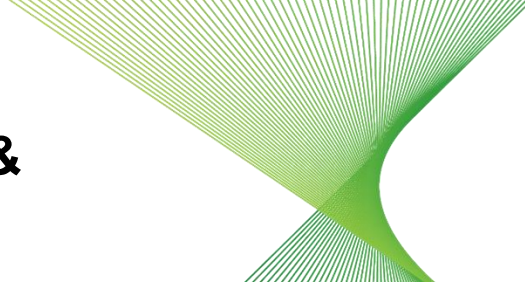


Non-network Property Renewal & Maintenance Strategy

CONTROLLED DOCUMENT



Summary

This Strategy guides the management of Transgrid's office and depot assets, with the overarching objective of delivering safe, compliant, and efficient offices.

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1. Purpose

This document defines renewal and maintenance strategies for Transgrid's office and depot (non-network) assets. **This strategy excludes the control rooms and network property assets.**

This document is intended to:

- align with asset management industry standards such as ISO 55001; and
- apply the overarching asset management strategy and objectives, relevant lifecycle strategies for non-network prescribed assets which are not included in the scope of the Transgrid's Network Asset Management System.

This document identifies emerging requirements of Transgrid's office and depot assets and details the initiatives to be implemented in response to these relevant issues.

The output of the strategy is the capital and operational facility management program of works as follows:

- The renewal initiatives are considered through the *Non-Network Property Capex Procedure* which is based on the *Prescribed Network Capital Investment Framework* and managed via a resource-optimised capital works program.
- The maintenance initiatives which drive the annual *Maintenance Plan – Office and Depot Assets*. The maintenance plans are then resource-optimised through Transgrid's Enterprise Resource Planning (ERP) system, *Ellipse* and to any contractors who supply property or facility services to Transgrid.

The strategies contained in this document cover the period to June 2029.

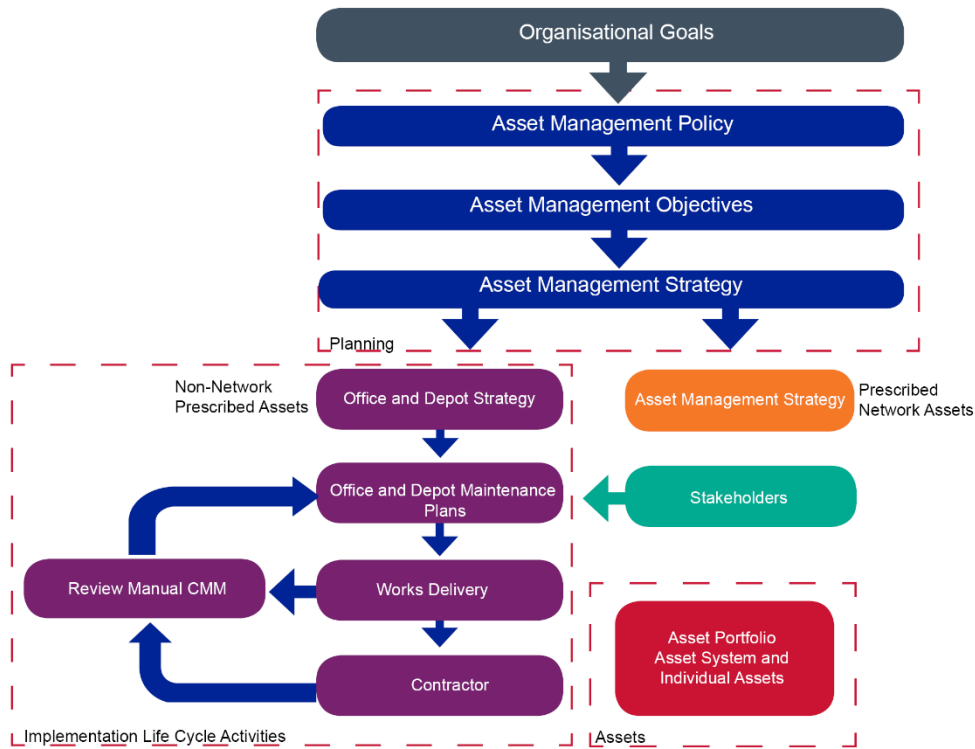
2. Non-network Property Maintenance Framework

The Strategy follows a simplified framework considered appropriate for the management of non-network prescribed assets. This simplified Office and Depot Maintenance Framework in Figure 1 of this document maintains a suitable alignment with the corporate asset management framework. The *Non-Network Property Renewal and Maintenance Strategy* is one of several Asset Management Strategies which form part of Transgrid's Asset Management Framework.

The responsibility of the Workplace and Facilities team is to support Transgrid in optimising how office and depots are managed and maintained throughout their asset life cycle. The team's focus is to improve customer service while delivering safe, compliant, efficient workspaces.

The Non-Network Asset Management Framework provides the "Line of Sight" from the business objectives to the Asset Management objectives. The Workplace & Facilities Team facilitates maintenance activities through the outsourced external delivery partner (as at 2021, Brookfield Group Integrated Services, **BGIS**). The alignment of Asset Management objectives is shown in Figure 1 below:

Figure 1: Office and Depot Maintenance Framework



3. Definitions

Term	Definition
Asset Management Objectives	Specific and measurable outcomes required of the assets in order to achieve the Corporate Plan and objectives; and/or Specific and measurable level of performance required of the assets; and/or Specific and measurable level of the health or condition required of the assets; and/or Specific and measurable outcomes or achievement required of the asset management system.
Key Hazardous Events	The events of most concern associated with the assets that prevent the achievement of the corporate and asset management objectives
Emerging Issues	Newly identified issues with an asset that pose a risk to the achievement of the corporate and asset management objectives

4. Asset Management Strategy “Line of Sight”

The renewal and maintenance strategic initiatives set out in this document support the achievement of the strategies set out in the Asset Management Policy and the Network Planning and Operations business plan. The strategic alignment of the initiatives in this document are related to the Network Planning and Operations business plan document is shown in **Table** below.

