Building Condition Review and CAPEX Plan

BGIS - TransGrid – Yass Regional Depot Centre

10 December 2020

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

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Approvals

Action	Name	Signature	Position	Date
Prepared by	Amy Winkler	[redacted]	Office Administrator	30 November 2020
Reviewed by	Yeuston Gabriel	[redacted]	Director	07 December 2020
Approved by	Ron Philip	[redacted]	Director	10 December 2020

Amendment Record

A record of contextual additions or omissions is given below:

Page No.	Context	Revision	Date

1. Executive Summary

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

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

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

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

1.1 Key Issues Identified

1.1.1 Building Structure and Fabric

- External tarmac Road – We have made an allowance to carry out a detailed condition audit and provide a rectification scope. We recommend carrying out the audit in the medium term with rectification works in the long term;
- External concrete slab – Poor condition with settlement cracks and deflection. We recommended that allowance is made for medium term repairs;
- External façade to Admin Building – Potential ACP cladding. We have made an allowance to carry out testing with a C10 engineer in the short term;
- Admin Building – Safe access system is out of date and requires recertification. We recommended an allowance be made in the short term;
- Workshop Building – No safe access to the roof. We recommended providing a safe access system in the medium term;
- Workshop Building – Generally, the external and internal conditions of this building are in poor condition. We have made allowance for remediation in the medium term;
- Stores – The external façade which includes the window system, door fixings, façade structures, facias and soffits, and gutters are in a poor condition. We have made allowance for remediation in the medium term;
- Old System Block – The general external and internal conditions of this building is in poor condition. Allowance for remediation and full demolition is allowed for in the medium term. It should be noted that if this demolition option is taken then the electrical main switch board must also be accounted for during the same time;
- Fire Pump Room – The general external and internal conditions of this building are in poor condition. We have made allowance for remediation in the short and medium term;

- SF6 Room – General single glazed aluminium frames are in poor condition, allowance for a remediation in the short term;
- Industrial shed – Roof fixtures are in poor condition, allowance for a remediation in the medium term; and
- Garage Compound – Asphalt within the car parking area is in poor condition, allowance to carry out detailed condition audit and provision of a rectification scope is recommended.

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 in the installs which generally predate 2015. 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);
- The asset register for mechanical services does not capture the majority of equipment on site. Barcodes are noted on plant which do not correspond to the asset register and entire buildings appear to not have been captured i.e the Admin Building;
- The Workshop is reportedly provided with in-slab electric heating. There is likely little that can be done to maintain the ongoing service of this system and its unlikely that any retrofit can occur which would be compliant with the current National Construction Code (NCC). Capital costs to replace the system would be prohibitive and difficult to quantify; and
- Outside air to be provided to those rooms served by high wall AC units that do not have operable windows or otherwise to comply with outside air requirements under AS1668.2.

1.1.3 Electrical

- The main switchboard for the site which is located within the condemned building has well exceeded its economic lifecycle. Therefore, we have made a high-level allowance to provide a new site main switchboard within the Workshops Building including new submains cabling to existing DB's across the site in the medium term;
- The main distribution board (currently identified as 415V main switchboard) located within the workshops building is original to the construction of the building, in fair condition, and whilst providing adequate service to

the building, is considered to be well beyond its economic lifecycle. Therefore, we have made a high-level allowance to provide a new main distribution board within the Workshops Building in the medium term;

- The distribution board within the Fire Services Pump Block is original to the construction of the building, unsafe, and whilst providing adequate service to the building, is considered to be well beyond its economic lifecycle. Therefore, we have made a high-level allowance to provide a new distribution board within the Fire Services Pump Block in the short term;
- The existing standby diesel generator outside the southern control centre has not been serviced since 2010 and as such has been classified as a redundant piece of equipment for some time. Therefore, we have made a high-level allowance to decommission and remove the diesel generator off-site;
- 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 crane/hoist motor;
- Emergency lighting was not provided to the Workshops Building. Whilst there is no mandatory requirement to provide emergency lighting due to the age of the building, we recommend emergency lighting is provided for safety reasons and to comply with current code AS/NZS2293.1:2018;
- 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 were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes in the short term;
- No access was provided to the Southern office within the Workshops Building therefore, we cannot comment on the condition of the electrical services within the space;
- No access was provided to the Industrial Shed across the yard from the Workshops Building therefore we cannot comment on the condition of the electrical services within the space; and
- External lighting under standalone awnings are generally in poor condition and require cleaning, re-lamping or replacement where required.

1.1.4 Fire

- Provide storz couplings to all external hydrants and ensure the fire hydrant booster located by the tank room is provided with compliant site block plan and testing pressures in accordance with AS 2419.1-2005. The fire hydrant booster needs to be replaced with a new booster and tank suction points complete with block plans

compliant with AS 2419.1-2005 requirements. We recommend that the existing concrete 110,000L tank is replaced with a new steel panel tank compliant to the latest standards, as the annual testing report notes several leaks around the tank and a fair growth of moss observed around the tank. Consideration should be given to provide a new pumpset with compliant exhaust to the external of the room and cross ventilation for pumps;

- Hose reels in the Admin Building are noted as being manufactured in 2012 and will exceed the 15-year design lifecycle during the CAPEX reporting period; and
- All extinguishers in the Workshop and Admin Building are noted as being manufactured in 2019 and will exceed their 5-year design lifecycle during the 10-year CAPEX period.

1.1.5 Hydraulic

Cold water:

- RPZD testing and tagging to be confirmed.

Hot water:

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

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 review 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;
- 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 below areas mentioned below could not be accessed for inspection on the day:

- Stores section of the Workshops Building; and
- Industrial Shed.

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.

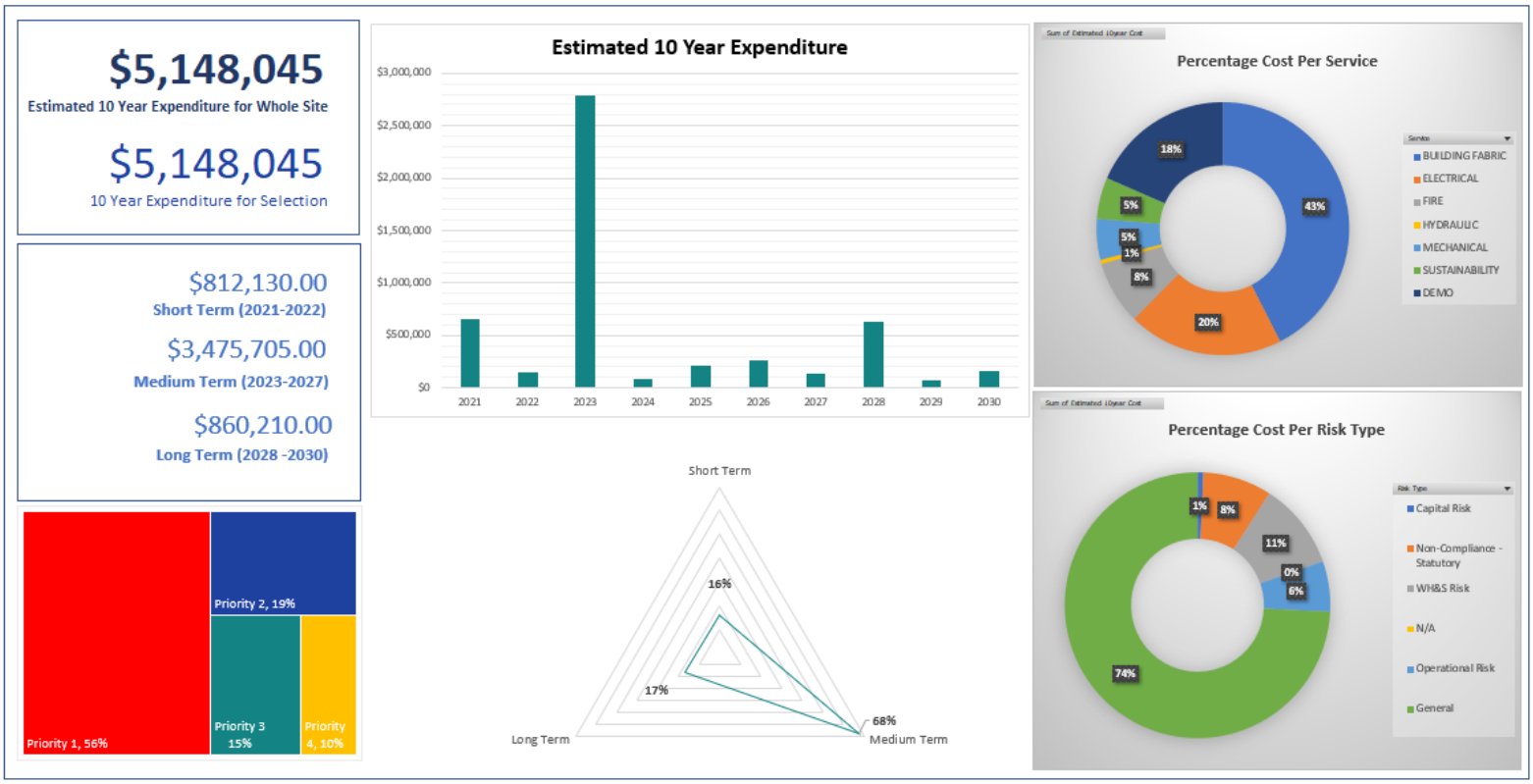
	All services and have been assessed over the following periods in line with budget guidelines:
Short Term	Years 1 to 3 (2021 to 2023)
Medium Term	Years 4 to 8 (2024 to 2028)
Long Term	Years 9 to 10 (2029 to 2030)

	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.



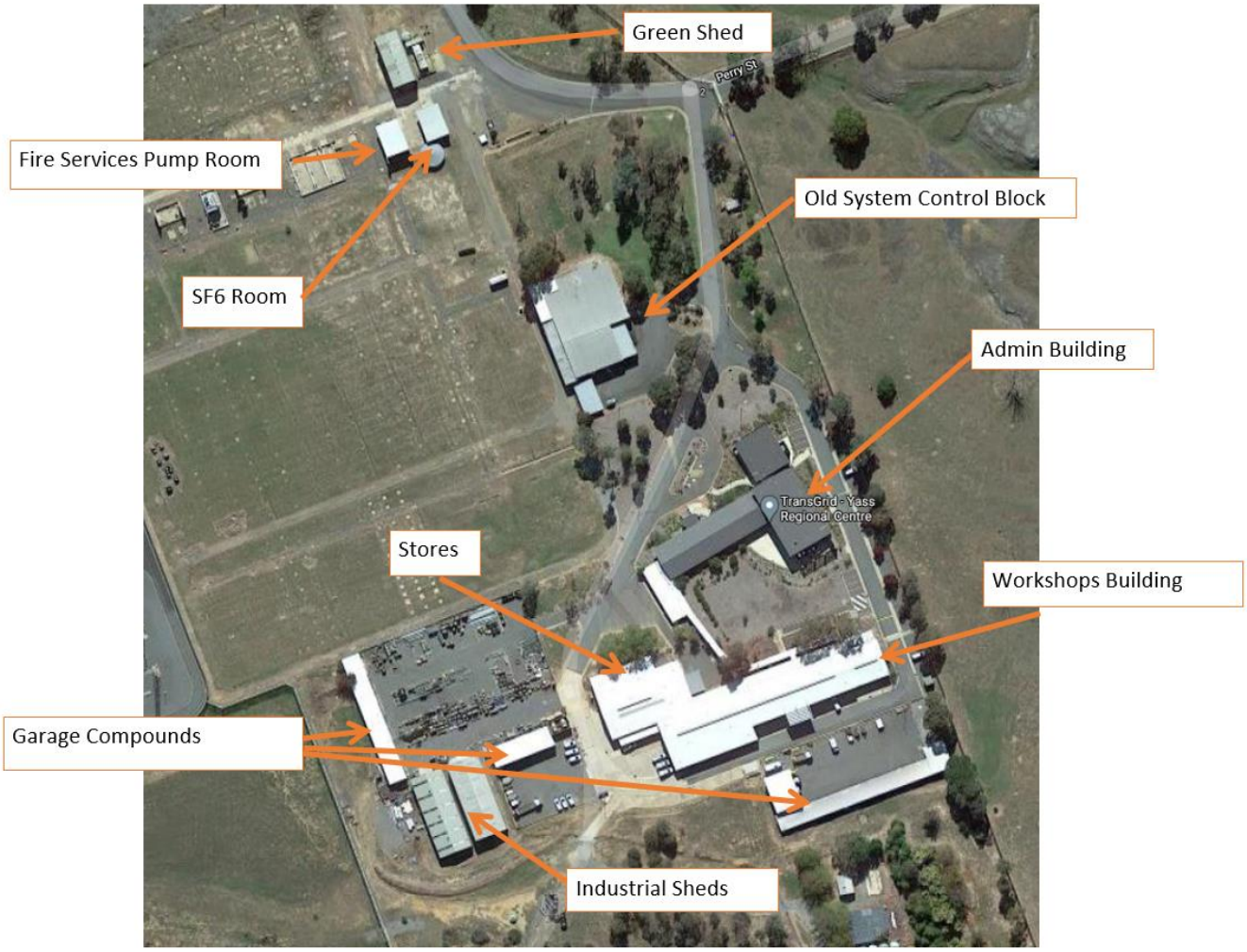
Notes:

- Budget figures have been provided based on the information received and sighted at the time of the 'non-destructive' on site audit;
- Excludes builder 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 Yass Regional Depot and located at Perry Street, Yass, approximately 280km south of Sydney. Inspections for this site were carried out on Tuesday the 27th 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.



Yass Depot – Image courtesy of Google Earth

The site consists of an office and mixed-use buildings as outlined below. Construction Date 1966 (Provided by BGIS).

Admin Building

- A single storey modern office building with a combination of brickwork, profiled metal cladding, metal glazed windows, timber doors and a pitched roof with metal profiled roofing sheeting;

- Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.

Green Shed

- A single storey storage building with a metal profiled sheet façade and roller door, and a low-pitched roof with metal profiled roof sheeting; and
- Internal finishes are exposed concrete in-line with a storage space.

Stores

- A single storey storage building with steel portal framed construction, fairfaced brickwork, metal and timber framed windows, roller shutter doors and timber access doors; and
- Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes within offices and amenity areas.

Workshops, SF6 Room and Fire Pump Room

- Single storey office and workshop building with steel portal framed construction, fairfaced brickwork, metal and timber framed windows, roller shutter doors and timber access doors; and
- Internal finishes include exposed concrete floor finishes, predominately painted walls and a combination of open ceiling finishes.

Old Systems Control Block

- The Old Control Centre is no longer in use and is assumed to be considered for demolition.

Garage Compound

- Single storey storage buildings with steel portal framed construction, metal profiled sheeting, roller shutter doors and timber access doors; and
- Internal finishes include exposed concrete floor finishes, predominately painted walls and a combination of open ceiling finishes.

Industrial Sheds

- A single storey storage building with metal profiled sheet façade and roller door and a low-pitched roof with metal profiled roof sheeting; and
- Internal finishes are exposed concrete in-line with a storage space.

6. Inspection Notes & Asset Condition Commentary

6.1 Building Structure and Fabric

6.1.1 Administration Building

External

- Safe roof access system was out of date for testing and requires recertification;
- Targeted repair(s) required to corner edge cracks in rendered section and minor face brick repairs to be considered under R&M. Sections of the façade also require cleaning;
- Potential ACP Cladding at Main Entry. We have made an allowance for testing by a C10 engineer;
- The steel glazed entry door awnings are in fair condition and require remediation in the medium term. The glazed aluminium door (Western Facade Entry Door to Linkway) also requires minor adjustment;
- The roof sheets, fixtures, capping and flashings are in good condition. To prevent roof related issues, we recommend the maintenance for this building be reviewed and where required, updated accordingly (e.g. gutters should be cleared out to prevent blockages and the potential for internal water ingress); and
- The paintwork to the windows and doors is generally considered to be in fair condition, aged but still performing. Redecoration to previously painted timber windows and doors should be undertaken to prevent further deterioration of the surfaces.

Internal

Generally

The buildings are in use and comprise of a combination of floor coverings including vinyl tile, vinyl sheet, ceramic tile, quarry tile etc. a combination of fair faced brickwork and plaster painted walls with coved skirting and a combination of plaster painted ceilings and suspended ceilings with surface mounted and recessed strip light fittings.

The buildings finishes are aged throughout with soiled surfaces and are generally considered to be in fair to poor condition in-line with the age and use. There is potentially asbestos containing materials below the aged vinyl tile flooring which will need to be planned for in the event any replacement works to be carried out;

- Asbestos has been identified in the building in several locations and should form part of any future management plan;
- The main entrance and connection corridor are in fair condition. Local patch repairs are required to the ceilings in localised areas because of water damage;
- The kitchenette ceiling grid and tiles are in fair condition, with water damage observed. The floor covering, tables and chairs are also in fair condition, however, these do not require long term remediation;

6.1.2 Green Shed

External

- There is no safe access roof system fitted. A safe access system shall be installed as part of the roof replacement, or remediation. It was observed that the skylights are soiled and require pressure cleaning. Consideration should be given to aligning both tasks;
- Metal cladding is in fair condition with some minor impact damage identified. Replace damaged sections in the medium term;
- Doors, windows, spandrel cladding above and below windows, facias and soffits are in fair condition. Repaint steel door and frame;

Internal

- Floor has exposed concrete which is in fair condition. General repairs to surface area, cleaning is recommended and re-caulking of joints in the medium term.

6.1.3 Stores

External

- The door and window systems (single glazed aluminium) are in poor condition and deemed end of life. Recommended to be short term;
- Facias and soffits are in poor condition and may contain asbestos. There is a requirement to test and confirm, and remediate in the short term;
- The roof ridge/edge capping and flashing is at end of life and in poor condition requiring replacement in the medium term;
- External drainage including downpipes and box gutters should be replaced in conjunction with the above roof works. Replace in the medium;
- There is no safe access roof system fitted. A safe access system shall be installed as part of the roof replacement, or remediation. Consideration should be given to aligning both tasks and carrying out in the medium term;
- Façade cladding panels located above and below the windows are in poor condition and require replacing in the medium term; and
- The façade and pavement are in fair condition. Allow for targeted repair(s) to holes in the brickwork in the medium term, with cleaning of the pavement and brick façade in the medium term.

Internal

- Access denied due to Covd-19. BGIS to reschedule and provide input into the Yass report in accordance with the criteria set out.

6.1.4 Workshops

External

- The window system (single glazed aluminium in a timber frame) is in poor condition and deemed end of life. Replacement is recommended in the medium term;
- Facias and soffits are in poor condition and may contain asbestos. We recommend a hygienist be engaged to test and confirm if repair work can be carried out, or needs to be replaced due to asbestos being present;
- Painted timber fascia boards and fibro soffits are in fair condition. There is a requirement for a hygienist to test and confirm if repair work can be carried out, or needs to be replaced;
- The safe roof access system was out of date for testing and requires recertification;
- Rendered sections at high level contain asbestos and is in poor condition. There is a requirement to remove or encapsulate. Replacement is recommended in the short term; and
- External façade and pavements are in poor condition and require cleaning. We recommend remediation in the medium term.

Internal

- Local patch repairs required to the ceilings in localised areas as a result of water damage from roof leaks. Recommend repairs to be carried out in the medium term;
- The various toilets within the buildings vary in age and condition but include typical sanitary fittings such as WCs, urinals, showers, and wash basins. We have allowed for refurbishment in the short term as a result of the age, condition and presence of asbestos;
- Several timber doors throughout the Workshop Buildings are end of life and require replacement in the medium term; and
- Exposed concrete in Workshop A and B is in fair condition. We have made allowance for general repairs to the surface area, cleaning and re-caulking of joints in the medium term.

6.1.5 Old Systems Control Block

- It has been advised by BGIS, that the Old Systems Control Block is 'not in use'. We have made an allowance to demolish and make good the area in the medium term. We note that there is a high probability that asbestos is present and should be considered during demolition. The main switch room should be relocated prior to the demolition of this building.

6.1.6 Garage Compound

External

- Targeted repair(s) required to corner edge cracks in rendered section and face brick. It was also observed that sections of the façade require cleaning;
- The steel glazed entry door awnings are in fair condition;

- The roof sheets, fixtures, capping and flashing are in good condition;
- The concrete hardstand areas are in poor condition with surface cracking evident throughout. We have made an allowance to carry out a detailed condition audit and provide a rectification scope in the medium term with works in the long term;
- Asphalt car parking areas are in poor condition. We have made allowance to carry out a detailed condition audit and provide a rectification scope in the medium term;
- Compound steel frame is in poor to fair condition with minor surface rust. We recommended to rectify in the medium term; and
- Chain link fence in poor condition. We have allowed to replace in the medium term.

6.1.7 SF6 Room and Fire Pump Room

External

- The roof sheets are in fair condition, we recommend replacement in the medium term;
- Single glazed aluminium framed windows are in poor condition. We have allowed to replace in the medium term;
- No safe access provided to both buildings. We have allowed to replace in the medium term;
- Brick façade has targeted repairs required to holes in brickwork. We have allowed for remediation in the medium term;
- Fascias and soffits contain asbestos and it is recommended that testing be undertaken and remediated in the short term;
- Paintwork to the windows and doors is generally in poor condition and aged although still performing. Redecoration of previously painted timber windows and doors should be undertaken to prevent further deterioration;
- The yard areas throughout the site are aged. Various areas require repairs, and this should be expected through the reporting period; and
- Metal profiled roof sheeting is in fair condition. We have allowed to replace in the long term.

Internal

The buildings are in use and comprise of exposed concrete with rendered brickwork walls and combination of plaster painted ceilings.

Set plasterboard has sustained minor water damage. We have allowed to replace in the medium term.

6.1.8 Industrial Sheds

External

- It was observed that the safe roof access system was out of date for testing and requires recertification;

- Isolated repair(s) required to corner edge cracks in rendered section and minor face brick repair. It was also observed that sections of the façade require cleaning;
- The steel glazed entry door awnings are in fair condition;
- The roof sheets, fixtures, capping and flashing are in poor condition with evidence of water leaks. We have recommended that these be replaced in the medium term;
- The roof sheets are aged and original to the construction. We have recommended replacement in the medium term;
- The external drainage including downpipes and box gutters should be replaced in conjunction with the above roof works. Gutters should be cleared out to prevent blockages and the potential for internal water ingress;
- The paintwork to the windows and doors is generally considered to be in fair condition, aged but still performing. Redecoration to previously painted timber windows and doors should be undertaken to prevent further deterioration of the surfaces in the medium term; and
- The steel roof frames are in fair condition with surface corrosion present. We have allowed to replace in the medium term.

Internal

The buildings are in use and comprise a combination of exposed floors, metal profiled sheet walls and roof cladding, and roller doors.

- We have provided a general allowance under R&M to cover rust treatment; and
- Exposed flooring is in fair condition. We have allowed for general repairs, surface cleaning, recalking joints and cleaning in the medium term.

6.1.9 Key Issues Identified

- External tarmac Road – We have made an allowance to carry out a detailed condition audit and provide a rectification scope. We recommend carrying out the audit in the medium term with rectification works in the long term;
- External concrete slab – Poor condition with settlement cracks and deflection. We recommended that allowance is made for medium term repairs;
- External façade to Admin Building – Potential ACP cladding. We have made an allowance to carry out testing with a C10 engineer in the short term;
- Admin Building – Safe access system is out of date and requires recertification. We recommended an allowance be made in the short term;
- Workshop Building – No safe access to the roof. We recommended providing a safe access system in the medium term;
- Workshop Building – Generally, the external and internal conditions of this building are in poor condition. We have made allowance for remediation in the medium term;

- Stores – The external façade which includes the window system, door fixings, façade structures, facias and soffits, and gutters are in a poor condition. We have made allowance for remediation in the medium term;
- Old System Block – The general external and internal conditions of this building is in poor condition. Allowance for remediation and full demolition is allowed for in the medium term. It should be noted that if this demolition option is taken then the electrical main switch board must also be accounted for during the same time;
- Fire Pump Room – The general external and internal conditions of this building are in poor condition. We have made allowance for remediation in the short and medium term;
- SF6 Room – General single glazed aluminium frames are in poor condition, allowance for a remediation in the short term;
- Industrial shed – Roof fixtures are in poor condition, allowance for a remediation in the medium term; and
- Garage Compound – Asphalt within the car parking area is in poor condition, allowance to carry out detailed condition audit and provision of a rectification scope is recommended.

6.2 Mechanical

The mechanical services include air conditioning to the offices, breakout areas, conference, meeting rooms, comms room and gym with mechanical ventilation to the warehouse and amenities.

Cooling to the Admin Block is provided via high wall split units, ceiling mounted cassette units and air-cooled packaged AC units. Heating is provided to the by reverse cycle operation of the air conditioning units. The condensing units are generally installed at ground level adjacent to the buildings.
The Workshop is provided cooling via high wall splits in each of the office rooms and these are typically modern inverter units. There is reportedly an in slab electric heating apparatus, but no details could be confirmed.

Control for the Admin Blocks is provided by a combination of Innotech local controls and sensors throughout, providing an overarching time clock. While the Workshop relies on the local controls of the one-to-one systems only and manual start-stop of plant.

The Admin Block is provided outside air via the packaged units and toilet ventilation via a ceiling concealed exhaust fan. The Warehouse is not provided with forced fresh air, with only some windows appearing operable. Dedicated toilet exhaust fans are provided to each amenities area, however they are typically mounted in the glazing.

The Warehouse is provided with multiple passive roof ventilation units to aid in natural ventilation.

6.2.1 HVAC Assets

Admin Block

- 6 x High-wall split AC units and condensers (5-off R410A and 1-off R22);
- 4 x Air cooled packaged AC units (R410A);
- 1 x Toilet exhaust fan; and
- 1 x Mechanical services switch board.

Warehouse and Workshops

- 9 x High-wall split AC units and condensers (3-off R22, 4-off R410A and 2-off R32);
- 2 x Room air conditioners (to service one comms room and office);
- 4 x Ventilation fans for Workshop (mounted in glazing);
- 3 x Toilet exhaust fans (mounted in glazing);
- 5 x Wall hung electric heaters (to service the bathrooms and Workshop); and
- 1 x In slab electric heating.

Stores

- 3x Split AC units and condensers (R410A); and

  Note: There was no access to the internal of the Stores Building.

Condition/Description

- Admin Block is generally in fair to good condition with the split units approaching their end of life at the end of the reporting period;
- The Workshop is generally irredeemable. The under-floor heating, while not inspected, does not sound redeemable. Additionally, compliance of any such system (i.e. if a major repairs project was undertaken) is subject to review but unlikely. The forced mechanical ventilation for the stores and bathrooms is highly unlikely to comply in its current form and is end of life.
  Finally, it appears that one third of the cooling plant is replaced every 3-4 years. That is, 70% of existing cooling provisions will need to be replaced in the short to medium term.
  Generally, the mechanical systems for the whole building needs to be reviewed to determine its remaining life;
- While no access was granted to the Stores Building, the mechanical plant visible from ground level externally was new and in fair to good condition; 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 in the installs which generally predate 2015. 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);
- The asset register for mechanical services does not capture the majority of the equipment on site. Barcodes are noted on plant which does not correspond to the asset register and entire buildings appear to not have been captured i.e. the Admin Building;
- The Workshop is reportedly provided with in-slab electric heating. There is likely little that can be done to maintain the ongoing service of this system and unlikely that any retrofit can occur which would be compliant with the current National Construction Code (NCC). Capital costs to replace the system would be prohibitive and difficult to quantify; and
- Outside air to be provided to those rooms serving by high wall AC units who do not have operable windows or otherwise to comply outside air requirements under AS1668.2.

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 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 CO2 monitoring;
- Decommissioning of electric in floor heating; and
- Provision of new air-cooled packaged AC to Workshop.

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

The provision of more efficient lighting is almost always the most efficient use of CAPEX when aiming to reduce energy bills and along with increased control could be installed over a rolling time period rather than a single large CAPEX project making a lighting upgrade an attractive economic proposition.
A solar power feasibility study should be completed to determine the long-term savings and associated payback period. There are many schemes in place (I.E NSW Energy Saving Scheme) which could offset a large portion of the capital costs against projected long-term savings which could further reduce prospective payback periods. Note that all Government payback schemes are subject to at least 12-months of energy monitoring data which is commonly not provided from energy bills alone, and as such in order to be considered, a feasibility and long-term metering should be considered sooner rather than later.
Power factor correction will have a reduced impact than 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 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 in the mechanical plant. While a water-cooled system would have less energy consumption, the increase in water consumption and CAPEX costs required would not provide any meaningful payback period.
As the mechanical plant for the Yass Admin Building is an ideal configuration, it should be confirmed if the air-cooled packaged AC units are provided with CO2 monitoring to allow a reduction in outside air cooling and heating. With the current reduced occupancy, the building would almost certainly benefit from monitoring of carbon dioxide of the occupied space and reduce energy consumption proportionally. Similarly, this system type should be extended to the Workshop at the time of its upgrade.

The current usage of underfloor electric heating (and the general space electric heating) for the Workshop is likely the most inefficient usage of electricity on the site. While no economically feasible alternative without a complete building reconstruction, depending on the usage per annum, decommissioning the in-floor electric heating should have a marked effect on electricity bills and consumption.

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

Finally, a review of the sites electrical bills may reveal opportunities to implement reduced electrical rates, and the possible advent of green energy.

6.3 Electrical

6.3.1 Admin Building

6.3.1.1 Electrical Supply

The Main Switchboard (MSB) for the site is manufactured by Bayley & Grimster Ltd, original to the construction of the building (circa 1950), and whilst providing adequate service is considered to be well beyond its economic lifecycle. Currently, the MSB is located within Southern Control Centre which is a building that has been earmarked for demolition. Therefore, we have made a high-level allowance to provide a new MSB for the site within the Workshops Building. Note that due to limited information we cannot confirm where the existing MSB is fed from. This would need to be investigated as part of the new works.

No electrical single line diagram (SLD) was sighted at the MSB 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 one (1) 3-phase, form 1, 250A rated distribution board with lighting and power circuits separated by a split chassis, and one (1) 3-phase, form 2B, 400A rated custom built distribution board dedicated to supplying DB's and the mechanical services switchboard. The custom-built distribution board also has a single chassis sharing lighting and power circuits.

The DB's are manufactured by "Chadwick Switchboards", original to the construction of the building (circa 2013) and in good condition.

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

Furthermore, CBUS lighting control units are located within the DB's for automation of general lighting throughout the Admin Building.

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 compact fluorescent downlights, recessed T-BAR twin 2x18W T5 fluorescent office luminaires, 2x18W T5 fluorescent linears and strip lights.

External areas of the Admin Building are provided with incandescent wall lights and single/twin T8 fluorescent battens.

Generally, the lighting appears to be in good condition apart from several faulty fluorescent tubes. Therefore, we recommend that these faulty fluorescent tubes are replaced in the short term. In addition, we recommend the external T8 fluorescent battens are cleaned and re-lamped as part of routine maintenance.

