SCHEDULE of CONSERVATION WORKS

3 William Street

FAIRFIELD

Job No. 8842
July 2020

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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TABLE OF CONTENTS

1.0	INTRODUCTION	4
1.1	BACKGROUND & PURPOSE	4
1.2	SITE IDENTIFICATION	4
1.3	HERITAGE STATUS	5
1.4	ESTABLISHED SIGNIFICANCE	6
1.5	AUTHORS	6
1.6	LIMITATIONS	6
1.7	COPYRIGHT	7
1.8	SOURCES	7
2.0	PROPOSED WORKS	8
2.1	DESCRIPTION OF WORKS	8
2.2	PROPOSED DRAWINGS	8
3.0	METHODOLOGY	16
3.1	SIGNIFICANCE ASSESSMENT	16
3.2	CONDITION GRADING	17
3.3	PRIORITISATION OF WORKS	18
3.4	SIGNIFICANT FABRIC AND ELEMENTS	18
3.5	STRUCTURE OF REPORT	21
3.6	RECOMMENDATIONS	22
4.0	CONDITION SURVEY & SCHEDULE OF WORKS	24
4.1	SIGNIFICANCE GRADING	24
4.2	EXTERNAL WORKS	25
4.3	INTERNAL WORKS	49

Cover page: Fairfield Fire Station at 3 William Street, Fairfield. (Source: Heritage 21, 12.07.18)

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft Report. Job No. 8192.	160718	MN	PR	MN
2	Draft Report (D2). Job No. 8192.	230718	MN	PR	MN
3	Report Issued (RI). Job No. 8192.	090818	MN	PR	PR
4	Draft Report (D3). Job No. 8638.	181219	SS/NF	NF	SS
5	Draft Report (D4). Job No. 8638	21012020	SS	NF	SS
6	Report Issued (RI2). Job No. 8638	28012020	SS	-	SS
7	Draft Report (D5). Job No. 8842	09072020	SS	NF	SS
8	Report issued (RI3). Job No. 8842	16072020	SS	-	SS

1.0 INTRODUCTION

1.1 Background & Purpose

This Schedule of Conservation Works (SCW), has been prepared by Heritage 21 on behalf of MODE Design as part of a development application to establish the remedial works required in terms of repair, conservation and removal of intrusive fabric.

This report is an amendment to the original Schedule of Conservation Works to address BCA compliance, in response to concerns raised by Fairfield Council in an email dated 20 April 2020 and a meeting held on 1 May 2020 regarding the proposal, currently under determination with Council:

> *The adaptation, including all BCA compliance, should then be addressed in the Schedule of Conservation Works prior to the issuing of a construction certificate.*

The BCA Capability Statement by MBC dated December 2019 and the Accessibility Assessment Report by Code Consulting Group dated December 2019 has been attached in Appendix A and B below.

The SCW should be read in conjunction with the Conservation Management Plan (CMP) produced by Perumal Murphy Alessi Heritage Consultants in December 2019. The CMP provides conservation policies in anticipation of proposed future modifications to the place.

1.2 Site Identification

The subject site is located at 3 William Street, Fairfield, which falls within the boundaries of the Fairfield Local Government Area. The site is legally identified as Lot 3 Section 2 DP 3035 and Lot 1 DP3038061. The site is rectangular in shape and contains a gradual slope from east to west. A single width driveway and vehicle access runs along the northern boundary of the site to an open area at the rear currently used a parking and storage facility. A number of mature trees exist along the western extent of the site.

The subject building was a purpose-built Fire Station constructed in the Inter-War Free Classical style. The single storey building has been constructed in face brick masonry with a slate shingle gable roof with ridge cappings and gambrels. The original fire station building is adjoined with a later addition weatherboard extension with a Colourbond roof along its western extents.

Figure 1. Aerial view of subject site outlined in red and shaded in yellow.[1]

1.3 Heritage Status

The site **is** listed as an item of environmental heritage in Schedule 5 of the Fairfield Local Environmental Plan 2013 (Heritage Item No. I66). However, it **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.[2] In addition, the site is not situated within the boundaries of a Heritage Conservation Area.

[1] NSW Land and Property Information, 'SIX Maps', n.d., http://maps.six.nsw.gov.au/.
[2] The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.

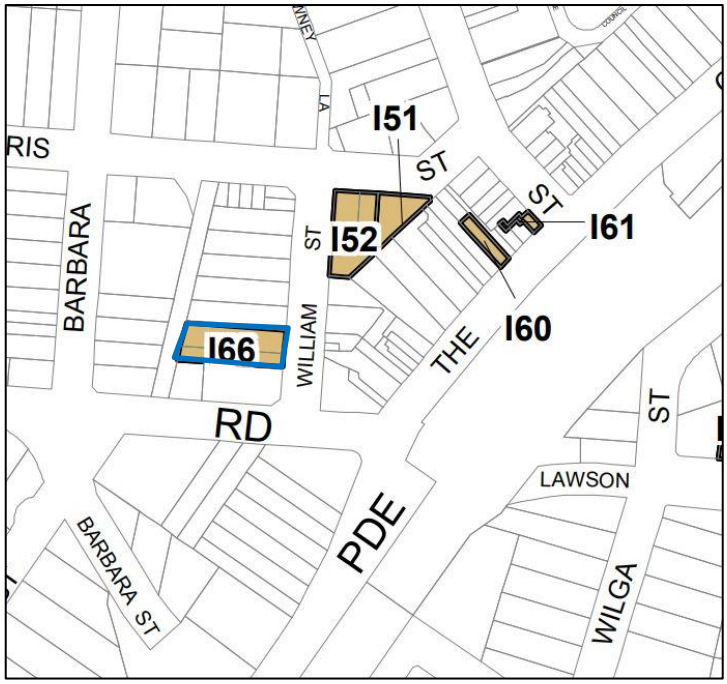

Figure 2. Excerpt from heritage map HER_020 showing the location of the subject site, outlined in blue and heritage items in the vicinity shaded in tan.[3]

1.4 Established Significance

The following Statement of Significance for the subject site ahs been sourced from the site's listing on the NSW OE&H website:[4]

> *The building is held in high regard for its links with the local community especially the families of volunteers/retained firemen. It has historical association with the local community since commencing its operation.*

1.5 Authors

This report has been prepared by Shikha Swaroop and Nastaran Forouzesh and overseen by Paul Rappoport, Heritage Consultants of Heritage 21.

1.6 Limitations

- This Condition Report & Repair Schedule is based on the physical evidence found on site. Aspects of the subject site that were not visually apparent, blocked, inaccessible, barred, obstructed or unsafe on the day of the arranged inspection are excluded from this report and may be the subject of general recommendations for further inspection.

[3] Leichhardt Council, 'Leichhardt Local Environmental Plan', 2013, http://www.legislation.nsw.gov.au/#/view/epi/2013/26/maps#HER.
[4] NSW Office of Environment and Heritage, 'State Heritage Inventory', *Search for NSW Heritage*, n.d., http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=4690026

- All care has been given to provide an accurate assessment of the extant materials and conditions of the site in its current presentation; however, should there be any discrepancies in between this Schedule of Conservation Works and the qualified trade experts' findings, the heritage architect should be consulted before any modifications are made to the specifications prescribed in this report.
- It is beyond the scope of this report to address Indigenous associations with the subject site; to locate or assess potential or known archaeological sub-surface deposits; or to assess items of movable heritage other than fixtures which are deemed part of the built fabric of the place.

1.7 Copyright

1.8 Sources

The advice given in this report is sourced from *The Maintenance Series*, published by the NSW Office of Environment and Heritage, and is consistent with the principals of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

2.0 PROPOSED WORKS

2.1 Description of Works

From the drawings in Section 2.2 below, it is our understanding the following works have been proposed and would entail alterations and additions to the existing fire station building to allow for use as a medical centre. More specifically, the works would include:

Demolition / Removal
Removal of existing non-original weatherboard and brick masonry extensions at the rear of the fire station.
Removal of non-original internal walls in the fire station building.
Removal of concrete courtyard floor to the north of the fire station building.
Removal of barbeque and sink to the south of the building.
Partial demolition of original internal brick masonry walls with the retention of nibs and spandrals.
New work
Addition of a 35mm threshold ramp at the entry to the east and in the proposed reception, for BCA compliance and accessibility.
Removal of existing non-original entry door to the east elevation and the reinstatement of the original single panel swing and two panel bifold door.
Addition of new internal partition walls.
Addition of tiled flooring in the proposed reception and Suite 1.
Change in the internal configuration of the existing bathroom, including addition of new fixtures for Accessible Sanitary Facilities for BCA compliance.

2.2 Proposed Drawings

Specific details of the proposed works and the design modifications outlined in the Development Approval are shown in drawings by Mode Design, dated 19 June 2020 and received by Heritage 21 on 23 June 2020. These are partly reproduced below at small scale for reference purposes only – the full set of drawings accompanying the development application should be referred to for further details.

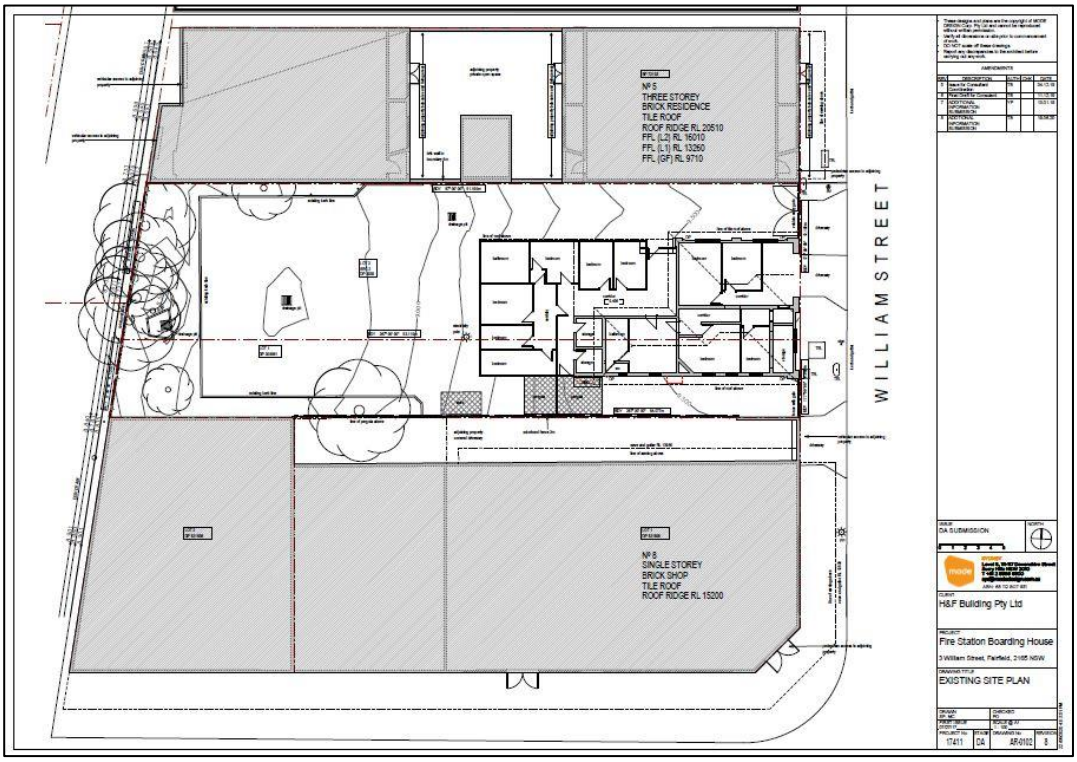

Figure 3. Existing site plan.

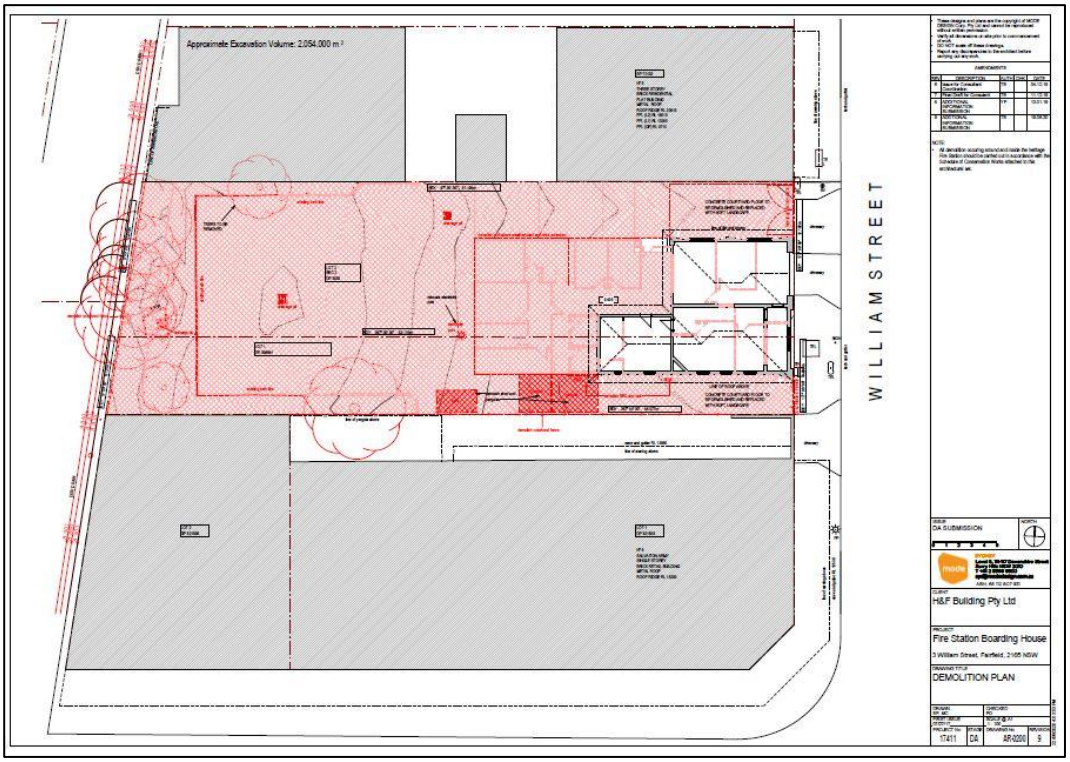

Figure 4. Proposed Demolition Plan.

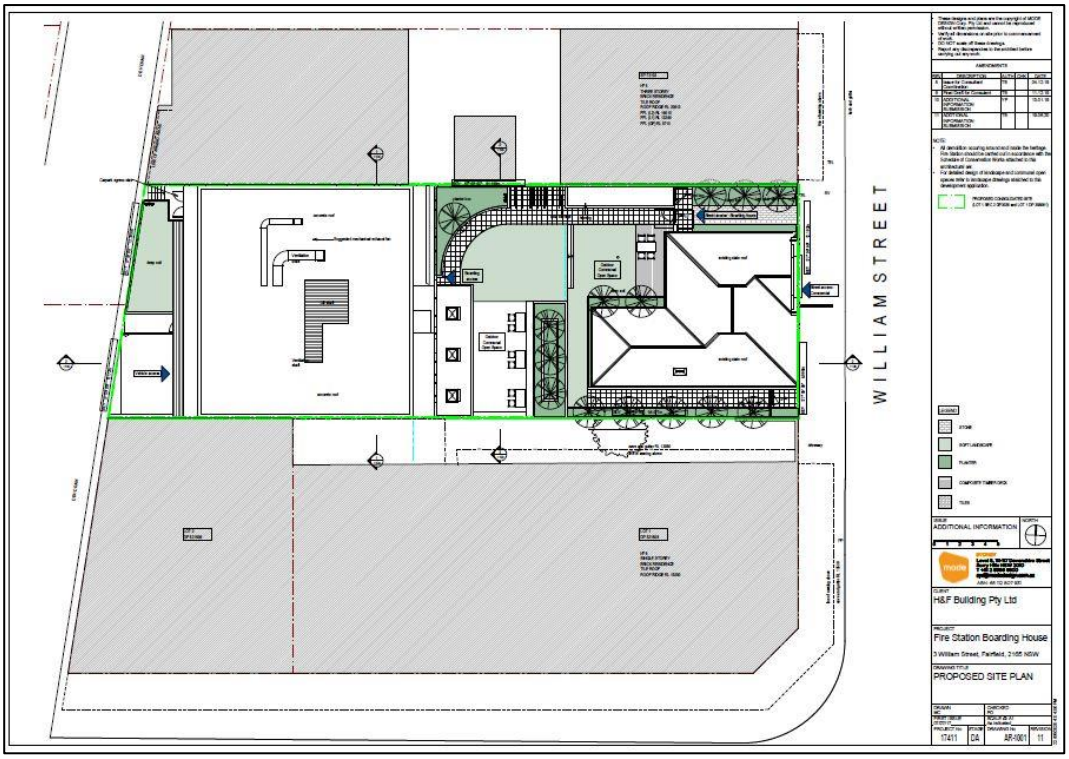

Figure 5. Proposed Site Plan.

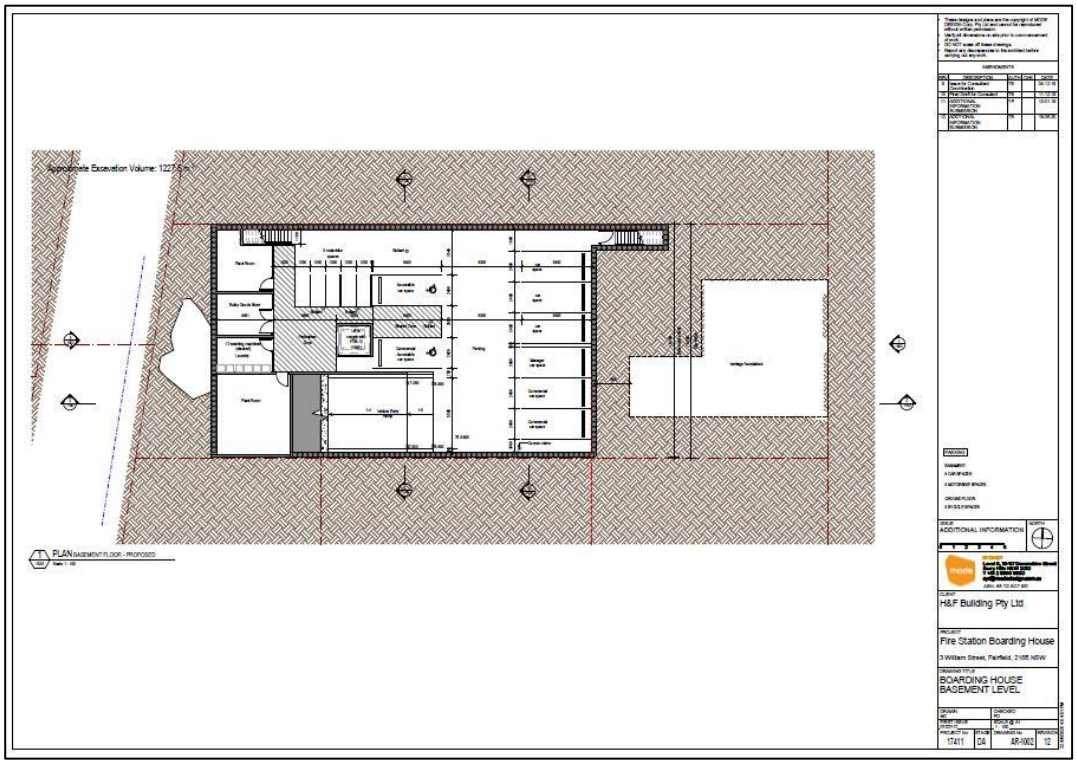

Figure 6. Proposed Boarding House Basement Level Plan.