Table 1: Office and Depot Assets Contribution to Financial Outcomes

Asset Management Objectives	Asset Management Performance Indicators
Improve CAPEX Performance	For Project relevant to office and depot assets: <ul style="list-style-type: none"> - Maintain safe, compliant, reliable workplaces - Improve Capital project performance - Apply and effective asset management system over the life of the asset - Manage costs and risks efficiently - Manage asset performance efficiently - Deliver value to our customers - Support growth of the prescribed and non-prescribed business - Ensure future sustainability of Transgrid in the energy business
Improve OPEX Performance	For maintenance of office and depot assets: <ul style="list-style-type: none"> - Maintain safe, compliant, reliable workplaces - Perform within 1% of the Asset Management Program of Work budget

The office and depot assets do not form part of the Network assets but provide the necessary support functions and materials required to build, operate, monitor, and maintain the Network assets. These facilities provide office accommodation for Transgrid staff, and consequently, there are additional business drivers and objectives related to human resources and team functionality that influence decisions made in relation to offices and depots and continuous improvements initiatives.

Consequently, the overall objectives of the office and depots assets are to:

- Deliver a safe and reliable workplace for Transgrid’s employees, contractors and visitors
- Facilitate accommodation arrangements that promote collaboration among staff, open sharing of information, and a ‘One Transgrid’ culture
- To provide operational facilities that meet the functional needs for the operation of the network including response times for maintenance and customer requirements
- To achieve workplace compliance requirements and standards
- To meet building performance targets for health and obsolescence

Our Property expenditure is required to maintain, replace, or invest in new accommodation solutions that enable and facilitate the business to deliver transmission network services in the most prudent and efficient way for our customers.

Taking the above into account, from a financial perspective, the objectives of the Strategy are to invest in a way that:

- Provides effective asset management over the life of the property assets
- Manages cost v. risk and asset performance of the assets on a like for like basis

From a compliance perspective, the office and depots must meet all statutory, regulatory, local authority requirements (where applicable).

5. Office and Depot Assets Overview

5.1. Scope of Assets

The following assets are considered within the scope of this strategy:

- Offices
- Area centres
- Regional depots

Facilities associated with adjacent substations are not included within the scope of this strategy.

For Head Office at Ultimo, this strategy does not include the management of fit-out and defects associated with the non-prescribed (tenanted) floors.

5.2. Office and Depot Asset Base

The asset base includes the sites listed in **Table 2**. A summary description of each site is provided in section 5.2.1-3, with more details and site photos provided in **Attachment 1**.

Table 2: Current Office and Depot Facilities

Location	Property	Description
Sydney	180 Thomas Street Sydney NSW 2000	“Head Office” - Corporate Head Office. 13,768 gross building area (GBA) commercial office space. 9-storey office building above the existing Metro Grid substation; completed early 2014 (3 stories used by Transgrid) Does not include the Haymarket 330kV Substation in the basement levels of the building
Eastern Creek	200 Old Wallgrove Road Eastern Creek NSW 2766	“Wallgrove” - Metropolitan Area Centre – office, stores and depot – site comprising circa 10 buildings constructed from 1965 – 2014
Newcastle	Wirra Crescent, off University Drive Waratah West NSW 2298	“Newcastle” - Northern Area Centre – office, stores and depot - The site comprises of 12 buildings ranging in construction type and age constructed in circa 1962 with a few modern additions and extensions
Orange	64-84 William Street Orange NSW 2800	“Orange” - Regional Depot - site comprising of 3 buildings ranging in construction type and age and constructed from circa 2000 onwards
Tamworth	500 Goonoo Goonoo Road Tamworth NSW 2340	“Tamworth” - Regional Depot - site comprises of 2 buildings constructed in 2013
Wagga Wagga	14 Copland Street Wagga Wagga NSW 2650	“Wagga Wagga” - Regional Depot - site comprises of 3 buildings constructed in the 1960’s and 1970’s
Yass	Perry Street	“Yass” - Southern Area Centre - site comprises of 8 buildings

	Yass NSW 2582	constructed between 1960's to 2006
Melbourne	80 Collins Street Melbourne Central	Leased office, containing full fit out, with 5 year lease commencing 1 November 2021.

5.2.1. Head Office

Transgrid's corporate head office is located at 180 Thomas Street Sydney CBD comprising 13,768 gross building area GBA commercial office space built in 2014. Transgrid's office accommodation occupies 3 floors with an additional 6 floors of non-prescribed commercial space for lease.

The office building sits above the Haymarket 330kV substation.

5.2.2. Regional Depots

Transgrid has six major regional depots: Wallgrove, Yass, Newcastle, Orange, Tamworth and Wagga Wagga. Depots generally comprises of:

- Administrative and corporate office space with meeting rooms, collaborative spaces, and training facilities
- Newcastle and Wallgrove depots each have a Network Control Room
- Activity-based operational, field and technical team offices spaces
- Workshops and loading bays
- Warehousing and storage facilities
- Large vehicle and operational vehicle fleet compounds and covered parking facilities
- Specialist functional facilities such as oil processing, battery charging, vehicle wash bays, flammable liquid and gas storage, fire shed and other ancillary improvements
- Sites also provide staff and visitor parking, utility and amenities such as meals and kitchen areas, catering kiosks, gyms and shower facilities
- Ancillary structural, civil, landscaping, fencing of the property holding

6. Office and Depot Asset Review

This section discusses the emerging requirements with respect to the office and depot assets. Current strategic initiatives outlined in this section, include the renewal, disposal and maintenance initiatives that feed into the capital works program and the maintenance plans.

