Building Condition Review and CAPEX Plan

BGIS - TransGrid – Wagga Wagga Regional Depot Centre

11 December 2020

Submission 1.0
Project No. EB1110
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Approvals

Action	Name	Signature	Position	Date
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Reviewed by	Yeuston Gabriel	[redacted]	Director	04 December 2020
Approved by	Ron Philip	[redacted]	Director	11 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 Wagga Wagga 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 with the rectification for a 10-year term.

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

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

1.1 Key Issues Identified

1.1.1 Building Structure and Fabric

- External Concrete Hardstand – Poor condition with surface cracks, deflection, joint spalling etc. Remediation works are recommended in the medium term;
- External Bitumen Road – Poor condition with short term repairs and medium term resurfacing;
- Block A – Timber fascia's are in poor condition requiring replacement in the medium term;
- Block A – Cladding is in poor condition with concrete and spalling requiring replacement in the medium term;
- Block B – Level 1 amenities joinery is in poor condition. We have recommended replacement in the medium term;
- Workshop Building – Metal profiled roof sheeting with sarking, showing damage to the sarking, we have allowed for the low-level roof section to be replaced in the medium term;
- Workshop – Structural frame is in poor condition. We have allowed to paint in the medium term;
- Workshop oil treatment and store located within the Workshop Building – Ceiling contains asbestos allow to remediate in the short to medium term;
- Workshop Building – Roof and guttering is in poor condition. We have made an allowance to replace in the medium term;
- Workshop Building – Cladding and windows are in poor condition as its past its economic life. We have made an allowance to replace in the medium term; and
- Workshop Building - Roller shutters are at the end of their economic life. We have allowed for targeted replacements 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;
- Cooling throughout the site is provided by R22 refrigerant based units. R22 can no longer be imported to the country and as such the market cost for R22 has increased significantly (in the order of $300/kg). Not only are these units at the end of their economic life, but the R&M costs will increase with time should they have a refrigerant leak (i.e. from weathered pipework); and
- The asset register for mechanical services does not capture the outside air fans servicing the fan coil units of the depot office. It is recommended that BGIS confirm the location of outside air fans to confirm compliance of outside air provisions.

1.1.3 Electrical

- The base building distribution board DB-3.6 within the Admin building has reached the end of its expected life cycle. Therefore, we have made a high-level allowance to replace the distribution board in the short term to comply with current safety standards;
- During our inspection it was noted DB schedules were incomplete with limited circuit descriptions, loose screws and rubbish were noted on top of a DB, pole fillers were missing, and a DB panel door was left dismantled on the floor. We have made a high-level allowance to rectify these issues 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;
- Additional exit signage and emergency lighting is required within the workshops building. Therefore, we have made a high-level allowance to rectify this issue in the short term;
- 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;

- Several faulty fluorescent tubes, faulty LED downlight and damaged luminaire were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes and fittings 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 be carried out to confirm if any defects are present and if so, allow to be rectified.

1.1.4 Fire

- Hydrant outlet at ground floor entry in Admin building to be raised to ensure the minimum height off the floor is 750mm to ensure compliance to AS 2419.1-2005. No booster assembly provided for the hydrant system. External hydrant points. All hydrants noted as being within 10m of the building and do not have compliant shielding;
- All hose reels noted as manufactured in 1987 and are over their 15-year design lifecycle for both the administration and workshop building;
- All extinguishers in workshop and Admin building are noted as being manufactured in 2018 and will exceed their 5-year design lifecycle during the 10-year CAPEX period;
- Within the Admin building Ground Floor: speaker is missing in Workshop, Garage and store. Mess Hall is not provided with detection. Confirm original design standard did not nominate detection to be provided throughout the building as detection noted in corridor space. Comms Room not provided with detection or speakers. First Floor to be provided with evacuation plan as none observed. Provide detection within comms Room on First Floor.

1.1.5 Hydraulic

Hot water:

- TMV valves and hot water system are not accessible, confirmation if covered under R&M.

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 reviews of provided documentation. This report and accompanying CAPEX plan will make recommendations for resolving identified issues and 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; (inc. Sewer systems and drainage)
- Plantrooms; and
- Block plans / Single line diagrams of the building's services.

Out of Scope:

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

3. Report Limitations

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

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

- Workshop Building - Linesman Store;
- Workshop Building - Workshop Store;
- Outbuildings; and
- No roof access to all buildings.

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.

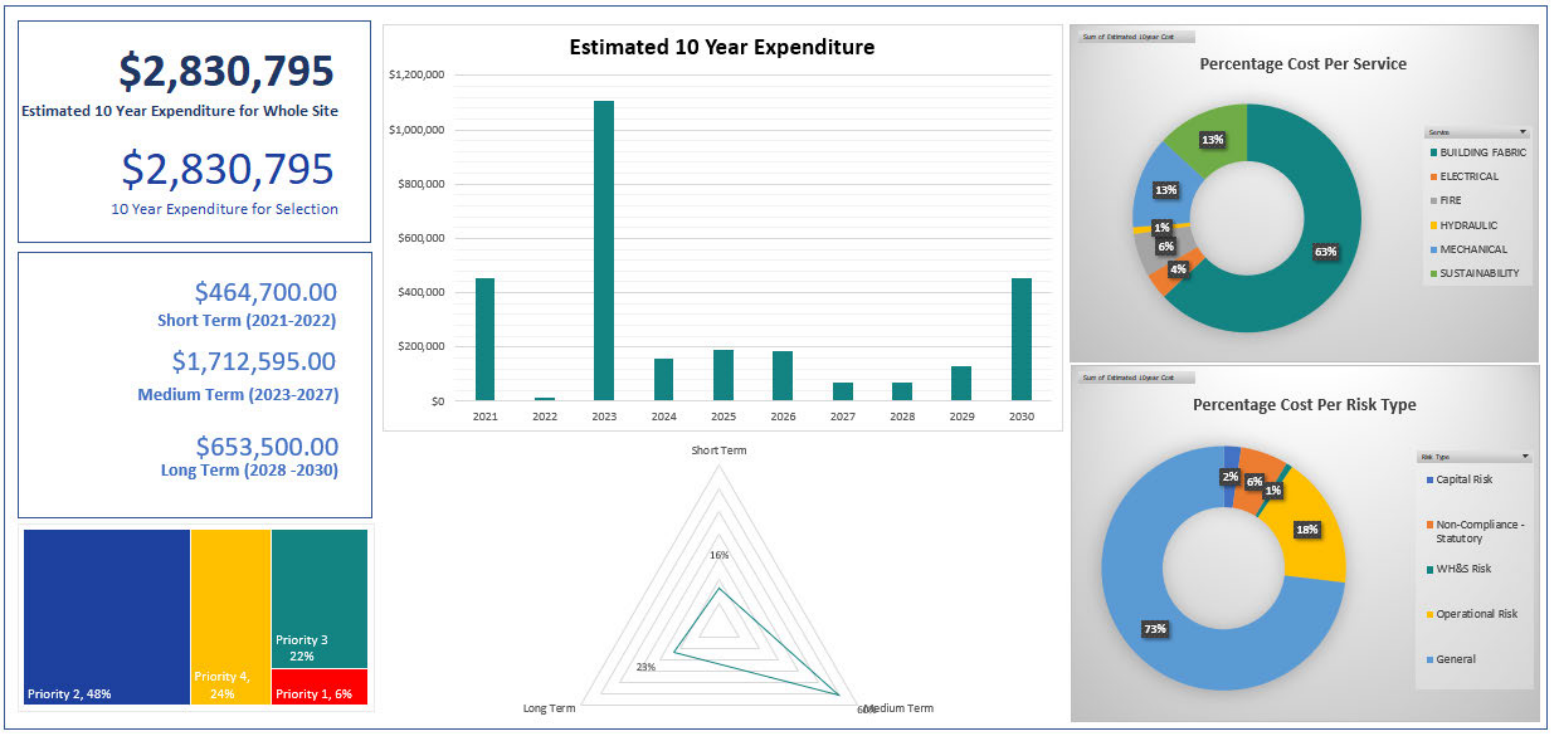
	All services and have been assessed over the following periods in line with budget guidelines:
Short Term	Years 1 to 3 (2021 to 2023)
Medium Term	Years 4 to 8 (2024 to 2028)
Long Term	Years 9 to 10 (2029 to 2030)

	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.



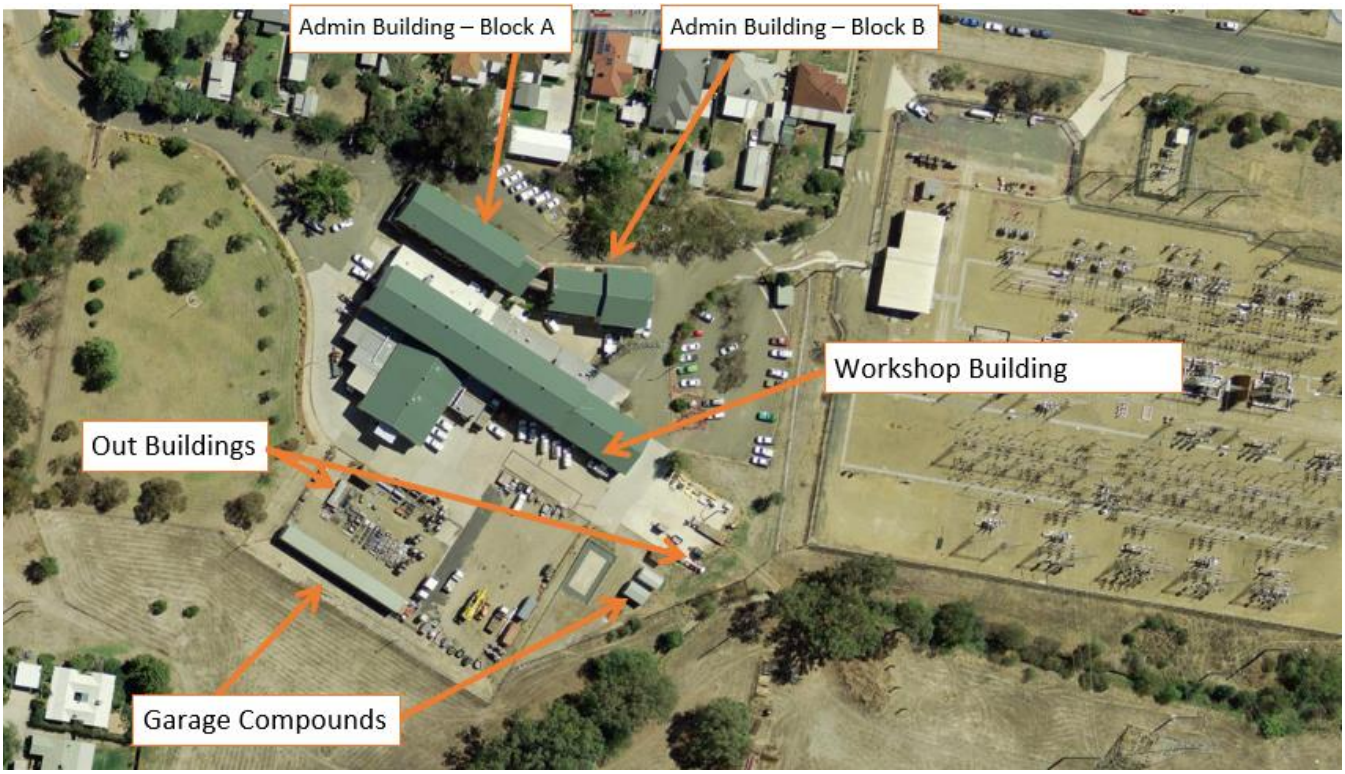
Notes:

- 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 Wagga Wagga Regional Depot and located at 14 Copland Street, Wagga Wagga NSW, approximately 470km south west of Sydney. Inspections for this site were carried out on Thursday the 8th of October and Wednesday the 28th 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.



Wagga Wagga Depot – Image courtesy of Google Earth

The site consists of an of office and mixed-use buildings. Construction date 1955 (provided by BGIS).

Admin Buildings A and B

- Two separate two storey concrete framed buildings interconnected by a walkway on the first floor, constructed with brick walls, painted concrete panels, pebblecrete concrete cladding, metal glazed windows, timber doors and low pitched roofs with metal profile roofing sheets; and
- Internal finishes within the office and training rooms comprise of a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.

Workshop Building

- The Workshop Building is a single storey office and storage building with metal profiled sheet cladding, brick walls, metal glazed windows, timber doors, roller shutter doors and low-pitched roof with metal profiled roofing sheets;

- High bay warehouse workshop facility with steel portal framed construction, metal profiled sheeting with metal glazed windows, brickwork, roller shutter doors and timber access doors; and
- Internal finishes generally comprise exposed surfaces, a combination of floor finishes, painted walls and a combination of ceiling finishes.

Outbuildings / Garage Compound

- Both buildings are a single storey storage facility with steel framed construction, metal profiled sheeting to walls and roof, and roller shutter doors.

6. Inspection Notes & Asset Condition Commentary

6.1 Building Structure and Fabric

6.1.1 Administration Block A and B

External

- The external brick and concrete facades are in poor to fair condition with concrete spalling isolated repairs are required to the concrete panels and pebblecrete concrete cladding;
- The roof coverings are in poor to fair condition, access to the roof was not provided, internal leaks witnessed allowance for roof audit is recommended;
- The external drainage including gutters and downpipes are in are in poor condition with allowance to replace in the medium term;
- The majority of the windows and entrance doors are in good overall condition, allowance to upgrade one (1) window is recommended due to damage; and
- The external façade and pavement required a pressure clean due to its current condition, allowance to clean in the medium term.

Internal

Both buildings comprise a combination of floor coverings including fairfaced concrete, vinyl tile, vinyl sheet, carpet tiles, ceramic tile, a combination of plaster painted walls with coved skirting and a combination of flushed and painted plasterboard ceilings and exposed grid and tile ceilings with either surface mounted or recessed strip light fittings.

Buildings finishes are predominately in good condition throughout having recently been upgraded with only redecoration works envisaged during the reporting period.

We have allowed for air conditioning units to be replaced in the long term due to life expectancy.

The male, female and accessible toilets within the buildings were generally in fair condition, with no major works envisaged in the reporting period. However, the Admin Block B Level 1 WC is in poor condition and an upgrade is recommended in the medium term.

The kitchen and tea point areas were generally in good condition. An allowance has been made for minor painting in the medium term.

6.1.2 Workshop & Offices

External

- Asbestos has been identified externally to the building in several locations, allowance has been made for replacement in the medium term;

- The high bay workshop external metal profiled sheeting is aged and in poor to fair condition. We would recommend replacement in the medium term;
- Roof coverings are aged and in poor condition. Water leaks are evident to the ceiling tiles within the new office space. We have allowed for the low-level roof section to be replaced in the medium term;
- External drainage including gutters and downpipes is generally in poor condition. We recommend replacement in the medium term;
- The windows and entrance doors vary in condition and date back to the original construction date. We have allowed for medium term replacement given their life expectancy. Entry and exit doors are also in poor condition and we have allowed to replace in the medium term; and
- General concrete hardstand is in poor to fair condition, with surface cracks, slab deflection and joint spalling. We have made allowance to repair in the medium term.

Internal

- Asbestos has been identified externally to the building in several locations and should form part of any future management plan;
- Internal finishes to warehouse areas are aged and date back to the original construction. The finishes are basic and suitable for current use;
- The warehouse exposed ceiling finishes are in poor condition and we would recommend replacement in the medium term;
- The single storey partitioned offices to the warehouse floor appear in poor condition, we have allowed for this to be replaced in the medium term;
- The back of house technical services accommodation and storage areas are aged and predominantly not in use. We would recommend modernisation of the workshops/office subject to future use requirements;
- The new open plan office area is generally in good condition with no major CAPEX works forecasted;
- With the exception of the new open plan office, lighting was in poor to fair condition, aged with a number of corroded fittings, missing light diffusers and tubes not working. Current lighting is not energy efficient and would welcome modernisation in the reporting period; and
- Amenities within the building are in poor to fair condition and include typical sanitary fittings including various WCs, urinals, showers and wash basins. We have allowed for refurbishment in the medium term.

6.1.3 Out Buildings & Garage Compound

Generally

- The Garage Compound sheds are generally in good condition with no major works required in the reporting period;

- The external yard areas to the store and Garage Compounds are in poor condition. The Garage Compound is unsealed and in poor condition. We recommend resealing works in the medium term with targeted repairs in the short term; and
- Boundary fencing is generally in poor to fair condition. Isolated repairs and targeted replacement is required to sections of chain link fence around the compound areas.

6.1.4 Key Issues Identified

- External Concrete Hardstand – Poor condition with surface cracks, deflection, joint spalling etc. Remediation works are recommended in the medium term;
- External Bitumen Road – Poor condition with short term repairs and medium term resurfacing;
- Block A – Timber fascia's are in poor condition requiring replacement in the medium term;
- Block A – Cladding is in poor condition with concrete and spalling requiring replacement in the medium term;
- Block B – Level 1 amenities joinery is in poor condition. We have recommended replacement in the medium term;
- Workshop Building – Metal profiled roof sheeting with sarking, showing damage to the sarking, we have allowed for the low-level roof section to be replaced in the medium term;
- Workshop – Structural frame is in poor condition. We have allowed to paint in the medium term;
- Workshop oil treatment and store located within the Workshop Building – Ceiling contains asbestos allow to remediate in the short to medium term;
- Workshop Building – Roof and guttering is in poor condition. We have made an allowance to replace in the medium term;
- Workshop Building – Cladding and windows are in poor condition as its past its economic life. We have made an allowance to replace in the medium term; and
- Workshop Building - Roller shutters are at the end of their economic life. We have allowed for targeted replacements 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. 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 with some units located on the low-level roofs.

Control for the office is provided by local controls throughout. Temperature sensors are distributed throughout the office, however there is no overarching time clock.

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

No forced mechanical outside air provisions were observed.

Exhaust fans provided to the toilets are typically mounted within the glazing and fed from local GPOs.

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

Offices and store rooms within the warehouse building are mainly served by ducted split and wall mounted split AC units. Condensing units are installed along the facades and on the low-level roof tops. The main warehouse area is served by 100% outside air evaporative cooling units installed on roof which are ducted into the space.

6.2.1 HVAC Assets

Admin Building

- 6 x ducted split AC units and condensers (4-off R22, 1-off R410A and 1-off R407C refrigerant based);
- 8 x high-wall split AC units and condensers (3-off R22 and 5-off R410A refrigerant based);
- 2 x cassette AC unit and condenser (Both R410A refrigerant based);
- 1 x VRF system with 7-off cassette fan coil units and 1-off external condenser (R410A based);
- 4 x ventilation fans (all wall mounted);
- 2 x mechanical services switchboard; and
- 1 x window mounted unitary AC unit.

Warehouse

- 4 x ducted split AC units and condensers (all R410A based);
- 7 x high-wall split AC units and condensers (2-off R22 and 5-off R410A refrigerant based);
- 1 x cassette AC unit and condenser (R22 refrigerant based);
- 3 x evaporative pad air unitary units (AKA ‘Swamp Units’); and

- 2 x ventilation fans (wall mounted).

Condition/Description

- Mechanical services appear generally to be in poor to fair condition as most plant has far exceeded its economic life; and
- No mechanical as-built drawings were provided.

6.2.2 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;
- Cooling throughout the site is provided by R22 refrigerant based units. R22 can no longer be imported to the country and as such the market cost for R22 has increased significantly (in the order of $300/kg). Not only are these units at the end of their economic life, but the R&M costs will increase with time should they have a refrigerant leak (i.e. from weathered pipework); and
- The asset register for mechanical services does not capture the outside air fans servicing the fan coil units of the depot office – BGIS to confirm the location of outside air fans to confirm compliance of outside air provisions.

6.2.3 Sustainability

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

Electrical

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

Hydraulic

- Timed flow taps;
- No flush urinals; and
- Provision of rainwater storage and connections to toilet pans and/or urinals.

Mechanical

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

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

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

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

As the site is regional with a relatively small occupancy rate, it is difficult to justify any change 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 any meaningful payback period.
The ideal system arrangement would be that which is installed at the Yass site, which are air-cooled packaged units with economy cycle provisions. As the mechanical plant for Wagga Wagga is already individual DX split units, only L1 of the Admin Building could implement such an approach with its ducted configuration. However, the arrangement of the outside air provisions for L1 is still in doubt as we did not identify these provisions on site.
With the current reduced occupancy, the building would almost certainly benefit from the monitoring of carbon dioxide of the occupied space and reduce energy consumption proportionally.

The efficacy of the evaporative pad units serving the Warehouse remains in question. With large roof ventilators and several large roller doors, the majority of cooling provided to the space will be via exhausting of hot air. As a result, it is likely that the evaporative pad units may not treat the air serving the occupied space as is. Additionally, it is highly

unlikely that the units have meaningful capacity to service the Warehouse/make a noticeable impact, however they would consume a significant amount of water. We would recommend decommissioning them.

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

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 Admin Building

6.3.1.1 Electrical Supply

The Main Switchboard (MSB) for the site is manufactured by ABB and located within the Workshop Building. 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), air circuit breakers (ACBs), amp meters/volt meters, CTs) supplying a number of distribution boards (DBs) within the Workshop and Admin Building.

The MSB appears as new and in excellent condition. However, due to limited information we could not confirm the age of the board and subsequently the years to replacement. Therefore, we recommend that further investigation is carried out to confirm its age and maintain a record of years to replacement.

Furthermore, we advise it is non-compliant with the NSW Service and Installation Rules (SIR) for not having a nameplate indicating the specifications of the board such as board rating, form rating, fault rating, year of manufacturer. Therefore, we recommend a nameplate is provided in accordance with SIR (NSW).

No Power Factor Correction (PFC) unit was connected to the MSB at the time of inspection. Note that installing a power factor correction unit to improve the power factor can maximise current-carrying capacity, improve voltage to equipment, reduce power losses and lower electricity bills. We assume that since no PFC is installed, a minimum of 0.9 PF is achieved.

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

6.3.1.2 Power Services

The Admin Building is currently serviced by four (4) 3-phase, form 1, 160A rated distribution boards sharing lighting and power circuits on single chassis', and two (2) 3-phase, 80A load centres serving power circuits from din rail mounted RCDs and MCBs.

