

Dawn Fraser Pool Northern Pavilion

Description

The complex is made up of different structures. The main amenities block is constructed of brick work and covered in yellow render. On either side of the main block, there is a timber structured rooms and storage facilities. Finally, the entire beach front is a sandstone seawall with cement mortar.



Building information

Address	48 Fitzroy Avenue Balmain		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date			
Building Importance	High	Use	Aquatic Services
Construction Year	1850-1880	Net Lettable Area (sqm)	469
Expected Useful Life	60	Remaining Life	45
Valuation	\$361,000	Annual Depreciation	\$10,794
Written Down Value	\$270,750	Gross Replacement Cost of Components	\$503,150

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes			\$750			\$750
Services			\$4,678			\$4,678
Substructure			\$4,798			\$4,798
Superstructure			\$15,774			\$15,774
Total	\$	\$	\$26,000	\$	\$	\$26,000

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Recent Works

Dawn Fraser Pool Open Shed

Description

The complex is made up of different structures. The main amenities block is constructed of brick work and covered in yellow render. On either side of the main block, there is a timber structured rooms and storage facilities. Finally, the entire beach front is a sandstone seawall with cement mortar.



Building information

Address	48 Fitzroy Avenue Balmain		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date			
Building Importance	High	Use	Aquatic Services
Construction Year	1850-1880	Net Lettable Area (sqm)	493
Expected Useful Life	60	Remaining Life	15
Valuation	\$26,000	Annual Depreciation	\$608
Written Down Value	\$6,500	Gross Replacement Cost of Components	\$186,786

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$26,756					\$26,756
Finishes	\$38,282					\$38,282
Services	\$129,252					\$129,252
Substructure	\$16,877					\$16,877
Superstructure	\$149,834					\$149,834
Total	\$361,001	\$	\$	\$	\$	\$361,001

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Recent Works

Dawn Fraser Pool Southern Pavilion

Description

The complex is made up of different structures. The main amenities block is constructed of brick work and covered in yellow render. On either side of the main block, there is a timber structured rooms and storage facilities. Finally, the entire beach front is a sandstone seawall with cement mortar.



Building information

Address	48 Fitzroy Avenue Balmain		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date			
Building Importance		Use	Aquatic Services
Construction Year	1850-1880	Net Lettable Area (sqm)	
Expected Useful Life		Remaining Life	
Valuation		Annual Depreciation	\$
Written Down Value		Gross Replacement Cost of Components	

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Recent Works

Annette Kellerman Aquatic Centre

Description

The Annette Kellerman Aquatic Centre – opened in 2010 after extensive redevelopment. The building has metal, fibrolite and terracotta construction, with a colorbond roof, internal walls and ceilings are gyprock. The centre is currently used for recreation. The centre is made up of a pool area, offices, storage areas, change rooms, toilet areas for male, female and disabled users and shower areas and a café.



Building information

Address	Black Street Marrickville		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	20 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2010	Net Lettable Area (sqm)	3423
Expected Useful Life	75	Remaining Life	67
Valuation	\$23,444,000	Annual Depreciation	\$736,219
Written Down Value	\$20,943,307	Gross Replacement Cost of Components	\$4,526,153

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,163,723					\$3,163,723
Finishes		\$2,406,593				\$2,406,593
Services	\$8,896,281					\$8,896,281
Substructure	\$892,332					\$892,332
Superstructure	\$8,085,070					\$8,085,070
Total	\$21,037,406	\$2,406,593	\$	\$	\$	\$23,443,999

Scope of Works Required

Major Works

(2028) Replacement of lighting, emergency lights/signs, fire alarm system, extinguishers, air conditioning/ventilation, hot water units, other plant equipment (incl. generator), and security system. Kitchen and amenity areas will require replacement of fixtures/fittings (incl. appliances), whilst floor coverings & pool plant equipment will also require works. The facility will also need to be repainted (internal & external). Provision for the installation of a fall arrest system, a structural investigation (if required), and upgrades to fire system.