Lighting control is via Passive Infrared Sensors (PIRs), manual on / off switching and a CBUS lighting control system.

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.

Records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection.

6.3.1.5 Access Control, Security and CCTV

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

The CCTV system provides basic surveillance of the perimeter of the Admin Building and Workshops Building. The system headend is located within the comms room of the Admin Building.

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

6.3.2 Workshops Building

6.3.2.1 Power Services

The Workshops Building is currently serviced by a main distribution board (currently identified as 415V main switchboard) however, it is technically not a main switchboard due to the electrical configuration of the site. Four (4) 3-phase, form 1, 160A and 250A rated distribution boards sharing lighting and power circuits on single chassis's are fed from the main distribution board and located internally within the Workshops Building.

The main distribution board is manufactured by Email Ltd, original to the construction of the building (circa 1950), in fair condition, and whilst providing adequate service is considered to be well beyond its economic lifecycle. Therefore, it would benefit from replacement in the medium term to improve safety standards, reduce risk of failures and reduce maintenance costs due to older switchgear.

The DB's are manufactured by "NHP", installed in 2013 and generally in good condition. However, we note that DB-4 was missing a traffolyte label on the front panel to indicate board reference. Therefore, we have made a high-level allowance to provide a nameplate in accordance with the NSW Service and Installation Rules (SIR).

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 LED pendants, 1x28W T5 fluorescent battens, single/twin T8 fluorescent luminaires and battens, and domestic type halogen globes.

External areas of the Workshops Building are provided with wall mounted incandescent flood lights and LED flood lights.

Generally, lighting appears to be in good condition with only minor rust noted on the external incandescent floodlight.

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

6.3.2.3 Exit Signage and Emergency Lighting

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

No emergency lighting is installed within the Workshops Building as required by current code AS/NZS2293.1:2018. Whilst there is no mandatory requirement to provide emergency lighting due to the age of the building, we still recommend emergency lighting is provided in the medium term for safety reasons and to comply with current code AS/NZS2293.1:2018.

Emergency lighting test switches have not been provided within the DB's in accordance with AS/NZS2293.1:2018.

Records showing 6 monthly testing, in accordance with AS/NZS2293.2:2019, for emergency lighting and exit signs were sighted during our site inspection within the Admin Building.

6.3.2.4 Access Control, Security and CCTV

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

6.3.2.5 Roller Doors and Hoist/Cranes

The roller doors within the Workshops Building are operated by 3-phase Grifco motors. Generally, the motors appeared to be original to the construction of the building, and in poor to fair condition. Therefore, we have made a high-level allowance to progressively replace the motors over the medium term.

The 2-tonne crane within the Workshops 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 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 Fire Services Pump block

6.3.3.1 Power Services

The Fire Services Pump Block includes a very old custom-built switchboard that appears to have been built in the 1950s during the original construction of the building. Whilst the board does provide adequate service to the equipment connected, it is considered unsafe and end of life. 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 not provided to lighting and power circuits within the switchboard.

Annual thermographic scan reports of the electrical switchboard 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 switchboard.

6.3.3.2 General Lighting

Interior lighting comprises domestic style globes and 2x28W T8 fluorescent battens.

External areas of the fire services pump block are not provided with lighting.

Generally, the lighting appears to be in good condition and operational.

Lighting control is via manual on / off switching.

6.3.4 SF6 Room

6.3.4.1 Power Services

The SF6 room is currently serviced by a 3-phase load centre sharing lighting and power circuits from din rail mounted RCDs and MCBs.

The load centre is manufactured by “Clipsal” and appears to be in good condition.

6.3.4.2 General Lighting

Interior lighting comprises 2x28W T8 fluorescent battens.

External areas of the SF6 room are not provided with lighting.

Generally, the lighting appears to be in good condition and operational.

Lighting control is via manual on / off switching.

6.3.5 Green Enclosed Shed

6.3.5.1 General Lighting

Interior lighting comprises suspended halogen pendants.

External areas of the green enclosed shed are not provided with lighting.

Generally, the lighting appears to be in good condition and operational.

Lighting control is via manual on / off switching.

6.3.5.2 Roller Doors and Hoist/Cranes

The roller door within the green enclosed shed is operated by a 3-phase motor which appeared to be in good condition. However, the manufacturer of the motor and date of installation could not be confirmed due to limited information at the time of the site inspection. We recommend that further investigation is carried out on the motor to confirm the date of installation and subsequently the years to replacement.

The crane within the green enclosed shed 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 motor and crane motor. Therefore, we recommend that regular maintenance is carried out on the motor and recorded to ensure effective operation when utilised.

6.3.6 External

6.3.6.1 General Lighting

The standalone awnings are generally provided with single and twin 36W T8 fluorescent battens which appear to be in poor condition due to the age of the fittings and environmental conditions. Therefore, we recommend the lights are cleaned and re-lamped as part of repair and maintenance.

Lighting control is via a time clock.

6.3.6.2 Diesel Generator

The existing standby diesel generator located outside the southern control centre was originally installed as emergency backup for the control centre. However, as time went by the control centre became redundant and so did the generator.

Maintenance and servicing of the generator has been neglected over the years as the last service was in 2010 based on the date stamp of the filters.

Based on visual inspection, the generator does not provide backup power to any buildings and the condition is very poor. Therefore, we have made a high-level allowance to decommission and remove the diesel generator off site including all associated cabling.

6.3.7 Key Issues Identified

- The main switchboard for the site which is located within the condemned building has well exceeded its economic lifecycle. Therefore, we have made a high-level allowance to provide a new site main switchboard

within the Workshops Building including new submains cabling to existing DB's across the site in the medium term;

- The main distribution board (currently identified as 415V main switchboard) located within the Workshops Building is original to the construction of the building, in fair condition, and whilst providing adequate service to the building, is considered to be well beyond its economic lifecycle. Therefore, we have made a high-level allowance to provide a new main distribution board within the Workshops Building in the medium term;
- The distribution board within the Fire Services Pump Block is original to the construction of the building, unsafe, and whilst providing adequate service to the building, is considered to be well beyond its economic lifecycle. Therefore, we have made a high-level allowance to provide a new distribution board within the Fire Services Pump Block in the short term;
- The existing standby diesel generator outside the southern control centre has not been serviced since 2010 and as such has been classified as a redundant piece of equipment for some time. Therefore, we have made a high-level allowance to decommission and remove the diesel generator off-site;
- 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 crane/hoist motor;
- Emergency lighting was not provided to the Workshops Building. Whilst there is no mandatory requirement to provide emergency lighting due to the age of the building, we recommend emergency lighting is provided for safety reasons and to comply with current code AS/NZS2293.1:2018;
- 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 were noted during our site inspection. Nutbrook Group recommends replacing these faulty tubes in the short term;
- No access was provided to the Southern office within the Workshops Building therefore, we cannot comment on the condition of the electrical services within the space;
- No access was provided to the ancillary shed across the yard from the Workshops Building therefore we cannot comment on the condition of the electrical services within the space; and
- External lighting under standalone awnings is generally in poor condition and therefore require cleaning, re-lamping or replacement where required.

6.4 Fire

6.4.1 Fire Water Supply

The fire hydrant system is supplied from the 110,000L concrete tank located near the fire hydrant pump room and boosted by a diesel and electric pump. This hydrant system is comprised of a main hydrant system booster assembly located by the hydrant pump room and a large bore tank suction point which is then connected to external dual hydrants located on site. Refer to key issues for detailed items identified with the current hydrant system.

6.4.2 Fire Hydrant and Hose Reel System

Condition/Description

The original installation date of the hydrant system is unknown, and the booster is not provided with a block plan to document the date of installation. The fire hydrant booster is located along the pump room wall and has been poorly maintained.

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

The fire hose reels are only located in the Admin Building on site. The hose reels are generally manufactured in 2012 and appear to be maintained regularly.

6.4.3 Fire Detection and Alarm System

Condition/Description

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

6.4.4 Fire Extinguishers and Blankets

Condition/Description

Fire extinguishers are provided throughout all the buildings, are generally manufactured in 2019 and appear to be tested and checked every six months. Fire blankets are provided within the kitchen area of the buildings and appear to be well maintained.

6.4.5 Key Issues Identified

- Provide storz couplings to all external hydrants and ensure the fire hydrant booster located by the tank room is provided with compliant site block plan and testing pressures in accordance with AS 2419.1-2005. The fire hydrant booster needs to be replaced with a new booster and tank suction points complete with block plans compliant with AS 2419.1-2005 requirements. We recommend that the existing concrete 110,000L tank is replaced with a new steel panel tank compliant to the latest standards, as the annual testing report notes

several leaks around the tank and a fair growth of moss observed around the tank. Consideration should be given to provide a new pumpset with compliant exhaust to the external of the room and cross ventilation for pumps;

- Hose reels in the Admin Building are noted as being manufactured in 2012 and will exceed the 15-year design lifecycle during the CAPEX reporting period; and
- All extinguishers in the Workshop and Admin Building are noted as being manufactured in 2019 and will exceed their 5-year design lifecycle during the 10-year CAPEX period.

6.5 Hydraulic

The building is comprised of the following hydraulic services:

6.5.1 Cold Water

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

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

6.5.2 Hot Water

The hot water is supplied from a local electrical 50L heater via hot water storage units 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. Issues were identified with the installed configurations and will be described below. Thermostatic Mixing Valve (TMV) were installed within amenities. There was no evidence provided confirming that all TMVs are serviced under R&M.

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

6.5.3 Sanitary Plumbing & Drainage

The buildings are complete with a fully vented sanitary plumbing system which is comprised of several stack pipe and relief vent pipes to serve the nearby hydraulic fixtures.

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

6.5.4 Stormwater Drainage

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

6.5.5 Key Issues Identified

Cold water:

- RPZD testing and tagging to be confirmed.

Hot water:

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

6.6 BCA

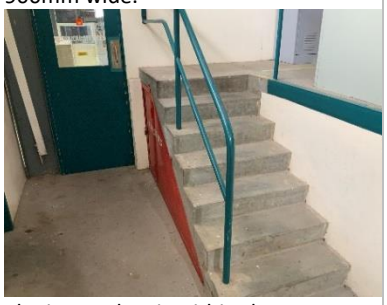
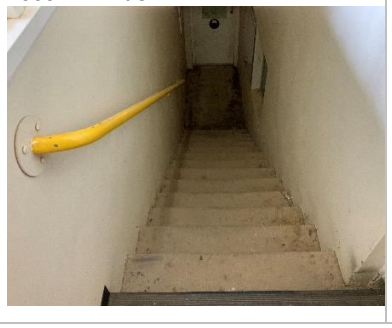
Contemporary standards of construction and performance criteria as enforced in the current Building Codes are continually updated through revisions of the National Construction Code (NCC) and associated reference materials. As a result, the buildings will not satisfy a variety of current standard, a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

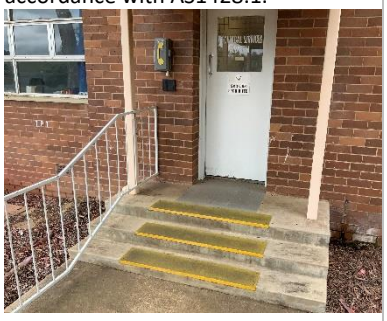
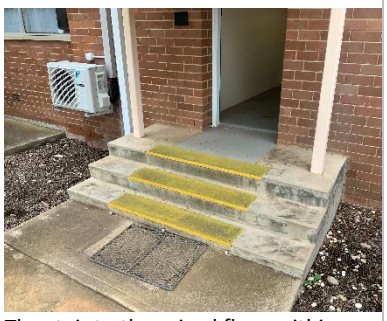
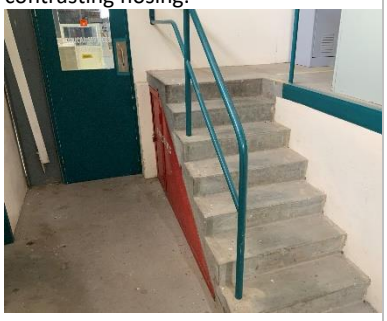
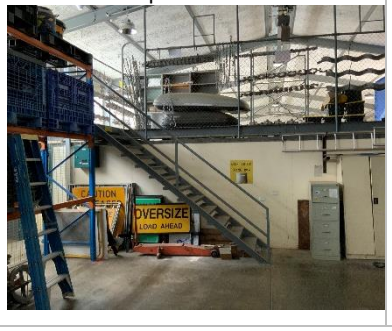
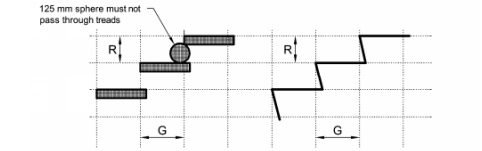
In NSW the Environmental Planning and Assessment Act 2005 (EP&A Act) does not apply retrospectively to existing buildings, only new construction. This avoids the need for constant improvement of properties to satisfy current standards. However, in cases of existing buildings undergoing alterations and/or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

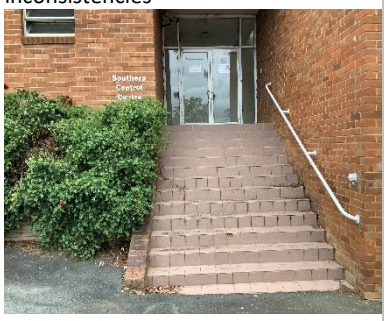
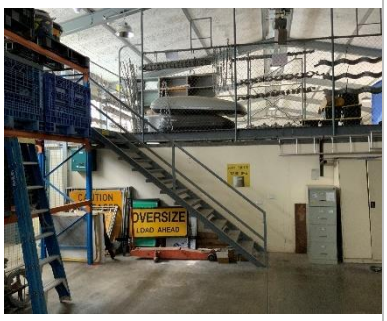
There are several items within the buildings where compliance with the current provisions of NCC 2019 would not be met. It should be noted that whilst the building has non-compliances against the current requirements of the BCA, there is no formal requirement to immediately address any of these issues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

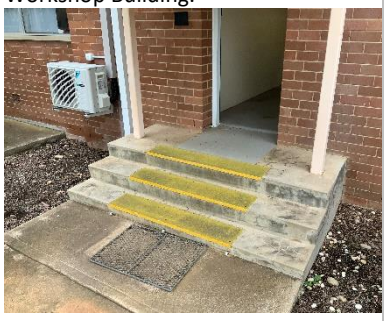
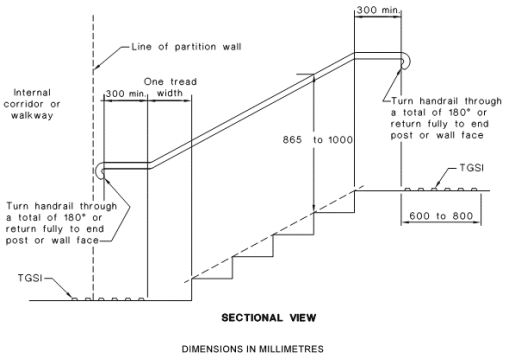
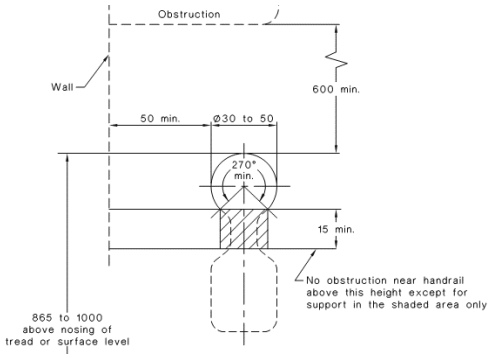
Refer to Appendix A for full BCA Report.

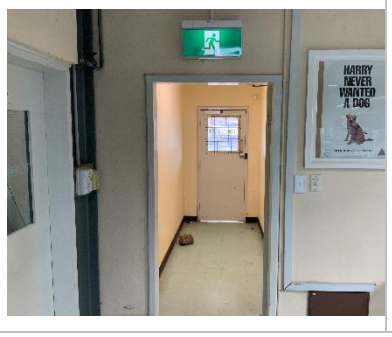
The following issues have been identified on site.

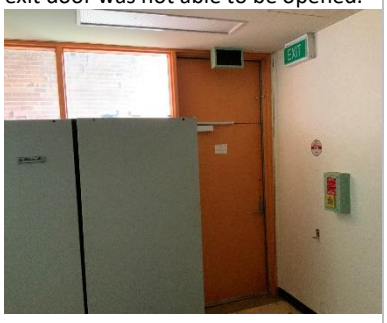
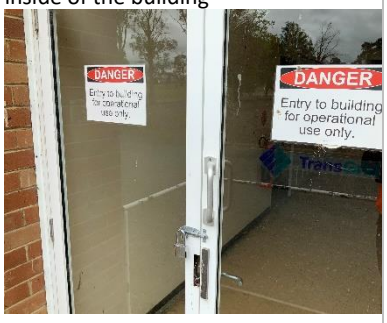
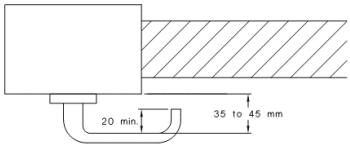
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D1.6	The stair to the raised floor within the workshop is less than 1000mm wide. The landing to the stair is only 900mm wide.  The internal stair within the southern control centre is less than 1000mm wide. 	The widths are required to be not less than 1000mm clear of any obstructions. Alternatively, a performance solution from a fire safety engineer satisfying Performance Requirements DP4 and EP2.2 is required.

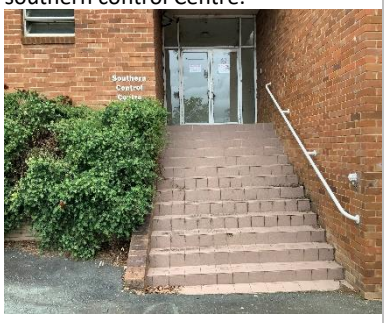
<table>
<tr><th>Item</th><th>DTS Clause</th><th>Description of Non-compliance</th><th>Requirement to Satisfy BCA</th></tr>
<tr><td>2.</td><td>D2.13</td><td>The 2 entry stairs to the Workshop are inconsistent and do not have complaint nosing strips in accordance with AS1428.1.
 
 
The stair to the raised floor within the Workshop does not have contrasting nosing.
 
The stairs leading to the mezzanine within the Workshop have risers between 205-210mm which exceed the maximum permitted of 190mm.
  </td><td>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
<table><tr><th></th><th colspan="2">Riser (R)</th><th colspan="2">Going (G) (2)</th><th colspan="2">Quantity (2R+G)</th></tr><tr><th></th><th>Max</th><th>Min</th><th>Max</th><th>Min</th><th>Max</th><th>Min</th></tr><tr><td>Public stairways</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr><tr><td>Private stairways(1)</td><td>190</td><td>115</td><td>355</td><td>240</td><td>700</td><td>550</td></tr></table>  </td></tr>
</table>

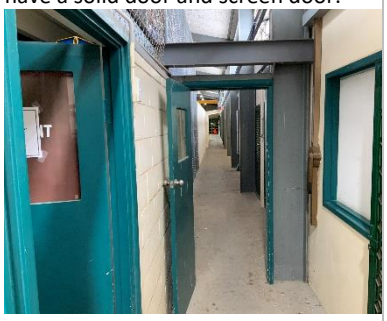
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		The stairs to the Southern Control Centre have some minor inconsistencies 	
3.	D2.16	The balustrade to the landing of the stair to the raised floor and small mezzanine within the Workshop is less than 1000mm high. (approximately 900mm)   The balustrade to the rear external stair of the Southern Control Centre	A balustrade not less than 1000mm in height is required to be provided. Where horizontal rails are provided a bottom rail not more than 150mm above the floor is required and the space between rails must not exceed 460mm.

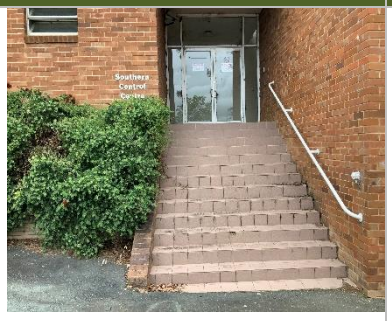
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		is less than 1000mm. 	
4.	D2.17	Handrails to stairways are not compliant with AS1428.1, No handrails are provided to the stair or ramp leading to the Workshop Building.   No handrails are provided to the stair to the side of the Southern Control Centre	Handrails in accordance with AS1428.1 are required.  FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY 

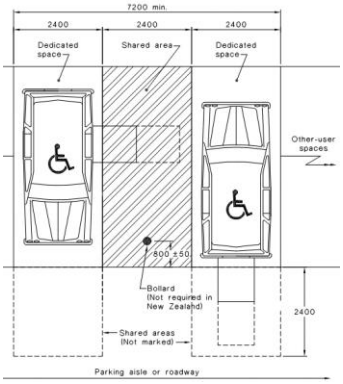
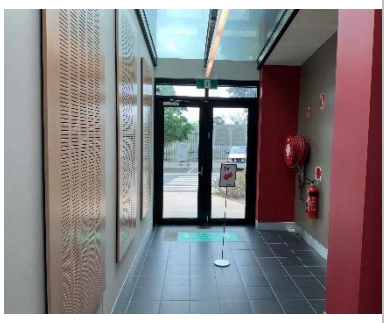
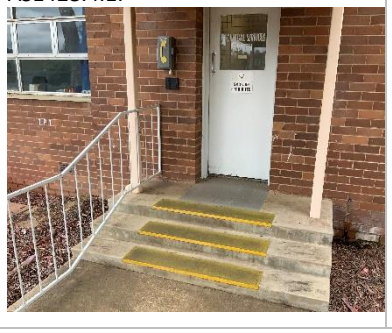
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		 No handrail provided to the stairs within the lower floor level of the Southern Control Centre 	
5.	D2.20	Exit doors within the Workshop swing against the direction of travel.  	The doors are required to be reswung to swing in the direction of egress.

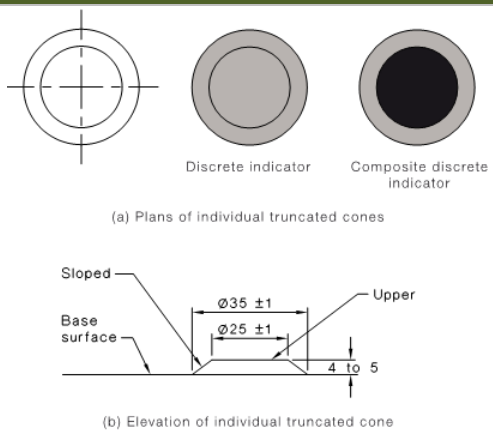
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
6.	D2.21	The Southern Control Centre rear exit door was not able to be opened.  The Southern Control Centre had door hardware where it was not possible to open the door from the inside of the building  The Workshop had some doors with non-compliant door hardware or hardware at the incorrect height.  	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

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
7.	D3.2	Access between Admin Building and Workshop Building is via a non-compliant ramp which doesn't comply with AS 1428.1.  Access is not provided to the southern control Centre.  	Compliant ramps or lifts are required to be provided to provide access for people with disabilities. A detailed assessment by an Access Consultant should be undertaken.
8.	D3.3	There are no ambulant or accessible facilities provided in the Workshop or Southern Control Centre.	A full audit by an Access Consultant should be undertaken to determine details of non-compliances with AS1428.1. Major modifications would be required to achieve compliance throughout.

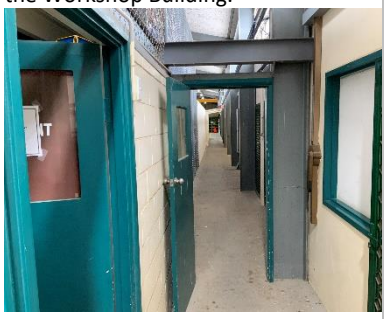
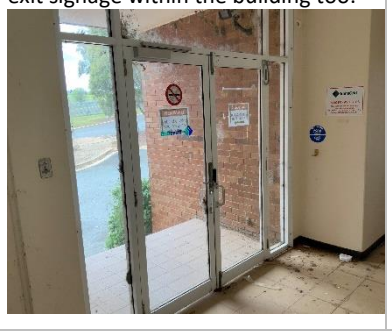
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		Most doors within the Workshop are less than 850mm clear in width and have a solid door and screen door.   Handrails compliant with AS1428.1 are not provided to the stairs serving the Workshop or Southern Control Centre.  	

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  The open doorways leading to the printers/copiers within the Admin Building are only 800mm wide when it should be 850mm.  The door leading from the corridor in the Admin Building to the office area has a clear width of 840mm and not 850mm.	
9.	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.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
10.	D3.6	There is no braille exit signage provided to the exit doors.  	Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**". 
11.	D3.8	TGSI's are not provided to stairs serving the Workshop or Southern Control Centre in accordance with AS1428.4.1. 	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
		   	
12.	E1.3	Some 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. Where triggered under an upgrade the hydrant system would need to be upgraded to comply with AS2419.1 or via a Performance Solution from a Fire Safety Engineer.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  Hydrants are not provided with storz couplings.  The hydrant booster does not comply with the current requirements of the AS2419.1. 	
13.	E1.4	A cupboard between the Workshop Building and Vehicle Compound has a fire hose reel sign but no hose reel is provided in it.	The sign should be removed and provided with portable extinguisher signage.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
14.	E4.5	Additional exit signage is required in the Workshop Building.  The signage within the Southern Control Centre is not the correct pictorial exit signs and they were not illuminated. There was insufficient exit signage within the building too. 	A detailed assessment by the fire services consultant should be undertaken to determine required emergency lighting and exit signage.

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

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

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

Item	DTS Clause	Description	Note
1.	C1.10	Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C1.10. Compliance is unable to be determined via a visual inspection. Test certificates of the materials would need to be obtained to confirm compliance.	This would not be considered a significant issue and would not require any rectification work. Any new materials would need to comply.
2.	C2.2	The Workshop is over 2,000m^2 but also contains some office space which would allow floor area to be aggregated between the Class 5 limits and Class7 / 8 limits. However, no scaled plans have been provided to accurately determine the floor area of the building.	Scaled plans of the Workshop should be provided to confirm whether the area and volume limitation comply with the requirements for a Type C building.
3.	C2.12	A room containing a battery system that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more must be separated by 2-hour fire rated construction. The comms room within the administration building contain are number of UPS. 	Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.

Item	DTS Clause	Description	Note
		A room within the Southern Control Centre contained numerous batteries which was not fire separated. 	
4.	C2.13	Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults. The electrical distribution room appears to be fire rated. The door appears to be a fire door but is not tagged. The room only needs to be fire separated if it contains the main switch room which sustains emergency equipment.	Confirmation is to be provided if the switchboard is the main switchboard and sustains emergency equipment in the building.

Appendix A – BCA Compliance Report

STEVE WATSON
& PARTNERS

TransGrid Depot Audit
2 Perry Street, Yass
BCA Assessment Report
Report 2020/1879 R7.1

Prepared for TransGrid
December 2020

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Client: Trans Grid
Architect: NA

Revision History

Revision No: R7.1
Date: 3rd November 2020
Author: Anthony Ljubicic
Verifier: Peter Tran

Revision No: R7.1 – Client Comments
Date: 3rd December 2020
Author: Anthony Ljubicic
Verifier: Peter Tran

Executive Summary

An audit of the existing TransGrid Depot and Office at 2 Perry Street, Yass 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:

Administration Building

Building Use:	Class 5
Type of Construction Required	Type C
Rise Storeys:	1
Number of Storeys:	1

Workshop

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

Southern Control Centre (Disused)

Building Use:	Class 5 and 7b
Type of Construction Required	Type C
Rise Storeys:	2
Number of Storeys:	2

Storage / Pump Room

Building Use:	Class 7b
Type of Construction Required	Type C
Rise Storeys:	1
Number of Storeys:	1

Storage / Plant Compound / Vehicle Compound

Building Use:	Class 7b
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 2 Perry Street, Yass 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 27th 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 2 Perry Street, Yass. The site contains a number of separate buildings. The main building is a single storey administration building. There is a single storey workshop / storage building which also contains a small mezzanine. The old Southern Control Centre is a 2 storey building which is currently disused with the exception of some switchboards still being active. There are several small storage / compound buildings scattered around the site.

9. Assessment Data Summary

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

9.1. Assumptions and Limitations

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.

3. The large store off the workshop building to the north west corner was not accessible at the time of the audit.

9.2. Interpretations

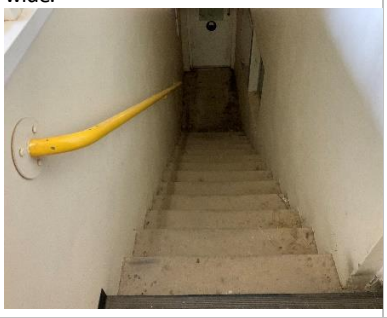
A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.

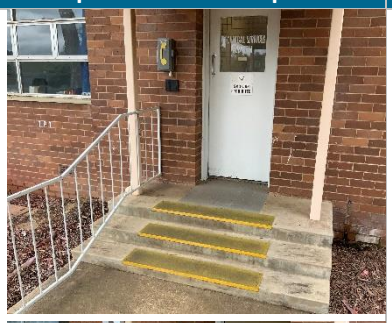
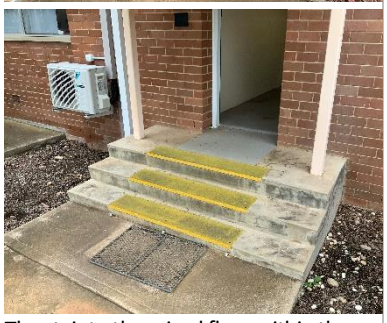
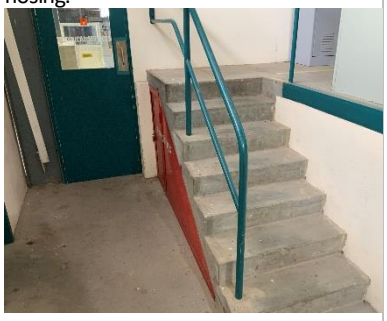
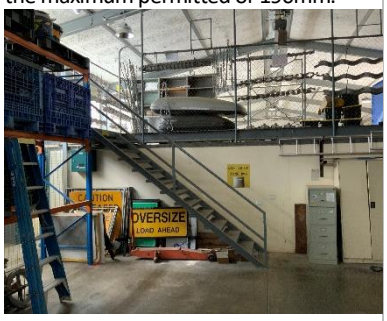
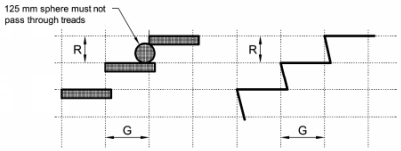
1. The car parks are on grade and open and as such are not assessed.
2. The 2 storage compounds to the south west corner of the site are assessed as 1 building with a total floor area of less than 1,000m^2.

