & Fittings	WHB, Taps, Mirror, WCs, Shower, Toilet Roll Holders, Hand Towel Dispenser, Fragrance Dispenser	Allow to replace	General	CAP	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	**$ 5,000.00**
1.150	Tamworth Depot	Building 1	Female WC	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.151	Tamworth Depot	Building 1	Female WC	INTERNAL	Walls	Tiled wall surfaces, full height	Recalking of joints & repair damage tile	General	MC/R&M	4	Fair		$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.152	Tamworth Depot	Building 1	Female WC	INTERNAL	Floors	Ceramic tiled floor surfaces	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.153	Tamworth Depot	Building 1	Female WC	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.154	Tamworth Depot	Building 1	Female WC	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 63	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.155	Tamworth Depot	Building 1	Female WC	INTERNAL	Joinery Systems	Vanity, Toilet & shower partitioning	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.156	Tamworth Depot	Building 1	Female WC	INTERNAL	Fixtures & Fittings	WHB, Taps, Mirror, WCs, Shower, Toilet Roll Holders, Hand Towel Dispenser, Fragrance Dispenser	Allow for replacement	General	CAP	3	Good	Tamworth_Bld_ 64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
1.157	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.158	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Walls	Painted rendered walls and partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.159	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Floors	Vinyl sheet	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 65	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.160	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.161	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 65	$ -	$ -	$ -	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	**$ 750.00**
1.162	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Joinery Systems	Storage Units	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.163	Tamworth Depot	Building 1	First Aid Room	INTERNAL	Furniture	First Aid Bed, chair	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.164	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Ceiling	Suspended ceiling with exposed grid & tiles	Repair Ceiling tile damage	General	MC/R&M	4	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.165	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Walls	Painted rendered walls and partitions	Minor wall damage repair	General	MC/R&M	4	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.166	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Floors	Rubber flooring	Allow to replace	General	CAP	3	Fair	Tamworth_Bld_ 66	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	**$ 5,000.00**
1.167	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.168	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 66	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	**$ 1,000.00**
1.169	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Painting	Ceiling, walls and doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 66	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.170	Tamworth Depot	Building 1	Gymnasium	INTERNAL	Furniture	Gym Equipment (Modern gym equipment including cardio and weight exercise equipment)	Allow for replacement	General	CAP	3	Fair	Tamworth_Bld_ 66	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00	$ -	$ -	$ -	**$ 40,000.00**
1.171	Tamworth Depot	Building 1	Male WC	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.172	Tamworth Depot	Building 1	Male WC	INTERNAL	Walls	Tiled wall surfaces, full height	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.173	Tamworth Depot	Building 1	Male WC	INTERNAL	Floors	Ceramic tiled floor surfaces	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.174	Tamworth Depot	Building 1	Male WC	INTERNAL	Doors	Doors & Hardware - Timber access doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.175	Tamworth Depot	Building 1	Male WC	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 67	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.176	Tamworth Depot	Building 1	Male WC	INTERNAL	Joinery Systems	Vanity, Toilet & shower partitioning	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.177	Tamworth Depot	Building 1	Male WC	INTERNAL	Fixtures & Fittings	WHB, Taps, Mirror, WCs, Urinals, Shower, Toilet Roll Holders, Hand Towel Dispenser, Fragrance Dispenser	Allow for replacement	General	CAP	3	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
1.178	Tamworth Depot	Building 1	Comms Room	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.179	Tamworth Depot	Building 1	Comms Room	INTERNAL	Walls	Painted walls & block work partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.180	Tamworth Depot	Building 1	Comms Room	INTERNAL	Walls	Block Wall between Comms & Air lock Slight Lean	Structural assessment & repair required	General	CAP	3	Fair	Tamworth_Bld_ 68	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.181	Tamworth Depot	Building 1	Comms Room	INTERNAL	Floors	Vinyl sheet	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 69	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.182	Tamworth Depot	Building 1	Comms Room	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.183	Tamworth Depot	Building 1	Comms Room	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 70	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.184	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Ceiling	Suspended ceiling with exposed grid and tile with perimeter pelmet and suspended ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.185	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Walls	Painted rendered walls and partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.186	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Floors	Vinyl sheet	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 71	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.187	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
1.188	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 71	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.189	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Joinery Systems	Office joinery	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.190	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Furniture	Workstations, filing cupboards under workstations, filing units general, Technical Offices Workbench, Comms Room Workbench	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.191	Tamworth Depot	Building 1	Technical Services Office and Subs Secure Store	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 71	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	**$ 3,000.00**
1.192	Tamworth Depot	Building 1	Common Area - Mains Corridor	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.193	Tamworth Depot	Building 1	Common Area - Mains Corridor	INTERNAL	Walls	Painted walls	Repair Cracks	General	CAP	3	Fair	Tamworth_Bld_ 072, 073, 074, 075 and 076	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.194	Tamworth Depot	Building 1	Common Area - Mains Corridor	INTERNAL	Floors	Vinyl sheet	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 076	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.195	Tamworth Depot	Building 1	Common Area - Mains Corridor	INTERNAL	Doors	Doors & Hardware - Timber access doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.196	Tamworth Depot	Building 1	Common Area - Mains Corridor	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 76	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.197	Tamworth Depot	Building 1	Common Area - Mains Corridor	INTERNAL	Joinery Systems	Fitted Lockers	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.198	Tamworth Depot	Building 1	Mains - Mains Kitchenette	INTERNAL	Ceiling	Suspended plasterboard ceiling	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.199	Tamworth Depot	Building 1	Mains - Mains Kitchenette	INTERNAL	Walls	Painted plasterboard walls & partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.200	Tamworth Depot	Building 1	Mains - Mains Kitchenette	INTERNAL	Floors	Vinyl sheet	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 77	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.201	Tamworth Depot	Building 1	Mains - Mains Kitchenette	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 77	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	**$ 500.00**
1.202	Tamworth Depot	Building 1	Mains - Mains Kitchenette	INTERNAL	Joinery Systems	Floor mounted kitchen bench with cupboards, drawers, worktop & stainless steel sink with tapware	Allow for replacement	General	CAP	3	Fair	Tamworth_Bld_ 77	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.203	Tamworth Depot	Building 1	Mains - Mains Kitchenette	INTERNAL	Whitegoods	2 x Fridge, 2 x MW, 0 x CT/Oven, 1 x DW, 1 x Sink (stainless steel with drainer)	Allow for replacement	General	CAP	3	N/A	Tamworth_Bld_ 77	$ -	$ -	$ -	$ -	$ 5,500.00	$ -	$ -	$ -	$ -	$ -	**$ 5,500.00**
1.204	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Ceiling	Suspended ceiling with exposed grid & suspended plasterboard perimeter pelmets	Minor water damage to be repaired	General	MC/R&M	3	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.205	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Walls	Painted rendered walls and partitions	Minor wall cracking on corner joints	General	MC/R&M	3	Fair		$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.206	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Floors	Carpet Finish	General Wear & Tear - Allow to Replace Med Term	General	CAP	3	Fair	Tamworth_Bld_ 79	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.207	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Doors	Timber doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.208	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Painting	Ceiling, walls & doors	Allow to repaint	General	CAP	3	Fair	Tamworth_Bld_ 79 and 080	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	**$ 4,000.00**
1.209	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Joinery Systems	General office joinery	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.210	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Furniture	Workstations, filing cupboards under workstations, filing units general, Workbench	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.211	Tamworth Depot	Building 1	Mains Office & Meeting rooms	INTERNAL	Window Coverings	Roller blinds to windows	Replace during Capex period	General	CAP	3	Fair	Tamworth_Bld_ 81	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	**$ 3,500.00**
1.212	Tamworth Depot	Building 1	Mains - DDA WC	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.213	Tamworth Depot	Building 1	Mains - DDA WC	INTERNAL	Walls	Tiled wall surfaces, full height	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.214	Tamworth Depot	Building 1	Mains - DDA WC	INTERNAL	Floors	Ceramic tiled floor surfaces	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.215	Tamworth Depot	Building 1	Mains - DDA WC	INTERNAL	Doors	Timber doors with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.216	Tamworth Depot	Building 1	Mains - DDA WC	INTERNAL	Painting	Ceiling	Allow to repaint	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	**$ 500.00**
1.217	Tamworth Depot	Building 1	Mains - DDA WC	INTERNAL	Fixtures & Fittings	WHB, Taps, Mirror, WCs, Toilet Roll Holders, Hand Towel Dispenser	Replace during Capex period	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	**$ 3,500.00**
1.218	Tamworth Depot	Building 1	Mains Secure Store	INTERNAL	Ceiling	Suspended plasterboard ceiling with paint finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.219	Tamworth Depot	Building 1	Mains Secure Store	INTERNAL	Walls	Painted rendered wall and block work partitions	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.220	Tamworth Depot	Building 1	Mains Secure Store	INTERNAL	Floors	Concrete floor with epoxy sprayed membrane	Replace during Capex period	General	CAP	3	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.221	Tamworth Depot	Building 1	Mains Secure Store	INTERNAL	Doors	Timber access doors	Repair door grille	General	MC/R&M	4	Fair		$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 250.00**
1.222	Tamworth Depot	Building 1	Mains Secure Store	INTERNAL	Painting	Ceiling, walls & doors	Allow to redecorate	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.223	Tamworth Depot	Building 1	External	ROOF	Roof Structure	Steel framed roof structure	Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.224	Tamworth Depot	Building 1	External	ROOF	Roof Cladding - Metal	Profile metal cladding	No Roof Access - Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.225	Tamworth Depot	Building 1	External	ROOF	Roof Fixtures - Capping, Flashings & Other	Whirly-bird fans to roofs	No Roof Access - Annual R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.226	Tamworth Depot	Building 1	External	ROOF	Rainwater Goods - Gutters & Downpipes	Metal eaves gutters draining to metal downpipes	Annual gutter clean	General	MC/R&M	4	Fair		$ -	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 8,000.00**
1.227	Tamworth Depot	Building 1	External	ROOF	Rainwater Goods - Gutters & Downpipes	Horizontal downpipes	Installation of bird spikes	General	CAP	4	Poor		$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.228	Tamworth Depot	Building 1	External	ROOF	Rainwater Goods - Rainwater Tanks	Rainwater Tank	Stormwater pit at back of RW tank leaking	General	MC/R&M	4	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.229	Tamworth Depot	Building 1	External	ROOF	Safe Access	External ladder access point provided	Annual R&M - Maintain testing and tagging	General	MC/R&M	4	Fair		$ -	$ -	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	**$ 8,000.00**
1.230	Tamworth Depot	Building 1	External	EXTERNAL	Painting	Steel work next to roller doors	Allow for powder coating to be redecorated	General	CAP	3	Fair	Tamworth_Bld_ 78	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	**$ 6,000.00**
1.231	Tamworth Depot	Building 1	External	CORRODING	Bollards	Bollards Painted	Allow for repainting	General	CAP	3	Poor	Tamworth_Bld_ 78	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**