Low priority works

Property Quality Standards and Compliance

Not all external doors can be unlocked from the inside without using a key
 Stairs do not have contrasting coloured nosing strips installed - 100%
 Emergency and fire doors open inwards
 External windows do not have double glazing
 Lack of braille and tactile signage to indicate sanitary facilities
 Each room within the building does not have fire detectors installed
 No separate male and female toilets
 No solar panels installed
 Facility does not have a rainwater collection or harvesting system
 Evacuation plan is not present
 No dedicated space and fittings for cleaning equipment
 No EWIS panel installed in the building
 Fire blanket not installed in the kitchen area
 No mobility parking space at or in close proximity to the building
 No sanitary disposal unit available
 No sharps container present
 There is no firm, even, accessible, step free path from the street to the reception area of the building
 Inadequate directional signage throughout facility

<p>LPAC Cogen Description</p>	
--	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2012	Net Lettable Area (sqm)	60
Expected Useful Life	60	Remaining Life	54
Valuation	\$182,000	Annual Depreciation	\$4,577
Written Down Value	\$163,800	Gross Replacement Cost of Components	\$79,876

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$2,291					\$2,291
Finishes	\$12,286					\$12,286
Services	\$41,648					\$41,648
Substructure	\$31,652					\$31,652
Superstructure	\$94,124					\$94,124
Total	\$182,001	\$	\$	\$	\$	\$182,001

Scope of Works Required
<p>Major Works Replacement of extinguishers, exhaust, exit signs, pumps, and motion sensors. Provision for installing smoke detectors and completing a structural investigation if required.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals</p>
<p>Recent Works</p>

LPAC Diving Tower Description	
---	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year		Net Lettable Area (sqm)	10
Expected Useful Life	50	Remaining Life	20
Valuation		Annual Depreciation	\$
Written Down Value		Gross Replacement Cost of Components	\$113,759

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings						\$
Finishes						\$
Services						\$
Substructure						\$
Superstructure						\$
Total	\$	\$	\$	\$	\$	\$

Scope of Works Required
<p>Major Works Replacement of diving boards, lighting, and undertaking painting works. Provision for installing tactile indicators, contrasting strips on steps and conducting a structural investigation.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Portable extinguishers are not provided within the building Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Certified emergency exit signs are not displayed clearly in the area Not all external doors can be unlocked from the inside without using a key External windows do not have double glazing Each room within the building does not have fire detectors installed Emergency lighting do not light the path to each emergency exit No separate male and female toilets No baby change facilities Facility does not have a rainwater collection or harvesting system Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No ambulant cubicle installed in the male and/or female toilet on each building level The level of natural light is approximately 50%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals Concrete Stairs - Concrete Corroded - corroded concrete</p>

LPAC Filtration Plant Room 1 Description	
--	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	18 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1980	Net Lettable Area (sqm)	45
Expected Useful Life	60	Remaining Life	42
Valuation	\$272,000	Annual Depreciation	\$6,840
Written Down Value	\$190,400	Gross Replacement Cost of Components	\$138,652

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$3,423				\$3,423
Finishes				\$18,362		\$18,362
Services	\$62,243					\$62,243
Substructure	\$47,304					\$47,304
Superstructure				\$140,668		\$140,668
Total	\$109,547	\$3,423	\$	\$159,030	\$	\$272,000

Scope of Works Required
<p>Major Works Replacement of lighting, extinguishers, dosing equipment, safety shower, sinks, and safety fence. Painting of the building is required, whilst replacement of the roof needs to be investigated (allowance made). Provision for installing smoke detectors and completing a structural investigation if required.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Certified emergency exit signs are not displayed clearly in the area No separate sanitary facilities for staff and public Not all external doors can be unlocked from the inside without using a key External windows do not have double glazing Lack of braille and tactile signage to indicate sanitary facilities Each room within the building does not have fire detectors installed No disabled toilets No separate male and female toilets No baby change facilities Facility does not have a rainwater collection or harvesting system Main entrance/exit does not cater for disability access Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>