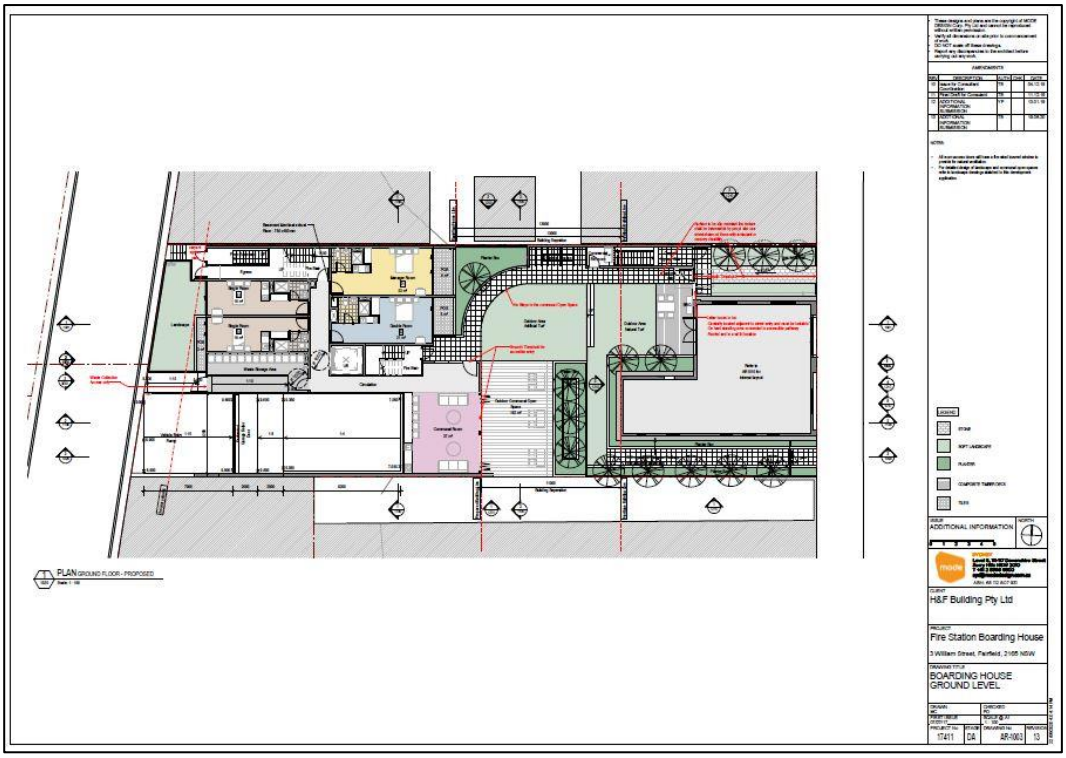

Figure 7. Proposed Boarding House Ground Level Plan.

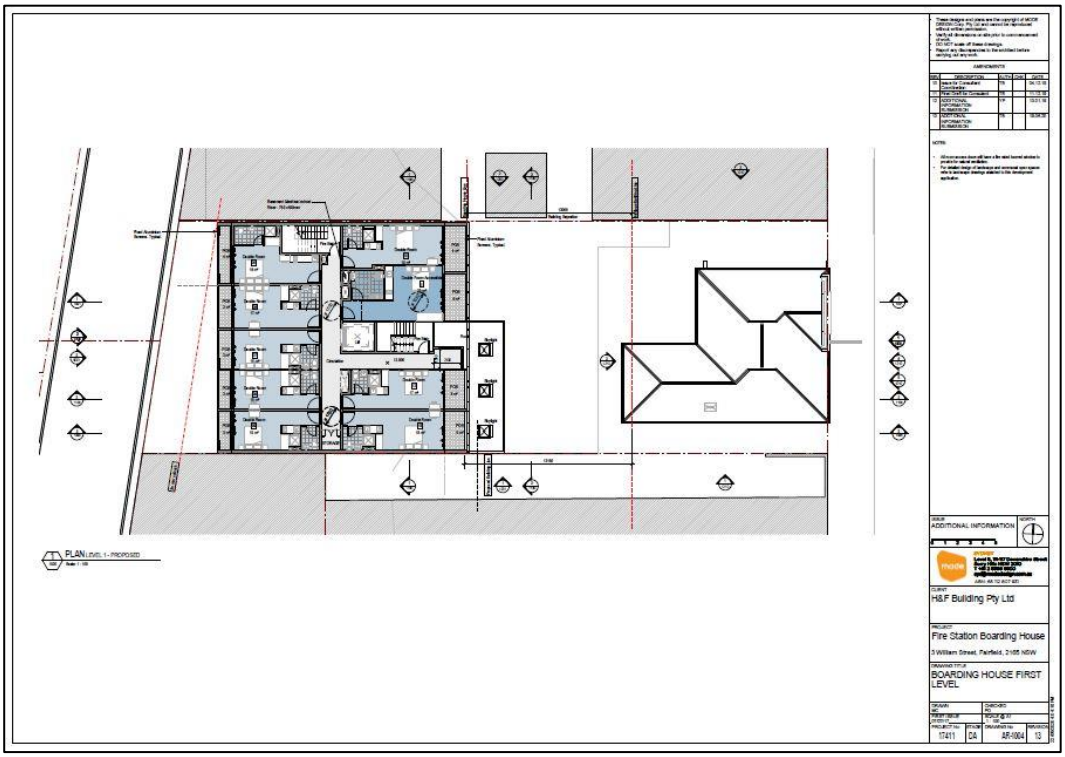

Figure 8. Proposed Boarding House First Level Plan.

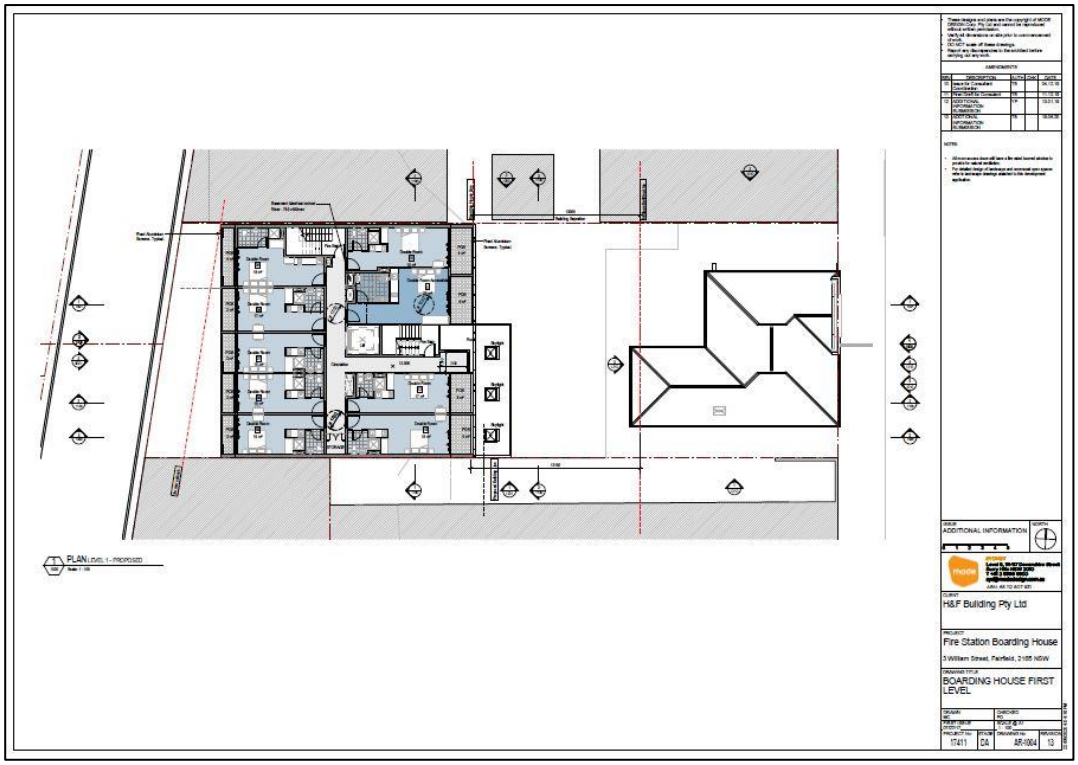

Figure 9. Proposed Boarding House Second Level Plan.

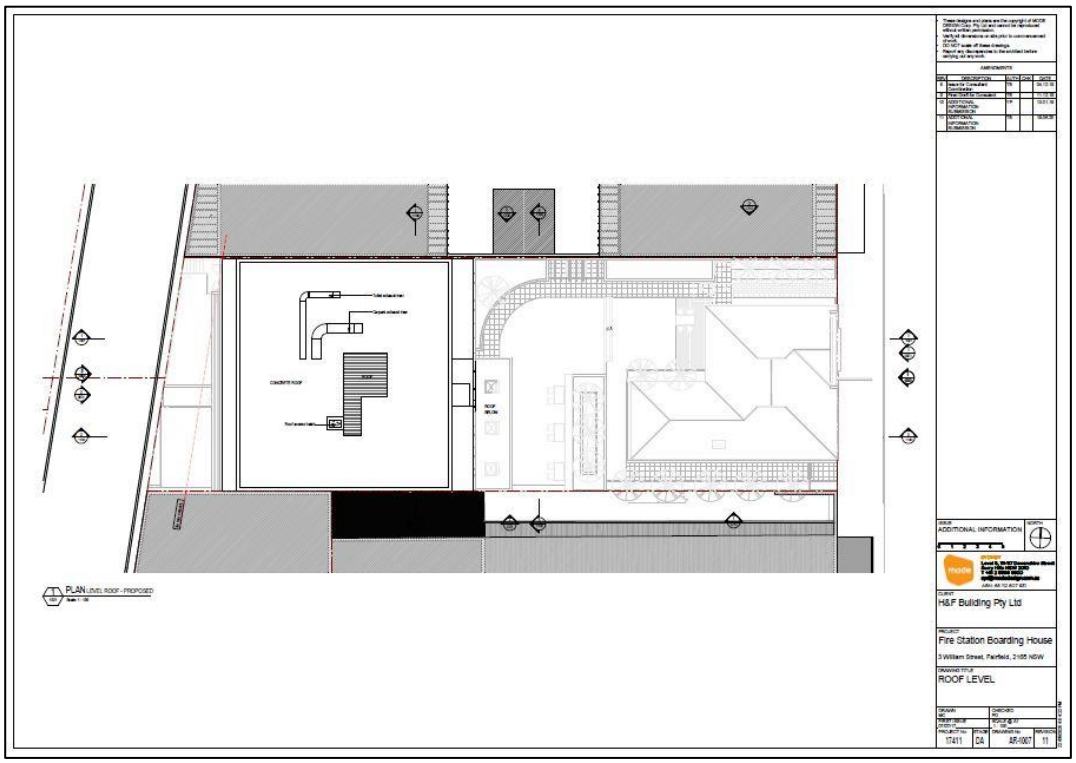

Figure 10. Proposed Roof Level Plan.

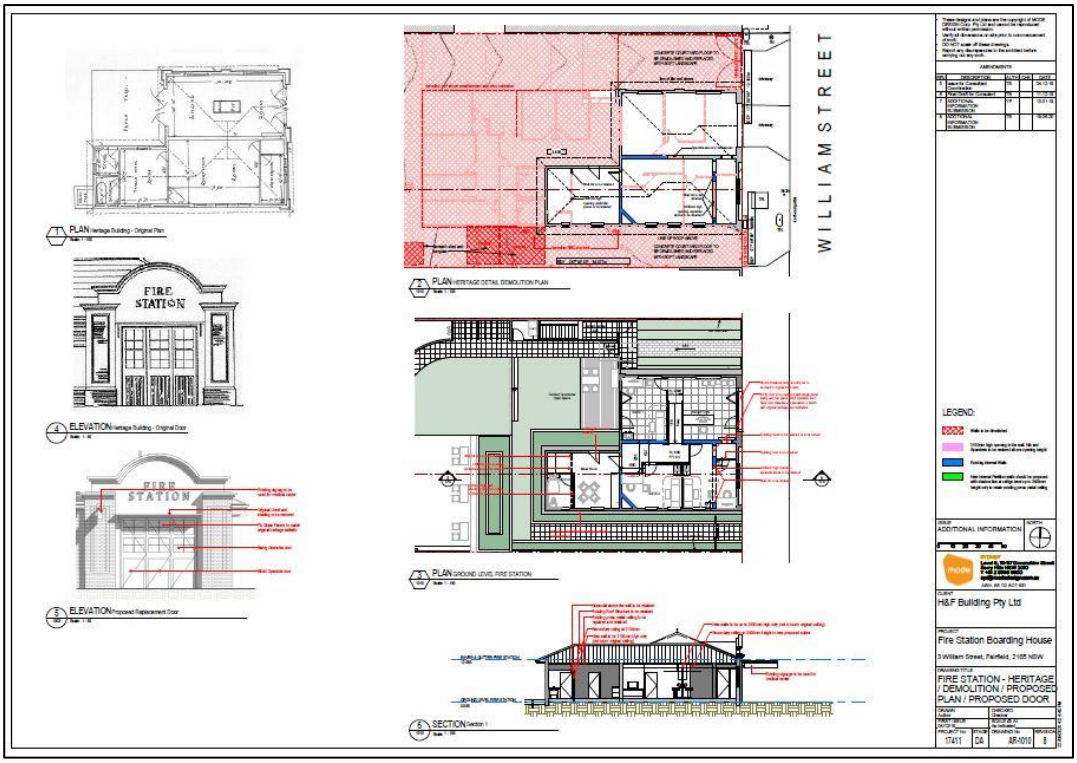

Figure 11. Fire Station- Heritage, demolition, proposed plan and proposed door.

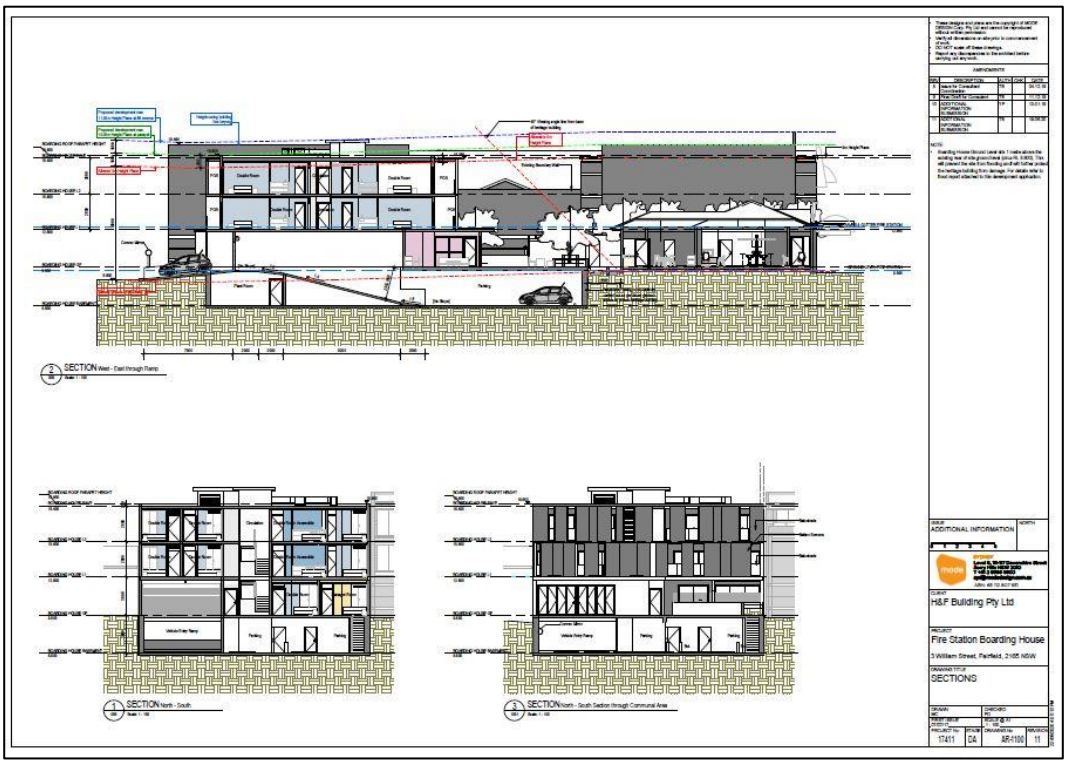

Figure 12. Proposed Sections.

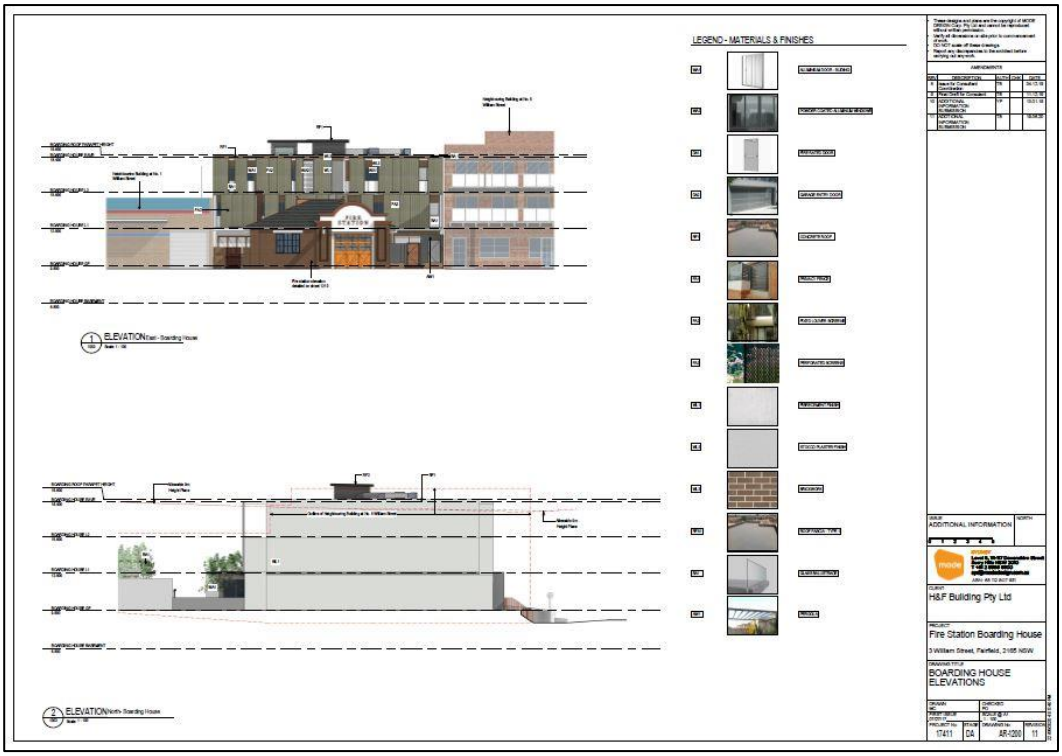

Figure 13. Proposed Elevations.