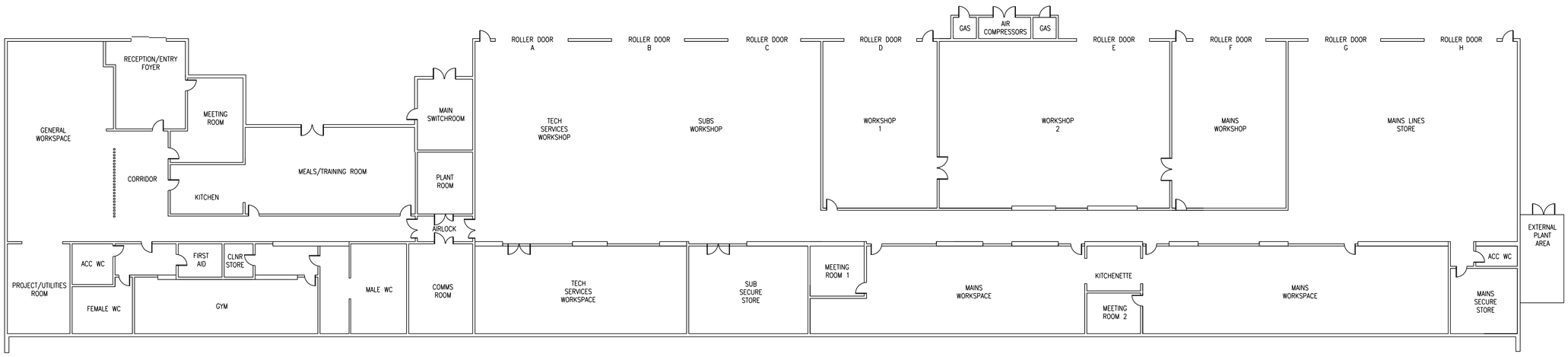
Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M / MC/R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
1.232	Tamworth Depot	Building 1	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Metal framed entry & exit doors	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.233	Tamworth Depot	Building 1	External	FAÇADE	Façade Structure	Steel framed structure with powder coated finish	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.234	Tamworth Depot	Building 1	External	FAÇADE	Façade Cladding - Metal	Metal cladding with high level glazing	Minor impact damage & Facades soiled - Allow minor repair & cleaning of facades	General	CAP	3	Fair		$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.235	Tamworth Depot	Building 1	External	FAÇADE	Facias & Soffits	Metal fascias & soffits	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.236	Tamworth Depot	Building 1	External	FAÇADE	Window Systems	Metal framed single glazed windows	Allow for annual cleaning of windows	General	MC/R&M	4	Fair		$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	**$ 20,000.00**
1.237	Tamworth Depot	Building 1	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Metal framed bi-folding access door to Meals/Training room	Maintenance on bi fold opening mechanism	General	MC/R&M	3	Fair		$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.238	Tamworth Depot	Building 1	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Automated sliding glazed doors to main entry with powder coated finish	Painting of base plate	General	MC/R&M	4	Fair		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.239	Tamworth Depot	Building 1	External	FAÇADE	Door Systems - Roller Shutters	Roller Doors	Allow for annual servicing of door mechanisms as required - Annual R&M	General	MC/R&M	4	Fair		$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	**$ 20,000.00**
1.240	Tamworth Depot	Building 1	External	FAÇADE	Awnings & Canopies	Awnings & Canopies	No CAPEX works required during 10 year period, General R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.001	Tamworth Depot	Building 1	Main Switchroom	ELECTRICAL	Main Electrical Switchboard (MSB)	Life cycle replacement of main switchboards are typically 30 years. The site main switchboard is a custom built switchboard manufactured by Quad Electrical Pty Ltd and rated @ 695A, 3 phase, IP 42 protection, 50kA fault rating and Form 3B construction, and original to the construction of the building (circa 2013). Visually, the MSB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.002	Tamworth Depot	Tamworth Depot	Main Switchroom	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**
2.003	Tamworth Depot	Building 1	Internal - In corridor	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-B1/A is a 96 pole, 3 phase, 250A rated board and is original to the construction of the building (circa 2013). Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.004	Tamworth Depot	Building 1	Main Switchroom	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-B1/C is a 60 pole, 3 phase, 250A rated board and is original to the construction of the building (circa 2013). Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing. In addition, we note that the DB schedule does not reflect exactly what has been installed. Minor amendments are required.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010. In addition, allow to update the DB schedule to reflect as-installed in the short term.	Operational Risk	MC/R&M	4	Good	Tamworth_Elec_01	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
2.005	Tamworth Depot	Building 1	Workshop 2	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-B1/W is a 60 pole, 3 phase, 160A rated board and is original to the construction of the building (circa 2013). Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.006	Tamworth Depot	Building 1	Main Lines Store	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-B1/B is a 96 pole, 3 phase, 250A rated board and is original to the construction of the building (circa 2013). Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.007	Tamworth Depot	Building 2	Undercover Vehicle Parking	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-B2/B is a 36 pole, 3 phase, 160A rated board and is original to the construction of the building (circa 2013). Visually, the DB appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.008	Tamworth Depot	Building 2	Oil Processing	ELECTRICAL	Distribution Board	Life cycle replacement of main switchboards are typically 30 years. Building 2 Sub-Main Switchboard is a custom built switchboard fitted with moulded circuit breakers serving dedicated circuits and an internal 48 pole, 3 phase, 160A rated chassis (identified as DB-B2/A) all original to the construction of the building (circa 2013). Visually, the switchboard appears to be in good condition. Therefore, no further works are required on this board apart from regular maintenance and RCD testing.	Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.009	Tamworth Depot	Tamworth 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		$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	**$ 35,000.00**
2.010	Tamworth Depot	Building 1	Reception Entry Foyer/Corridor	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of surface mounted T5 linears which appear 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	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.011	Tamworth Depot	Building 1	General Workspace/ Project Utilities Room/ Tech Services Workspace/ Mains Workspace	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Recessed T-Bar T5 Office luminaires with louvred diffusers, all of which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.012	Tamworth Depot	Building 1	Meeting/Layout Space	ELECTRICAL	Interior Lighting	Internal Lighting within the specified area consists of Recessed T5 linears and LED downlights, all of which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the T5 fluorescent tubes including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.013	Tamworth Depot	Building 1	Meals/Training Room	ELECTRICAL	Interior Lighting	Internal lighting consists of suspended T5 Linears which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.014	Tamworth Depot	Building 1	Gym	ELECTRICAL	Interior Lighting	Internal Lighting within the specified area consists of Recessed T-Bar twin T5 Office luminaires with prismatic diffusers, all of which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.015	Tamworth Depot	Building 1	Male/Female WC/ Accessible WC/kitchenette/ Airlock/ Mains Secure Store/ Accessible Store	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Recessed LED downlights, which appear to be in good condition. No visible signs of faults were identified.	No major capital works envisaged in the reporting period.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.016	Tamworth Depot	Building 1	Main Switchroom/Comms Room	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of surface mounted twin T5 fluorescent battens, which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
2.017	Tamworth Depot	Building 1	Tech Services Workshop/ Subs Workshop/ Workshop 1/ Workshop 2/ Mains Workshop/ Mains Lines Store	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Suspended LED Highbays which appear to be in good condition. In addition, we note that 2 banks of 6 lights were not operating at the time of the inspection. Further investigation required to confirm effective operation.	Allow to confirm effective operation of the 2 banks of LED highbays in the short term.	WH&S Risk	CAP	3	Good	Tamworth_Elec_02	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
2.018	Tamworth Depot	Building 1	External	ELECTRICAL	Exterior Lighting	External lighting consists of the following: - Wall mounted LED Floodlights; - Wall mounted twin T5 Battens; - Surface mounted T5 linears; and - Surface mounted oyster halogen light fittings. Visually, the exterior lighting 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	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.019	Tamworth Depot	Building 1	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching and motion sensors.	No major capital works envisaged in the reporting period.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.020	Tamworth Depot	Building 1	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout Building 1. However, we note that there is an insufficient number of exit signs installed in a number of areas in accordance with AS/NZS2293.1:2005 and current code AS/NZS2293.1:2018 to direct personnel to the shortest path of travel. The following areas were identified as a concern: - Workshop 2; and - Mains office workspace. Overall, the exit signs were visually in good condition with no visible signs of operational issues.	In the short term, allow to provide additional exit signs to comply with AS/NZS2293.1:2005, which is the relevant code at the time of the installation. 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.	Non-Compliance - Statutory	CAP	2	Good	Tamworth_Elec_03	$ 2,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,800.00**
2.021	Tamworth Depot	Building 1	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout most areas of Building 1 in the form of halogen/LED spitfires, batten and twin projector LED type fittings, all of which appear to be in good condition. However, we identified that Workshop 2 is missing emergency lighting in accordance with AS/NZS2293.1:2005, which was the relevant standard at the time of installation.	In the short term, we recommend additional emergency lighting is provided throughout the identified area to ensure compliance with AS/NZS 2293.1:2005 and subsequently AS/NZS 2293.1:2018. Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2:1995.	Non-Compliance - Statutory	CAP	2	Good		$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
