COMPLIANCE REPORT

7 Ripon Street, YOUNG NSW

25th April 2022

Hennessy Catholic College

Prepared by:

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DATE	REPORT	APPROVED	AUTHOR	SIGNED
25/04/2022	Initial Compliance Report	B Tredinnick	B Tredinnick	

1. Summary

John Ramanu of SQC Group, on behalf of Hennessy Catholic College, engaged Hilltops Certifying Services to undertake assessment of the existing Administration building (Block I) and Science building (Block A) of the Young Campus.

This review is generalised building review encompassing BCA assessment, basic Access Assessment (APS) and building condition reporting. Further initial design reports and a final development submission report will be required for the final design edits and submission of the documents for the construction certificate.

A site inspection was undertaken of the site on Thursday the 14th of April 2022. Access was available to the facility, but certain restrictions were noted for the underfloor and some roof areas of the buildings. It is possible that further assessment of the site will be required during the process and will be arranged, if necessary, when final design assessment is being completed.

Assessment of each of these buildings has bought forward a range of matters for design and detailing with work on the fire services, safe access and movement through the buildings under Volume 1 BCA 2019 needing full design review for any redevelopment.

Other matters requiring development are engineering, hydraulics and general detailing of the building design and layout. Issues regarding some building defects and the need to have some further assessment completed by other experts for asbestos and timber pests should be undertaken. Many issues regarding the building seal and condensation management were evident and can be considered in the redesign of these buildings.

An area that both building struggle greatly with is meeting the schools requirements under the Australian Premises Standard. This is a common problem with older buildings that were never conceived with what are now well understood principals of Fairness and equity as discussed by the Disability Discrimination Act.

There is a need for engineering review that is not covered by this report to be undertaken. The eastern and western walls of the science building should be reviewed by an engineer with clear movement of the wall. There are also matters to be addressed regarding the heritage status of the administration building when considering the adaptive reuse or demolition of these buildings.

Brian Tredinnick
Director – Hilltops Certifying Services
Registered Certifier (BDC1829 & BDC3008)(LHA 20311)
Grad.Dip Building Surveying, MAIBS, MAAC, Affiliate ACAA

1.2 Purpose of Report

This report has been prepared by Hilltops Certifying Services to establish an initial assessment of the existing buildings in terms of BCA, Access and building condition. The proposed works will require further assessment once the designs have been completed.

1.3 Scope of Report

This report will be limited to the review of the proposed works at the Hennessy College, Young Campus on Ripon Street, Young NSW. It will include review of :

- The Administration Building (Block I)
- The science building (Block A)

The review will be based on the benchmarks as set out in clause 1.4 of this report. This review does not:

- Give confirmation of compliance for the submission of a Construction Certificate application
- Is not suitable for use of assessment for the project other than to highlight design and specialist works that require further development.
- This report is limited by the design documents supplied for assessment.

1.4 Benchmarks

- NCC, Building Codes of Australia 2019, Volume 1
- Disability (Access to Premises – Buildings) Standard 2010
- Australian Standard AS1428.1- 2009 Part 1: General Requirements for access - new building work

1.5 Limitations and Exclusions

- The report has been made as a review of specific matters and does not cover any of the following :
    - The structural adequacy of the designs
    - Location and type of asbestos
    - Extent of the termite management
    - Designs and reports submitted by other professionals
    - Method or manner of works to be completed on the site
- Hilltops Certifying Services cannot guarantee that Council or any other Authority will accept this report.
- This report cannot be reproduced or used for any other purpose than for the subject building on the aforementioned property in this report

- This report is made solely for the use and benefit of the Client named in this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part, does so at their own risk.
- No liability shall be accepted in the account of failure of the report to identify any non-compliance in any area of the subject building design, or to which access to design detail is denied by or to the Consultant (including but not limited to any area(s) or section(s) so specified by the Report.

1.6 Definitions

NCC/BCA	-	Building Code of Australia 2019, Vol 1.
EP&AA	-	Environmental Planning and Assessment Act 1979
Reg's	-	Environmental Planning and Assessment (Building Certification & Fire Safety) Regulation 2021.
APS	-	Australian Premises Standard - Disability (Access to premises – buildings) Standards 2010
DDA	-	Disability Discrimination Act 1992
CAPT	-	Continuous accessible path of travel

Pic.2. Step in CAPT

2. Plan Review

Review of the works was based on the plans as supplied and the site inspection of the building. These were limited with only base plan designs available for the buildings and no clear designs for proposed renovation.