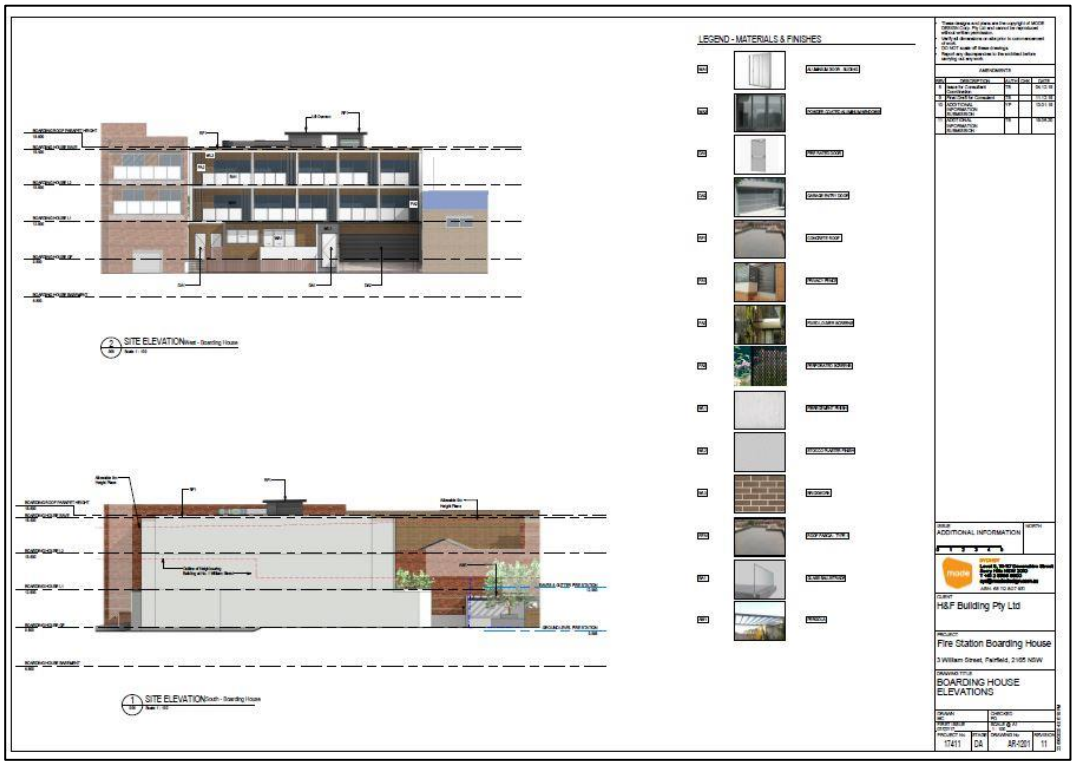

Figure 14. Proposed Elevations.

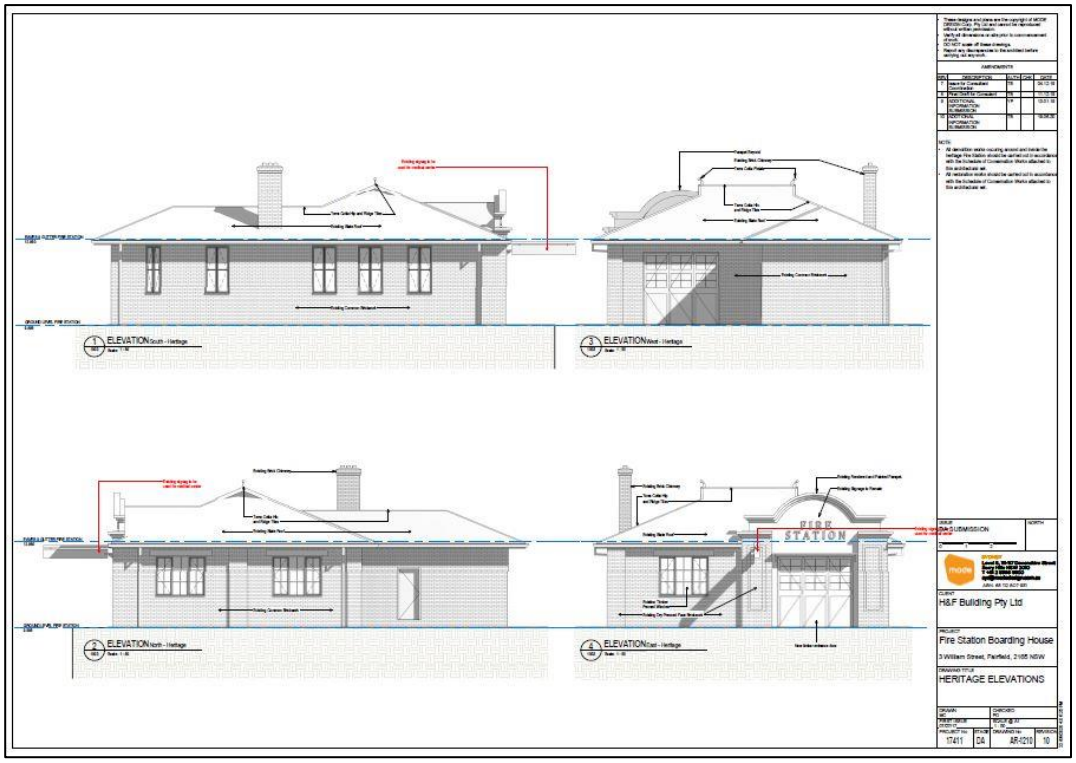

Figure 15. Heritage Elevations.

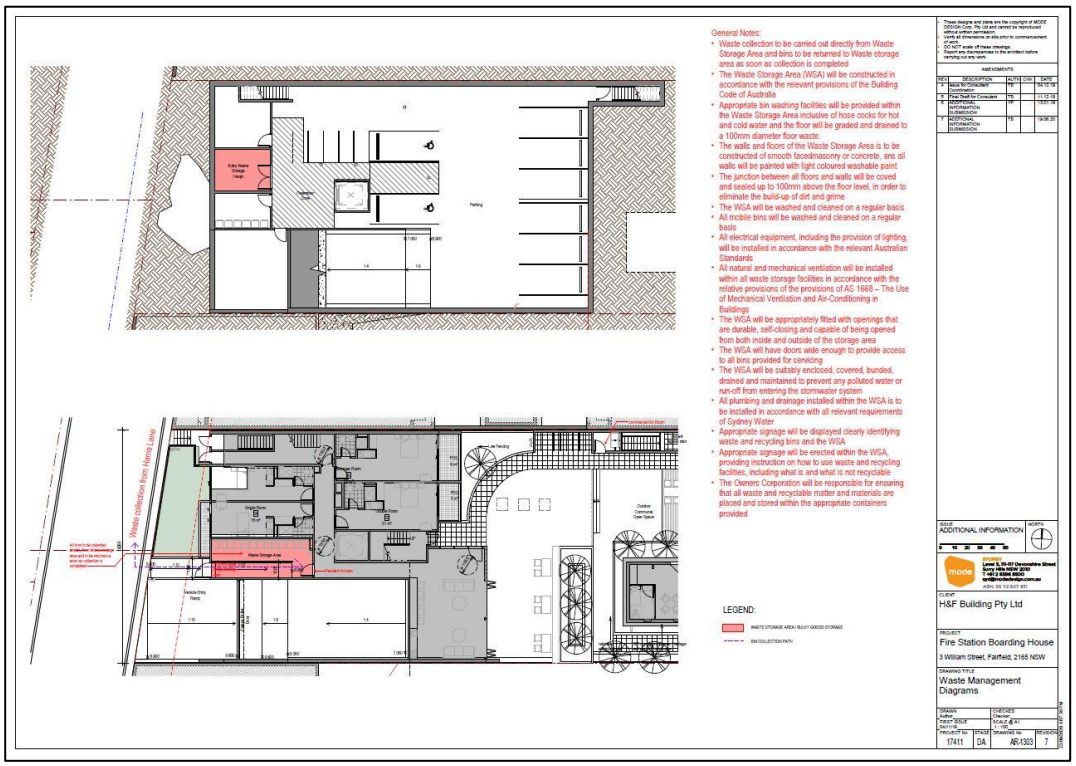

Figure 16. Waste Management Diagrams.

3.0 METHODOLOGY

This Schedule of Conservation Works has been prepared to provide information and guidance for the ongoing maintenance and care of significant elements and fabric at the subject site, and incorporates a detailed fabric analysis for corrective and protective maintenance for each of these components.

The methodology used by Heritage 21 in assessing the heritage significance of a place and providing recommendations for its conservation is consistent with the principles of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

This SCW should be read in conjunction with the Conservation Management Plan prepared by Perumal Murphy Alessi Heritage Consultants, dated December 2019.

3.1 Significance Assessment

The fabric and elements associated with the heritage significance of the subject site have been identified in Section 3.4 below. For the purposes of this Schedule of Conservation Works, it is necessary to assess their significance as individual components, so that a scope of works can be programmed for each of them with respect to their heritage significance.

The methodology used to assess the heritage significance of the components is based on the *NSW Heritage Manual: Assessing Heritage Significance*, which determines that there are five grades of significance: exceptional; high; moderate; little and intrusive. This system is useful as a planning tool as the various grades of significance generate different requirements for retention and conservation of individual elements and spaces. Table 1, below, outlines how this assessment is made and outlines general conservation principles for each grading.

Table 1. Significance Grading

Significance	Explanation	Comments	General Conservation Principle
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Loss or alteration of these elements would detract from the heritage significance of the place.	Retain and conserve.
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Elements identified as being of high significance should generally be retained, restored and conserved in situ. Minor intervention into fabric including adaption and alteration as defined by *The Burra Charter* is permissible provided that the level of significance of each element is retained, giving preference to changes which are reversible.	

Table 1. Significance Grading			
Significance	**Explanation**	**Comments**	**General Conservation Principle**
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Building fabric and relationships which are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to the identified heritage values of the place. A greater level of intervention is permissible. Adaption and Alteration is permissible provided that it protects the identified heritage values of the place.	• Retain and conserve; or • Modify element if such change is appropriate for the ongoing conservation of the place, or to enable the reinstatement of more appropriate features such as original or traditional features of the period.
LITTLE	Alterations detract from significance. Difficult to interpret.	Includes fabric which distracts from the heritage value of the item or fabric related to unsympathetic alteration. These are components generally of neutral impact on the significance of the place. Both retention and removal are acceptable options. Any major interventions to the item are best confined to the areas where the fabric is of little significance.	
INTRUSIVE	Damaging to the item's heritage significance.	Includes elements and features which adversely affect the significance of the place. Removal of these elements would directly increase the overall heritage value of the item.	Remove intrusive element.

3.2 Condition Grading

Based on the same guidelines, the fabric and elements that form part of this report are also graded in terms of condition. There are five condition grades: very good; good; fair; poor; and, very poor. The approach taken to the grading of the condition of the fabric elements of the subject site is shown in Table 3 below.

Table 2. Condition Grading	
Condition	**Explanation**
VERY GOOD	Little or no deterioration.
GOOD	Stable fabric unlikely to require much attention in the next 5 years other than regular inspections and maintenance as required.
FAIR	Fabric of less stable integrity requiring monitoring in the next 5 years. Likely to require sundry repairs/conservation.
POOR	Fabric identified as having lost its essential structural integrity on the basis of observed deterioration. Likely to require essential maintenance and repair in the immediate to medium term.
VERY POOR	Fabric requiring immediate attention due to its observed dilapidation.

3.3 Prioritisation of Works

Based on the significance assessment and the condition grading, a key is presented that is designed to help guide the prioritisation of works in Table 4 below.

While care and maintenance of all the components would be ideal – and indeed is the responsibility of the owner of any heritage place – it may not always be financially feasible to undertake these works all at once. In such circumstances, Heritage 21 recommends that priority be given to those components which are assessed as being of the highest levels of significance and which display the lowest conditions.

3.4 Significant Fabric and Elements

In order to guide the conservation works in a more fine-grained manner, below is presented a grading of the heritage significance of the fabric and elements associated with the subject site. The figures below have been sourced from the Conservation Management Plan prepared by Perumal Murphy Alessi Heritage Consultants in January 2020.

Schedule of Significant Building Elements Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Commentary
EXTERIOR		
OVERALL BUILDING		
Overall height, scale, configuration and face brick finish	High	Remains intact.
Main gabled, gabled hipped and hipped roof form	High	Remains intact.
Timber roof framing, timber fascias, barge board and vented details to gablets and eaves linings	High	Part of early and original fabric.
Slate roof cladding and terracotta trims and finials	High	Part of the original fabric.
Modern gutters and downpipes	Little	Upgraded, it is assumed part of the 1990s works to the site.
Modern gates and fences	Little	Part of later fabric.
WILLIAM STREET FACADE		
Face brick wall including brick plinth, engaged piers/ pilaster, brick details and painted lintel over the window opening and pattern of openings	High	The brickwork is generally in good condition, some damage and failure of joints is evident. The painted finish on the window lintel is peeling.
Bracketed hood over the large, wide opening on the northern bay	High	Has been reconstructed to match an original detail. The northern end has been damaged.
The rendered parapet and associated mouldings, capping and "Fire Station" lettering	High	Original and primary detail in good condition.
Timber framed, six paned casement windows	High	Part of early fabric.
The panelled door to the large, northern bay opening	Little	Has been modified. The rendered reveal indicates in 1997.
Suspended illuminated sign and former emergency button on the central pilaster	Little	Part of the later services added to the building in c. 1970.
Electrical services and conduits	Intrusive	Added as part of later works.
NORTHERN FAÇADE (INCLUDING NORTHERN FAÇADE OF THE REAR WING)		
Face brick wall including brick pilasters, sills and details and painted lintel over the window openings and terracotta walls vents	High	Largely part of the early fabric and in good condition.
Two sets of three, timber framed, six paned casement windows	High	Part of the early fabric.
Single door opening and timber door on the northern façade of the rear wing	Moderate/ Little	The opening has been modified and door is a later addition.
Vented opening and fan (to former engine bay)	Little	Added in c. 1997.
Service elements including lighting and conduits	Little	Added as part of later works.
Flag pole and bracket	Little	Added as part of later works.
Asphalted infill at the base of the wall	Intrusive	Added as part of later works.

Figure 17. Schedule of Significant Building Elements (Source: Perumal Murphy Alessi Heritage Consultants, January 2020).

Schedule of Significant Building Elements Former Fire Station – 3 William Street, Fairfield		
Building or Site element	Significance	Commentary
EXTERIOR		
OVERALL BUILDING		
Overall height, scale, configuration and face brick finish	High	Remains intact.
Main gabled, gabled hipped and hipped roof form	High	Remains intact.
Timber roof framing, timber fascias, barge board and vented details to gablets and eaves linings	High	Part of early and original fabric.
Slate roof cladding and terracotta trims and finials	High	Part of the original fabric.
Modern gutters and downpipes	Little	Upgraded, it is assumed part of the 1990s works to the site.
Modern gates and fences	Little	Part of later fabric.
WILLIAM STREET FACADE		
Face brick wall including brick plinth, engaged piers/ pilaster, brick details and painted lintel over the window opening and pattern of openings	High	The brickwork is generally in good condition, some damage and failure of joints is evident. The painted finish on the window lintel is peeling.
Bracketed hood over the large, wide opening on the northern bay	High	Has been reconstructed to match an original detail. The northern end has been damaged.
The rendered parapet and associated mouldings, capping and "Fire Station" lettering	High	Original and primary detail in good condition.
Timber framed, six paned casement windows	High	Part of early fabric.
The panelled door to the large, northern bay opening	Little	Has been modified. The rendered reveal indicates in 1997.
Suspended illuminated sign and former emergency button on the central pilaster	Little	Part of the later services added to the building in c. 1970.
Electrical services and conduits	Intrusive	Added as part of later works.
NORTHERN FAÇADE (INCLUDING NORTHERN FAÇADE OF THE REAR WING)		
Face brick wall including brick pilasters, sills and details and painted lintel over the window openings and terracotta walls vents	High	Largely part of the early fabric and in good condition.
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Single door opening and timber door on the northern façade of the rear wing	Moderate/ Little	The opening has been modified and door is a later addition.
Vented opening and fan (to former engine bay)	Little	Added in c. 1997.
Service elements including lighting and conduits	Little	Added as part of later works.
Flag pole and bracket	Little	Added as part of later works.
Asphalted infill at the base of the wall	Intrusive	Added as part of later works.

Figure 18. Schedule of Significant Building Elements (Source: Perumal Murphy Alessi Heritage Consultants, January 2020).

3.4.1 Remnant Significant Fabric and Elements

The following are the significant original fabric and elements that remain in the subject site. These remnant fabric and elements will be the subject of this condition report and repair schedule.

- Street frontage along William Street
- Form & scale of structure
- External brick masonry walls with rendered pediments
- Timber fenestrations with textured glass panels
- Slate shingle roof with terracotta capping and gambrels with terracotta ram horn finials
- Internal brick masonry walls with rendered plaster
- Pressed metal ceilings
- Original exhaust fan and alarm in Engine room
- Monrovian tiles in bathroom

3.5 Structure of Report

According to the site's listing card on the NSW OE&H database, the subject site has heritage significance due to its historical and social values. These values are embodied not only in the building history, but also within the physical fabric of the place. It is therefore important to consider the heritage significance and physical condition of the different fabric and elements of the subject site, and the necessary conservation works to ensure the retention of their significance.

The Schedule of Conservation Works presented in Section 4.0 below is limited to original fabric and elements of heritage significance within the subject site. The Schedule of Conservation Works also addresses BCA compliance.

For ease of reference, the Schedule is divided into two categories:

1. External Works:
    a. East Elevation;
    b. North Elevation;
    c. West Elevation;
    d. South Elevation.
2. Internal Works:
    a. Walls
    b. Ceilings
    c. Floors
    d. Doors and windows
    e. Fixtures

3.6 Recommendations

3.6.1 New Fabric (including building services)

It is outside the scope of this report to address any new fabric or any existing or new services to be installed at the subject site. However, it should be noted that good ongoing maintenance and care of these other, non-significant elements is crucial to the integrity and condition of the subject site as a whole. All new services and fit out of the new medical centre should be free standing and not attached to any significant fabric so as to minimise adverse impact. New services, including those for BCA compliance should not be chased into, or penetrate through, the brick walls. As such, a plan should be designed and implemented by suitably-qualified persons for the proper maintenance of such elements.