2.022	Tamworth Depot	Building 1	Internal	ELECTRICAL	Roller Doors	Eight (8) 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	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.023	Tamworth Depot	Building 1	Workshop 1	ELECTRICAL	Crane Motor	The crane motor manufactured by ABUS has a maximum carrying capacity of 5 tonnes, which appeared to be in good condition.	Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.024	Tamworth Depot	Building 2	Office	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Recessed T-Bar T5 Office luminaires with louvred diffusers, all of which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.025	Tamworth Depot	Building 2	Demin Room and Charger Room	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Surface mounted twin T5 battens with cage diffusers, all of which appear to be in good condition. No visible signs of faults were identified.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.026	Tamworth Depot	Building 2	Airlock and Accessible WC	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Recessed LED downlights, which appear to be in good condition. No visible signs of faults were identified.	No major capital works envisaged in the reporting period.	WH&S Risk	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.027	Tamworth Depot	Building 2	Battery Bay/ Oil Processing/ Undercover Vehicle Parking/ Trailer Store / Wash Bay	ELECTRICAL	Interior Lighting	Internal Lighting within the specified areas consists of Suspended LED Highays which appear to be in good condition.	No major capital works envisaged in the reporting period.	WH&S Risk	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.028	Tamworth Depot	Building 2	External	ELECTRICAL	Exterior Lighting	External lighting consists of the following: - Wall mounted LED Floodlights; and - Surface mounted oyster halogen light fittings. Visually, the exterior lighting 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	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.029	Tamworth Depot	Building 2	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching and motion sensors.	No major capital works envisaged in the reporting period.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.030	Tamworth Depot	Building 2	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout Building 2 in accordance with AS/NZS2293.1:2005 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	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.031	Tamworth Depot	Building 2	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout most areas of Building 2 in the form of halogen spitfires and twin projector LED type fittings, all of which appear to be in good condition. However, we identified that the Trailer store is missing emergency lighting in accordance with AS/NZS2293.1:2005, which is the relevant standard at the time of installation.	We recommend additional emergency lighting is provided throughout the identified area to ensure compliance with AS/NZS 2293.1:2005 and subsequently AS/NZS 2293.1:2018. Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2:1995. COST INCLUDED ABOVE IN EXIT SIGN ITEM.	Non-Compliance - Statutory	CAP	2	Good	Tamworth_Elec_04	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
2.032	Tamworth Depot	Building 2	Internal	ELECTRICAL	Roller Doors	Ten (10) roller door motors are manufactured by Grifco and 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	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.033	Tamworth Depot	Building 2	Workshop 1	ELECTRICAL	Crane Motor	The crane motor manufactured by ABUS has a maximum carrying capacity of 2.5 tonnes, which appeared to be in good condition.	Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.034	Tamworth Depot	Tamworth Depot	Workshop 1	ELECTRICAL	CCTV	The CCTV headend consists of a 16 channel hard drive serving 16 PTZ cameras, which appears to be part of the original construction of the building. Visually, the CCTV headend and cameras appear to be in good condition with only minor signs of general wear and tear due to environmental conditions.	Over the reporting period, allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Software update is typically FREE. Therefore, no cost has been forecasted over the reporting period.	Capital Risk	R&M	4	Good	Tamworth_Elec_05	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.035	Tamworth Depot	Tamworth Depot	Internal and external	ELECTRICAL	Access Control	The access control headend is an inner range branded system with approximately 10 access control card readers monitoring entry points and restricted internal doors, which appear to be part of the original construction of the building. Visually, the access control headend and card readers appear to be in fair to good condition, considering that the majority number of card readers are located externally and therefore, somewhat affected by environmental conditions.	Over the reporting period, allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Software update is typically FREE. Therefore, no cost has been forecasted over the reporting period.	Capital Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
2.036	Tamworth Depot	Building 2	Charger Room	ELECTRICAL	Battery Charger	Two Holec Battery charger units are installed within the battery charger room to charge the batteries within the restricted access Battery Pack Room. Based on visual inspection, only one of the two units was operating. The units appear to be original to the construction of the building however, this could not be confirmed due to limited information available at the time of the site inspection.	We recommend confirming age of units to confirm years to replacement. Typical lifespan of battery chargers is 20 years with regular maintenance. Over the reporting period allow to carry out regular maintenance.	Capital Risk	R&M	4	Good	Tamworth_Elec_06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.001	Tamworth Depot	Building 1	Main Office	MECHANICAL	VRF AC System	Unit 1.1 - 85 kW VRF System - c/w 11 Fan Coil Units R410A based split ducted (10-off) and cassette (1-off) units located within ceiling void above main office. Heat rejection is provided by two external condenser modules located on the northern facade Units are in fair condition but generally condenser coils are soiled and drainage provisions are inadequate. Allow to replace within the reporting period.	Replace existing fan coil units and condensers, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	4	Fair	Tamworth_Mech_01	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200,000.00	**$ 200,000.00**
3.002	Tamworth Depot	Building 1	Main Office	MECHANICAL	VRF AC System	Unit 1.2 - 66 kW VRF System - c/w 11 Fan Coil Units R410A based split ducted (4-off) and cassette (7-off) units located within ceiling void above main office. Heat rejection is provided by two external condenser modules located on the northern facade Units are in fair condition but generally condenser coils are soiled and drainage provisions are inadequate. Allow to replace within the reporting period.	Replace existing fan coil units and condensers, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	4	Fair	Tamworth_Mech_02	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	**$ 150,000.00**
3.003	Tamworth Depot	Building 1	External Plant Room	MECHANICAL	Pipework	Unit 1.1 and 1.2 External Pipework Condensate drainage provisions do not have sufficient fall to allow drainage away from condenser units, this may lead to corrosion of the units. Additionally, the refrigerant pipework insulation is not adequately protected from the sun/elements as there is no weather shield	Repair and replace existing condensate drainage provisions. Allow to rewrap existing external refrigerant pipework with new insulation and provide new Colourbond trunking to refrigerant pipework.	Operational Risk	CAP	1	Failed	Tamworth_Mech_03	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
3.004	Tamworth Depot	Building 1	Comms Room	MECHANICAL	High wall split AC unit	Unit 2A - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room. Unit is in fair condition but assumed to reach the end of its economic life within the reporting period.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	3	Fair	Tamworth_Mech_04	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
3.005	Tamworth Depot	Building 1	Comms Room	MECHANICAL	High wall split AC unit	Unit 2B - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room. Unit is in fair condition but assumed to reach the end of its economic life within the reporting period.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	3	Fair	Tamworth_Mech_05	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
3.006	Tamworth Depot	Building 1	Comms Room	MECHANICAL	High wall split AC unit	Unit 2C - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room. Unit is in fair condition but assumed to reach the end of its economic life within the reporting period.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	3	Fair	Tamworth_Mech_06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
3.007	Tamworth Depot	Building 2	Office	MECHANICAL	Cassette split AC unit	Unit 3 - 5kW AC Unit R410A based cassette split unit with inverter. Located at high-level within office space. Unit is in fair condition but assumed to reach the end of its economic life within the reporting period.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	3	Fair	Tamworth_Mech_07	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	**$ 7,500.00**
3.008	Tamworth Depot	Building 2	To be confirmed by BGIS	MECHANICAL	Split ducted AC unit	Unit 4 - 9kW AC Unit R410A based condenser unit. Unit is in fair condition but assumed to reach the end of its economic life within the reporting period.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries. Ensure ongoing maintenance to AIRAH DA19 processes.	Operational Risk	CAP	3	Fair	Tamworth_Mech_08	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
3.009	Tamworth Depot	Building 1	Office	MECHANICAL	Labelling	AC wall controllers did not have any identification labels for the areas served, their designation number or after hours functionality.	Allow for new general signage to be provided identify controllers and after hours use.	Operational Risk	MC/R&M	2	Poor	Tamworth_Mech_09	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 11,500.00**
3.010	Tamworth Depot	Tamworth Depot	All	MECHANICAL	Fans	All fans are assumed to be mixed-centrifugal, and as such we not need replacement within the reporting period, subject to update of asset register by BGIS	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	**$ 1,500.00**
3.011	Tamworth Depot	Building 1	Workshop	MECHANICAL	Fume Extractor	2 off spot fume extractors - Nederman arms. Assumed to me 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. Allow for duct cleaning of the existing assembly	Operational Risk	CAP	3	Fair	Tamworth_Mech_10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	**$ 3,000.00**
3.012	Tamworth Depot	Building 1	Roof	MECHANICAL	Roof Ventilator	9 off powered roof ventilators. Assumed to me the end of its economic life within the reporting period, allow to replace	Replace existing ventilator, allow for new electrical provision, controls, motorised dampers, mounts and ancillaries.	Operational Risk	CAP	3	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	**$ 30,000.00**
3.013	Tamworth Depot	Building 2	Roof	MECHANICAL	Roof Ventilator	9 off powered roof ventilators. Assumed to me the end of its economic life within the reporting period, allow to replace	Replace existing ventilator, allow for new electrical provision, controls, motorised dampers, mounts and ancillaries.	Operational Risk	CAP	3	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	**$ 30,000.00**
4.001	Tamworth Depot	Building 1	Internal	FIRE	Fire Detection/Alarm Systems	Baseline test data not provided at time of commissioning of the system. Ensure detection and warning system is routinely checked and tested. No warning system speakers provided to workshop area and bathroom at rear of the workshop area.	Noted as an issue within the fire system test logs and contractor to be engaged to provide a baseline test result based on systems. Provide emergency warning speakers in workshop area after doing a system test and noting areas that do not meet compliant dB rating.	Non-Compliance - Statutory	CAP	1	Good	Tamworth_Fire_6	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
4.002	Tamworth Depot	Building 1	Internal	FIRE	Fire Extinguishers	All extinguishers noted as new and in good condition. Extinguishers noted as 2019 manufacture date.	Ensure extinguishers are routinely serviced and checked. Allow for replacement of extinguishers at 5 year mark after they have exceeded their design life cycle.	Non-Compliance - Statutory	CAP	2	New	Tamworth_Fire_8	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	**$ 5,000.00**