LPAC Filtration Plant Room 2 Description	
--	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2016	Net Lettable Area (sqm)	42
Expected Useful Life	60	Remaining Life	58
Valuation	\$119,000	Annual Depreciation	\$17,227
Written Down Value	\$115,033	Gross Replacement Cost of Components	\$191,649

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,498					\$1,498
Finishes	\$8,033					\$8,033
Services	\$27,231					\$27,231
Substructure	\$20,696					\$20,696
Superstructure	\$61,542					\$61,542
Total	\$119,000	\$	\$	\$	\$	\$119,000

Scope of Works Required
Major Works Renewal/refit of pumps and associated controls. Replacement of extinguishers and sink. Provision for installing smoke detectors and completing a structural investigation if required.
Low priority works
Property Quality Standards and Compliance
Hazardous building materials Refer to individual report (click here)
Defects/Repairs/Renewals
Recent Works

<p>LPAC Filtration Plant Room 3 Description</p>	
--	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2016	Net Lettable Area (sqm)	65
Expected Useful Life	60	Remaining Life	58
Valuation	\$297,000	Annual Depreciation	\$7,469
Written Down Value	\$287,100	Gross Replacement Cost of Components	\$170,743

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$3,738					\$3,738
Finishes	\$20,049					\$20,049
Services	\$67,963					\$67,963
Substructure	\$51,652					\$51,652
Superstructure	\$153,597					\$153,597
Total	\$296,999	\$	\$	\$	\$	\$296,999

Scope of Works Required
Major Works Replacement of dosing equipment, pumps, pump controls, extinguishers, and undertaking painting of the external walls. Provision for installing smoke detectors and completing a structural investigation if required.
Low priority works
Property Quality Standards and Compliance
Hazardous building materials Refer to individual report (click here)
Defects/Repairs/Renewals
Recent Works

LPAC First Aid Room Description	
---	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1980	Net Lettable Area (sqm)	21
Expected Useful Life	65	Remaining Life	27
Valuation	\$47,000	Annual Depreciation	\$1,480
Written Down Value	\$19,523	Gross Replacement Cost of Components	\$32,933

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$6,343				\$6,343
Finishes		\$4,825				\$4,825
Services			\$17,835			\$17,835
Substructure		\$1,789				\$1,789
Superstructure			\$16,209			\$16,209
Total	\$	\$12,957	\$34,044	\$	\$	\$47,001


Scope of Works Required
<p>Major Works Replacing lighting, extinguishers, toilet partitions, mirrors, sinks, and drinking fountain. Replacement of flooring and internal painting should also be completed, whilst an allowance has been made for roof replacement (if required). Provision for installing tactile indicators, contrasting strips and fixing instances of water ingress/dampness.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance No baby change facilities Facility does not have a rainwater collection or harvesting system Main entrance/exit does not cater for disability access Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals - Louvre Windows - Reglaze - broken glaze x1</p>
<p>Recent Works</p>

LPAC Gym and hydrotherapy pool Description	
--	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	19 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2015	Net Lettable Area (sqm)	1653
Expected Useful Life	65	Remaining Life	62
Valuation	\$9,851,000	Annual Depreciation	\$310,123
Written Down Value	\$9,396,338	Gross Replacement Cost of Components	\$1,387,907

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,329,374					\$1,329,374
Finishes	\$1,011,233					\$1,011,233
Services	\$3,738,153					\$3,738,153
Substructure	\$374,952					\$374,952
Superstructure	\$3,397,288					\$3,397,288
Total	\$9,851,000	\$	\$	\$	\$	\$9,851,000