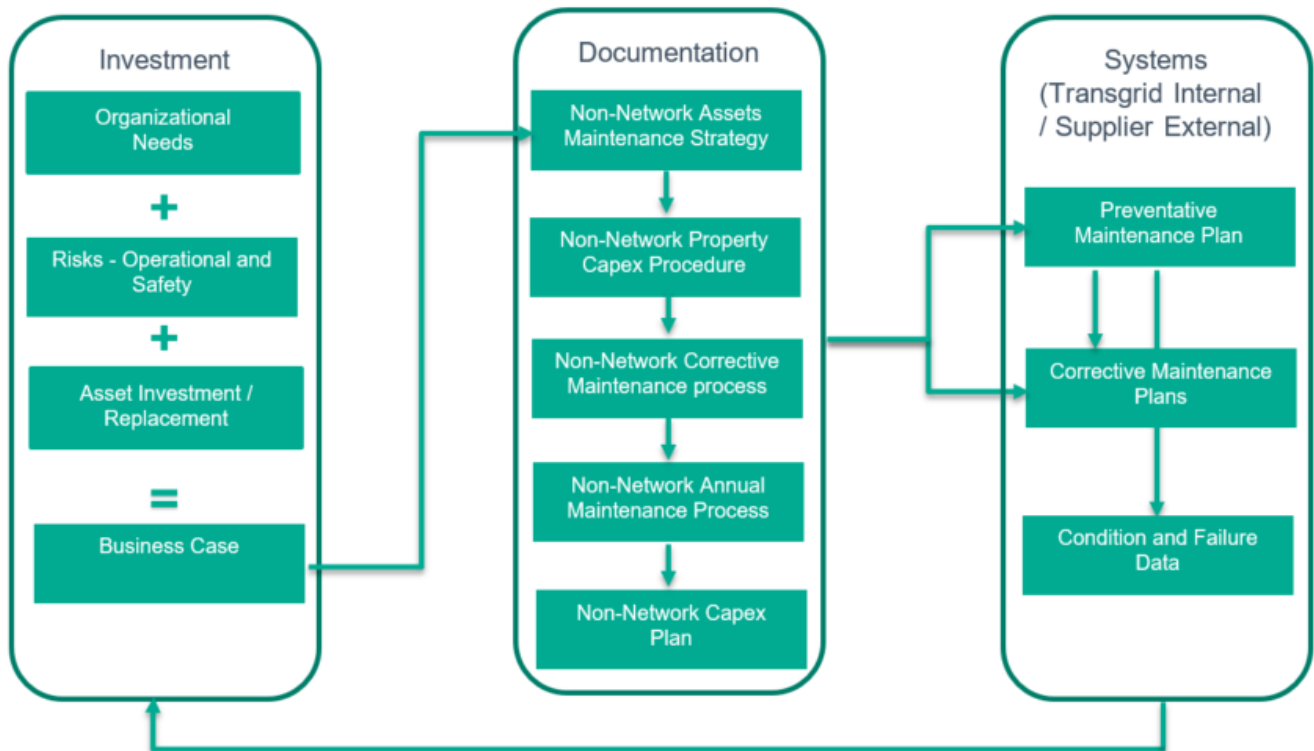
6.1. Implementation of the Renewal and Maintenance Decision Process

Transgrid undertakes a variety of performance, cost, risk and compliance analyses to capture the range of current and emerging requirements associated with individual assets and asset groups.

For office and depot assets, the primary sources of information for renewal capex projects are five-yearly condition assessments.

These inspections capture information regarding condition and compliance, particularly against Work, Health and Safety requirements, the Building Code of Australia and Australian / New Zealand standards which are not covered in Transgrid Policies, Building Codes of Australia reference point and any other Statutory, Federal or Local Governance Requirement Policies. In addition, renewal initiatives are identified through changing team and business requirements.

Figure 2 Facilities Renewal and Decision Process



Once issues are identified and the appropriate analysis undertaken, a number of options will be considered to determine the most appropriate course of action to address the issue and associated risks. The course of action is generally to monitor the asset, undertake maintenance, renew, or dispose of the asset. The decision-making process is described further in the *Non-Network Property Capex Procedure* for capital work.

For **routine maintenance**, based on data gathering and learnings during previous financial years, the maintenance program set in the *Maintenance Plan – Office and Depots*, which is reviewed and approved annually. The delivery of routine maintenance is based on unit rates under the outsourced contract.

For **corrective maintenance**, the budget is set annually based on data and learnings from previous financial years.

6.2. Office and Depot Assets Review

Building assets have a nominal lifespan of 40 years. Historically, Transgrid's building assets have been primarily managed on a defect basis. With appropriately planned maintenance and replacement of critical components (such as roofing and guttering), the expected life-span of a building can be significantly extended.

Transgrid's depot sites were first developed in the 1960's. Over the past 50-60 years, each site has had refurbishments, upgrades and replacements. The last round of major building replacements and refurbishments occurred between 2015 through to 2017. As a consequence, the age of Transgrid's building assets varies between and within sites.