Plans received and used for this review are as follows:

Plan No	Type	Rev	Date
Administration			
A130	Sketch elevations and layout	1	11/03/2022
A130	Proposed layout plan	1	11/03/2022
6427-106	Ground Floor Plan	A	27/09/2019
6427-205	First Floor Plan	A	27/09/2022
Science building			
6427-102	Basement plan	A	27/09/2019
6427-102	Ground Floor plan	A	27/09/2019
6427-202	First floor plan	A	27/09/2019
SP1002	Proposed first floor	1	16/03/2022
SP1001	Proposed ground floor	1	16/03/2022

3. Disability (Access To Premises - Buildings) Standards 2010 (APS)

The APS is a standard for premises developed under the Disability Discrimination Act 1992. The DDA and its associated Standards are Federal Legislation and therefore take precedence over any Codes empowered by State based legislative instruments.

Variations to the Standard are available for certain reasons as set out by the APS. These reasons are:

1. Exemption from the APS
   This is under Schedule 1 Cl.D3.4 and relates to a building or part of a building, and states:

   D3.4 Exemptions
   The following areas are not required to be accessible:
   (a) an area where access would be inappropriate because of the particular purpose for which the area is used.
   (b) an area that would pose a health or safety risk for people with a disability.
   (c) any path of travel providing access only to an area exempted by this clause.

2. Commission Exemption
   Application can be made to the Commissioner to have a project or part of a project exempted from compliance with the APS. The

commissioner may choose to grant all or part of the application, but this will only be for a period of 5 years before review is required.

3. Unjustifiable Hardship
   Should the applicant feel that the implementation of the APS will cause unjustifiable hardship, then an application can be made to the certifier, who will refer the application for assessment. This has high benchmarks for proof of hardship and requires financial transparency.

During the review of the buildings as existing, there were many matters requiring the attention for design or for referral for expert opinion. When looking at these matters, they will be generalised in the BCA assessments with the below noted:

Matter	Compliance
Administration	
Accessible car park	No park noted in the general area with no CAPT
Continuous accessible path of travel (CAPT)	• The kerb at the foot path has no kerb ramp, • The main gate has a step restricting access with no handrail • The Principal Pedestrian Entrance (PPE) has a barrier at the threshold • The width of the hall has problems achieving minimum width for the CAPT and circulation • The turning areas to the hall at the corners of the building are not correct • There is a need to have a CAPT plan for the PPE • The access for the science/math staff room will require a chair lift as a minimum to overcome the change in height.
Circulation at Doors	• There are a variety of issues with the accessible circulation space at all the doorways in the administration building. There are a few exemptions to this but overall these will all require attention in design and modification.
Accessible Amenity (UAT)	• There is a need for accessible amenities to be installed on both levels. Table F2.4(a) states:

	(a) 1 on every *storey* containing *sanitary compartment,* and (b) where a *storey* has more than 1 bank of *sanitary compartments* containing male and female *sanitary compartments*, at not less than 50% of those banks.
Tactile indicators	There are no tactile indicators across the building. This will require further review with these requiring installation to all required zones with attention to colour important. Note that yellow on concrete does not comply. It was noted that yellow paint was used in many areas to identify stairs and edges, this is not a good contrast.
Signage	No signage was noted across the buildings
Stairs	These need to be fully compliant. Review of the site found no stair case to be compliant. This was more due to finishes and handrails but going and rise were also issues in some cases. A good example is the open stair from the science/maths staff room. These have a miss step, incorrect nosing, no luminance contrast, poor handrail termination and non-compliant balustrades. The science staff room and assistant office both have stairs that are in poor condition with landings at the doors that fail to meet standards for size, circulation and threshold.
Egress doors	Needs to swing in the direction of egress for essential doors. Most doors across the building are not wide enough and do not have required circulation space
Luminance Contrast	This is poor and not planed across the building. Some of the doors may comply but there is poor contrast to the stairs, steps in the halls and general change of heights around the building.

Matter	Compliance
Science Block	
Continuous accessible path of travel (CAPT)	• The kerb at the foot path that is along the whole of the room frontage has no kerb ramp for the change of height., • The main gate has a step restricting access with no handrail • The Principal Pedestrian Entrance (PPE) has a barrier at the threshold • The width of the hall has problems achieving minimum width for the CAPT and circulation • The turning areas to the hall at the corners of the building are not correct • There is a need to have a CAPT plan for the PPE • The access for the science/math staff room will require a chair lift as a minimum to overcome the change in height.
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4. Heritage

Part of the initial conversations regarding the buildings was that the owners may wish to consider a knock down rebuild. It should be noted that the existing convent building (Administration) has a State Heritage inventory listing. This is item: 2760012, and will have impacts to the outcomes for any redevelopment of this building.