3.6.2 Tradespersons

It is recommended that all work be carried out by suitably qualified conservation professionals and tradespeople with relevant qualifications and proven experience with heritage buildings. If the appointment of individual tradespersons or companies changes during the conservation works, any subsequent appointments should rely on the same basis.

3.6.3 *The Burra Charter*

All conservation works are to be carried out in accordance of the principles of *The Burra Charter*, in particular with Article 3:

> *Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.*

All heritage trade experts involved are to apply this principle when removing and replacing significant heritage fabric and limit replacements to what is necessary as required by the condition of this element.

3.6.4 Unknown Elements

It is recommended that the heritage architect be notified upon discovery of any unknown element. Such an element shall require a heritage significance assessment. All professional tradesmen should be made aware of this protocol prior to commencing work.

3.6.5 Elements with Little or intrusive significance

Elements identified as intrusive or with little significance may be removed or replace with more sympathetic solutions without any damage to significant fabric. All removal requires prior written approval from appointed heritage architect/specialist.

3.6.6 Demolition and Fabric Removal

Where fabric is to be removed (in order to be replaced or made good) or demolished (intrusive fabric), it is to be removed employing hand demolition only. No machines are to be used to remove and demolish fabric. Further, the protection of significant existing fabric is to be ensured at all times during the removal and/or demolition of fabric.

3.6.7 Engagement of a Structural Engineer

A Structural Engineer is to be engaged before the commencement of the works to prepare a report and structural drawings including a methodology to conserve the heritage building during the excavation and construction works. The structural engineer is also to investigate the structural integrity of the footings of the dwelling. The drawings and report are to be examined by a suitably qualified Heritage Consultant prior to their finalisation.

3.6.8 Temporary Protection Plan

Prior to the commencement of any significant building work in the vicinity of the heritage item, including demolition, excavation and construction, a comprehensive temporary protection plan is to be prepared by both a structural engineer and a suitably qualified heritage architect to ensure that adequate protection measures are employed.

4.0 CONDITION SURVEY & SCHEDULE OF WORKS

4.1 Significance Grading

A Plan indicating the level of significance of fabric within the heritage item has been sourced from the Conservation Management Plan by Perumal Murphy Alessi Heritage Consultants dated January 2020.

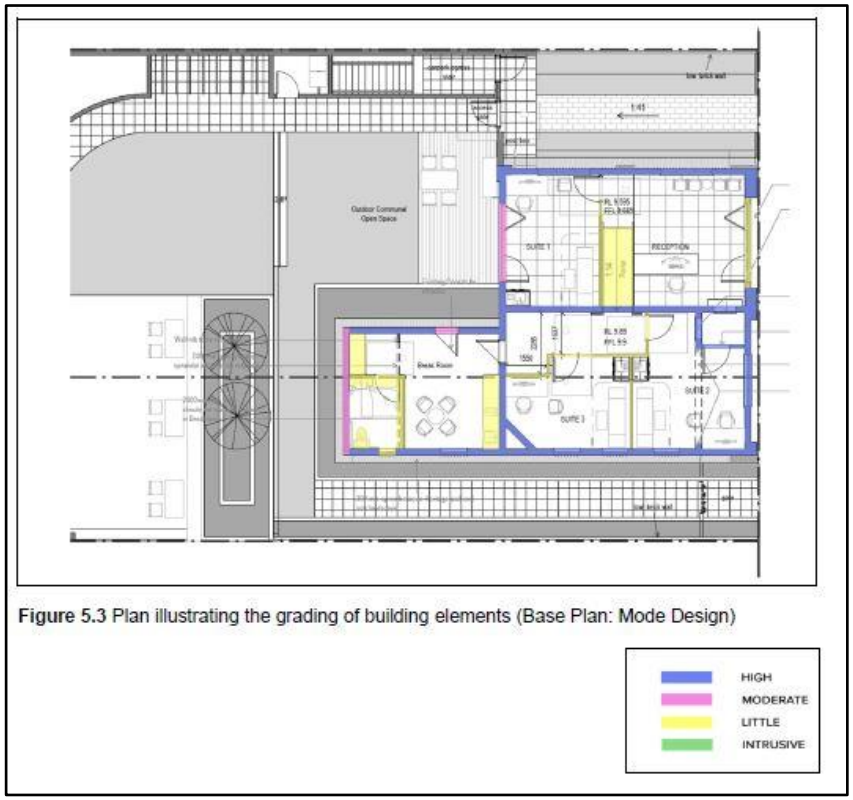


Figure 19. Plan illustrating the grading of building elements (Source: Perumal Murphy Alessi Heritage Consultants, January 2020).

4.2 External Works

4.2.1 East Elevation

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
General Works		FAIR - GOOD	HIGH	Slate shingle hipped roof with gablet and terracotta capping, timber fascia and ram horn finials to be retained and conserved in situ. Retain and conserve face brick masonry interspersed with columns and a rendered semi-circular pediment, timber window with rendered lintel and large metal roll up garage door for fire engine. Original chimney stack still intact. This is to be retained. Primary driveway along northern edge and secondary entrance along southern extent. Allow general cleaning of façade before beginning conservation works. All drainage, water supply and electrical fitting should be rationalized and decluttered. Remove metal roll-up door and reinstate original timber door as shown in original elevation drawing.

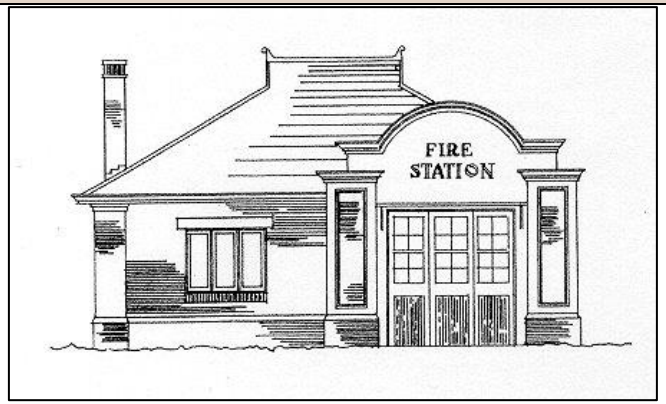
Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Where a new ramp is to be introduced for BCA compliance at the entry to the east, it is as far as possible, not to be fixed to the original brickwork and materials of this elevation. New fabric should be, as far as possible, self-supporting/freestanding, and or fixed to non-significant fabric. Where new entry door to the eastern elevation is to be introduced, the original door should be reinstated based on photographic evidence (see image in table across).
Roof – Slate shingles		GOOD - FAIR	HIGH	Slate shingle hipped roof with gablet and terracotta capping, timber fascia and ram horn finials. Slate shingles appear to be in POOR condition due to water ingress indication in various internal rooms. A further detailed inspection is recommended. Any deterioration of nails/pegs; damage to laths, battens or rafters; delamination or cracking of slates should be repaired. As much as possible original roof covering and supporting structure should be retained and conserved. Reuse all original slates in original orientation. Any new slates

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				required should match like for like. Retain all historic detailing of fixings, laths and battens. Terracotta capping and ram horn finials appear is fair condition. Timber fascia requires repairs.
Rendered Pediment		GOOD - FAIR	HIGH	Rendered semi-circular pediment with coloured cornice and historic signage of Fire Station. Plaster appears in good condition. Surface staining due to black soiling from carbon deposits and surface streaking due to irregular water channeling on wall face. General cleaning is prescribed prior to any conservation works.

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Testing of paint should be undertaken to determine presence of lead and calcimine. Paint displays typical signs of calcimine due to surface cracking. If traces of lead or calcimine appear in testing, all paint should be removed to the substrate. Where lead paint is present, it should be removed in accordance with the appropriate Australian Standards and EPA guidelines. The surface is then to be and repainted using Murobond mineral based paint. Paint should be removed using a Peel-Away system or other non-abrasive removal techniques after consultation with the appointed Heritage Architect. Colour Scheme to be like for like or other age appropriate to match building style and period, selected after consultation with the appointed Heritage Architect. Retain and conserve original signage within pediment.
Window		FAIR - POOR	HIGH	Timber window with rendered lintel, brick sill and textured glass panes. Timber window leaves and frame appear in fair condition. Window should undergo further inspection to ensure all

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
	 			leaves are in working condition and all hardware is sound. Replace like for like if any damages found. Face putty along muntins requires cleaning and repair as years of over painting have resulted in putty being unequal and covering glass panes. This can be done at a later time. Paint cracked and blistering on rendered lintel. This cracking is characteristic of calcimine. Paint should be tested for lead and calcimine content. If traces of lead or calcimine appear in testing, all paint should be removed to the substrate. Where lead paint is present, it should be removed in accordance with the appropriate Australian Standards and EPA guidelines. The surface is then to be and repainted using Murobond mineral based paint. Paint should be removed using a Peel-Away system or other non-abrasive removal techniques after consultation with the appointed Heritage Architect. Colour Scheme to be like for like or other age appropriate to match building style and period, selected after consultation with the appointed Heritage Architect. Glass panes are in fair condition. Remove paint from panes. Missing panes should be replaced with like for like.

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				External painted scheme should be kept.
External Boundary – Face brick masonry		GOOD - FAIR	HIGH	Face brick masonry in running bond with coloured accents in columns. Loss of pointing in isolated areas of the northern elevation. Repointing to be undertaken with Westox pointing mortar in flushed finish. Mortar to be pre-mixed by weight and not volumetrically. Take care to point all corners. Isolated incidents of discolouration at the base of the wall. General cleaning recommended prior to the commencement of any conservation works. Missing and spalled bricks to be replaced like for like onto the original brick courses. Remove concrete infill at the base of the southern column of roll up door (red outline) and replace with specifically cut brick onto original brick. Inclusions and drill holes may be retained. All drainage, water supply and electrical fitting should be rationalized and decluttered. Remove all PVC pipes and replace with age appropriate materials.

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
	 			Where a new ramp is to be introduced at the entry to the east, it is as far as possible, not to be fixed to the original brickwork and materials of this elevation. New fabric should be, as far as possible, self-supporting/freestanding, and or fixed to non-significant fabric.

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Sun Projector and Roll Up Door.		FAIR – POOR	LITTLE	Original Sun projector has been replaced with a concrete section. To be removed and reinstated with age appropriate timber projection and timber brackets. Metal Roll-up shutter door to be replaced with original timber doors illustrated in original elevation drawings.
Concrete side panels		POOR – VERY POOR	MODERATE	Side panels along engine room entrance show signs of damage possibly caused by approaching or reversing vehicles. Repair render like for like to match existing. Repaint entire panel in matching colour scheme after consultation with the appointed Heritage Architect.

Table 3.2.1: East Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				

4.2.2 Northern Elevation

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
General Works		FAIR	BRICK – HIGH WEATHER BOARD – INTRUSIVE	Northern Elevation is divided into two sections – The original brick and a weatherboard extension constructed in the 1980s. Demolition of weatherboard extension is recommended. Where the weatherboard extension is to be demolished, the works to be carried out should, in general, involve the least possible level of physical intervention to significant fabric. Any demolition to, or in the vicinity of, original external brickwork is to be carried out using hand-held tools only. Allow general cleaning of façade before beginning conservation works. All drainage, water supply and electrical fitting should be rationalized and decluttered. Retain original exhaust vent from Engine room (outlined red). The concrete courtyard to the north is to be demolished and replaced with soft landscaping. Demolition works is to be carried out using hand-held tools only.

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Brick masonry walls adjacent to the concrete courtyard is to be protected during demolition of the concrete courtyard.
Timber steps		POOR	LITTLE	Timber step podium added to rationalize change of level into later weather board extension. Retain original water supply pipe connected to engine room. Timber steps along with weatherboard extension to be demolished.

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Brick Masonry		POOR	HIGH	Face brick masonry appears in poor condition due to later repointing that is feathered. Rack joint and repoint using Westox pre-mixed mortar in flushed finish. Mortar to be supplied pre-mixed by weight and not volumetrically. Isolated incidents of diagonal spilt of mortar to be repaired in matching mortar from Westox. Should any masonry be damaged while works are being carried out, repair/replacement should be undertaken after consultation with the appointed Heritage Architect.
Windows		FAIR -POOR	HIGH	Timber window with rendered lintel, brick sill and textured glass panes. Minor damages to window frames to be repaired. Window should undergo further inspection to ensure all leaves are in working condition and all hardware is sound. Replace like for like if any damages found. Face putty along muntins requires cleaning and repair as years of over painting have resulted in putty being

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
	 			unequal and covering glass panes. This can be done at a later time. Paint cracked and blistering on rendered lintel. This cracking is characteristic of calcimine. Paint should be tested for lead and calcimine content. If traces of lead or calcimine appear in testing, all paint should be removed to the substrate and repainted using Murobond mineral based paint. Paint should be removed using a Peel-Away system or other non-abrasive removal methods after consultation with the appointed Heritage Architect. Colour Scheme to be like for like or other age appropriate to match building style and period. Glass panes are in fair condition. Remove paint from panes. Missing or broken panes should be replaced with like for like. External painted scheme should be retained.

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Timber Fascia	 	FAIR – POOR	HIGH	Original timber fascia is painted. Investigate water ingress or other signs of damage. Repair fascia boards.

Table 3.2.2: Northern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Flag Pole		GOOD	HIGH	Retain original flag pole.

4.2.3 Western Elevation

Table 3.2.3: Western Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
General Works		FAIR	INTRSUIVE	Repoint and restore all original face brick details. All drainage, water supply and electrical fitting should be rationalized and decluttered. Timber electricity pole (highlighted red) may be removed but should either be relocated or stored on site. Weatherboard extension added in 1980s would be demolished and original brick elevation exposed. Allow general cleaning of façade before beginning conservation works. Where the later addition extensions are to be demolished, the works to be carried out should, in general, involve the least possible level of physical intervention to significant fabric. Any demolition to, or in the vicinity of, original external brickwork is to be carried out using hand-held tools only. Should any masonry be damaged while works are being carried out, repair/replacement should be undertaken after consultation with the appointed Heritage Architect.

4.2.4 Southern Elevation

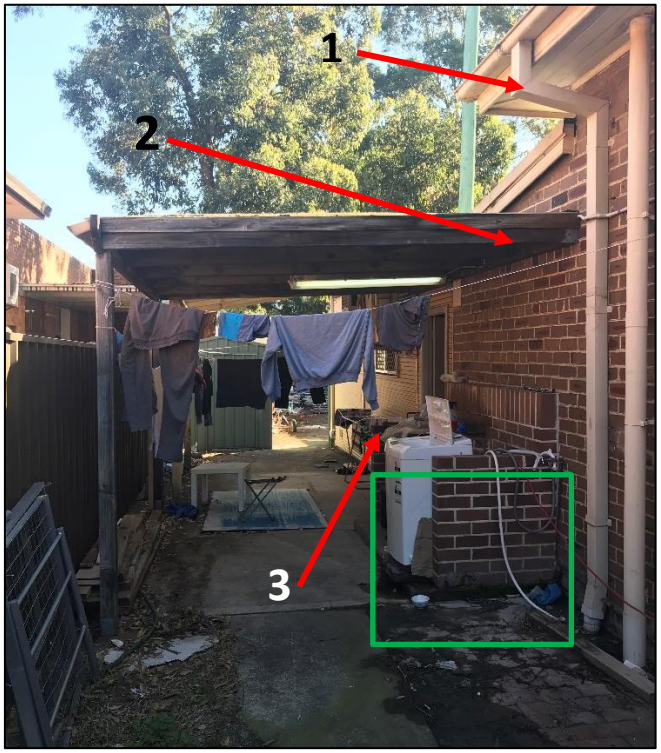
Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
General Works		FAIR - POOR	BRICK FACE – HIGH WEATHER BOARD – INTRUSIVE	Southern Elevation is divided into three sections – 1. The original face brick structure; 2. a skillion roofed lean-to; and 3. the weatherboard extension added in the 1980s. Remove weatherboard extension. Demolition of temporary timber awning is recommended. Demolition of fibre board awning is recommended. Remove sink and brick extension attached to the brickwork (outlined in green). Make good brickwork after the removal works have been completed. Where the weatherboard extension is to be demolished, the works to be carried out should, in general, involve the least possible level of physical intervention to significant fabric. Any demolition to, or in the vicinity of, original external brickwork is to be carried out using hand-held tools only. Should any masonry be damaged while works are being carried out, repair/replacement should be undertaken after consultation with the appointed Heritage Architect.

Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Allow general cleaning of façade before beginning conservation works. All drainage, water supply and electrical fittings should be rationalized and decluttered. Remove all PVC pipes and replace with age appropriate materials.
Alleyway		POOR	LITTLE	Alleyway flooring is highly damaged and uneven. Collection of water from washing machine runoff and rainwater collection exasperates damage to base of walls. Repair floor and replace concrete slabs with terracotta pavers. A 300mm pervious apron should be cut at the base of the wall around the perimeter of the building to prevent rising damp and subsequent exfoliation of brick work, plaster and paint. Apron to be filled with loose gravel.

Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Brick Masonry		FAIR – POOR	HIGH	Face brick masonry appears in poor condition due to later repointing that is feathered. Rack joint and repoint using Westox pre-mixed mortar in flushed finish. Mortar to be supplied pre-mixed by weight and not volumetrically. Isolated incidents of discolouration due to water ingress. Source of water damage to be investigated and repaired. General cleaning recommended prior to the commencement of any conservation works. Missing and spalled bricks to be replaced like for like onto the original brick courses. Terracotta ventilators and chimney stack are in fair condition and should be retained and conserved.

Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				

Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Windows	 	POOR	HIGH	Timber window with rendered lintel, brick sill and textured glass panes. Minor damages to window frames to be repaired. Window should undergo further inspection to ensure all leaves, sash cords are in working condition and all hardware is sound. Replace like for like if any damages found. Face putty along muntins requires cleaning and repair as years of over painting have resulted in putty being unequal and covering glass panes. This can be done at a later time. Glass panes are in fair condition. Remove paint from panes. Missing or broken panes should be replaced with like for like. External painted scheme should be matched to other elevations. Aluminium grills to be removed from the original fabric. Light attached to window details should be removed.

Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				

Table 3.2.4: Southern Elevation				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Timber fascia		POOR	HIGH	Original timber fascia is painted. Investigate water ingress or other signs of damage. Repair fascia boards.