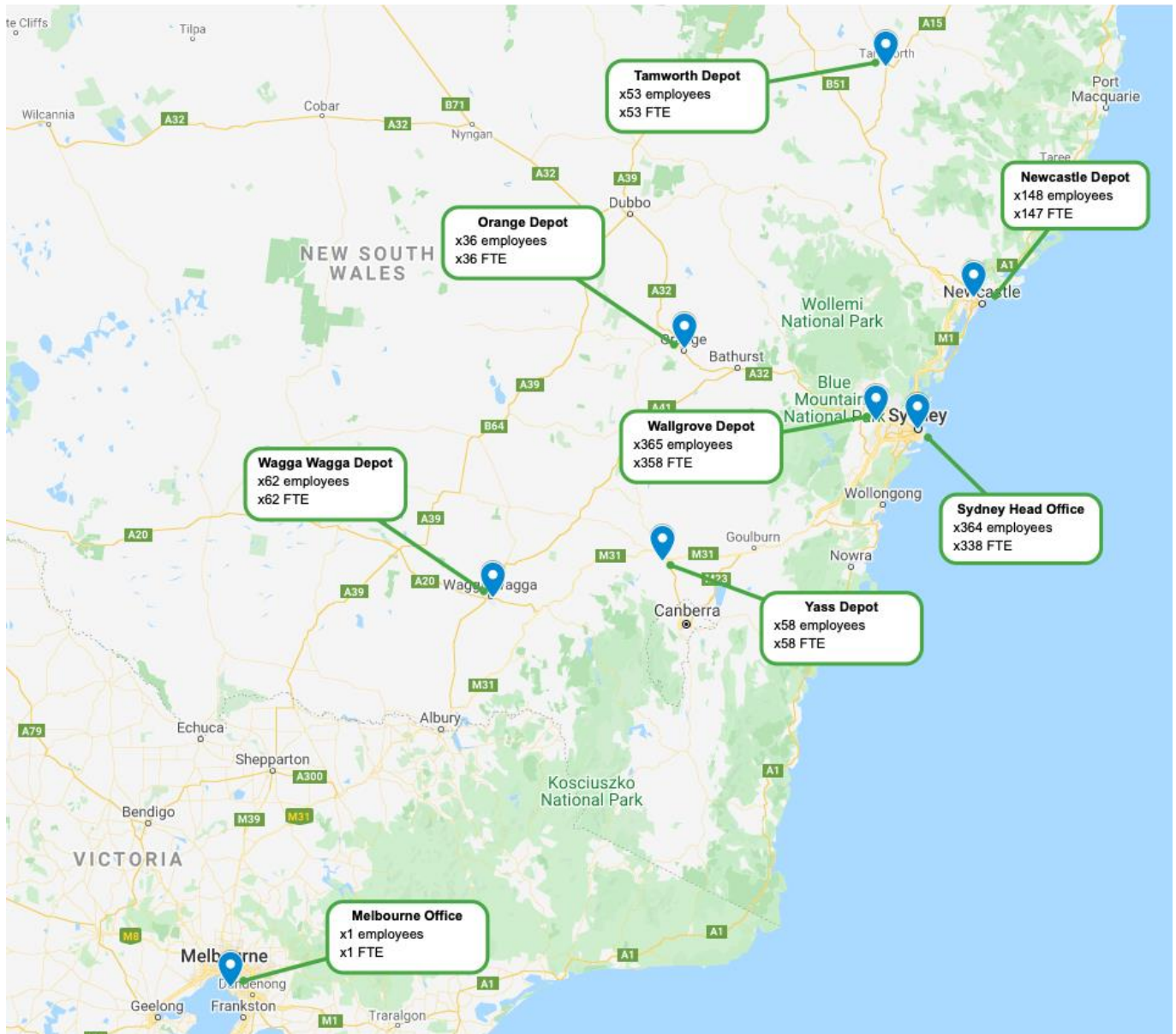


Figure 3: Workforce population as at Aug 2021

6.3. Capital works projects

Office and depot capital works projects are planned based on the five-yearly conditions audits (see next section) or corrective maintenance.

6.4. Emerging Requirements, Renewal and Maintenance Initiatives

Current emerging requirements are discussed below, and the renewal and maintenance initiatives to be implemented in response to these issues are summarised in Error! Reference source not found.1.

6.4.1. FY21-26 Requirements

In late 2020, five-yearly Condition Assessments of each site were undertaken. These assessments provided an indication of the required condition/defect maintenance and capital work that could be required over the next 10-year period.

6.4.2. Changing Business Requirements

Organisational restructuring within the business and any associated changes in staffing levels at each site may result in existing facilities not meeting the new business objectives, or not providing optimal utilisation. Regular reviews of functional requirements will be undertaken in relation to the following:

- staff levels
- mean time for response to maintenance
- appropriately located facilities
- provision of space for inventory
- fleet and operations
- specialist building functions

6.4.3. Forecast Outlook

The capital investment decision-making process described in Non-Network Property Capex Procedure document will be followed.

6.4.4. Forecast Capex Expenditure – Conditions Audits

In 2020, Transgrid commissioned its 5-yearly Conditions (dilapidation) Audits for Ultimo and all Depots (**Condition Audits**). The Condition Audits (including site inspections) were carried out by independent engineering and fire safety consultants, Nutbrook Engineer Group (**Nutbrook**).

The objective of the Condition Audits was to identify any issues relating to:

1. Building fabric
2. Mechanical
3. Electrical
4. Fire
5. Hydraulic,

and estimate capital expenditure required to rectify those issues.

The Condition Audits allocated the following categories to each issue:

6. General
7. Statutory Non-Compliance
8. Operational Risks
9. WH&S Risks
10. Site Improvements

All items were risk assessed, prioritised and allocated a recommended year of capital expenditure, based on the following guidance as provided by Nutbrook:

	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.

Many of the issues identified are due to the age of the assets and the previous maintenance systems, strategies and processes in relation to managing the assets and ultimately the lack of maintenance and capital investment over several years.

The Condition Audits provided recommendations for expenditure across a 10 year cycle to maintain the office and depot assets to a safe standard consistent with Transgrid's Asset Management Policy (**10 Year Capex Plan**).

6.4.5. Independent Peer Review of 2020 Audits

Taking into account budgetary constraints and efficiency drivers, we appointed Aptness to complete an independent peer review of the 2020 Audits.