Reports available by GIPA through Hilltops Council will are:

- Statement of Heritage impact for former convent building, Young NSW. Kabalia.P, 1999
- Feasibility Study on the adaptive reuse of the former convent building in Young NSW. Scobie.D, 1998
- Young Shire community based heritage study. Ray Christison, 2008
- Yerranderie Heritage Study. Tropman and Tropman Architects, 1992
- Standard exemptions for works requiring Heritage Council approval

These documents will guide the possible applications or preparations for negotiation with Council as to the development outcomes in terms of the heritage values that need to be preserved.

5. Building condition

Administration	
Area / Room	Defects
External of the building	• The brickwork shows some damage • Doors and seals in poor condition • Windows have variable operation and poor seal • Stairs are in poor condition and are in need of upgrade • Balustrades are in variable condition with improvised screening • Ground level surfaces are uneven and broken with trip hazards • Verandas are uneven with variable surface conditions • Chimneys have poor flashing condition and show some signs of fretting
Entry	• Wall render conditions were poor with drummy finishes found • Overall wear issues
Waiting room	• Wall render conditions were poor with drummy finishes found
Corridor 1	There is some: • damage to the wall render. • slight damage to the lining boards. • there are signs of rising damp.
Corridor 2	• There is some damage to the wall render.
School office	There is slight damage to: • the cornice and the wall render. • There is villa board over some of the rendered walls, possible rising damp behind.
Stair/lobby	• There is slight damage to the wall render.
Sick bay	• There is damage to the rendered walls and damage to the skirting.
Utility room	• There is a stain on the bagged brick wall over the fire hose reel.
Female toilet	Defects / safety hazards found were: • There are cracks in the floor tiles and • a slight crack in the ceiling lining joint and wall. • There is slight damage to the skirting tiles.
Store Room	Defects / safety hazards found were:

	• There is slight damage to the ceiling lining.
Assist Princ	• There is slight damage to the wall linings.
Secretary	• There is slight damage to the cornice and drummy wall render in places.
Principal	• There is slight damage to the ceiling lining and cornice. • There are sections of drummy wall render.
Cleaners	• There is damage to the wall tiles. • There are signs of moisture on the base of the brickwork. • There are slight cracks in the concrete slab.
Year co-ordinators	Defects / safety hazards found were: • there is slight damage to the ceiling lining and • the painted brick walls.
Store 1	• There was no access to store 1.
Verandah 1	• There is some slight damage to the floorboards. • There is some water damage to the ceiling lining boards.
Verandah 2	• There are cracks in the floor tiles. • The tile surface is uneven.
Verandah 3	• There are cracks in the Floor tiles. • The tile surface is uneven.
Science Block	
Councillor's office	• There is slight damage to the wall linings.
Religion	• There is possible moisture damage to the south-west wall.
TAS Staff	• There is slight damage to the rendered walls. There is slight damage to the lining boards.
Common room	• There is slight damage to the cornice and ceiling lining. • There is water damage to the ceiling lining. • There is slight damage to the skirting.
Kitchen	• There is damage to the ceiling lining (water). There is damage to the cornice.
Corridor	• There is slight damage to the render
Circulation room	• There is slight damage to the skirting.
PE Staff	• There is slight damage to the ceiling lining joints. There is no veneer to the external wall.
Male Toilets	• There is a slight crack in the ceiling lining joint.
Office 1	• There is damage to the wall render
STEM Staff	• There is slight damage to the ceiling lining and • slight damage to the painted brickwork. • There is no access to the ceiling space.
Verandah 5	• There is slight damage to the floorboards and lining boards. • The drains need cleaning out and minor repairs.

	• There is a slight crack in the brick balustrade.
Verandah 8	• The handrail is not to code. • There are no supports under the roofing iron.
Services	
Services	**Electrical Installation:** • All electrical wiring, meter-box and appliances need to be checked by a qualified electrician. • The checking of any electrical item is outside the scope of this report. • It's recommended that a licensed electrician be consulted for further advice. **Plumbing:** • All plumbing needs to be inspected and reported on by a plumber. • It's recommended that a licensed plumber be consulted for further advice. **Hot Water Service:** • All hot water services need to be inspected and reported on by a plumber and/or electrician. • It's recommended that a licensed plumber and/or electrician be consulted for further advice. **Gas:** • All gas services need to be inspected and reported on by a gas plumber. • It's recommended that a licensed gas plumber be consulted for further advice. **Phone:** • All phones, phone lines and outlets need to be inspected and reported on by a telecommunications technician. • It's recommended that a telecommunications technician be consulted for further advice.