4.003	Tamworth Depot	Building 1	Internal	FIRE	Fire Blanket	All blankets appear to be in good condition	Ensure fire blanket in building 1 kitchenette opposite workshop 2 provided with updated testing tag.	WH&S Risk	CAP	3	Good	Tamworth_Fire_2	$ 100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 100.00**
4.004	Tamworth Depot	Building 1	Internal	FIRE	Fire Hose Reel	All hose reels appear to be in good working order and routinely checked. Hose reels manufactured in 2013 and will exceed their design life cycle during the capex reporting period.	Ensure hose reels tested and tagged as per AS 1851-2012 schedule.	Non-Compliance - Statutory	CAP	2	Fair	Tamworth_Fire_1	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000.00	$ -	$ -	$ -	**$ 8,000.00**
4.005	Tamworth Depot	Tamworth 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. Hydrant at the rear of building 1 noted as being within 10m of a none fire rated wall. Ensure this hydrants relocated to 10m away or sufficient fire rating provided in accordance with AS 2419.1-2005 to wall. All hydrant landing valves to be provided with storz couplings and ensure hydrant landing valves are not blocked by parked cars.	Ensure booster complies with AS 2419.1-2005 requirements for maximum and minimum height of suction and booster points from floor. Ensure booster block plan updated to show dual hydrant outlet near building 2. Ensure dual hydrant outlet near building 2 is provided with storz coupling. Ensure dual hydrant outlet near rear of building 1 not blocked by parked cars. Ensure that compliant coverage is still provided should hydrant be moved away from wall..	Non-Compliance - Statutory	CAP	1	Fair	Tamworth_Fire_9 Tamworth_Fire_3	$ 6,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,500.00**
4.006	Tamworth Depot	Building 2	Internal	FIRE	Fire Detection/Alarm Systems/Passive Fire	Mimic panel in good condition and signalling back to main FIP in building 1. BCS report notes fire separation audit	Mimic panel notes fault with network card and this needs to be replaced. Ensure base line test data provided for site. Allow for passive fire audit for the UPS and Main switch board room.	Non-Compliance - Statutory	CAP	2	Fair	Tamworth_Fire_4	$ 2,500.00	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,500.00**
4.007	Tamworth Depot	Building 2	Internal	FIRE	Fire Extinguishers	All extinguishers noted as new and in good condition. Extinguishers noted as 2019 manufacture date.	Ensure extinguishers are routinely serviced and checked. Allow for replacement of extinguishers at 5 year mark after they have exceeded their design life cycle.	Non-Compliance - Statutory	CAP	2	Good	Tamworth_Fire_7	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	**$ 5,000.00**
4.008	Tamworth Depot	Building 2	Internal	FIRE	Fire Hose Reel	All hose reels appear to be in good working order and routinely checked. Hose reels manufactured in 2013 and will exceed their design life cycle during the capex reporting period.	Ensure hose reels tested and tagged as per AS 1851-2012 schedule.	Non-Compliance - Statutory	CAP	2	Fair	Tamworth_Fire_5	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	**$ 4,000.00**
5.001	Tamworth Depot	Building 2	External	HYDRAULIC	Hose Tap	4 x External Hose taps, in good condition	No allowance in this period	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.002	Tamworth Depot	Building 2	Internal	HYDRAULIC	Thermostatic Mixing Valve	TMV valve located within the disabled toilet, in good condition	TMV valve within the disabled toilet, allow for contractor to inspect and confirm testing is undertaken	General	MC/R&M	4	Good		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
5.003	Tamworth Depot	Building 2	Internal	HYDRAULIC	Hot Water System	50 litre hot water system for the disable toilet, in fair condition	Allow to replace in the long term	General	CAP	3	Fair	Tamworth_Hyd_01	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
5.004	Tamworth Depot	Building 2	Internal	HYDRAULIC	Hot Water System	50 litre hot water system for the wash bay at high-level, in fair condition	Allow to replace in the long term	General	CAP	3	Fair	Tamworth_Hyd_02	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	**$ 1,000.00**
5.005	Tamworth Depot	Building 2	External	HYDRAULIC	Hose Tap	Retractable Hose reel located near the gas tanks, in good condition	No allowance in this period	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.006	Tamworth Depot	Building 2	Internal	HYDRAULIC	Deluge Shower	Deluge Shower station within non-flammable store, does not seem to be used.	Deluge Shower system is obstructed and no testing tag. Provide compliant floor waste, provide accessible space and test operational	WH&S Risk	CAP	2	Failed	Tamworth_Hyd_03	$ -	$ 800.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	**$ 1,200.00**
5.007	Tamworth Depot	Building 2	Internal	HYDRAULIC	Eyewash Station	Eye wash station within non-flammable store, testing tag not stamped	allow for certification under R&M	WH&S Risk	MC/R&M	2	Good		$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	**$ 500.00**
5.008	Tamworth Depot	Building 2	Internal	HYDRAULIC	Sink	Stainless steel sink with twin taps in good condition.	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.009	Tamworth Depot	Building 2	Internal	HYDRAULIC	Eyewash Station	Eye wash station within battery bay, testing tag not stamped	allow for certification under R&M	WH&S Risk	MC/R&M	2	Good		$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	**$ 500.00**
5.010	Tamworth Depot	Building 2	Internal	HYDRAULIC	Sink	Stainless steel sink with twin taps in the within battery bay, in good condition.	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
5.011	Tamworth Depot	Building 2	External	HYDRAULIC	Below Ground Tank	Unlabelled below ground tank	Allow for contractor to inspect, integrity test, sampling and signage.	WH&S Risk	CAP	2	Fair		$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
5.012	Tamworth Depot	Building 1	External	HYDRAULIC	Pump Control Panel	Pump control panel, no label it is assumed it is sewer pump system	Allow for contractor to inspect, and provide signage.	WH&S Risk	CAP	2	Fair	Tamworth_Hyd_04	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
5.013	Tamworth Depot	Building 1	External	HYDRAULIC	Hose Tap	3 X External Hose taps, in good condition	No allowance in this period	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.014	Tamworth Depot	Building 1	External	HYDRAULIC	Hose Tap	3 X Retractable Hose reel located near the gas tanks, in fair condition	Allow to replace	General	CAP	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	**$ 3,000.00**
5.015	Tamworth Depot	Building 1	Internal	HYDRAULIC	Hot Water System	Under sink ZIP hot water system, allow to new vents within the current housing cabinet	Allow to replace in the long term	General	CAP	3	Fair	Tamworth_Hyd_05	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	**$ 2,800.00**
5.016	Tamworth Depot	Building 1	Internal	HYDRAULIC	Thermostatic Mixing Valve	4 X TMV valve located within the two disable, male and female toilet, in good condition	Allow for contractor to inspect and confirm testing is undertaken	General	MC/R&M	4	Good		$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
5.017	Tamworth Depot	Building 1	Internal	HYDRAULIC	Hot Water System	Under sink ZIP hot water system, allow to new vents within the current housing cabinet	Allow to replace	General	CAP	3	Fair	Tamworth_Hyd_06	$ -	$ -	$ 800.00	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,800.00**
5.018	Tamworth Depot	Building 1	Internal	HYDRAULIC	Deluge Shower with eye wash	Deluge Shower station within work shop 2.	Deluge Shower system provide testing under R&M	WH&S Risk	MC/R&M	2	Failed	Tamworth_Hyd_07	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	**$ 2,500.00**
5.019	Tamworth Depot	Building 1	Internal	HYDRAULIC	Eyewash Station	Eye wash station within Workshop-2 Left wall, testing tag not stamped	Allow for testing under R&M	WH&S Risk	MC/R&M	2	Failed	Tamworth_Hyd_08	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	**$ 2,500.00**
5.020	Tamworth Depot	Building 1	Internal	HYDRAULIC	Sink	Stainless steel sink within Workshop-2 Left wall with twin taps in good condition.	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.021	Tamworth Depot	Building 1	Internal	HYDRAULIC	Eyewash Station	Eye wash station within Workshop-2 right wall, testing tag not stamped	Allow for testing under R&M	WH&S Risk	MC/R&M	2	Failed	Tamworth_Hyd_09	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	**$ 2,500.00**
5.022	Tamworth Depot	Building 1	Internal	HYDRAULIC	Sink	Stainless steel sink within Workshop-2 right wall with twin taps, in good condition.	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.023	Tamworth Depot	Building 1	Internal	HYDRAULIC	Hot Water System	Over head hot water Zip system in fair condition in the mains lines store	Allow to replace	General	CAP	4	Fair	Tamworth_Hyd_10	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
5.024	Tamworth Depot	Building 1	Internal	HYDRAULIC	Sink	Stainless steel cleaners sink within in the mains store	Allow for cleaning under R&M	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.025	Tamworth Depot	Building 1	External	HYDRAULIC	Rainwater Tank	Polycarbonate water storage tanks	Nil	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.026	Tamworth Depot	Building 1	External	HYDRAULIC	Back Flow Prevention Device (Rpz)	RPZD installed to the rain water harvesting system	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.027	Tamworth Depot	Building 1	External	HYDRAULIC	Pumps	Dual pumps system for rain water system and filtration system	Allow to replace in the long term	General	CAP	4	Fair	Tamworth_Hyd_11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000.00	$ -	$ -	**$ 12,000.00**
5.028	Tamworth Depot	Building 1	External	HYDRAULIC	Filter	Rain water filter system for rain water system	Allow to replace in the long term	General	CAP	4	Fair	Tamworth_Hyd_12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000.00	$ -	$ -	**$ 8,000.00**
6.001	Tamworth Depot	Building 1	All	SUSTAINABILITY	General	Provide economy cycle operation to ducted VRF fan coil units	Provide motorised dampers, upsized ductwork, sensors and controls	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	**$ 100,000.00**
6.002	Tamworth Depot	Building 1	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 in the long term for the site. Estimated cost is based on a 100KW PV system.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ -	$ -	**$ 150,000.00**
6.003	Tamworth Depot	Building 1	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent and halogen light fittings installed throughout Building 1.	Recommend upgrading to LED in the medium to long term.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	**$ 3,000.00**
6.004	Tamworth Depot	Building 2	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout Building 2.	Recommend upgrading to LED in the medium to long term.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,000.00	$ 16,000.00	$ -	**$ 32,000.00**
Total													**$ 49,750.00**	**$ 7,150.00**	**$ 232,500.00**	**$ 70,400.00**	**$ 86,900.00**	**$ 147,650.00**	**$ 127,900.00**	**$ 346,900.00**	**$ 90,900.00**	**$ 484,400.00**	**$ 1,644,450.00**