4.3 Internal Works

4.3.1 Walls

Table 3.3.1: Walls				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Original and Extension		FAIR - POOR	BRICK FACE – HIGH WEATHER BOARD – INTRUSIVE	Internal areas are divided into two sections, original 1925 building (red arrow) and 1980s weatherboard construction (green arrow). Demolish weatherboard extension. Where the later addition extensions are to be demolished, the works to be carried out should, in general, involve the least possible level of physical intervention to significant fabric. Any demolition to, or in the vicinity of, original brickwork is to be carried out using hand-held tools only. Demolition work is to be carried out in accordance with the current and relevant sections of National Construction Code (NCC); and Australian Standard AS2601: The demolition of structures (AS 2601). Prior to any demolition, a dilapidation record is required. Either as a photographic or video and written record of the condition of the portion of the existing building retained, adjacent buildings, and other relevant structures or facilities;

Table 3.3.1: Walls				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Note: The above is typically in addition to a Photographic Archival Record. Any original fabric which is remaining insitu during proposed works and that could be affected by the demolition, are to be protected during demolition and construction. Should any masonry be damaged while works are being carried out, repair/replacement should be undertaken after consultation with the appointed Heritage Architect. Where a new ramp is to be introduced at the reception for BCA compliance, it is as far as possible, not to be fixed to the original brickwork and materials. New fabric should be, as far as possible, self-supporting/freestanding, and or fixed to non-significant fabric.
Brick Masonry - Mortar Joints		FAIR - POOR	HIGH	Face brick masonry appears in poor condition due to later repointing that is feathered. Rack joint and repoint using Westox pre-mixed mortar in flushed finish. Mortar to be supplied pre-mixed by weight and not volumetrically. General cleaning recommended prior to the commencement of any conservation works.

Table 3.3.1: Walls				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Once weatherboard extension has been removed repair all face brick masonry. Remove later addition timber rails and boards.
Rendered Internal walls		FAIR - POOR	HIGH	Internal masonry walls with plaster with original picture rails and dado skirting. Retain and conserve all original masonry walls as much as possible. Remove original paint using Peel-Away system and repaint in age appropriate colour scheme after consultation with the appointed Heritage Architect. Where the proposal requires the removal of parts of the original internal walls, nibs on either side of the wall and spandrels above are to be retained. Nibs are to be minimum 450mm, while spandrels are to be at 2100mm height. Where new partition walls and any other new fabric is to be introduced within the space, the new fabric is, as far as possible, not to be fixed to the original brickwork. New

Table 3.3.1: Walls				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				fabric should be, as far as possible, self-supporting / freestanding, and / or fixed to non-significant fabric. If brick is identified as the only feasible substrate for fixing new fabric, in the first instance the possibility of fixing into the mortar joints should be considered. Fixing to the brick itself should be seen as a 'last resort' option. All new services and fit out of new medical centre are to be free standing and not attached to any significant fabric so as to minimise adverse impact. New services are not to be chased into, or penetrate through, the brick walls. Where fixing would be required to brick or mortar, any fixings used should be of a non-ferrous material, and as few penetrations as possible should be made to the brick in order to minimise damage. Retain bevelled picture rail (green) and dado skirting (red). All electrical fittings should be rationalized and decluttered. Remove all PVC pipes and replace with age appropriate materials.
Later addition Partition walls		FAIR	INTRUSIVE	Later addition plasterboard walls have been added at a later stage to divide larger original rooms into smaller spaces. These partition walls can be easily identified by division of original ceilings.

Table 3.3.1: Walls				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Removal of internal non-original plasterboard walls. Care must be taken to ensure that no original pressed metal ceilings, cornices, bevelled picture rails or masonry are damaged during removal.

4.3.2 Ceilings

Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Pressed Metal Ceilings	 	FAIR – POOR	HIGH	Retain and conserve original ceilings, including the pressed metal ceilings. Pressed metal ceilings appear in various stages of disrepair ranging from good to very poor. Where condition is very poor, it is primarily due to water infiltration from exterior sources. It is firstly important to identify the metal that is used and if panels are secured. Lathing can deteriorate from prolonged water damage and/or termites. Plumbing pipes, electrical fixtures and other apertures not only affect the structural soundness of the ceiling but also destroy the visual continuity of the pattern. Decisions regarding the viability of repairs, wholesale replacement or a combination of both need to be made under the guidance of the appointed heritage architect. Where ceilings are damaged, they are to be made good. Where surfaces are patchy/ rusted, remedial action to be taken if required and monitor for further deterioration.

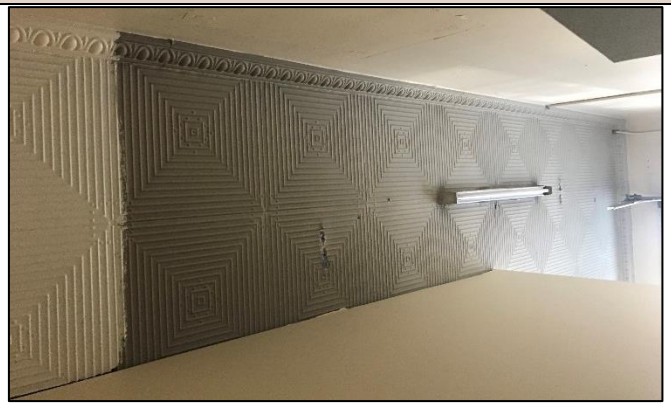
Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				If wholesale replacement is to happen, the pattern of the pressed metal panels are to match existing in all respects. A heritage consultant should be consulted if the pressed ceiling panels are to be replaced with a different pattern. Inspection and testing of paint must be undertaken to assess the likely presence of lead-based paints. Where lead paint is present, it should be removed in accordance with the appropriate Australian Standards and EPA guidelines. The surface is then to be and repainted. Paint should be removed using non-abrasive removal techniques after consultation with the appointed Heritage Architect. Colour Scheme to be like for like or other age appropriate to match building style and period, selected after consultation with the appointed Heritage Architect. Where new internal partition walls are to be inserted, care must be taken that the walls are not fixed to the pressed metal ceiling. The walls are to be at a height of 2400mm and a secondary ceiling is to be introduced at 2400mm.

Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				

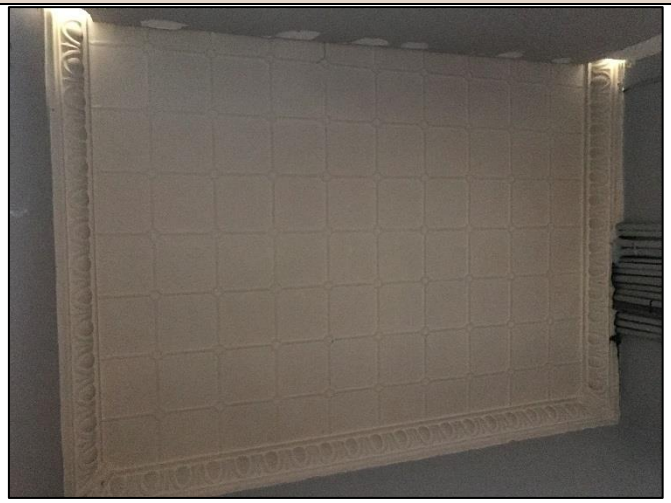
Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				
Cornices		FAIR	HIGH	Original cornices appear in fair condition. Repaint to match new colour scheme after consultation with appointed Heritage Consultant. Minor repair should be undertaken as specified in specifications. Where cornices are damaged, they are to be made good. Inspection and testing of paint must be undertaken to assess the likely presence of lead-based paints. Where lead paint is present, it should be removed in accordance with the appropriate Australian Standards and EPA guidelines. The surface is then to be and repainted. Paint should be removed using non-abrasive removal techniques after consultation with the appointed Heritage

Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
	 			Architect. Colour Scheme to be like for like or other age appropriate to match building style and period, selected after consultation with the appointed Heritage Architect. Where new internal partition walls are to be inserted, care must be taken that the walls are not fixed to the pressed metal cornices.

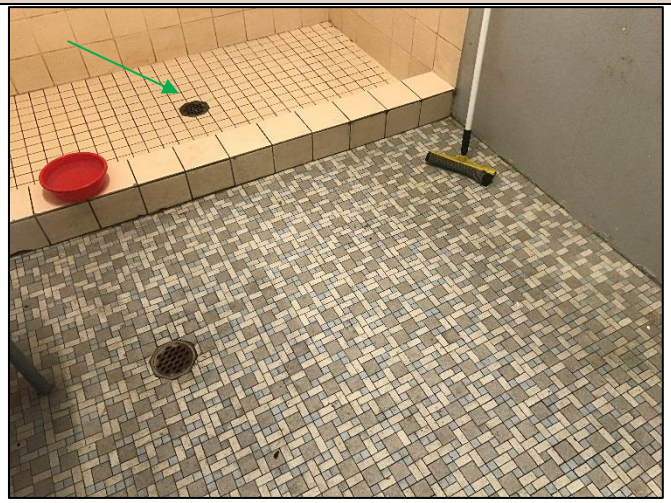
Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Timber Ceilings		FAIR	HIGH	Timber ceilings appear in fair condition. Regular maintenance is recommended.
Ceiling in Bathroom (Original Structure)		FAIR	LITTLE	Warning in bathroom of lead and asbestos to be considered. Pre-emptive measures to be taken on site and all toxic materials removed according to Australian Standards and EPA guidelines. A heritage expert should be consulted if the ceiling is to be replaced. The new ceiling is to be of age appropriate material.

Table 3.3.2: Ceilings				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Plasterboard Ceilings		FAIR	INTRUSIVE	Later addition plasterboard ceilings to be demolished with entire weatherboard construction.

4.3.3 Floors

Table 3.3.3: Floors				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Flooring - Vinyl		FAIR	INTRUSIVE	Vinyl flooring is a later addition. Flooring should be removed to investigate materials below. Original or age appropriate flooring should be rationalised and reinstated. Where original and significant flooring is extant below, any new flooring material is to be placed on top of a 6mm CFC sheeting to ensure that the significant flooring is retained and protected.
Flooring – Carpets		POOR	INTRUSIVE	Carpet on floors is a later addition and should be removed to investigate material below. Original or age appropriate flooring should be rationalised and reinstated. Where original and significant flooring is extant below, any new flooring material is to be placed on top of a 6mm CFC sheeting to ensure that the significant flooring is retained and protected.

Table 3.3.3: Floors				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Flooring – Ply		POOR	INSTRUSIVE	Ply is a later addition and should be removed to investigate material below. Original or age appropriate flooring should be rationalised and reinstated. Where original and significant flooring is extant below, any new flooring material is to be placed on top of a 6mm CFC sheeting to ensure that the significant flooring is retained and protected.
Flooring – Tiles		FAIR	MOROVIAN – HIGH OTHER – LITTLE	Morovian tiles in bathroom may be considered of high significance. These should be retained, cleaned and repaired. Where tiling has been damaged, it is to be repaired. Where repairing is not possible, a Heritage Architect is to be consulted and a period appropriate Morovian tiles is to replace damaged tile. Replacement tile is to be sourced

Table 3.3.3: Floors				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				from old tiles sourced from restoration shops and tile specialists or cut from modern tiles of similar finish into the shape required. Non-original tiles (green) are of low significance and may be removed if required. Where new bathroom fittings are to be introduced, they should be located where the existing fixtures and services are located to ensure minimum damage to the original fabric of the building. No new penetrations are to be made while inserting new fixtures, including those for BCA compliance. The existing plumbing and floor wastes should be used.

4.3.4 Doors and Windows

Table 3.3.4: Doors and Windows				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Main doors to Engine Room from Western wall		GOOD	HIGH	Original three leaves door has been modified. This door would have been similar to the door on the Eastern Elevation. Recommendation has been made in Section 3.1.1 to replace rollup shutter door with timber door. Main timber doors to the rear of the Engine room is currently blocked. Doors should undergo further inspection to ensure all leaves are in working condition and all hardware is sound. Replace like for like if any damages found. Secondary later addition door (green arrow) to be removed and original three panelled (red) door to be completed and reinstated. Minor damages to timber should be repaired. Once weatherboard extension is removed, this door will be converted into an external door, therefore paint finish to be retained. Colour scheme should match external scheme and be period appropriate.
Internal doors – original		FAIR – GOOD	HIGH	Original timber doors to be retained.

Table 3.3.4: Doors and Windows				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Doors should undergo further inspection to ensure all leaves are in working condition and all hardware is sound. Replace like for like if any damages found. French polish finish to be reinstated along all internal facing. Textured glass panes to be retained. Missing or broken panes to be replaced like for like. Minor dents and scratches may be retained. Advanced damage to frame or leaves (red) may be repaired. The location of some original doors has been changed. It is recommended that original door locations be determined, and doors reinstated. The original internal doors should be retained in-situ. According to the Accessibility Assessment Report, the Clear Opening of Doorways requirement would be addressed through a performance solution.

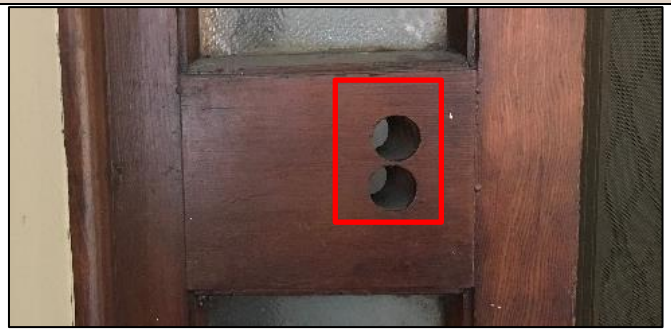
Table 3.3.4: Doors and Windows				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				
Timber Windows - original		FAIR	HIGH	Original timber windows with architraves have been painted over. Windows should undergo further inspection to ensure all leaves are in working condition and all hardware is sound. Replace like for like if any damages found. French polish finish to be reinstated along all internal facing. Textured glass panes to be retained. Missing or broken panes to be replaced like for like. Remove later addition metal grills. Minor dents and scratches may be retained. Advanced damage to frame or leaves may be repaired.

Table 3.3.4: Doors and Windows				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Timber Window – Engine Room		FAIR	HIGH	Later addition partition divides original window into two sections. Remove partition wall to reinstate the original window configuration. Window should undergo further inspection to ensure all leaves are in working condition and all hardware is sound. Replace like for like if any damages found. French polish finish to be reinstated along all internal facing. Textured glass panes to be retained. Missing or broken panes to be replaced like for like. Remove later addition metal grills.

Table 3.3.4: Doors and Windows				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Timber Window – Watch room		GOOD	HIGH	Original window in good condition. Remove later addition metal grill. Window should undergo further inspection to ensure all leaves are in working condition and all hardware is sound. Replace like for like if any damages found. French polish finish to be reinstated along all internal facing. Textured glass panes to be retained. Missing or broken panes to be replaced like for like.

4.3.5 Fixtures

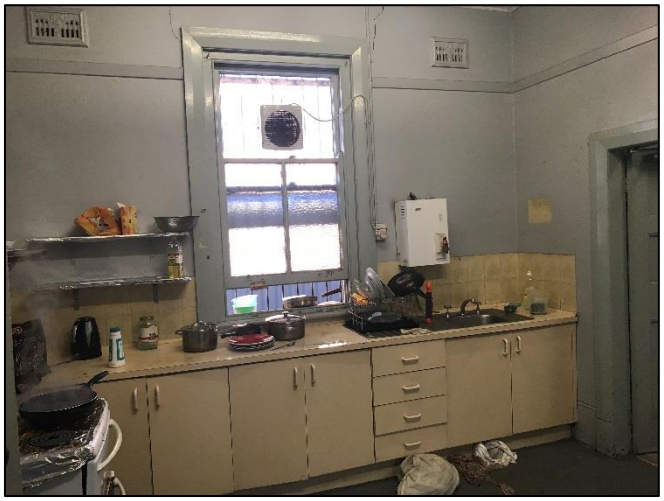
Table 3.3.5: Fixtures				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
Kitchen Fixtures		POOR	LITTLE	Kitchen fixtures along internal walls should be removed. All shelves and other fittings attached to original masonry walls to be removed. All resulting drill holes to be filled in pre-mixed Westox Plaster. Allow the heritage architect to carry out intermediate and final inspection of the work as it ensues.
Bathroom Fixtures		POOR	LITTLE	Bathroom fixtures appear to be later addition with exception to the Morovian tiles which should be retained. Rationalise based on future use. Fixtures should be replaced accordingly. If the bathroom fittings are to be replaced, or new fixtures are to be added for BCA compliance, the new fittings are to be period appropriate fittings or sympathetic and compatible simple contemporary fittings.

Table 3.3.5: Fixtures				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				Allow the heritage architect to carry out intermediate and final inspection of the work as it ensues.
Ventilators		FAIR	HIGH	Original ventilator screens are in fair condition. General cleaning is advised. If internal walls are being repainted, grills should be stripped off paint and repainted.

Table 3.3.5: Fixtures				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				
Fire Alarm		FAIR	HIGH	Retain original fire alarm speaker in engine room. The fire alarms is to be protected insitu during demolition, construction and conservation works to other fabric.
Exhaust – Engine Room		FAIR	HIGH	Retain original Exhaust in Engine room.

Table 3.3.5: Fixtures				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				The exhaust is to be protected insitu during demolition, construction and conservation works to other fabric.
Cupboards in Storage		FAIR	LITTLE	Timber built-ins in storage area may be retained. A qualified heritage carpenter is to inspect all existing timber elements and determine condition of each timber built-ins in storage area. Where repairs are required to timber, works are to be taken in situ using the geometric splicing method. This includes removing the entire thickness of the damaged area and geometrically splice in a matching section exactly to the thickness, shape, profile, form and species

Table 3.3.5: Fixtures				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				of the original timber. Where damage to fabric is small (less than 5mm), infill is not necessary. All new sections of timber introduced into original components are to be date stamped. Sand all repaired and sound timber elements to timber substrate and prepare for repainting in accordance with the paint manufacturer's specifications and AS 2311. Colours to be chosen in consultation with the heritage architect. If required, repolish to match the surrounding timber. All works, and repairs are to be undertaken in accordance with the National Timber Framing Code (AS 1684). Where timber is to be repainted, previous layers of paint are not to be removed. Where timber is to be repainted, paint scraping should be undertaken to ascertain original colour. Retain or replace (optional) original colour scheme after appropriate approvals have been granted.

Table 3.3.5: Fixtures				
ELEMENT	**PHOTOGRAPH**	**CONDITION**	**SIGNIFICANCE**	**CONSERVATION ACTION FOR DA**
				The advice of a Heritage Architect is to be obtained and a colour scheme appropriate to the architectural style and period of the building is to be chosen. Timber is to be protected with protective material during demolition and conservation works to other fabric.