6. Review of Buildings

4.1 Administration (Convent, Block I)

Area: 639m^2
Volume: 1919.55m^3 Approx.
Classification: Multiple Classification – 9b School building
Type: Type 'B'

BCA Clause	Description	Compliance	Comments
C1.1	Type of Construction	Type 'B' (proposed)	As a two storey class 9b building, this is required to be type B construction. This brings into play many possible issues regarding setbacks and fire ratings
C1.2	Rise in Storeys	Two (2)	The building as a whole has two clear floors in both the main building and the attached staff wing
C1.10	Fire Hazard Properties	The building fit out is required to meet all requirements for the indices.	Floors 2.2kW/m^2 Public Corridors Group 1 or 2 Walls Group 1 - 3 Ceilings Group 1 or 2 Other SOF 9 or should the SOF be more than 5, the SDI must be 8
Specification C1.1	Construction requirements	All works to be considered against table 5 of the specification	The building has external walls with insufficient setbacks for the construction to not require an FRL. These will require review with engineering certification of the FRL for the existing wall construction. It is noted there is extensive issues with exposure of openings
C2.2	General floor area and volume	All measurements are provisional and approximations: Floor area: 639.85m^2 Volume: 1919.55m^3	All measurements were approximated with the design plans and site measurement but not good enough to establish a design certification. These will need to be on the final plans as a table to keep clear and accurate design parameters.
C2.10	Lift Shafts	Nil to current design	Review of the choices for the final designs when lifts are chosen will need to be considered in terms of this part
C2.13	Electricity supply	Electrical supply work and the separation of the systems	The design and specification of electrical emergency equipment needs to be clearly identified and

		needs to be specified and identified	where there are dependant services or the service is in the path of travel, the switchboard must be protected.
C3.2	Protection of openings	Methods for this will need review and decisions made based on the part or referral to a fire engineer	There is a requirement to consider the method of protection of the exposed windows between the convent and the chapel at the eastern end of the building. There is exposure of the open verandah and possible exposure with the back of the cleaner's room. All openings must be 6m clear of an exposure to a fire source feature which is all other buildings on the allotment.
C3.4	Acceptable methods	Windows in the eastern office wall	The windows requiring protection can use the methods as set out in the part or remove the windows and reinstate the wall to the required FRL
D1.2	No. of exits	One required for each storey in two storey type B	Refer to the assessment for travel distances as this has the final effect on the outcome
D1.4	Travel Distances	Proposed is acceptable with two paths as the total travel distance exceeds 20m to a single point	The current building has the required travel and egress points but there are questions regarding the build of the stairs for safe movement and barriers in the path of travel
D1.5	Distance between egress points	Design is compliant	Meets the parameters of the part
D1.6	Width of exits	Review showed non-compliance	The buildings doors were generally not compliant with only the maths staff room having a compliant door for the path of travel. All require upgrading
D1.10	Discharge from exits	existing were problematic with threshold steps in many places	Full redesign of the thresholds and floor levels across the building are required
D1.13	No. of persons accommodated.	This needs to be reviewed across the building.	Supply of the occupancy rates in the different areas of the building requires reporting. This is best considered by the school with a submission made to the Certifier. The result will impact the requirement for amenities and widths of the paths of travel
D2.13	Goings and Risers	Overall review of the stairs needs to be undertaken	2R+G Main internal: = 610 Rear door: = 600 Co-ordinators room: = 780* Out of range &uneven. The steps are uneven with the bottom step being