Scope of Works Required
<p>Major Works Replacement of lighting, emergency signs, extinguishers, and security systems. Minor refurbishment on kitchen & amenity areas, with replacement of audio visual equipment, pool pumps and tiles, floor finishes, and handrails. Facility will also require an internal/external paint job.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals Gym Main room - Fluorescent Lights - Light Not Working - 2 lights out Gym Male toilets - Handbasin - Joints not sealed - Seal between bench and basin inadequate GF pool - Ceramic Tiles - Regrout - regrout GF pool - Metal/Mini Orb - Rust Present - Rust GF pool - Render - Chipped/Flaking - chipped render GF storeroom - Doors-Solid - Visible Damage - Timber rotting GF Unisex Shower 1 - Paint Finish - Water Damaged/Mould Issues - Mould GF Unisex Shower 2 - Paint Finish - Water Damaged/Mould Issues - Mould around edges</p>
<p>Recent Works</p>

LPAC Gymnasiums/admin/café Description	
--	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	02 May 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1970	Net Lettable Area (sqm)	1227
Expected Useful Life	75	Remaining Life	35
Valuation	\$4,116,000	Annual Depreciation	\$129,256
Written Down Value	\$1,920,800	Gross Replacement Cost of Components	\$1,305,676

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$555,446				\$555,446
Finishes		\$422,519				\$422,519
Services		\$1,561,896				\$1,561,896
Substructure		\$156,664				\$156,664
Superstructure		\$1,419,474				\$1,419,474
Total	\$	\$4,115,999	\$	\$	\$	\$4,115,999

Scope of Works Required
<p>Major Works Replacement of lighting, emergency lights/signs, switchboards, extinguishers, air conditioning/ventilation, hot water units, and security system. Refurbishment of amenity and kitchen areas (incl appliances), replacement of floor coverings, audio visual equipment, automatic opening doors, and undertaking exterior replacements (i.e. shade structures, decking, and fencing). Building will also undergo an internal paint. Allowance for roofing works/replacements have also been included. Provision for upgrades to fire compliance.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Certified emergency exit signs are not displayed clearly in the area Not all external doors can be unlocked from the inside without using a key External windows do not have double glazing Each room within the building does not have fire detectors installed Emergency lighting do not light the path to each emergency exit No separate male and female toilets No baby change facilities Facility does not have a rainwater collection or harvesting system Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation No ambulant cubicle installed in the male and/or female toilet on each building level The level of natural light is approximately 50%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals Main entrance/cafe/shop - Alum Frame Glass-Dble Door - Broken glass - Cracked pane</p>

LPAC Learn to Swim building Description	
---	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	06 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2015	Net Lettable Area (sqm)	610
Expected Useful Life	65	Remaining Life	62
Valuation	\$607,000	Annual Depreciation	\$19,109
Written Down Value	\$578,985	Gross Replacement Cost of Components	\$477,723

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$81,913					\$81,913
Finishes	\$62,310					\$62,310
Services	\$230,338					\$230,338
Substructure	\$23,104					\$23,104
Superstructure	\$209,334					\$209,334
Total	\$606,999	\$	\$	\$	\$	\$606,999

Scope of Works Required
Major Works Replacement of exit signs, smoke detectors, lighting, extinguishers, ventilation fans, and CCTV cameras/monitors. Carpet and bathroom fittings will need to be replaced, as will the refrigerator. Provision for upgrades to amenities for both male and female use.
Low priority works
Property Quality Standards and Compliance
Hazardous building materials Refer to individual report (click here)
Defects/Repairs/Renewals
Recent Works

LPAC Lifeguards Shelter Description	
---	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	30 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1970	Net Lettable Area (sqm)	18
Expected Useful Life	65	Remaining Life	25
Valuation	\$17,000	Annual Depreciation	\$535
Written Down Value	\$6,538	Gross Replacement Cost of Components	\$12,732