Aptness's¹ approach to reviewing Nutbrook's recommendations was to:

- Review the audit recommendations and identify items that can be reasonably considered for delay where asset failure should not normally pose immediate risk to the building or occupants, or for bringing forward to reduce risk or provide benefits to TransGrid (including the FY21-23 unbudgeted items).
- Provide justification for each recommendation.
- Identify assets of a similar nature and analysis results to create collective elements that could form capital programs to provide consistent and efficient results across the portfolio of properties.
- Identify programs to be re-assigned to a financial year that could support a more consistent spend year on year, as well as support achievable annual delivery programme of works for the project delivery teams.
- Reallocate programs to appropriate financial years within the revenue reset program.
- Desktop audit of the property's Asbestos registers to find opportunities to delay remediation or added additional recommendations to the capex program.

¹ TransGrid Revenue Reset Analysis Peer Reviews (Aptness, 30 July - September 2021).

- Identify sustainability initiatives (such as LED lights) that could create costs savings for us and be brought forward to allow us to benefit from the cost savings earlier.
- Adding (in consultation with Transgrid) 35% of the baseline Nutbrook estimate for other/on-costs.

Table 3 includes the capital budget for FY23-28 recommended by Aptness which is the basis of our Property capex forecast.

Table 3: Aptness recommended Property capex budget 2023-2028

Row Labels	Sum of Short Term Year 1-2021	Sum of Short Term Year 1-FY22	Sum of Short Term Year 2-FY23	Sum of Medium Term Year 3-FY24	Sum of Medium Term Year 4-FY25	Sum of Medium Term Year 5-FY26	Sum of Medium Term Year 6-FY27	Sum of Medium Term Year 7-FY28
CORRODING	\$ -	\$ -	\$ -	\$ 24,000.00	\$ -	\$ 5,000.00	\$ -	\$ -
ELECTRICAL	\$ 283,250.00	\$ 66,500.00	\$ 146,000.00	\$ 446,950.00	\$ 313,000.00	\$ 114,500.00	\$ 76,000.00	\$ 208,000.00
EXTERNAL	\$ -	\$ -	\$ -	\$ 564,500.00	\$ 342,625.00	\$ 321,000.00	\$ 322,850.00	\$ 20,000.00
FAÇADE	\$ 163,740.00	\$ 163,740.00	\$ 262,000.00	\$ 903,800.00	\$ 438,900.00	\$ 397,150.00	\$ 289,050.00	\$ 287,550.00
FIRE	\$ 1,807,850.00	\$ 1,786,100.00	\$ 13,000.00	\$ 69,750.00	\$ 24,000.00	\$ 21,750.00	\$ 20,500.00	\$ 31,000.00
HYDRAULIC	\$ 13,900.00	\$ 7,050.00	\$ 17,150.00	\$ 42,450.00	\$ 3,750.00	\$ 15,450.00	\$ 7,950.00	\$ 24,950.00
INTERNAL	\$ 2,000.00	\$ 2,000.00	\$ 50,500.00	\$ 1,661,300.00	\$ 2,154,895.00	\$ 869,945.00	\$ 106,950.00	\$ 493,150.00
MECHANICAL	\$ 2,237,750.00	\$ 685,500.00	\$ 705,000.00	\$ 43,000.00	\$ 23,500.00	\$ 200,000.00	\$ 818,750.00	\$ 29,500.00
ROOF	\$ 9,000.00	\$ 9,000.00	\$ -	\$ 158,480.00	\$ 187,900.00	\$ 877,255.00	\$ 1,176,500.00	\$ 1,099,740.00
SUSTAINABILITY	\$ -	\$ -	\$ -	\$ 952,350.00	\$ 839,000.00	\$ 35,000.00	\$ -	\$ 50,000.00
PRESCRIBED PORTION	\$ -	\$ -	\$ -	\$ 3,740.00	\$ 29,444.00	\$ 57,766.00	\$ 31,000.00	\$ 1,700.00
Grand Total	\$ 4,517,490.00	\$ 2,719,890.00	\$ 1,193,650.00	\$ 4,870,320.00	\$ 4,357,014.00	\$ 2,914,816.00	\$ 2,849,550.00	\$ 2,245,590.00
Plus 35% Delivery Cost		\$ 3,671,851.50	\$ 1,611,427.50	\$ 6,574,932.00	\$ 5,881,968.90	\$ 3,935,001.60	\$ 3,846,892.50	\$ 3,031,546.50
								\$ 17,237,290.00
								\$ 23,270,341.50

The Aptness review recommended total capex for Non-network Property (including other costs) during FY24 - FY28 is **\$23.37M**.

7. Implementing the Strategies

To implement the strategic initiatives stemming from this document, actions are to be established via the:

- **Routine maintenance - Maintenance Plan - Office and Depot Assets:** The maintenance plan outlines the routine maintenance tasks and frequencies for each asset type, based on unit prices set under the outsourcing contract.
- **Corrective maintenance – Non-network Corrective Maintenance Process**
- **Capital works – The Non-network Property Capex Procedure**

The Facilities & Workplace Services Manager is responsible for the preparation of the maintenance plans for Workplace & Facilities Team. The Facilities & Workplace Services Team is responsible for delivering the maintenance plans and renewal/disposal initiatives as detailed in the approved capital works program.

8. Accountability

Title	Responsibilities and Accountabilities
Head of Supply Chain	Responsible for the approval of this strategy.
Manager, Workplace & Facilities	Responsible for endorsing strategy, procedures and plans.
Facilities and Workplace Services Manager	Responsible for endorsing strategy and developing operational links and processes which enable the implementation of the strategic management of Transgrid's Assets.
Facilities Asset Management Strategic Lead	Responsible for the development and regular review of this strategy.
Delivery Manager - Property	Responsible for delivering maintenance plan program, renewal and

disposal initiatives as per the approved strategy.

9. Monitoring and review

Implementation of the strategy is monitored by the Facilities and Workplace Services Manager and Manager, Workplace & Facilities.