			different and the gate being out of range making this a trip hazard Math science room: = 610 Open stair: = 610* Type of stair is a question. These are built as a fire step but are clearly general access. They fail , in many areas Fire stairs: = 550* The gap between goings exceeds 125mm Dept Principal: = 570
D2.14	Landings	For the existing stairs, there is a variety of compliant and non-compliant. Needs addressing	The stairs over the site meet with general compliance for landings under this Part, but most will fail under the APS in the access assessment. Landings at doorways are failures in many areas due to thresholds and circulation spaces
D2.15	Thresholds	General compliance over the building is inconsistent. Issues with PPE thresholds need to be addressed	There are issues for thresholds over the building. all external and some internal doors fail in this area. There are barriers with there being steps in the path of travel for the stair room, transition from entry to the main hall, end of the hall. Up stars there is issues at the change of building to the PE staff room. Full review in design required
D2.16	Balustrades	Various issues to be addressed	Balcony: just on the required 1m Open Stair:height ok but gap in vertical members exceeds 125mm Internal Stair:865mm and complies
D2.17	Handrails	Variable with issues	All handrail systems require review for the cross-sectional design and height. These are variable over the installations
D2.19	Doors and doorways	These are generally compliant to part.	Though the door systems meet the part, there are a variety of other issues with the door systems that need to be considered. These are discussed below
D2.20	Swing of door	Plans show non-compliance	Most of the doors across the building do not swing in the direction of travel. Generally, these will all required redesigning to meet the egress flow requirements
D2.21	Operation of latch	No compliance demonstrated	There is a variety of systems with a mix of non-compliances ranging from

			type of system to the location on the door. Full redesign required
D3.2	Access to buildings	Refer to the above summation and the attached access assessment	Mixed issues. This is probably the biggest problem for compliance
	Luminance Contrast	The specification of finishes and the specific door systems all need to be reviewed for luminance contrast.	• There is poor luminance contrast across the site with it noted there is bright yellow on concrete everywhere. This does not pass the requirement for luminance contrast. This applies to: *All doorways shall have a minimum luminance contrast of 30% provided between—* *(a) door leaf and door jamb;* *(b) door leaf and adjacent wall;* *(c) architrave and wall;* *(d) door leaf and architrave; or* *(e) door jamb and adjacent wall.* • *The nosing of all steps* • *All tactile indicators*
E1.3	Hydrants	The building is large enough to require a hydrant system	No on-site system was noted for the building and there needs to be an assessment of the hydrant locations and possible coverage of the building from these points. Pressure and flow also needs to be considered
E1.4	Hose Reels	Required in the building and noted on inspection	Review of the system required with new designs to be completed.
E1.6	Extinguishers	Required across the building	These were noted in the building but there was no clear reasoning to the locations and use. Max coverage should be not more than 200 sqm and where required under the standard. There were no extinguishers near the required exit doors and hose reels. Full design review required by a fire service agent
E4.2	Emergency lighting	Required across new works	There was not consistent and reliable emergency lighting over the building. If there is reliance on a main system for emergency lighting this needs to be indicated and the power source protected.
E4.5 & E4.6	Exit and directional lighting	Required across the development	The building has the main egress points covered but the building was covered by photocopied signage that was not compliant for the application
F2.3	Facilities	All facilities existing in the building do not meet the requirements. No accessible amenity noted	The proposed design is to have amenities both floors. The access requirements would be for one on each floor and that there needs to be

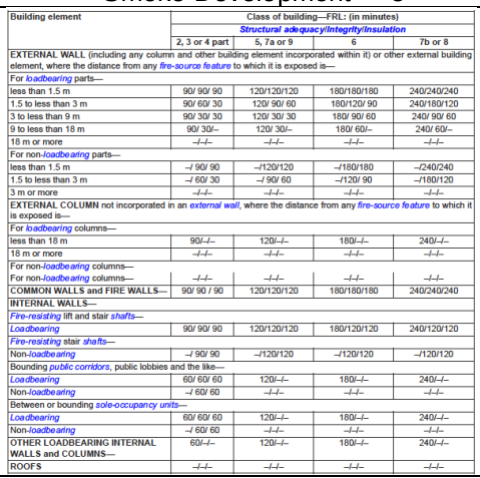
			an ambulant supplied to both the male and female
F3.1	Room heights	Min allowable is 2.4m across the office areas	Design meets the requirement. Ensure build meets the minimum. There is actually good ceiling heights in the original building allowing for lowered ceilings to improve climate management if designed
F4.1	Natural light	There is no provision for there to be natural light to a minimum standard for the building	The current installations do provide a level of natural light that is compliant in many of the rooms. Some of the spaces do not meet the requirements such as the waiting room. The use of the building would dictate the application of artificial light for the safe use of the spaces in terms of both safe movement and WHS.
F4.4	Artificial light	The existing building has artificial light across the facility, but this was noted to be poor. There was no official testing completed for this and assessment should be undertaken	The artificial lighting of the building requires review inline with WHS and the requirements of AS1680.0 to ensure the different work spaces and egress paths have lighting to the correct luminance. Table J6.2a set out the maximum illumination allowed for each area for energy use but the accurate placement for work stations and areas of use needs assessment by a lighting expert.
F4.5	Ventilation	The building requires full artificial ventilation. The windows noted did not open freely and though some areas had doors, there was no reliable method of ventilation	Need to supply detailing and design for the ventilation system proving* introduction of fresh air and taking into consideration any crossover of the compartments. Should shutters be required, these will be a relevant fire system.
J1	Building Fabric	This is an existing building and as such would not have a need to meet the requirements if only being upgraded	For clear and accurate assessment, a section J report would need to be prepared.
J3	Building Seal	Current seal will be poor with the high ceilings, old door systems, poor insulation and general construction	The seal of the building is based on the time of construction with it being unlikely there has been any real works done to improve the buildings performance. The age of the building would lead to the assumption that most if any methods employed for building seal would have deteriorated to a point of possible failure. This is not something that can be known without pulling the building apart to investigate, which would