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings			\$2,294			\$2,294
Finishes				\$1,745		\$1,745
Services			\$6,451			\$6,451
Substructure		\$647				\$647
Superstructure				\$5,863		\$5,863
Total	\$	\$647	\$8,745	\$7,608	\$	\$17,000

Scope of Works Required
Major Works No project identified within the 10 year program
Low priority works
Property Quality Standards and Compliance
Hazardous building materials Refer to individual report (click here)
Defects/Repairs/Renewals
Recent Works

LPAC Pool

Description

Leichhardt Park Aquatic Centre is a friendly fitness centre that offers a wide range of facilities that caters for the diversity of the local community. It is located in the Leichhardt Park area nearby the Leichhardt Park Oval 1 and 2 and is comprised of a number indoor and outdoor pools and supporting buildings. These buildings include a diving tower, gymnasiums, cafe, staff room, lifeguard shelter, first aid room, plant rooms and a cogeneration building.



Building information

Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	18 April 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1960	Net Lettable Area (sqm)	1000
Expected Useful Life	50	Remaining Life	35
Valuation	\$1,936,000	Annual Depreciation	\$61,288
Written Down Value	\$1,355,200	Gross Replacement Cost of Components	\$233,541

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$261,260				\$261,260
Finishes		\$198,736				\$198,736
Services	\$734,653					\$734,653
Substructure	\$73,689					\$73,689
Superstructure	\$667,663					\$667,663
Total	\$1,476,005	\$459,996	\$	\$	\$	\$1,936,001

Scope of Works Required

Major Works

Replacement of pool tiles, fencing, and diving block.

Low priority works

Property Quality Standards and Compliance

Tactile indicators not installed to all external ground surfaces to indicate ramps, landings and walkways
 Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways
 Bathroom ventilated with window
 Certified emergency exit signs are not displayed clearly in the area
 Not all external doors can be unlocked from the inside without using a key
 External windows do not have double glazing
 Each room within the building does not have fire detectors installed
 Emergency lighting do not light the path to each emergency exit
 No separate male and female toilets
 No baby change facilities
 Facility does not have a rainwater collection or harvesting system
 Installed fire extinguishers do not they have proper signage
 Hot water system is not energy efficient
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
 No ambulant cubicle installed in the male and/or female toilet on each building level
 The level of natural light is approximately 50%

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

High Mast Lights - Light Fitting Missing - One fitting missing

Recent Works

LPAC Staff room Description	
---------------------------------------	---

Building information			
Address	Mary Street Lilyfield		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	1980	Net Lettable Area (sqm)	238
Expected Useful Life	65	Remaining Life	27
Valuation	\$720,000	Annual Depreciation	\$21,038
Written Down Value	\$299,077	Gross Replacement Cost of Components	\$159,877

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$9,263				\$9,263
Finishes				\$54,737		\$54,737
Services				\$298,947		\$298,947
Substructure		\$55,579				\$55,579
Superstructure				\$301,474		\$301,474
Total	\$	\$64,842	\$	\$655,158	\$	\$720,000

Scope of Works Required
<p>Major Works Replacement of lighting, extinguishers, air condition, heaters, and alarm sensors. Refurbishment of kitchen and amenity areas (incl. equipment & fixtures), replacement of floor coverings and undertaking both internal/external painting. Allowance for the replacement of roofing, cladding and windows. Provision for installing tactile indicators, ensuring pathways to/from are free of trip hazards, and installing handrails if required.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Facility does not have a rainwater collection or harvesting system Main entrance/exit does not cater for disability access Installed fire extinguishers do not they have proper signage Hot water system is not energy efficient There is no firm, even, accessible, step free path from the street to the reception area of the building No ambulant cubicle installed in the male and/or female toilet on each building level Insufficient manoeuvring space for a wheelchair user to reach, open, get in and out of the accessible toilet (>1.5m diameter turning area) Vandalism is rare for the facility The level of natural light is approximately 50%</p>
<p>Hazardous building materials Refer to individual report (click here)</p>
<p>Defects/Repairs/Renewals - Louvre Windows - Repairs on windows - glaze needs adjust - Fluorescent Lights - Light Not Working - Not working</p>
<p>Recent Works</p>

Fanny Durack Aquatic Centre

Description

25m pool with inclusive access and kids splash pool and associated change and toilet facilities. Passive recreation facilities including water play, bbq and grassed areas.