Appendix C – Block Plans



TAMWORTH DEPOT – BUILDING 1

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REV	DESCRIPTION	DATE	APPV'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

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info@nutbrookgroup.com
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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:

TAMWORTH
BUILDING 1 DIAGRAM

DRAWING STATUS: **SITE PLANS**

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

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

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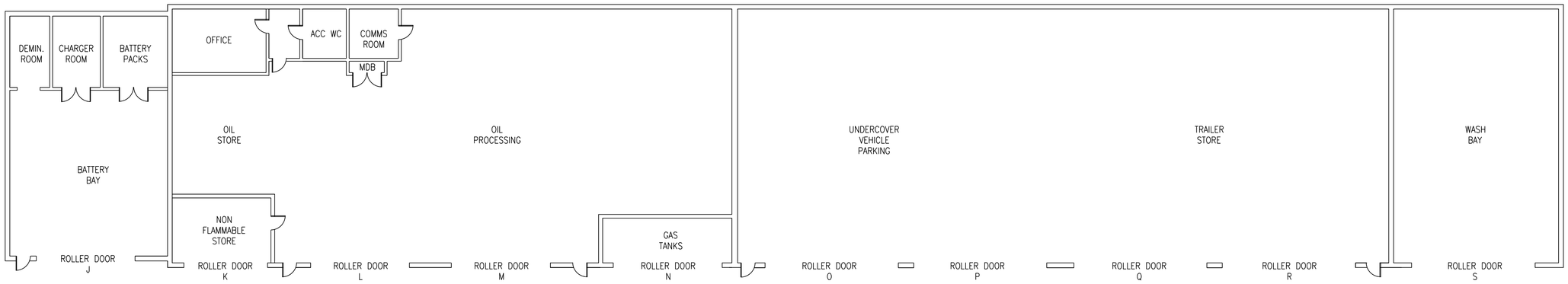

TAMWORTH DEPOT – BUILDING 2

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REV	DESCRIPTION	DATE	APPV'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

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680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
TAMWORTH
BUILDING 2 DIAGRAM

DRAWING STATUS
SITE PLANS

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

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

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

Appendix D - Site Images

Tamworth Depot
Photo Report - Building Services

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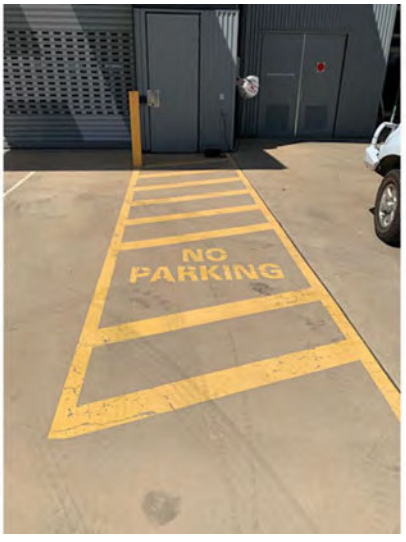
Tamworth_Bld_02.jpg

Tamworth_Bld_03.jpg



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Tamworth_Bld_05.jpg

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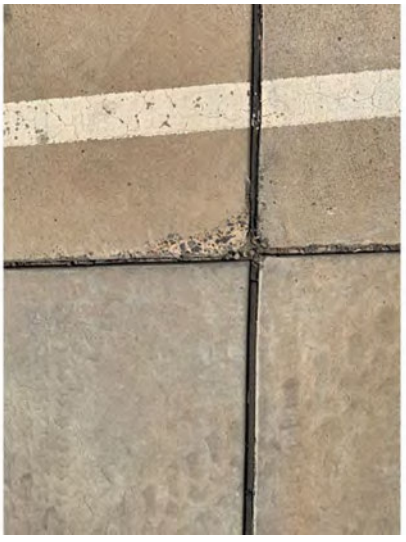
Tamworth_Bld_10.jpg

Tamworth_Bld_11.jpg



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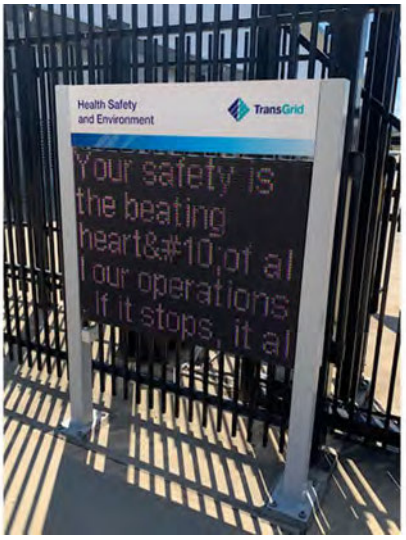

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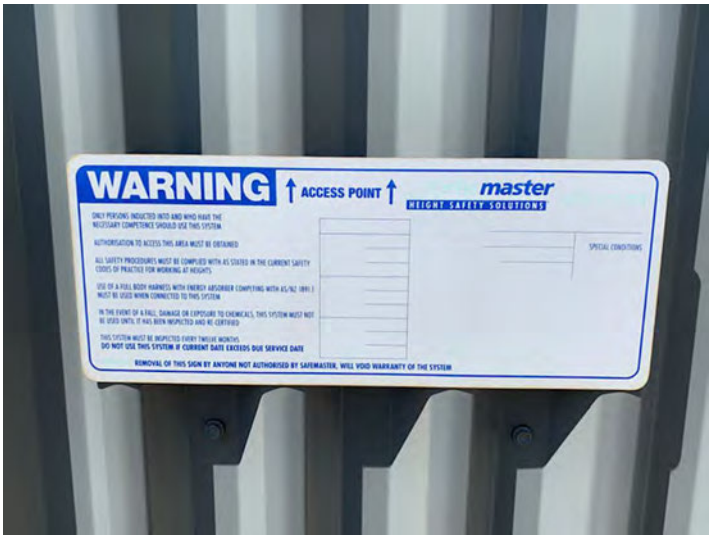

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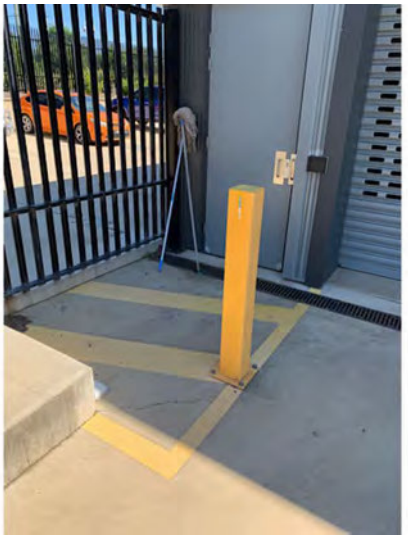

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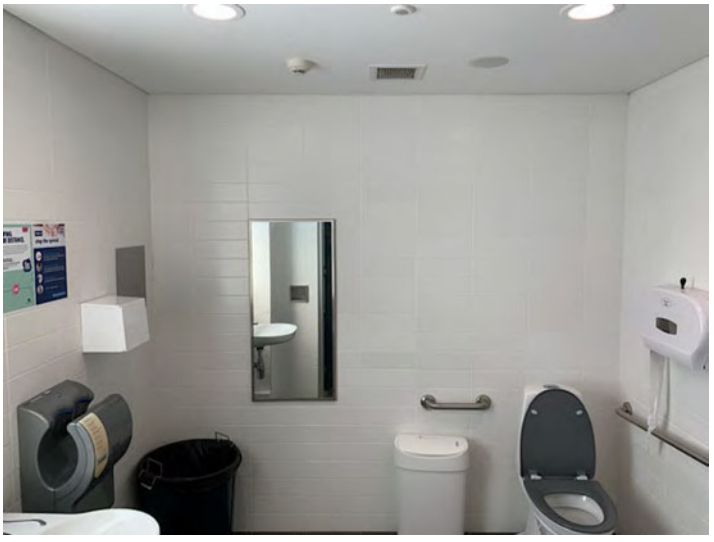
Tamworth_Bld_30.jpg