The DB's are manufactured by "NHP" and installed in 2009 as part of an electrical infrastructure upgrade, apart from DB-3.6 which is located on first floor and manufactured by Heinemann. DB-3.6 is the only distribution board which appears to be original to the construction of the building, in poor condition, and whilst providing adequate service to the building is considered to be at the end of its economic lifecycle. Therefore, it would benefit from replacement in the short term to improve safety standards, reduce risk of failures and reduce maintenance costs due to older switchgear.

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

Furthermore, the DB schedules are incomplete with limited descriptions, loose screws and rubbish were noted on top of a DB, pole fillers were missing, and a DB panel door was left dismantled on the floor. Further details can be found in the CAPEX plan.

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 DB's.

6.3.1.3 General Lighting

Interior lighting comprises 2x36W T8 fluorescent luminaires and battens, Recessed T-BAR twin 2x18W T5 fluorescent office luminaires, 2x18W T5 fluorescent battens, LED and compact fluorescent downlights and an LED oyster light.

External areas of the Admin Building are not provided with exterior lighting.

Generally, the lighting appears to be in good condition apart from several faulty fluorescent tubes, faulty LED downlights and a damaged luminaire. Therefore, we recommend that these faulty fluorescent tubes, LED downlight and damaged luminaire are replaced in the short term.

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

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".

Emergency lighting is provided to the Admin Building using low wattage recessed spitfire type fittings.

Emergency lighting test switches have been provided within the DB's 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.

6.3.1.5 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 headend system is located within the DB cupboard on Ground Floor of the Admin Building.

The CCTV system provides basic surveillance to the perimeter of the Admin Building including the carpark and entry gates. The headend system is located within the comms room on First Floor of the Admin Building.

During our walkthrough we found that the monitor for the CCTV system was placed on the floor instead of being secured within the comms rack. We recommend the monitor is removed off the floor and placed within the comms rack to avoid any damages or even trip hazards and subsequent injuries.

6.3.2 Workshop Building

6.3.2.1 Power Services

The Workshop Building is currently serviced by eight (8) 3-phase, form 1, 160A and 250A rated distribution boards sharing lighting and power circuits on single chassis', and one (1) 3-phase, 80A load centre serving power circuits from din rail mounted RCD's.

The DB's are mostly manufactured by "NHP" and installed as part of a 2009 and 2013 electrical infrastructure upgrade apart from DB-1.1.14 which is located within the entry office 1/store and manufactured by Clipsal. DB-1.1.14 is a load centre original to the construction of the building. However, we have no issues to report as RCDs have been provided to protect the power circuits and the enclosure has only faded in colour.

Residual current devices (RCDs) are provided to lighting and power circuits within the DB's and miniature circuit breakers where applicable. 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 to ascertain the current condition of the DB's.

6.3.2.2 General Lighting

Interior lighting comprises recessed T-BAR 2x18W T8 fluorescent office luminaires, 2x18W T5 fluorescent battens, and LED pendant high bays.

External areas of the Workshop Building are not provided with exterior lighting.

Generally, the lighting appears to be in good condition with no visible signs of faulty light fittings.

Lighting control is via 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". However, we note that additional exit signage is required within the workshop area 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 only provided to the office areas, WCs and store rooms within the Workshop Building using low wattage recessed spitfire type fittings. No emergency lighting was found to be installed within the Workshop/Garage Compound area. Therefore, we have made a high-level allowance in the short term to provide additional emergency lights within the Workshop/Garage Compound areas.

Emergency lighting test switches have not been provided within the DB's 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.

There is no CCTV system providing surveillance to the Workshop Building.

6.3.2.5 Roller Doors and Hoist/Cranes

The roller doors within the Workshop Building are operated by 3-phase motors. The manufacturer of the motors and date of installation could not be confirmed due to limited information at the time of the site inspection. We identified that some motors visually appeared to be older than others however, all appeared to be in good condition with no signs of deterioration. We recommend that further investigation is carried out on the motors to confirm the date of installation and subsequently years to replacement.

The crane within the Workshop Building is manufactured by SWF 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.

6.3.3 Key Issues Identified

- The base building distribution board DB-3.6 within the Admin Building has reached the end of its expected life cycle. Therefore, we have made a high-level allowance to replace the distribution board in the short term to comply with current safety standards;
- During our inspection it was noted DB schedules were incomplete with limited circuit descriptions, loose screws and rubbish were noted on top of a DB, pole fillers were missing, and a DB panel door was left dismantled on the floor. We have made a high-level allowance to rectify these issues in the short term;
- Ensure ongoing maintenance of electrical systems – DB's RCD tested in accordance with AS/NZS3760:2010, fluorescent light fittings cleaned and re-lamped, emergency and exit signs tested periodically, security and access control firmware/software updated, resetting of the roller door motors and the crane/hoist motor;
- Additional exit signage and emergency lighting is required within the Workshop Building. Therefore, we have made a high-level allowance to rectify this issue in the short term;
- 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 proposes 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;

- Several faulty fluorescent tubes, faulty LED downlight and damaged luminaire were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes and fittings 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 off Copland Street. This hydrant system is comprised of external single point hydrants located on site and one internal hydrant located within the main Admin Building. 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 is unknown, and there is no booster assembly provided or a block plan to document the date of installation.

The hydrant system comprises one single point hydrant located within the main Admin Building at Ground Floor and multiple external single point hydrant outlets located within the main yard of the premises.

The fire hose reels are located internally within the Admin building and on the external façade of the Workshop Building on site. The hose reels are generally manufactured in 1987 and well passed their design lifecycle expectancy.

6.4.3 Fire Detection and Alarm System

Condition/Description

The detection system consists of a main Fire Panel located in main office reception entry of the main Admin Building. This panel is connected to the detection and warning system in the administration building.

6.4.4 Fire Extinguishers and Blankets

Condition/Description

Fire extinguishers are provided throughout all buildings and are generally manufactured in 2018 and appear to be tested and checked every six months. Fire blankets are provided within the kitchen areas of the buildings and appear to be well maintained.

6.4.5 Key Issues Identified

- Hydrant outlet at the Ground Floor entry in the Admin Building to be raised to ensure the minimum height off the floor is 750mm to ensure compliance to AS 2419.1-2005. There is no booster assembly provided for the hydrant system.

  External hydrant points - All hydrants noted as being within 10m of the building and do not have compliant shielding;

- All hose reels noted as manufactured in 1987 and are over their 15-year design lifecycle for both the Admin Building and the Workshop Building;
- All extinguishers in the Workshop Building and the Admin Building are noted as being manufactured in 2018 and will exceed their 5-year design lifecycle during the 10-year CAPEX period; and
- Within the Admin Building Ground Floor: A speaker is missing in the Workshop, Garage and store and the Mess Hall is not provided with detection. Confirm original design standard did not nominate detection to be provided throughout the building as detection noted in corridor space. Communication room is not provided with detection or speakers. First Floor to be provided with evacuation plan as none observed. Detection should be provided within the comms room on First Floor.

6.5 Hydraulic

The building is comprised of the following hydraulic services:

6.5.1 Cold Water

It is assumed the cold water is supplied from the authority water meter. The site's main meter back-flow prevention device, during our inspection does not appear to be complaint. An allowance for the incumbent contractors to review and confirm has been allowed for.

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

Hot water is supplied from a local electrical heater via hot water storage units that have been used within the building to serve individual kitchenettes and amenities. Local Zip units were also noted within the kitchenettes for drinking water. Thermostatic Mixing Valves (TMVs) have been installed within amenities, it is not clear if all TMVs are serviced under R&M.

The system presents in fair 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 pipe and relief vent pipes to serve the nearby hydraulic fixtures. R&M allowances to clean blocked drains have been allowed for.

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 our visual inspection identified that the system presents in fair condition.

6.5.5 Key Issues Identified

Hot water:

- TMVs and hot water system are not accessible. Confirmation is required to ensure that maintenance is covered under R&M.

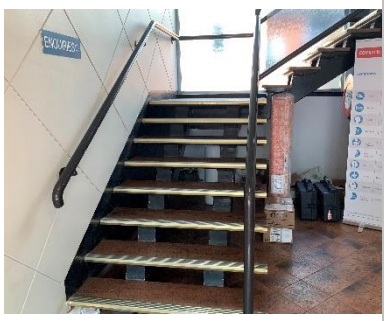
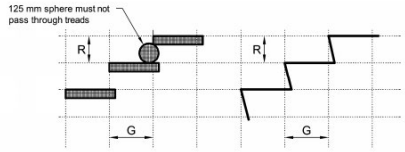
6.6 BCA

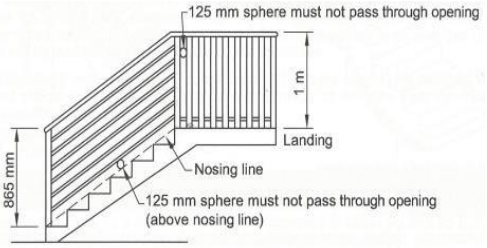
Contemporary standards of construction and performance criteria as enforced in the current Building Codes are continually updated through revisions of the National Construction Code (NCC) and associated reference materials. As a result, the buildings will not satisfy a variety of current standard, a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

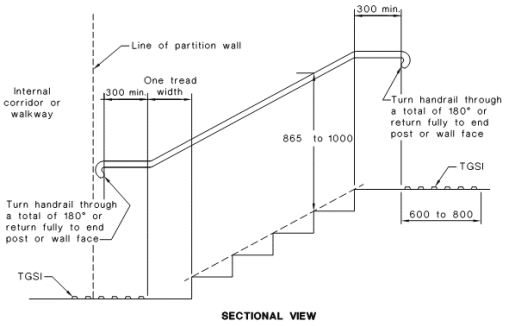
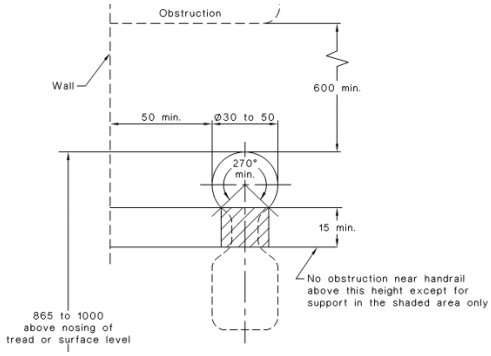
In NSW, the Environmental Planning and Assessment Act 2005 (EP&A Act) does not apply retrospectively to existing buildings, only new construction. This avoids the need for constant improvement of properties to satisfy current standards. However, in cases of existing buildings undergoing alterations and/or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

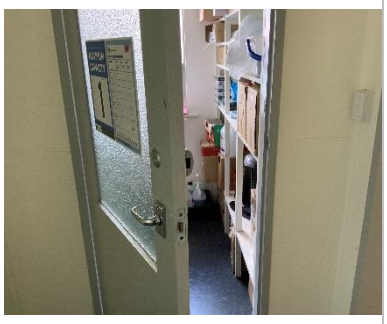
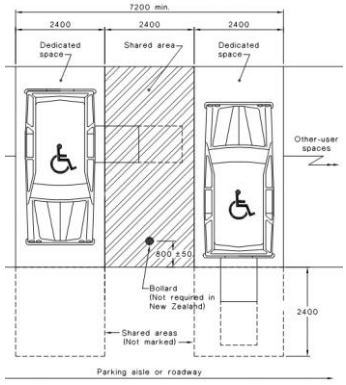
There are a number of items within the buildings where compliance with the current provisions of NCC 2019 would not be met. It should be noted that whilst the building has non-compliances against the current requirements of the BCA, there is no formal requirement to immediately address any of these issues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

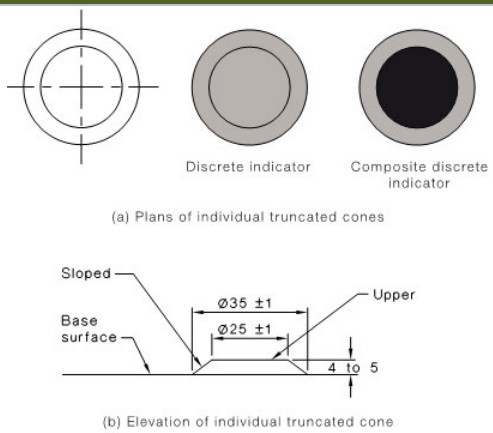
Refer to Appendix A for full BCA Report. The following issues have been identified on site.

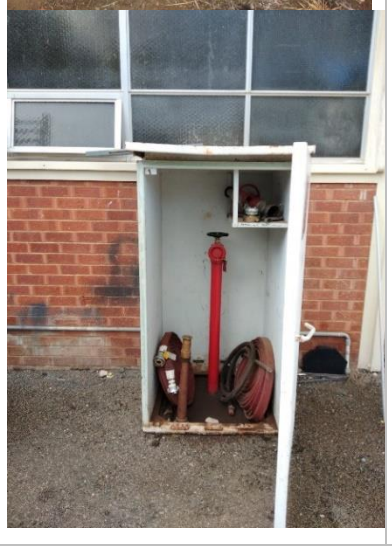
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D2.13	The central stairway in the Administration building has inconsistent risers with some risers exceeding 190mm.  The external stairs have risers exceeding 190mm, gaps exceeding 135mm in the risers and do not have a contrasting nosing. Under AS1428.1 open risers are not permitted	To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586 Riser (R) / Going (G) [2] / Quantity (2R+G) Max / Min / Max / Min / Max / Min Public stairways 190 115 355 250 700 550 Private stairways[1] 190 115 355 240 700 550 

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
2.	D2.16	The balustrade to the external stairs serving level 1 of the administration building has horizontal rails with gaps greater than 125mm. 	Generally, 125mm maximum gap size limits apply between balusters or rails and a 1m minimum height applies, with alternate dimensions permitted in fire isolated stairs and industrial areas. 
3.	D2.17	Handrails are not provided to the external stairway just outside the mess room.	Handrails in accordance with AS1428.1 are required.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		 Handrails to stairways are not compliant with AS1428.1. No handrails are provided to the ramp leading to the workshop building. 	 SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY 
4.	D3.2	Access between the Admin Building and Workshop Building is via a non-compliant ramp which doesn't comply with AS 1428.1. There is no landing provided between the ramp and doorway. 	Ramps complying with AS1428.1-2009 are required with landings provided at the doorway.
5.	D3.3	Access to Level 1 of the Admin building is not provided. The majority of the doors within the Admin Building are less than the minimum 850mm wide. There are no ambulant facilities provided.	A full audit by an access consultant should be undertaken to determine details of non-compliances with AS1428.1. Major modifications would be required to achieve compliance throughout. Level 1 of the Admin Building would require access via a passenger lift.

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

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			 A detailed assessment by an Access Consultant should be undertaken to determine detailed compliance requirements.
9.	E1.3	The hydrant at the main entrance lobby of the Admin Building is lower than 750mm as required under AS2419.1. The signage on the door to the hydrant cupboard doesn't state "FIRE HYDRANT".  External hydrants are located within 10m of the building and are not protected by a fire rated wall 3m high and 2m either side of the hydrant outlet.	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. Hydrant system is to be modified to ensure compliance and fire rated walls constructed to protect the external hydrants from the building they serve.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  	

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
10.	E1.4	There are a couple of external hose reels provided to the Workshop. The cupboard to one hose reel was not able to be opened. Full coverage to the building would not be achieved from the hose reels provided.  	A detailed assessment of the hose reels by the fire services engineer should be undertaken to confirm compliance with AS2441-2005. The cupboard to the hose reel should be repaired. Additional hose reels are to be installed to achieve full coverage in accordance with AS2441.
11.	E4.4 & E4.5	Exit signs and emergency lighting is not provided within the Wash Bay or the Pavilion.	A detailed assessment by the fire services consultant should be undertaken to determine the required emergency lighting and exit signage.

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

The following items were not 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.

Appendix A – BCA Compliance Report

STEVE WATSON
& PARTNERS

TransGrid Depot Audit
40-50 Copland Street, Kooringal
BCA Assessment Report
Report 2020/1879 R6.1

Prepared for TransGrid
December 2020

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Project Contacts

Client: TransGrid
Architect: NA

Revision History

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Date: 30th October 2020
Author: Anthony Ljubicic
Verifier: Peter Tran

Revision No: R6.1 – Clients Comments
Date: 30th October 2020
Author: Anthony Ljubicic
Verifier: Peter Tran

Executive Summary

An audit of the existing Wagga Wagga TransGrid Depot and Office at 40-50 Copland William Street, Kooringal 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:

Admin Block A and B

Building Use:	Class 5
Type of Construction Required	Type C
Rise Storeys:	2
Number of Storeys:	2

Workshop

Building Use:	Class 5 and 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 TransGrid Depot and Office at 40-50 Copland Street, Koorigal 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 8th of October 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 40-50 Copland Street, Koorigal. The site contains 2 separate buildings. There is a two storey administrative building and a single storey workshop building.

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

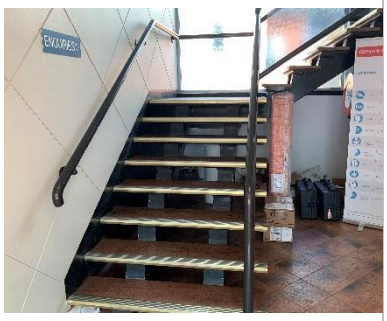
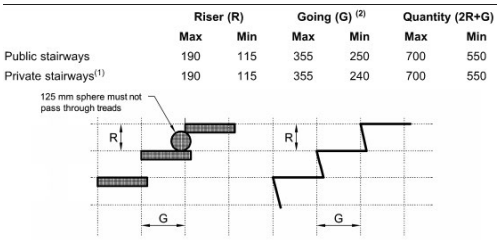
A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.

1. The car parks are on grade and open and as such are not assessed.
2. The administrative building has 2 blocks which are connected via a enclosed link bridge. With the bridge link connection this creates a single building.

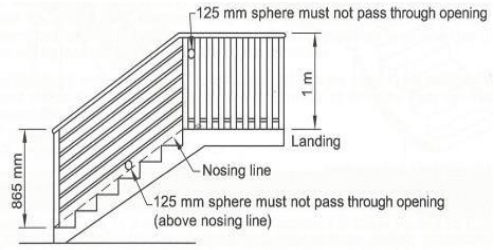
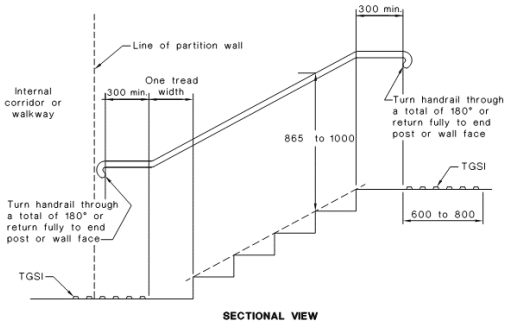
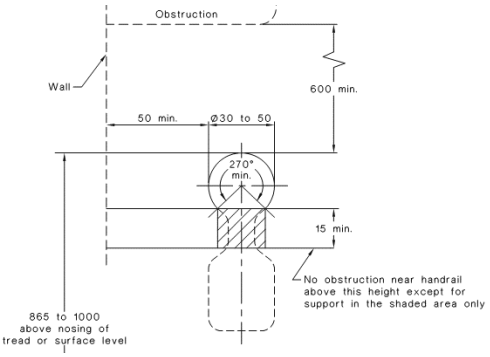
10. Issues Requiring Resolution

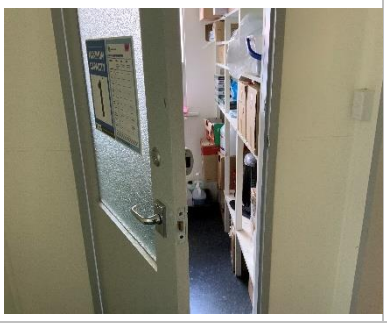
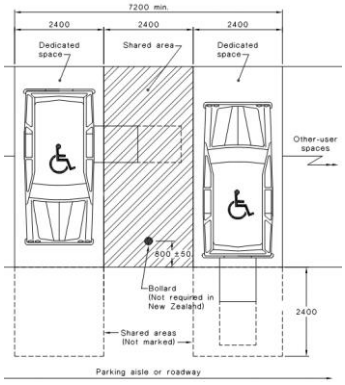
10.1. Issues identified

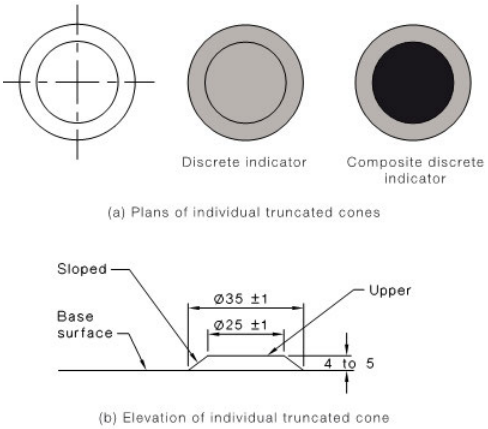
The following issues have been identified on site.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D2.13	The central stairway in the administration building has inconsistent risers with some risers exceeding 190mm.  The external stairs have risers exceeding 190mm, gaps exceeding 135mm in the risers and do not have a contrasting nosing. Under AS1428.1 open risers are not permitted 	To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586  125 mm sphere must not pass through treads R G R G

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

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
2.	D2.16	The balustrade to the external stairs serving level 1 of the administration building has horizontal rails with gaps greater than 125mm. 	Generally, 125mm maximum gap size limits apply between balusters or rails and a 1m minimum height applies, with alternate dimensions permitted in fire isolated stairs and industrial areas. 
3.	D2.17	Handrails are not provided to the external stairway just outside the mess room.  Handrails to stairways are not compliant with AS1428.1, No handrails are provided to the ramp leading to the workshop building. 	Handrails in accordance with AS1428.1 are required  FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY 
4.	D3.2	Access between administration building and workshop building is via a non-compliant ramp which doesn't comply with AS 1428.1. There is no landing provided between the ramp and	Ramps complying with AS1428.1-2009 are required with landings provided at the doorway.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		doorway. 	
5.	D3.3	Access to level 1 of the administration building is not provided. The majority of the doors within the administration building are less than the minimum 850mm wide. There are no ambulant facilities provided. 	A full audit by an access consultant should be undertake to determine details of non-compliances with AS1428.1. Major modifications would be required to achieve compliance throughout. Level 1 of the administration building would require access via a passenger lift.
6.	D3.5	No accessible parking space is provided	At least 1 accessible parking space in accordance with AS/NZS 2890.6 – 2009 is required to be provided. 
7.	D3.6	Signage to the accessible toilet is provided but there is no braille exit signage provided to the exit doors	Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**". 