			defeat knowing as these features would need to be enstated. - Revise the damp course and rising damp - thermal performance of the walls - condensation management and mould control - window and door flashings - Roof flashings - Airseal for the building
J5	Air-conditioning and ventilation	Currently serviced by various split systems	The building needs to be assessed and have a ventilation system fitted that can introduce fresh air to the building. There is poor natural ventilation and the amenity of the building is poor.
J6	Artificial	The building has artificial light but is not well conceived	Installations should meet the requirements of the Part: - Offices 2.5 W/m2 - Stairways 2.0 W/m2 -Conference rooms5.0 W/m2 - Sick bay 4.5 W/m2
J7	Heated Water	Existing systems not to standard	Need to meet the requirements of the part

Matters noted in assessment for attention:

5.2 Science Building revision

Area: 816m^2
Volume: 2448m3 Approx
Classification: Class 9b school building
Type: Type 'B'

BCA Clause	Description	Compliance	Comments
C1.1	Type of Construction	The building is type B	As a two storey class 9b building, it is required to be type B construction
C1.2	Rise in Stories	Two (2)	The building is two (2) storey. This includes the basement
C1.9	Non-combustible	The current build reviews as being of non-combustible construction	An works proposed need to meet the requirements of this part. all materials should be described and schedules.
C1.10	Fire indices	Fire hazard properties need review	Requirements for the building: Floor coverings: 2.2 kW/m2 Ceilings: Public corridors: Group 1 or 2 Class rooms: Group 1 or 2 Other areas: Group 1 or 2 Walls: Public Corridors: Group 1 or 2 Class rooms: Group 1,2 or 3 Other areas: Group 1,2 or 3 Other: Spread-of-flame 0 Smoke-Development 5
Spec C1.1	Fire rated construction	Table 4 is for type B construction	
C3.2	Protection of openings	As these are type B buildings, separation to another building on the allotment should be 6m.	Renovation will require assessment of this issue. As these are type 'B' construction these are required. The windows on the east and west elevation at the northern end of the building require protection from exposure to the building directly attached. This is also the case with the easterly window in the

Building element	Class of building—FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is—				
For loadbearing parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 30	120/ 90/ 60	180/120/ 90	240/180/120
3 to less than 9 m	90/ 30/ 30	120/ 30/ 30	180/ 90/ 60	240/ 90/ 60
9 to less than 18 m	90/ 30/–	120/ 30/–	180/ 60/–	240/ 60/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-loadbearing parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 30	–/ 90/ 60	–/120/ 90	–/180/120
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—				
For loadbearing columns—				
less than 18 m	90/–/–	120/–/–	180/–/–	240/–/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–
For non-loadbearing columns—				
For non-loadbearing columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90 / 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair shafts—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Fire-resisting stair shafts—				
Non-loadbearing	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding public corridors, public lobbies and the like—				
Loadbearing	60/ 60/ 60	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding sole-occupancy units—				
Loadbearing	60/ 60/ 60	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/ 60/ 60	–/–/–	–/–/–	–/–/–
OTHER LOADBEARING INTERNAL WALLS and COLUMNS—	60/–/–	120/–/–	180/–/–	240/–/–
ROOFS	–/–/–	–/–/–	–/–/–	–/–/–