Tamworth_Bld_31.jpg



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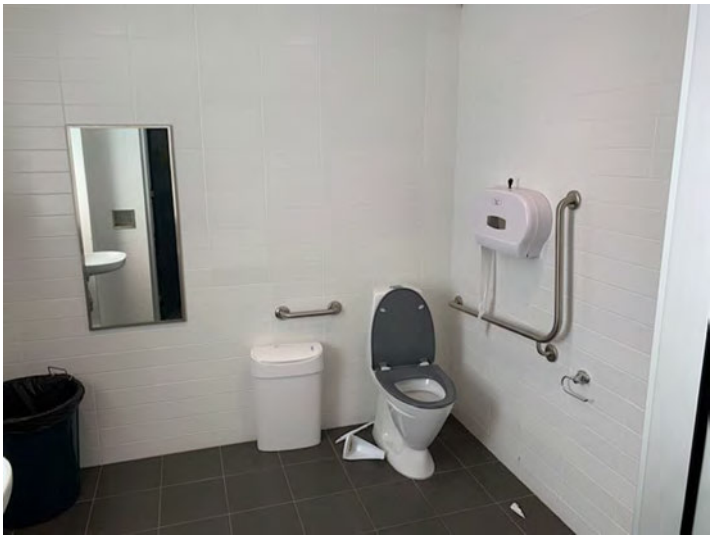

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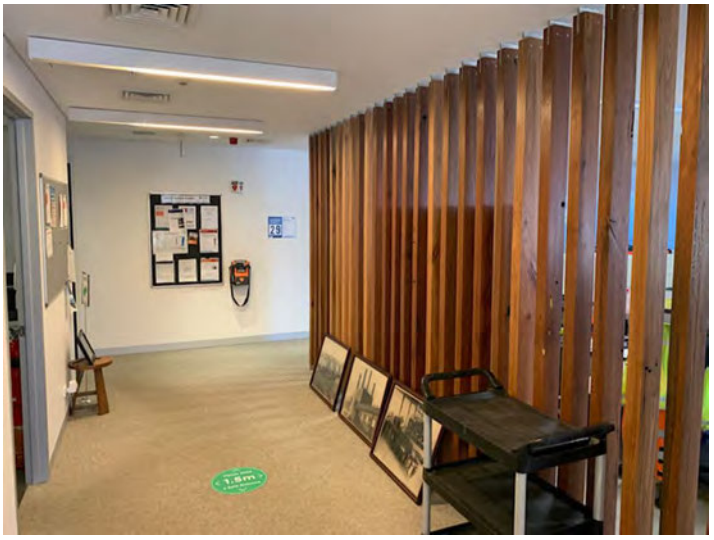

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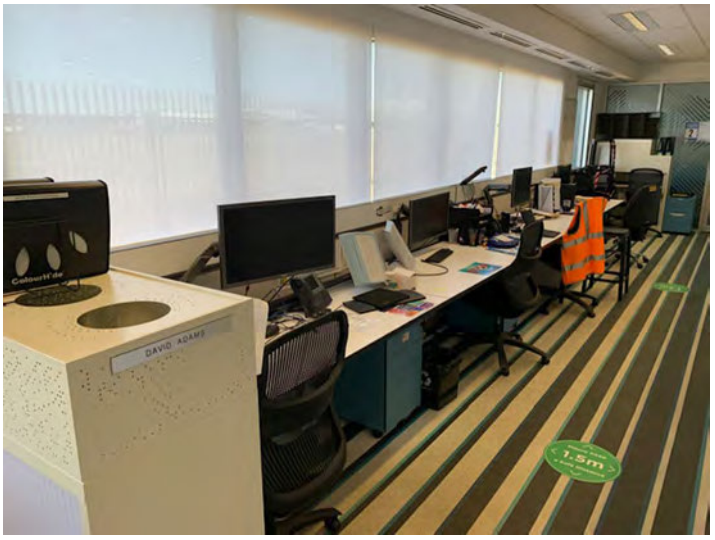

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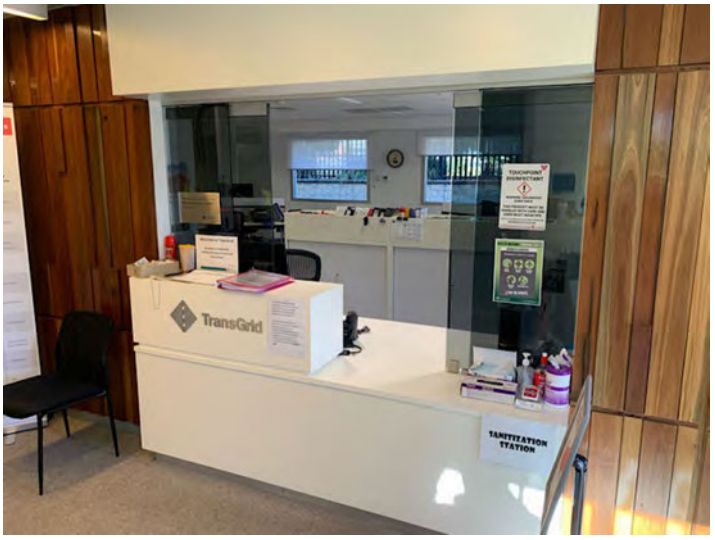

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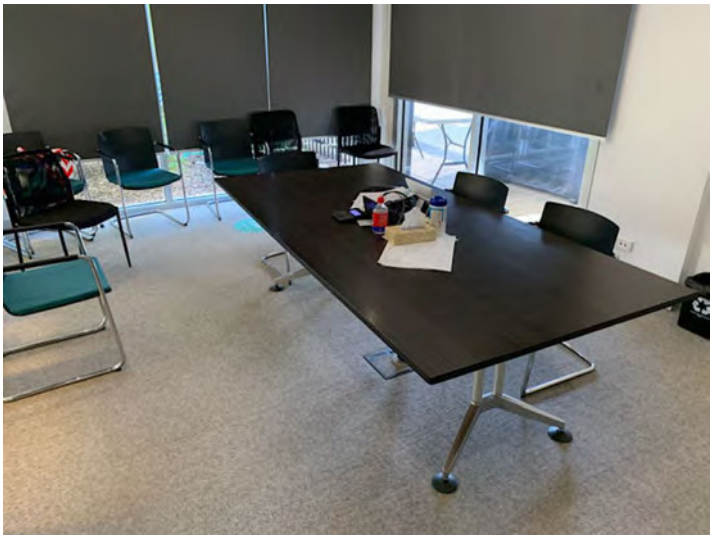

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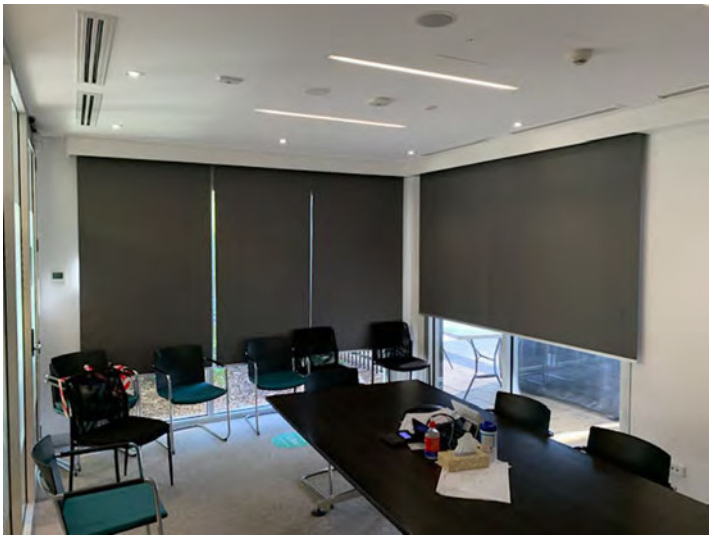

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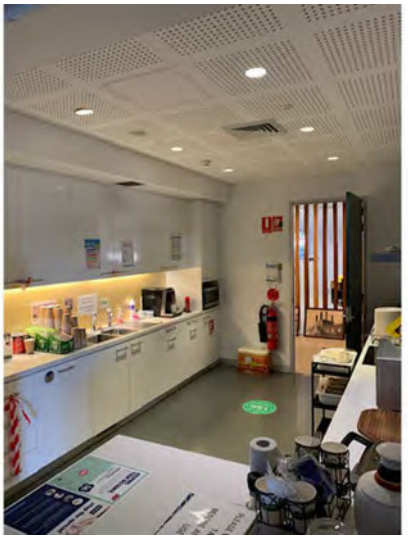

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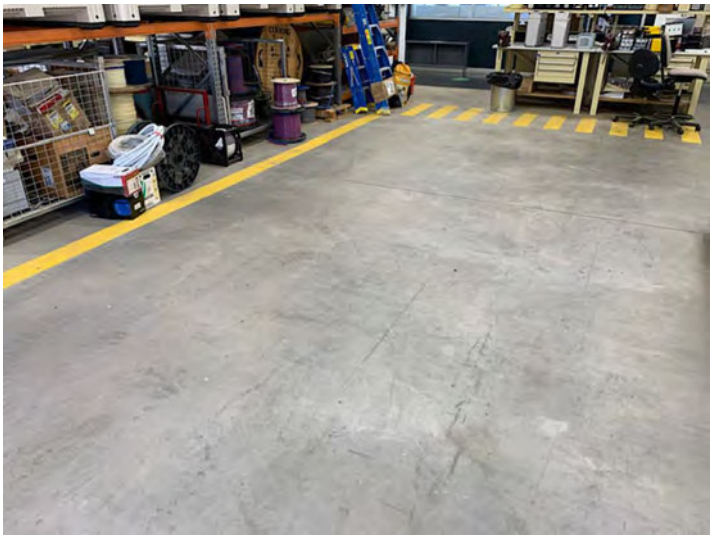