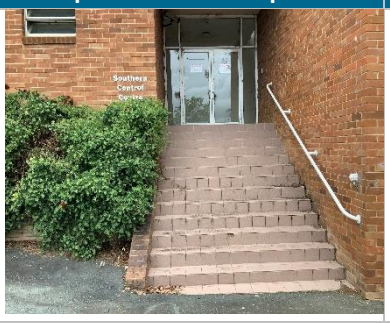
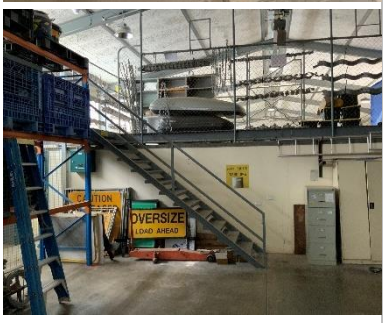
10. Issues Requiring Resolution

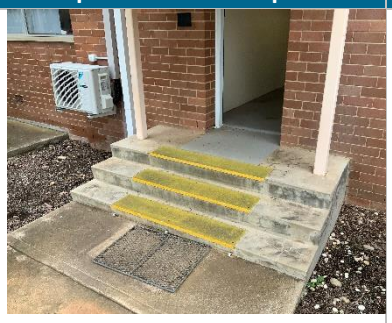
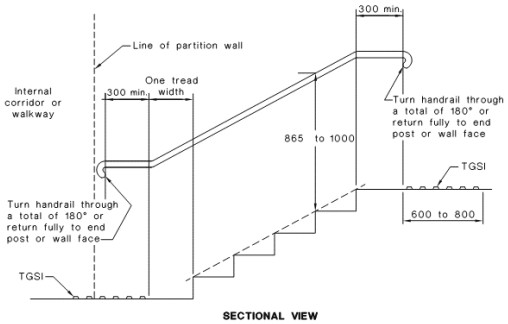
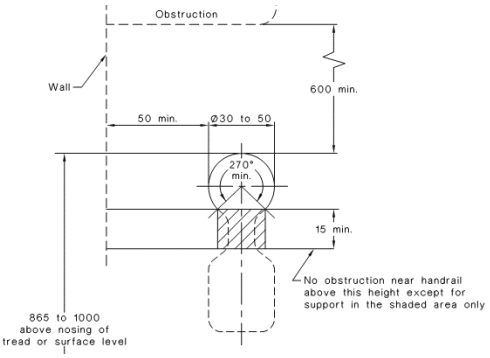
10.1. Issues identified

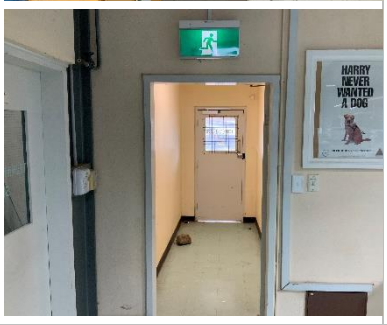
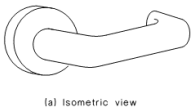
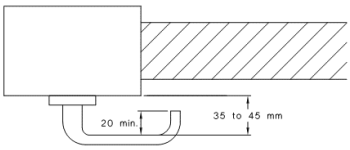
The following issues have been identified on site.

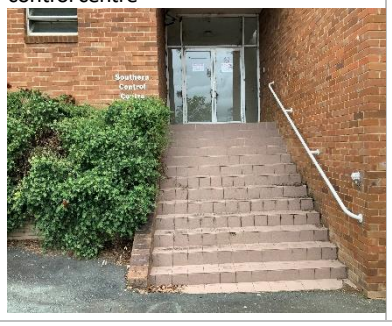
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
1.	D1.6	The stair to the raised floor within the workshop is less than 1000mm wide. The landing to the stair is only 900mm wide.  The internal stair within the southern control centre is less than 1000mm wide. 	The widths are required to be not less than 1000mm clear of any obstructions. Alternatively, a performance solution from a fire safety engineer satisfying Performance Requirements DP4 and EP2.2.
2.	D2.13	The 2 entry stairs to the workshop are inconsistent and do not have complaint nosing strips in accordance with AS1428.1.	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

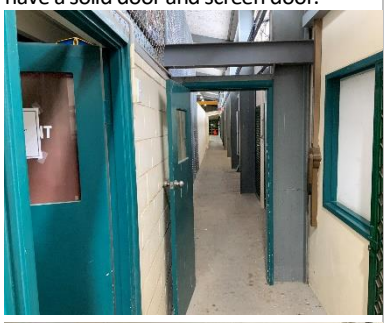
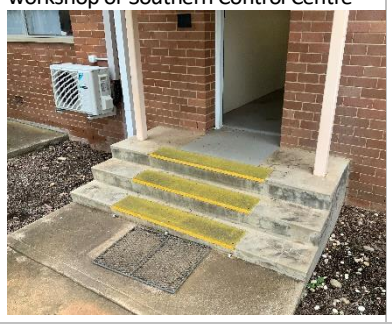
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  The stair to the raised floor within the workshop does not have contrasting nosing.  The stairs leading to the mezzanine within the workshop have risers between 205-210mm which exceeds the maximum permitted of 190mm.  The stairs to the Southern Control Centre have some minor inconsistencies	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 

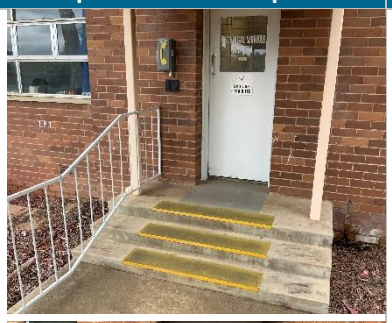
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
3.	D2.16	The balustrade to the landing of the stair to the raised floor and small mezzanine within the workshop is less than 1000mm high. (approximately 900mm)   The balustrade to the rear external stair of the southern control centre is less than 1000mm. 	A balustrade not less than 1000mm in height is required to be provided. Where horizontal rails are provided a bottom rail not more than 150mm above the floor is required and the space between rails must not exceed 460mm.
4.	D2.17	Handrails to stairways are not compliant with AS1428.1, No handrails are provided to the stair or ramp leading to the workshop building.	Handrails in accordance with AS1428.1 are required

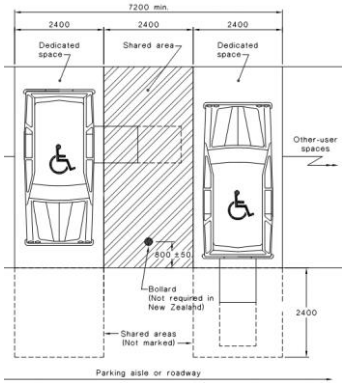
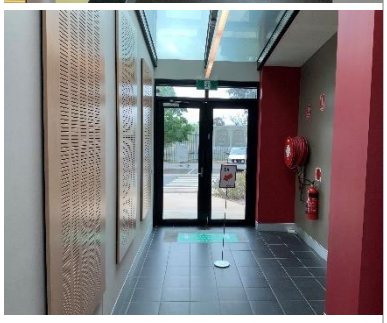
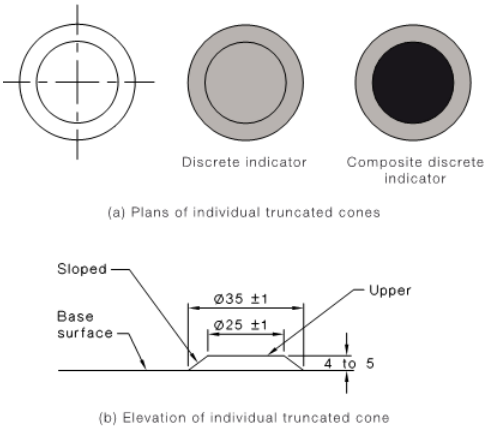
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  No handrails are provided to the stair to the side of the Southern Control Centre  No handrail provided to the stairs within the lower floor level of the southern control centre 	 SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY 
5.	D2.20	Exit doors within the workshop swing against the direction of travel.	The doors are required to be reswung to swing in the direction of egress.

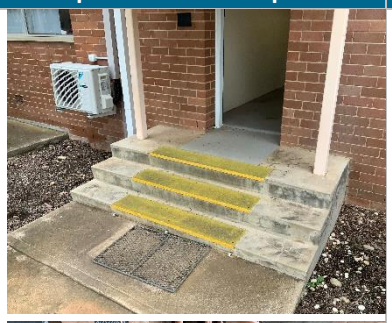
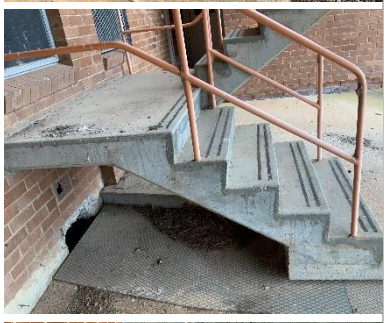
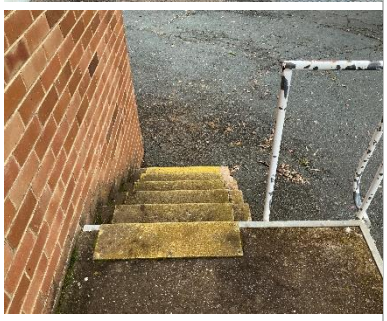
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		 	
6.	D2.21	The southern control centre rear exit door was not able to be opened.  The southern control centre had door hardware where it was not possible to open the door from the inside of the building  The workshop had some doors with non-compliant door hardware or hardware at the incorrect height.	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

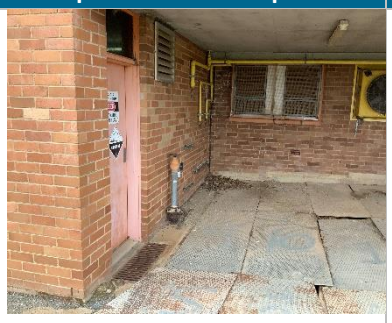
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		  	
7.	D3.2	Access between administration building and workshop building is via a non-compliant ramp which doesn't comply with AS 1428.1.  Access is not provided to the southern control centre 	Compliant ramps or lifts are required to be provided to provide access for people with disabilities. A detailed assessment by an Access Consultant should be undertaken.

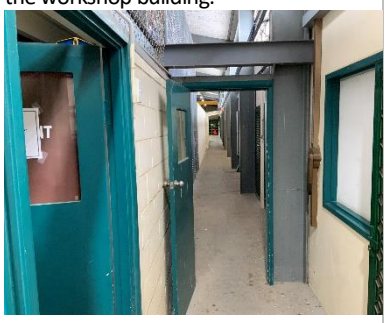
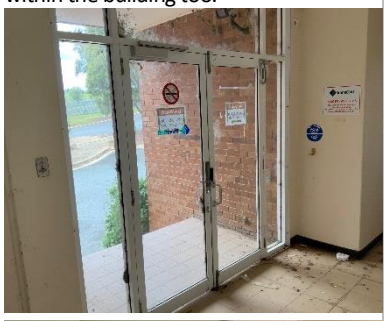
Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
8.	D3.3	There are no ambulant or accessible facilities provided in the workshop or southern control centre. Most doors within the workshop are less than 850mm clear in width and have a solid door and screen door.   Handrails compliant with AS1428.1 are not provided to the stairs serving the workshop or Southern Control Centre 	A full audit by an access consultant should be undertaken to determine details of non-compliances with AS1428.1. Major modifications would be required to achieve compliance throughout.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		   The open doorways leading to the printers/copiers within the administration building are only 800mm wide when it should be 850mm.  The door leading from the corridor in the administration building to the office area has a clear width of 840mm and not 850mm.	
9.	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.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
			
10.	D3.6	There is no braille exit signage provided to the exit doors.  	Every doorway required to be provided with an exit sign under Clause E4.5 is to be provided with braille and tactile signage that states "**EXIT**" and identify the floor level "**LEVEL #**". 
11.	D3.8	TGSI's are not provided to stairs serving the workshop or southern control centre in accordance with AS1428.4.1. 	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
		   	
12.	E1.3	Some 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. Where triggered under an upgrade the hydrant system would need to be upgraded to comply with AS2419.1 or via a Performance Solution from a fire safety engineer.

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
		 Hydrants are not provided with storz couplings.  The hydrant booster does not comply with the current requirements of the AS2419.1 	
13.	E1.4	A cupboard between the workshop building and vehicle compound has a fire hose reel sign but not hose reel is provided in it. 	The sign should be removed and provided with portable extinguisher signage. 

Item	DTS Clause	Description of Non-compliance	Requirement to Satisfy BCA
14.	E4.5	Additional exit signage is required in the workshop building.  The signage within the southern control centre is not the correct pictorial exit signs and they were not illuminated. There was insufficient exit signage within the building too.  	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 materials would need to be obtained to confirm compliance.	This would not be considered a significant issue and would not require any rectification work. Any new materials would need to comply.
2.	C2.2	The workshop is over 2,000m^2 but also contains some office space which would allow floor area to be aggregated between	Scaled plans of the workshop should be provided to confirm whether the area and

Item	DTS Clause	Description	Note
		the Class 5 limits and Class7 / 8 limits. However, no scaled plans have been provided to accurately determine the floor area of the building.	volume limitation comply with the requirements for a Type C building.
3.	C2.12	A room containing a battery system that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more must be separated by 2 hour fire rated construction. The comms room within the administration building contain are number of UPS.  A room within the southern control centre contained numerous batteries which was not fire separated. 	Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.
4.	C2.13	Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults. The electrical distribution room appears to be fire rated. The door appears to be a fire door but is not tagged. The room only needs to be fire separated if it contains the main switch room which sustains emergency equipment.	Confirmation is to be provided if the switchboard is the main switchboard and sustains emergency equipment in the building.

11. Relevant Authorities

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

(a) a class 9a building that is proposed to have a total floor area of 2,000 square metres or more, or
(b) a building (other than a class 9a building) that is proposed to have:
    (i) a fire compartment with a total floor area of more than 2,000 square metres, or
    (ii) a total floor area of more than 6,000 square metres

12. Statutory Fire Safety Measures

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

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

13. Conclusion

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

14. BCA 2019 – Clause by Clause Assessment

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

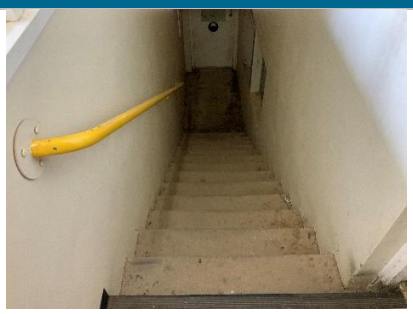
Clause	Description	Comment	Status
	Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other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

Clause	Description	Comment	Status
C1.10	**Fire hazard properties** 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	The workshop is over 2,000m^2 but also contains some office space which would allow floor area to be aggregated between the Class 5 limits and Class7 / 8 limits. However, no scaled plans have been provided to accurately determine the floor area of the building. The other buildings comply with the floor area and volume limitations.	Complies / Not Determined
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

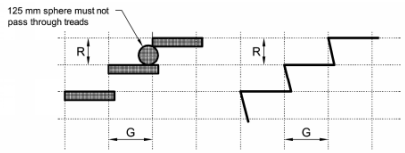
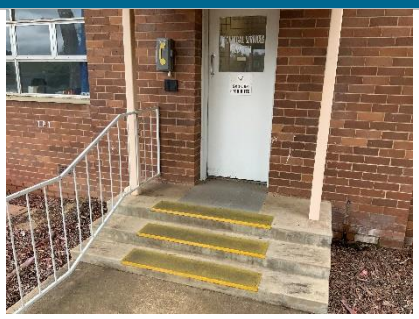
Clause	Description	Comment	Status
C2.10	**Separation of lift shafts**		N/A
C2.11	**Stairways and lifts in one shaft**		N/A
C2.12	**Separation of equipment** Two-hour fire enclosure is required for: ▪ lift motor rooms ▪ emergency generators sustaining emergency equipment operating in emergency mode ▪ 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 room within the administration building contain are number of UPS. Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required.  A room within the southern control centre contained numerous batteries which was not fire separated. Confirmation of the total voltage and storage capacity are to be provided to confirm if fire separation is required. 	No determined
C2.13	**Electrical supply system** A substation located within a building or main switchboard, which sustains emergency equipment, must be separated from the remainder of the building by 2hr fire rated construction. 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 substation appears to be fire separated from the remainder of the administration building. 	No issues identified
C2.14	**Public corridors in Class 2 & 3 buildings**		N/A

Clause	Description	Comment	Status
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.	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 wall wetting sprinklers used with doors that are self-closing or automatic closing, or -/60/30 self-closing or automatic closing fire doors.		N/A
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	-

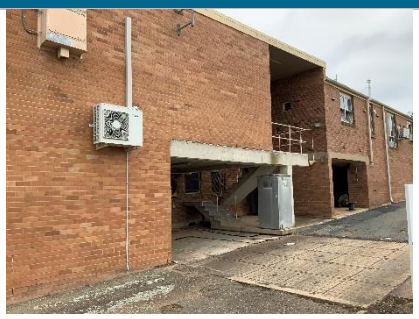
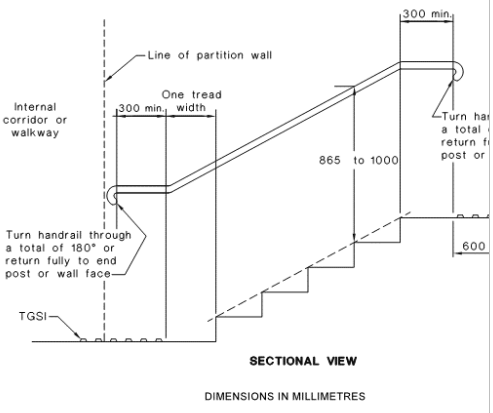
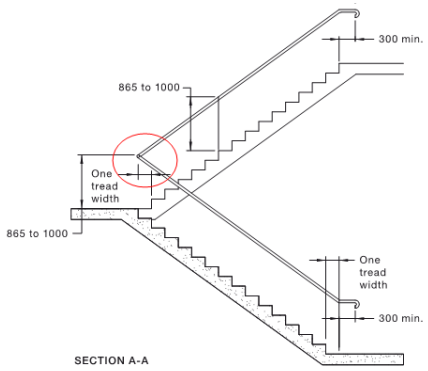
Clause	Description	Comment	Status
C3.15	**Openings for service installations**		N/A
C3.16	**Construction Joints**		N/A
C3.17	**Columns protected with lightweight construction to achieve an FRL**		N/A
Section D: Access and Egress			
Part D1 - Provision for Escape			
D1.1	**Application of Part**		Noted
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 to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.		Complies
D1.5	**Distance between alternative exits** The following travel distance limits apply: • ≤ 20m to a single exit or to a point of choice to alternative egress paths, and • ≤ 40m to the closest alternative exit; • ≤ 60m travel distance between alternative exits and not less than 9m between alternative exits; • Exit paths to alternative exits should not converge at any point to be less than 6m apart.		Complies
D1.6	**Dimensions of exits and paths of travel to exits**	The stair to the raised floor within the workshop is less than 1000mm wide. The landing to the stair is only 900mm wide.  The internal stair within the southern control centre is less than 1000mm wide.	Does not comply

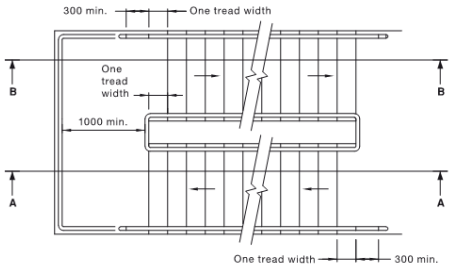
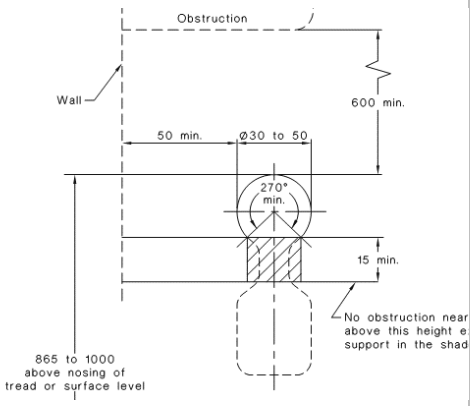
Clause	Description	Comment	Status
			
D1.7	**Travel via fire-isolated exits**		N/A
D1.8	**External stairways or ramps in lieu of fire-isolated exits** External stairs or ramps may be used instead of fire-isolated stairs to a building under 25m in effective height, subject to: ▪ Stair to be non-combustible 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 depth.		N/A
Part D2 – Construction of Exits			
D2.1	**Application of Part** *(NSW variation for Entertainment Venues)*		Noted
D2.2	**Fire-isolated stairways and ramps**		N/A

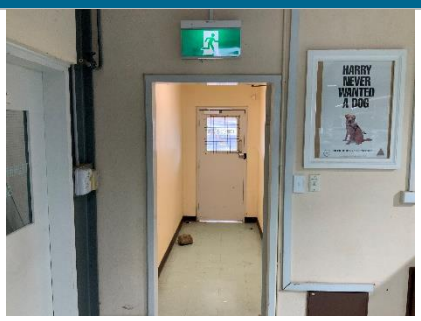
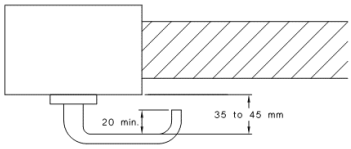
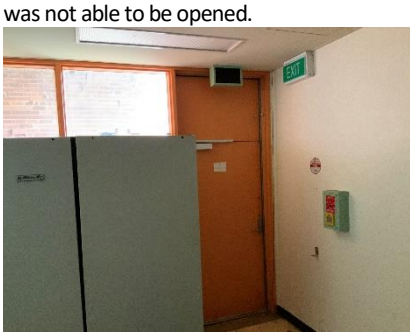
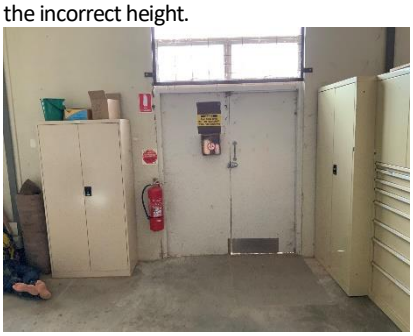
Clause	Description	Comment	Status
	Fire resisting shafts must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage or impair the fire resistance of the shaft		
D2.3	**Non-fire-isolated stairways and ramps**		N/A
D2.4	**Separation of rising 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** 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.	The 2 entry stairs to the workshop are inconsistent and do not have complaint nosing strips in accordance with AS1428.1.	Does Not Comply

Clause	Description	Comment	Status
	• 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  	  The stair to the raised floor within the workshop does not have contrasting nosing.  The stairs leading to the mezzanine within the workshop have risers between 205-210mm which exceeds the maximum permitted of 190mm.  The stairs to the Southern Control Centre have some minor inconsistencies 	

<table>
<tr><th>Clause</th><th>Description</th><th>Comment</th><th>Status</th></tr>
<tr><td>D2.14</td><td>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:
<table><tr><th><u>Application</u></th><th><u>Dry Surface Conditions</u></th><th><u>Wet Surface Condition</u></th></tr><tr><td>1:14 or steeper ramps</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramps of 1:14 to 1:20</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or Landing Surface</td><td>P3 or R10</td><td>P4 or R10</td></tr><tr><td>Nosing Strip or Landing Strip</td><td>P3</td><td>P4</td></tr></table></td><td></td><td>No issues identified</td></tr>
<tr><td>D2.15</td><td>Thresholds
Steps should not occur at doorways without a threshold landing except as follows:
▪ In a building required to be accessible and the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1,
• Or in any other case a single 190mm step is permitted at doors leading to the exterior.</td><td>Note that where access for people with disabilities is required it is not permitted to have a step at the threshold of a doorway</td><td>No issues identified</td></tr>
<tr><td>D2.16</td><td>Barriers to prevent falls
Requirements apply to the provision and design of barriers at locations where a person could fall 1m or more.</td><td>The balustrade to the landing of the stair to the raised floor and small mezzanine within the workshop is less than 1000mm high. (approximately 900mm)
 
 
The balustrade to the rear external stair of the southern control centre is less than 1000mm.</td><td>Does not comply</td></tr>
</table>

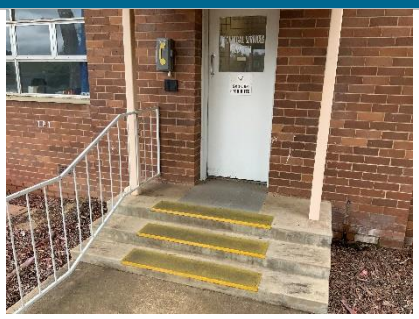
Clause	Description	Comment	Status
			
D2.17	**Handrails** Handrails to exits including parts of fire isolated exit serving an area required to be accessible to people with disabilities must comply with Clause 12 of AS1428.1, viz: • Handrails not to obstruct circulation space • 30-50mm diameter • 865-1000mm above nosing line of stairs • 865-1000mm above ramps and landings • Consistent height throughout • 50mm grip clearance and no obstructions to handhold • Continuous at internal (return) landings • Provided with handrail extensions and 180 degree curled ends  SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY  SECTION A-A	Handrails to stairways are not compliant with AS1428.1, No handrails are provided to the stair or ramp leading to the workshop building.   No handrails are provided to the stair to the side of the Southern Control Centre  No handrail provided to the stairs within the lower floor level of the southern control centre	Does not comply

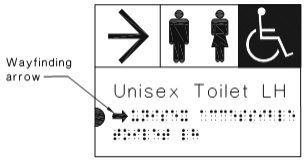
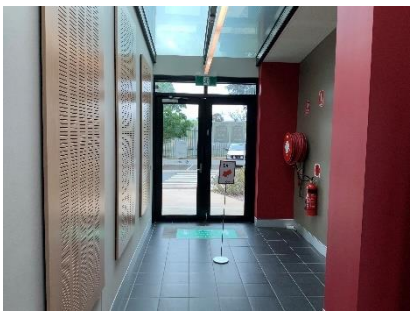
Clause	Description	Comment	Status
	 (a) Plan DIMENSIONS IN MILLIMETRES **Handrail Profile** 		
D2.18	**Fixed platforms, walkways, stairways and ladders** Platforms, walkways, stairs, ladders and the like that give access to and around plant and equipment, machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.		No issues identified
D2.19	**Doorways and doors** Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.		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.	Exit doors within the workshop swing against the direction of travel. 	Does not comply

Clause	Description	Comment	Status
			
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	The southern control centre rear exit door was not able to be opened.  The southern control centre had door hardware where it was not possible to open the door from the inside of the building  The workshop had some doors with non-compliant door hardware or hardware at the incorrect height.  	Does not comply

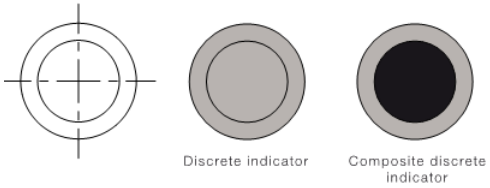
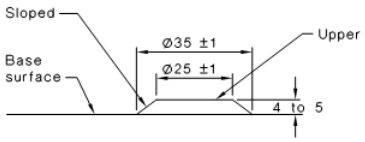
Clause	Description	Comment	Status
			
D2.22	**Re-Entry from Fire-Isolated Exits**		N/A
D2.23	**Signs on doors**		N/A
D2.24	**Protection of openable windows**		N/A
D2.25	**Timber stairways: Concession**		N/A
NSW D2.101	**Doors in the path of travel in an Entertainment Venue**		N/A
Part D3 – Access for People with Disabilities			
D3.1	**General building access requirements** Access is generally required for persons with a disability throughout all areas unless specifically exempted.	Certain areas may be exempt under Clause D3.4. Access is required to be provided to the office building and pavilion	Noted
D3.2	**Access to buildings** External access to the building for people with a disability must be provided: • From main pedestrian entry points at the allotment boundary. • Through the principle pedestrian entrance. • Through at least 50% of all pedestrian entries. • From accessible car parking spaces. • For buildings over 500m², so that an accessible entry occurs within 50m of any non-accessible entry. • From any another accessible building on the site.	Access between administration building and workshop building is via a non-compliant ramp which doesn't comply with AS 1428.1.  Access is not provided to the southern control centre 	Does not comply

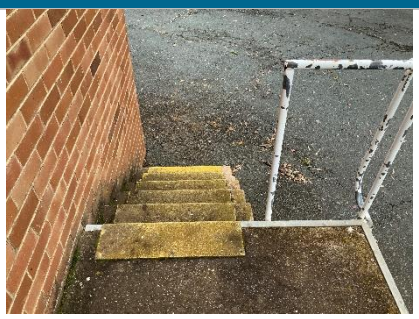
Clause	Description	Comment	Status
			
D3.3	**Parts of the building to be accessible** All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability. Every ramp, except a fire isolated ramp, must comply with Clause 10 if AS 1428.1. Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1. Access ways must have passing spaces and turning spaces complying with AS 1428.1. A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m^2. Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1.	There are no ambulant or accessible facilities provided in the workshop or southern control centre. Most doors within the workshop are less than 850mm clear in width and have a solid door and screen door.   Handrails compliant with AS1428.1 are not provided to the stairs serving the workshop or Southern Control Centre 	Does not comply

Clause	Description	Comment	Status
		   The open doorways leading to the printers/copiers within the administration building are only 800mm wide when it should be 850mm.  The door leading from the corridor in the administration building to the office area has a clear width of 840mm and not 850mm.	
D3.4	**Exemptions** Certain areas may not need to be accessible if the area is deemed inappropriate because of the particular use or the area would pose a health or safety risk for people with disabilities.		Noted
D3.5	**Accessible carparking** The accessible parking spaces must comply with AS/NZS 2890.6 – 2009.	No accessible parking space is provided	Does not comply

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

Clause	Description	Comment	Status
D3.7	**Hearing augmentation**	There is signage provided indicating hearing augmentation within conference rooms. If required, an assessment by an access consultant should be undertaken to detailed confirm compliance. 	No issues identified

D3.8	**Tactile indicators (TGSIs)**
	Tactile indicators are to be provided to all stairways, ramps and escalators must be provided to warn people who are blind or have a vision impairment that they are approaching:
	• a stairway, other than a fire-isolated stairway,
	• an escalator, passenger conveyor or moving walk,
	• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, or
	• in the absence of a suitable barrier an overhead:
	  ○ obstruction less than 2 m above floor level, other than a doorway
	  ○ an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point
	Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1
	 
	(a) Plans of individual truncated cones
	 
	(b) Elevation of individual truncated cone
		TGSI's are not provided to stairs serving the workshop or southern control centre in accordance with AS1428.4.1.
		 