Small office and reception building linked to café which has serves both the pool and the park during the opening season and the park in the off season.



Building information

Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2010	Net Lettable Area (sqm)	295
Expected Useful Life	65	Remaining Life	57
Valuation	\$2,276,000	Annual Depreciation	\$71,652
Written Down Value	\$1,995,877	Gross Replacement Cost of Components	\$385,147

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$307,142					\$307,142
Finishes	\$233,638					\$233,638
Services	\$863,672					\$863,672
Substructure	\$86,630					\$86,630
Superstructure	\$784,918					\$784,918
Total	\$2,276,000	\$	\$	\$	\$	\$2,276,000

Scope of Works Required

Major Works

Low priority works

Property Quality Standards and Compliance

External doors do not front the primary access point of the site
 Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct"
 Not all the meeting spaces within the facility have necessary equipment (audio equipment, whiteboards, projectors) available for use
 No disabled toilets
 No separate male and female toilets
 No baby change facilities
 No solar panels installed
 Facility does not have a rainwater collection or harvesting system
 Barrier or balustrade not installed where there is a potential fall of greater than 1m.
 Evacuation plan is not present
 Internal floor is not completely free of tripping hazards, clear and unobstructed in an emergency situation
 Fire blanket not installed in the kitchen area
 No mobility parking space at or in close proximity to the building
 No sanitary disposal unit available
 No separate sink in cooking areas for hand washing purposes
 No sharps container present
 Inadequate directional signage throughout facility
 Instantaneous water boiling unit not installed
 No ambulant cubicle installed in the male and/or female toilet on each building level
 Vandalism is rare for the facility
 The level of natural light is approximately 25%

Hazardous building materials

Fanny Durack Aquatic Centre Plant Room
Description



Building information

Address	Brighton & West Streets Petersham		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 February 2018		
Building Importance	High	Use	Aquatic Services
Construction Year	2010	Net Lettable Area (sqm)	122
Expected Useful Life	50	Remaining Life	42
Valuation	\$184,000	Annual Depreciation	\$4,734
Written Down Value	\$154,560	Gross Replacement Cost of Components	\$303,280

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings				\$2,316		\$2,316
Finishes	\$12,421					\$12,421
Services	\$42,105					\$42,105
Substructure	\$32,000					\$32,000
Superstructure	\$95,158					\$95,158
Total	\$181,684	\$	\$	\$2,316	\$	\$184,000

Scope of Works Required

Major Works

Replacement of extinguishers, BMS control panel, security cameras, lighting, exit signs, and pool pumps & filters. Facility will also have an internal & external paint job. Provision for installing smoke detectors and addressing dampness/water ingress within the area.

Low priority works

Property Quality Standards and Compliance

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Recent Works

Debbie and Abbey Borgia Centre (DAB)

Description

The building has colorbond construction, with a colorbond roof, gyprock internal walls and ceilings are plaster. The centre is currently used for recreation. The centre is made up of numerous small rooms, toilet areas for male, female and disabled users, kitchen areas, offices, cafe and storage areas.