APPENDIX A

MBC MODERN BUILDING CERTIFIERS

Building Code of Australia 2019

BCA CAPABILITY STATEMENT

Proposed multi storey boarding house and commercial premises

3 William Street, Fairfield

Prepared for: Mode Design | Issue date: 13 December 2019

www.mbc-group.com.au | Suite 3 / 18 Sydney Road, Manly NSW 2095 | 9939 1530

CONTENTS

CONTENTS 2

AUTHORISATION 3

REVISION HISTORY 3

Commercial in Confidence 3

EXECUTIVE SUMMARY 4

INTRODUCTION 5

BUILDING DESCRIPTION SUMMARY 6

Proposed Works 6

Building Assessment Data 6

ASSESSMENT 7

Relevant BCA Edition 7

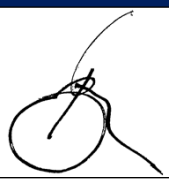
Compliance with the BCA 7

Matters Requiring a Performance Assessment 7

CONCLUSION 9

APPENDIX A – DESIGN DOCUMENTATION 10

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
1	DA Submission	13/12/2019		
			Joel Lewis	Eric Bailey

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
1	DA Submission	13/12/2019	Joel Lewis

Commercial in Confidence

Executive Summary

Modern Building Certifiers have been commissioned to carry out an assessment of the proposed construction of a multi storey boarding house and works to an existing commercial premises located at 3 William Street, Fairfield being Lot 1 DP 925871, against the requirements of the National Construction Code Series (Volume 1) – Building Code of Australia (BCA) 2019.

The purpose of the assessment is to provide surety to the Consent Authority, Fairfield City Council, that the buildings design is capable of complying with the BCA and that subsequent compliance with the provisions of Parts C, D E, F of the BCA will not give rise to further modifications to the building that may necessitate additional design changes.

Joel Lewis
Director
Modern Building Certifiers

Introduction

The following Modern Building Certifiers Team Members have contributed to this assessment:

- Joel Lewis – Director & A1 Accredited Certifier

Our assessment of the concept design documentation was based on the following:

- National Construction Code Series (Volume 1) Building Code of Australia 2019 (BCA)
- Architectural Drawings – Refer to Appendix A
- Guide to the Building Code of Australia 2019 (BCA Guide)
- Access to Premises – Buildings Standards 2010 (Access Code)
- Environmental Planning and Assessment Act 1979 (EP&A)
- Environmental Planning and Assessment Regulation 2000 (EP&AR)

The objectives of this statement are to:

- Undertake an assessment of the proposed architectural design documentation against the Performance Requirements of National Construction Code Series 2019 (Volume 1) - Building Code of Australia (BCA).
- Accompany the submission of the Development Application to Blue Mountains Council to enable the Consent Authority to be satisfied that the building design is capable of complying with the BCA and that subsequent compliance with Parts C, D, E, F of the BCA will not give rise to further design changes to the building.
- Identify any BCA compliance issues that require resolution at the Construction Certificate stage. These matters are to be considered pursuant to Cls 53 .4 of the EP&A Regulation 2000.
- Enable the certifying authority to satisfy its statutory obligations under Clause 145 of the Environmental Planning and Assessment Regulation, 2000.
- Enable the certifying authority to satisfy its statutory obligations under Clause 17 & 18 of the Building Professionals Regulation 2007.
- This Capability Statement is not intended to identify all issues of compliance or non-compliance with the BCA with such other issues to be appropriately addressed prior to issue of the Construction Certificate.

Building Description Summary

Proposed Works

The proposed development involves the construction of a 3 storey boarding house including basement carparking and associated landscaping. The existing single storey premises on the allotment is to remain and be used as a commercial tenancy.

The allotment if currently identified as 3 William Street, Fairfield, Lot 1 DP 925871.

Building Assessment Data

Summary of Construction and Building		
Use(s)	Boarding House	Commercial Premises
Classification(s)	3	5
Number of Storeys contained	4	1
Rise in Storeys	3	1
Type of Construction	A	C
Effective Height	6.8m	N/A
Climate Zone	6	6

Assessment

Relevant BCA Edition

The proposed building will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made. In this regard it is assumed that the Construction Certificate application will be prior to the 1st May 2022, as such BCA 2019 Version applies to the new works proposed at the subject development.

Compliance with the BCA

The detailed desktop assessment was carried out against the technical provisions of the BCA and compliance matters will be addressed in the Construction Certificate documentation. It is noted that the proposed development must comply with the relevant requirements and this can be achieved by complying with the following:

a) Complying with the Deemed-to-satisfy (DTS) Provisions; or
b) Formulating an Alternative Solution which –
   i) Complies with the performance requirements; or
   ii) Is shown to be at least equivalent to the DTS provisions; or
c) A combination of the above.

In accordance with the above, Modern Building Certifiers can verify that the proposed building design will entail a combination of compliance with the DTS provisions and Performance Requirements of the BCA.

Matters Requiring a Performance Assessment

#	Non-Compliance	DTS Clause	Description & Comment	Performance Requirement
1.	Protection of openings in external openings	C3.2	Openings on the Western elevation are within 3m from the side boundaries. Location of openings will be required to be greater than 3m from the side boundary, provide with a shield achieving the required FRL or addressed as part of a fire engineering report prepared by a suitably qualified fire engineer.	CP1 & CP2
2.	Travel via fire-isolated exits	D1.7	Openings are located within 6m from the path of travel from the discharge point of the fire isolated exit to the Eastern elevation. Discharge point of the fire stair to the Eastern elevation is not open for 1/3 of its perimeter and has an unobstructed height of less than 3m.	DP4

			Protection is required to be provided to the openings in accordance with BCA Clause C3.4 or addressed as part of a fire engineering report prepared by a suitably qualified fire engineer. Discharge of the fire stair will be required to be addressed as part of a fire engineering report prepared by a suitably qualified fire engineer.	
3.	Parts of buildings to be accessible	D3.3	Doorways to the heritage building are less than 850mm and does not satisfy the provisions of AS1428.1-2009. To be addressed as part of an performance solution report prepared by a suitably qualified access consultant.	DP1

Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions & Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2019.

In view of the above assessment we can confirm that subject to the above measures being appropriately considered, that compliance with the Deemed-to-Satisfy Provisions and Performance Requirements of the BCA are readily achievable.

We trust that the above submission is of assistance to Council and should you wish to discuss any aspect of this advice, please do not hesitate to contact me.

Best regards,

Joel Lewis
Director
Modern Building Certifiers

Appendix A – Design Documentation

The following documentation was used in the assessment and preparation of this report

Title	Prepared by	Reference No.
Site Analysis	Mode Design	9
Existing Site Plan	Mode Design	6
Demolition Plan	Mode Design	7
Proposed Site Plan	Mode Design	9
Boarding House Basement Level	Mode Design	10
Boarding House Ground Level	Mode Design	11
Boarding House First Level	Mode Design	11
Boarding House Second Level	Mode Design	11
Roof Level	Mode Design	9
Fire Station – Heritage / demolition / proposed plan / proposed door	Mode Design	6
Area Plans	Mode Design	8
Sections	Mode Design	9
Boarding House Elevations	Mode Design	9
Boarding House Elevations	Mode Design	9
Heritage Elevations	Mode Design	8

MBC MODERN BUILDING CERTIFIERS

Building Code of Australia 2019

BCA Capability Statement

APPENDIX B

CODE CONSULTING GROUP

ACCESSIBILITY ASSESSMENT REPORT

DA Review
Heritage Fire Station Restoration & New Boarding House
3 William Street, Fairfield

Prepared for: MODE Issue date: 12 December 2019

CONTENTS

1.1. Purpose 4

1.2. Assessment Methodology 4

1.3. Limitations 5

1.4. Current Legislation 5

2.1 Location and Description 7

2.2 BCA Assessment Data 7

2.3 Exceptions and Concessions 8

APPENDIX A **18**

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
01	Issue for submission	12 Dec 2019		
			Reeshika Vallabh	Chris Bailey

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared By
00	Draft for comment	05 Dec 2019	Reeshika Vallabh
01	Issue for submission	12 Dec 2019	Reeshika Vallabh

Executive Summary

We have reviewed architectural design documents prepared by MODE (refer Appendix A) with consideration to all aspects of accessibility to the site and throughout the development and with reference to the Building Code of Australia (BCA), Disability (Access to premises- Buildings) Standards 2010, relevant Australian Standards as they relate to access to premises and the spirit and intent of the Disability Discrimination Act 1992 (Cth) (DDA) with reference to the State Environmental Planning Policy (Affordable Rental Housing) 2009 and Adaptable Housing Standards (AS 4299-1995).

The recommendations in this report are to be developed with the ongoing design development and should be audited and confirmed prior to construction certificate stage. As the design progresses, further review of documentation shall be undertaken to ensure that compliance with the accessibility provisions of the BCA and relevant standards are achieved.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details.

1. Introduction

Code Consulting Pty Ltd have been engaged by MODE to conduct an Accessibility Assessment Report of the architectural documentation as listed below and assessed as in Appendix A.

Document No'		Title	Revision
DA	AR-1002		10
DA	AR-1003		11
DA	AR-1004		11
DA	AR-1005		11
DA	AR-1010		6

Fairfield Citywide Development Control Plan (DCP) 2013, Amendment 20 Part 10.7.7(f) states:

"*at least 1 in 10 bedrooms is an adaptable bedroom suitable for residents with a disability*."

There are 22 sole occupancy units (SOU) therefore two (2) of those units are required to be adaptable.

1.1. Purpose

The purpose of this report is to assess the current architectural design documentation with respect to the accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019 (hereinafter referred to as the BCA), as are principally contained within Parts D3, E3.6, F2.4, and F2.9 and other relevant Australian Standards. Disability (Access to premises- Buildings) Standards of the BCA and the Australian Standards prescribes the minimum requirement for access to a building. The report is therefore to assess the current design proposal against the above provisions and to outline those areas, if any, where:-

- compliance is not achieved,
- areas may warrant redesign to achieve compliance,

1.2. Assessment Methodology

The methodology applied in undertaking this assessment has included:-

- A review of architectural plans, as listed above,
- BCA Detailed assessment of Parts D3, E3.6, F2.4, and F2.9
- Relevant standards,
    - SEPP (Affordable Rental Housing) 2009
    - Disability Discrimination At
    - Disability (Access to Premises- Buildings) Standards 2010
    - AS 1428.1 (2009) Part 1 General requirements for access – New building work
    - AS 428.2 (1992) Enhanced and additional requirements – Part 2 Buildings and facilities
    - AS1428.4: 1 (2009) Part 4.1 – Means to assist the orientation of people with vision impairment – TGSI
    - AS 1735.12 (1999) Lifts, escalators and moving walks
    - AS/NZS 2890.6 (2009) Off- street parking for people with disabilities
    - Fairfield Citywide Development control Plan part 10.7.7

A wide range of physical issues impact on both the provision of access for people with disabilities. A responsive design, incorporating a continuous accessible path of travel, need to be equitable and therefore inclusive of the needs of all the community.

Code Consulting aims to provide achievable recommendations related to the provision of access to premises based on current legislation and best practice options, enabling independent, equitable and functional access for all.

Access is paramount in providing an inclusive environment for all users. Code Consulting look beyond basic compliance issues to ensure that all users are offered the opportunity to participate in society. We incorporate the Universal Design into all of our work, taking a holistic approach in the provision of access for people with disabilities.

1.3. Limitations

This report is based upon, and limited to, the information depicted in the documentation provided for assessment and does not make any assumptions regarding design intention or the like.

This assessment does not contain comments regarding detailed design issues such as (but not limited to): luminance contrast, slip resistance, handrail design, door schedules and door hardware specifications, hearing augmentation systems, location of fittings within sanitary compartments and lift specifications.

This report does not include, or imply compliance with:-

- Work Healthy & Safety Act 2011 and Regulations;
- Work Cover Authority requirements;
- Structural and Services Design Documentation;
- Any parts of the BCA or any standards other than those directly referenced in this report.

1.4. Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA 2019 as in force at the time that the application for the Development Application / Construction Certificate is made.

Disability Discrimination Act 1992 (Cth) (DDA)

The accessibility assessment process covers all aspects of the infrastructure (premises), to the extent required to meet the objectives of the Disability Discrimination Act 1992 (Cth), including, however not limited to, Section 23 which relates to access to premises and facilities which the public may enter or use.

The act is enforced primarily through a complaints mechanism, which allows individuals who have directly or indirectly experienced unlawful discrimination to seek a conciliated outcome through the Australian Human Rights Commission and in the instance of unsuccessful conciliation, to bring an action in the Federal Magistrates Court or the Federal Court of Australia.

Access to Premises Standards – General

Part 1, Clause 1.3 Objects

a) “to ensure that dignified, equitable, cost effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided with a disability; and

b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.”

In contrast to building regulations, the DDA is not prescriptive. The implementation of the Premises Standards in 2010, and corresponding changes to the BCA, is a significant step towards achieving equal access to premises and is crucial to justice and social inclusion for people with disabilities.

It is noted that the Premises Standards are limited in scope, covering aspects of building compliance applicable under the BCA. It is acknowledged that the Premises Standards could address a broader range of accessibility issues including considerations to accessibility of parkland, playgrounds, transport vehicles, interior fit-out of buildings, and fixtures and fittings. As such, there are features

which fall beyond the scope of the standards which may be subject to the general complaints provisions of the DDA.

AS 2499(1995) – Adaptable Housing

'Barrier -free' or 'accessible' design has traditionally been considered 'special' – separate from mainstream housing design. Custom- designed housing to suit persons with disabilities can therefore be expensive because it falls outside common building practices.

'Adaptable design' involves a move away from designing special accommodation for different community groups with different needs. It is design which avoids the personal and economic costs that accompany social dislocation.

Principles:

- Adaptable housing design is good design for everyone
- Adaptable housing should be possible at relatively little extra initial cost
- The concept will provide safer houses
- Continuation of existing community and family networks
- Suitability for people with any level of ability

If a house is built according to AS1428.1 for a fictitious person, it may not be suited to a particular resident with particular needs (eg. A person with a vision impairment may have very different requirements from a person who uses a wheelchair). The adaptable house must, in its adaptable features, suit any future occupant with any type of disability.

2. Building Characteristics

2.1 Location and Description

The proposed development comprises of a three (3) storey boarding house comprising of twenty-two (22) rooms, basement level car park and alterations to an existing heritage item – Fairfield fire station as a change of use into a doctor's consulting rooms.

The site is located on William Street where the site extends to a laneway. The main vehicular access is via William street. *Figure 01* below.

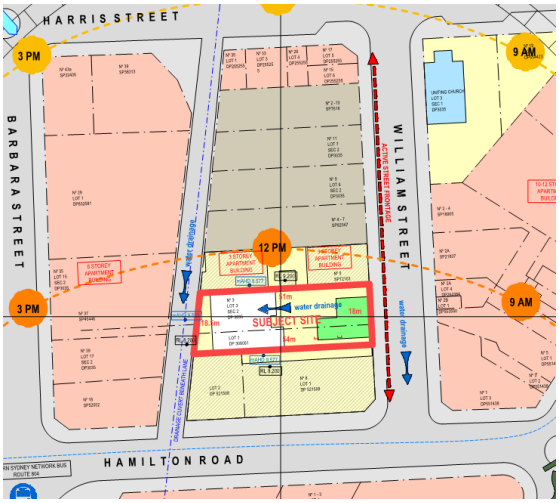


Figure 01 – site location

The site contains 2 buildings as shown in figure 02 below. The principal pedestrian entrance for the surgery is via William Street and via the laneway for the boarding house.

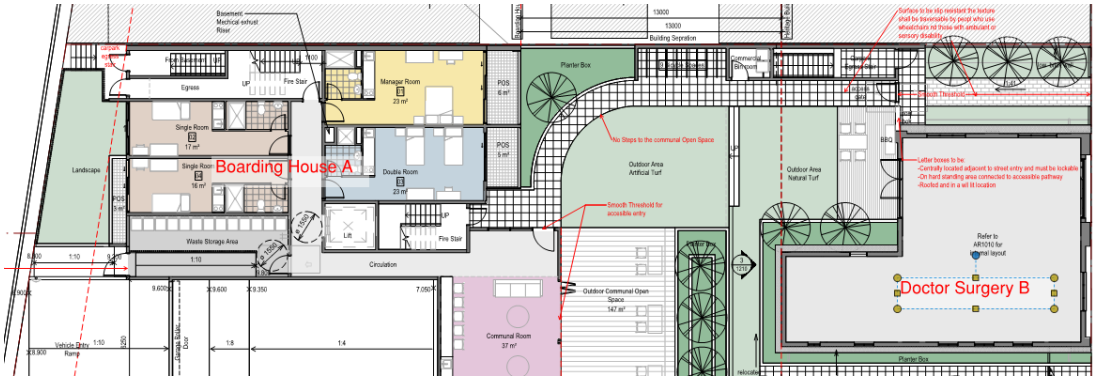


Figure 02 – boarding house A and doctor surgery B

2.2 BCA Assessment Data

In the context of this report and the BCA the building use can be classified as follows;

Classification	Description
Class 3	Being the residential portion of a boarding house
Class 5	Doctor surgery / consulting rooms

2.3 Exceptions and Concessions

The following rooms / areas and associated accessways have been afforded the concession under D3.4 and access for people with disabilities need not be provided to these areas-

- Plant and equipment rooms;
- Fire control room;
- Services meters;
- Store rooms;

ii. The heritage building is existing, therefore this report applies to new works and the affected part, as defined by the Disability (Access to Premises – Building) Standards 2010, hereinafter referred to the Premises Standards

iii. Moveable furniture is the ongoing responsibility of the occupants who should maintain appropriate circulation spaces between and around furnishings

3. Accessibility Assessment & Recommendations

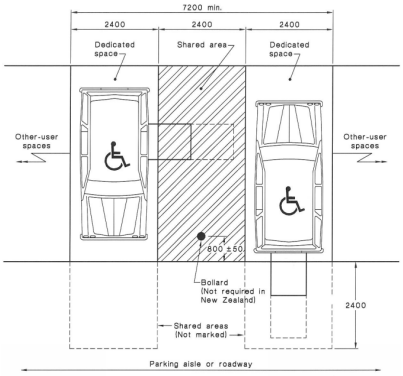
The following table 3.1 details the accessibility compliance of the proposed development. The assessment is limited to the significant issues ascertainable from the current level of design detail. Further detailed assessment will be required at the Detailed Design Stage to demonstrate full compliance with the relevant access provisions.

Table 3.1 – BCA Accessibility Compliance

	DDA Requirement / Recommendation	Compliance Comment
Part 2 – of the Premises Standards		
1.	**Access for People with Disabilities –Affected Part Upgrade** Commonwealth Disability (Access to Premises-Buildings) Standards 2010 Clause 2.1 (a) and (b) of the Access to Premises Standard states that the following must comply with the Access Standards: • Any new building (an application after 1 May 2011) • Any new part (new works) and • Any affected part of an (existing) building. An affected part (as defined in the Premises Standards) is: a. The principal pedestrian entrance of an existing building that contains a new part; and b. Any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part including ramps and lifts as necessary. c. Compliance with the affected part upgrade	**For Information only** **Boarding house** The building is a new build **Doctor's Surgery** The building is an existing building and the affected path is described as: An internal part of the building is a new part as it has been modified within the existing heritage fire station.