		 
		 
			Does not comply

Clause	Description	Comment	Status
		 	
D3.9	**Wheelchair seating spaces in Class 9b assembly buildings**		N/A
D3.10	**Swimming pools**		N/A
D3.11	**Ramps**	Access consultant to undertake detailed assessment if required	No issued identified
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. Some 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.	Does not comply

Clause	Description	Comment	Status
		  Hydrants are not provided with storz couplings.  The hydrant booster does not comply with the current requirements of the AS2419.1 	
E1.4	**Fire hose reels** Under the current BCA the building requires a Fire hose reel coverage to AS2441-2005. The fire schedule identifies that the hose reel system is installed to AS2441 – 1998. Note: Fire hose reels not required to: - ▪ Class 2, 3, 4, 5 and 9c buildings; ▪ Class 8 electricity network substations; Classrooms and associated corridors in primary and secondary schools	Hose reels are provided within the administration building and are located within 4m of an exit. Full coverage is achieved from the hose reels. A detailed assessment of the hose reels by the fire services engineer should be undertaken to confirm compliance with AS2441-2005. A cupboard between the workshop building and vehicle compound has a fire hose reel sign but not hose reel is provided in it.	Does not comply

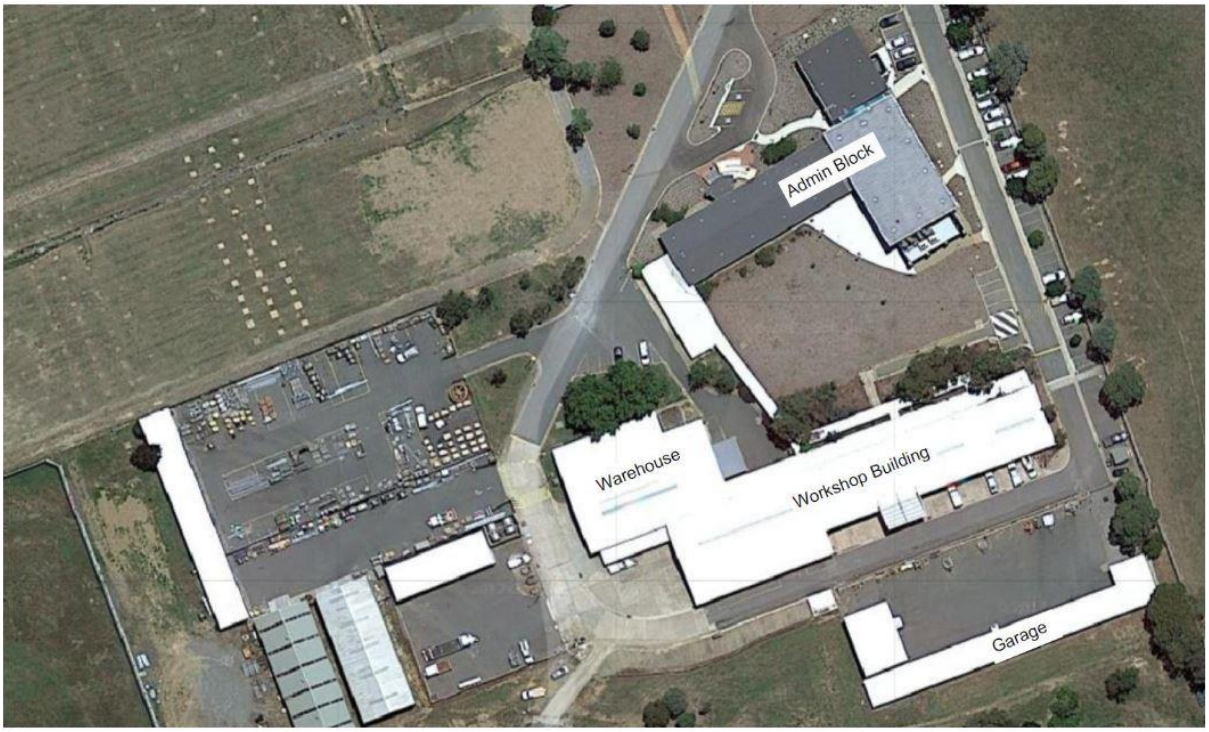
Clause	Description	Comment	Status
			
E1.5	**Sprinklers**	A sprinkler system is not required nor installed to the premises	N/A
E1.6	**Portable fire extinguishers** Portable Fire Extinguishers are required be installed to Table E1.6 and AS 2444 requirements, at: • Throughout Class 5 buildings • emergency 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 an automatic smoke detection and alarm system. It is recommended the system be maintained to the standard of performance the system has been installed to. Fire services engineer to undertake detailed assessment and confirm to which standard it complies with.	N/A
E2.3	**Provisions of special hazards**		N/A
Part E3 – Lift Installations			
E3.1	**Lift installations**		N/A

Clause	Description	Comment	Status
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 corridor or space that has emergency lighting or to a road or open space. ▪ In any room having a floor area more than 300m^2. ▪ In every required non-fire isolated stairway ▪ To every room or space that has public access in a Class 6 or 9b building A service consultant should be consulted if a detailed assessment is required Emergency lighting was provided within the administration building.	No issues identified
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.	No issues identified within administration building Does not comply within

Clause	Description	Comment	Status
		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. Additional exit signage is required in the workshop building.  The signage within the southern control centre is not the correct pictorial exit signs and they were not illuminated. There was insufficient exit signage within the building too.  	the southern control centre or workshop
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	A service consultant should be consulted if a detailed assessment is required	No issues identified

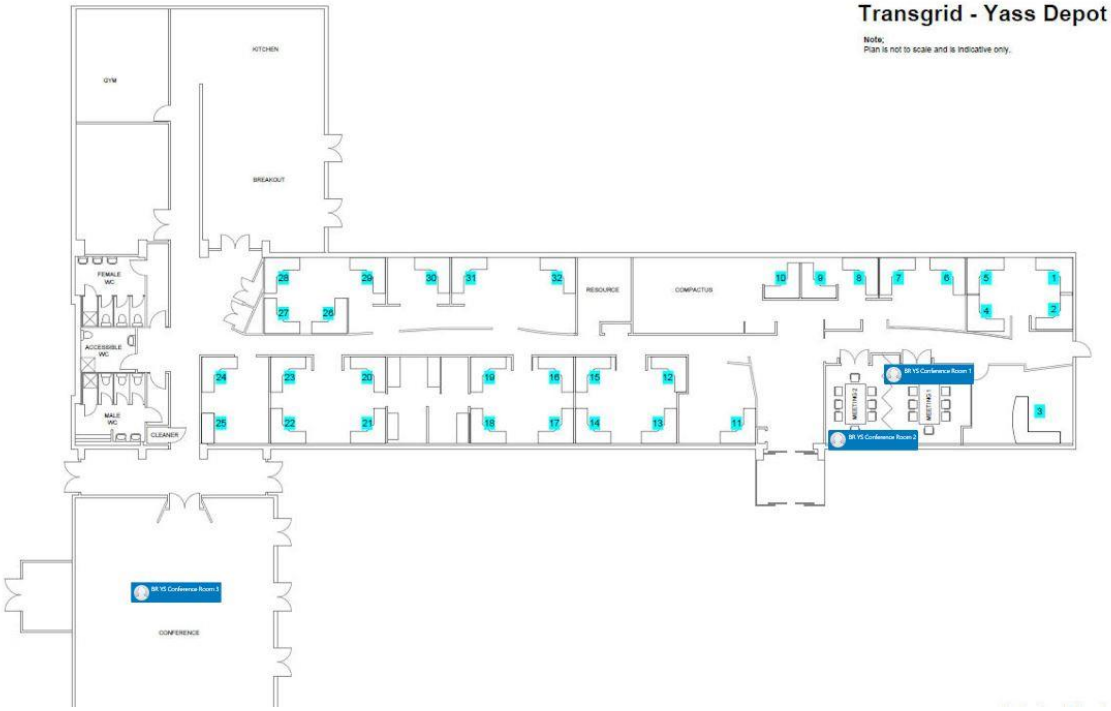
Clause	Description	Comment	Status
	Specification E4.8		
E4.9	**Emergency warning and intercom systems**		N/A
Section F: Health and Amenity			N/A
Section G: Ancillary Provisions			N/A
Section H: Special Use Buildings – Auditoriums, Public Halls, Public Transport Buildings			N/A
NSW Section J: Energy Efficiency			N/A

15. Appendix A – Documentation Assessed



Transgrid - Yass Depot

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


Transgrid - Yass Depot
Note;
Plan is not to scale and is indicative only.
KITCHEN
GYM
BREAKOUT
FEMALE WC
ACCESSIBLE WC
MALE WC
CLEANER
RESOURCE
COMPACTUS
MEETING 2
MEETING 1
CONFERENCE

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 2012 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2012 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Fire Hydrants Systems	BCA 2012 Clause E1.3 and AS 2419.1 – 2005
Hose Reel System	BCA 2012 Clause E1.4 and AS 2441 – 2005
Portable Fire Extinguishers	BCA 2012 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

Workshop – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Emergency Lighting	BCA 2005 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2005
Exit Signs	BCA 2005 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2005
Fire Hydrants Systems	To be confirmed by contractor
Hose Reel System	Ord. 70 and AS 2441 – 1998
Portable Fire Extinguishers	BCA 2012 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

Southern Control Centre – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Emergency Lighting	Not applicable due to demolition plans
Exit Signs	Not applicable due to demolition plans
Fire Hydrants Systems	Not applicable due to demolition plans
Hose Reel System	Not applicable due to demolition plans
Portable Fire Extinguishers	Not applicable due to demolition plans

Storage / Pump Room – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Portable Fire Extinguishers	BCA 2019 Amendment 1 Clause E1.6 and AS 2444 – 2001

Storage / Plant Compound / Vehicle Compound – Statutory Fire Safety Measure

Measure	Required Standard of Performance
Emergency Lighting	BCA 2005 Clause E4.2, E4.4 and AS/NZS 2293.1 – 2018
Exit Signs	BCA 2005 Clause E4.5, NSW E4.6, E4.8 and AS/NZS 2293.1 – 2018
Portable Fire Extinguishers	BCA 2019 Amendment 1 Clause E1.6 and AS 2444 – 2001

17. Appendix C1.1 – Fire Rating Requirements

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

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

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

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

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

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

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

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BUILDING CODE CONSULTANTS
BUILDING SURVEYORS AND CERTIFIERS

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Appendix B - CAPEX Plan

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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	Yass Depot	Yass Depot	General	EXTERNAL	Signage	Poor Signage found across site	Replace all signage	General	CAP	1	Poor	Yass_Bld_001, 002 and 003	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.002	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Joint Spalling	Corner Joint Damage Minor in-front of office building hardstand and storage yard hardstand	4 corner joint repairs	General	CAP	2	Poor	Yass_Bld_004 and 005	$ -	$ -	$ 3,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,800.00
1.003	Yass Depot	Yass Depot	External Elements	EXTERNAL	Tarmac - Roads	Roads - Tarmac and Concrete	Carry Out Detailed Condition Audit & Rectification Scope & Allow Resurfacing	General	CAP	2	Poor	Yass_Bld_006	$ -	$ -	$ 10,000.00		$ -	$ -	$ -	$ 125,000.00	$ -	$ -	$ 135,000.00
1.004	Yass Depot	Yass Depot	External Elements	EXTERNAL	Concrete Pavement - Concrete Kerbing	Gutters & Culverts - Concrete - Cracked & Heavily Soiled from Heavy Traffic & Tarmac/Gravel	Conduct Detailed Condition Audit & Start to Replace Approximately 25lm	General	CAP	3	Fair	Yass_Bld_007, 008 and 009	$ -	$ -	$ -	$ 3,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750.00
1.005	Yass Depot	Yass Depot	External Elements	EXTERNAL	Concrete Pavement - Concrete Kerbing	All around Tarmac & Hardstand Poured in Situ - Kerb Damage Evident - Approximately 25lm	Kerb Damage Evident - Approximately 25lm	General	CAP	3	Fair	Yass_Bld_010	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.006	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Canopies & Awnings	Glazing Panels - Corrosion	Remove & Replace	General	CAP	2	Poor	Yass_Bld_011 and 012 and 013	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
1.007	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Handrails & Balustrades	Balustrades & Handrails - some surface corrosion present	Repaint	General	CAP	3	Fair	Yass_Bld_014	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.008	Yass Depot	Yass Depot	External Elements	EXTERNAL	Footpaths & Steps	Concrete & Tiled - Cracking	Repair Damaged Cracking to Footpaths	General	CAP	2	Poor	Yass_Bld_015	$ -	$ -	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300.00
1.009	Yass Depot	Yass Depot	External Elements	EXTERNAL	Asphalt Carparking Areas	Parking Areas	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.010	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Steel Gates	Palisade Fencing & Gates - See External Elements Section - some surface corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.011	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Bollards	Entry & Exit - Swipe Access Bollards - Some corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.012	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Structures - FPE	Car Park Lighting - Steel Post Structure - some surface corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.013	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Structures - FPE	Steel Safety Fence - Around Automated Entry & Exit Gates - some surface corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.014	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Structures - FPE	Security Camera Steel Post Structure - some surface corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.015	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Steel Gates	Grated Drain Covers - some surface corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.016	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Grated Drains	Grated Drain Edging - Concrete - Combine with Gutters & Culverts	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.017	Yass Depot	Yass Depot	External Elements	EXTERNAL	Perimeter Fencing & Gates	Palisade Fence with Electric Fence	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.018	Yass Depot	Yass Depot	External Elements	EXTERNAL	Perimeter Fencing & Gates	Gates - Palisade Automated Gates	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.019	Yass Depot	Yass Depot	External Elements	EXTERNAL	Grated Drains	Storm Water Grated Drains & SW Pits all with Steel Grates	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.020	Yass Depot	Yass Depot	External Elements	EXTERNAL	Line Marking	Car Parking Bays & No Parking Signs	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.021	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Speed Humps	Concrete & Metal	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.022	Yass Depot	Yass Depot	External Elements	EXTERNAL	Storm Water	Storm Water - Adequate SW Coverage and Collection	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.023	Yass Depot	Yass Depot	External Elements	EXTERNAL	Landscaping	Native Landscaping with Turfed Areas	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.024	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Joint Sealant	Joint Caulking - Minor caulking to some expansion joints required	Minor repairs required	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.025	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Grated Drains	Grated Drain Edging - Concrete	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.026	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Canopies & Awnings	Roof Elements - No Gutters & DP Present although some surface corrosion present	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.027	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Saw Cut Joints	Average Grid pattern 9m x 6m	Require clean and caulk in general under maintenance program	General	CAP	2	Poor	N/A	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.028	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Joint Spalling	Movement Joint Damage - Minor fretting at some movement joint edges	Require under CAPEX	General	CAP	3	Poor	Yass_Bld_016	$ -	$ -	$ 4,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,750.00
1.029	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Joint Spalling	Various locations	Repairs required under CAPEX - Approximately 20m	General	CAP	2	Poor	Yass_Bld_017	$ -	$ -	$ 3,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,800.00
1.030	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Surface Cracks & Damage	Various surface settlement crack require epoxy repair require under CAPEX	Repairs required under CAPEX - Approximately 50m	General	CAP	2	Poor	Yass_Bld_018	$ -	$ -	$ 1,650.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,650.00
1.031	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Canopies & Awnings	Steel Posts - some surface corrosion present	Rust Evident & Paint Fading - Repair & Paint	General	CAP	3	Fair	Yass_Bld_019	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.032	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Slab Deflection	Minor Slab Deflection at outside of Washbay and storage yard area	Repairs to cracking in concrete slab	General	CAP	2	Poor	Yass_Bld_020	$ -	$ -	$ 3,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300.00
1.033	Yass Depot	Yass Depot	External - Concrete Hardstand	EXTERNAL	Concrete Pavement - Concrete Kerbing	All around hardstand poured in situ	Some kerb damage evident - - Approximately 20m	General	CAP	3	Fair	Yass_Bld_007, 008 and 009	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.034	Yass Depot	Yass Depot	External - Corroding Elements	EXTERNAL	Bollards	Bollards - General - corrosion present	Repair & Repaint	General	CAP	3	Poor	N/A	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.035	Yass Depot	Yass Depot	External Elements	EXTERNAL	Footpaths & Steps	Stairs - Main Entry - Efflorescence Present	Investigate & Repair	General	CAP	2	Poor	Yass_Bld_021	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.036	Yass Depot	Admin Building	Comms Room	INTERNAL	Ceiling	Grid & Tile	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.037	Yass Depot	Admin Building	Comms Room	INTERNAL	Walls	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.038	Yass Depot	Admin Building	Comms Room	INTERNAL	Floors	Vinyl	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.039	Yass Depot	Admin Building	Comms Room	INTERNAL	Doors	Timber Door	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.040	Yass Depot	Admin Building	Comms Room	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.041	Yass Depot	Admin Building	Comms Room	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_022	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ 1,500.00
1.042	Yass Depot	Admin Building	Conference Room	INTERNAL	Ceiling	Gride & Tile	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.043	Yass Depot	Admin Building	Conference Room	INTERNAL	Walls	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.044	Yass Depot	Admin Building	Conference Room	INTERNAL	Doors	Timber Doors	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.045	Yass Depot	Admin Building	Conference Room	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.046	Yass Depot	Admin Building	Conference Room	INTERNAL	Window Coverings	Roller Blinds	No capital works required - regular R&M	General	R&M	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.047	Yass Depot	Admin Building	Conference Room	INTERNAL	Floors	Carpet - Signs of Stains & Early Stages of Wear & Tear	Replace carpets	General	CAP	3	Fair	Yass_Bld_023	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,700.00	$ -	$ -	$ 5,700.00

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1.048	Yass Depot	Admin Building	Conference Room	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_023	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	**$ 5,000.00**
1.049	Yass Depot	Admin Building	DDA - WC	INTERNAL	Ceiling	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.050	Yass Depot	Admin Building	DDA - WC	INTERNAL	Walls	Full Height Tiled	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.051	Yass Depot	Admin Building	DDA - WC	INTERNAL	Floors	Tiled	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.052	Yass Depot	Admin Building	DDA - WC	INTERNAL	Doors	Timber Door	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.053	Yass Depot	Admin Building	DDA - WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings 1 x SS WHB, 1 x Tap Sets, 1 x Big Mirror, 1 x WCs, 0 x Urinals, 1 x Shower, 1 x Toilet Roll Holders, 1 x Hand Towel Dispenser, 1 x Fragrance Dispenser	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.054	Yass Depot	Admin Building	DDA - WC	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_024	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	**$ 1,500.00**
1.055	Yass Depot	Admin Building	External - Roof Elements - 5yrs Old	ROOF	Safe Access	Safe Roof Access Test & Tag Out of Date	Perform Height Access Testing	Non-Compliance - Statutory	CAP	1	Failed	Yass_Bld_025, 026 and 027	$ 2,500.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.056	Yass Depot	Admin Building	External - Roof Elements - 5yrs Old	ROOF	Roof Cladding - Metal	Metal Roof Cladding with Insulation	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.057	Yass Depot	Admin Building	External - Roof Elements - 5yrs Old	ROOF	Roof Fixtures - Capping & Flashings	Ridge & Edge Capping & Flashing	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.058	Yass Depot	Admin Building	External - Roof Elements - 5yrs Old	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.059	Yass Depot	Admin Building	External - Roof Elements - 5yrs Old	ROOF	Rainwater Goods - Rainwater Tanks	Rain Water Tanks Under Ground - No Access	N/A	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.060	Yass Depot	Admin Building	External - Roof Elements - 5yrs Old	ROOF	Roof Structure	Assumed Steel Framed - No Access	No Access	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.061	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Awnings & Canopies	Steel Glazed Entry Door Awnings	Clean Glazing	General	CAP	2	Fair	N/A	$ -	$ -	$ 3,000.00	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 6,000.00**
1.062	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Façade Structure	Façade Structure	Ongoing Cleaning & R&M	General	MC/R&M	4	N/A	N/A	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.063	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Fascias & Soffits	Metal	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.064	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Window Systems	Aluminium Glazed	No capital works required - regular R&M	General	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.065	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Glazed Aluminium - Minor Adjustment Required	Minor Adjustment Required to Western Facade Entry Door to Linkway	General	CAP	3	Good	Yass_Bld_028 and 029	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.066	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Façade Cladding - Brick	Face Brick, Rendered Brick Section (Western Facade), Glazing & Sun Louvre	Isolated Repair Required to Corner Edge Cracks in Rendered Section & Minor Face Brick Repair	General	CAP	3	Fair	Yass_Bld_030	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.067	Yass Depot	Admin Building	Façade Elements - 5 yrs. Old	FAÇADE	Façade Cladding - APC	Potential ACP Cladding & Main Entry	Test & Confirm Remove	WH&S Risk	CAP	1	Fair	Yass_Bld_031	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,000.00**
1.068	Yass Depot	Admin Building	Female - WC	INTERNAL	Ceiling	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.069	Yass Depot	Admin Building	Female - WC	INTERNAL	Walls	Full Height Tiled	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.070	Yass Depot	Admin Building	Female - WC	INTERNAL	Floors	Tiled	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.071	Yass Depot	Admin Building	Female - WC	INTERNAL	Doors	Timber Door	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.072	Yass Depot	Admin Building	Female - WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings 2 x SS WHB, 2 x Tap Sets, 1 x Big Mirror, 4 x WCs, 0 x Urinals, 0 x Shower, 4 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.073	Yass Depot	Admin Building	Female - WC	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	**$ 1,500.00**
1.074	Yass Depot	Admin Building	General Elements	FAÇADE	General Cleaning	External - Facade & Pavement	Clean Face Brick Facade	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.075	Yass Depot	Admin Building	General Elements	EXTERNAL	Painting	Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.076	Yass Depot	Admin Building	Gymnasium	INTERNAL	Ceiling	Gride & Tile	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.077	Yass Depot	Admin Building	Gymnasium	INTERNAL	Walls	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.078	Yass Depot	Admin Building	Gymnasium	INTERNAL	Floors	Vinyl	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.079	Yass Depot	Admin Building	Gymnasium	INTERNAL	Doors	Timber Glazed	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.080	Yass Depot	Admin Building	Gymnasium	INTERNAL	Window Coverings	Roller Blinds	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.081	Yass Depot	Admin Building	Gymnasium	INTERNAL	Furniture	Gym Equipment	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.082	Yass Depot	Admin Building	Gymnasium	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_033 and 034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	**$ 2,000.00**
1.083	Yass Depot	Admin Building	Kitchenette	INTERNAL	Walls	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.084	Yass Depot	Admin Building	Kitchenette	INTERNAL	Doors	Aluminium Glazed	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.085	Yass Depot	Admin Building	Kitchenette	INTERNAL	Window Coverings	Roller Blinds	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.086	Yass Depot	Admin Building	Kitchenette	INTERNAL	Joinery Systems	Laminated Kitchen Joinery	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.087	Yass Depot	Admin Building	Kitchenette	INTERNAL	Whitegoods	Breakout Area 1 x Fridge, 1 x MW, 1 x CT/Oven, 1 x DW, 1 x Sink (stainless steel with drainer)	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.088	Yass Depot	Admin Building	Kitchenette	INTERNAL	Ceiling	Grid & Tile & Set Plasterboard - Water Damaged	Repair Water damaged sections	General	CAP	2	Fair	Yass_Bld_035 and 036	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.089	Yass Depot	Admin Building	Kitchenette	INTERNAL	Furniture	Lunch Tables , Chairs & Lounges	Replace Furniture	General	CAP	3	Fair	Yass_Bld_035 and 036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,250.00	$ -	$ -	**$ 2,250.00**
1.090	Yass Depot	Admin Building	Kitchenette	INTERNAL	Floors	Carpet & Vinyl	Replacement of floor coverings	General	CAP	3	Fair	Yass_Bld_035 and 036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	**$ 3,000.00**
1.091	Yass Depot	Admin Building	Kitchenette	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_035, 036, 037 and 038	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	**$ 7,500.00**
1.092	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Ceiling	Set Plasterboard & Timber Architectural Feature Panels	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

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1.093	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Walls	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.094	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Floors	Tiles	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.095	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Doors	Aluminium Glazed - Automated	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.096	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Joinery Systems	Reception Desk	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.097	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.098	Yass Depot	Admin Building	Main Entrance - Fit Out 2015	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_039	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	**$ 5,000.00**
1.099	Yass Depot	Admin Building	Main Entry & Connection Corridor	INTERNAL	Walls	Plasterboard Walls with Paint Finish	Minor Repair to Aluminium Skirting	General	CAP	3	Fair	Yass_Bld_040	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.100	Yass Depot	Admin Building	Main Entry & Connection Corridor	INTERNAL	Floors	Tiles	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.101	Yass Depot	Admin Building	Main Entry & Connection Corridor	INTERNAL	Doors	Timber Doors	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.102	Yass Depot	Admin Building	Main Entry & Connection Corridor	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_041 and 042	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	**$ 5,000.00**
1.103	Yass Depot	Admin Building	Main Entry & Connection Corridor	INTERNAL	Ceiling	Gride & Tile Suspended Plasterboard with Minor Joint Cracking Glazing - Requires a Good Clean	Require a Good Clean	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.104	Yass Depot	Admin Building	Male - WC	INTERNAL	Ceiling	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.105	Yass Depot	Admin Building	Male - WC	INTERNAL	Walls	Full Height Tiled	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.106	Yass Depot	Admin Building	Male - WC	INTERNAL	Floors	Tiled	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.107	Yass Depot	Admin Building	Male - WC	INTERNAL	Doors	Timber Door	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.108	Yass Depot	Admin Building	Male - WC	INTERNAL	Fixtures & Fittings	Fixtures & Fittings 2 x SS WHB, 2 x Tap Sets, 1 x Big Mirror, 3 x WCs, 3 x Urinals, 0 x Shower, 3 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.109	Yass Depot	Admin Building	Male - WC	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_043, 044, 045 and 046	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	**$ 1,500.00**
1.110	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Ceiling	Gride & Tile	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.111	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Walls	Set Plasterboard	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.112	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Doors	Aluminium Glazed & Timber	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.113	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Window Coverings	Roller Blinds	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.114	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.115	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Floors	Carpet	Replace carpets	General	CAP	3	Fair	Yass_Bld_047, 048 and 049	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,500.00	$ -	**$ 10,500.00**
1.116	Yass Depot	Admin Building	Open Plan Office & Meeting Room - Fit Out	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_047, 048 and 049	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	**$ 15,000.00**
1.117	Yass Depot	Workshops Building	Corridor	INTERNAL	Floors	Vinyl	Replace Vinyl	General	CAP	3	Poor	Yass_Bld_050 and 051	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.118	Yass Depot	Workshops Building	Corridor	INTERNAL	Floors	WS Corridor - Epoxy Paint	Repaint Epoxy Floors	General	CAP	3	Fair	Yass_Bld_050 and 051	$ -	$ -	$ -	$ 1,200.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,200.00**
1.119	Yass Depot	Workshops Building	Corridor	INTERNAL	Painting	Ceiling, Walls & Doors	Repaint as Part of Workshop Painting Works & Associated Costs	General	CAP	3	Fair	Yass_Bld_050, 051 and 052	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 500.00**
1.120	Yass Depot	Workshops Building	Corridor	INTERNAL	Doors	Entry Doors - Timber Glazed x 2	Replace Entry Doors	General	CAP	1	Poor	Yass_Bld_053	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,500.00**
1.121	Yass Depot	Workshops Building	Corridor	INTERNAL	Walls	Rendered Brick	Repair to Isolated Cracks & Corner Edge Damage throughout Entrance & Workshop Corridor	General	CAP	3	Fair	Yass_Bld_052	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.122	Yass Depot	Workshops Building	Corridor	INTERNAL	Ceiling	Grid & Tile	Replace or Re Clad Over with Metal - As Part of Workshop Roof Works & Associated Cost	General	CAP	3	Poor	Yass_Bld_054	$ -	$ -	$ -	$ -	$ 8,125.00	$ -	$ -	$ -	$ -	$ -	**$ 8,125.00**
1.123	Yass Depot	Workshops Building	External	FAÇADE	Steel Frames	Steel Frames - some surface corrosion present	Remove Surface Rust & Repaint	General	CAP	3	Fair	Yass_Bld_055	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.124	Yass Depot	Workshops Building	External	ROOF	Safe Access	No Safe Access - Confirm If Safe Access Is Required	Confirm If Safe Access Is Required	WH&S Risk	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ 20,000.00		$ -	$ -	$ -	**$ 20,000.00**
1.125	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Painting	Internal Steel Frame Structures - Low Level Columns, Steel Staircases, Steel Platforms	Repaint	General	CAP	3	Fair	Yass_Bld_056 and 057	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	**$ 3,000.00**
1.126	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_059 and 060	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	**$ 1,000.00**
1.127	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Floors	Exposed Concrete	Pressure Clean & Repair to Isolated Cracks & Joint Damage - Short Term & Annual RM	General	CAP	3	Fair	Yass_Bld_061, 062, 063 and 064	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.128	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Window Coverings	Venetian Blinds x 4	Replacement of blinds	General	CAP	3	Poor	Yass_Bld_065 and 066	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.129	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Doors	3 x Metal	Replace metal doors	General	CAP	3	Poor	Yass_Bld_067 and 068	$ -	$ -	$ -	$ -	$ 2,250.00	$ -	$ -	$ -	$ -	$ -	**$ 2,250.00**
1.130	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Walls	Rendered Brick	Repair to Isolated Cracks & Corner Edge Damage throughout	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.131	Yass Depot	Workshops Building	Workshops - Internal	INTERNAL	Ceiling	Grid & Tile	Replace or Re Clad Over with Metal - **As Part of Workshop Roof Works**	General	CAP	2	Poor	Yass_Bld_069	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,000.00**