Building information

Address	531-565 Illawarra Road Marrickville		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	01 May 2018		
Building Importance	Medium-High	Use	Recreational Services and Sporting Fields
Construction Year	2003	Net Lettable Area (sqm)	3402
Expected Useful Life	75	Remaining Life	60
Valuation	\$9,159,000	Annual Depreciation	\$287,623
Written Down Value	\$7,327,200	Gross Replacement Cost of Components	\$2,996,083

Building Condition

Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings	\$1,235,990					\$1,235,990
Finishes	\$940,197					\$940,197
Services	\$3,475,561					\$3,475,561
Substructure	\$348,612					\$348,612
Superstructure	\$3,158,640					\$3,158,640
Total	\$9,159,000	\$	\$	\$	\$	\$9,159,000

Scope of Works Required

Major Works

(2026) Replacement of lighting, exit signs, fire alarm system, extinguishers, air conditioning/ventilation, and security system. Refurbishment of kitchen and amenity areas, replacement of floor finishes, and both an internal & external paint. Replacement works have also been identified for external stairs, carpark lighting, and the scoreboard. Provision for structural inspection (if required) & addressing any water ingress/trip hazards associated with asset.

Low priority works

Property Quality Standards and Compliance


No baby change facilities
 Facility does not have a rainwater collection or harvesting system
 Installed fire hose reels are not within 4m of a fire door/exit
 Fall arrest system not installed
 Area is not free of unpleasant odours
 Evacuation plan is not present
 Hot water system is not energy efficient
 No EWIS panel installed in the building
 No separate sink in cooking areas for hand washing purposes
 No sharps container present
 Instantaneous water boiling unit not installed
 No ambulant cubicle installed in the male and/or female toilet on each building level
 The level of natural light is approximately 50%

Hazardous building materials

Refer to [individual report \(click here\)](#)

Defects/Repairs/Renewals

Level 1-Room 06-Meeting 1 - Suspended Panel (Incl Frame) - Moisture Damage - Moisture damage

Tempe Reserve Robyn Webster Building Description	
--	---

Building information			
Address	Holbeach Avenue Tempe		
Asset ID	TBC	Primary Service Group	Recreation and Aquatics
Survey Date	03 May 2018		
Building Importance	Medium	Use	Recreational Services and Sporting Fields
Construction Year	1999	Net Lettable Area (sqm)	1851
Expected Useful Life	75	Remaining Life	56
Valuation	\$4,988,000	Annual Depreciation	\$130,210
Written Down Value	\$2,687,184	Gross Replacement Cost of Components	\$849,608

Building Condition						
Component	C1 (Very Good)	C2 (Good)	C3 (Fair)	C4 (Poor)	C5 (Very Poor)	Total
Fitout and Fittings		\$57,598				\$57,598
Finishes				\$1,071,326		\$1,071,326
Services		\$892,771				\$892,771
Substructure	\$426,226					\$426,226
Superstructure			\$2,540,079			\$2,540,079
Total	\$426,226	\$950,369	\$2,540,079	\$1,071,326	\$	\$4,988,000

Scope of Works Required
<p>Major Works Replacement of smoke detectors and extinguishers, lighting (incl. emergency lights/signs), and alarm systems. Refurbishment of kitchen and amenity areas (incl appliances), whilst the court flooring needs to be replaced. Internal painting is also required, whilst an allowance has been made for works that may be required for the roofing/cladding. Provision for amending emergency lighting if required and upgrades to amenity areas.</p>
<p>Low priority works</p>
<p>Property Quality Standards and Compliance Tactile indicators not installed to all internal ground surfaces to indicate ramps, landings and walkways Bathroom ventilated with window Not all external doors can be unlocked from the inside without using a key Stairs do not have contrasting coloured nosing strips installed - 100% External doors do not front the primary access point of the site Fire exit doors do not have a sign stating "Fire Safety Door - Do Not Obstruct" External windows do not have double glazing Each room within the building does not have fire detectors installed No baby change facilities No solar panels installed Main entrance/exit does not cater for disability access Installed fire hose reels are not within 4m of a fire door/exit Fall arrest system not installed Air conditioning system is not localised Hot water system is not energy efficient No EWIS panel installed in the building No sharps container present</p>