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
8.	D3.8	TGSI's are not provided to stairs or ramps	Tactile indicators are to be provided to all stairways and ramps in accordance with sections 1 and 2 of AS/NZS 1428.4.1  A detailed assessment by an Access Consultant should be undertaken to determine detailed compliance requirements
9.	E1.3	The hydrant at the main entrance lobby of the administration building is lower than 750mm as required under AS2419.1. The signage on the door to the hydrant cupboard doesn't state "FIRE HYDRANT"  External hydrants are located within 10m of the building and are not protected by a fire rated wall 3m high and 2m either side of the hydrant outlet.	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. Hydrant system is to be modified to ensure compliance and fire rated walls constructed to protect the external hydrants from the building they serve.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  	
10.	E1.4	There are a couple of external hose reels provided to the workshop. The cupboard to one hose reel was not able to be opened. Full coverage to the	A detailed assessment of the hose reels by the fire services engineer should be undertaken to confirm compliance with AS2441-2005.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		building would not be achieved from the hose reels provided.  	The cupboard to the hose reel should be repaired. Additional hose reels are to be installed to achieve full coverage in accordance with AS2441.
11.	E4.4 & E4.5	Exit signs and emergency lighting is not provided within wash bay or pavilion	A detailed assessment by the fire services consultant should be undertaken to determine required emergency lighting and exit signage.

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

The following items have not be 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	This would not be considered a significant issue and would not require any rectification work. Any new materials would need to comply.

Item	DTS Clause	Description	Note
		materials would need to be obtained to confirm compliance.	

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

14. BCA 2019 – Clause by Clause Assessment

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

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

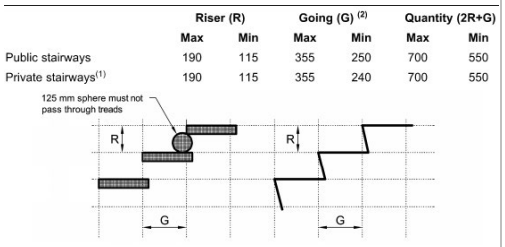
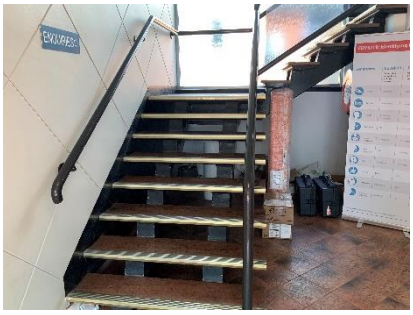
Clause	Description	Comment	Status
C1.10	**Fire hazard properties** *(NSW variation for Entertainment Venues)* Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C1.10.	Compliance is unable to be determined via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

Clause	Description	Comment	Status
C2.10	**Separation of lift shafts**		N/A
C2.11	**Stairways and lifts in one shaft**		N/A
C2.12	**Separation of equipment** Two-hour fire enclosure is required for: ▪ lift motor rooms ▪ emergency generators sustaining emergency equipment operating in emergency mode ▪ central mechanical smoke control plant ▪ boilers ▪ a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.	The comms rooms contain are number of UPS. Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.	No issues identified
C2.13	**Electrical supply system** Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults.	The electrical distribution room appears to be fire rated. The door appears to be a fire door but is not tagged. The room only needs to be fire separated if it contains the main switch room which sustains emergency equipment.	No issues identified
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

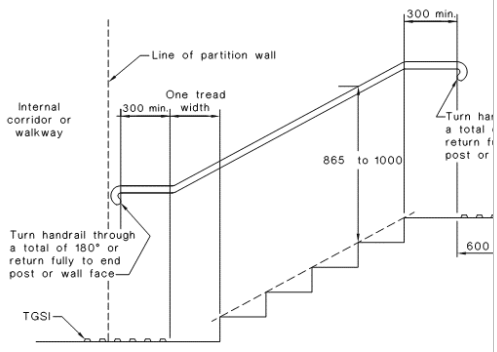
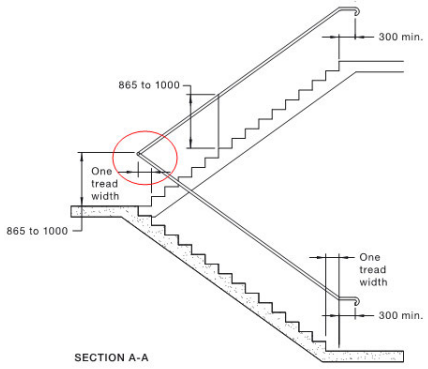
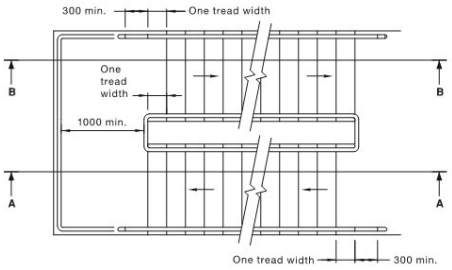
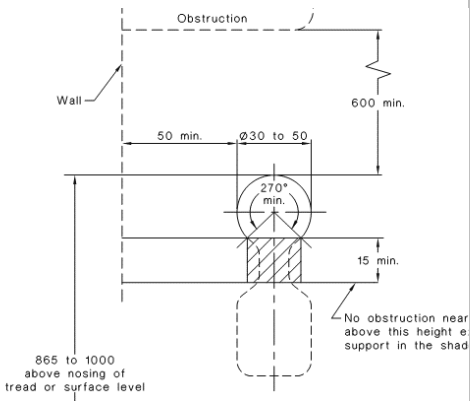
Clause	Description	Comment	Status
	wall wetting sprinklers used with doors that are self-closing or automatic closing, or -/60/30 self-closing or automatic closing fire doors. Other openings, excluding voids, to be protected with internal or external wall wetting sprinklers or construction having an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

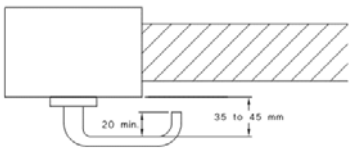
Clause	Description	Comment	Status
	to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.		
D1.5	**Distance between alternative exits** The following travel distance limits apply: • ≤ 20m to a single exit or to a point of choice to alternative egress paths, and • ≤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

Clause	Description	Comment	Status
	depth.		
Part D2 – Construction of Exits			
D2.1	**Application of Part** *(NSW variation for Entertainment Venues)*		Noted
D2.2	**Fire-isolated stairways and ramps** Fire resisting shafts must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage or impair the fire resistance of the shaft		N/A
D2.3	**Non-fire-isolated stairways and ramps**		N/A
D2.4	**Separation of rising and descending stair flights**	No issues identified	Complies
D2.5	**Open access ramps and balconies**		N/A
D2.6	**Smoke lobbies**		N/A
D2.7	**Installations in exits and paths of travel** Electrical meters and motors, distribution boards and telecommunication boards must not be accessed from fire isolated exits and, if located in corridors leading to exits, should occur in non-combustible or fire protective smoke sealed enclosures. No openings to ducts conveying hot products of combustion permitted in required exits. Gas or fuel services not permitted in required exits. Electric or services equipment in paths of travel to exits must be within a non-combustible and smoke sealed enclosure.	Install non-combustible linings to the internal walls, ceiling and doors of relevant cupboards and install smoke seals to the doors.	No issues identified
D2.8	**Enclosure of space beneath stairs and ramps** The space below non fire-isolated stairs must not be enclosed to form a cupboard or similar enclosed space unless the enclosing walls have an FRL of not 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**	The central stairway in the administration	Does Not

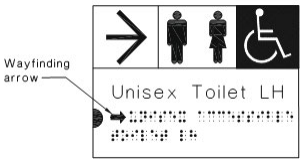
Clause	Description	Comment	Status
	To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D2.14 when tested in accordance with AS 4586  Riser (R) / Going (G) [2] / Quantity (2R+G) Max / Min / Max / Min / Max / Min Public stairways: 190 / 115 / 355 / 250 / 700 / 550 Private stairways[1]: 190 / 115 / 355 / 240 / 700 / 550 	building has inconsistent risers with some risers exceeding 190mm.  The external stairs have risers exceeding 190mm, gaps exceeding 135mm in the risers and do not have a contrasting nosing. Under AS1428.1 open risers are not permitted 	Comply
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		No issues identified
D2.15	**Thresholds** Steps should not occur at doorways without a threshold landing except as follows:	Note that where access for people with disabilities is required it is not permitted to have a step at the threshold of a doorway	No issues identified

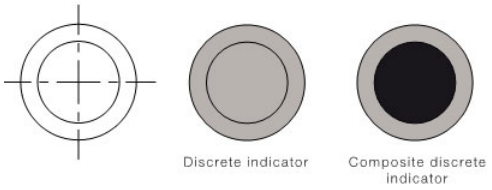
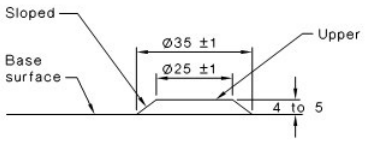
Clause	Description	Comment	Status
	▪ In a building required to be accessible and the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1, • Or in any other case a single 190mm step is permitted at doors leading to the exterior.		
D2.16	**Barriers to prevent falls** Requirements apply to the provision and design of barriers at locations where a person could fall 1m or more.	The balustrade to the external stairs serving level 1 of the administration building has horizontal rails with gaps greater than 125mm. 	Does not comply
D2.17	**Handrails** Handrails to exits including parts of fire isolated exit serving an area required to be accessible to people with disabilities must comply with Clause 12 of AS1428.1, viz: • Handrails not to obstruct circulation space • 30-50mm diameter • 865-1000mm above nosing line of stairs • 865-1000mm above ramps and landings • Consistent height throughout • 50mm grip clearance and no obstructions to handhold • Continuous at internal (return) landings • Provided with handrail extensions and 180 degree curled ends	Handrails are not provided to the external stairway just outside the mess room.  Handrails to stairways are not compliant with AS1428.1, No handrails are provided to the ramp leading to the workshop building. 	Does not comply

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

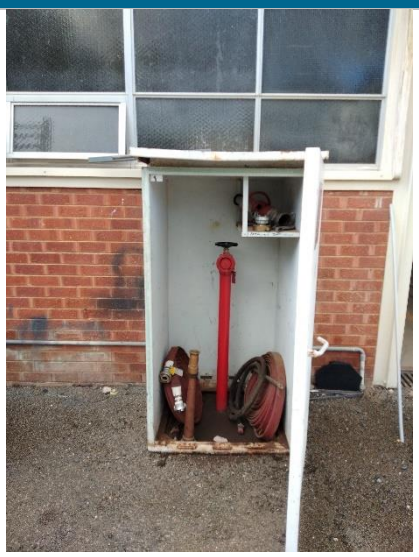
Clause	Description	Comment	Status
	machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.		
D2.19	**Doorways and doors** Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.		No issues identified
D2.20	**Swinging doors** Defined exit doors that serve a part of a building with a floor area over 200m^2 must swing outward in the direction of exit travel. Must not encroach more than 500mm into the required width of the stair or 100mm when fully open and swing in the direction of travel.		Complies
D2.21	**Operation of latch** Exit doors should be provided with "free handle" egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip "D" pull handles with 35-45mm hand clearances.  (a) Isometric view  (b) Plan view		No issues identified
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 building and pavilion	Noted
D3.2	**Access to buildings** External access to the building for people with a disability must be provided:	Access between administration building and workshop building is via a non-compliant ramp which doesn't comply with AS 1428.1. There is no landing provided between the	Does not comply

Clause	Description	Comment	Status
	• 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.	ramp and doorway. 	
D3.3	**Parts of the building to be accessible** All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability. Every ramp, except a fire isolated ramp, must comply with Clause 10 if AS 1428.1. Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1. Access ways must have passing spaces and turning spaces complying with AS 1428.1. A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m². Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.	Access to level 1 of the administration building is not provided. The majority of the doors within the administration building are less than the minimum 850mm wide. There are no ambulant facilities provided 	Does not comply
D3.4	**Exemptions** Certain areas may not need to be accessible if the area is deemed inappropriate because of the particular use or the area would pose a health or safety risk for people with disabilities.		Noted
D3.5	**Accessible carparking** The accessible parking spaces must comply with AS/NZS 2890.6 – 2009. 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 accessible parking space is provided	Does not comply
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	Signage details must be in accordance with AS1428.1 - 2009 and Specification D3.6 of the BCA. Signage to the accessible toilet is provided but there is no braille exit signage provided	Does not comply

Clause	Description	Comment	Status
	accessible sanitary facility and space with a hearing augmentation system. Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**".  Signage must be provided within a room containing hearing augmentation identifying the type of hearing augmentation, the area covered in the room and if receivers are being used and where the receivers can be obtained. Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.    Where the pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance. Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.	to the exit doors.	
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	TGSI's are not provided to stairs in accordance with AS1428.4.1.	Does not comply

Clause	Description	Comment	Status
	○ an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1  (a) Plans of individual truncated cones  (b) Elevation of individual truncated cone		
D3.9	**Wheelchair seating spaces in Class 9b assembly buildings**		N/A
D3.10	**Swimming pools**		N/A
D3.11	**Ramps**		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 hydrant at the main entrance lobby of the administration building is lower than 750mm as required under AS2419.1. The signage on the door to the hydrant cupboard doesn't state "FIRE HYDRANT"	Does not comply

Clause	Description	Comment	Status
		 External hydrants are located within 10m of the building and are not protected by a fire rated wall 3m high and 2m either side of the hydrant outlet.  	

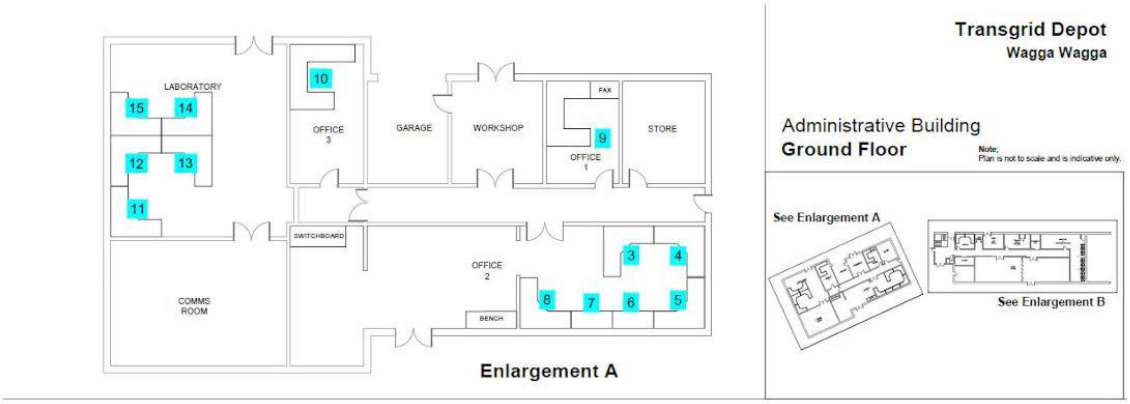
Clause	Description	Comment	Status
			
E1.4	**Fire hose reels** Under the current BCA the building requires a Fire hose reel coverage to AS2441-2005. The fire schedule identifies that the hose reel system is installed to AS2441 – 1998. Note: Fire hose reels not required to: - ▪ Class 2, 3, 4, 5 and 9c buildings; ▪ Class 8 electricity network substations;	Hose reels are not required to Class 5 buildings. There are a couple of external hose reels provided to the workshop. The cupboard to one hose reel was not able to be opened. Full coverage to the building would not be achieved from the hose reels provided. 	Does not comply

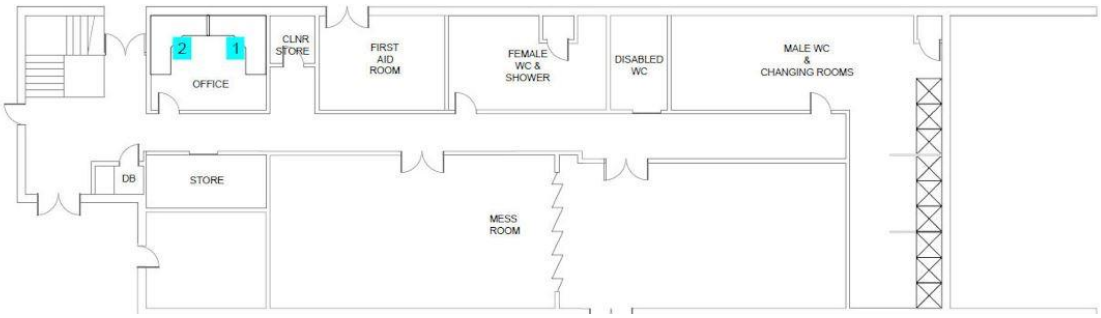
Clause	Description	Comment	Status
		 A detailed assessment of the hose reels by the fire services engineer should be undertaken to confirm compliance with AS2441-2005.	
E1.5	**Sprinklers**	A sprinkler system is not required nor installed to the premises	N/A
E1.6	**Portable fire extinguishers** Portable Fire Extinguishers are required be installed to Table E1.6 and AS 2444 requirements, at: • Throughout Class 5 buildings • emergency services switchboards • kitchens • flammable liquid stores • at nurses' stations • special risk areas where fire hose reels are not installed	A service consultant should be consulted if a detailed assessment is required	No issues identified
E1.7	-	This Clause has deliberately been left blank	
E1.8	**Fire control centre**		N/A
E1.9	**Fire precautions during construction**		N/A
E1.10	**Provisions for special hazards**		N/A
Part E2 – Smoke Hazard Management			
E2.1	**Applicable of Part**	Part is not applicable to ▪ open deck car parks ▪ open spectator stands ▪ a Class 8 electricity network substation with a floor area not more than 200m^2 ▪ storerooms, etc. less than 30m^2 ▪ 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. The main building is provided with	N/A

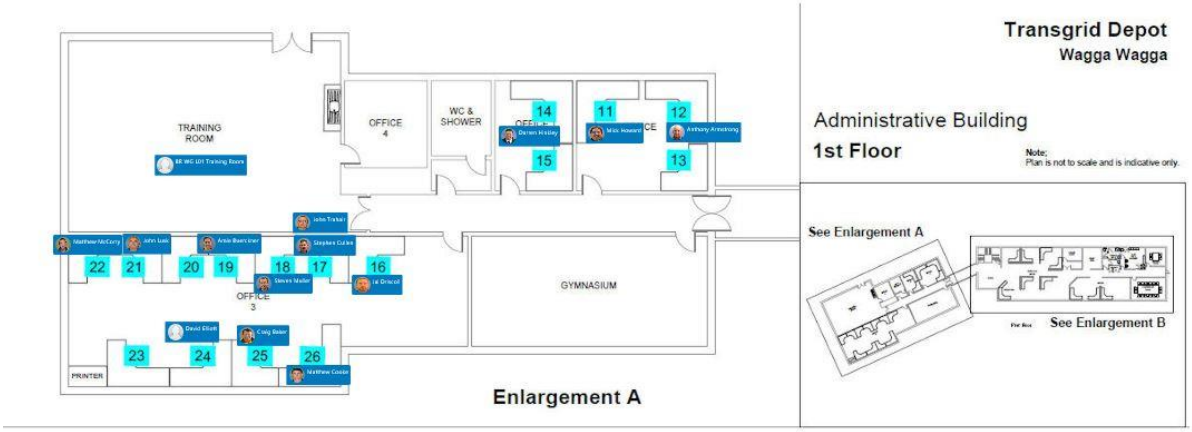
Clause	Description	Comment	Status
		an automatic smoke detection and alarm system. It is recommended the system be maintained to the standard of performance the system has been installed to. Fire services engineer to undertake detailed assessment and confirm to which standard it complies with. 	
E2.3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

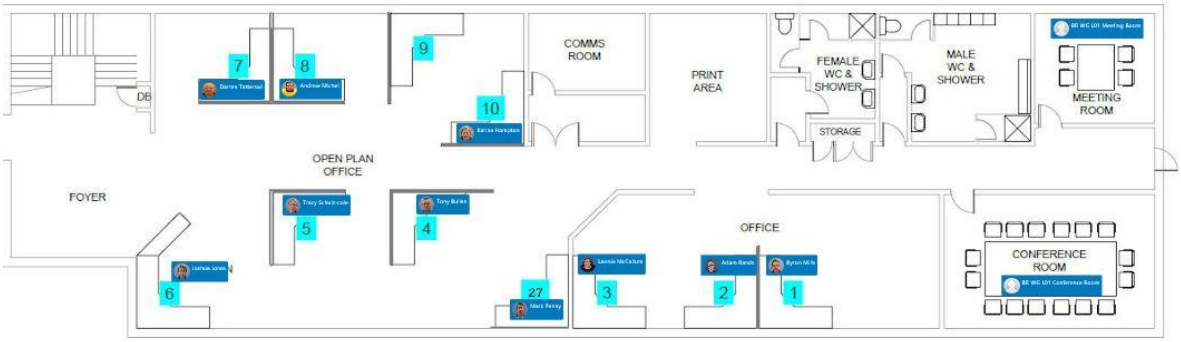
Clause	Description	Comment	Status
		corridor or space that has emergency lighting or to a road or open space. ▪ In any room having a floor area more than 300m^2. ▪ In every required non-fire isolated stairway ▪ To every room or space that has public access in a Class 6 or 9b building A service consultant should be consulted if a detailed assessment is required	
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 signage is provided within the building. A detailed assessment from the services consultant should be obtained.	No issues identified
E4.6	**Direction signs** Where an exit is not readily apparent then exit signs with directional arrows must be installed in appropriate positions in corridors, hallways, lobbies and the like indicating the direction to a required exit		No issues identified
E4.7	**Class 2 and 3 buildings and Class 4 parts: Exemptions**		N/A
E4.8	**Design and operation of exit signs** Exit signs are to operate in accordance with AS 2293.1. Photo luminescent exit sign are to comply with Specification E4.8	A service consultant should be consulted if a detailed assessment is required	No issues identified
E4.9	**Emergency warning and intercom systems**		N/A
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