	DDA Requirement / Recommendation	Compliance Comment
	should be assessed to the satisfaction of the Certifying Authority at CC stage. d. Should the applicant for the works be the lessee in a multi-leased building, the affected part upgrade requirements are not applicable to the subject development under concession 4.3 of the Premises Standard.	
Part D3 – Access for People with a Disability		
2.	**General Building Access Requirements** – BCA Clause D3.1 Buildings and parts of buildings must be accessible:	**Boarding house** **Capable of Compliance** **Doctor's Surgery** **Capable of Compliance**
3.	**Class 3 (long term accommodation) Common Areas** Buildings and parts of buildings must be accessible: LIFT Access is required to be provided— • From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. • To and within not less than one (1) of each type of room for use in common by the residents. a. To the entrance doorway of each sole-occupancy unit; and b. To and within rooms or spaces for use in common by the residents, located on the levels served by the lift • Not more than 2 required accessible sole-occupancy units may be located adjacent to each other. • Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.	**Boarding house** **Capable of Compliance** Access is required to be provided to and within sole-occupancy units. Access is required throughout common areas. Rooms 35 and 55 have been designated as the accessible sole-occupancy units required to comply with the requirements of this clause.
4.	**Class 5 (Office)** Access is required to and within all areas normally used by the occupants.	**Doctor's surgery rooms** **Capable of compliance**
5.	**All buildings** Access is not required to be provided to the areas afforded the concession under the Clause D3.4 and identified in Section 1.5 above.	**For Information**
6.	**Access to Buildings – BCA D3.2 (Approach from the Allotment Boundary and Accessible Carparking)** a. An accessible path of travel must be provided to the building/s	**Boarding house** **Capable of compliance** The boarding house and the doctor's surgery is accessible from the designated accessible car parking bay on the basement level.

	DDA Requirement / Recommendation	Compliance Comment
	• From the main points of pedestrian entry at the allotment boundary. • From another accessible building connected by a pedestrian link. • From any required accessible carparking space on the allotment. b. In a building required to be accessible, an accessway must be provided to the principal pedestrian entrance • Not less than 50% of all pedestrian entrances. • In a building with a floor area more than 500m², a pedestrian entrance which is not accessible must be located not more than 50m from an accessible entrance. a. Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850mm in accordance with AS1428.1.	The pedestrian path from William street to the boarding house is accessible however the gate is required to have the clear doorway circulation as per AS1428.1(2009), Clause 13.3 **Doctor's Surgery** **Capable of compliance**
Parts of the Building Required to Be Accessible		
7.	**Parts of the Building Required to be Accessible – BCA D3.3 & D3.4** a. Accessible paths of travel (pathways, ramps and lifts) are required • to and within all areas ordinarily used by the occupants. • from any accessible carparking spaces to the lifts. • from any storage facility allocated to the adaptable units to the lifts.	**Boarding house** **Capable of compliance** Lifts to meet the requirements of AS1735.12(1999) Ramps to meet the requirements of AS1428.1(2009) **Doctor's Surgery** **Capable of compliance** The doctor's surgery is accessible from the lifts that are contained within the boarding house.
Exemptions		
8.	**Exempted areas – BCA D3.4** 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 a. or b.	**For Information**
Carparking Spaces for People with a Disabilities		

	DDA Requirement / Recommendation	Compliance Comment
9.	**Accessible Carparking – BCA D3.5** In accordance with BCA Clause D3.5, accessible carparking spaces complying with the following is required to be provided. Class 3 – Boarding House Total amount of car park spaces by the percentage of i) accessible sole -occupancy units to the total number of sole occupancy units Class 5 - For each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces – 1 space	**Boarding house** **Capable of compliance** A total of 08 (eight) car parking spaces have been provided on the basement level. 02 (two) have been designated as accessible parking spaces, therefore meeting the requirements of Clause D3.5 of the BCA in regards the minimum number of accessible parking spaces required in a car parking area associated with a Class 3 building. **Doctor's Surgery** **Capable of compliance** There are no designated accessible car parking bays for the doctor's surgery. The accessible bay that will be used is in the boarding house.
Detail Design – Accessible Carparking		
10.	**Accessible Carparking – Dimensions** Accessible Spaces are to comply with AS2890.6 having minimum dimensions of 5.4m x 2.4m with adjacent accessible shared zone and bollard also having minimum dimensions of 5.4m x 2.4m.	**Boarding house & Doctor's Surgery** **Capable of compliance** 
11.	**Accessible Carparking – head height** A minimum head height clearance of 2.5m is required above the carparking spaces and adjacent shared zone with a minimum 2.2m height provided from the street to the accessible carparking spaces	**Boarding house** **Capable of compliance** The head height is 2.7m **Doctor's Surgery** **Capable of compliance** As per the boarding house
12.	**Accessible Carparking – controls** Access carpark entry controls shall be located on the driver side (right) with the intercom pedestal located in a position so that the push button is positioned laterally within 50 ± 25mm behind the face of the adjacent kerb.	**For information** Send through information on location of controls for further assessment at later stage.
Detailed Accessway Requirements under AS1428.1		
13.	**Detailed Requirements for Accessways – BCA D3.3 & AS1428.1** The following requirements are required for all works to comply with the detailed provisions of AS1428.1(2009)	**For information**
14.	**Heights of a continuous accessible path of travel - 6.2 of AS1428.1** Minimum unobstructed height of accessible path of	**Boarding house** **Capable of compliance** The height of the accessible path of travel along the corridors are 2.5m

	DDA Requirement / Recommendation	Compliance Comment
	travel to be 2.0m or 1.98m at doors.	**Doctor's Surgery** **Capable of compliance** The height of the accessible path of travel is approximately 2.7m.
	Width of Accessible Path - 6.3 of AS1428.1 Minimum unobstructed width of accessible path of travel to be 1.0m. Fixtures and fittings, including skirtings not to intrude.	**Boarding house** **Capable of compliance** **Doctor's Surgery** **Capable of compliance**
	Passing space for wheelchairs - 6.4 of AS1428.1 Passing space for 2 persons using wheelchairs to be min 1.8m width and 2.0m length, spaced no more than 20m apart.	**Boarding house** **Capable of compliance** **Doctor's Surgery** **Capable of compliance**
	Circulation Space for Wheelchair Turns - 6.5 of AS1428.1 The accessible areas must allow for sufficient dimensions to allow for the following turns to be undertaken by a wheelchair • 60° to 90° – 1.5m x 1.5m with splay • 30° to 60° – 0.5m x 0.5m internal splay • 90° to 180° – 2.07m long (in the direction of travel) x 1.54m wide	**Boarding house** **Capable of Compliance** **Doctor's Surgery** **Capable of Compliance**
	Floor Surfaces of Accessible Paths - 7 of AS1428.1 Provide a smooth transition between abutting surfaces. A construction tolerance of 3mm for vertical differences is allowable or 5mm where edges are rounded or bevelled. For paved surfaces with raked joints, a joint variation between the mortar joint and top of paving shall not exceed 2mm. Particular attention should be paid to junctions of new and existing surfaces. All new floor surfaces must achieve an appropriate non-slip finish. R10/P3 recommended for dry floors and R11/P4 for wet floors.	**Boarding house & Doctor's Surgery** **Capable of compliance** Provide Code Consulting with floor finishes schedule for assessment.
	Walkways, Ramps and Landings - 10 of AS1428.1 Walkways, ramps and landings provided along an accessible path must comply with Clause 10 of AS1428.1-2009.	**Boarding house** **Capable of Compliance** Ramps to comply with AS1428.1(2009). **Doctor's Surgery** **Capable of compliance** Ramp to have the required TGSI's at the top and bottom of the stair
	Stairways – 11 of AS1428.1 All new stairways must comply with Part 11 of AS1428.1-2009 being opaque risers and 30% contrasting nosing's, stairs should contain at least 2 steps and no more than 18 in each flight.	**Boarding house** **Capable of compliance** **Doctor's Surgery** There are no stairs in the doctor's surgery

	DDA Requirement / Recommendation	Compliance Comment
	Stairs and landings within a fire isolated exits must comply with Part 11.1 (f) and (g) being 30% contrasting nosing strips.	
	Handrails – 12 of AS1428.1 Accessible handrails are to be provided to all new stairs and ramps in accordance with AS1428.1-2009. Notably 1:10 step ramps that are no longer than 1900mm need not comply Accessible Handrails are required to both sides of accessible stairs with extensions and design requirements in accordance with AS1428.1-2009.	**Boarding house** **Capable of compliance** **Doctor's Surgery** **Capable of Compliance** Handrail extension not to protrude in doorway circulation to suit 1.
	Handrails to fire isolated stairs Handrails within fire isolated stairs serving storeys required to be accessible are to comply with the following; • Handrails to be provided to one side of the stair • Handrails must not encroach into circulation spaces such as at doorways	**Boarding house & Doctor's Surgery** **Capable of compliance**
	Doorways - Luminance Contrast – 13.1 of AS1428.1 All new doorways in accessible areas 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 minimum width of the area of luminance contrast shall be 50 mm	**Boarding house & Doctor's Surgery** **Capable of compliance**
	Clear Opening of Doorways – 13.2 of AS1428.1 All new doorways in accessible areas are to be a minimum of 850mm clear opening. Where there are multiple leaves, at least one leaf must be compliant and no less than 850mm clear.	**Boarding house** **Capable of Compliance** **Doctor's Surgery** **Does not comply** Doors to the break room do not have the clear 850mm clear width. This is to be addressed by a performance solution as it is a heritage listed item.
	Circulation Space Around Accessible Doors – 13.3 of AS1428.1 All new doors are to be provided with clear circulation space to meet clause 13 of AS1428.1-2009 to allow a	**Boarding house** **Capable of Compliance** **Doctor's Surgery** **Capable of Compliance**

	DDA Requirement / Recommendation	Compliance Comment
	wheelchair user to approach and operate the door from the general corridors and from within the individual rooms, dependent on the type of door (sliding or swing) and the direction of approach. See Figure 31 & 32 of AS 1428.1 included in this report in **Attachment A**	
	Distance Between Successive Doorways – 13.4 of AS1428.1 The distance between doorways in vestibules, air locks and other similarly enclosed spaces shall be not less than 1450 mm. Where the doors encroach into space, the distance shall be not less than 1450 mm plus the door leaf width.	**For information** There are no successive doors in the proposal
	Door Controls – 13.5 of AS1428.1 All new doors in accessible areas must be provided with handles & latching that allow single hand operation as follows at a height of 900mm-1100mm above FFL. D-lever type handles are typically recommended to swing type doors and D-pull handles should be provided to sliding doors (example for swing doors below)	**For information** Provide door schedules for further assessment.
	Automatic door controls such as card readers shall be located no closer than 500mm from internal corners and shall have a surface gradient no steeper than 1:40	**For information** Provide door schedules for further assessment.
Signage		
	Braille & Tactile Signage – BCA D3.6 Accessible buildings must have signage in accordance with Specification D3.6 and AS1428.1 The detailed requirements for Braille & Tactile signage is contained within BCA Specification D3.6	**For information** Provide signage details for further assessment
Tactile Indicators		
	Tactile Indicators – BCA D3.8 a. For a building required to be accessible, tactile indicators must be installed to warn people who are blind or who have vision impairment that they are approaching • A stairway, other than a fire isolated stairway • A ramp, other than a fire isolated ramp, step ramp, kerb ramp • Overhead obstructions less than 2m	**Boarding house & Doctor's Surgery** **Capable of Compliance** Ramps and stairs (not fire isolated stairs) are required to have TGSI's.

	DDA Requirement / Recommendation	Compliance Comment
	that are not otherwise protected by a barrier • An accessway meeting a vehicular way that is not otherwise protected by a barrier	
Visual Indicators on Glazing		
	Glazing on Accessways - BCA D3.12 • Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line.	**For information** Provide door schedules and indicate which doors are fully glazed for further assessment
Lifts		
	Lifts – BCA Part E3 & AS1735.12 New lifts required to be accessible must comply with BCA E3.6 and relevant parts of AS1735.12. • Have minimum dimensions of; o Passenger lifts which travel <12m – 1100mm by 1400mm Passenger lifts which travel >12m – 1400mm by 1600mm	**Capable of compliance** Provide details or specifications of lift in the boarding house for further assessment.
	Lifts Landings – BCA Part E3 & AS1735.12 • Lift landings must have minimum dimensions of 2070mm x 1540mm to allow a 180 degree turn for wheelchairs. • Lift landing control buttons must be located a minimum of 500mm from any adjacent side wall. • Stairway platform lift are to comply with the manufacturers specifications and allow sufficient space for a wheelchair to enter and exit the lift.	**Capable of compliance**
Toilets & Facilities		
	Accessible Sanitary Facilities – BCA F2.4 In a building required to be accessible: Class 3 a. In every accessible sole-occupancy unit provided with sanitary compartments within the accessible sole-occupancy unit b. Accessible unisex sanitary compartments must be provided at every storey containing sanitary compartments per Table F2.4	**Boarding house** **Capable of compliance** **Doctor's Surgery** **Capable of compliance**
	Ambulant Sanitary Facilities – BCA F2.4(c)	**Not required**

	DDA Requirement / Recommendation	Compliance Comment
	c. At each bank of toilets where there is one or more toilets, in addition to an accessible unisex sanitary compartment provided at that bank, a sanitary compartment suitable for a person with an ambulant disability must also be provided for use by males and females.	
Advisory Recommendations		
	Accessible Counter Height – Clause 24 of AS 1428.2 Although not required to meet minimum regulatory compliance of the BCA, it is recommended and consideration be given to an accessible counter in accordance with the enhanced requirements of Clause 24 of AS1428.2, being a height of 850mm =/1 20mm and clear height underneath of 820mm +/- 20mm.	**For information** Doctor Surgery
	Lighting – Clause 19.1 of AS 1428.2 Although not required to meet minimum regulatory compliance of the BCA, it is recommended consideration be given to providing lighting to meet the requirements of AS1428.2 as per the below:	
	Other recommendations	

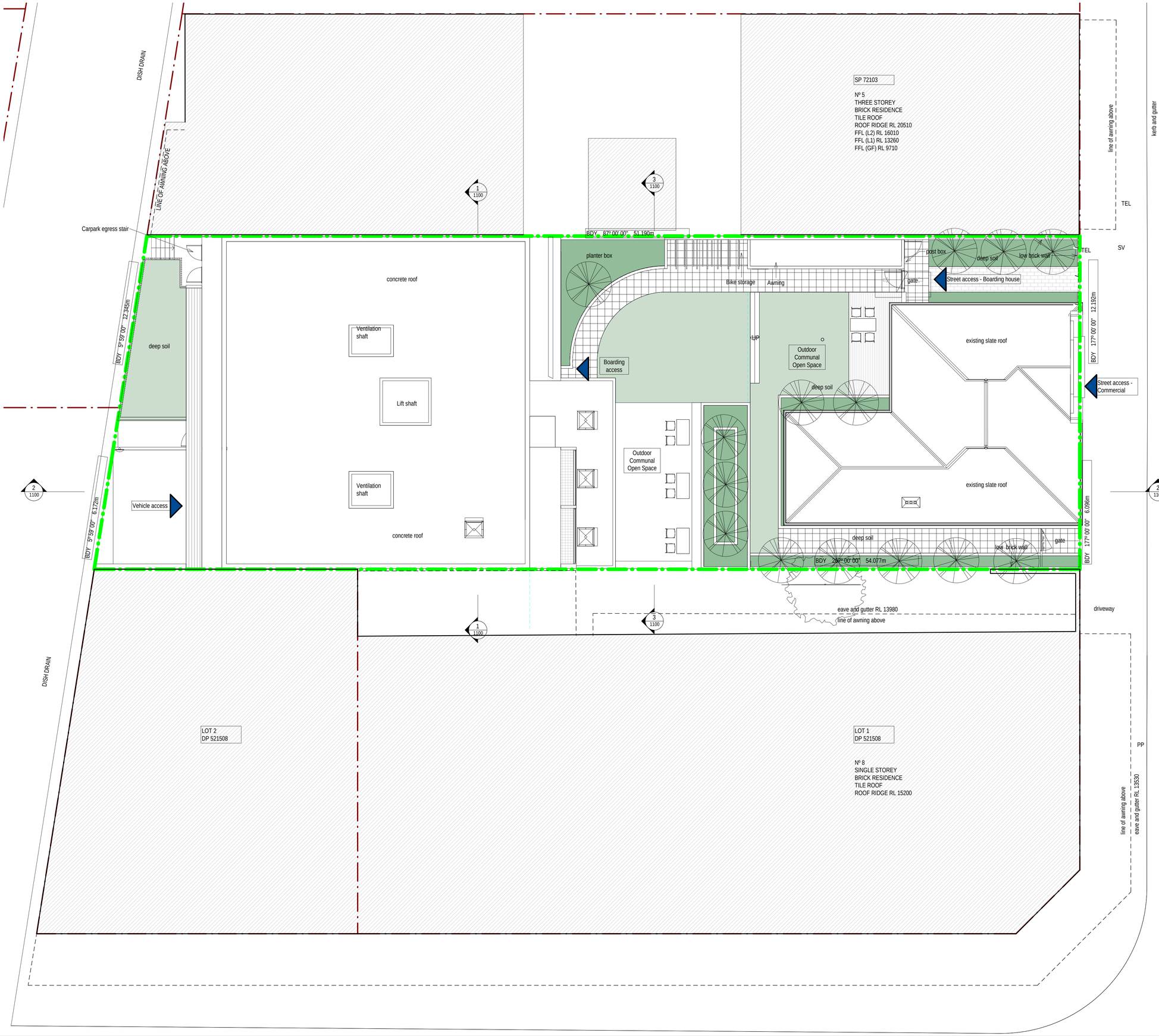
Conclusion

This report has assessed the DA stage of the proposed heritage fire station -doctors surgery and new boarding house to be located on 3 William Street Fairfield, under the relevant “Access for People with Disabilities” provisions.

The primary purpose of the report is to assess the proposed/new development works against the Access Regulations, identify any non-compliance matters and to provide suitable recommendations to ensure the compliance of the design.

Code Consulting Group believes that this proposal is capable of compliance with the relevant access provisions, subject to the recommendations contained in the Executive Summary and Section 3.0 of this report.

Appendix A



AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
4	For Review	YP		10.04.19
5	Final Draft for Review	YP		12.04.19
6	ADDITIONAL INFORMATION SUBMISSION	YP		17.04.19
7	Issue for Consultant Coordination	TB		14.11.19
8	Issue for Consultant Coordination	TB		04.12.19
9	Final Draft for Consulant	TB		11.12.19

NOTE:

- All demolition occuring around and inside the heritage Fire Station should be carried out in accordance with the Schedule of Conservation Works attached to this architectural set.
- For detailed design of landscape and communal open spaces refer to landscape drawings atatched to this development application.