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1.132	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Fixtures & Fittings	Fixtures & Fittings 4 x Vitreous China WHB, 4 x Tap Sets, 2 x Big Mirror, 4 x WCs, 1 x SS Urinals, 0 x Shower, 4 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser 1 x Cleanier Sink & Tap	Replacement of fixtures	WH&S Risk	CAP	2	Poor	Yass_Bld_070 and 071	$ -	$ 11,230.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,230.00
1.133	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Doors	Timber Glazed x 2 End of Life	Replace doors - End of Life	WH&S Risk	CAP	1	Poor	Yass_Bld_072	$ -	$ 1,500.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.134	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	WH&S Risk	CAP	2	Poor	Yass_Bld_070 and 071	$ -	$ 2,500.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.135	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Walls	Rendered Brick & Tiled Behind Wet Areas	Repair Wall & Re-tile	WH&S Risk	CAP	2	Poor	Yass_Bld_070, 071 and 073	$ -	$ 3,000.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.136	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Floors	Tiled	Replace tiles	WH&S Risk	CAP	2	Poor	Yass_Bld_074	$ -	$ 5,250.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250.00
1.137	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Ceiling	Fibro Cement or Similar	Replace - Grid & Tile if Asbestos	WH&S Risk	CAP	1	Fair	Yass_Bld_075	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.138	Yass Depot	Workshops Building	Male - WC 1	INTERNAL	Joinery Systems	Toilet Partitioning EOL	Replace Partitioning - End of Life	WH&S Risk	CAP	2	Poor	Yass_Bld_076	$ -	$ 6,000.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
1.139	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Fixtures & Fittings	Fixtures & Fittings 5 x Vitreous China WHB, 5 x Tap Sets, 2 x Big Mirror, 5 x WCs, 1 x SS Urinals, 0 x Shower, 5 x Toilet Roll Holders, 2 x Hand Towel Dispenser, 2 x Fragrance Dispenser	Replacement of fixtures	WH&S Risk	CAP	2	Poor	Yass_Bld_077	$ -	$ 13,680.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,680.00
1.140	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Doors	Timber Glazed x 2 EOL	End of Life - Allow for replacements	WH&S Risk	CAP	2	Poor	Yass_Bld_077	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.141	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Painting	Ceiling, Walls & Doors	Repaint	WH&S Risk	CAP	2	Poor	Yass_Bld_077	$ -	$ 2,500.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.142	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Walls	Rendered Brick & Tiled Behind Wet Areas	Repair Wall & Re-tile	WH&S Risk	CAP	2	Poor	Yass_Bld_077	$ -	$ 3,000.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.143	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Floors	Tiled	Replace tiles	WH&S Risk	CAP	2	Poor	Yass_Bld_077	$ -	$ 5,250.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250.00
1.144	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Ceiling	Fibro Cement or Similar	Replace - Grid & Tile if Asbestos	WH&S Risk	CAP	1	Fair	Yass_Bld_077	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.145	Yass Depot	Workshops Building	Male - WC 2	INTERNAL	Joinery Systems	Toilet Partitioning EOL	Replace Partitioning - End of Life	WH&S Risk	CAP	2	Poor	Yass_Bld_077	$ -	$ 6,000.00		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
1.146	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Walls	Rendered Brick	Repair Minor Corner & Edge Damage	General	CAP	3	Fair	Yass_Bld_078 and 079	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.147	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Doors	2 x Timber	Replace timber doors	General	CAP	3	Poor	Yass_Bld_078	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.148	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Joinery Systems	Kitchenette - Protection Metering Team Leader Office	Replacement of joinery	General	CAP	3	Poor	Yass_Bld_080	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.149	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Painting	Ceiling, Walls & Doors	Repaint	General	CAP	3	Poor	Yass_Bld_079	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ 2,000.00
1.150	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Window Coverings	Venetian & Vertical Sliding	Replace x 4 Roller Blinds	General	CAP	3	Fair	Yass_Bld_081	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.151	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Ceiling	Timber Tile EOL	End of Life - Timber ceilings to be replaced	General	CAP	1	Poor	Yass_Bld_082	$ -	$ -	$ 3,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900.00
1.152	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	Replace with new furniture package	General	CAP	2	Poor	Yass_Bld_079 and 080	$ -	$ -	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500.00
1.153	Yass Depot	Workshops Building	Office 1 & 2 Metering Team Leader	INTERNAL	Floors	Vinyl Tiles	Replace vinyl tiles	General	CAP	2	Poor	Yass_Bld_083	$ -	$ -	$ 5,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,700.00
1.154	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Walls	Rendered Brick	Repair Minor Corner & Edge Damage	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.155	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Doors	2 x Timber	Replace timber doors	General	CAP	3	Poor	Yass_Bld_090	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.156	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Painting	Ceiling, Walls & Doors	Repaint	General	CAP	3	Poor	Yass_Bld_085 and 086	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ 2,000.00
1.157	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Window Coverings	Venetian & Vertical Sliding	Replace x 4 Roller Blinds	General	CAP	3	Fair	Yass_Bld_087	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.158	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Ceiling	Timber Tile EOL	Replace - Grid & Tile	General	CAP	1	Poor	Yass_Bld_086	$ -	$ -	$ 3,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900.00
1.159	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	Replace with new furniture package	General	CAP	2	Poor	Yass_Bld_085 and 086	$ -	$ -	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500.00
1.160	Yass Depot	Workshops Building	Office 3 & 4 - Mains Team Leader	INTERNAL	Floors	Vinyl Tiles	Replace vinyl tiles	General	CAP	2	Poor	Yass_Bld_089	$ -	$ -	$ 5,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,700.00
1.161	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Window Coverings	Venetian & Vertical Sliding	Replace x 4 Roller Blinds	General	CAP	3	Fair	Yass_Bld_090 and 091	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.162	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Walls	Rendered Brick	Repair Minor Corner & Edge Damage	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.163	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Doors	2 x Timber	Replace timber doors	General	CAP	3	Poor	Yass_Bld_093 and 094	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.164	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Painting	Ceiling, Walls & Doors	Repaint	General	CAP	3	Poor	Yass_Bld_092 and 095	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ 2,000.00
1.165	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Ceiling	Timber Tile EOL	Replace - Grid & Tile	General	CAP	1	Poor	Yass_Bld_092	$ -	$ -	$ 3,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,900.00
1.166	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	Replace with new furniture package	General	CAP	2	Poor	Yass_Bld_092 and 095	$ -	$ -	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500.00
1.167	Yass Depot	Workshops Building	Office 5 & 6	INTERNAL	Floors	Carpet & Vinyl Tiles	Replace carpet and vinyl tiles	General	CAP	2	Poor	Yass_Bld_096	$ -	$ -	$ 5,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,700.00
1.168	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Walls	Rendered Brick	Repair Minor Corner & Edge Damage	General	CAP	3	Fair	Yass_Bld_101	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.169	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Doors	5 x Timber	Replace timber doors	General	CAP	2	Poor	Yass_Bld_103	$ -	$ -	$ 3,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750.00
1.170	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Window Coverings	Venetian & Vertical Sliding	Replace x 8 Roller Blinds	General	CAP	3	Fair	Yass_Bld_097	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
1.171	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units	Replace with new furniture package	General	CAP	2	Poor	Yass_Bld_098	$ -	$ -	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500.00
1.172	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Floors	Carpet & Vinyl Tiles	Replace carpet and vinyl tiles	General	CAP	2	Poor	Yass_Bld_100	$ -	$ -	$ 14,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,250.00
1.173	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Ceiling	Timber Tile EOL	End of Life - Replace - Grid & Tile	General	CAP	2	Poor	Yass_Bld_099	$ -	$ -	$ 9,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,750.00
1.174	Yass Depot	Workshops Building	Office 7, 8, 9,10 & 11	INTERNAL	Painting	Ceiling, Walls & Doors	Repaint	General	CAP	3	Poor	Yass_Bld_099	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ 10,000.00
1.175	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Painting	Internal Steel Frame Structures - Low Level Columns, Steel Staircases, Steel Platforms	Repaint	General	CAP	3	Fair	Yass_Bld_104, 105 and 106	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000.00	$ -	$ -	$ 12,000.00
1.176	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Ceiling	Grid & Tile	Replace or Re Clad Over with Metal - **As Part of Workshop Roof Works**	General	CAP	2	Poor	Yass_Bld_105 and 106	$ -	$ -	$ 39,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39,000.00
1.177	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Window Coverings	Venetian Blinds x 4	Replace Venetian blinds	General	CAP	2	Poor	Yass_Bld_169	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00

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1.178	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Walls	Windows in Office Walls	Repair of windows in office walls	General	CAP	3	Fair	Yass_Bld_107 and 108	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.179	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Painting	Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_111_113	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	**$ 10,000.00**
1.180	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Walls	Rendered Brick	Repair to Isolated Cracks & Corner Edge Damage throughout	General	CAP	3	Fair	Yass_Bld_112	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.181	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Walls	High Level Fibre Cladding Material above rendered brick	Replace or Re Clad Over with Metal - **As Part of Workshop Roof Works under Internal Ceiling**	General	CAP	3	Fair	Yass_Bld_113	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.182	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Floors	Concrete Epoxy Painted & Line Marking	Repaint floors/line marking	General	CAP	3	Fair	Yass_Bld_114	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.183	Yass Depot	Workshops Building	Workshops - A + B + C	INTERNAL	Floors	Exposed Concrete	Pressure Clean & Repair to Isolated Cracks & Joint Damage	General	CAP	3	Fair	Yass_Bld_115, 116, 117 and 118	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
1.184	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Window Systems	General Single Glazed Aluminium with Timber Frame	End of Life - replace windows	General	CAP	2	Poor	Yass_Bld_119, 120 and 121	$ -	$ -	$ 70,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 70,000.00**
1.185	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Timber External - End of Life	End of Life - replace external timber doors	General	CAP	2	Poor	Yass_Bld_122 and 123	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 750.00**
1.186	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Façade Cladding - Metal	Rendered Sections at High Level - Asbestos Containing Material	Remove or Encapsulate - Client to Confirm Action TBC	WH&S Risk	CAP	1	Poor	Yass_Bld_124 and 126	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 40,000.00**
1.187	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Façade Structure	Double Brick with Cavity	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.188	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Façade Cladding - Brick	Low Level Face Brick	Isolated Repair Required to Holes in Brick Work	General	CAP	3	Fair	Yass_Bld_125	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.189	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Façade Cladding - Metal	Beside Windows & Door Sections - Minor Impact Damage	Replace Damage Sections	General	CAP	3	Fair	Yass_Bld_127	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.190	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Fascias & Soffits	Asbestos- Soffits	Hygienist Test & Confirm if Repair Work can be Carried Out or Needs to be Replaced	WH&S Risk	CAP	1	Poor	Yass_Bld_124 and 126	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.191	Yass Depot	Workshops Building	Workshops + Depot Stores - Façade Elements	FAÇADE	Fascias & Soffits	Painted Timber Fascia Boards & Fibro (Assumed Asbestos) Soffits	Replace if Maintenance Cant Be Carried Out Due to Asbestos Containing Material	WH&S Risk	CAP	3	Fair	Yass_Bld_128	$ -	$ -	$ -	$ -	$ 18,000.00	$ -	$ -	$ -	$ -	$ -	**$ 18,000.00**
1.192	Yass Depot	Workshops Building	Workshops + Depot Stores - General Elements	EXTERNAL	Painting	Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	Provide as Part of Door & Window Replacement Program & Associated Cost	General	CAP	3	Poor	Yass_Bld_129	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	**$ 2,000.00**
1.193	Yass Depot	Workshops Building	Workshops + Depot Stores - General Elements	FAÇADE	General Cleaning	External - Facade & Pavement	Clean Face Brick Facade	General	MC/R&M	2	Poor	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.194	Yass Depot	Workshops Building	Workshops + Depot Stores - Roof Elements	ROOF	Roof Structure	Steel Framed - Gable Roof System	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.195	Yass Depot	Workshops Building	Workshops + Depot Stores - Roof Elements	ROOF	Roof Cladding - Metal	Metal Roof Cladding with Insulation	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.196	Yass Depot	Workshops Building	Workshops + Depot Stores - Roof Elements	ROOF	Roof Fixtures - Capping & Flashings	Ridge & Edge Capping & Flashing	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.197	Yass Depot	Workshops Building	Workshops + Depot Stores - Roof Elements	ROOF	Safe Access	No Safe Roof Access - Out Of Date	Test & Tag	Non-Compliance - Statutory	CAP	1	N/A	N/A	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.198	Yass Depot	Workshops Building	Workshops + Depot Stores - Roof Elements	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	**$ 5,000.00**
1.199	Yass Depot	Workshops Building	Workshops + Depot Stores - Roof Elements	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes - Minor Impact Damage	Replace Damage Sections & Clean Soiled Gutters	General	CAP	3	Fair	Yass_Bld_128	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ -	$ -	**$ 7,500.00**
1.200	Yass Depot	Stores	Stores - General Elements	FAÇADE	General Cleaning	External - Facade & Pavement	Clean Face Brick Facade	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 1,000.00**
1.201	Yass Depot	Stores	Façade Elements	FAÇADE	Window Systems	General Single Glazed Aluminium - End of Life	End of Life - replace windows	General	CAP	1	Poor	Yass_Bld_129	$ -	$ -	$ 45,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 45,600.00**
1.202	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Single Glazed Aluminium - End of Life	End of Life - replacement of doors	General	CAP	1	Poor	Yass_Bld_129	$ -	$ -	$ 2,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,250.00**
1.203	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Façade Cladding - Brick	Face Brick	Isolated Repair Required to Holes in Brick Work	General	CAP	3	Fair	N/A	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.204	Yass Depot	Stores	Stores - Roof Elements	ROOF	Safe Access	No Safe Roof Access - Provide as Part of Roof Access	Provide as Part of Roof Replacement Program	WH&S Risk	CAP	3	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	**$ 20,000.00**
1.205	Yass Depot	Stores	Workshop	INTERNAL	General	NO INTERNAL ACCESS DUE TO COVID	BGIS to Coordinate inspection of area to identify and CAPEX works required. No Access	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.206	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Façade Structure	Double Brick with Cavity	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.207	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Façade Structure	Cladding Below & Above Windows	Replace Cladding Panels	General	CAP	2	Poor	Yass_Bld_129	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 4,000.00**
1.208	Yass Depot	Stores	Stores - General Elements	EXTERNAL	Painting	Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	Provide as Part of **Roof Replacement Program**	General	CAP	3	Fair	Yass_Bld_129	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.209	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Fascias & Soffits	Asbestos Soffits	Hygienist Test & Confirm (Asbestos)	WH&S Risk	CAP	1	Poor	Yass_Bld_129	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.210	Yass Depot	Stores	Stores - Roof Elements	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	**$ 5,000.00**
1.211	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Fascias & Soffits	Painted Timber Fascia Boards & Fibro (Assumed Asbestos) Soffits	Replace as Part of Roof Replacement Program	WH&S Risk	CAP	1	Poor	Yass_Bld_129	$ 8,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 8,400.00**
1.212	Yass Depot	Stores	Stores - Roof Elements	ROOF	Roof Fixtures - Capping & Flashings	Ridge & Edge Capping & Flashing - End of Life	End of Life - replace capping & flashings	General	CAP	3	Poor	Yass_Bld_129	$ -	$ -	$ -	$ -	$ 15,980.00	$ -	$ -	$ -	$ -	$ -	**$ 15,980.00**
1.213	Yass Depot	Stores	Stores - Roof Elements	ROOF	Roof Structure	Assumed Timber Framed - Gable Roof System - No Access	No Access	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.214	Yass Depot	Stores	Stores - Roof Elements	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes - End of Life	End of Life - replace gutters and down pipes	General	CAP	1	Poor	Yass_Bld_129	$ -	$ -	$ 28,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 28,000.00**
1.215	Yass Depot	Stores	Stores - Façade Elements	FAÇADE	Window Systems	Corridor Link Walkway - Single Glazed Aluminium with Asbestos Bottom Panels - End of Life	End of Life - replace windows Asbestos panels at bottom of windows	WH&S Risk	CAP	1	Poor	Yass_Bld_130	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 30,000.00**
1.216	Yass Depot	Old System Control Block	External	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Single Glazed Aluminium & Timber	End of Life - Entry/Exit doors to be replaced	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 2,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,250.00**
1.217	Yass Depot	Old System Control Block	External	FAÇADE	Window Systems	Combination of General Single Glazed Aluminium with Timber Frame - Very Poor Condition	End of Life - Windows to be replaced	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 22,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 22,800.00**

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1.218	Yass Depot	Old System Control Block	External	FAÇADE	Façade Cladding - Brick	Face Brick	Isolated Repair Required to Holes in Brick Work	General	CAP	3	Fair	Yass_Bld_159	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.219	Yass Depot	Old System Control Block	External	FAÇADE	Door Systems - Roller Shutters	Metal x 2	Replacement of metal roller doors	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
1.220	Yass Depot	Old System Control Block	External	FAÇADE	Façade Structure	Double Brick with Cavity	Ongoing Cleaning & R&M	General	MC/R&M	4	N/A	N/A	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.221	Yass Depot	Old System Control Block	External	FAÇADE	Window Systems	Cladding Below & Above Windows	Replace Cladding Panels	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ 3,600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,600.00
1.222	Yass Depot	Old System Control Block	External	FAÇADE	Fascias & Soffits	Asbestos Soffits	Hygienist Test & Confirm (Asbestos)	WH&S Risk	CAP	1	Poor	Yass_Bld_159	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.223	Yass Depot	Old System Control Block	External	FAÇADE	Fascias & Soffits	Painted Timber Fascia Boards & Fibro (Assumed Asbestos) Soffits	Replace as Part of Roof Replacement Program	WH&S Risk	CAP	1	Poor	Yass_Bld_159	$ 7,680.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,680.00
1.224	Yass Depot	Old System Control Block	Internal	INTERNAL	Walls	Combination of Rendered Brick & Set Plasterboard	Internal Cracking to Walls - Repair all Cracks	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.225	Yass Depot	Old System Control Block	Admin Office Section	INTERNAL	Floors	Carpet Tiles	Half of Carpet Tiles have been Removed or Damaged - Replace	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 11,250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,250.00
1.226	Yass Depot	Old System Control Block	Kitchen	INTERNAL	Whitegoods	All Kitchen White Goods - Replace	Replace kitchen whitegoods	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
1.227	Yass Depot	Old System Control Block	Kitchen	INTERNAL	Joinery Systems	All Kitchen Joinery - Replace	Replace kitchen joinery systems	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00
1.228	Yass Depot	Old System Control Block	Internal	INTERNAL	Window Coverings	Venetian Blinds & Vertical Material Blinds	Replace All Blinds	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.229	Yass Depot	Old System Control Block	Battery RM's	INTERNAL	Floors	Water Proofing	Contains Asbestos - Remove Safely & Replace	WH&S Risk	CAP	1	Poor	Yass_Bld_159	$ -	$ 18,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,500.00
1.230	Yass Depot	Old System Control Block	Internal	INTERNAL	Doors	Aluminium Glazed & Timber	Replace all Internal Doors & Hardware	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.231	Yass Depot	Old System Control Block	Female, Male & CCA WC	INTERNAL	Sanitaryware	All Male, Female & DDA to be Replaced with New	Replace all WC with New	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 90,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 90,000.00
1.232	Yass Depot	Old System Control Block	Communications RM & Corridors & Switchrooms, Kitchens etc	INTERNAL	Floors	Vinyl Flooring Contains Asbestos	Contain Asbestos - Remove Safely & Replace	WH&S Risk	CAP	1	Poor	Yass_Bld_159	$ -	$ 58,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 58,500.00
1.233	Yass Depot	Old System Control Block	Data Centre	INTERNAL	Floors	Raised Flooring - Very Poor Condition	Sections Removed & Missing - Replace	WH&S Risk	CAP	1	Poor	Yass_Bld_159	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
1.234	Yass Depot	Old System Control Block	Internal	INTERNAL	Furniture	Desks, Chairs, Workstations, Filing cupboards under workstations, Filing units general, Big Compactus Units - Very Poor Condition	Replace all Furniture	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 33,750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,750.00
1.235	Yass Depot	Old System Control Block	Admin Office Section	INTERNAL	Ceiling	Grid & Tile	Replace Damage Sections	General	CAP	3	Fair	Yass_Bld_159	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.236	Yass Depot	Old System Control Block	WC	INTERNAL	Floors	Ceramic Floor Tiles	Replace ceramic floor tiles	General	CAP	2	Poor	Yass_Bld_159	$ -	$ -	$ 4,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,400.00
1.237	Yass Depot	Old System Control Block	Internal	INTERNAL	Ceiling	Fibrous Plasterboard - Very Poor Condition	Replace All Fibrous Ceilings	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 13,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,000.00
1.238	Yass Depot	Old System Control Block	Internal	INTERNAL	Painting	Ceiling, Walls & Doors - Very Poor Condition	Patch & Paint	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00
1.239	Yass Depot	Old System Control Block	Internal	INTERNAL	Ceiling	Timber Tile Ceiling	Replace timber tile ceiling	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 32,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 32,500.00
1.240	Yass Depot	Old System Control Block	External	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks - Condition TBC if CAPEX Value Required	Action TBC	General	CAP	4	N/A	Yass_Bld_159	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00
1.241	Yass Depot	Old System Control Block	External	ROOF	Safe Access	No Safe Access - Confirm If Safe Access Is Required	Confirm If Safe Access Is Required	WH&S Risk	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ 20,000.00		$ -	$ -	$ -	$ 20,000.00
1.242	Yass Depot	Old System Control Block	External	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes	Replace gutters and down pipes	General	CAP	3	Poor	Yass_Bld_159	$ -	$ -	$ -	$ -	$ 19,000.00	$ -	$ -	$ -	$ -	$ -	$ 19,000.00
1.243	Yass Depot	Old System Control Block	External	ROOF	Roof Fixtures - Capping & Flashings	Original Extensive Water Leaks	Extensive Water Leaks Internal that Suggests Full Roof Replacement - Replace	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 21,420.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,420.00
1.244	Yass Depot	Old System Control Block	External	ROOF	Roof Structure	Steel Frame - No Access	No Access	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.245	Yass Depot	Old System Control Block	External	ROOF	Roof Cladding - Metal	Metal Cladding - Original - Extensive Water Leaks Internal	Original - Extensive Water Leaks Internal that Suggests Full Roof Replacement - Replace	General	CAP	1	Poor	Yass_Bld_159	$ -	$ -	$ 136,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 136,800.00
1.246	Yass Depot	Old System Control Block	ALL	DEMO	All areas	The old system control block building has not been occupied for many years now and is a rundown building.	Allow for complete demolition of the building and make good of site area.	General	CAP	1	Poor	N/A	$ -		$ 950,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 950,000.00
1.247	Yass Depot	Fire Services Pump Room	External	FAÇADE	General Cleaning	General Cleaning - External - Facade & Pavement	Clean Face Brick Facade	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.248	Yass Depot	Fire Services Pump Room	External	FAÇADE	Window Systems	General Single Glazed Aluminium	End of Life - Asbestos in Sealant	WH&S Risk	CAP	1	Poor	Yass_Bld_131 and 132	$ 12,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000.00
1.249	Yass Depot	Fire Services Pump Room	External	ROOF	Safe Access	No Safe Roof Access - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	WH&S Risk	CAP	3	N/A	Yass_Bld_133	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ 20,000.00
1.250	Yass Depot	Fire Services Pump Room	External	FAÇADE	Door Systems - Entry	Timber	Replace timber doors	General	CAP	3	Fair	Yass_Bld_134 and 136	$ -	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.251	Yass Depot	Fire Services Pump Room	External	FAÇADE	Façade Cladding - Brick	Face Brick	Isolated Repair Required to Holes in Brick Work	General	MC/R&M	2	Fair	N/A	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.252	Yass Depot	Fire Services Pump Room	External	FAÇADE	Façade Structure	Double Brick with Cavity	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.253	Yass Depot	Fire Services Pump Room	Internal	INTERNAL	Walls	Rendered Brick	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.254	Yass Depot	Fire Services Pump Room	Internal	INTERNAL	Doors	Roller Doors	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.255	Yass Depot	Fire Services Pump Room	Internal	INTERNAL	Ceiling	Set Plasterboard	Minor Repair to Water Damage Areas	General	CAP	2	Fair	Yass_Bld_135	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.256	Yass Depot	Fire Services Pump Room	Internal	INTERNAL	Painting	Ceiling, Walls & Doors	Patch & Paint	General	CAP	3	Fair	Yass_Bld_135 and 136	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ 2,500.00
1.257	Yass Depot	Fire Services Pump Room	Internal	INTERNAL	Floors	Exposed Concrete	General Repair to Surface Area & Cleaning & Re Caulking Joints	General	CAP	3	Fair	Yass_Bld_135	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.258	Yass Depot	Fire Services Pump Room	External	FAÇADE	Fascias & Soffits	Asbestos Soffits	Hygienist Test & Confirm (Asbestos)	WH&S Risk	CAP	1	Poor	Yass_Bld_133 and 136	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.259	Yass Depot	Fire Services Pump Room	External	EXTERNAL	Painting	Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	Patch & Paint	General	CAP	2	Poor	Yass_Bld_133 and 136	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
1.260	Yass Depot	Fire Services Pump Room	External	FAÇADE	Fascias & Soffits	Painted Timber Fascia Boards & Fibro (Assumed Asbestos) Soffits	Repaint Timber Fascias & Replace Soffits if Confirmed by Hygienist	WH&S Risk	CAP	1	Fair	Yass_Bld_137	$ 4,340.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,340.00
1.261	Yass Depot	Fire Services Pump Room	External	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks Condition - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ 5,000.00
1.262	Yass Depot	Fire Services Pump Room	External	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes	Repair Damage Gutter & End of Life replacement	General	CAP	3	Fair	Yass_Bld_133 and 137	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ 5,500.00	$ -	$ -	$ 7,000.00
1.263	Yass Depot	Fire Services Pump Room	External	ROOF	Roof Cladding - Metal	Metal Roof Cladding with Insulation	Replace cladding	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,540.00	$ -	$ -	$ 10,540.00
1.264	Yass Depot	Fire Services Pump Room	External	ROOF	Roof Fixtures - Capping & Flashings	Ridge & Edge Capping & Flashing	End of Life - replace capping & flashings	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,540.00	$ -	$ -	$ 10,540.00
1.265	Yass Depot	Fire Services Pump Room	External	ROOF	Roof Structure	Assumed Timber Framed - Gable Roof System - MP Access	No Access	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.266	Yass Depot	SF6 Room	External	FAÇADE	General Cleaning	General Cleaning - External - Facade & Pavement	Clean Face Brick Facade	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.267	Yass Depot	SF6 Room	External	FAÇADE	Window Systems	General Single Glazed Aluminium	End of Life - Asbestos in Sealant	WH&S Risk	CAP	1	Poor	Yass_Bld_131 and 138	$ 12,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000.00
1.268	Yass Depot	SF6 Room	External	FAÇADE	Façade Cladding - Brick	Face Brick	Isolated Repair Required to Holes in Brick Work	General	CAP	3	Fair	Yass_Bld_139	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.269	Yass Depot	SF6 Room	External	FAÇADE	Façade Structure	Double Brick with Cavity	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.270	Yass Depot	SF6 Room	External	FAÇADE	Door Systems - Roller Shutters	Metal	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.271	Yass Depot	SF6 Room	External	FAÇADE	Door Systems - Entry	Timber	Replace timber doors	General	CAP	3	Fair	Yass_Bld_140	$ -	$ -	$ -	$ 750.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 750.00
1.272	Yass Depot	SF6 Room	External	FAÇADE	Fascias & Soffits	Painted Timber Fascia Boards & Fibro (Assumed Asbestos) Soffits	Repaint Timber Fascias & Replace Soffits if Confirmed by Hygienist	WH&S Risk	CAP	3	Fair	Yass_Bld_140	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.273	Yass Depot	SF6 Room	External	FAÇADE	Fascias & Soffits	Asbestos Soffits	Hygienist Test & Confirm	WH&S Risk	CAP	1	Poor	Yass_Bld_140	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.274	Yass Depot	SF6 Room	External	FAÇADE	Painting	Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	Patch & Paint	General	CAP	2	Poor	Yass_Bld_140	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00