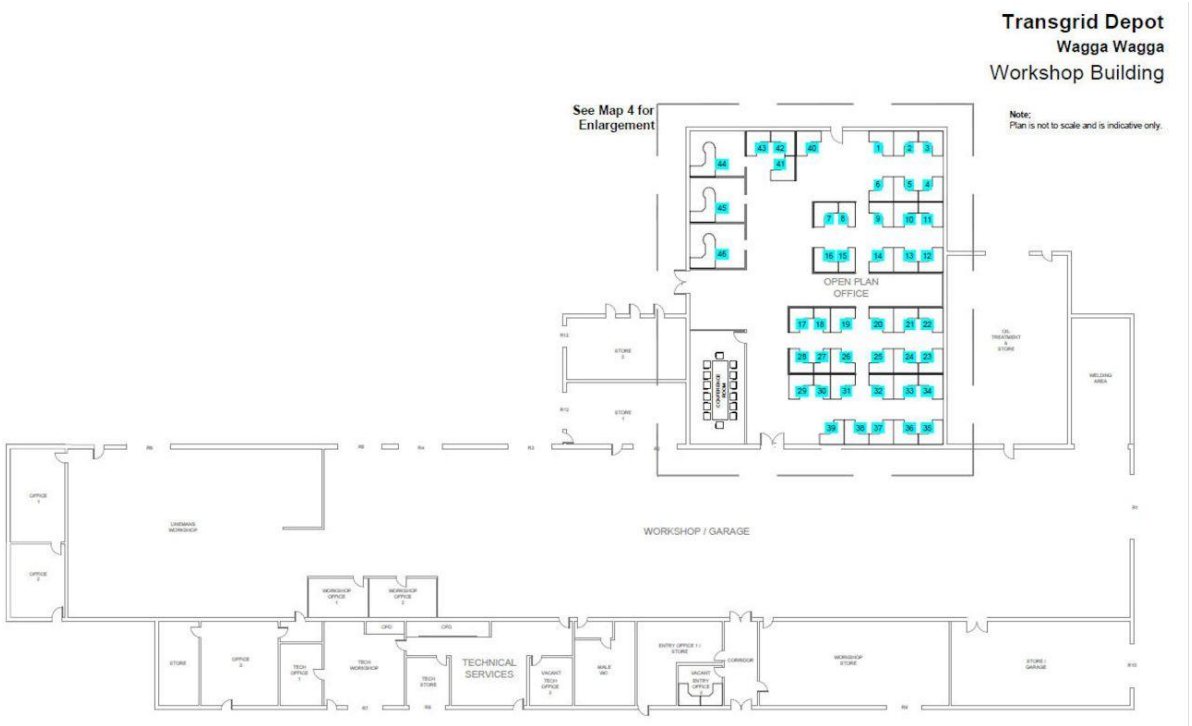
15. Appendix A – Documentation Assessed






Transgrid Depot
Wagga Wagga
Administrative Building
1st Floor
Note:
Plan is not to scale and is indicative only.
See Enlargement A
See Enlargement B
TRAINING ROOM
OFFICE 4
WC & SHOWER
GYMNASIUM
OFFICE 3
PRINTER
Enlargement A


DB
COMMS ROOM
PRINT AREA
FEMALE WC & SHOWER
MALE WC & SHOWER
STORAGE
MEETING ROOM
OPEN PLAN OFFICE
FOYER
OFFICE
CONFERENCE ROOM


Transgrid Depot
Wagga Wagga
Workshop Building
See Map 4 for Enlargement
Note:
Plan is not to scale and is indicative only.
OPEN PLAN OFFICE
WORKSHOP / GARAGE
TECHNICAL SERVICES

16. Appendix B – Indicative Statutory Fire Safety Measures

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

Administration Building – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Automatic Fail Safe Devices	To be confirmed by contractor
Emergency Lighting	BCA 2009 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2009 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Fire Hydrants Systems	Ord. 70 and AS2419-1994
Portable Fire Extinguishers	BCA 2019 Amendment 1 Clause E1.6 and AS 2444 – 2001

Administration Building – 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 2012 Clause 4 of Specification E2.2a and AS 1670.1 – 2004
Hose Reel System	BCA 2009 Clause E1.4 and AS 2441 – 2005

Workshop – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Emergency Lighting	BCA 2009 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2009 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Fire Hydrants Systems	Ord. 70 and AS2419-1994
Hose Reel System	Ord. 70 and AS 2441 - 1998
Portable Fire Extinguishers	BCA 2019 Amendment 1 Clause E1.6 and AS 2444 – 2001

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 2012 Clause 4 of Specification E2.2a and AS 1670.1 – 2004

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

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	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Surface Cracks	Implement a Epoxy Repair Program	General	CAP	2	Poor	Wagga_Blg_001	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 25,000.00**
1.002	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Slab Deflection	Minor Slab Defection to be Investigated & Repaired	General	CAP	2	Fair	Wagga_Blg_006	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.003	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Joint Spalling	Implement a Joint Spalling Repair Program	General	CAP	2	Poor	Wagga_Blg_004	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.004	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Corner Joints	Minor Corner Joint Damage - 5 Corner Joints	General	CAP	2	Poor	Wagga_Blg_003	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.005	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Saw Cut Joints	Implement a Saw Cut Joint Repair Program	General	CAP	2	Poor	Wagga_Blg_002	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.006	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Construction Joints	Implement a Construction Joint Repair Program	General	CAP	2	Poor	Wagga_Blg_007	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.007	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Joint Caulking	Implement a Re Caulking Joint Program	General	CAP	2	Poor	Wagga_Blg_007	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.008	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Grated Drain Edging	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.009	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Concrete Kerbing	Repair Isolated Cracking	General	CAP	2	Poor	Wagga_Blg_005	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.010	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Gutters & Culverts	Repair Isolated Cracking	General	CAP	2	Poor	Wagga_Blg_008	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.011	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Footpaths	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.012	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Concrete Paved Areas	Replace Crack Entry Pavers	General	CAP	2	Poor	Wagga_Blg_009	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.013	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Concrete Hardstands	Concrete Stairs	Repair Damage Stair Treads	General	CAP	2	Poor	Wagga_Blg_010	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.014	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Tarmac - Roads	Surface Cracks	Repair & Resurface Tarmac	General	CAP	2	Poor	Wagga_Blg_011	$ -	$ -	$ 150,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150,000.00**
1.015	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Tarmac - Roads	Crocodile Cracking	Repair & Resurface Tarmac - as part of surface cracks	General	CAP	2	Poor	Wagga_Blg_012, 013, 014	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.016	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Tarmac - Roads	Edge Cracking	Short Term Repair & Resurface Tarmac - as part of surface cracks	General	CAP	2	Poor	Wagga_Blg_015	$ -	$ 5,000.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.017	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Tarmac - Roads	Pot Holes	Short term Repair & Resurface Tarmac - as part of surface cracks	General	CAP	2	Poor	Wagga_Blg_016	$ -	$ 5,000.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.018	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Tarmac - Roads	Depressions & Ravelling	Repair & Resurface Tarmac	General	CAP	2	Poor	Wagga_Blg_017	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.019	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Speed Humps	Speed Humps	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.020	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Wheel Stops	Wheel Stops	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.021	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Line Marking	Line Marking	Repaint	General	CAP	2	Poor	Wagga_Blg_018	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.022	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Stairs	Stairs	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.023	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Retaining Walls	Retaining Walls	Replace - Timber Retaining Walls	General	CAP	2	Poor	Wagga_Blg_019	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.024	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Retaining Walls	Retaining Walls	Concrete Retaining Walls - Repair Damaged Sections	General	CAP	4	Poor	Wagga_Blg_019	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.025	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Retaining Walls	Retaining Walls	Flag Post - Brick Retaining Wall	General	CAP	2	Poor	Wagga_Blg_020	$ -	$ -	$ 12,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 12,500.00**
1.026	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Storm Water	Storm Water	General Cleaning of Culverts & SWP	General	CAP	4	Fair	Wagga_Blg_021 & 022	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.027	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Perimeter Fencing	Chain-link - Repair / Replace Sections & Rust Treatment	General	MC/R&M	4	Fair	Wagga_Blg_023	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.028	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Perimeter Gates	Chain-link Automated - Rust Treatment	General	MC/R&M	4	Fair	Wagga_Blg_024	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.029	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Internal Fencing	Chain-link - Repair / Replace Sections & Rust Treatment	General	MC/R&M	4	Fair	Wagga_Blg_025	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.030	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Internal Gates	Chain-link - Repair / Replace Sections & Rust Treatment	General	MC/R&M	4	Fair	Wagga_Blg_026	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.031	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Canopies & Awning Structures	BBQ Area - Rust Treatment & Painting to Steel Posts & Bracing Straps	General	MC/R&M	4	Poor	Wagga_Blg_027	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.032	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	FP&E Structures	General - Rust Treatment & Painting	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.033	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Bollards	Repaint Fading & Damaged Paint on Bollards	General	MC/R&M	4	Fair	Wagga_Blg_028	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.034	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Stair Cases	Rust Treatment to Stair Treads & Balustrades	General	MC/R&M	4	Fair	Wagga_Blg_029, 030 and 032	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.035	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Balustrades & Handrails	Rust Treatment & Paint	General	MC/R&M	4	Fair	Wagga_Blg_029 and 030	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.036	Wagga Wagga Depot	Wagga Wagga Depot	External	EXTERNAL	Corroding Elements	Drain Covers	Isolated Damage to Drain Covers	General	MC/R&M	4	Fair	Wagga_Blg_031	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.037	Wagga Wagga Depot	Wagga Wagga Depot	General Elements	EXTERNAL	Signage	Standard Signage Package -	Provide allowance for Standard Signage Package across site	General	CAP	2	Poor	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.038	Wagga Wagga Depot	Admin Building	Block A Ground - Entrance Lobby	INTERNAL	Ceilings	Set Plasterboard & Concrete Painted	Minor Water Damage above Staircase Window	General	MC/R&M	4	Good	Wagga_Blg_096	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.039	Wagga Wagga Depot	Admin Building	Block A Ground - Entrance Lobby	INTERNAL	Walls	Render Finish	General Patch & Repair - Crack Next to Fire Exit Door	General	MC/R&M	4	Good	Wagga_Blg_097	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.040	Wagga Wagga Depot	Admin Building	Block A Ground - Entrance Lobby	INTERNAL	Floors	Floor Tiles	Dated but still in good condition	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.041	Wagga Wagga Depot	Admin Building	Block A Ground - Entrance Lobby	INTERNAL	Doors & Door Hardware	Timber Service Cupboard Doors	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.042	Wagga Wagga Depot	Admin Building	Block A Ground - Entrance Lobby	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_098	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	**$ 1,500.00**
1.043	Wagga Wagga Depot	Admin Building	Block A Ground - Corridor	INTERNAL	Ceilings	Set Plasterboard	No works in this reporting term	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.044	Wagga Wagga Depot	Admin Building	Block A Ground - Corridor	INTERNAL	Walls	Rendered Brick	No works in this reporting term	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.045	Wagga Wagga Depot	Admin Building	Block A Ground - Corridor	INTERNAL	Floors	Vinyl Flooring	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.046	Wagga Wagga Depot	Admin Building	Block A Ground - Corridor	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_099	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
1.047	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Ceilings	Timber Patterned Tile	Replace Store RM	General	CAP	3	Fair	Wagga_Blg_036	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.048	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.049	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Floors	Office Broadloom Carpet & Store RM & FA Vinyl	Replace Store RM Vinyl & First Aid & Office	General	CAP	2	Poor	Wagga_Blg_100	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	**$ 5,000.00**
1.050	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Doors & Door Hardware	Timber Doors	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.051	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Window Dressing	Vertical - Material Blinds	Allow for replace	General	CAP	4	Fair	Wagga_Blg_100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	**$ 2,000.00**
1.052	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_100	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	**$ 3,000.00**
1.053	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Joinery Systems	Store RM - Timber Shelving System	allow for replacement	General	CAP	2	Poor	Wagga_Blg_038	$ -	$ -	$ -		$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.054	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Joinery Systems	First Aid - Joinery Units including Sink & Tap	General Ageing - Replace	General	CAP	3	Fair	Wagga_Blg_039	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	**$ 7,500.00**
1.055	Wagga Wagga Depot	Admin Building	Block A Ground - Office, Store & FA	INTERNAL	Furniture	Desks, Chairs, Workstations and Filing cupboards under workstations.	Replace Furniture in Office & Fist Aid	General	CAP	3	Fair	Wagga_Blg_040	$ -	$ -	$ 5,000.00		$ -		$ -	$ -	$ -	$ -	**$ 5,000.00**
1.056	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Ceilings	Set Plasterboard - Good condition no allowance in this reporting period	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.057	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Walls	Rendered Brick - Good condition no allowance in this reporting period	General Patch & Repair	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.058	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Floors	Broadloom Carpet & Vinyl Tiles - Fair condition no allowance in this reporting period	Nil	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.059	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Doors & Door Hardware	Timber Doors - Fair condition no allowance in this reporting period	Nil	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.060	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Window Dressing	Vertical - Material Blinds	Replace	General	CAP	4	Fair	Wagga_Blg_101	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00	**$ 3,500.00**

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
1.061	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_037 and 041	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
1.062	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Joinery Systems	Kitchen Joinery System	General Ageing - Replace	General	CAP	3	Fair	Wagga_Blg_041	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	**$ 15,000.00**
1.063	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	White Goods	Fridge, Dishwasher & Microwaves	Replace	General	CAP	4	Fair	Wagga_Blg_041	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	**$ 10,000.00**
1.064	Wagga Wagga Depot	Admin Building	Block A Ground - Kitchen / Mess Room	INTERNAL	Furniture	Break-out room furniture and couches	Replacement	General	CAP	3	Fair	Wagga_Blg_041	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00		**$ 10,000.00**
1.065	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Ceilings	Set Plasterboard	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.066	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.067	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Walls	3/4 Tile	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.068	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Floors	Ceramic Floor Tile	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.069	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Doors & Door Hardware	Timber	Nil	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.070	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_102 and 103	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
1.071	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Joinery Systems	Vanity & Toilet Partitioning & Locker Systems	General	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.072	Wagga Wagga Depot	Admin Building	Block A Ground - WC	INTERNAL	Fixtures & Fittings	4 x WHB, 4 x Taps, 2 x Mirrors, 5 x WC's, 0 x Shower, 5 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser, 0 x Electric Hand dryers	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.073	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Ceilings	Grid & Tile	Investigate Water Leak & Replace Water Damaged Ceiling Tiles	General	MC/R&M	4	Fair	Wagga_Blg_044	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.074	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Walls	Rendered Brick, Set Plasterboard & Aluminium Glazed	General Patch & Repair	General	CAP	4	Fair		$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.075	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Floors	Carpet Tile & Timber Pattern Tile	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.076	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Doors & Door Hardware	Timber	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.077	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Window Dressing	Roller Blinds	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.078	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	4	Fair	Wagga_Blg_046, 047	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	**$ 7,500.00**
1.079	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Joinery Systems	Meeting RM - Joinery Systems	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.080	Wagga Wagga Depot	Admin Building	Block A Level 1 - Reception & Open Plan & Meeting RM	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	No works in this reporting term	General	R&M	4	Fair	Wagga_Blg_048	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.081	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Ceilings	MDF Perforated Tile	Replacement	General	CAP	2	Poor	Wagga_Blg_045, 046	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.082	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Walls	Set Plasterboard	General Patch & Repair	General	CAP	2	Poor	Wagga_Blg_048	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.083	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Walls	Concrete walls	General Patch & Repair	General	CAP	2	Poor	Wagga_Blg_044, 045	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.084	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Floors	Exposed Concrete	Clean and install Vinyl	General	CAP	2	Poor	Wagga_Blg_050	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.085	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Doors & Door Hardware	Timber	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.086	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Window Dressing	Roller Blinds	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.087	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_048	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.088	Wagga Wagga Depot	Admin Building	Block A Level 1 - Comms RM	INTERNAL	Furniture	Workstations	Clean Up and Determine Inventory before Replacing with New	General	CAP	2	Poor	Wagga_Blg_045, 046	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.089	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Ceilings	Set Plasterboard	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.090	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.091	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Walls	3/4 Tile	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.092	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Floors	Ceramic Floor Tile	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.093	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Doors & Door Hardware	Timber	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.094	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_051 and 052	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.095	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Joinery Systems	Vanity & Toilet Partitioning & Locker Systems	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.096	Wagga Wagga Depot	Admin Building	Block A Level 1 - WC	INTERNAL	Fixtures & Fittings	4 x WHB, 4 x Taps, 2 x Mirrors, 4 x WC's, 2 x Shower, 4 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser, 2 X Electric Hand dryers	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.097	Wagga Wagga Depot	Admin Building	Block A - Roof	ROOF	Structure	Gable &or Skillion - Steel	No Roof Access	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.098	Wagga Wagga Depot	Admin Building	Block A - Roof	ROOF	Cladding	Metal Cladding - Gable Sections	No Roof Access - Investigate & Report on Leaks Internal	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.099	Wagga Wagga Depot	Admin Building	Block A - Roof	ROOF	Roof Fixtures	Capping & Flashings	No Roof Access - Investigate & Report on Leaks Internal	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.100	Wagga Wagga Depot	Admin Building	Block A - Roof	ROOF	Rainwater Goods	Gutters & DP's	Replace / Repair	General	CAP	2	Poor	Wagga_Blg_053 and 054	$ -	$ -	$ 7,825.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,825.00**
1.101	Wagga Wagga Depot	Admin Building	Block A - Roof	ROOF	Rainwater Goods	Rainwater Tanks	No Rainwater Tanks - Allow as Part of Gutter Replacement Program	General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.102	Wagga Wagga Depot	Admin Building	Block A - Roof	ROOF	Safe Access	Access Points, Anchor Points, Walkways, Handrails	General Test & Tag - Most Access Points Testing Out of Date	WH&S Risk	MC/R&M	2	Fair	Wagga_Blg_054	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.103	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Structure	Steel, Double Brick, Concrete or Timber	Double Brick & Exposed aggregate precast concrete panels	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.104	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Fascia's & Soffits	Timber Fascia's	Replace	General	CAP	3	Fair	Wagga_Blg_054 and 055	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.105	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Fascia's & Soffits	Fibro Soffits - Asbestos Containing	Part of Fascia Replacement Program	General	CAP	2	Poor		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.106	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Cladding	Concrete and Face Brick	Patch & Paint Painted Areas	General	CAP	4	Fair	Wagga_Blg_056	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.107	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Cladding	Pebblecrete - Asbestos Containing Material	Treat & Repair - Concrete Spalling & Recaulk Joints	General	CAP	2	Poor	Wagga_Blg_057, 058 and 059	$ -	$ -	$ 12,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 12,500.00**
1.108	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Window Systems	Aluminium or Timber	Replace 1 x Aluminium Window at Ground Level	General	CAP	3	Poor	Wagga_Blg_060	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.109	Wagga Wagga Depot	Admin Building	Block A - Façade	FAÇADE	Door Systems - Entry & Exit	Aluminium, Timber or Metal	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.110	Wagga Wagga Depot	Admin Building	Block B Ground - Corridor	INTERNAL	Ceilings	Set Plasterboard	No works in this reporting term	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.111	Wagga Wagga Depot	Admin Building	Block B Ground - Corridor	INTERNAL	Walls	Rendered Brick	General Patch & Repair	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
1.112	Wagga Wagga Depot	Admin Building	Block B Ground - Corridor	INTERNAL	Floors	Vinyl Flooring	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.113	Wagga Wagga Depot	Admin Building	Block B Ground - Corridor	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_061	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ 1,500.00
1.114	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Ceilings	Grid & Tile	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.115	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Walls	Rendered Brick, Set Plasterboard & Aluminium Glazed	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.116	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Floors	Carpet Tile & Timber Pattern Tile	General Patch & Repair	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.117	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Doors & Door Hardware	Timber	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.118	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Window Dressing	Roller Blinds	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.119	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_062	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ 2,500.00
1.120	Wagga Wagga Depot	Admin Building	Block B Ground - Offices 1 & 2 & 3	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.121	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Ceilings	Grid & Tile & Concrete	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.122	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Walls	Rendered Brick & Set Plasterboard	General Patch & Repair	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.123	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Floors	Carpet & Vinyl	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.124	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Doors & Door Hardware	Timber	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.125	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Window Dressing	Roller Blinds	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.126	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ 2,500.00
1.127	Wagga Wagga Depot	Admin Building	Block B Ground - Laboratory / Comms RM	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.128	Wagga Wagga Depot	Admin Building	Block B Ground - Workshop - Store / Garage	INTERNAL	Ceilings	Concrete Painted	No works in this reporting term	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.129	Wagga Wagga Depot	Admin Building	Block B Ground - Workshop - Store / Garage	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.130	Wagga Wagga Depot	Admin Building	Block B Ground - Workshop - Store / Garage	INTERNAL	Floors	Concrete	Epoxy Paint Fading	General	CAP	3	Fair	Wagga_Blg_063 and 064	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.131	Wagga Wagga Depot	Admin Building	Block B Ground - Workshop - Store / Garage	INTERNAL	Doors & Door Hardware	Timber	No works in this reporting term	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.132	Wagga Wagga Depot	Admin Building	Block B Ground - Workshop - Store / Garage	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_065 and 066	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ 1,500.00
1.133	Wagga Wagga Depot	Admin Building	Block B Level 1 - Corridor	INTERNAL	Ceilings	Set Plasterboard	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.134	Wagga Wagga Depot	Admin Building	Block B Level 1 - Corridor	INTERNAL	Ceilings	Vermiculite Ceiling	Repair Water Damage	General	CAP	4	Poor	Wagga_Blg_067 and 068	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.135	Wagga Wagga Depot	Admin Building	Block B Level 1 - Corridor	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.136	Wagga Wagga Depot	Admin Building	Block B Level 1 - Corridor	INTERNAL	Floors	Broadloom Carpet	General Ageing Replacement	General	CAP	3	Fair	Wagga_Blg_069	$ -	$ -	$ 3,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750.00
1.137	Wagga Wagga Depot	Admin Building	Block B Level 1 - Corridor	INTERNAL	Doors & Door Hardware	Timber Doors & Frames	Replace alum door system - EOL & Usage	General	CAP	3	Fair	Wagga_Blg_070	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
1.138	Wagga Wagga Depot	Admin Building	Block B Level 1 - Corridor	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ 3,200.00	$ -	$ -	$ -	$ -	$ 3,200.00
1.139	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Ceilings	Grid & Tile	Replace Water Stained Tiles	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.140	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.141	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Floors	Office Broadloom Carpet	Replace Carpet	General	CAP	3	Fair	Wagga_Blg_071	$ -	$ -	$ 16,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,500.00
1.142	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Floors	Vinyl Floor - Kitchen Area	Replace Vinyl	General	CAP	3	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.143	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Doors & Door Hardware	Timber Doors	No works in this reporting term	General	CAP	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.144	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Window Dressing	Vertical - Material Blinds & Roller Blinds	Replace	General	CAP	3	Fair	Wagga_Blg_072	$ -	$ -	$ 6,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500.00
1.145	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Wagga_Blg_072	$ -	$ -	$ -	$ -	$ -	$ 8,500.00	$ -	$ -	$ -	$ -	$ 8,500.00
1.146	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Joinery Systems	Kitchen Joinery	Replacement of kitchen joinery	General	CAP	2	Fair	Wagga_Blg_073	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ 7,500.00
1.147	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Joinery Systems	Office Joinery Cupboards	General Ageing	General	CAP	2	Fair	Wagga_Blg_071	$ -	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.148	Wagga Wagga Depot	Admin Building	Block B Level 1 - Open Plan & Offices & TR	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	Replace Furniture in Office	General	CAP	3	Fair	Wagga_Blg_071 and 074	$ -	$ -	$ -	$ -	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ 50,000.00
1.149	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Ceilings	Grid & Tile	Repair Damaged Grid & Replace Vinyl Ceiling Tiles - Replace	General	CAP	2	Poor	Wagga_Blg_075	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.150	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Walls	Rendered Brick	General Patch & Repair	General	CAP	2	Poor	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.151	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Walls	3/4 Tile	Replace	General	CAP	2	Poor	Wagga_Blg_075	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.152	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Floors	Ceramic Floor Tile	Replace	General	CAP	2	Poor	Wagga_Blg_076	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.153	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Doors & Door Hardware	Timber Doors	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.154	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_077	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.155	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Joinery Systems	Vanity & Toilet Partitioning & Locker Systems	General Ageing - Minor Impact Damage - Replace	General	CAP	2	Poor	Wagga_Blg_076	$ -	$ -	$ 12,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000.00
1.156	Wagga Wagga Depot	Admin Building	Block B Level 1 - WC	INTERNAL	Fixtures & Fittings	1 x WHB, 1 x Taps, 1 x Mirrors, 1 x WC's, 2 x Urinals, 1 x Shower, 1 x Toilet Roll Holders, 1 x Hand Towel Dispenser, 1 x Fragrance Dispenser, 1 x Electric Hand dryers	General Ageing - Replace	General	CAP	2	Poor	Wagga_Blg_075 and 078	$ -	$ -	$ 3,350.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,350.00
1.157	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Structure	Gable &or Skillion - Steel	No works in this reporting term	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.158	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Cladding	Metal Cladding - Gable Sections	Investigate & Report on Leaks Internal	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.159	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Roof Fixtures	Capping & Flashings	Investigate & Report on Leaks Internal	General	CAP	2	Poor	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.160	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Roof Fixtures	Cladding, Capping & Flashing	Linkway - Replace Roof Cladding & Fixtures	General	CAP	2	Poor	N/A	$ -	$ -	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500.00
1.161	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Rainwater Goods	Gutters & DP's	Replace / Repair	General	CAP	2	Poor	Wagga_Blg_075 and 078	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00