This document will be reviewed in accordance with the requirements of the relevant document and records management procedure or when a material change occurs that requires its content to be updated.

10. Change from previous version

Revision no	Approved by	Amendment
0	Lance Wee Manager / Asset Management	Updated to reflect the continual improvement in the “top down” approach for the line of sight to the Asset Management Strategy and the Corporate Plan, and an enhanced description of the asset management decision process and the strategic initiatives to be undertaken.
1	Lance Wee Manager / Asset Management	Review of 2015/16 performance. Updates to initiatives. Additional asset information included.
2	Heather Wagland Manager Property and Environment	Review of 2016/17 performance. Updates to initiatives. Additional asset information included based on data gathered and learnings during previous year.
3	Heather Wagland Manager Property and Environment	Annual review and update.
4	Ankita Mishra/Todd Pearson/Peter Alwan/Suzanne Westgate	Review and update to all sections using 2020 audits from Nutbrook Engineering

11. References

- Maintenance Plan - Office and Depot Assets
- Nutbrook 2020 condition assessment audits
- Augmented DELAP Report Capex – Office and Depots – Aptness V2.9

12. Appendices

Appendix A – office & depot assets

Appendix A Office & Depot Assets

12.1. Head Office

The site comprises a nine-storey commercial office tower (excluding the Haymarket Substation located in the Basement). The building is classified as follows:

Building Name	Description Overview
180 Thomas Street,	<p>A 9-storey office building above the existing Metro Grid substation; completed early 2014.</p> <p>Typical floor plates comprise between 1,530 sqm and 1,600 sqm and a total net lettable area of 9,400 sqm. The property comprises a steel framed construction with suspended reinforced concrete 'Bondek' floors, a pitched metal profiled sheet roof and glazed curtain walls with sun shading louvre systems. Car parking for approximately 23 cars is provided to the Basement level.</p>



12.2. Metropolitan Area Centre

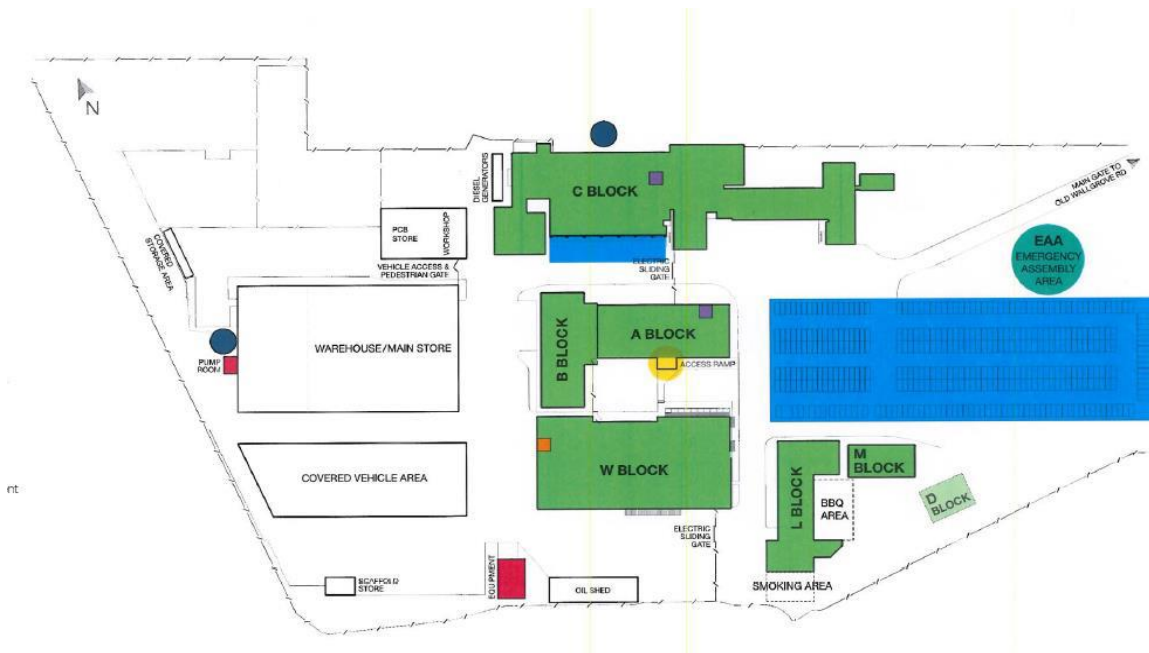
The site comprises several buildings forming the regional sub-office accommodation, and range in construction type and age, with the majority of buildings being constructed from circa 1965 – 2014, and a few modern additions and extensions.

The buildings are classified as follows:

Building Name	
A Block	<p>Two storey office use building with a combination of concrete panels, rendered masonry, proprietary metal cladding, metal glazed windows, timber and glazed doors and a pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
B Block	<p>Two storey office use building with proprietary metal cladding panels, metal glazed windows, timber and glazed doors and a pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls, and a combination of ceiling finishes</p>
C Block	<p>Two storey office use building with proprietary metal cladding panels, metal glazed windows, timber and glazed doors and a pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls, and a combination of ceiling finishes</p>
D Block	<p>A disused demountable building located to the far south of the property</p>
L Block	<p>Single storey office use building with proprietary metal cladding panels, metal glazed windows, timber and glazed doors, and a pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
M Block	<p>Single storey office use building with metal sheet cladding, metal glazed windows, timber and glazed doors and a pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
W Block	<p>Single storey mixed use building with metal sheet cladding, metal glazed windows, timber and glazed doors and a curved pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
Main Store	<p>Single storey storage building with a steel portal framed construction, profiled metal cladding, roller shutter doors and pitched roofs with metal profiled and translucent roofing sheets.</p> <p>Internal finishes are basic; commensurate with the use of the buildings.</p>
Covered Vehicle Store	<p>Single storey storage building with a steel portal framed construction, profiled metal cladding, roller shutter doors and pitched roofs with metal profiled and translucent roofing sheets.</p> <p>Internal finishes are basic; commensurate with the use of the buildings.</p>
PCB Store	<p>Single storey storage building with a steel portal framed construction, profiled metal cladding, roller shutter doors and pitched roofs with metal profiled and translucent</p>

roofing sheets.
Internal finishes are basic commensurate with the use of the buildings.