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1.275	Yass Depot	SF6 Room	Internal	INTERNAL	Walls	Rendered Brick	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.276	Yass Depot	SF6 Room	Internal	INTERNAL	Doors	Roller Doors	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.277	Yass Depot	SF6 Room	Internal	INTERNAL	Ceiling	Set Plasterboard	Minor Repair to Water Damage Areas	General	CAP	2	Fair	Yass_Bld_139	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.278	Yass Depot	SF6 Room	Internal	INTERNAL	Floors	Exposed Concrete	General Repair to Surface Area & Cleaning & Re Caulking Joints & General Clean	General	CAP	3	Fair	Yass_Bld_141	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.279	Yass Depot	SF6 Room	External	ROOF	Safe Access	No Safe Roof Access - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	WH&S Risk	CAP	3	N/A	Yass_Bld_140	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ 20,000.00
1.280	Yass Depot	SF6 Room	External	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00
1.281	Yass Depot	SF6 Room	External	ROOF	Roof Fixtures - Capping & Flashings	Ridge & Edge Capping & Flashing	Replace roof fixtures	General	CAP	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,480.00	$ -	$ -	$ -	$ 7,480.00
1.282	Yass Depot	SF6 Room	External	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes	Repair Damage Gutter & Replace	General	CAP	3	Fair	Yass_Bld_142	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ 15,900.00	$ -	$ -	$ -	$ 17,400.00
1.283	Yass Depot	SF6 Room	External	ROOF	Roof Structure	Assumed Timber Framed - Gable Roof System - No Access	No Access	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.284	Yass Depot	SF6 Room	External	ROOF	Roof Cladding - Metal	Metal Roof Cladding with Insulation	Replace cladding	General	CAP	2	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00	$ -	$ -	$ -	$ 50,000.00
1.285	Yass Depot	Green Shed	External	ROOF	Safe Access	No Safe Roof Access - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	WH&S Risk	CAP	3	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ 20,000.00
1.286	Yass Depot	Green Shed	External	FAÇADE	Façade Structure	General Cleaning - External - Facade & Pavement	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.287	Yass Depot	Green Shed	External	FAÇADE	Façade Structure	Steel Frame	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.288	Yass Depot	Green Shed	External	FAÇADE	Fascias & Soffits	Metal	Ongoing Cleaning & R&M	General	MC/R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.289	Yass Depot	Green Shed	External	FAÇADE	Door Systems - Entry	Metal	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.290	Yass Depot	Green Shed	External	FAÇADE	Door Systems - Roller Shutters	Metal	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.291	Yass Depot	Green Shed	Internal	INTERNAL	Ceiling	Metal Roof Cladding	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.292	Yass Depot	Green Shed	Internal	INTERNAL	Walls	Metal Cladding	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.293	Yass Depot	Green Shed	Internal	INTERNAL	Doors	Doors & Door Hardware - Roller Doors	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.294	Yass Depot	Green Shed	External	ROOF	Roof Structure	Steel Structure	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.295	Yass Depot	Green Shed	External	ROOF	Roof Cladding - Metal	Metal Roof Cladding	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.296	Yass Depot	Green Shed	External	ROOF	Roof Fixtures - Capping & Flashings	Ridge & Edge Capping & Flashing	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.297	Yass Depot	Green Shed	External	ROOF	Rainwater Goods - Gutters	Metal Eave Gutters & Down Pipes	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.298	Yass Depot	Green Shed	External	FAÇADE	Painting	Patch & Painting - Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	Repaint Steel Door & Frame	General	CAP	3	Fair	Yass_Bld_143 and 144	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.299	Yass Depot	Green Shed	External	ROOF	Skylights	Fibre	Soiled - Pressure Clean Subject to Compliance with Safe Access	General	CAP	3	N/A	Yass_Bld_145	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
1.300	Yass Depot	Green Shed	External	FAÇADE	Façade Cladding - Metal	Metal Cladding	Minor Impact Damage - Replace Damage Sections	General	CAP	3	Fair	Yass_Bld_146	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
1.301	Yass Depot	Green Shed	Internal	INTERNAL	Floors	Exposed Concrete	General Repair to Surface Area & Cleaning & Re Caulking Joints & General Clean	General	CAP	3	Fair	Yass_Bld_147	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.302	Yass Depot	Green Shed	External	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks - Provide as Part of Roof Replacement Program	Provide as Part of Roof Replacement Program	General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ 5,000.00
1.303	Yass Depot	Industrial Sheds	External	ROOF	Rainwater Goods - Gutters & Downpipes	Metal Eave Gutters & Down Pipes	Clean Soiled Gutters	General	MC/R&M	2	Poor	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.304	Yass Depot	Industrial Sheds	External	ROOF	Safe Access	No Safe Access - Confirm If Safe Access Is Required	Confirm If Safe Access Is Required	WH&S Risk	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ 20,000.00		$ -	$ -	$ -	$ -	$ 20,000.00
		Industrial Sheds	External	ROOF	Roof Cladding - Metal	Metal	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.305	Yass Depot	Industrial Sheds	External	FAÇADE	Steel Frames	Steel Frames - some surface corrosion present	Remove Surface Rust & Repaint	General	CAP	3	Fair	Yass_Bld_160	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.307	Yass Depot	Industrial Sheds	Internal	INTERNAL	Ceiling	Metal Roof Cladding - As per Roof Elements	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.308	Yass Depot	Industrial Sheds	Internal	INTERNAL	Walls	Metal Cladding - As per Facade Elements	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.309	Yass Depot	Industrial Sheds	Internal	INTERNAL	Doors	Roller Doors - As per Facade Elements	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.310	Yass Depot	Industrial Sheds	Internal	INTERNAL	Doors	Roller Doors	No capital works required - regular R&M	General	R&M	4	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.312	Yass Depot	Industrial Sheds	External	ROOF	Roof Structure	Steel Frame - Surface Rust Evident on Steel Frame & Purlins	Remove Surface Rust & Repaint	General	CAP	3	Fair	Yass_Bld_163	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.313	Yass Depot	Industrial Sheds	Workshop & Garage	FAÇADE	Façade Structure	Workshop & Garage - Steel Frame - Minor Surface Rust Evident on Purlins	Treat Surface Rust - See Corroding Elements	General	CAP	3	Poor	Yass_Bld_163	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.314	Yass Depot	Industrial Sheds	All Areas	FAÇADE	Door Systems - Entry, Exit & Pedestrian	Metal Cladded Entry & Exit Doors	Replace cladding	General	CAP	3	Poor	Yass_Bld_160 and 162	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
1.315	Yass Depot	Industrial Sheds	Internal	INTERNAL	Painting	Ceiling, Walls & Doors - See Corroding Elements	Patch and Paint	General	CAP	3	Fair	Yass_Bld_164	$ -	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.316	Yass Depot	Industrial Sheds	Internal	INTERNAL	Floors	Exposed Concrete	General Repair to Surface Area & Cleaning & Re Caulking Joints & General Clean	General	CAP	3	Fair	Yass_Bld_165	$ -	$ -	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
1.317	Yass Depot	Industrial Sheds	External	FAÇADE	Painting	Doors, Windows, Spandrel Panel Cladding Above & Below Windows, Fascias & Soffits	Provide as Part of **Replacement Program**	General	CAP	3	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ -	$ -	$ 6,000.00
1.319	Yass Depot	Industrial Sheds	Internal	INTERNAL	Floors	Exposed Concrete	General Repair to Surface Area & Cleaning & Re Caulking Joints	General	CAP	3	Fair	Yass_Bld_165	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00
1.320	Yass Depot	Industrial Sheds	All Areas	FAÇADE	Door Systems - Roller Shutters	Roller Door - Metal - Fair but Aged Condition	Replace roller door	General	CAP	3	Fair	Yass_Bld_160 and 166	$ -	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ 15,000.00
1.321	Yass Depot	Industrial Sheds	All Areas	FAÇADE	Fascias & Soffits	Metal Fascia & Soffits	Replace as Part of Facade & Roof Replacement Program	General	CAP	2	Poor	Yass_Bld_160 and 166 and 168	$ -	$ -	$ 10,800.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,800.00
1.322	Yass Depot	Industrial Sheds	External	ROOF	Roof Fixtures - Capping & Flashings	Roof Fixtures	Replacement of roof fixtures	General	CAP	1	Poor	N/A	$ -	$ -	$ 19,380.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,380.00
1.323	Yass Depot	Industrial Sheds	All Areas	FAÇADE	Façade Cladding - Metal	Metal All Areas	Replace as Part of Roof Replacement Program	General	CAP	2	Poor	Yass_Bld_161, 162 and 163	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000.00
1.324	Yass Depot	Industrial Sheds	External	ROOF	Rainwater Goods - Gutters & Downpipes	No Rainwater Goods - Recommended but TBC with Client if they require Gutters & DP's & Rainwater Tanks	General Tanks	General	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.325	Yass Depot	Industrial Sheds	External	ROOF	Roof Cladding - Metal	Metal Cladding	Replace cladding	General	CAP	2	Poor	N/A	$ -	$ -	$ 86,400.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 86,400.00
1.326	Yass Depot	Industrial Sheds	External	ROOF	Rainwater Goods - Rainwater Tanks	No Rain Water Tanks - TBC if CAPEX Value Required		General	CAP	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ 5,000.00
1.327	Yass Depot	Industrial Sheds	External	ROOF	Skylights	Workshop & Washbay - Condition N/A	N/A	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1.328	Yass Depot	Garage Compound	External	EXTERNAL	Concrete Hardstand Areas	Concrete Hardstand Areas -Surface Cracking Evident Throughout	Carry Out Detailed Condition Audit & Rectification Scope	General	CAP	2	Poor	Yass_Bld_148, 149 and 150	$ -	$ -	$ 3,000.00	$ -	$ -		$ -	$ -	$ -	$ 20,000.00	$ -	$ 23,000.00
1.329	Yass Depot	Garage Compound	External	EXTERNAL	Asphalt Carparking Areas	Garage Compound -Carry Out Detailed Condition Audit & Rectification Scope	Carry Out Detailed Condition Audit & Rectification Scope & Allow Resurfacing	General	CAP	2	Poor	Yass_Bld_149	$ -	$ -	$ 3,000.00	$ -		$ -	$ -	$ -	$ 91,000.00	$ -	$ -	$ 94,000.00
1.330	Yass Depot	Garage Compound	External	FAÇADE	General Cleaning	Facade & Pavement	Clean Face Brick Facade	General	MC/R&M	3	Fair	N/A	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00
1.331	Yass Depot	Garage Compound	External	FAÇADE	Steel Frames	Steel Frames - some surface corrosion present	Remove Surface Rust & Repaint	General	CAP	3	Fair	Yass_Bld_151, 152 and 153	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
1.332	Yass Depot	Garage Compound	Washbay - External	FAÇADE	Steel Frames	Steel Frames - some surface corrosion present	Remove Surface Rust & Repaint	General	CAP	3	Fair	Yass_Bld_151, 152 and 153	$ -	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ 5,000.00

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1.333	Yass Depot	Garage Compound	External	EXTERNAL	Retaining Walls	Concrete Retaining Wall - Cracking Evident	Repair of cracking	General	CAP	2	Fair	Yass_Bld_154	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.334	Yass Depot	Garage Compound	External	EXTERNAL	Limited Access	NOTE - Gate Locked Couldn't Access Compound Section	Ni Section	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.335	Yass Depot	Garage Compound	External	EXTERNAL	Steel Frames	Compound Steel Frame - Minor Surface Rust Evident on Purlins	Remove Surface Rust & Repaint	General	CAP	2	Poor	Yass_Bld_155	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.336	Yass Depot	Garage Compound	External	FAÇADE	Façade Cladding - Brick	Low Level Brick - Cracking Evident	Local repairs required	General	CAP	3	Fair	Yass_Bld_156	$ -	$ -	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 2,500.00**
1.337	Yass Depot	Garage Compound	External	EXTERNAL	Internal Fencing & Gates	Chain Link	Replace chain link fencing	General	CAP	2	Poor	Yass_Bld_157	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ -	$ -	**$ 3,000.00**
1.338	Yass Depot	Garage Compound	External	FAÇADE	Façade Cladding - Metal	Metal Cladding - Impact Damage	Replace damaged cladding	General	CAP	3	Fair	N/A	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 5,000.00**
1.339	Yass Depot	Garage Compound	External	FAÇADE	Door Systems - Roller Shutters	Metal - Fair but Aged Condition	Replacement of metal roller doors	General	CAP	3	Fair	Yass_Bld_158	$ -	$ -	$ -	$ -	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	**$ 15,000.00**
1.340	Yass Depot	Garage Compound	External	FAÇADE	Fascias & Soffits	Metal Fascia & Soffits	N/A	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
1.341	Yass Depot	Garage Compound	External	FAÇADE	Window Systems	Aluminium Single Glazed	N/A	N/A	N/A	4	N/A	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.001	Yass Depot	Old System Control Block	Main Switchroom	ELECTRICAL	Main Electrical Switchboard (MSB)	Life cycle replacement of main switchboards are typically 30 years. The site main switchboard of unknown rating (due to limited information) is a custom built switchboard which appears to be original to the construction of the building (circa 1950) and therefore, well exceeded its economic lifecycle. As this building is condemned and designated to be demolished, a number of remedial works will need to be carried out to support areas of the site that are currently serviced by this main switchboard.	Allow for survey of the existing site main switchboard and life cycle replacement /upgrade prior to demolition of the Southern Control Centre Building. The new MSB shall comply with current safety standards. (i.e. AS/NZS 3000:2018, BCA Section J6 (NCC 2019), and SIR NSW). Additional works shall include: - Selective location of new main switchboard (i.e. Workshop building) - New underground conduits. Existing conduits can be used were feasible. - New submains cabling Also, we note that new consumer mains cabling has been installed between the existing transformer and proposed location of new main switchboard. However, we are unclear if the consumer mains cabling has been sized to support the load of the site. Further investigation would need to be carried out on this matter.	General	CAP	1	Decommissioned	Yass_Elec_01	$ -		$ 800,000.00		$ -	$ -	$ -	$ -	$ -	$ -	**$ 800,000.00**
2.002	Yass Depot	Yass Depot	Main Switchroom	ELECTRICAL	Main Electrical Switchboard (MSB)	Electrical single line diagram was not sighted at the time of our inspection.	Allow to site survey existing electrical infrastructure and provide an updated SLD as required by current code AS/NZS3000:2018.	Non-Compliance - Statutory	CAP	2	Poor	N/A	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 10,000.00**
2.003	Yass Depot	Yass Depot	Outside Southern Control Centre	ELECTRICAL	Generators	The existing standby diesel generator was originally dedicated to the Southern Control Centre. However, since this building has been condemned the diesel generator has become a redundant asset. Visually, the diesel generator is in very poor condition. The last maintenance on the diesel generator was recorded in 2010.	Allow to decommission and remove the existing diesel generator and associated cabling prior to demolition of the southern control centre building.	WH&S Risk	CAP	2	Decommissioned	Yass_Elec_02	$ -	$ -	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	**$ 20,000.00**
2.004	Yass Depot	Admin Building	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-1 is a custom built switchboard by Chadwick Switchboards Pty Ltd in July 2013. The board consists of 60 pole single chassis, 3 phase, 400A rating, 30kA fault rating, form 2B construction. Visually, the switchboard appears to be in good condition and compliant with the relevant standard at the time of installation AS/NZS3000:2000. 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.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.005	Yass Depot	Admin Building	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-2 is a split chassis, 12/48 pole, 3 phase, 250A rated board built in 2013. Visually, the DB appears to be in good condition with no issues, defects or non-compliances identified. 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.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.006	Yass Depot	Workshops Building	Internal	ELECTRICAL	Main Electrical Switchboard (MSB)	Life cycle replacement of main switchboards are typically 30 years. This board is technically a main distribution board however, the naming convention is 415V main switchboard and therefore a non-compliance with SIR NSW. The Main Switchboard is original to the construction of the building, in fair to good condition, and whilst providing adequate service, is considered to be well beyond its expected lifecycle. Insufficient labelling on MSB as per NSW Service installation rules (SIR).	Allow for life cycle replacement of the main switchboard in the medium term. Condition of switchboard should be inspected annually to inform timing of required expenditure. We recommend providing updated nameplates for the main switchboard in the short term as per current requirements of NSW SIR.	Operational Risk	CAP	2	Fair	Yass_Elec_03	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	**$ 1,000.00**
2.007	Yass Depot	Workshops Building	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-3 is a single chassis, 60 pole, 3 phase, 160A rated board built in 2013. Visually, the DB appears to be in good condition with no issues, defects or non-compliances identified. 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.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
2.008	Yass Depot	Workshops Building	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-4 is a single chassis, 72 pole, 3 phase, 250A rated board built in 2013. Visually, the DB appears to be in good condition with no issues, defects or non-compliances identified apart from a missing label on the front panel to indicate board reference. Apart from the above, regular maintenance and RCD testing is required on this board.	In the short term, allow to provide a traffolyte label on the front panel as per the requirements of SIR NSW. Over the reporting period, allow to carry out regular maintenance and testing in accordance with AS/NZS 3760:2010.	WH&S Risk	MC/R&M	3	Good	Yass_Elec_04	$ 300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 300.00**
2.009	Yass Depot	Workshops Building	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-5 is a single chassis, 96 pole, 3 phase, 250A rated board built in 2013. Visually, the DB appears to be in good condition with no issues, defects or non-compliances identified. 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.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**

2.010	Yass Depot	Workshops Building	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board DB-6 is a single chassis, 96 pole, 3 phase, 250A rated board built in 2013. Visually, the DB appears to be in good condition with no issues, defects or non-compliances identified. 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.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.011	Yass Depot	Fire Services Pump Room	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board is a custom built switchboard which appears to be original to the construction of the building (circa 1950s) and therefore, well beyond its expected lifecycle. Based on visual inspection, we note that whilst the board is providing adequate service to the equipment served, the board is non-compliant with current code AS/NZS 3000:2018, AS 3439.1 and WHS regulations such as exposed cabling, exposed fuse cartridges, no Form rating for protection, unknown fault rating, and poor labelling. In addition, a nameplate with board details in accordance with SIR NSW is missing and a DB schedule has not been provided to reflect as-installed.	Allow for life cycle replacement of the distribution board in the short term.	WH&S Risk	CAP	4	Good	Yass_Elec_05	$ 60,000.00	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	**$ 61,000.00**
2.012	Yass Depot	SF6 Room	Internal	ELECTRICAL	Distribution Board	Life cycle replacement of distribution boards are typically 25 years. The base building distribution board installed for the SF6 room is a load centre type with RCDs and MCBs din rail mounted. Visually, the load centre appears to be in good condition with no issues, defects or non-compliances identified. Therefore, no further works are required on this load centre 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.	WH&S Risk	R&M	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.013	Yass Depot	Yass Depot	All	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	N/A	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 5,500.00	$ 500.00	$ 5,500.00	$ 5,500.00	$ 500.00	$ 5,500.00	$ 5,500.00	**$ 45,000.00**
2.014	Yass Depot	Admin Building	Internal	ELECTRICAL	Interior Lighting	Internal Lighting within the Admin building consists of the following: - Compact fluorescent downlights within corridor areas, Reception/entry, and toilets - Recessed T-Bar single T5 Office luminaires with louvred diffusers within open plan workstation areas, and breakout area; - Suspended twin T5 linears within the breakout area; - Suspended single T5 linears within the secondary building entry point; and - Recessed T5 strip lights with airlock areas and WCs. Visually, the lighting appeared to be in relatively good condition apart from a faulty compact fluorescent downlight within the kitchen/breakout area, and a faulty T5 fluorescent in the suspended linear within the secondary building entry point.	In the short term, allow to replace all faulty compact fluorescents and T5 fluorescent tubes, especially within the kitchen, and secondary building entry point. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Good	Yass_Elec_06 Yass_Elec_07	$ 400.00	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	**$ 1,400.00**
2.015	Yass Depot	Admin Building	External	ELECTRICAL	Exterior Lighting	External lighting attached to the admin building consists of wall mounted incandescent down facing lights. Visually, the lighting appeared to be in fair to good condition considering the effect the environment has had on the fittings.	Over the reporting period, allow to clean and relamp the light fittings were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.016	Yass Depot	Admin Building	Walkway - External	ELECTRICAL	Exterior Lighting	External lighting attached to the Colourbond walkway consists of surface mounted single and twin T8 fluorescent battens Visually, the lighting appeared to be in poor condition due to the effects of the environment and lack of maintenance.	Over the reporting period, allow to clean and relamp the light fittings were necessary.	WH&S Risk	R&M	2	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.017	Yass Depot	Admin Building	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching, CBUS lighting control system, motion sensors, and photo electric sensors.	No major capital works envisaged in the reporting period.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	**$ 1,000.00**
2.018	Yass Depot	Admin Building	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout the Admin Building in accordance with AS/NZS2293.1:2005 which was the relevant code at the time of installation. Overall, the exit signs were visually in good condition with no visible signs of operational issues.	Over the reporting period, allow to carry out regular 6-monthly testing on the exit signs and emergency lighting in accordance with AS/NZS 2293.2:1995.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.019	Yass Depot	Admin Building	Internal	ELECTRICAL	Emergency Lighting	Emergency lighting is generally provided throughout most areas of the Admin Building in the form of LED spitfires, 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	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.020	Yass Depot	Workshops Building	Internal	ELECTRICAL	Interior Lighting	Internal lighting within the workshops building consists of the following: - Suspended LED Pendants within the workshop areas; - Surface mounted single T5 battens with frosted diffusers within offices; - Surface mounted twin T8 luminaires with louvred diffusers within offices; - Surface mounted single T8 battens with prismatic diffusers within amenities; - Surface mounted triple T8 luminaire with no diffuser within cleaners store and office; and - Domestic type halogen globes within office. Visually, the internal lighting appeared to be in good condition and in working order apart from a number of fittings that require replacement.	In the short term, allow to replace the surface mounted battens within the amenities as they are significantly deteriorated. Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	CAP	3	Good	Yass_Elec_08	$ 600.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 600.00**
2.021	Yass Depot	Workshops Building	Internal	ELECTRICAL	Exterior Lighting	External lighting attached to the workshops building consists of the following: - Wall mounted incandescent floodlight; and - Wall mounted LED floodlights Visually, the floodlights appeared to be in fair to good condition considering the effect the environment has had on the fittings. The incandescent floodlight is showing minor signs of rust.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.022	Yass Depot	Workshops Building	Internal and External	ELECTRICAL	Lighting Control	Existing lighting control is via local manual switching.	No major capital works envisaged in the reporting period.	General	CAP	3	Good	N/A	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	**$ 1,000.00**

2.023	Yass Depot	Workshops Building	Internal	ELECTRICAL	Exit Sign	Compliant running man exit signs are installed throughout the workshop building. 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 in accordance with AS/NZS 2293.2:1995.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.024	Yass Depot	Workshops Building	Internal	ELECTRICAL	Emergency Lighting	No emergency lighting was present within the workshops building at the time of the site inspection.	Whilst there is no mandatory requirement to provide emergency lighting due to the time of construction of the building (1950s), we recommend emergency lighting is provided throughout to ensure compliance with current safety standards (i.e. AS/NZS 2293.1:2018).	General	CAP	2	Poor	N/A	$ -	$ -	$ 7,000.00	$ -	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ 7,500.00
2.025	Yass Depot	Workshops Building	Internal	ELECTRICAL	Roller Doors	Nine (9) roller door motors manufactured by Grifco appeared to be in poor to fair condition with clear and visible signs of aging.	Over the reporting period, allow to carry out regular maintenance on the motors to ensure effective operation when utilised. Over the medium term, allow to progressively replace the roller door motors.	General	CAP	2	Poor	Yass_Elec_09	$ -	$ -	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ -	$ -	$ -	$ -	$ -	$ 36,000.00
2.026	Yass Depot	Workshops Building	Internal	ELECTRICAL	Crane Motor	The crane motor manufactured by SWF and installed in 2015 has a maximum 2 tonne capacity and appeared to be in good condition with no visible signs of grease or oil leaks.	Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.027	Yass Depot	Fire Services Pump Room	Internal	ELECTRICAL	Interior Lighting	Internal lighting within the fire services pump block consists of the following: - Domestic style globes within the fire pump room; and - Surface mounted twin T8 battens with prismatic diffusers within the store/switchroom. Visually, the internal lighting appeared to be in good condition and in working order.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.028	Yass Depot	Green Shed	Internal	ELECTRICAL	Interior Lighting	Internal lighting within the green shed consists suspended Halogen pendants which appear to be in good condition and in working order with no signs of faults.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.029	Yass Depot	Green Shed	Internal	ELECTRICAL	Lighting Control	Existing lighting controls are via local manual switching.	No major capital works envisaged in the reporting period.	General	CAP	3	Good	N/A	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	$ 1,000.00
2.030	Yass Depot	Green Shed	Internal	ELECTRICAL	Roller Doors	Typical lifecycle of roller door motors is typically 15-20 years depending on maintenance cycle. Visually, the roller door motor appeared to be in good condition at the time of inspection. However, we could not confirm the name of the manufacturer or date of installation to confirm years to replacement. Therefore, further investigation is required.	Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised. Allow to confirm years to replacement to determine end of life. We have included a cost for replacement in the medium if deemed necessary.	Operational Risk	CAP	3	Good	Yass_Elec_10	$ -	$ -	$ -	$ -	$ 500.00	$ -	$ -	$ 500.00	$ -	$ -	$ 1,000.00
2.031	Yass Depot	Green Shed	Internal	ELECTRICAL	Crane Motor	The crane motor manufactured by SWF and installed in 2015 has a maximum 1 tonne capacity and appeared to be in good condition with no visible signs of grease or oil leaks.	Over the reporting period, allow to carry out regular maintenance on the motor to ensure effective operation when utilised.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.032	Yass Depot	SF6 Room	Internal	ELECTRICAL	Interior Lighting	Internal lighting within the SF6 Room consists of surface mounted twin T8 battens with prismatic diffusers, which appeared to be in good condition and in working order.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.033	Yass Depot	Garage Compound	External - Standalone Awnings	ELECTRICAL	Exterior Lighting	External lighting within the standalone awnings consists of the following: - Surface mounted single T8 battens with clear diffusers, and - Surface mounted twin T8 battens with no diffusers. Visually, the external lighting appears to be in poor condition with clear signs of ageing and deterioration.	Over the reporting period, allow to clean and relamp the light fittings including replacing drivers were necessary.	WH&S Risk	R&M	3	Good	Yass_Elec_11	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2.034	Yass Depot	Yass Depot	Internal and External	ELECTRICAL	CCTV	The CCTV system headend is Pacom Smart IP-16PD system with an 8 channel network video recorder. This system should be assessed for serviceability of headend and cameras as no information was available as to the date of installation, nor were their any maintenance records on site. The review should look at support for software, camera and age of recording equipment. Replacement works to be scoped following detailed review. Visually, the CCTV headend and cameras appear to be in good condition with only minor signs of rusting on the enclosure of the cameras.	Allow to upgrade the CCTV infrastructure prior to obsolescence and/or failure. This may require replacement of headend and cameras depending on age. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system.	Capital Risk	CAP	3	Good	Yass_Elec_12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000.00	$ -	$ -	$ 12,000.00
2.035	Yass Depot	Yass Depot	Admin Building and Workshops Building - Internal and External	ELECTRICAL	Access Control	The access control system headend monitors entry points and restricted access internal doors across the site. The headend should be assessed for serviceability as no information was available as to the date of installation nor, were there any maintenance records on site. Visually, the access control headend and card readers appear to be in good condition.	Allow to upgrade the access control infrastructure prior to obsolescence and/or failure. This may require replacement of headend and card readers depending on age. Allow to update the software as required to ensure the system remains supported by the manufacturer and to avoid uncontrolled failure of the system. Prior to any upgrade works, the compatibility of all system components with current version software should be confirmed to avoid unexpected	Capital Risk	CAP	3	Good	Yass_Elec_13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00	$ -	$ -	$ 25,000.00
3.001	Yass Depot	Admin Building	Admin South	MECHANICAL	Packaged AC Unit	PAC 1 - 33kW AC Unit R410A based air cooled packaged AC unit, located within Plant Room 2 of the admin block, serving Admin South.	Allow to replace existing packaged AC unit, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and cleaning of ductwork and grilles throughout.	Operational Risk	CAP	3	Fair	Yass_Mech_01	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00	$ -	$ -	$ -	$ 40,000.00
3.002	Yass Depot	Admin Building	Admin North	MECHANICAL	Packaged AC Unit	PAC 2 - 33kW AC Unit R410A based air cooled packaged AC unit, located within Plant Room 2 of the admin block, serving Admin North.	Allow to replace existing packaged AC unit, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and cleaning of ductwork and grilles throughout.	Operational Risk	CAP	3	Fair	Yass_Mech_02	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00	$ -	$ -	$ -	$ 40,000.00
3.003	Yass Depot	Admin Building	Meal Room	MECHANICAL	Packaged AC Unit	PAC 3 - 24kW AC Unit R410A based air cooled packaged AC unit, located within Plant Room 2 of the admin block, serving Meal Room.	Allow to replace existing packaged AC unit, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and cleaning of ductwork and grilles throughout.	Operational Risk	CAP	3	Fair	Yass_Mech_03	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ 35,000.00
3.004	Yass Depot	Admin Building	Training Room	MECHANICAL	Packaged AC Unit	PAC 4 - 24kW AC Unit R410A based air cooled packaged AC unit, located within Plant Room 2 of the admin block, serving Training Room.	Allow to replace existing packaged AC unit, allow for new interconnecting ductwork, new electrical provisions, controls, mounts and ancillaries and cleaning of ductwork and grilles throughout.	Operational Risk	CAP	3	Fair	Yass_Mech_04	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ 35,000.00
3.005	Yass Depot	Admin Building	Meeting Room South	MECHANICAL	Cassette AC unit	AC -1 - 5kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within meeting room.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_05	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ 7,500.00
3.006	Yass Depot	Admin Building	Meeting Room South	MECHANICAL	Cassette AC unit	AC -2 - 5kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within meeting room.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_06	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ 7,500.00
3.007	Yass Depot	Admin Building	Gym	MECHANICAL	Cassette AC unit	AC -3 - 5kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within gym.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_07	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ -	$ 7,500.00
3.008	Yass Depot	Admin Building	Comms Room	MECHANICAL	High wall split AC unit	AC -4 - 10kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_08	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00
3.009	Yass Depot	Admin Building	Comms Room	MECHANICAL	High wall split AC unit	AC -5 - 10kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within comms room.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_09	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ -	$ -	$ -	$ 10,000.00
3.010	Yass Depot	Stores	TBC	MECHANICAL	TBC	AC-6 - 12.5kW AC Unit R410A based AC unit. Pending inspection, allow to be replaced	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_10	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,500.00	$ -	$ -	$ -	$ 13,500.00
3.011	Yass Depot	Stores	TBC	MECHANICAL	TBC	AC-7 - 12.5kW AC Unit R410A based AC unit. Pendine inspection, allow to be replaced	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_11	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,500.00	$ -	$ -	$ -	$ 13,500.00
3.012	Yass Depot	Admin Building	Disused Carport	MECHANICAL	High wall split AC unit	AC - No ID - 3.5kW AC Unit R22 based high-wall split unit with inverter. Located at high-level within disused room (south of admin block) 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	Yass_Mech_12	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00