D1.2	No. of exits	One required per floor	The building does not have adequate egress from the first floor with the proposed design for upgrade does not meet the requirements for this building. Consideration to alternatives is required
D1.4	Exit travel distances	The fit out of the shed will impact the compliance	The travel distances in the building on the first floor are not compliant. The introduction of a new egress will improve the outcome.
D1.5	Distance between exits	This does not comply for the first floor	The first floor has a proposal for a second egress point for the first floor. This does not comply as shown with the two points of egress are not more than 9m apart.
D1.6	Paths of travel	Paths along the open corridors and room frontages are ok	Width of the paths of travel is acceptable but the edges of the path on the ground floor need to be assessed for the unmarked dropoff.
D1.10	Discharge from exits	The building is a ground level with this design being capable of demonstrating compliance	There is a need to show landings and thresholds for the doors externally. These need to be a minimum of the door width and be protected by bollards with further requirements where the egress is required to be accessible
D1.13	No of persons accommodated	Design as per the table – review from the school can be submitted	Top floor - 36 persons and 151 on the ground floor = 187 persons
D2.13	Goings and Risers	No details available for these	The current stairs have a 2R+G of 650 and are in renage. These stairs require review for compliance of the nosings and contrast
D2.14	Landings	No details available	These must be 1m at the min opening on the stairs to meet requirement
D2.15	Thresholds	Various thresholds all need assessment.	The threshold across the building all require addressing. these all have barriers
D2.16	Balustrades	compliant	The existing on the stairs is acceptable
D2.17	Handrails	Not compliant	The existing stairs need handrails on both sides of the stairs and these need to be within the required range. Designs required for the proposed new stairs
D2.19	Doors and Doorways	Very few of the doors are compliant	All door ways are required to meet the access standards with a min 850mm opening. Most doors do not meet this requirement and will need to be enlarged. It is also noted that the door from the science lab on the ground floor to the stair well is mis-shapen due to the stairs and is not a legal door for use. This door needs to be removed.

D2.20	Swing of door	Generally compliant	General swing of doors on plan are acceptable and as found on the site. Most of the lower floor rooms are less than 200 sqm with direct access to open space. The door for the stair well does not swing acceptably.
D2.21	Operation of latch	No specification to the plans	There is a variety of systems over the building, this needs to be reviewed and all doors upgraded
D3.1	General access requirements	The building is required to be accessible	Refer to access assessment
E1.3	Hydrants	This building requires hydrant coverage with none noted	Design plans for the system need to show cover for this new building in the form of a hydrant coverage plan.
E1.4	Hose Reels	This building requires hose reels with none noted	Design plans required for the hydraulic services and coverage of the hose reels.
E1.6	Extinguishers	These are required over the building	Fire services plan required. These need to show location, type and specification of each unit
E2.2	Smoke detection	System noted to be installed	Not required in the building but as it exists this must be fully compliant
E4.2	Emergency lighting	Required across the building	Poor installations that need full upgrade over the building. Not noted in the stair well
E4.5 & 4.6	Exit signage	The building requires these systems	Exit lights required and design required. Noted that in the lower floor lab there is an exit to a non accessible path that is dangerous. The directional signage will require review of the locations required. current installations are not compliant
F1.1	Stormwater	No plan supplied, issues noted	A broader stormwater management plan will be required for the building. There was clear failure of drainage in the N/W corner of the building causing damage. Many open drains around the site are causing issues for the building
F2.1	Facilities in the building	The building has only one toilet in a staff area.	School areas are calculated across the school population. School numbers and a pan count are required for demonstrating compliance. Need a total pan count across the whole of the site
F2.4	Accessible facilities	This shed requires an accessible amenity	Need to assess the whole of site and whether adequate accessible amenity has been supplied
F3.1	Room Heights	The building has sufficient room height	The height is fully clear at 3m ceilings. These are workable for the building with a 2.7m requirement for rooms containing over 100 persons. Issues with this in the stair well where a 2.1m clearance is noted. It does comply but there is a door that is effected.