Site Map of Metropolitan Area Centre



Aerial of Metropolitan Area Centre



12.3. Newcastle Area Centre

The site comprises a number of buildings forming the regional sub-office accommodation, and range in construction type and age with the majority of buildings being constructed about 50 years ago, with a few modern additions and extensions.

The buildings are classified as follows:

Building Name	Description Overview
Block A	<p>Single storey mixed use building with a combination of fair faced brickwork, profiled metal cladding, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profile roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
Block B	<p>Single storey office building with fair faced brickwork, profiled metal cladding, metal glazed windows, timber doors and a low-pitched roof with metal profile roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted</p>

	walls and a combination of ceiling finishes.
Block C	Single storey office building with fair faced brickwork, metal glazed windows, timber doors and a low-pitched roof with metal profile roofing sheets. Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.
Block D	Single storey office building with fair faced brickwork, metal glazed windows, timber doors and a low-pitched roof with metal profile roofing sheets. Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.
Block E	Single storey office building with fair faced brickwork, metal glazed windows, timber doors and a low-pitched roof with metal profile roofing sheets. Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.
Block F	Single storey storage building with a combination of fair faced brickwork, profiled metal cladding, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profile roofing sheets. Internal finishes include a combination of floor finishes, predominately painted walls and exposed walls, and a combination of ceiling finishes.
Block G	Single storey mixed use building with a combination of fair faced brickwork, profiled metal cladding, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profile roofing sheets. Internal finishes include a combination of floor finishes, predominately painted walls and exposed walls and a combination of ceiling finishes.
Garage Compound	Combination of concrete and steel framed storage areas with profiled metal cladding panels and roofing panels.
Industrial Shed	Steel portal framed structure with profiled metal sheet cladding and roofing and sliding shutter doors. Internally the finishes are scarce with a concrete floor and exposed external elements.
Open Store Compound	Combination of concrete and steel framed storage areas with profiled metal cladding panels and roofing panels.
System Control Building	Single storey office building with fair faced brickwork, metal glazed windows, timber doors, metal roller shutter doors and a low-pitched roof with metal profile roofing sheets. Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.

Aerial of Newcastle Area Centre



12.4. Orange Depot

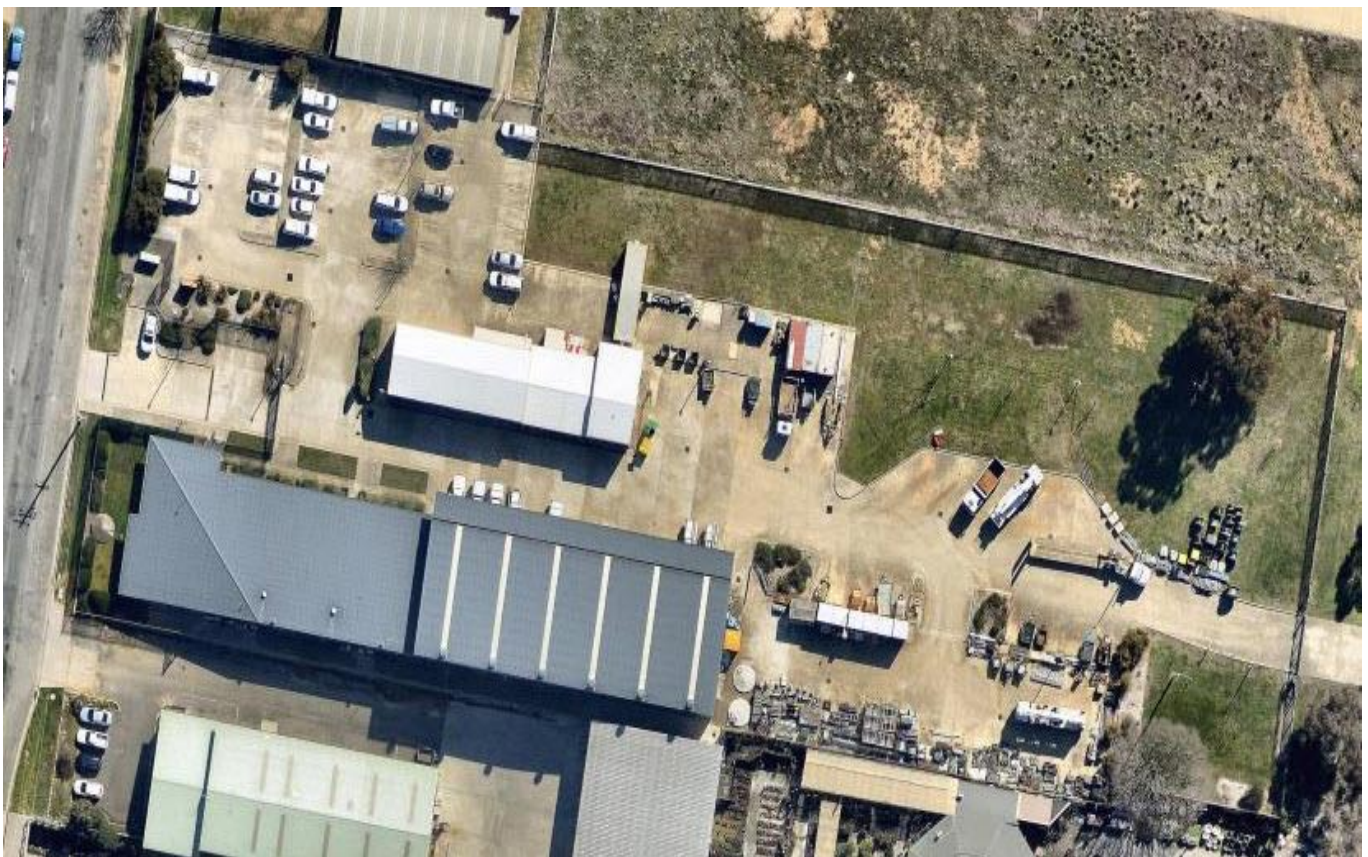
The site comprises of a number of buildings forming the regional sub-office accommodation and range in construction type and age, with the majority of buildings being constructed in varying stages.