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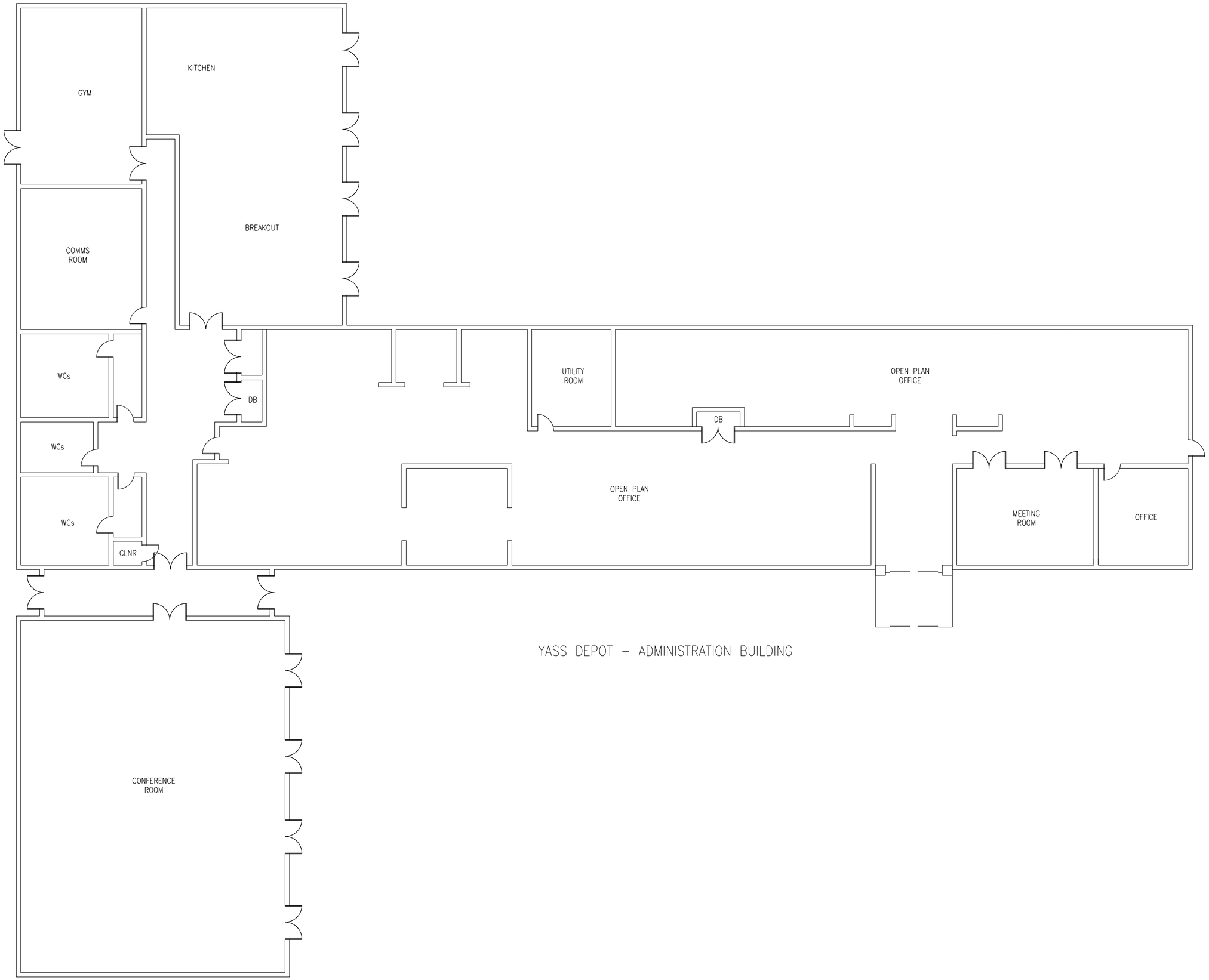
3.013	Yass Depot	Workshops Building	Office South	MECHANICAL	High wall split AC unit	AC-9 - 3.5 kW AC Unit R22 based high-wall split unit with inverter. Located at high-level within office space. Unit is assumed to have exceeded its economic life, allow to replace	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	2	Fair	Yass_Mech_13	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
3.014	Yass Depot	Workshops Building	Office South	MECHANICAL	High wall split AC unit	AC-10 - 3.5 kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within office space.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_14	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
3.015	Yass Depot	Workshops Building	Office South	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 space.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_15	$ -	$ -	$ -	$ -	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
3.016	Yass Depot	Workshops Building	Office Centre	MECHANICAL	High wall split AC unit	AC-12 - 2.5 kW AC Unit R22 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	Yass_Mech_16	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
3.017	Yass Depot	Workshops Building	Office Centre	MECHANICAL	High wall split AC unit	AC-15 - 2.5 kW AC Unit R410A based high-wall split unit with inverter. Located at high-level within office space.	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_17	$ -	$ -	$ -	$ -	$ 3,500.00	$ -	$ -	$ -	$ -	$ -	$ 3,500.00
3.018	Yass Depot	Workshops Building	Office Centre	MECHANICAL	High wall split AC unit	AC-16 - 3.5 kW AC Unit R22 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	Yass_Mech_18	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
3.019	Yass Depot	Stores	TBC	MECHANICAL	TBC	AC-17 - 5kW AC Unit R410A based AC unit. Pending inspection, allow to be replaced	Replace existing fan coil unit and condenser, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_19	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500.00	$ -	$ -	$ 7,500.00
3.020	Yass Depot	Workshops Building	Store Room	MECHANICAL	Room Air Conditioner	Unlabelled - 2kW AC Unit Room air conditioner unit serving disused stores room. Assumed to have exceeded its economic life, allow to replace	Replace existing room air conditioner, allow for new electrical provisions, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	Yass_Mech_20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ 1,000.00
3.021	Yass Depot	Admin Building	Toilets	MECHANICAL	Toilet Exhaust Fan	Inline ducted toilet exhaust fan serving all four bathroom	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ 1,500.00
3.022	Yass Depot	Workshops Building	Toilets	MECHANICAL	Toilet Exhaust Fan	Two-off all hung toilet exhaust fan, mounted in glazing. Fan is assumed to have exceeded its economic life, allow to replace	Replace existing fan, allow for new electrical provision, controls, mounts and ancillaries.	Operational Risk	CAP	2	Poor	Yass_Mech_21	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
3.023	Yass Depot	Workshops Building	Workshop	MECHANICAL	Electric Space Heater	6 off wall hung electric space heaters. Assumed to have exceeded its economic life.	Replace existing heater, allow for new electrical provisions.	Operational Risk	CAP	2	Poor	Yass_Mech_22	$ 4,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,500.00
3.024	Yass Depot	Workshops Building	Under Floor	MECHANICAL	Under floor heating	Workshop reportedly provided with electric underfloor heating. As services are concealed, there is no way to determine condition however plant is expected to be well beyond its economic life.	Note that there are many restrictions under the 2019 NCC regarding electric heating and as such retrofits or replacements are likely not economically feasible.	Operational Risk	CAP	2	Poor	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.025	Yass Depot	Admin Building	All	MECHANICAL	Labelling	Allow for labelling of all internal wall controllers and fan coil units to match condensers	Allow for new labelling	Operational Risk	MC/R&M	1	Poor	N/A	$ 500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 500.00
4.001	Yass Depot	Admin Building	Internal	FIRE	Fire Detection/Alarm Systems	The detection and warning system appeared to be in good working order and no faults were showing on the fire panel.	Ensure any remedial works noted from annual testing are addressed to ensure a compliant functioning system.	Non-Compliance - Statutory	CAP	2	Good	Yass_Fire_1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4.002	Yass Depot	Admin Building	Internal	FIRE	Fire Extinguishers	All extinguishers appear to be fairly new and are regularly tested. Extinguishers noted as 2019 manufacture and will exceed their 5 year design life cycle during capex reporting period.	Ensure testing and maintenance regime is adhered to as per AS1851-2012 requirements.	Non-Compliance - Statutory	CAP	2	Good	Yass_Fire_2	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ -	$ 4,000.00
4.003	Yass Depot	Admin Building	Internal	FIRE	Fire Blanket	Fire blanket located in kitchen is regularly checked and maintained.	Ensure testing and maintenance regime is adhered to as per AS1851-2012 requirements.	WH&S Risk	CAP	3	Good	Yass_Fire_4	$ -	$ -	$ 250.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250.00
4.004	Yass Depot	Admin Building	Internal	FIRE	Fire Hose Reel	Fire hose reels appear to be regularly maintained and are located internally and regularly checked. Hose reel manufacture date noted at 2012 and will exceed the 15 year design life cycle during the capex reporting period.	Ensure testing and maintenance regime is adhered to as per AS1851-2012 requirements.	Non-Compliance - Statutory	CAP	2	Good	Yass_Fire_3	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ -	$ -	$ -	$ 3,000.00
4.005	Yass Depot	Workshops Building	Internal	FIRE	Fire Detection/Alarm Systems/Passive Fire	The detection and warning system appeared to be in good working order and no faults were showing on the fire panel. BCS report notes fire separation audit	Ensure any remedial works noted from annual testing are addressed to ensure a compliant functioning system. Allow for passive fire audit for the UPS and Main switch board room.	Non-Compliance - Statutory	CAP	2	Fair	Yass_Fire_1	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
4.006	Yass Depot	Workshops Building	Internal	FIRE	Fire Extinguishers	All extinguishers appear to be fairly new and are regularly tested. Extinguishers noted as 2019 manufacture and will exceed their 5 year design life cycle during capex reporting period.	Ensure testing and maintenance regime is adhered to as per AS1851-2012 requirements. Update evacuation plans to note that foam extinguishers have been replaced by CO2 type extinguishers on site.	Non-Compliance - Statutory	CAP	2	Good	Yass_Fire_5	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ 8,000.00
4.007	Yass Depot	Yass Depot	External	FIRE	Fire Hydrant	External hydrant points located throughout the site and do not have storz couplings.	Provide storz couplings to hydrants and ensure the fire hydrant booster located by the tank room is provided with compliant site block plan and testing pressures in accordance with AS 2419.1-2005. Fire hydrant Booster to be replaced with a new booster and tank suction points complete with block plans compliant to AS 2419.1-2005 requirements. Recommend the existing concrete 110,000L tank is replaced with a new steel panel tank compliant to latest standards. As the annual testing report notes several leaks around the tank and a fair growth of moss observed around tank.	Non-Compliance - Statutory	CAP	1	Poor	Yass_Fire_6 Yass_Fire_7 Yass_Fire_8	$ 350,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000.00
4.008	Yass Depot	Fire Services Pump Room	Internal	FIRE	Fire Hydrant Diesel Pumpset	Pump appears to be regularly maintained but aged.	Consideration to be given to provide a new Pumpset with compliant exhaust to the external of the room and cross ventilation for pumps.	Non-Compliance - Statutory	CAP	1	Fair	Yass_Fire_9 Yass_Fire_10 Yass_Fire_11	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00
4.009	Yass Depot	Fire Services Pump Room	Internal	FIRE	Fire Hydrant Electric Pumpset	Pump appears to be regularly maintained but aged.	Consideration to be given to provide a new Pumpset with compliant exhaust to the external of the room and cross ventilation for pumps.	Non-Compliance - Statutory	CAP	1	Fair	Yass_Fire_9 Yass_Fire_10 Yass_Fire_11	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00
5.001	Yass Depot	Admin Building	Internal	HYDRAULIC	Hot Water System	50 litre Hot water system for WCs	Discharge drain seems non-compliant. Allow for rectification.	General	CAP	3	Good	Yass_Hyd_001	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.002	Yass Depot	Admin Building	Internal	HYDRAULIC	Hot Water System	Zip hot water system over the kitchen sink	Allow to replace in the mid term with ventilation to the doors.	General	CAP	3	Poor	N/A	$ -	$ -	$ 2,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00
5.003	Yass Depot	Admin Building	Internal	HYDRAULIC	In wall Flush system	Men's Toilets In wall flush system	Allow to replace in the mid term	General	CAP	4	Fair	Yass_Hyd_002	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ -	$ -	$ -	$ 6,000.00
5.004	Yass Depot	Admin Building	Internal	HYDRAULIC	Thermostatic Mixing Valve	In good condition in all WCs	No allowance in this reporting period	Operational Risk	CAP	4	Good	Yass_Hyd_003	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.005	Yass Depot	Workshops Building	Internal	HYDRAULIC	Hot Water System	WCs Hot water system close to EOF (opposite the work shop)	Allow for replacement mid term with associated drain and pipe works	General	CAP	3	Fair	N/A	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
5.006	Yass Depot	Workshops Building	Internal	HYDRAULIC	Hot Water System	WCs Hot water system close to EOF (opposite the warehouse)	Allow for replacement mid term with associated drain and pipe works	General	CAP	3	Fair	Yass_Hyd_004	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ -	$ 4,000.00
5.007	Yass Depot	Workshops Building	Internal	HYDRAULIC	Sink	Stainless steel sink in poor condition	Allow for replacement mid term with associated drain and pipe works	General	CAP	3	Poor	Yass_Hyd_005	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
5.008	Yass Depot	Workshops Building	Internal	HYDRAULIC	Hot Water System	Above sink Zip unit in poor with unsecured overflow	Allow for replacement mid term with associated drain and pipe works	General	CAP	3	Poor	Yass_Hyd_006	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,500.00
5.009	Yass Depot	Workshops Building	External	HYDRAULIC	Hose Tap	General condition of hose taps are fair condition	Allow for replacement	General	CAP	3	Fair	Yass_Hyd_007, 008, 009	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 800.00	$ -	$ 800.00
5.010	Yass Depot	Yass Depot	External	HYDRAULIC	Back Flow Prevention Device (RPZD)	RPZD was not sited onsite.	An allowance is provided for new install	General	CAP	1	N/A	N/A	$ -	$ -	$ 8,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,000.00
6.001	Yass Depot	Workshops Building	Main Switchroom	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	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ 35,000.00	$ -	$ -	$ -	$ 35,000.00
6.002	Yass Depot	Workshops Building	General	SUSTAINABILITY	Solar	No Solar PV System is installed on site. Installing a Solar PV System can reduced Operational Costs.	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	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 150,000.00	$ 150,000.00
6.003	Yass Depot	Admin Building	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the Admin building.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 16,000.00	$ 16,000.00	$ -	$ -	$ -	$ 32,000.00
6.004	Yass Depot	Workshops Building	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the Workshops building.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 5,500.00	$ 5,500.00	$ -	$ -	$ -	$ 11,000.00
6.005	Yass Depot	Fire Services Pump Room	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the Fire Services Pump Block.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 1,250.00	$ -	$ -	$ -	$ -	$ 1,250.00

6.006	Yass Depot	SF6 Room	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the SF6 Room.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 1,800.00	$ -	$ -	$ -	$ -	$ 1,800.00
6.007	Yass Depot	Admin Building	Walkway - External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the External walkway.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 6,000.00	$ 6,000.00	$ -	$ -	$ -	$ 12,000.00
6.008	Yass Depot	Green Shed	Internal and External	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the Green Enclosed Shed.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ 4,000.00
6.009	Yass Depot	Garage Compound	External - Standalone Awnings	SUSTAINABILITY	Lighting LED	Inefficient fluorescent light fittings installed throughout the Standalone awnings.	Recommend upgrading to LED	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ -	$ -	$ -	$ -	$ 4,000.00
6.010	Yass Depot	Workshops Building	Internal and External	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the Workshops Building to control the light fittings.	Recommend installing PIR motion sensors and PE sensors to turn off lighting when not required to be on in the space.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 4,000.00	$ 4,000.00	$ -	$ -	$ -	$ 8,000.00
6.011	Yass Depot	Fire Services Pump Room	Internal and External	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the Fire Services Pump Block 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	N/A	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ 1,000.00
6.012	Yass Depot	SF6 Room	Internal and External	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the SF6 Room 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	N/A	$ -	$ -	$ -	$ -	$ -	$ 1,500.00	$ -	$ -	$ -	$ -	$ 1,500.00
6.013	Yass Depot	Green Shed	Internal and External	SUSTAINABILITY	Lighting Control	Manual switching is utilised throughout the Green Enclosed Shed to control the lieht fittings.	Recommend installing PIR motion sensors to turn off lighting when not required to be on in the space.	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ 1,000.00	$ -	$ -	$ -	$ -	$ 1,000.00
6.014	Yass Depot	Admin Building	All	Sustainability	Controls	Allow to investigate and implement CO2 monitoring for the air cooled package unit (PAC 1-4)	Allow for new sensors, wiring, and associated programming	General	CAP	4	Good	N/A	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00
Total													**$ 660,720.00**	**$ 151,410.00**	**$ 2,784,850.00**	**$ 83,450.00**	**$ 217,355.00**	**$ 257,050.00**	**$ 133,000.00**	**$ 625,330.00**	**$ 69,380.00**	**$ 165,500.00**	**$ 5,148,045.00**

Appendix C – Block Plans



YASS DEPOT – ADMINISTRATION BUILDING

REV	DESCRIPTION	DATE	APPVD
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

NUTBROOK ENGINEERING GROUP

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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:
YASS
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	YS-00-A001	A

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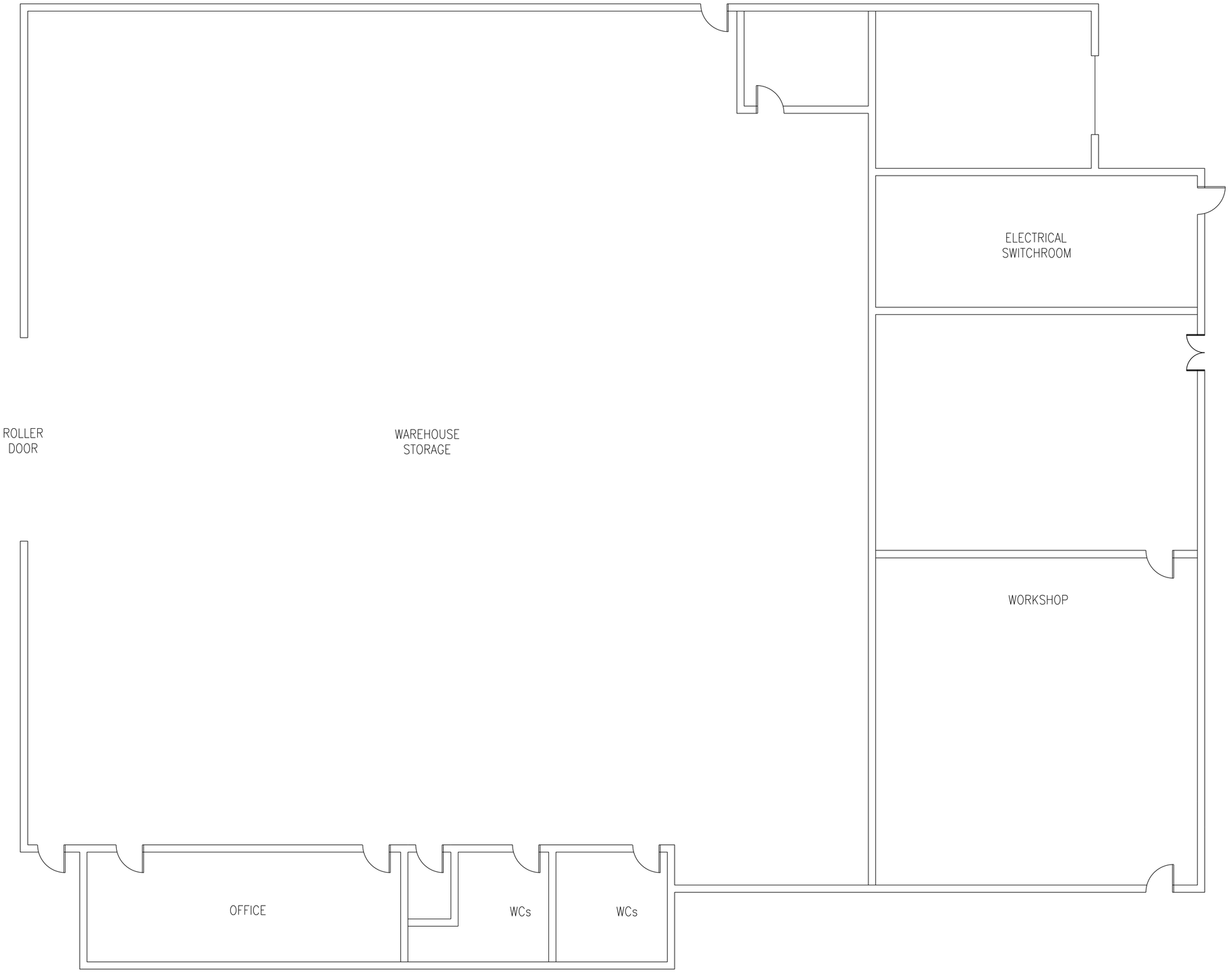

YASS DEPOT – STORES

REV	DESCRIPTION	DATE	APPV'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

NUTBROOK ENGINEERING GROUP

NUTBROOK ENGINEERING GROUP PTY LTD
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info@nutbrookgroup.com
www.nutbrookgroup.com
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Melbourne *Sydney* *Perth*

CLIENT:

BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
YASS
STORES DIAGRAM

DRAWING STATUS: **SITE PLANS**

ORIGINATORS CAD/ENG.	ORIGINAL DATE	SCALE @ A1
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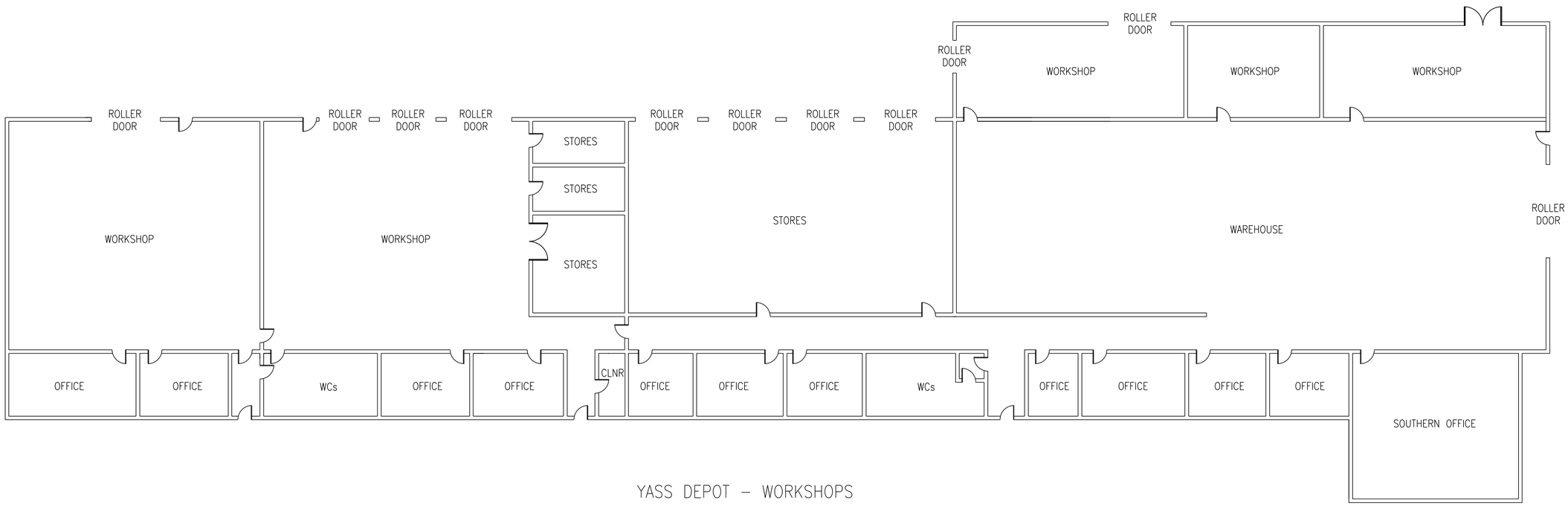

YASS DEPOT – WORKSHOPS

REV	DESCRIPTION	DATE	APP'D
A	SITE PLANS	18.11.2020	RP

CONSULTING ENGINEERS:

NUTBROOK ENGINEERING GROUP

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ABN 31 153 589 318
Melbourne *Sydney* *Perth*

CLIENT:

BGIS ENABLING INNOVATION

LEVEL 36
680 GEORGE ST
SYDNEY NSW 2002

PROJECT:
BGIS
TRANSGRID SUB-STATIONS
NSW

DRAWING TITLE:
YASS
WORKSHOPS DIAGRAM

DRAWING STATUS
SITE PLANS

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

PROJECT No.	DRAWING No.	REV
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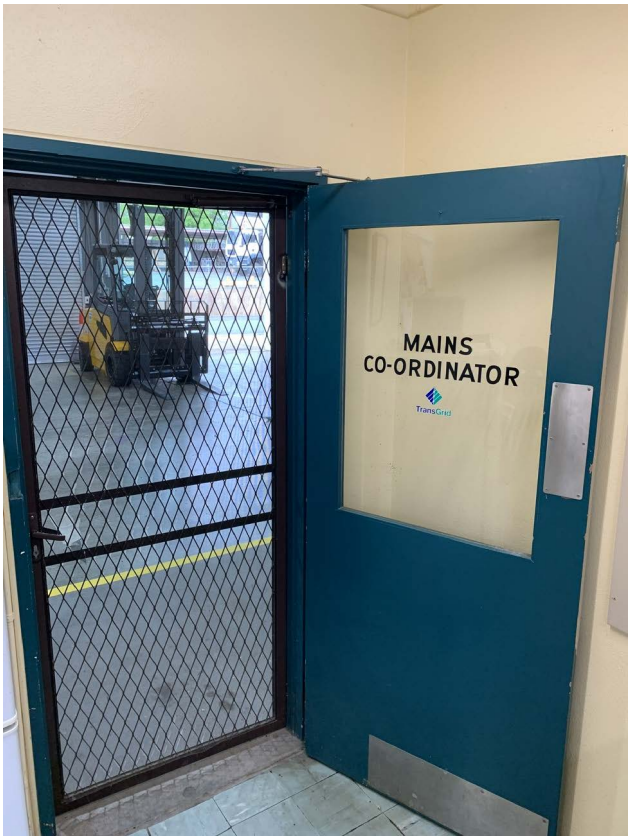
Appendix D - Site Images

Yass Depot
Photo Report - Building Services

Yass_Blg_001.jpg



Yass_Blg_002.jpg

Yass_Blg_003.jpg

Yass_Blg_004.jpg

Yass_Blg_005.jpg

Yass_Blg_006.jpg

Yass_Blg_007.jpg

Yass_Blg_008.jpg

Yass_Blg_009.jpg

Yass_Blg_010.jpg

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Yass_Blg_012.jpg

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Yass_Blg_014.jpg

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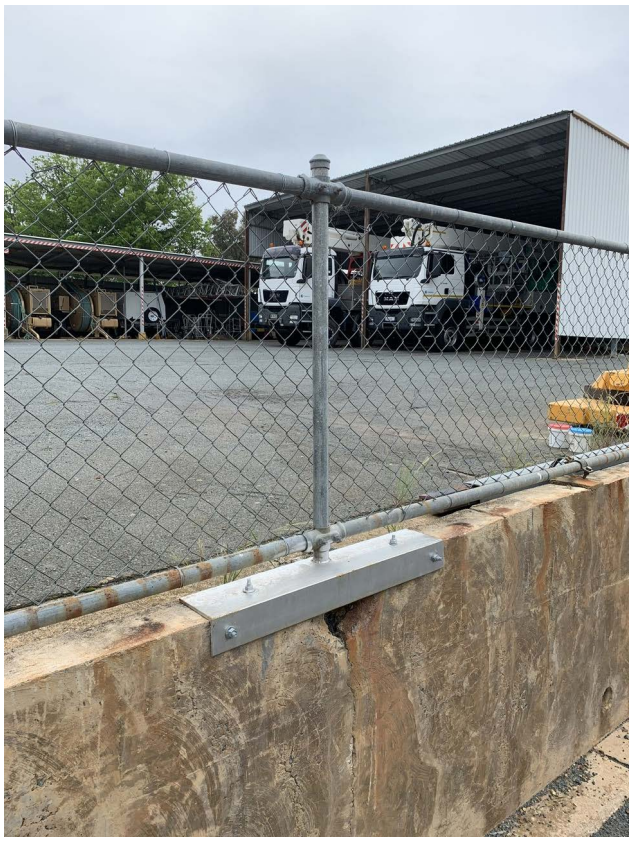
Yass_Blg_020.jpg



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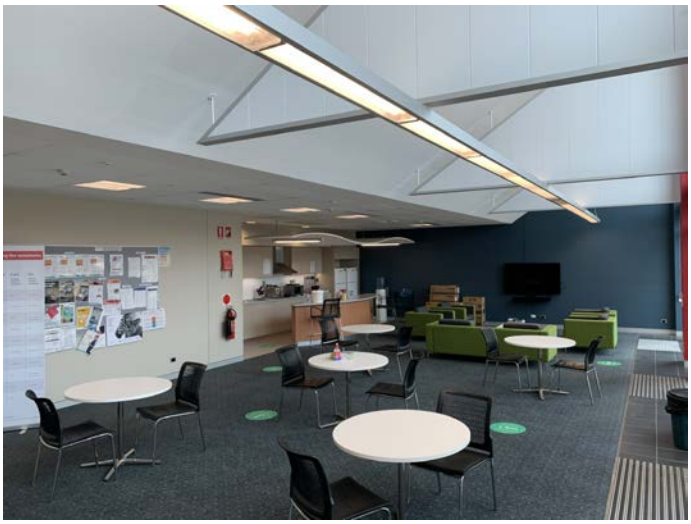
Yass_Blg_023.jpg



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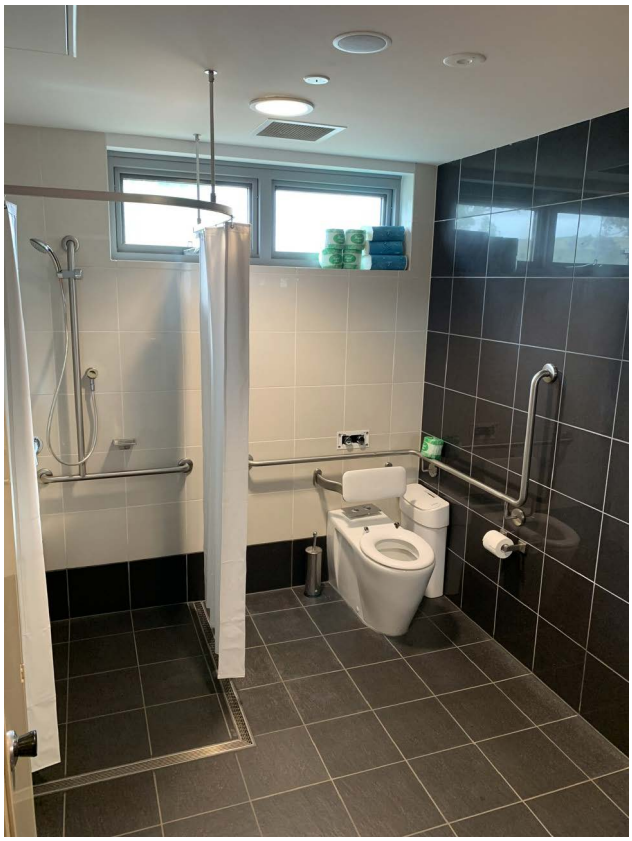

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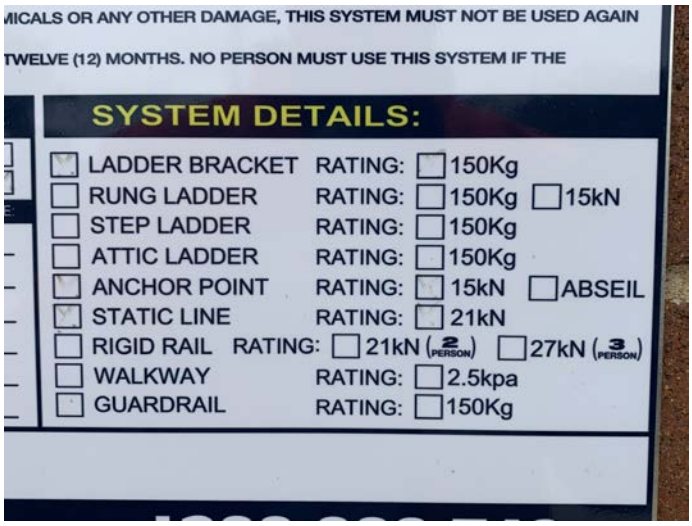

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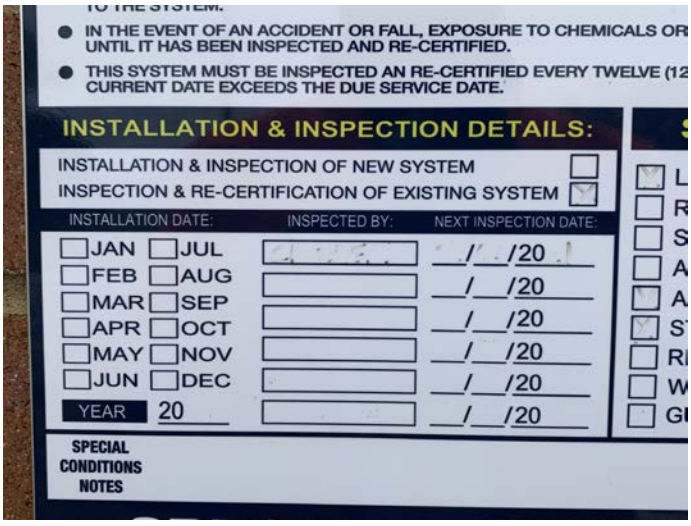

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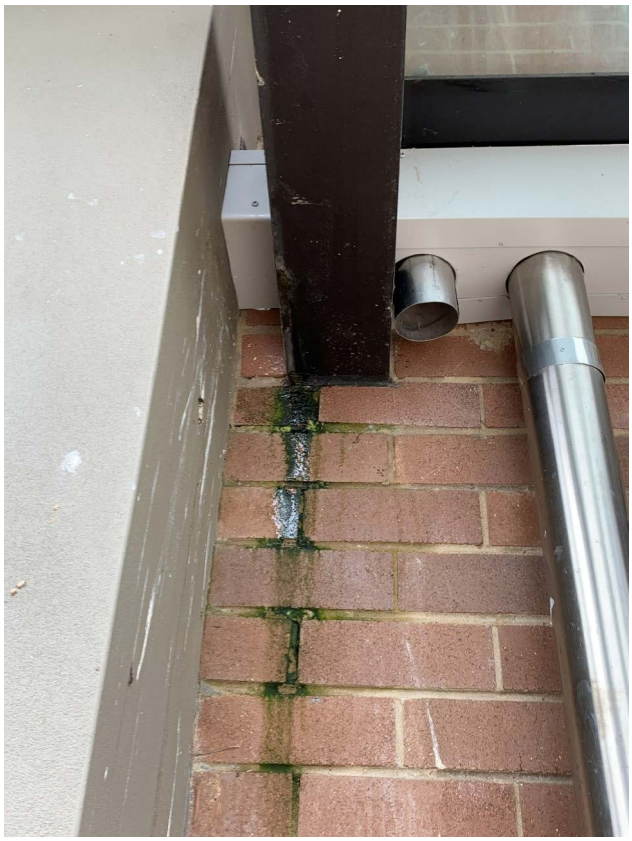