F4.1	Natural light	There is provision for there to be natural light to a minimum standard for the building	The current installations do provide a level of natural light that is compliant in the rooms. The use of the building would dictate the application of artificial light for the safe use of the spaces in terms of both safe movement and WHS.
F4.4	Artificial light	The existing building has artificial light across the facility. There was no official testing completed for this and assessment should be undertaken	The artificial lighting of the building requires review inline with WHS and the requirements of AS1680.0 to ensure the different work spaces and egress paths have lighting to the correct luminance. Table J6.2a set out the maximum illumination allowed for each area for energy use but the accurate placement for work stations and areas of use needs assessment by a lighting expert.
F4.5	Ventilation	The building requires full artificial ventilation. The windows noted did not open freely and though some areas had doors, there was no reliable method of ventilation	Need to supply detailing and design for the ventilation system proving* introduction of fresh air and taking into consideration any crossover of the compartments. Should shutters be required, these will be a relevant fire system.
F4.9	Contruction of Airlocks	There is an airlock to the existing toilet	This is not compliant with the connecting doors not meeting circulation requirements
J1	Building Fabric	This is an existing building and as such would not have a need to meet the requirements if only being upgraded	For clear and accurate assessment, a section J report would need to be prepared.
J3	Building Seal	Current seal will be poor with the high ceilings, old door systems, poor insulation and general construction	The seal of the building is based on the time of construction with it being unlikely there has been any real works done to improve the buildings performance. The age of the building would lead to the assumption that most if any methods employed for building seal would have deteriorated to a point of possible failure. This is not something that can be known without pulling the building apart to investigate, which would defeat knowing as these features would need to be enstated. - Revise the damp course and rising damp - thermal performance of the walls - condensation management and mould control - window and door flashings

			- Roof flashings - Airseal for the building
J5	Air-conditioning and ventilation	Currently serviced by various split systems	The building needs to be assessed and have a ventilation system fitted that can introduce fresh air to the building. There is poor natural ventilation and the amenity of the building is poor.
J6	Artificial	The building has artificial light but is not well conceived	Installations should meet the requirements of the Part: - Stairways 2.0 W/m^2 - Classrooms. 4.5 W/m^2
J7	Heated Water	Existing systems not to standard	Need to meet the requirements of the part

6. Conclusions

The buildings subject of the assessment are both older buildings with the administration building being a heritage listed item. The overall condition of these buildings was, when the age and use are considered, generally acceptable.

The administration building was in reasonably good condition considering its age in terms of structure. There were a great many other issues with the building when considering the functional use of this space when compared to current and appliable requirements for redevelopment.

Any upgrade will involve considerable works to the structural alteration of the building to be able to bring the building into compliance from a fire services, safe movement and access standards perspective. Considerations around the amenity of the building will also need review with some damp noted and open drainage around the building not a good outcome for structure or amenity.

The Science building is a more recent addition but has two notable issues. The N/W corner and the S/E corner of the building show signs of structural movement. The full nature of these needs to be assessed by a structural engineer to understand the full implications of the issue. This building has some simple matters to overcome at the ground level, but the first floor is much more complicated. The proposed stair and lift design will not meet the BCA requirements for egress and the existing stairs need an upgrade to some features of the design.

Both buildings are at a stage where either adaptive reuse or rebuild of the buildings is an option. The science block is a clear candidate for renewal as there are issues with structure and primary design for egress and amenity.

The administration building is a key heritage building in the Young township and the options for this building are more problematic and would require Planning and community consultation. It is noted, based on local knowledge and hearsay, the demolition of this building was discussed back in the 1990's with considerable resistance to the idea from authorities and the local community.

7. Recommendations

- Redesign of the buildings to meet compliance with the BCA and APS
- Undertake a design phase BCA and Access plan review
- Have a structural engineer review block A for structural condition and repair advice
- Review the possible redevelopment of the administration building and the limitations to the possible structural changes required
- Redevelop the main entrance to the administration building to meet the requirements of safe access to buildings
- Undertake a boarder audit of the yard area for access compliance and safe movement with the goal to form a master plan that can speak to all current and future redevelopment. This will help meet a long term goal

for compliance with the playgrounds and the need for safe movement and access in a school environment.

- Full hydraulic review of the stormwater management across the site to create a master plan for current and future development.

8. Attachements

1. Block I
    a) BCA Report Administration
    b) Access report Administration
    c) Defects report
    d) Photo Essay Block I.1
    e) Photo Essay Block I.2
    f) Light and Ventilation assessment
2. Block A
    a) BCA Report Science
    b) Access Report Science
    c) Building Condition Report
    d) Photo Essay Block A
    e) Light and Ventilation assessment
3. Attachements
    a) Heritage
        i. Standard exemptions for works requiring Heritage Council approval
        ii. Heritage NSW listing sheet
    b) Access
        i. BPB Practice Advice – Affected Part
        ii. ABCB Handbook – Upgrading Existing Buildings
    c) Planning
        i. AHIMS Search
        ii. Deposit Plan 1195788
        iii. NSW Planning Portal Report
        iv. YLEP Land zone map
        v. YLEP Heritage map
        vi. YLEP Water sensitivity map
        vii. YLEP Lot size map

END OF REPORT