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
1.162	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Rainwater Goods	Rainwater Tanks	No Rainwater Tanks - Allow as Part of Gutter Replacement Program	General	CAP	4	N/A	Wagga_Blg_079 and 080	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.163	Wagga Wagga Depot	Admin Building	Admin Block B	ROOF	Safe Access	Access Points, Anchor Points, Walkways, Handrails	General Test & Tag - Most Access Points Testing Out of Date	WH&S Risk	MC/R&M	2	Fair	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.164	Wagga Wagga Depot	Admin Building	Admin Block B	FAÇADE	Fascia's & Soffits	Timber Fascia's	Replace	General	CAP	4	Fair	Wagga_Blg_079 and 080	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.165	Wagga Wagga Depot	Admin Building	Admin Block B	FAÇADE	Fascia's & Soffits	Fibro Soffits - Asbestos Containing	Part of Fascia Replacement Program	General	CAP	3	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.166	Wagga Wagga Depot	Admin Building	Admin Block B	FAÇADE	Cladding	Metal, Concrete, Face Brick or Fibro	General - Minor Repair to cracking & hole repair	General	CAP	3	Fair	Wagga_Blg_081 and 082	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.167	Wagga Wagga Depot	Admin Building	Admin Block B	FAÇADE	Window Systems	Aluminium or Timber	Replace Aluminium Windows at High Level	General	CAP	2	Poor	Wagga_Blg_083	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 30,000.00**
1.168	Wagga Wagga Depot	Admin Building	Admin Block B	FAÇADE	Door Systems - Entry & Exit	Aluminium, Timber or Metal	General Replace Timber Doors at High Level	General	CAP	2	Poor	Wagga_Blg_083	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.169	Wagga Wagga Depot	Admin Building	Admin Block B	FAÇADE	Roller Shutters	Metal	Allow for R&M	General	MC/R&M	3	Fair		$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	**$ 10,000.00**
1.170	Wagga Wagga Depot	Admin Building	General Elements	EXTERNAL	Patch & Painting	Rendered Brick Walls, Doors, Windows Frames, Spandrel Panels, Fascia's & Soffits	As Part of Fascia's, Soffits & Doors Replacement Program	General	CAP	2	Poor	Wagga_Blg_083	$ -	$ -	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	**$ 30,000.00**
1.171	Wagga Wagga Depot	Admin Building	General Elements	EXTERNAL	Cleaning	Façade & Pavement	Pressure Clean - Face Brick Façade & Pavement	General	CAP	2	Poor	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.172	Wagga Wagga Depot	Workshop Building	Common Area - Corridor	INTERNAL	Ceilings	Set Plasterboard	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.173	Wagga Wagga Depot	Workshop Building	Common Area - Corridor	INTERNAL	Walls	Rendered Brick	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.174	Wagga Wagga Depot	Workshop Building	Common Area - Corridor	INTERNAL	Floors	Exposed Concrete	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.175	Wagga Wagga Depot	Workshop Building	Common Area - Corridor	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Repaint	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.176	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Ceilings	Metal Roof Cladding with Sarking	Repair Damage Sarking	General	CAP	3	Fair	Wagga_Blg_083	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 35,000.00**
1.177	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Walls	Concrete	Repair to Isolated Cracks & Corner Edge Damage throughout Workshops	General	CAP	4	Fair	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.178	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Walls	Wall Cladding - Asbestos Containing Material	Remove & Replace Wall Cladding - See Façade Elements	General	CAP	2	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.179	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Floors	Exposed Concrete	Pressure Clean	General	CAP	2	Poor	Wagga_Blg_084	$ -	$ -	$ 6,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,500.00**
1.180	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Floors	Concrete Floor Repairs	Standard Package - Surface Cracks, Joint Repair, Joint Spalling, Corner Joint & Bolt Repairs	General	CAP	2	Poor	Wagga_Blg_085	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.181	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Floors	Line Marking	Redo Line marking	General	CAP	3	Fair	Wagga_Blg_084	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.182	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Doors & Door Hardware	Internal Timber Doors	Repair &or Replace Internal Timber Doors & Door Hardware	General	CAP	2	Poor	Wagga_Blg_086	$ -	$ -	$ -	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,000.00**
1.183	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_087	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.184	Wagga Wagga Depot	Workshop Building	Workshop - Main	INTERNAL	Patch & Painting	Internal Structural Frame Structures	High & Low Level Steel Work	General	CAP	3	Fair	Wagga_Blg_088	$ -	$ -	$ -	$ 55,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 55,000.00**
1.185	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Ceilings	Fibro	Repair Damaged Sections	General	CAP	4	Fair	Wagga_Blg_089	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.186	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Walls	Concrete	General Patch & Repair	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.187	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Floors	Vinyl Tiles	Replace	General	CAP	2	Poor	Wagga_Blg_090	$ -	$ -	$ 2,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,200.00**
1.188	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Doors & Door Hardware	Timber Doors	Replace	General	CAP	2	Poor	Wagga_Blg_091 and 092	$ -	$ -	$ 1,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,800.00**
1.189	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Window Dressing	Roller Blinds	Replace - Roller Blinds	General	CAP	2	Poor	Wagga_Blg_093	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.190	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_094 and 095	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.191	Wagga Wagga Depot	Workshop Building	Workshop - Tech	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	Clean Up and Determine Inventory before Replacing with New	General	CAP	2	Poor	Wagga_Blg_104	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.192	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Ceilings	Grid & Tile	Replace	General	CAP	3	Fair	Wagga_Blg_105	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.193	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Walls	Rendered Brick	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.194	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Floors	Concrete	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.195	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Floors	Vinyl	Replace	General	CAP	2	Poor	Wagga_Blg_105	$ -	$ -	$ 2,875.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,875.00**
1.196	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Floors	Timber	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.197	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Doors & Door Hardware	Timber Doors	Replace	General	CAP	2	Poor	Wagga_Blg_106 and 107	$ -	$ -	$ 2,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,400.00**
1.198	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Window Dressing	Material Vertical Blinds	Replace - Roller Blinds	General	CAP	2	Poor	Wagga_Blg_105	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.199	Wagga Wagga Depot	Workshop Building	Workshop - Store / Garage	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_105	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
1.200	Wagga Wagga Depot	Workshop Building	Workshop - Welding	INTERNAL	Ceilings	Fibro	Replace	General	CAP	2	Poor	Wagga_Blg_108 and 109	$ -	$ -	$ 2,925.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,925.00**
1.201	Wagga Wagga Depot	Workshop Building	Workshop - Welding	INTERNAL	Walls	Concrete	General Patch & Repair	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.202	Wagga Wagga Depot	Workshop Building	Workshop - Welding	INTERNAL	Floors	Concrete	General Clean	General	MC/R&M	4	Fair	Wagga_Blg_108	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.203	Wagga Wagga Depot	Workshop Building	Workshop - Welding	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_108	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.204	Wagga Wagga Depot	Workshop Building	Workshop - Oil Treatment & Store	INTERNAL	Ceilings	Fibro - Asbestos Containing Material	Remove Asbestos Ceiling & Replace	General	CAP	2	Poor	Wagga_Blg_110, 111, 112	$ -	$ -	$ 20,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,500.00**
1.205	Wagga Wagga Depot	Workshop Building	Workshop - Oil Treatment & Store	INTERNAL	Walls	Concrete	Allow to Patch and repair	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.206	Wagga Wagga Depot	Workshop Building	Workshop - Oil Treatment & Store	INTERNAL	Floors	Exposed Concrete	Standard Package - Clean Oil Stains, Surface Cracks, Joint Repair, Joint Spalling, Corner Joint & Bolt Repairs & Paint with Oil Resistant Paint	General	CAP	2	Poor	Wagga_Blg_113	$ -	$ -	$ 6,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,500.00**
1.207	Wagga Wagga Depot	Workshop Building	Workshop - Oil Treatment & Store	INTERNAL	Doors & Door Hardware	Timber Doors	Replace	General	CAP	2	Poor	Wagga_Blg_114	$ -	$ -	$ 1,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,200.00**
1.208	Wagga Wagga Depot	Workshop Building	Workshop - Oil Treatment & Store	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	Wagga_Blg_114	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.209	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Ceilings	Grid & Tile	Replace	General	CAP	3	Fair	Wagga_Blg_115 and 116	$ -	$ -	$ 4,320.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,320.00**
1.210	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Walls	Concrete	General Patch & Repair	General	CAP	4	Fair	N/A	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.211	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Floors	Vinyl Tiles	Replace	General	CAP	2	Poor	Wagga_Blg_117 and 118	$ -	$ -	$ 3,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,750.00**
1.212	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Doors & Door Hardware	Timber Doors	Replace	General	CAP	2	Poor	Wagga_Blg_119	$ -	$ -	$ 1,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,200.00**
1.213	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Repaint	General	CAP	2	Poor	Wagga_Blg_115 and 116	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.214	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Joinery Systems	Metal Lockers	Replace	General	CAP	3	Fair	Wagga_Blg_120	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.215	Wagga Wagga Depot	Workshop Building	General Offices - Locker Room 1 & 2	INTERNAL	Furniture	Office Chairs	Replace Chairs in Locker Room	General	CAP	2	Poor	Wagga_Blg_120	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.216	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Ceilings	Set Plasterboard	General Patch & Repair	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.217	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Walls	Concrete	General Patch & Repair	General	CAP	4	Fair	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**

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
1.218	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Floors	Vinyl Tiles	Replace	General	CAP	2	Poor	N/A	$ -	$ -	$ 1,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,900.00**
1.219	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Doors & Door Hardware	Timber Doors	Replace	General	CAP	2	Poor	N/A	$ -	$ -	$ 7,200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,200.00**
1.220	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Window Dressing	Venetian Blinds	Replace - Roller Blinds	General	CAP	2	Poor	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.221	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	Poor	N/A	$ -	$ -	$ 5,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,500.00**
1.222	Wagga Wagga Depot	Workshop Building	General Offices - Tech	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	Clean Up and Determine Inventory before Replacing with New	General	CAP	2	Poor	N/A	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.223	Wagga Wagga Depot	Workshop Building	General Offices - Entry Office / Store	INTERNAL	Ceilings	Fibro	No works	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.224	Wagga Wagga Depot	Workshop Building	General Offices - Entry Office / Store	INTERNAL	Walls	Rendered Brick	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.225	Wagga Wagga Depot	Workshop Building	General Offices - Entry Office / Store	INTERNAL	Floors	Carpet Tiles	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.226	Wagga Wagga Depot	Workshop Building	General Offices - Entry Office / Store	INTERNAL	Doors & Door Hardware	Timber	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.227	Wagga Wagga Depot	Workshop Building	General Offices - Entry Office / Store	INTERNAL	Joinery Systems	Floor Units	Replace	General	CAP	3	Fair	Wagga_Blg_121	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.228	Wagga Wagga Depot	Workshop Building	General Offices - Entry Office / Store	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	Determine Inventory & Supply with New	General	CAP	2	Poor	Wagga_Blg_121	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.229	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Ceilings	Grid & Tile	Investigate Water Leak & Replace Water Damaged Ceiling Tiles	General	CAP	4	Fair	N/A	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.230	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Walls	Rendered Brick	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.231	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Walls	Set Plasterboard	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.232	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Floors	Carpet Broadloom	Replace	General	CAP	4	**Fair**	Wagga_Blg_122	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	**$ 25,000.00**
1.233	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Doors & Door Hardware	Timber	No major capital works envisaged in the reporting period.	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.234	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Window Dressing	Material Vertical Blinds	Replace	General	CAP	3	**Fair**	Wagga_Blg_123	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	**$ 7,500.00**
1.235	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Repaint	General	CAP	3	**Fair**	Wagga_Blg_124	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.236	Wagga Wagga Depot	Workshop Building	General Offices - Open Plan Offices	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Compactus Units	Determine Inventory & Supply with New	General	CAP	4	**Fair**	Wagga_Blg_122	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 135,000.00	**$ 135,000.00**
1.237	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Ceilings	Fibro - Asbestos Containing Material	Replace	General	CAP	2	**Poor**	Wagga_Blg_125	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.238	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Walls	Rendered Brick	Past EOL - allow for medium term replacement	General	CAP	3	**Fair**	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.239	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Walls	3/4 Tile	Past EOL - allow for medium term replacement	General	CAP	2	**Poor**	Wagga_Blg_126	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.240	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Floors	Tiled	Past EOL - allow for medium term replacement	Operational Risk	CAP	2	**Poor**	Wagga_Blg_127	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.241	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Doors & Door Hardware	Timber Doors	Past EOL - allow for medium term replacement	General	CAP	2	**Poor**	Wagga_Blg_128	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.242	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Patch & Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	2	**Poor**	Wagga_Blg_125 and 126	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.243	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Joinery Systems	Vanity & Toilet Partitioning	Past EOL - allow for medium term replacement	Operational Risk	CAP	2	**Poor**	Wagga_Blg_127 and 129	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.244	Wagga Wagga Depot	Workshop Building	Male WC	INTERNAL	Fixtures & Fittings	4 x Urinals, 4 x Taps, 2 x Mirrors,5 x WC's, 0 x Shower, 5 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser	Past EOL - allow for medium term replacement	General	CAP	2	**Poor**	Wagga_Blg_126, 127, 130 and 129	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.245	Wagga Wagga Depot	Workshop Building	External	ROOF	Structure	Gable &or Skillion - Steel	General - no works in this reporting period	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.246	Wagga Wagga Depot	Workshop Building	External	ROOF	Cladding	Metal	Metal Cladding - Gable Sections	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.247	Wagga Wagga Depot	Workshop Building	External	ROOF	Cladding	Metal	Skillion - Low Level Roof Replacement	General	CAP	2	**Poor**	Wagga_Blg_131	$ -	$ -	$ 91,050.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 91,050.00**
1.248	Wagga Wagga Depot	Workshop Building	External	ROOF	Roof Fixtures	Capping & Flashings	Included in Roof Replacement	General	CAP	2	**Poor**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.249	Wagga Wagga Depot	Workshop Building	External	ROOF	Rainwater Goods	Gutters & DP's	Replace	General	CAP	2	**Poor**	Wagga_Blg_131	$ -	$ -	$ 36,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 36,000.00**
1.250	Wagga Wagga Depot	Workshop Building	External	ROOF	Rainwater Goods	Rainwater Tanks	No Rainwater Tanks - Please Confirm & Allow as Part of Gutter Replacement Program	General	CAP	3	**Poor**	N/A	$ -	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 25,000.00**
1.251	Wagga Wagga Depot	Workshop Building	External	ROOF	Safe Access	Access Points, Anchor Points, Walkways, Handrails	General Test & Tag	General	CAP	4	**Fair**	Wagga_Blg_132	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.252	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Structure	Steel, Double Brick, Concrete or Timber	Double Brick & Steel Frame	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.253	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Fascia's & Soffits	Assumed Fibro	Timber Fascia's - Replace	General	CAP	2	**Poor**	Wagga_Blg_133	$ -	$ -	$ 18,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 18,000.00**
1.254	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Fascia's & Soffits	Assumed Fibro	Fibro Asbestos Containing - Replace as Part of Gutter & Downpipe Replacement Program	General	CAP	2	**Poor**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.255	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Cladding	Assumed Fibro	Fibro Asbestos Containing Cladding	General	CAP	2	**Poor**	Wagga_Blg_134 and 135	$ -	$ -	$ 128,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 128,400.00**
1.256	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Cladding	Lower section Face Brick	Face Brick - No works within this period	General	R&M	4	**Good**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.257	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Window Systems	Timber	Replace Aluminium Windows - High Level & Some Low Level	General	CAP	2	**Poor**	Wagga_Blg_135	$ -	$ -	$ 69,825.00	$ 69,825.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 139,650.00**
1.258	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Door Systems - Entry & Exit	Aluminium, Timber or Metal	Metal Cladded Timber Doors	General	CAP	2	**Poor**	Wagga_Blg_131 and 135	$ -	$ -	$ 15,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,600.00**
1.259	Wagga Wagga Depot	Workshop Building	External	FAÇADE	Roller Shutters	Metal	End of Life Replacement Program	General	CAP	3	**Poor**	Wagga_Blg_136	$ -	$ -	$ -	$ -	$ -	$ 90,000.00	$ -	$ -	$ -	$ -	**$ 90,000.00**
1.260	Wagga Wagga Depot	Workshop Building	General	EXTERNAL	Patch & Painting	Rendered Brick Walls, Doors, Windows Frames, Spandrel Panels, Fascia's & Soffits	Replace part of Fascia's, Soffits & Doors Replacement Program	General	CAP	2	**Poor**	Wagga_Blg_133	$ -	$ -	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**
1.261	Wagga Wagga Depot	Workshop Building	General	EXTERNAL	Cleaning	Façade & Pavement	Pressure Clean - Face Brick Façade & Pavement	General	CAP	2	**Poor**	Wagga_Blg_137	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.262	Wagga Wagga Depot	Garage Compound	General	INTERNAL	Ceilings	Metal Cladding	No major capital works envisaged in the reporting period.	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.263	Wagga Wagga Depot	Garage Compound	General	INTERNAL	Walls	Metal Cladding	No major capital works envisaged in the reporting period.	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.264	Wagga Wagga Depot	Garage Compound	General	INTERNAL	Floors	Exposed Concrete & Compact Road base	Clean & Recompact Road base	General	CAP	2	**Fair**	Wagga_Blg_138	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.265	Wagga Wagga Depot	Garage Compound	General	ROOF	Structure	Steel Frame	General - no works in this reporting period	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.266	Wagga Wagga Depot	Garage Compound	General	ROOF	Cladding	Metal Cladding	General - no works in this reporting period	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.267	Wagga Wagga Depot	Garage Compound	General	ROOF	Roof Fixtures	Capping & Flashings	General - no works in this reporting period	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.268	Wagga Wagga Depot	Garage Compound	General	ROOF	Rainwater Goods	Gutters & DP's	General - no works in this reporting period	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.269	Wagga Wagga Depot	Garage Compound	General	ROOF	Safe Access	Access Points, Anchor Points, Walkways, Handrails	Ladder Access & Harness Points for Gutter Maintenance	General	CAP	2	**Poor**	N/A	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.270	Wagga Wagga Depot	Garage Compound	General	FAÇADE	Structure	Steel Columns & Purlins	No major capital works envisaged in the reporting period.	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.271	Wagga Wagga Depot	Garage Compound	General	FAÇADE	Fascia's & Soffits	Metal	No major capital works envisaged in the reporting period.	General	R&M	4	**Fair**		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.272	Wagga Wagga Depot	Garage Compound	General	FAÇADE	Cladding	Metal Cladding	General Repair to Minor Impact Damage	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
1.273	Wagga Wagga Depot	Garage Compound	General	FAÇADE	Roller Shutters	Metal	Shed A - Repair to Roller Shutter Door	General	CAP	2	Poor	Wagga_Blg_139	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.274	Wagga Wagga Depot	Out Buildings	General	INTERNAL	Ceilings	Concrete	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.275	Wagga Wagga Depot	Out Buildings	General	INTERNAL	Walls	NO ACCESS	NO ACCESS	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.276	Wagga Wagga Depot	Out Buildings	General	INTERNAL	Floors	NO ACCESS	NO ACCESS	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.277	Wagga Wagga Depot	Out Buildings	General	ROOF	Structure	Concrete	General - no works in this reporting period	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.278	Wagga Wagga Depot	Out Buildings	General	ROOF	Cladding	Concrete	General - no works in this reporting period	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.279	Wagga Wagga Depot	Out Buildings	General	FAÇADE	Structure	Double Brick	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.280	Wagga Wagga Depot	Out Buildings	General	FAÇADE	Fascia's & Soffits	Concrete	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.281	Wagga Wagga Depot	Out Buildings	General	FAÇADE	Cladding	Brick	No major capital works envisaged in the reporting period.	General	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.282	Wagga Wagga Depot	Out Buildings	General	FAÇADE	Door Systems - Entry & Exit	Aluminium, Timber or Metal	Timber Door - Out Building D - Replace	General	CAP	2	Poor	Wagga_Blg_140	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
2.001	Wagga Wagga Depot	Workshop Building	Workshop/Garage	ELECTRICAL	Main Electrical Switchboard (MSB)	Life cycle replacement of main switchboards are typically 30 years. The main switchboard is a custom built switchboard rated at 800A and manufactured by ABB. The MSB does not appear to be original to the construction of the building. However, this could not be confirmed due to the limited information on site. Therefore, we recommend further investigation is carried out to confirm age and years to replacement.	In the short term, allow for survey of the main switchboard to confirm years to replacement. 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	WaggaWagga_Elec_01	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.002	Wagga Wagga Depot	Wagga Wagga Depot	Workshop/Garage	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	Wagga Wagga Depot	Admin Building	Ground Floor	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-3.5 is a single chassis, 36 pole, 3 phase, 160A rated board installed in 2009. Visually, the DB appears to be in good condition. However, we note the following issues: - No description noted on DB schedule - Top of DB has loose screws and general rubbish Apart from the above, regular maintenance and RCD testing should be carried out.	In the short term, allow to provide an updated DB schedule with descriptions and clean all rubbish on and around the DB. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	CAP	3	Good	WaggaWagga_Elec_02	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
2.004	Wagga Wagga Depot	Admin Building	Ground Floor	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-32 is a single chassis, 60 pole, 3 phase, 160A rated board. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.005	Wagga Wagga Depot	Admin Building	Ground Floor	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-3.1 is a single chassis, 24 pole, 3 phase, 160A rated board. Visually, the DB appears to be in good condition apart from missing pole fillers. Apart from the above, no further works are required on this board apart from regular maintenance and RCD testing.	In the short term, allow to provide missing pole fillers. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	Operational Risk	CAP	3	Good	WaggaWagga_Elec_03	$ 200.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 200.00**
2.006	Wagga Wagga Depot	Admin Building	Ground Floor - Comms Room	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-A is a load centre with din rail mounted switchgear. 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	Wagga Wagga Depot	Admin Building	Ground Floor - Comms Room	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-B is a load centre with din rail mounted switchgear. 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	Wagga Wagga Depot	Admin Building	First Floor	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-3.6 is a single chassis, 30 pole, 3 phase, 160A rated board. Visually, the DB appears to be original to the construction of the building and in poor condition with the following issues: - Door panel off hinges; - Mixture of RCDs and MCBs; - DB schedule hand written; - Cable duct covers missing Whilst the DB does provide adequate service, it has exceeded its expected lifecycle	Allow for survey of the distribution board and life cycle replacement /upgrade in the short term to comply with current safety standards. (i.e. AS/NZS 3000:2018, BCA Section J6 (NCC 2019), and SIR NSW).	Operational Risk	CAP	2	Poor	WaggaWagga_Elec_04	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**