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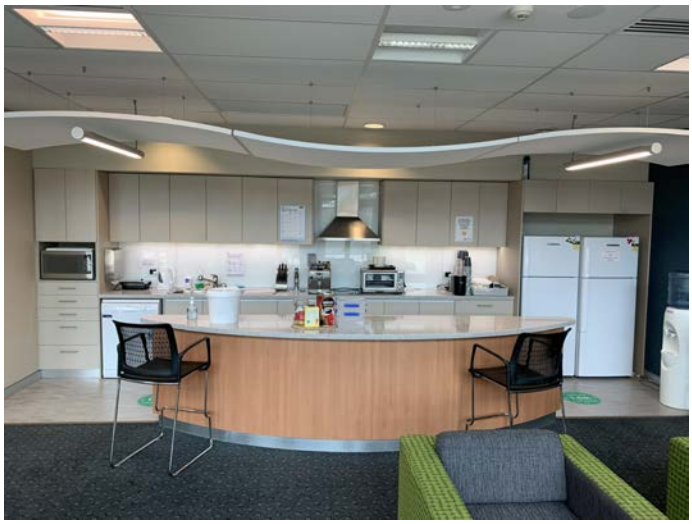

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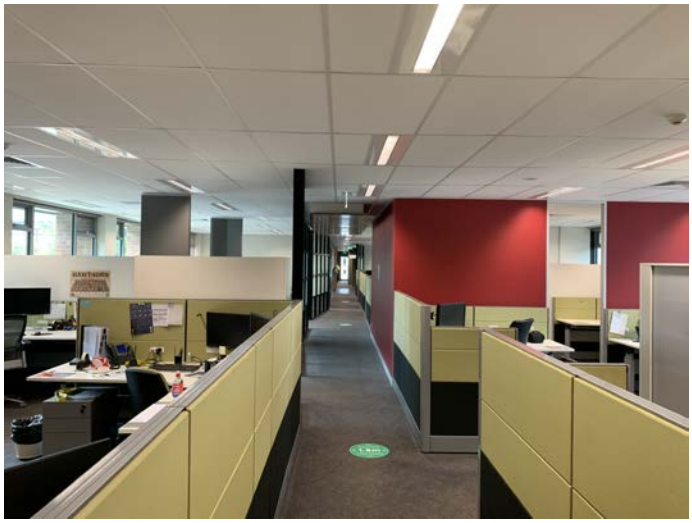

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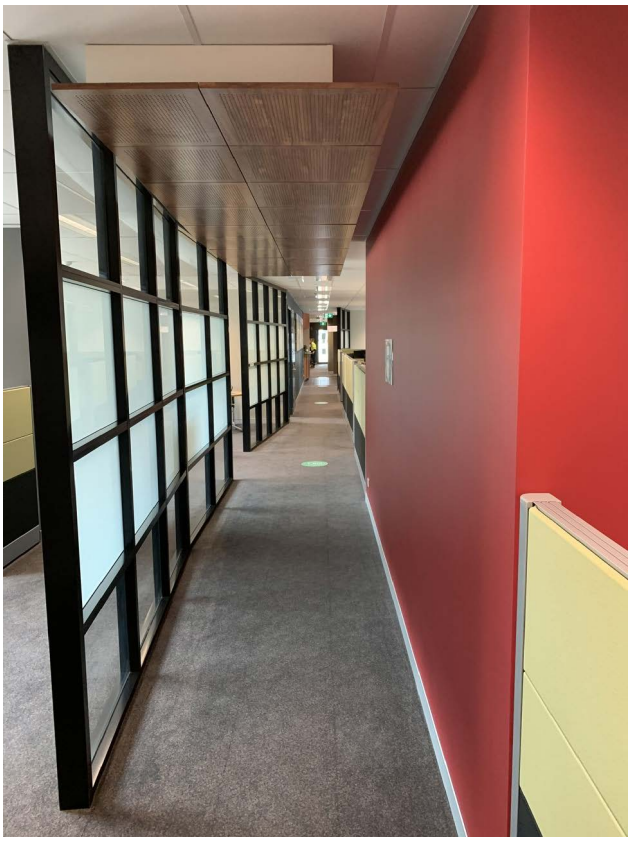

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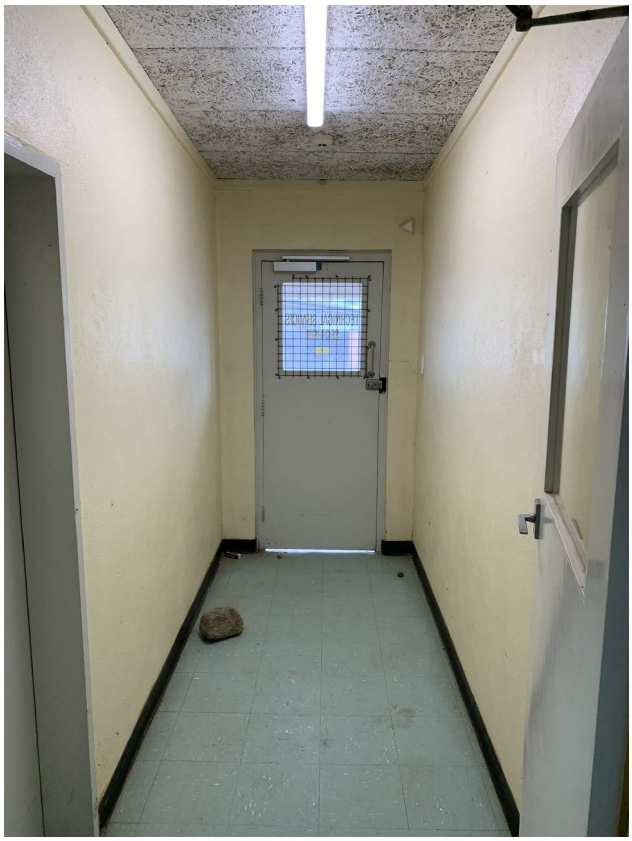

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Yass_Blg_057.jpg

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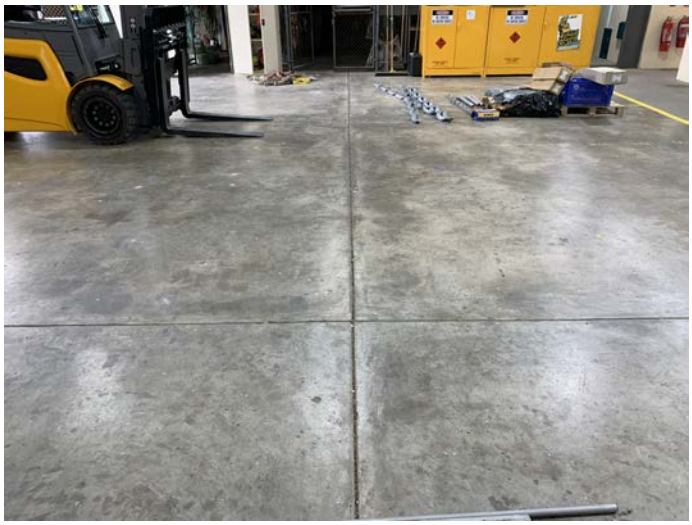
Yass_Blg_061.jpg

Yass_Blg_062.jpg



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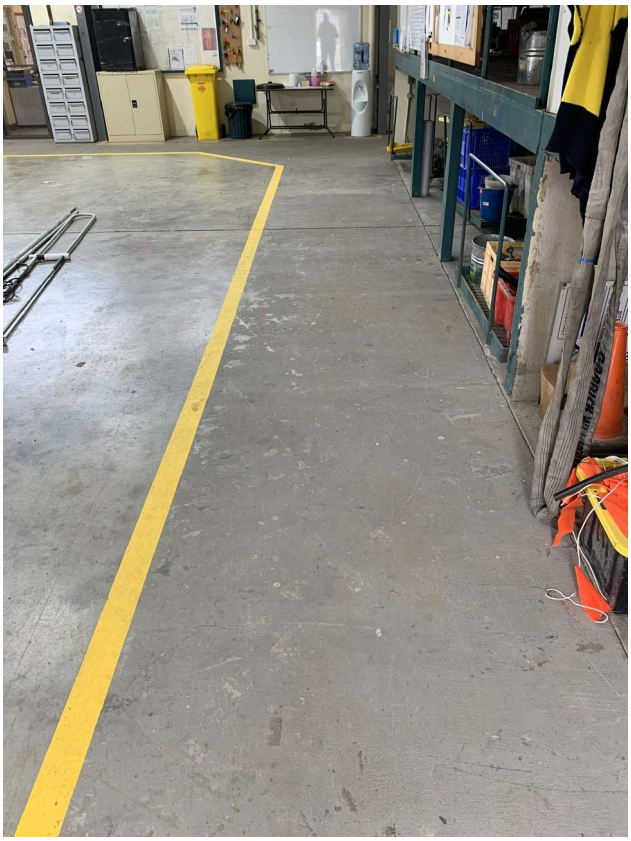

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Yass_Blg_070.jpg

Yass_Blg_071.jpg

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Yass_Blg_076.jpg

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Yass_Blg_078.jpg

Yass_Blg_079.jpg

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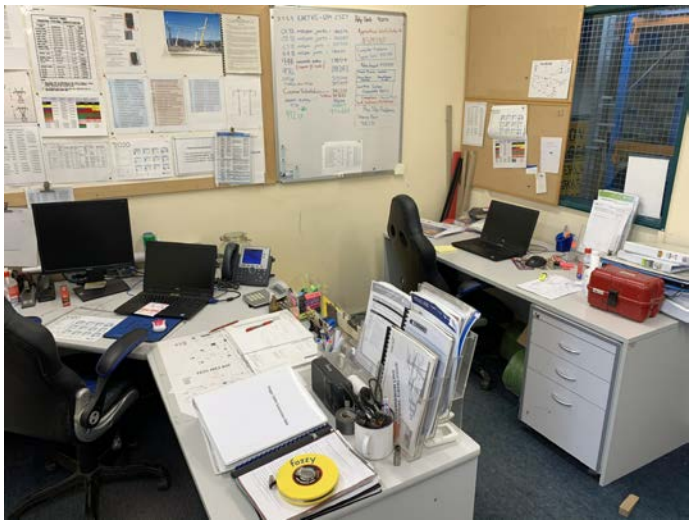

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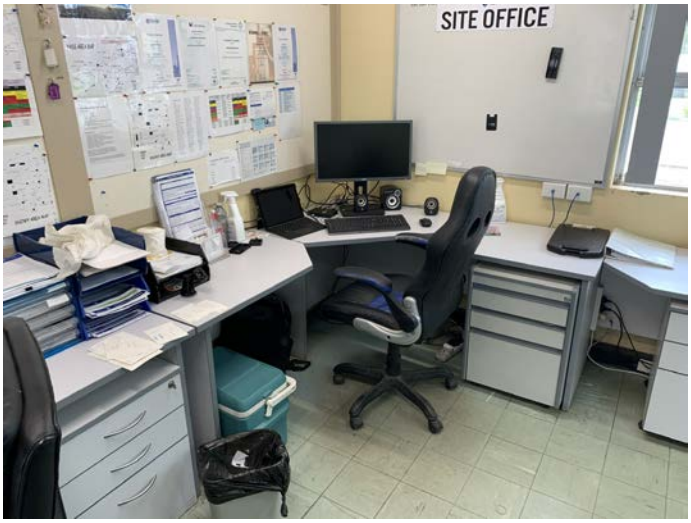

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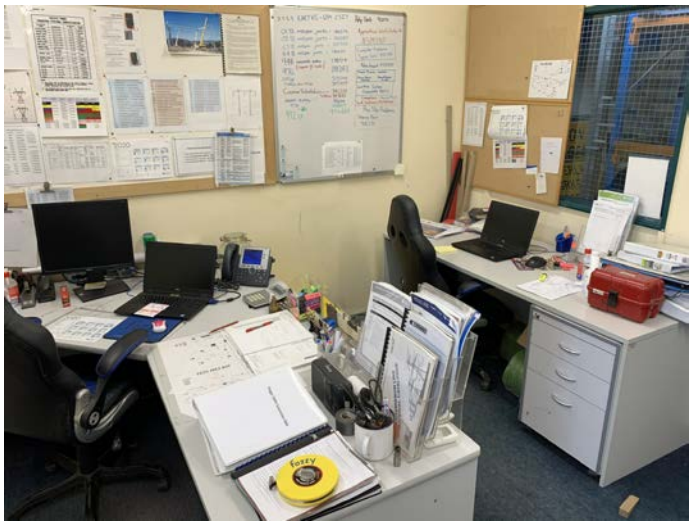

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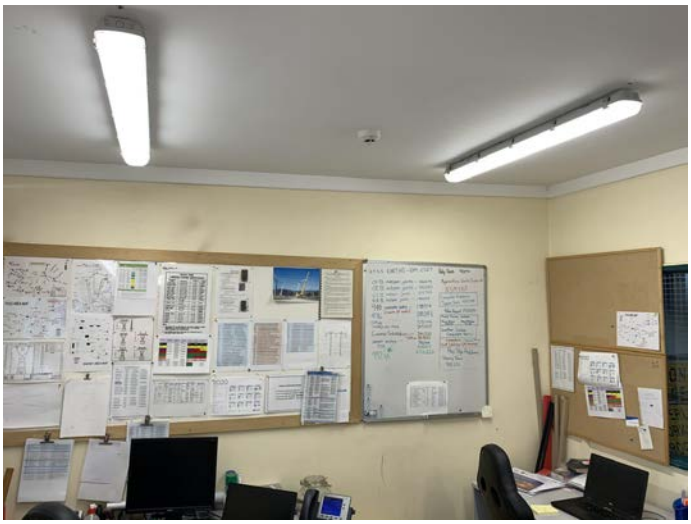

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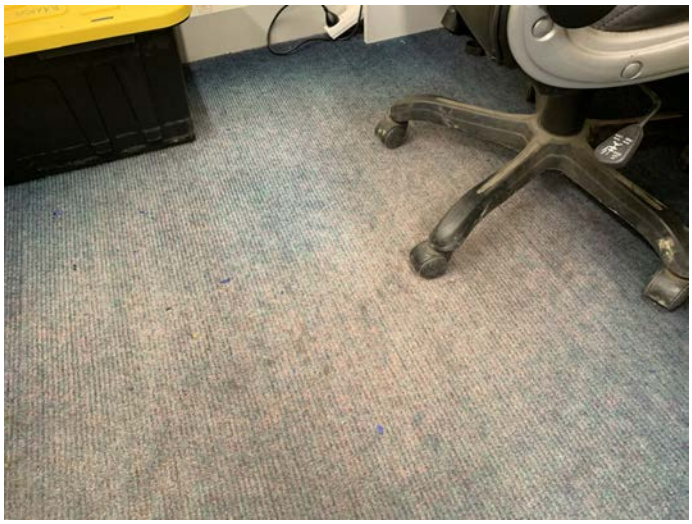

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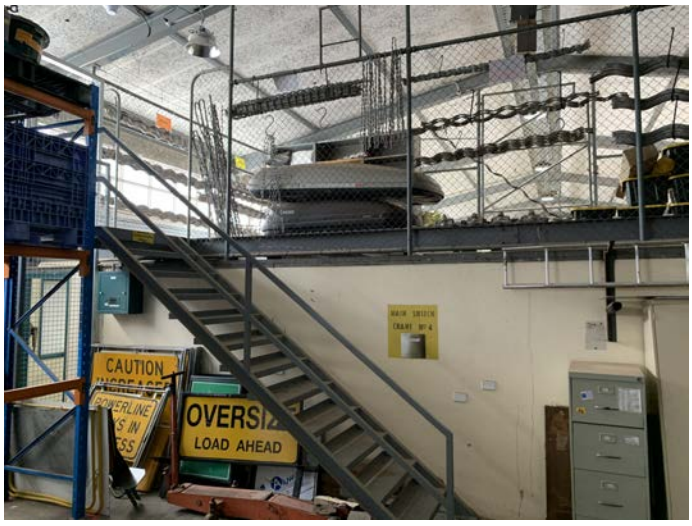

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Yass_Blg_111.jpg

Yass_Blg_112.jpg

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Yass_Blg_125.jpg

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Yass_Blg_127.jpg

Yass_Blg_128.jpg

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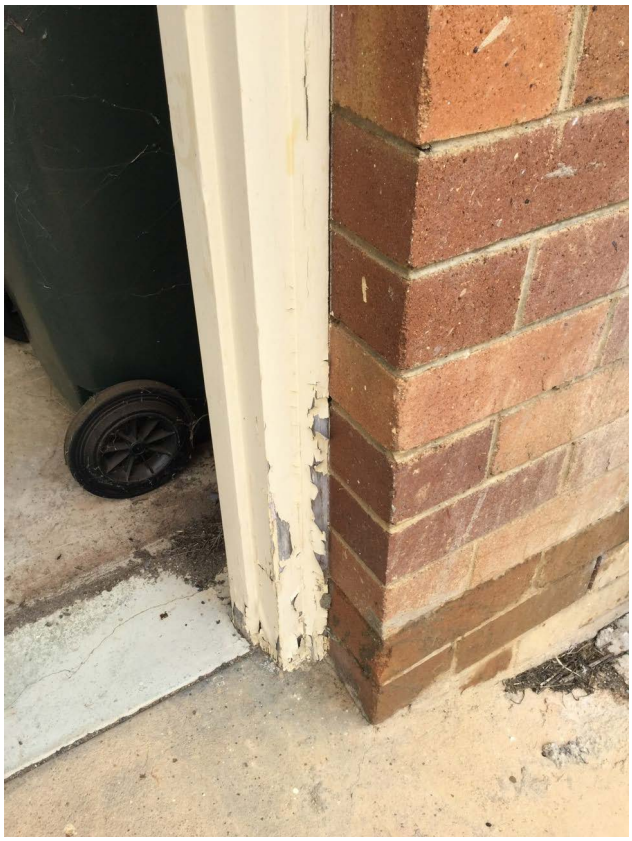
Yass_Blg_134.jpg



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Yass_Blg_145.jpg

Yass_Blg_146.jpg

Yass_Blg_147.jpg

Yass_Blg_148.jpg

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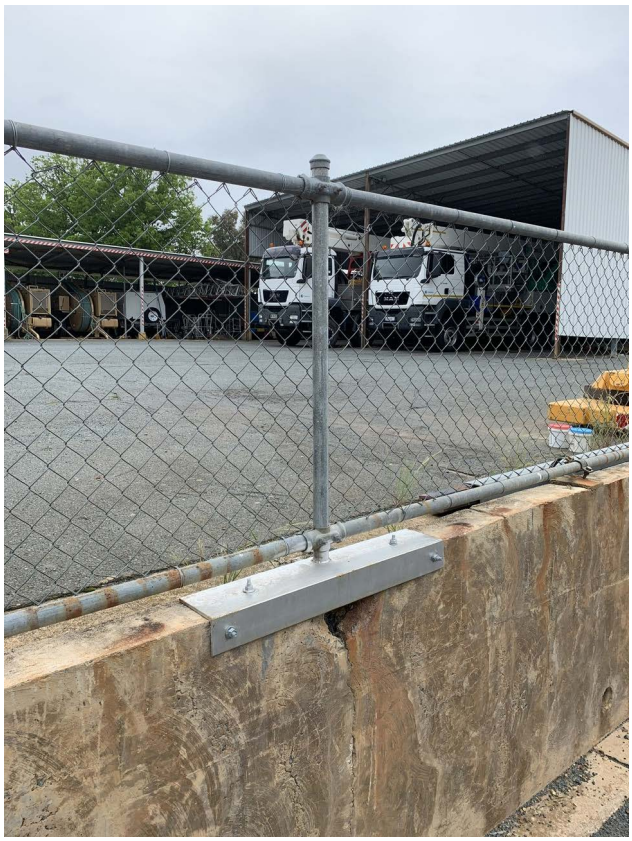

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Yass_Blg_162.jpg

Yass_Blg_163.jpg

Yass_Blg_164.jpg

Yass_Blg_165.jpg

Yass_Blg_166.jpg

Yass_Blg_167.jpg

Yass_Blg_168.jpg

Yass_Blg_169.jpg

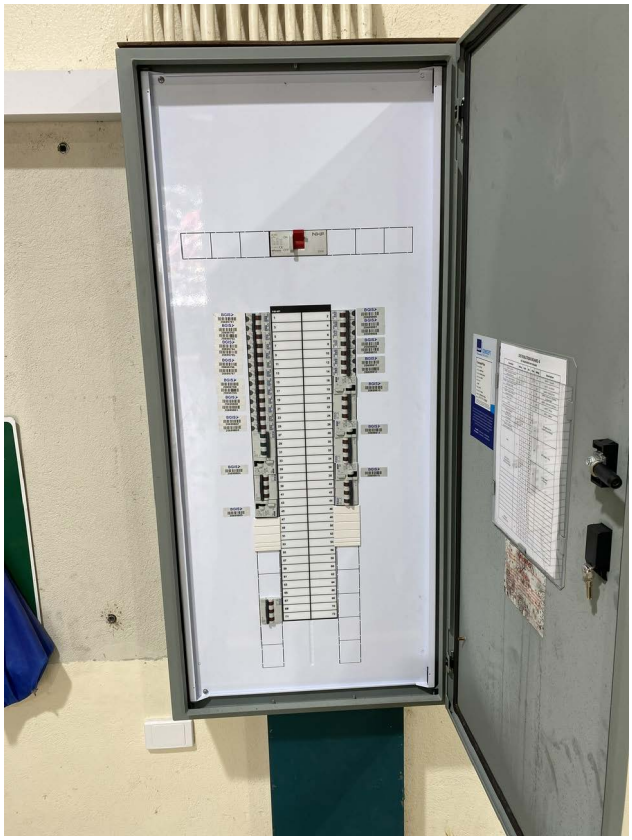
Yass Depot
Photo Report - Electrical Services

Yass_Elec_001.jpg

Yass_Elec_002.jpg

Yass_Elec_003.jpg

Yass_Elec_004.jpg



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Yass_Elec_009.jpg

Yass_Elec_010.jpg

Yass_Elec_011.jpg

Yass_Elec_012.jpg

Yass_Elec_013.jpg

Yass Depot
Photo Report - Mechanical Services

Yass_Mech_001.jpg

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Yass_Mech_003.jpg

Yass_Mech_004.jpg

Yass_Mech_005.jpg

Yass_Mech_006 (2).jpg

Yass_Mech_006.jpg

Yass_Mech_007 (2).jpg

Yass_Mech_007.jpg

Yass_Mech_008 (2).jpg

Yass_Mech_008.jpg

Yass_Mech_009 (2).jpg

Yass_Mech_009.jpg

Yass_Mech_010.jpg

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Yass_Mech_021.jpg

Yass_Mech_022 (2).jpg

Yass_Mech_022.jpg

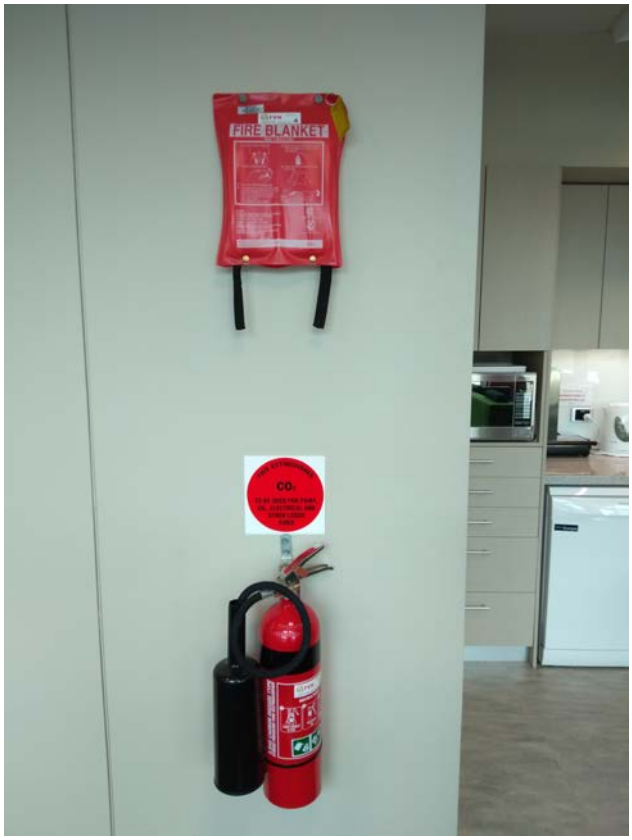
Yass Depot
Photo Report - Fire Services

Yass_Fire_001.jpg

Yass_Fire_002.jpg

Yass_Fire_003.jpg

Yass_Fire_004.jpg



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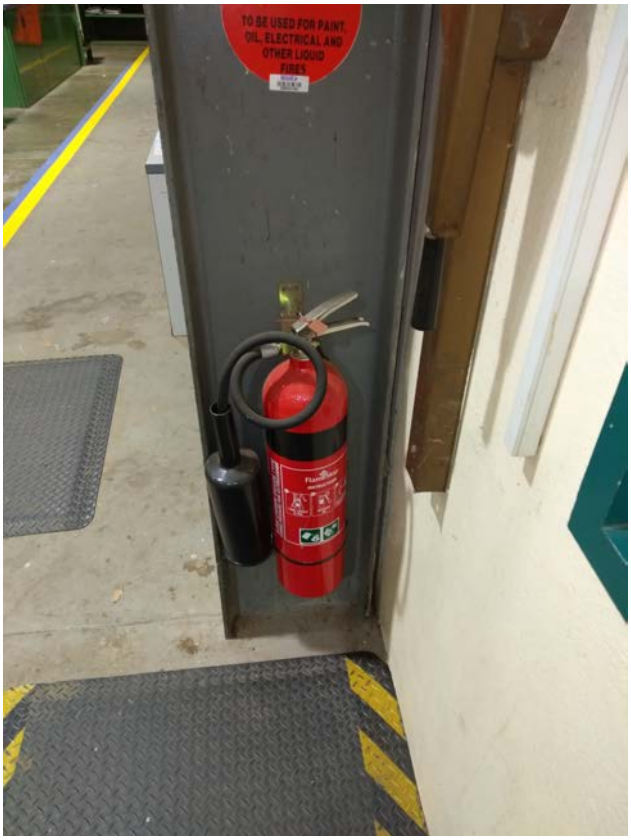

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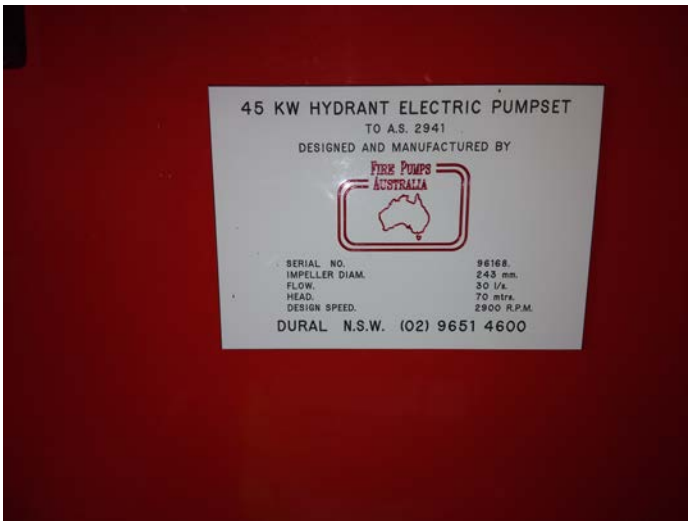

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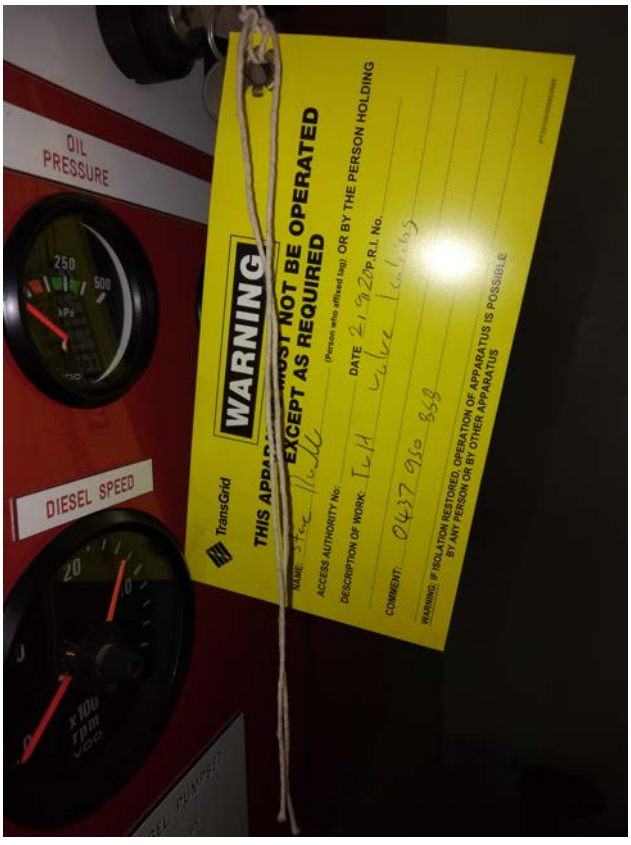

Yass Depot
Photo Report - Hydraulic Services

Yass_Hyd_001.jpg

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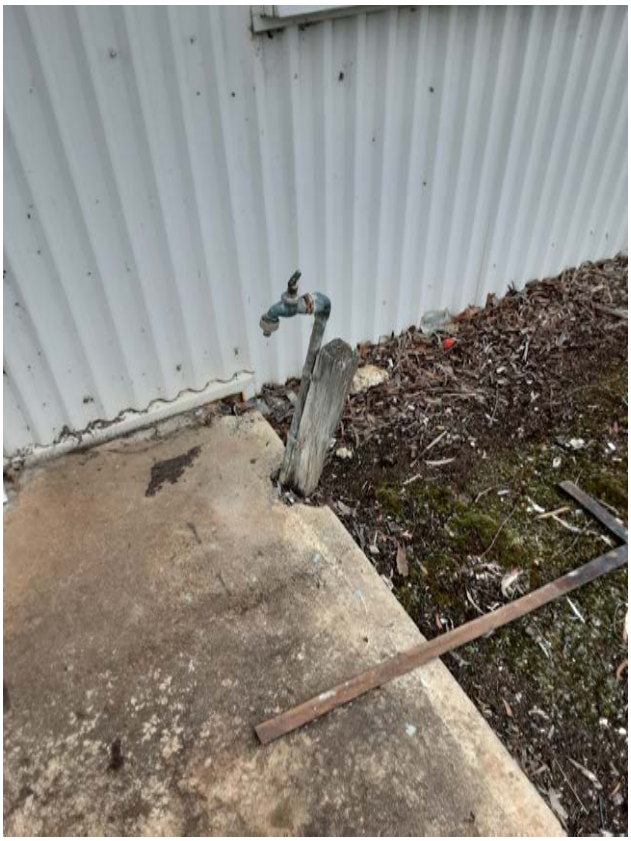
Yass_Hyd_004.jpg

Yass_Hyd_005.jpg

Yass_Hyd_006.jpg

Yass_Hyd_007.jpg



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