PROPOSED CONSOLIDATED SITE
(LOT 1 SEC 2 DP3035 and LOT 1 DP 308061)

Accessibility

CODE CONSULTING GROUP

LEGEND

- STONE
- SOFT LANDSCAPE
- PLANTER
- COMPOSITE TIMBER DECK
- TILES

ISSUE
ADDITIONAL INFORMATION

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CLIENT
H&F Building Pty Ltd

PROJECT
Fire Station Boarding House

3 William Street, Fairfield, 2165 NSW

DRAWING TITLE
PROPOSED SITE PLAN

DRAWN	CHECKED
MC	PO
FIRST ISSUE 07/27/17	SCALE @ A1 As indicated

PROJECT No	STAGE	DRAWING No	REVISION
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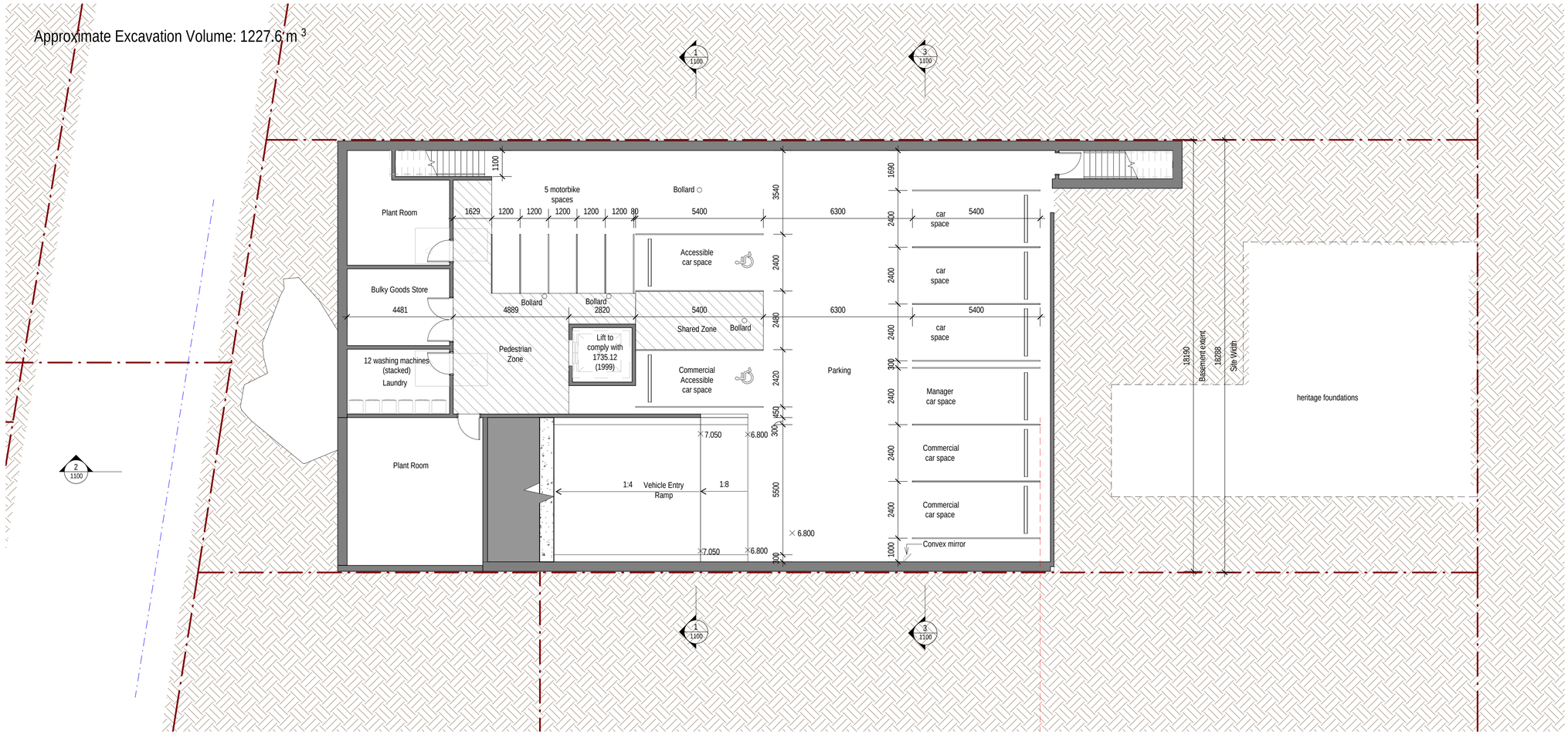

1 1020 PLAN BASEMENT FLOOR - PROPOSED

Scale: 1 : 100

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
5	For Review	YP		10.04.19
6	Final Draft for Review	YP		12.04.19
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Accessibility CODE CONSULTING GROUP

PARKING

BASAMENT:

8 CAR SPACES

6 MOTORBIKE SPACES

GROUND FLOOR:

9 BYCICLE SPACES

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PROJECT
Fire Station Boarding House

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DRAWING TITLE
BOARDING HOUSE
BASEMENT LEVEL

DRAWN	CHECKED
MC	PO
FIRST ISSUE 07/27/17	SCALE @ A1 1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
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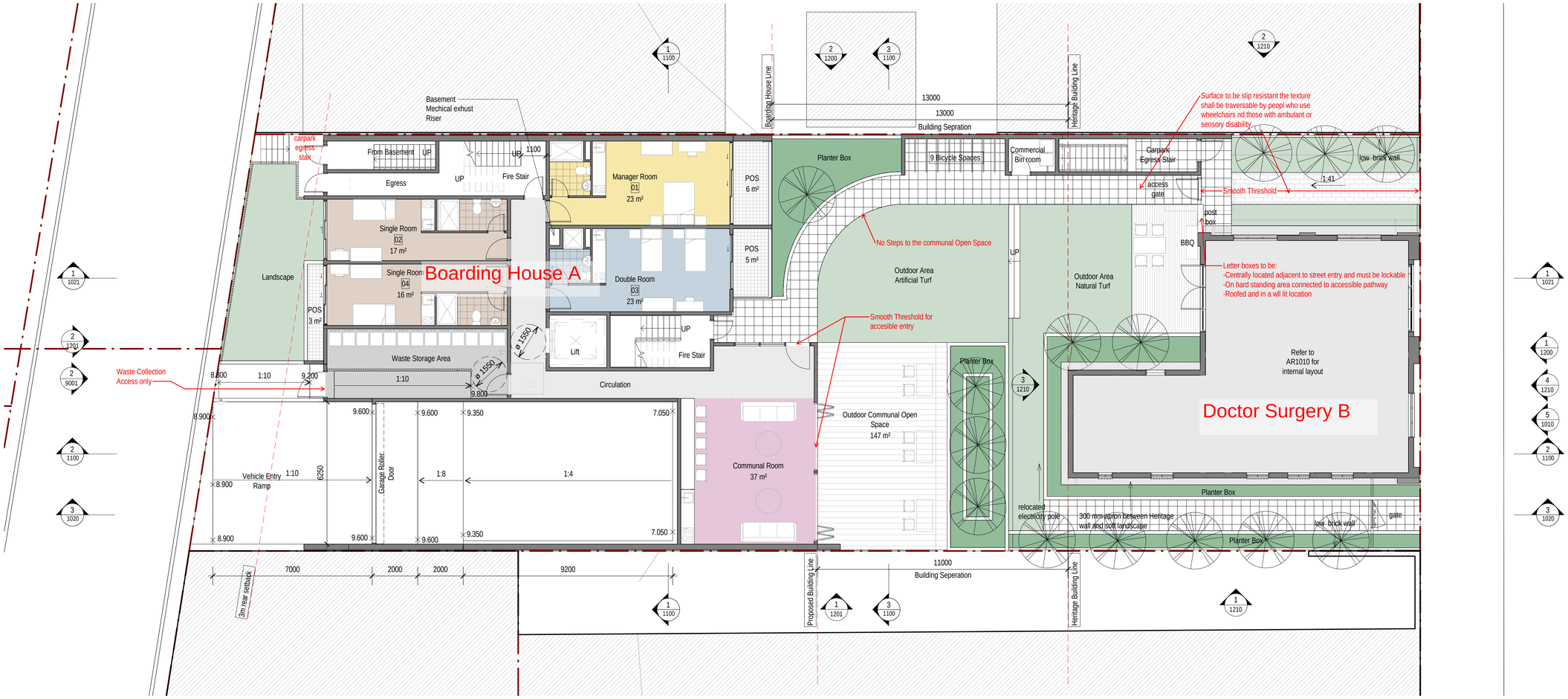

1 PLAN GROUND FLOOR - PROPOSED
1020 Scale: 1 : 100

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
6	Final Draft for Review	YP		12.04.19
7	ADDITIONAL INFORMATION SUBMISSION	YP		17.04.19
8	Additional Information	VL		26.09.19
9	Issue for Consultant Coordination	TB		14.11.19
10	Issue for Consultant Coordination	TB		04.12.19
11	Final Draft for Consulant	TB		11.12.19

NOTES:

- All room access doors will have a fire rated louvred window to provide for natural ventilation.
- For detailed design of landscape and communal open spaces refer to landscape drawings atatched to this development application.

Accessibility

CODE CONSULTING GROUP

LEGEND

- STONE
- SOFT LANDSCAPE
- PLANTER
- COMPOSITE TIMBER DECK
- TILES

ISSUE
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PROJECT
Fire Station Boarding House

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DRAWING TITLE
BOARDING HOUSE
GROUND LEVEL

DRAWN	CHECKED
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FIRST ISSUE	SCALE @ A1
07/27/17	1 : 100

PROJECT No	STAGE	DRAWING No	REVISION
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1 / 1020 PLAN LEVEL 1 - PROPOSED

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6	Final Draft for Review	YP		12.04.19
7	ADDITIONAL INFORMATION SUBMISSION	YP		17.04.19
8	Additional Information	VL		26.09.19
9	Issue for Consultant Coordination	TB		14.11.19
10	Issue for Consultant Coordination	TB		04.12.19
11	Final Draft for Consulant	TB		11.12.19

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Accessibility CODE CONSULTING GROUP

ISSUE
ADDITIONAL INFORMATION

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PROJECT
Fire Station Boarding House

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DRAWING TITLE
BOARDING HOUSE FIRST LEVEL

DRAWN	CHECKED		
MC	PO		
FIRST ISSUE	SCALE @ A1		
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PROJECT No	STAGE	DRAWING No	REVISION
17411	DA	AR-1004	11

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1 / 1021 DETAIL PLAN LEVEL 2 - PROPOSED

Scale: 1 : 100

AMENDMENTS

REV	DESCRIPTION	AUTH	CHK	DATE
6	Final Draft for Review	YP		12.04.19
7	ADDITIONAL INFORMATION SUBMISSION	YP		17.04.19
8	Additional Information	VL		26.09.19
9	Issue for Consultant Coordination	TB		14.11.19
10	Issue for Consultant Coordination	TB		04.12.19
11	Final Draft for Consulant	TB		11.12.19

NOTES:

- All room access doors will have a fire rated louvred window to provide for natural ventilation.
- For detailed design of landscape and communal open spaces refer to landscape drawings atatched to this development application.

Accessibility
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ISSUE
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PROJECT
Fire Station Boarding House

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DRAWING TITLE
BOARDING HOUSE
SECOND LEVEL

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FIRST ISSUE 07/27/17	SCALE @ A1 1 : 100		
PROJECT No	STAGE	DRAWING No	REVISION
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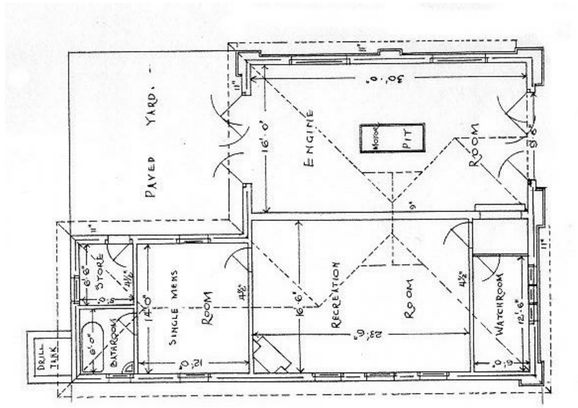
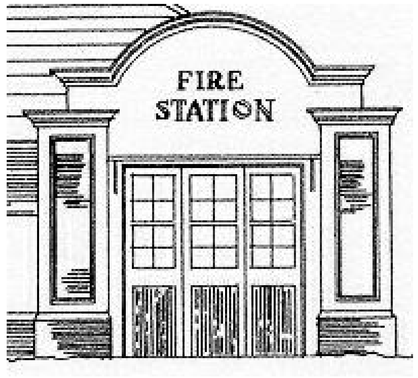


1 PLAN Heritage Building - Original Plan
Scale: 1 : 100



4 ELEVATION Heritage Building - Original Door
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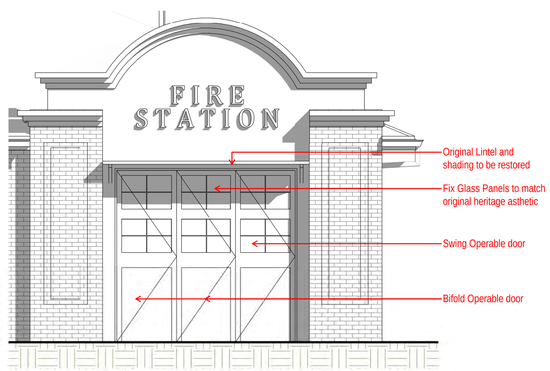
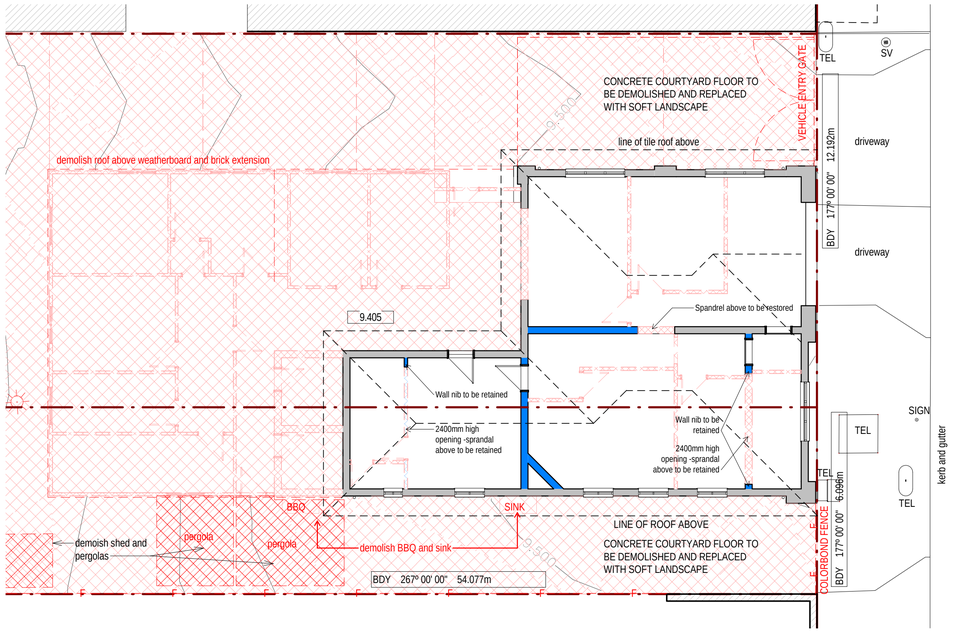
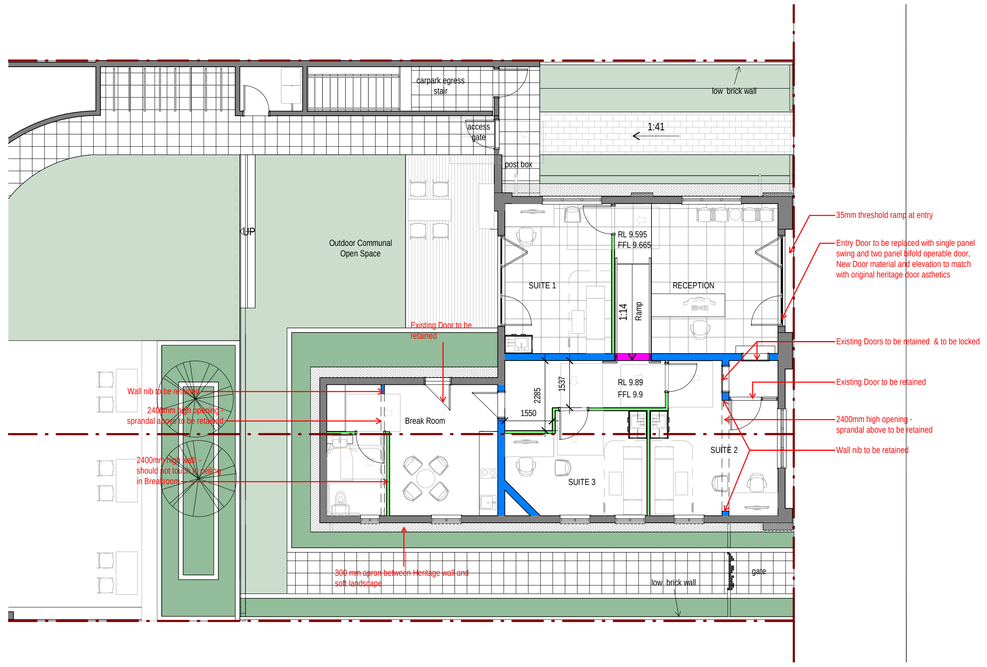


5 1003 ELEVATION Proposed Replacement Door
Scale: 1 : 50



2 1021 PLAN HERITAGE DETAIL DEMOLITION PLAN
Scale: 1 : 100



3 1021 PLAN GROUND LEVEL FIRE STATION
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WILLIAM STREET

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AMENDMENTS

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1	Final Draft for Review	YP		12.04.19
2	Heritage Internal Revised	YP		16.04.19
3	ADDITIONAL INFORMATION SUBMISSION	YP		17.04.19
4	Issue for Consultant Coordination	TB		14.11.19
5	Issue for Consultant Coordination	TB		04.12.19
6	Final Draft for Consulant	TB		11.12.19

Accessibility
CODE CONSULTING GROUP

LEGEND:

- Walls to be dimolished
- 2100mm high opening in the wall. Nib and Spandrels to be restored above opening height
- Existing Internal Walls
- New Internal Partition walls should be propsoed with shadow line at ceiliign level

ISSUE
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PROJECT
Fire Station Boarding House
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DRAWING TITLE
FIRE STATION - HERITAGE / DEMOLITION / PROPOSED PLAN / PROPOSED DOOR

DRAWN	CHECKED
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FIRST ISSUE	SCALE @ A1
04/12/19	As indicated

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