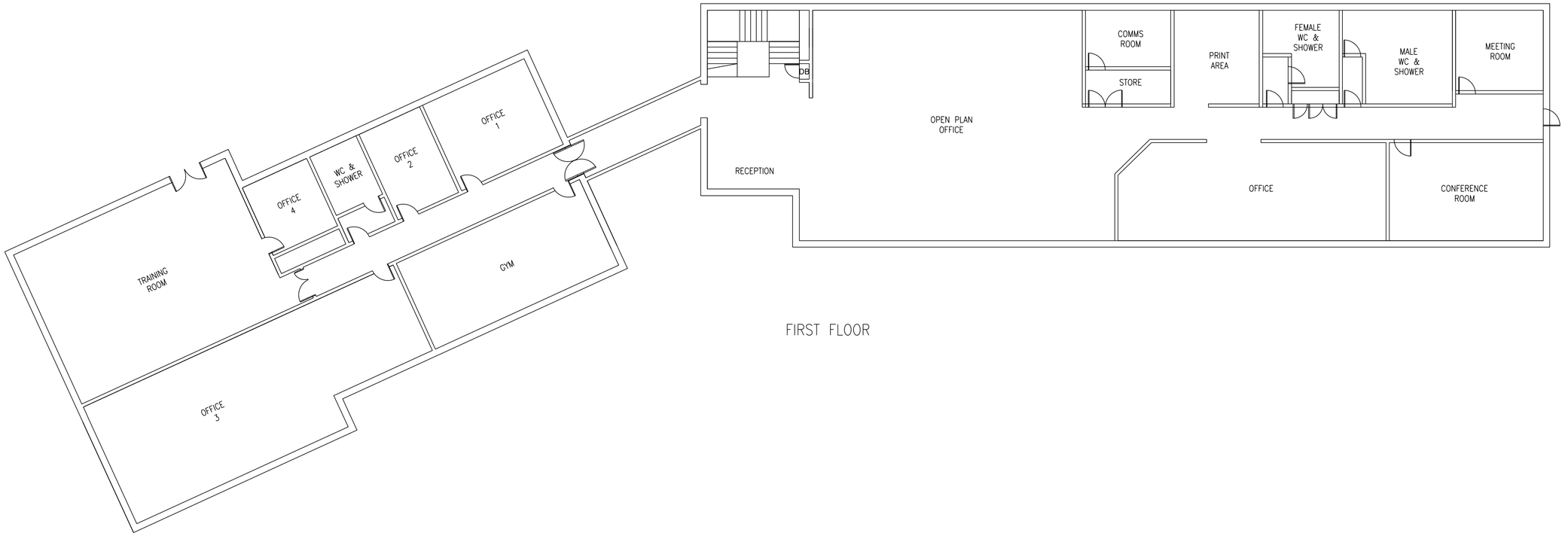
Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M / MC/R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
2.009	Wagga Wagga Depot	Admin Building	Ground Floor and First Floor	ELECTRICAL	Interior Lighting	Internal Lighting within the Admin Building consists of the following: - Surface mounted twin T8 luminaires with prismatic diffusers; - Surface mounted twin T8 battens with frosted diffusers; - Surface mounted twin T8 luminaires with no diffusers; - Surface mounted twin T8 battens with prismatic diffusers; - Recessed T-BAR twin T5 office luminaires with frosted diffusers; - Surface mounted twin T5 battens with clear diffuser; - Recessed LED downlights; - Compact Fluorescent downlights; - Wall mounted LED oyster light; Visually, the lighting appeared to be in relatively good condition apart from a number of faulty T8 fluorescent tubes in the mess room/First floor meeting room/Open plan office , faulty T5 tubes in the laboratory/Office 2/Office 3, faulty LED downlights in the Male WC/shower on first floor, and a damaged luminaire in the store room on ground floor,	In the short term, allow to replace all faulty tubes within the identified locations. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Good	WaggaWagga_Elec_05	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
2.010	Wagga Wagga Depot	Admin Building	Ground Floor and First Floor	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching, motion sensors and timeclocks.	No major capital works envisaged in the reporting period.	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.011	Wagga Wagga Depot	Admin Building	Ground Floor and First Floor	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout the admin building in accordance with AS/NZS2293.1:2005. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.012	Wagga Wagga Depot	Admin Building	Ground Floor and First Floor	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout most areas of the Admin building in the form of LED and halogen spitfires, Fluro emergency battens, all of which appear to be in good condition.	Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.013	Wagga Wagga Depot	Admin Building	First Floor	ELECTRICAL	CCTV	The CCTV headend consists of a 16 channel PACAM digital video recorder serving 10 PTZ cameras, which appears to be original to the construction of the building. Visually, the CCTV headend and cameras appear to be in good condition apart from the monitor which was found sitting on the floor within the comms room.	Allow to upgrade the CCTV infrastructure prior to obsolescence and/or failure. This may require replacement of headend and cameras depending on age, and associated cabling assuming existing cameras are analogue and not IP based. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Relocate monitor to comms rack to avoid damages.	Capital Risk	CAP	3	Good	WaggaWagga_Elec_06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	**$ 25,000.00**
2.014	Wagga Wagga Depot	Admin Building	First Floor	ELECTRICAL	Access Control	The access control system headend and associated expander panels monitor entry doors and restricted access internal doors across the site. The headend should be assessed for serviceability as no information was available as to the date of installation nor, were there any maintenance records on site. Visually, the access control headend, access control panels and card readers appear to be in fair to good condition considering that the card readers are affected by environmental conditions.	Allow to upgrade the access control infrastructure prior to obsolescence and/or failure. This may require replacement of headend and card readers depending on age. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Prior to any upgrade works, the compatibility of all system components with current version software should be confirmed to avoid unexpected costs and disruption.	Capital Risk	CAP	3	Good	WaggaWagga_Elec_07	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00	$ -	$ -	**$ 40,000.00**
2.015	Wagga Wagga Depot	Workshop Building	Entry Office 2	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.1.14 is a load centre with din rail mounted switchgear and appears to be original to the construction of the building. However, we note that switchgear does not appear to be original. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.016	Wagga Wagga Depot	Workshop Building	Workshop/Garage	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.1 is a single chassis, 60 pole, 3 phase, 160A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.017	Wagga Wagga Depot	Workshop Building	Workshop/Garage	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.2 is a single chassis, 60 pole, 3 phase, 160A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.018	Wagga Wagga Depot	Workshop Building	Workshop/Garage	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.3 is a single chassis, 96 pole, 3 phase, 250A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.019	Wagga Wagga Depot	Workshop Building	Store/Garage	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.5 is a single chassis, 72 pole, 3 phase, 250A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.020	Wagga Wagga Depot	Workshop Building	Workshop/Garage	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.6 is a single chassis, 24 pole, 3 phase, 250A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.021	Wagga Wagga Depot	Workshop Building	Workshop/Garage	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-16.9 is a load centre with din rail mounted switchgear and appears to be original to the construction of the building. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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
2.022	Wagga Wagga Depot	Workshop Building	Welding Area	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-16.3 is a single chassis, 24 pole, 3 phase, 160A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.023	Wagga Wagga Depot	Wagga Wagga 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		$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
2.024	Wagga Wagga Depot	Workshop Building	Welding Area	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The distribution board DB-1.4 is a single chassis, 48 pole, 3 phase, 250A rated board, which seems to have been installed as part of an electrical infrastructure upgrade. 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.025	Wagga Wagga Depot	Workshop Building	Internal	ELECTRICAL	Interior Lighting	Internal Lighting within the Workshop Building consists of the following: - Recessed T-BAR twin T8 office luminaires with frosted diffusers; - Recessed T-BAR twin T8 office luminaires with prismatic diffusers; - Surface mounted twin T5 battens with frosted diffusers; - Surface mounted twin T8 luminaires; - Suspended twin T8 luminaires; - Suspended LED pendant highbays; Visually, the lighting appeared to be in relatively good condition with no visible signs of faulty light 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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.026	Wagga Wagga Depot	Workshop Building	Internal	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching.	No major capital works envisaged in the reporting period.	General	R&M	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.027	Wagga Wagga Depot	Workshop Building	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs appear to have only been installed through the open plan office area and not the workshop areas which is a non-compliance with current code AS/NZS2293.1:2018.	In the short term, we recommend providing additional exit signs within the workshop areas in accordance with AS/NZS2293.1:2018. Over the reporting period, allow to carry out regular 6-monthly testing on the exit signs and emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	CAP	2	Fair	WaggaWagga_Elec_08	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
2.028	Wagga Wagga Depot	Workshop Building	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting appears to have only been installed through the open plan office area in the form of LED spitfires , but not the workshop areas which is a non-compliance with current code AS/NZS2293.1:2018.	In the short term, we recommend providing additional emergency lighting within the workshop areas in accordance with AS/NZS2293.1:2018. Over the reporting period, allow to carry out regular maintenance on emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	CAP	2	Fair	WaggaWagga_Elec_09	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**
2.029	Wagga Wagga Depot	Workshop Building	Internal	ELECTRICAL	Roller Doors	The roller door motors servicing the workshop areas appeared to be in good condition with only a minor number of motors appearing as original to the construction of the building. These motors should be assessed to confirm years to replacement as no information was available on site as to the date of installation.	In the short term, allow to confirm age of all new and old motors and confirm years to replacement. Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised.	WH&S Risk	CAP	3	Good	WaggaWagga_Elec_10	$ 400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 400.00**
2.030	Wagga Wagga Depot	Workshop Building	Internal	ELECTRICAL	Crane Motor	The crane motor manufactured by SWF appeared to be relatively new and in good condition with no visible signs of grease or oil leaks. However, no maintenance records were available at the time of the site inspection to confirm last service.	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		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
3.001	Wagga Wagga Depot	Admin Building	GF West	MECHANICAL	High wall split AC unit	AC-1 - 3kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within office space. Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_01	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,500.00**
3.002	Wagga Wagga Depot	Admin Building	GF First Aid	MECHANICAL	High wall split AC unit	AC-2 - 3kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within first aid room Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_02	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,500.00**
3.003	Wagga Wagga Depot	Admin Building	L1 Open Plan	MECHANICAL	Split ducted AC unit	AC 3 - 16kW AC Unit R22 based split ducted unit, located within ceiling void above main office, serving open plan office. Also labelled "AC-8"	Replace existing fan coil unit and condenser, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Wagga_Mech_03	$ 17,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 17,000.00**
3.004	Wagga Wagga Depot	Admin Building	L1 Open Plan West	MECHANICAL	Split ducted AC unit	AC 4 - 7kW AC Unit R22 based split ducted unit, located within ceiling void above main office, serving open plan office. Also labelled "AC-7"	Replace existing fan coil unit and condenser, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Wagga_Mech_04	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
3.005	Wagga Wagga Depot	Admin Building	L1 Open Plan	MECHANICAL	Split ducted AC unit	AC 5 - 17kW AC Unit R410A based split ducted unit, located within ceiling void above main office, serving open plan office. Also labelled "MAIN OFFICE"	Replace existing fan coil unit and condenser, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	3	Fair	Wagga_Mech_05	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,000.00	$ -	**$ 18,000.00**
3.006	Wagga Wagga Depot	Admin Building	L1 Comms Room	MECHANICAL	High wall split AC unit	AC-6 - 2.5kW AC Unit R22 based high-wall split unit with inverter. Located at high-level within comms room. Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_06	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
3.007	Wagga Wagga Depot	Admin Building	GF Breakout	MECHANICAL	Cassette split AC unit	AC-7 - 7kW AC Unit R410A based cassette split unit with inverter. Located within ceiling void of breakout space.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Wagga_Mech_07	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000.00	$ -	**$ 8,000.00**
3.008	Wagga Wagga Depot	Admin Building	GF Breakout	MECHANICAL	Cassette split AC unit	AC-8 - 7kW AC Unit R410A based cassette split unit with inverter. Located within ceiling void of breakout space.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Wagga_Mech_08	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000.00	$ -	**$ 8,000.00**
3.009	Wagga Wagga Depot	Admin Building	GF East (Laboratory, Store and Offices)	MECHANICAL	VRF AC System	AC-9 - 28 kW VRF System - c/w 7 Fan Coil Units R410A based split systems with 7-off cassette units located within ceiling void above main office. Heat rejection is provided by a single external condenser module located on the southern 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	3	Fair	Wagga_Mech_09	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 80,000.00	$ -	**$ 80,000.00**
3.010	Wagga Wagga Depot	Admin Building	L1 Office 2	MECHANICAL	Split ducted AC unit	AC 10 - 7kW AC Unit R22 based split ducted unit, located within ceiling void above main office, serving Office 3. Also labelled "AC-4 Project Engineer"	Replace existing fan coil unit and condenser, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Wagga_Mech_10	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
3.011	Wagga Wagga Depot	Admin Building	L1 Gym	MECHANICAL	High wall split AC unit	AC-11 - 2.5kW AC Unit R22 based high-wall split unit with inverter. Located at high-level within gym Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_11	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
3.012	Wagga Wagga Depot	Admin Building	L1 Office 1	MECHANICAL	Split ducted AC unit	AC 12 - 7kW AC Unit R22 based split ducted unit, located within ceiling void above main office, serving Office 1. Also labelled "AC-5 Civil Office"	Replace existing fan coil unit and condenser, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Wagga_Mech_12	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**