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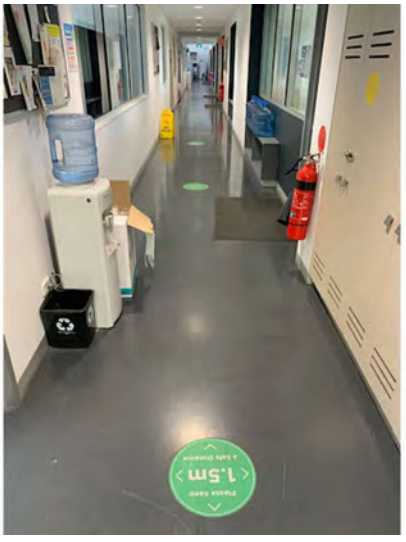

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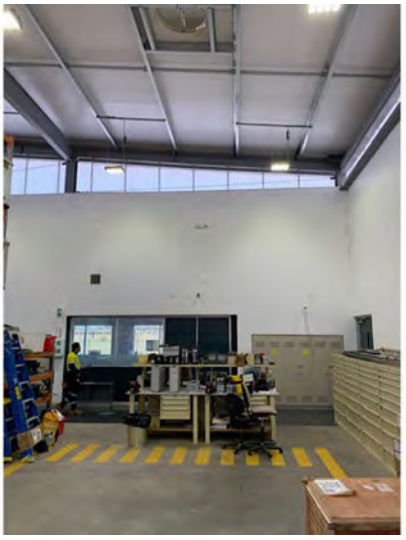

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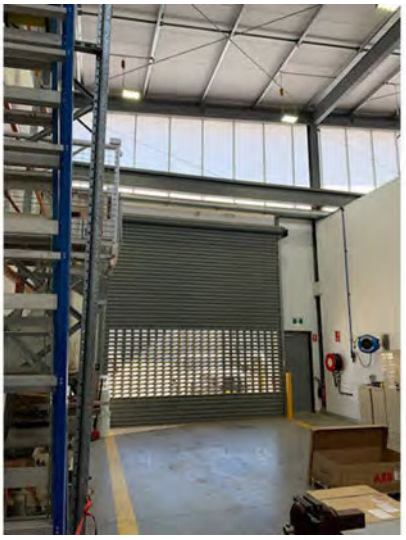

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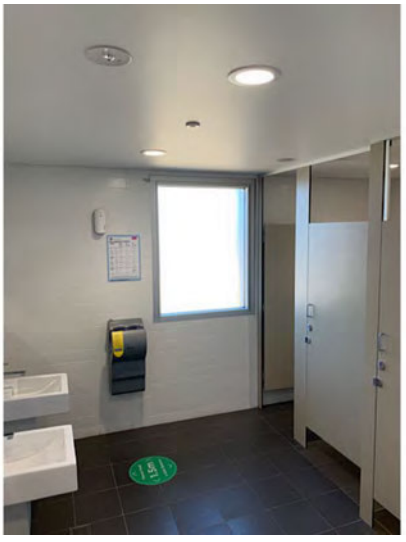

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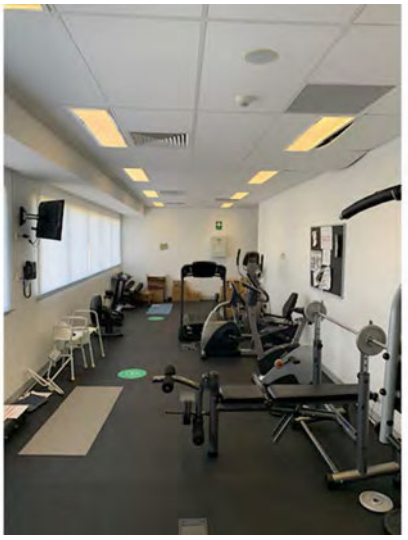

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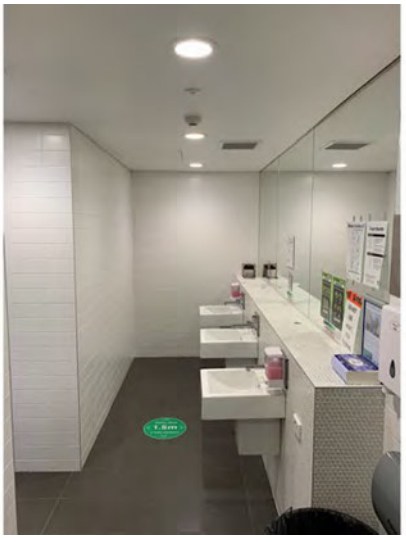

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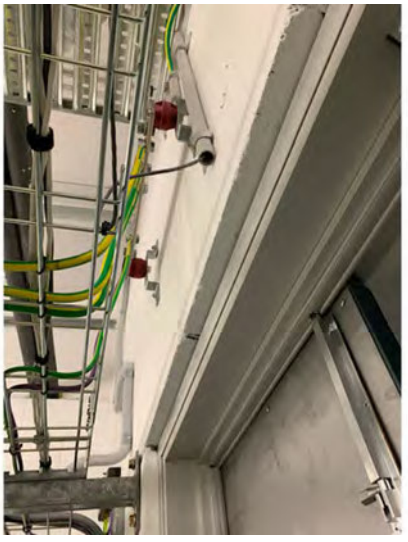
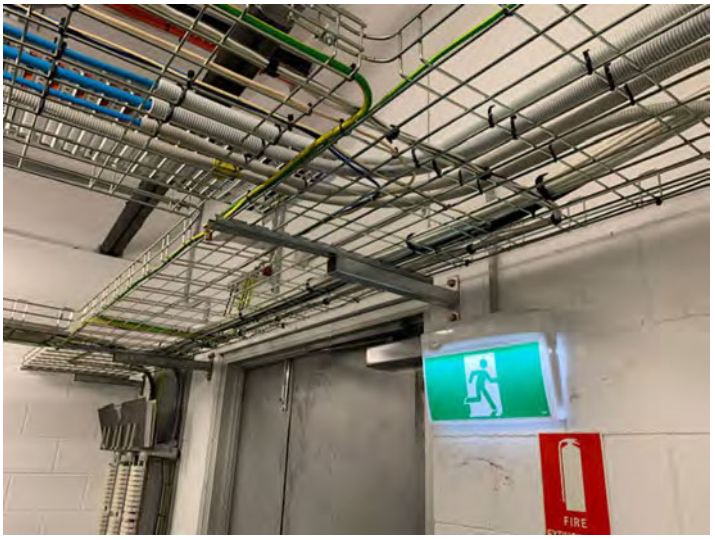


Tamworth_Bld_69.jpg

Tamworth_Bld_70.jpg



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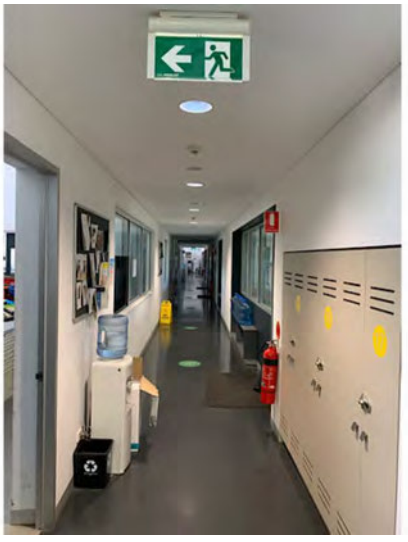
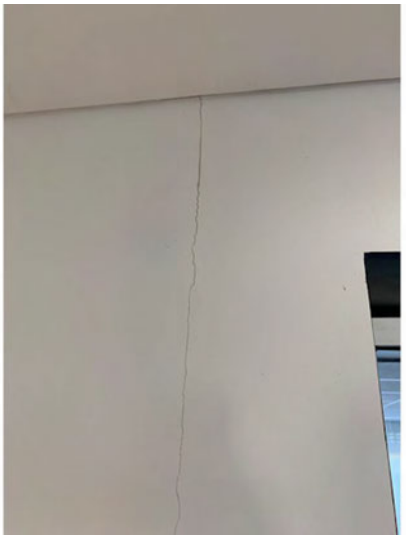
Tamworth_Bld_72.jpg