The buildings are classified as follows:

Building Name	Description Overview
Office & Workshop Block	<p>Modern single storey steel-framed building with metal profiled cladding panels, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profile roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes. Part of the internal area is a high bay storage facility with exposed surfaces.</p>
Workshop	<p>Aged single storey steel framed building with metal profiled cladding panels, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof</p>

	<p>with metal profile roofing sheets.</p> <p>Internal finishes generally comprise of the exposed concrete floor, profiled cladding sheets and roof sheets with surface mounted lights.</p>
Clubhouse	<p>Pre-fabricated timber-framed temporary accommodation forming a clubhouse with timber facades, metal windows and timber doors and metal profiled roof coverings.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls, and painted plasterboard ceilings.</p>

Aerial of Orange Depot



12.5. Tamworth Depot

The site comprises a number of buildings forming the Tamworth regional sub-office accommodation. The buildings were constructed in 2013 and considered to be in good condition commensurate with their age.

The buildings are classified as follows:

Building Name	Description Overview
Building 1 – Office & Workshop Block	<p>Modern single storey steel-framed building with metal profiled cladding panels, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profile roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls, and a combination of ceiling finishes. Part of the internal area is a high</p>

	bay storage facility with exposed surfaces.
Building 2 – Workshops	Modern single storey steel-framed building with metal profiled cladding panels, metal glazed windows, timber doors, roller shutter doors and a low-pitched roof with metal profile roofing sheets. Internal finishes generally consistent with a high bay storage facility with exposed surfaces.

Aerial of Tamworth Depot



12.6. Wagga Wagga Depot

The site comprises a number of buildings, including a two-storey administration building and workshop/office block, forming the Wagga Wagga regional sub-office accommodation. The buildings were constructed in the 1960's and 1970's and considered to be in a fair condition commensurate with their age. The buildings are classified as follows:

Building name	Description Overview
Administration Building	Two separate two-storey reinforced concrete framed buildings interconnected by a first-floor walkway, constructed with fair faced brick walls, painted in-situ concrete panels, pebblecrete concrete cladding, metal glazed windows,

	<p>timber doors and low-pitched roofs with metal profile roofing sheets.</p> <p>Internal finishes are basic commensurate with the use of the buildings and comprise of a combination of floor finishes, predominately painted walls, and a combination of ceiling finishes.</p>
Office & Workshop Block	<p>High bay warehouse workshop facility with steel portal framed construction, metal profile sheet cladding with metal glazed windows, fair faced brickwork, roller shutter doors and timber access doors. The warehouse is flanked by single storey office and storage accommodation with metal profiled sheet cladding, fair faced brick walls, metal glazed windows, timber doors, roller shutter doors and low-pitched roof with metal profile roofing sheets.</p> <p>Internal finishes generally comprise of high bay workshop facility with exposed surfaces, while back of house areas include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
Store / Vehicle Compound	<p>Single storey, partially open, storage building with steel framed construction, metal profile sheet cladding, and roller shutter doors.</p>

12.7. Yass Area Centre

The site comprises a number of buildings forming the regional sub-office accommodation, and range in construction type and age with the majority of buildings being constructed circa 1960's – 2006, with modern additions and extensions.

The buildings are classified as follows:

Building Name	Description Overview
Administration Block	<p>Single storey modern office use building with a combination of fair faced brickwork, profiled metal cladding, metal glazed windows, timber doors and a pitched roof with metal profile roofing sheets.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls, and a combination of ceiling finishes.</p>
Gardener's Shed	<p>Single storey storage building with fair faced brickwork, timber glazed windows, timber doors and a low-pitched roof with metal profiled roofing sheets.</p> <p>Internal finishes are basic commensurate with the use of the building.</p>
Stores	<p>Single storey storage building with steel portal framed construction, fairfaced brickwork, metal and timber windows, roller shutter doors and timber access doors.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes. Small office and amenity areas are provided.</p>
Workshops	<p>Single storey office and workshop building with steel portal framed construction, fairfaced brickwork, metal and timber windows, roller shutter doors and timber access doors.</p> <p>Internal finishes include a combination of floor finishes, predominately painted walls and a combination of ceiling finishes.</p>
Old Control Centre	<p>The Old Control Centre is no longer in use.</p>
Northern Stores	<p>Single storey storage buildings with steel portal framed construction, metal</p>

	<p>profile sheet cladding, roller shutter doors and timber access doors. Internal finishes are basic commensurate with the use of the buildings.</p>
Plant & Stores Compound (West)	<p>Single storey storage buildings with steel portal framed construction, metal profile sheet cladding, roller shutter doors and timber access doors. Internal finishes are basic commensurate with the use of the buildings.</p>
Vehicle Compound	<p>Single storey storage buildings with steel portal framed construction, metal profile sheet cladding, roller shutter doors and timber access doors. Internal finishes are basic commensurate with the use of the buildings.</p>

Aerial View of Yass Area Centre