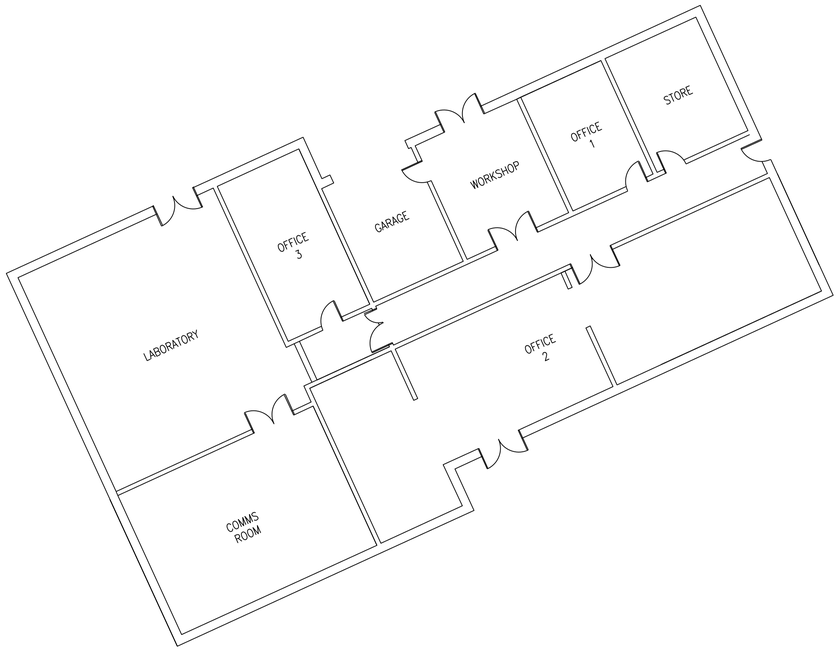
Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M / MC/R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
3.013	Wagga Wagga Depot	Admin Building	L1 Training Room	MECHANICAL	High wall split AC unit	AC-13 - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within training room.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_13	$ 9,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 9,000.00**
3.014	Wagga Wagga Depot	Admin Building	L1 Office 3	MECHANICAL	Split ducted AC unit	AC 14 - 14kW AC Unit R407C based split ducted unit, located within ceiling void above main office, serving Office 3. Also labelled "AC-3 Environment Office"	Replace existing fan coil unit and condenser, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and clean ductwork and grilles throughout.	Operational Risk	CAP	2	Poor	Wagga_Mech_14	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
3.015	Wagga Wagga Depot	Admin Building	L1 Breakout	MECHANICAL	High wall split AC unit	AC-15 - 9kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within Breakout space.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_15	$ 9,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 9,500.00**
3.016	Wagga Wagga Depot	Admin Building	GF Comms Room	MECHANICAL	High wall split AC unit	AC-16 - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room. Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_16	$ 9,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 9,000.00**
3.017	Wagga Wagga Depot	Admin Building	GF Comms Room	MECHANICAL	High wall split AC unit	AC-17 - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room. Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_17	$ 9,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 9,000.00**
3.018	Wagga Wagga Depot	Admin Building	GF Storage Room	MECHANICAL	Room Air Conditioner	Unlabelled - 2kW AC Unit R22 based room air conditioner (RAC). Mounted through window. Unit is assumed to have reached its economic life, allow to replace	Replace existing RAC, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_18	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
3.019	Wagga Wagga Depot	Workshop Building	Storage/Garage	MECHANICAL	Cassette split AC unit	AC-1 - 4kW AC Unit R22 based cassette split unit with inverter. Located within ceiling void of garage. Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_19	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,500.00**
3.020	Wagga Wagga Depot	Workshop Building	Entry Office 1	MECHANICAL	High wall split AC unit	AC-2 - 7kW AC Unit R22 based high-wall split unit with inverter. Located at high-level within entry office 1. Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_20	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**
3.021	Wagga Wagga Depot	Workshop Building	Technical Services	MECHANICAL	High wall split AC unit	AC-3 - 7kW AC Unit R22 based high-wall split unit with inverter. Located at high-level within technical services office, Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_21	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**
3.022	Wagga Wagga Depot	Workshop Building	Technical Services	MECHANICAL	High wall split AC unit	AC-5 - 5kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within technical services office, Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Fair	Wagga_Mech_22	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
3.023	Wagga Wagga Depot	Workshop Building	Entry Office 2	MECHANICAL	High wall split AC unit	AC-6 (Assumed) - 3kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within Entry Office 2. Unit is assumed to have reached its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Fair	Wagga_Mech_23	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,500.00**
3.024	Wagga Wagga Depot	Workshop Building	Office 3	MECHANICAL	High wall split AC unit	AC-10 - 8kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within Office 3	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Wagga_Mech_24	$ -	$ -	$ -	$ -	$ 9,000.00	$ -	$ -	$ -	$ -	$ -	**$ 9,000.00**
3.025	Wagga Wagga Depot	Workshop Building	Office 2	MECHANICAL	High wall split AC unit	AC-11 - 3.5 kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within Office 2	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_25	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,000.00**
3.026	Wagga Wagga Depot	Workshop Building	Office 1	MECHANICAL	High wall split AC unit	AC-12 (Assumed) - 6 kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within Office 1	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_26	$ 7,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 7,000.00**
3.027	Wagga Wagga Depot	Workshop Building	Open Plan Office	MECHANICAL	Split ducted AC unit	AC 13 - 15kW AC Unit (Assumed) TBC	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_27	$ 17,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 17,000.00**
3.028	Wagga Wagga Depot	Workshop Building	Open Plan Office	MECHANICAL	Split ducted AC unit	AC 14 - 15kW AC Unit (Assumed) TBC	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_28	$ 17,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 17,000.00**
3.029	Wagga Wagga Depot	Workshop Building	Open Plan Office	MECHANICAL	Split ducted AC unit	AC 15 - 15kW AC Unit (Assumed) TBC	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_29	$ 17,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 17,000.00**
3.030	Wagga Wagga Depot	Workshop Building	Open Plan Office	MECHANICAL	Split ducted AC unit	AC 16 - 15kW AC Unit (Assumed) TBC	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_30	$ 17,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 17,000.00**
3.031	Wagga Wagga Depot	Workshop Building	Warehouse	MECHANICAL	Unitary AC	AC-7 - Evaporative pad AC unit Located on warehouse roof Unit is assumed to have reached its economic life, allow to replace	Replace existing unit allow for new electrical provisions, water lines, controls, mounts, ancillaries and crank lifting to roof.	Operational Risk	CAP	2	Poor	Wagga_Mech_31	$ 5,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,500.00**
3.032	Wagga Wagga Depot	Workshop Building	Warehouse	MECHANICAL	Unitary AC	AC-8 - Evaporative pad AC unit Located on warehouse roof Unit is assumed to have reached its economic life, allow to replace	Replace existing unit allow for new electrical provisions, water lines, controls, mounts, ancillaries and crank lifting to roof.	Operational Risk	CAP	2	Poor	Wagga_Mech_32	$ 5,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,500.00**
3.033	Wagga Wagga Depot	Workshop Building	Warehouse	MECHANICAL	Unitary AC	AC-9 - Evaporative pad AC unit Located on warehouse roof Unit is assumed to have reached its economic life, allow to replace	Replace existing unit allow for new electrical provisions, water lines, controls, mounts, ancillaries and crank lifting to roof.	Operational Risk	CAP	2	Poor	Wagga_Mech_33	$ 5,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,500.00**
3.034	Wagga Wagga Depot	Admin Building	Toilets	MECHANICAL	Toilet Exhaust Fan	4-off Wall hung toilet exhaust fan, mounted in glazing. Fan is assumed to have exceeded its economic life, allow to replace	Replace existing fans, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_34	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,000.00**
3.035	Wagga Wagga Depot	Workshop Building	Toilets	MECHANICAL	Toilet Exhaust Fan	2-off Wall hung toilet exhaust fan, mounted in glazing. Fan is assumed to have exceeded its economic life, allow to replace	Replace existing fans, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Wagga_Mech_35	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
4.001	Wagga Wagga Depot	Admin Building	Internal	FIRE	Fire Detection/Alarm Systems	Detection and warning speakers generally observed throughout the building. Certain areas of the building missing speakers and noted as remedial works. Certain zones noted as being disabled in workshop west.	Ground floor: Speaker missing in Workshop, Garage and store. Mess hall not provided with detection. Confirm original design standard did not nominate detection to be provided throughout the building as detection noted in corridor space. Communication room not provided with detection or speakers. First Floor: Provide evacuation plan for first floor as none observed. Provide detection within comms room.	Non-Compliance - Statutory	CAP	1	Fair	Wagga_Fire_1	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
4.002	Wagga Wagga Depot	Admin Building	Internal	FIRE	Fire Extinguishers	All fire extinguishers within the building observed to be fairly new and regularly maintained. Date of manufacture noted as 2019.	Ensure maintenance regime is adhered to and extinguishers replaced after they have exceeded their 5 year design life cycle.	Non-Compliance - Statutory	CAP	2	Good	Wagga_Fire_3	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	**$ 2,000.00**
4.003	Wagga Wagga Depot	Admin Building	Internal/External	FIRE	Fire Hose Reel	Three fire hose reels observed in the admin building. One external on ground floor and one internal. The third hose reel is on the first floor by the stairway.	All hose reels noted as manufactured in 1987 and are over their 15 year design lifecycle. Consideration to be given to replace these in the near future. External hose reel on ground floor fairly weathered and will need to be replaced. Hose reel on ground floor under the steps needs to have clear access to it.	Non-Compliance - Statutory	CAP	1	Fair	Wagga_Fire_3	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
4.004	Wagga Wagga Depot	Admin Building	Site	FIRE	Fire Hydrant	Internal hydrant observed on first floor under the FIP cabinet in admin building. Rest of the site provided with external single point hydrants feed off mains supply by the front gate off Copland Street. Note all hydrants are within 10m of buildings and do not have required fire separation from the building.	Confirm year of construction and design standard hydrant system needs to comply to based off certifiers BCA report. Hydrant point at ground floor entry in admin building to be raised to ensure the minimum height off the floor is 750mm to ensure compliance to AS 2419.1-2005. No booster assembly provided for the hydrant system. Cost provided for new hydrant system to be installed in accordance with the latest standard excluding any required TransGrid permits.	Non-Compliance - Statutory	CAP	1	Fair	Wagga_Fire_2 Wagga_Fire_5 Wagga_Fire_6 Wagga_Fire_7	$ 150,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 150,000.00**
4.005	Wagga Wagga Depot	Workshop Building	Internal	FIRE	Fire Detection/Alarm Systems	Speakers observed in occupied areas	Ensure testing is routinely done in accordance with AS 1851-2012 requirements.	Non-Compliance - Statutory	R&M	4	Fair		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
4.006	Wagga Wagga Depot	Workshop Building	Internal	FIRE	Fire Extinguishers	All fire extinguishers within the building observed to be fairly new and regularly maintained.	Ensure maintenance regime is adhered to.	Non-Compliance - Statutory	CAP	4	Good		$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	**$ 5,000.00**

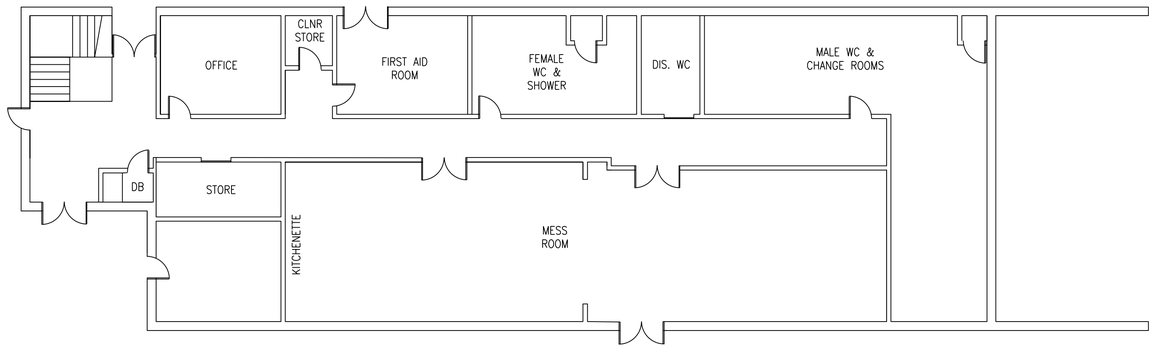
Item No.	Site	Building	Area	Discipline	Element	Description	Remedial Works Required	Risk Type	Cap / R&M / MC/R&M	Priority	Condition	Photo Reference	Short Term Year 1-2021	Short Term Year 2-2022	Medium Term Year 3-2023	Medium Term Year 4-2024	Medium Term Year 5-2025	Medium Term Year 6-2026	Medium Term Year 7-2027	Long Term Year 8-2028	Long Term Year 9 -2029	Long Term Year 10-2030	Estimated 10year Cost
4.007	Wagga Wagga Depot	Workshop Building	External	FIRE	Fire Hose Reel	Three fire hose reels observed on the external wall of the workshop building. It is likely that these hose reels do not provide compliant coverage throughout and a coverage check is to be carried out by the fire contractor based of accurate as-built drawings and site measurements.	All hose reels noted as manufactured in 1987 and are over their 15 year design lifecycle. Consideration to be given to replace these in the near future. External hose reel on ground floor fairly weathered and will need to be replaced. Hose reel on ground floor under the steps needs to have clear access to it.	Non-Compliance - Statutory	CAP	1	Poor	Wagga_Fire_4	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,000.00**
5.001	Wagga Wagga Depot	Admin Building	Ground Floor - Internal	HYDRAULIC	DDA	Single DDA toilet with compliant handrails, push open door and associated hard ware	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_03	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.002	Wagga Wagga Depot	Admin Building	Ground Floor - Internal	HYDRAULIC	Female toilets and change room	2 x toilet with associated amenities	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.003	Wagga Wagga Depot	Admin Building	Ground Floor - Internal	HYDRAULIC	First Aid room	Stainless steel Wash basin with single mixing tap	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_04	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.004	Wagga Wagga Depot	Admin Building	Ground Floor - Internal	HYDRAULIC	kitchen	Stainless steel Wash basin with single mixing tap and Zip hot water unit	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_02	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.005	Wagga Wagga Depot	Admin Building	Ground Floor - Internal	HYDRAULIC	Male toilets and change room	Toilet, showers, urinals with associated amenities	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.006	Wagga Wagga Depot	Admin Building	Ground Floor - Internal	HYDRAULIC	Male toilets and change room	Hot water system 315 litres	Allow for replacement for 'end of life'	Operational Risk	CAP	4	Good	Wagga_Hyd_01	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	**$ 3,000.00**
5.007	Wagga Wagga Depot	Admin Building	Level 1 - Internal	HYDRAULIC	Female toilets	Single stainless steel Wash basin (2 basin) with single mixing tap and Zip hot water unit	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_06	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.008	Wagga Wagga Depot	Admin Building	Level 1 - Internal	HYDRAULIC	Female toilets	Hot water system instantaneous boiler	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.009	Wagga Wagga Depot	Admin Building	Level 1 - Internal	HYDRAULIC	kitchen	Single stainless steel Wash basin with single mixing tap and Zip hot water unit	Allow to replace	General	CAP	4	Good	Wagga_Hyd_09	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	**$ 15,000.00**
5.010	Wagga Wagga Depot	Admin Building	Level 1 - Internal	HYDRAULIC	Male toilets and change room	Toilet, showers, urinals with associated amenities	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_07	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.011	Wagga Wagga Depot	Admin Building	Level 1 - Internal	HYDRAULIC	Unisex toilet	TMV valves and hot water system not accessible	Allow for hydraulic contractor inspection, confirm location and is covered under maintenance.	WH&S Risk	MC/R&M	2	Poor		$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.012	Wagga Wagga Depot	Wagga Wagga Depot	External	HYDRAULIC	Retractable Hose Tap	Fair condition	Allow to replace in the medium term	General	CAP	3	Fair	Wagga_Hyd_12	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.013	Wagga Wagga Depot	Wagga Wagga Depot	External	HYDRAULIC	Hose Tap	Multiple external hose taps in Fair	Allow to replace	General	CAP	2	Fair	Wagga_Hyd_15 to 17	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	**$ 4,000.00**
5.014	Wagga Wagga Depot	Wagga Wagga Depot	External	HYDRAULIC	External Drains	Drain blocked with debris and vegetation	Allow to clean under maintenance	General	MC/R&M	2	Poor	Wagga_Hyd_13	$ -	$ -	$ 100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 100.00**
5.015	Wagga Wagga Depot	Wagga Wagga Depot	External	HYDRAULIC	Main domestic inlet valve	Fair condition RPZ installation does not seem compliant	Allow for hydraulic contractor inspection, confirm installation to prevent back flow and is covered under maintenance.	General	MC/R&M	2	Fair	Wagga_Hyd_14	$ -	$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.016	Wagga Wagga Depot	Workshop Building	Internal	HYDRAULIC	GYM	Single stainless steel Wash basin with single mixing tap	No major capital works envisaged in the reporting period.	General	R&M	4	Good	Wagga_Hyd_08	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
5.017	Wagga Wagga Depot	Workshop Building	Internal	HYDRAULIC	Male toilets	TMV valves not accessible	Allow for hydraulic contractor inspection, confirm location and is covered under maintenance.	WH&S Risk	MC/R&M	3	Poor		$ -	$ 800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 800.00**
5.018	Wagga Wagga Depot	Workshop Building	Internal	HYDRAULIC	Male toilets	Hot Water system in Fair condition	Allow to replace in the medium term	Operational Risk	CAP	3	Fair	Wagga_Hyd_20	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	**$ 2,000.00**
6.001	Wagga Wagga Depot	Workshop Building	Internal	SUSTAINABILITY	Power Factor Correction Unit	No Power Factor Correction (PFC) Unit was identified on site. Note that installing a power factor correction unit to improve the power factor can maximise current-carrying capacity, improve voltage to equipment, reduce power losses and lower electricity bills. NSW Service installation rules specify a minimum of 0.9PF to comply.	In the medium to long term, allow to provide a Power Factor Correction unit. Estimated cost is based on a 300kVAR Power Factor Correction Unit.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	**$ 35,000.00**
6.002	Wagga Wagga Depot	Admin Building	Internal	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the admin building.	Recommend upgrading to LED in the medium term.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ 22,000.00	$ 22,000.00	$ -	$ -	$ -	$ -	**$ 44,000.00**
6.003	Wagga Wagga Depot	Workshop Building	Internal	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the workshop building.	Recommend upgrading to LED in the medium term.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ 30,000.00	$ 30,000.00	$ -	$ -	$ -	$ -	**$ 60,000.00**
6.004	Wagga Wagga Depot	Workshop Building	Internal	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the workshop building to control the light fittings.	Recommend installing PIR motion sensors to turn off lighting when not required to be on in the space.	General	CAP	4	Good		$ -	$ -	$ -	$ -	$ -	$ -	$ 9,000.00	$ -	$ -	$ -	**$ 9,000.00**
6.005	Wagga Wagga Depot	Workshop Building	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**
6.006	Wagga Wagga Depot	Admin Building	L1 Office	SUSTAINABILITY	General	Provide economy cycle and CO2 monitoring to 7-off ducted split fan coil units	Provide motorised dampers, increased rigid ductwork, outside air filtration, sensors and controls as required.	Operational Risk	CAP	4	Good	Wagga_Mech_35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00	**$ 75,000.00**
Total													**$ 453,100.00**	**$ 11,600.00**	**$ 1,107,570.00**	**$ 156,825.00**	**$ 192,000.00**	**$ 185,200.00**	**$ 71,000.00**	**$ 71,000.00**	**$ 130,000.00**	**$ 452,500.00**	**$ 2,830,795.00**

Appendix C - Block Plans



FIRST FLOOR





GROUND FLOOR

WAGGA WAGGA DEPOT – ADMINISTRATION BUILDING

REV	DESCRIPTION	DATE	APPVD
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

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

CLIENT:

BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

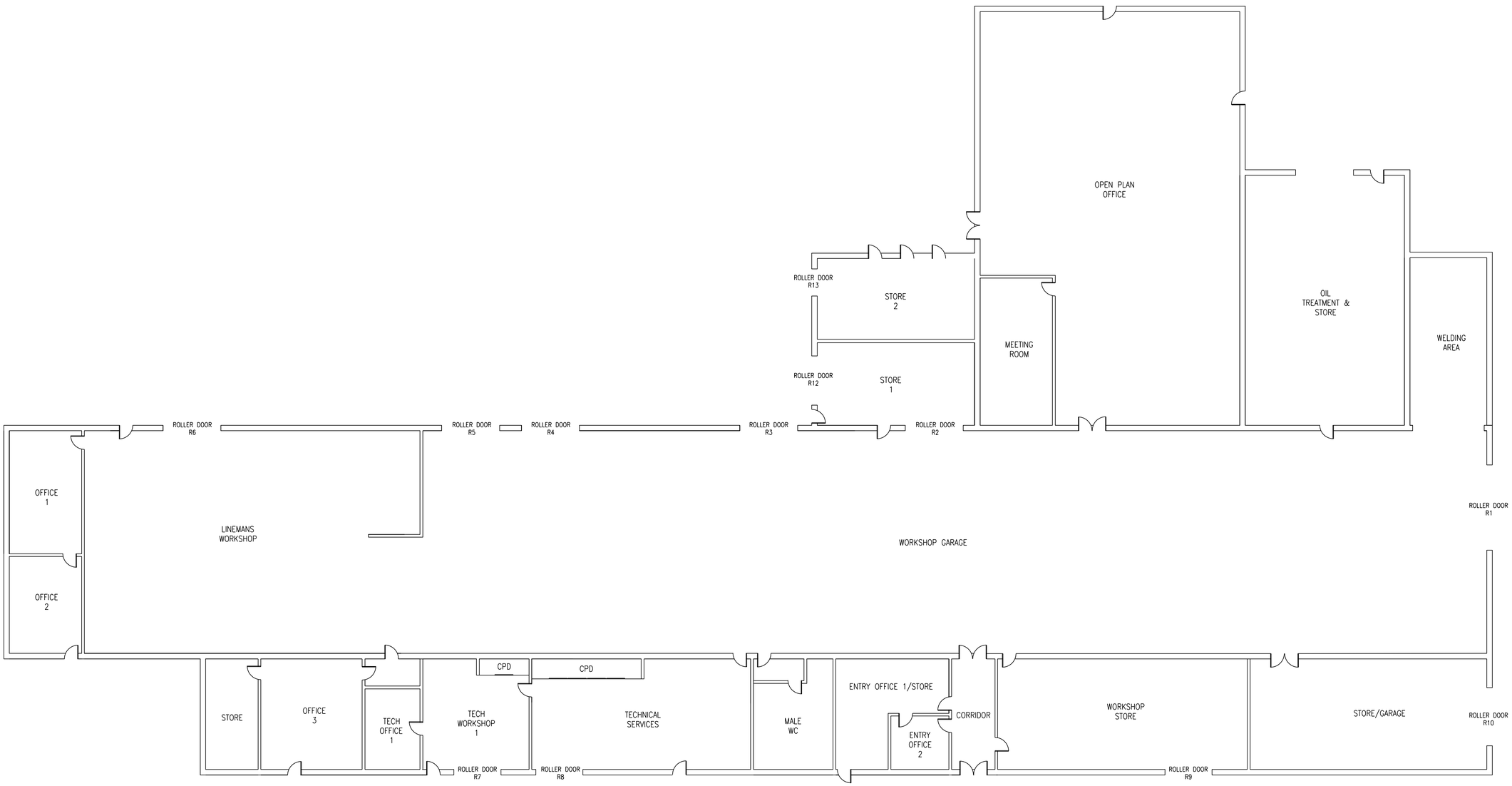
DRAWING TITLE:
WAGGA WAGGA
ADMIN BUILDING DIAGRAM

DRAWING STATUS
SITE PLANS

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

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

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



WAGGA WAGGA DEPOT – WORKSHOP BUILDING

REV	DESCRIPTION	DATE	APPV'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:
NUTBROOK ENGINEERING GROUP

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

CLIENT:
BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
WAGGA WAGGA
WORKSHOP BUILDING
DIAGRAM

DRAWING STATUS
SITE PLANS

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

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

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

Appendix D - Site Images

Wagga Wagga
Photo Report - Building Services

Wagga_Blg_001.jpg

Wagga_Blg_002.jpg

Wagga_Blg_003.jpg

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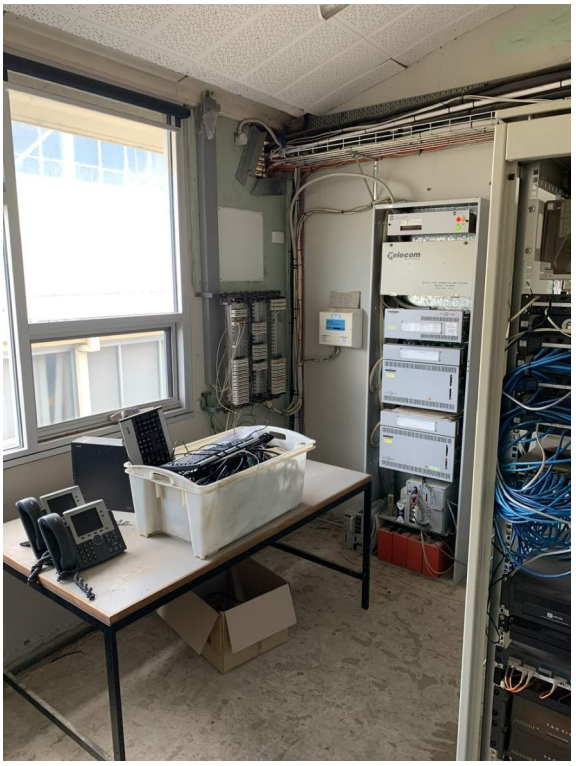
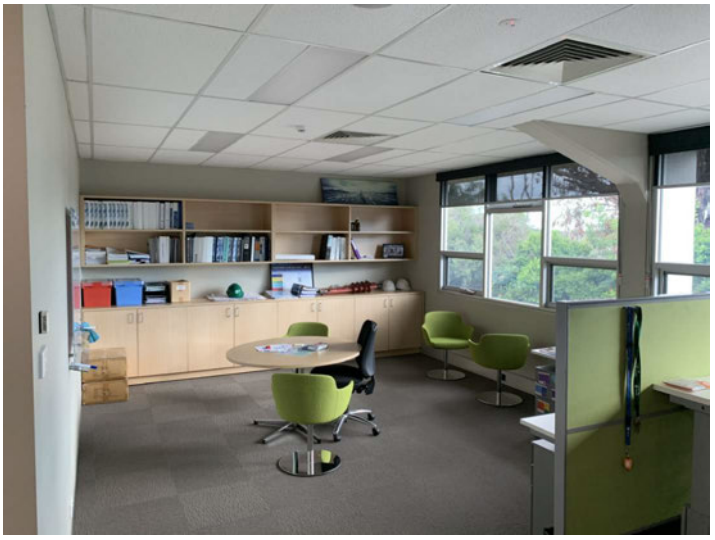
Wagga_Blg_044.jpg