Tamworth_Bld_73.jpg



Tamworth_Bld_74.jpg

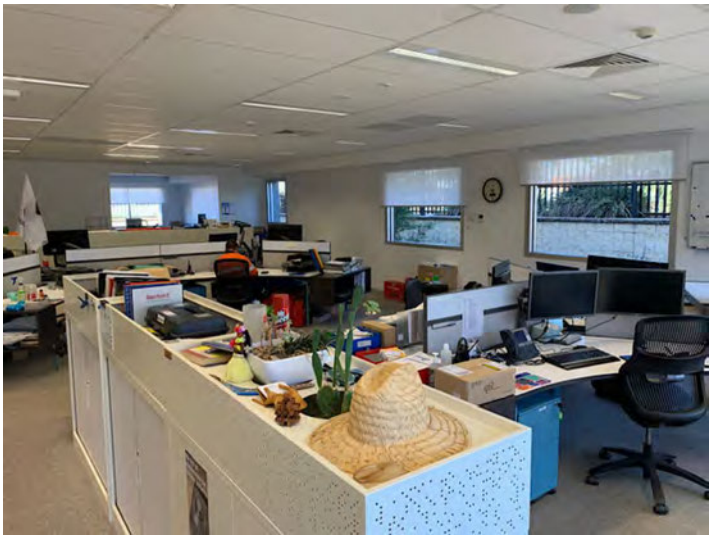
Tamworth_Bld_75.jpg

Tamworth_Bld_76.jpg

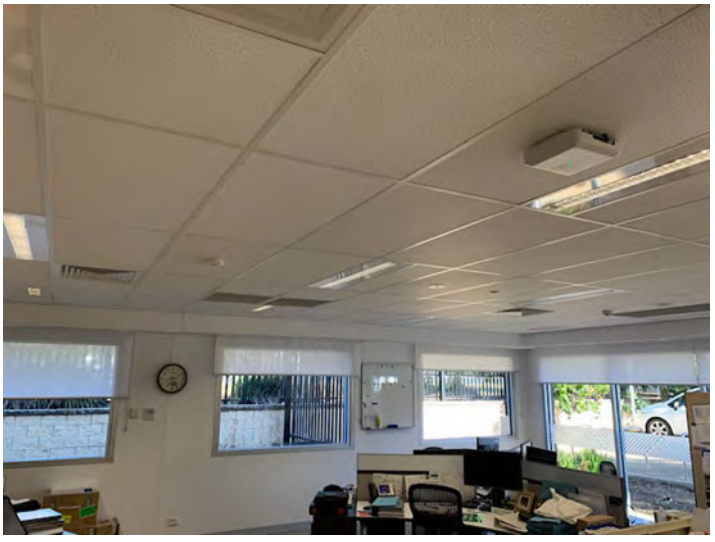
Tamworth_Bld_77.jpg

Tamworth_Bld_78.jpg

Tamworth_Bld_79.jpg



Tamworth_Bld_80.jpg



Tamworth_Bld_81.jpg

Tamworth Depot
Photo Report - Electrical Services

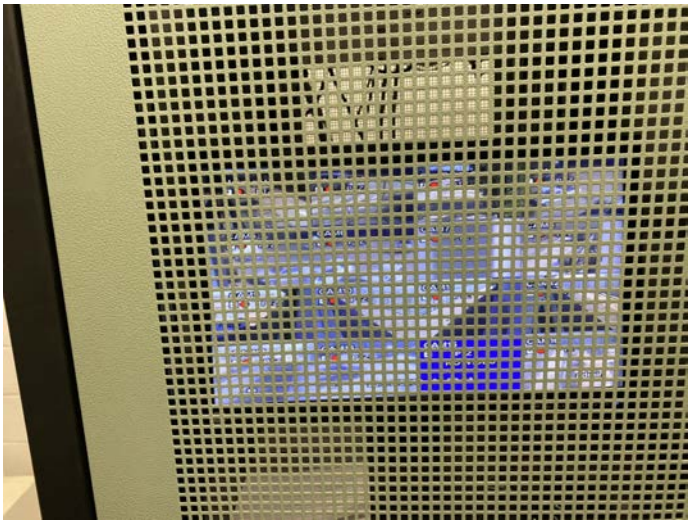
Tamworth_Elec_01.jpg

Tamworth_Elec_02.jpg

Tamworth_Elec_03.jpg

Tamworth_Elec_04.jpg

Tamworth_Elec_05.jpg



Tamworth_Elec_06.jpg

Tamworth Depot
Photo Report - Mechanical Services

Tamworth_Mech_001.jpg

Tamworth_Mech_002.jpg

Tamworth_Mech_003.jpg

Tamworth_Mech_004.jpg

Tamworth_Mech_005.jpg

Tamworth_Mech_006.jpg

Tamworth_Mech_007.jpg

Tamworth_Mech_008.jpg

Tamworth_Mech_009.jpg

Tamworth_Mech_010.jpg

Tamworth Depot
Photo Report - Fire Services

Tamworth_Fire_1.jpg

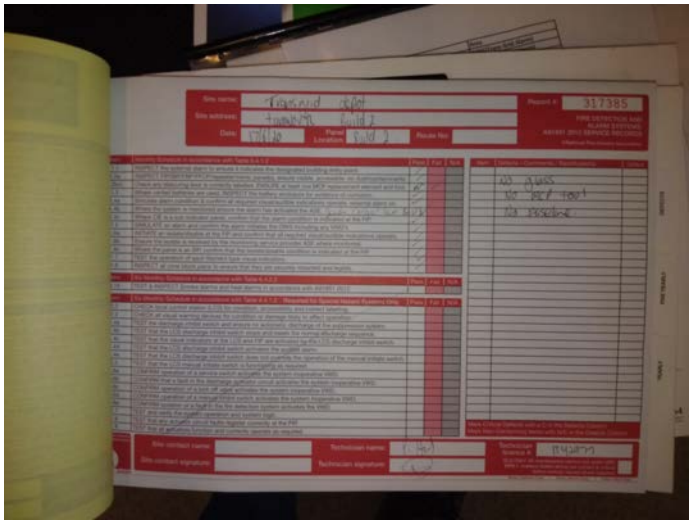
Tamworth_Fire_2.jpg

Tamworth_Fire_3.jpg

Tamworth_Fire_4.jpg

Tamworth_Fire_5.jpg

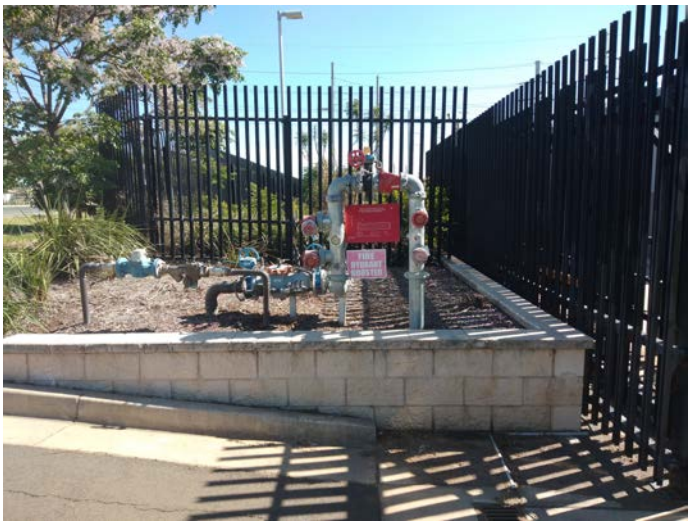
Tamworth_Fire_6.jpg



Tamworth_Fire_7.jpg

Tamworth_Fire_8.jpg

Tamworth_Fire_9.jpg

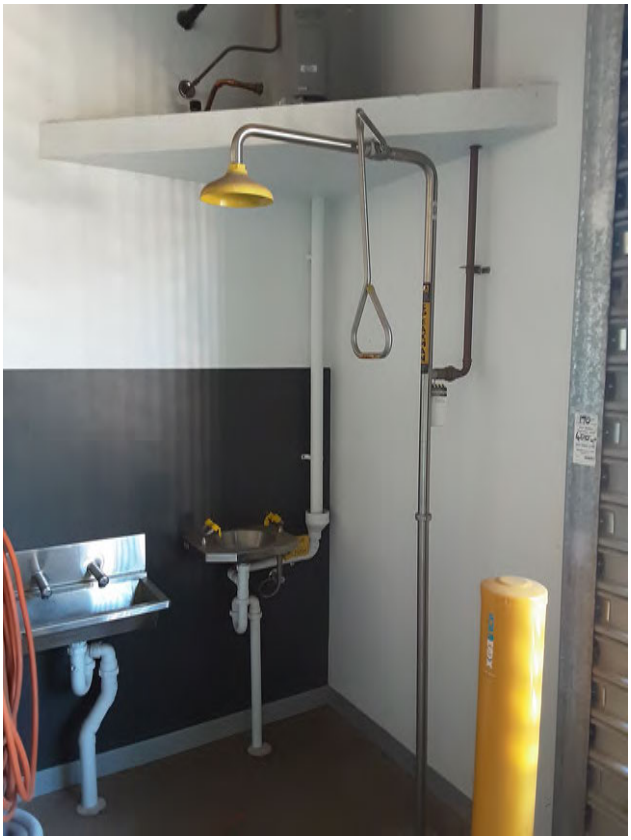


Tamworth Depot
Photo Report - Hydraulic Services

Tamworth_Hyd_001.jpg

Tamworth_Hyd_002.jpg

Tamworth_Hyd_003.jpg



Tamworth_Hyd_004.jpg

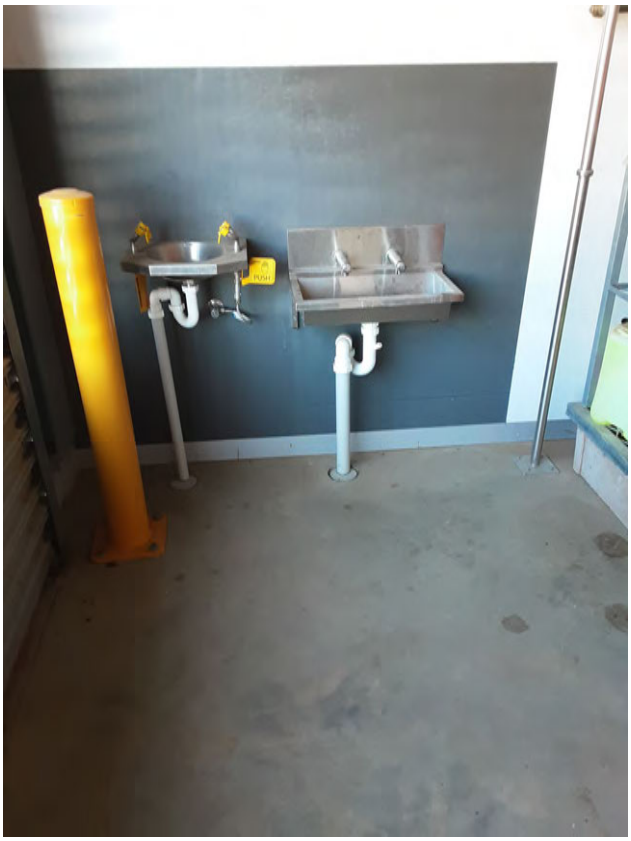
Tamworth_Hyd_005.jpg

Tamworth_Hyd_006.jpg

Tamworth_Hyd_007.jpg

Tamworth_Hyd_008.jpg

Tamworth_Hyd_009.jpg



Tamworth_Hyd_010.jpg

Tamworth_Hyd_011.jpg

Tamworth_Hyd_012.jpg