Wagga_Blg_045.jpg

Wagga_Blg_046.jpg



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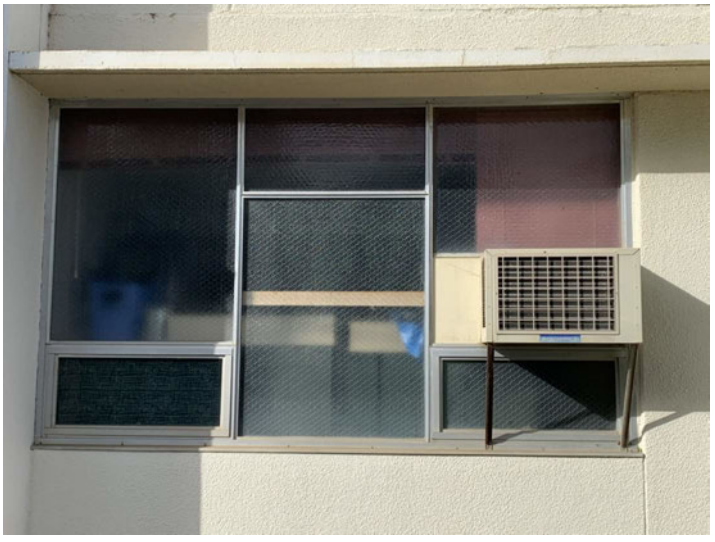
Wagga_Blg_060.jpg



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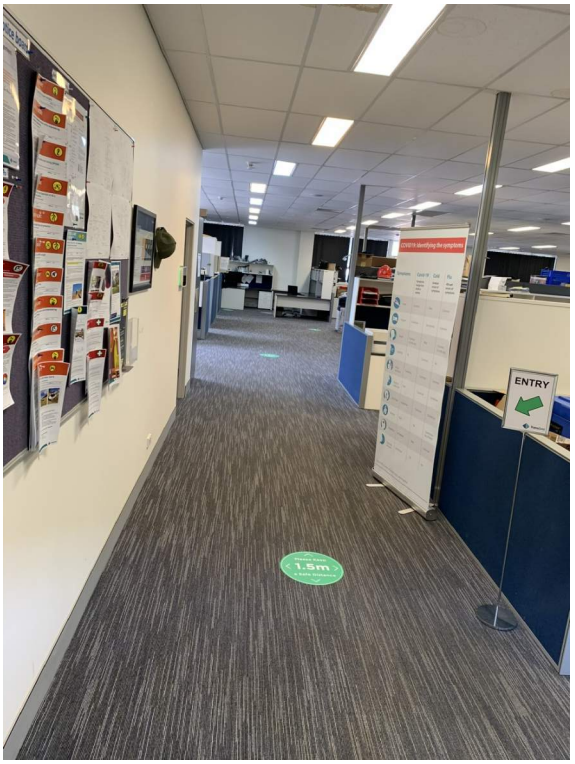

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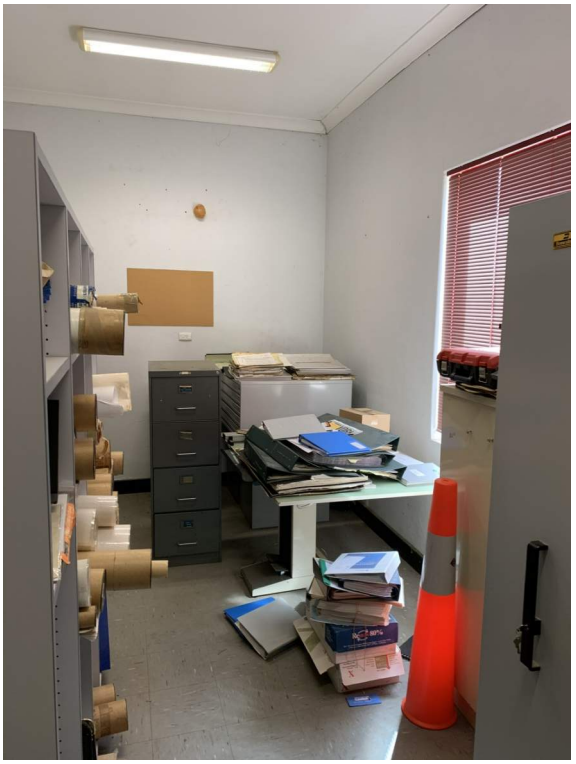

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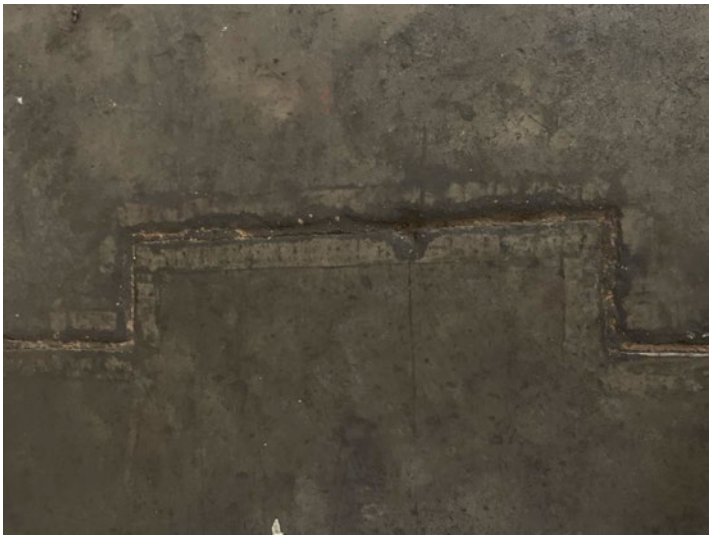

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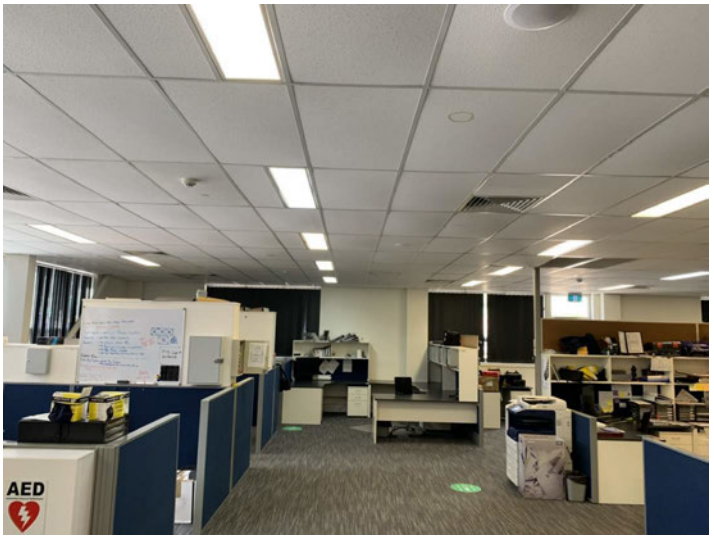

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Wagga_Blg_074.jpg

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Wagga_Blg_077.jpg

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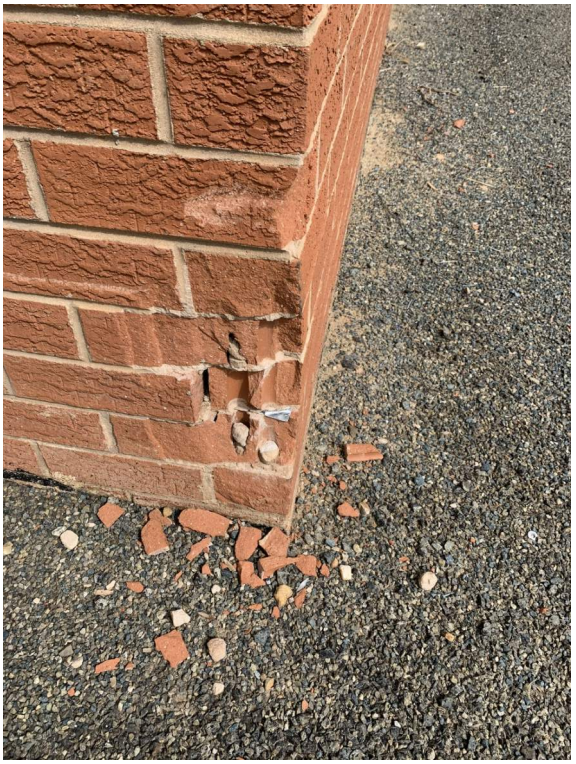
Wagga_Blg_082.jpg



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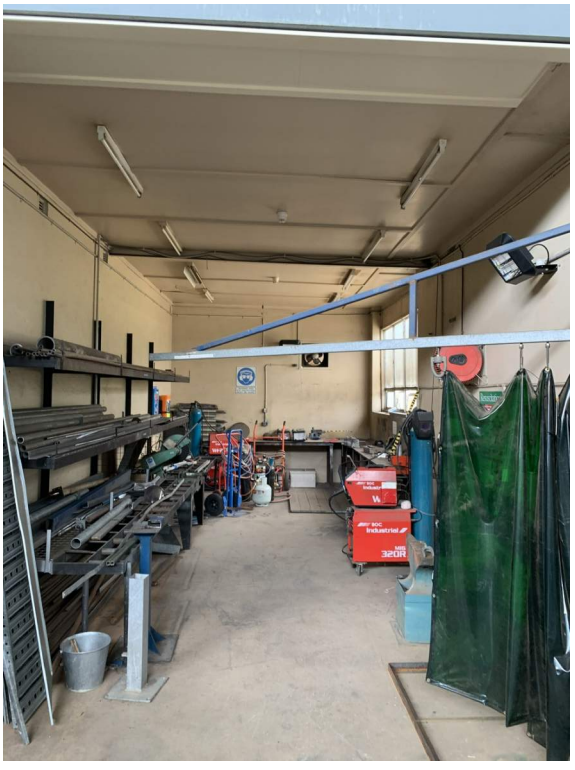

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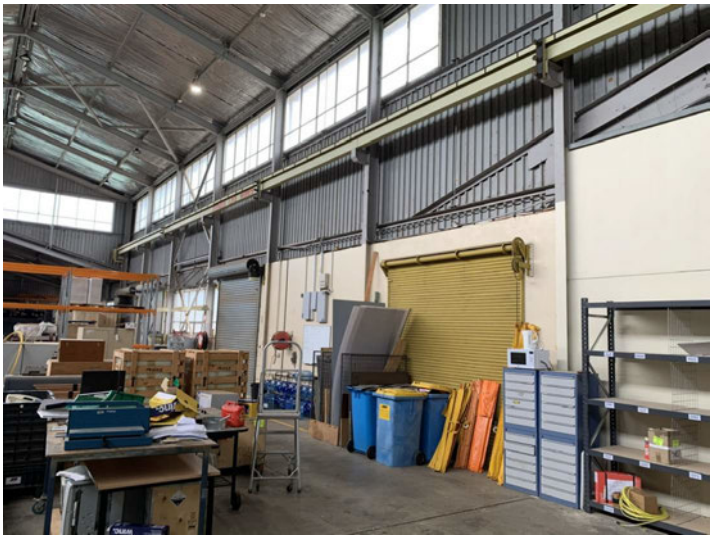

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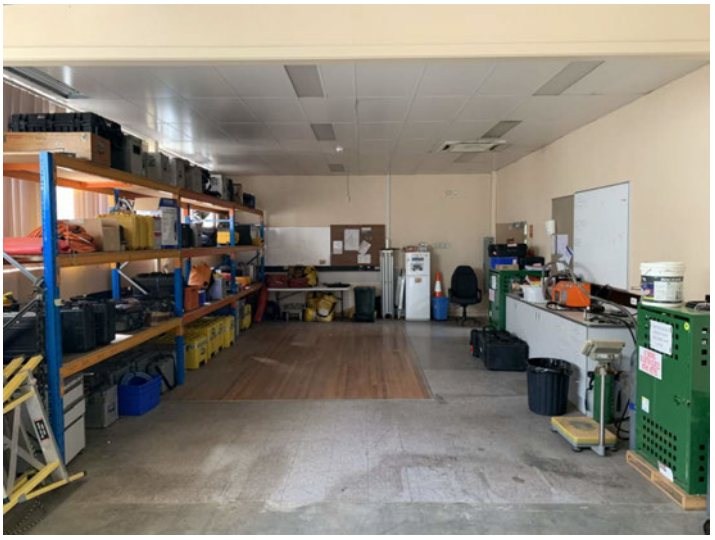

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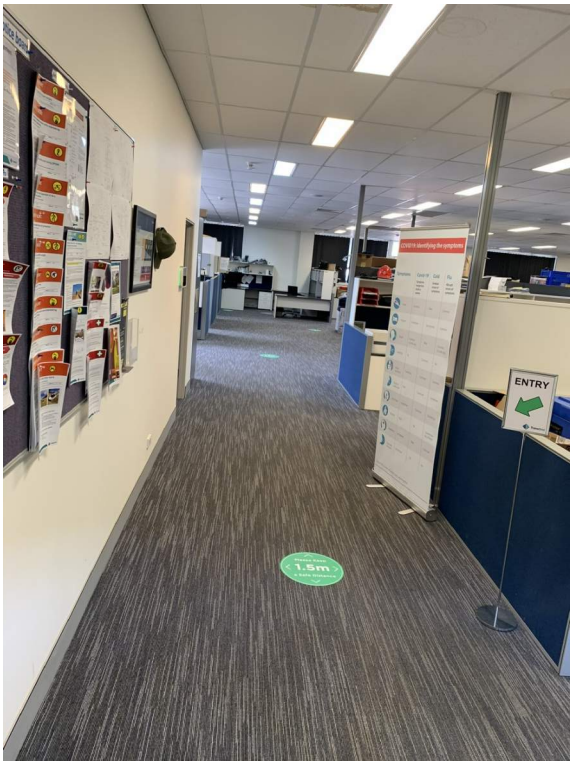

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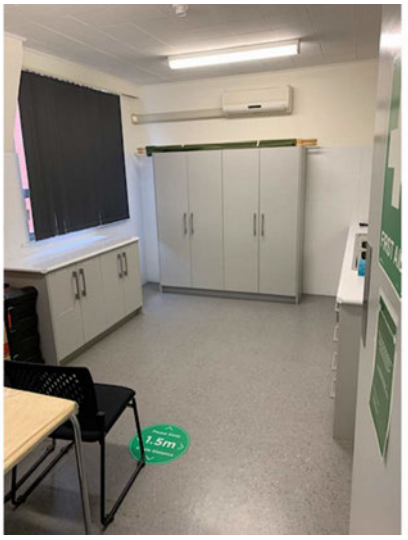

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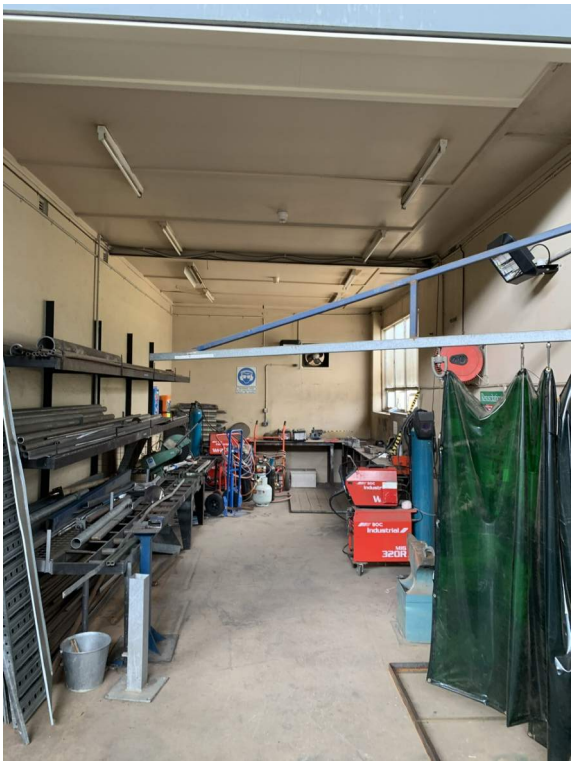
Wagga_Blg_107.jpg

Wagga_Blg_108.jpg



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Wagga_Blg_112.jpg

Wagga_Blg_113.jpg

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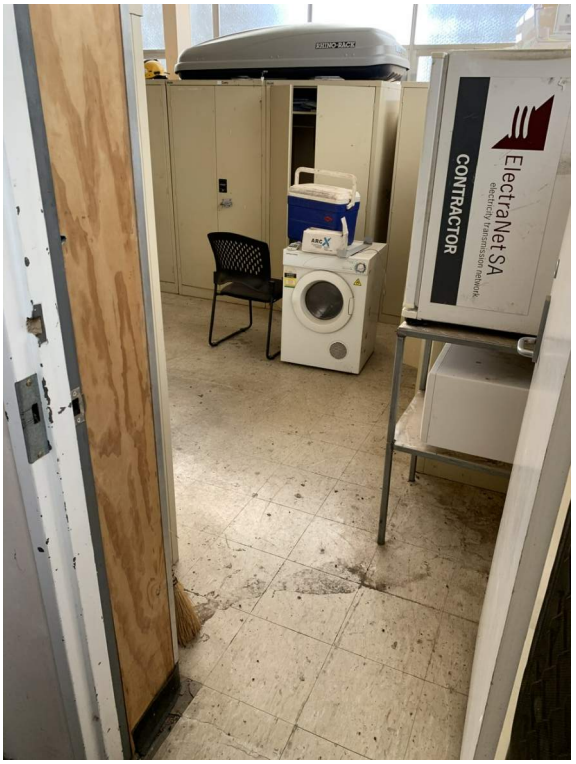
Wagga_Blg_118.jpg



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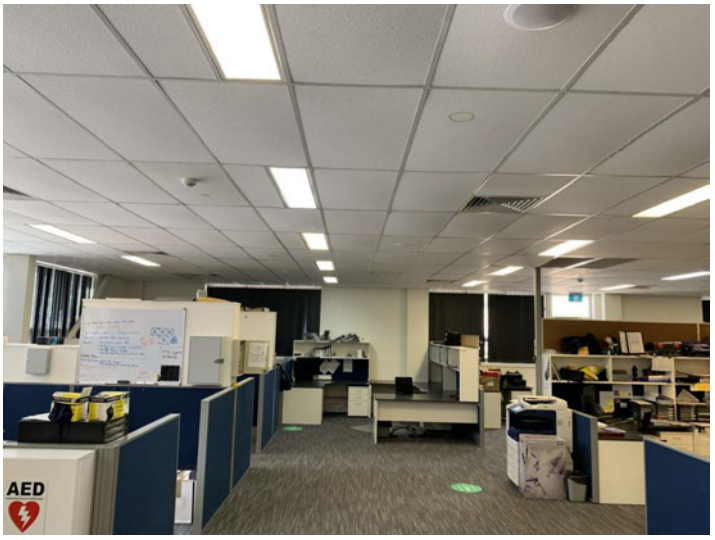
Wagga_Blg_122.jpg



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Wagga_Blg_125.jpg

Wagga_Blg_126.jpg

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Wagga_Blg_137.jpg

Wagga_Blg_138.jpg

Wagga_Blg_139.jpg

Wagga_Blg_140.jpg

Wagga Wagga Depot
Photo Report - Electrical Services

WaggaWagga_Elec_001.jpg

WaggaWagga_Elec_002.jpg

WaggaWagga_Elec_003.jpg

WaggaWagga_Elec_004.jpg

WaggaWagga_Elec_005.jpg

WaggaWagga_Elec_006.jpg

WaggaWagga_Elec_007.jpg

WaggaWagga_Elec_008.jpg

WaggaWagga_Elec_009.jpg

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Wagga Wagga Depot
Photo Report - Mechanical Services

Wagga_Mech_001 (2).jpg

Wagga_Mech_001.jpg

Wagga_Mech_002 (2).jpg

Wagga_Mech_002.jpg

Wagga_Mech_003.jpg

Wagga_Mech_004.jpg

Wagga_Mech_005.jpg

Wagga_Mech_006 (2).jpg

Wagga_Mech_006.jpg

Wagga_Mech_007 (2).jpg

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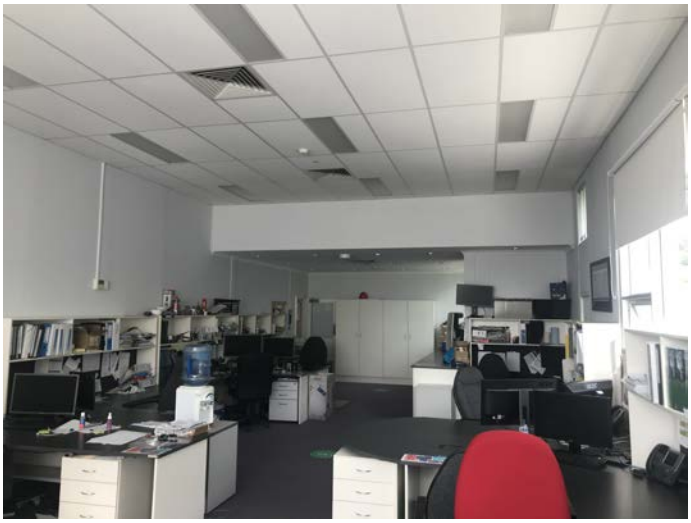

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Wagga_Mech_034 (3).jpg

Wagga_Mech_034.jpg

Wagga_Mech_035 (2).jpg

Wagga_Mech_035.jpg

Wagga Wagga Depot
Photo Report - Fire Services

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Wagga_Fire_002.jpg

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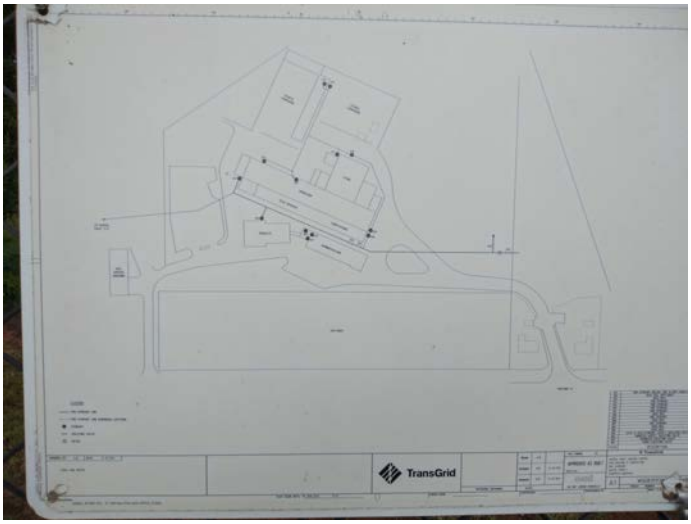
Wagga_Fire_004.jpg

Wagga_Fire_005.jpg



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Wagga_Fire_007.jpg

Wagga Wagga Depot
Photo Report - Hydraulic Services

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Wagga_Hyd_005.jpg

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