
3 RYDE CIVIC CENTRE - PRIORITY MAINTENANCE

Report prepared by: Project Manager - Development
File No.: GRP/09/7/6 - BP13/192

REPORT SUMMARY

The content of this **Interim Report** relates to items (b), (c) and (d) of Mayoral Minute MM16/12 of 13 November, 2012 and relates to the refurbishment and upgrade of the Civic Hall and the Administration Building.

Under the Work Health and Safety (WHS) Act the General Manager is responsible for the safety of workers employed by the City of Ryde and therefore those housed in the Administration Building.

This report seeks Council's endorsement to commence a tender process for the design of a number of options for the approach to this project. During the procurement process, the design for the options will be further work-shopped with the Councillors to ensure that the objective of the tender is well shaped and informed.

RECOMMENDATION:

- (a) That Council delegates to the Acting General Manager the authority to tender for a lead architect to assemble a consultants team with, at a minimum, fire, hazardous materials and accessibility expertise to develop schematic and design feasibility concepts for at least Option 1 and Option 2.
- (b) That Council note that included in the outcomes of the tender will be at minimum the following deliverables:
 - Schematic design plans having taken into consideration any engineered fire solution, services core upgrades, structure and the like,
 - Suggested staging plan for the work, including consideration of temporary staff and Chambers accommodation during any works
 - Schedule of services augmentation, upgrade and or replacement works
 - Relevant approvals required
 - Program for design and anticipated program for works
 - Cost plan for the various options
 - Analysis of projected operation costs for each option in comparison with the existing building performance
 - Costs benefit analysis of each option over a 15 year term.
- (c) That the Council request the Acting General Manager to conduct a workshop with all Councillors to further develop and confirm the brief for the consultant team and confirm the scope of the options to be designed.

ITEM 3 (continued)

- (d) That the Acting General Manager reports the outcome of the tender process and the final consultant's brief and scoping document to Council seeking Council's decision to proceed with the preferred tenderer.
- (e) That Council request the Acting General Manager makes available to the successful tenderer all existing information about the current building
- (f) That the Acting General Manager report back to Council on the suggested community and staff engagement program proposed following the further development of these options including a workshop with the Community Engagement Advisory Committee. This report to be provided to the Council concurrent with the outcomes of the tender.

ATTACHMENTS

- 1 EXTRACTS - Work Health & Safety Act
- 2 EXTRACTS - Sinclair Knight Merz Report

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Danielle Dickson
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ITEM 3 (continued)**Background**

This Interim Report Civic Centre Refurbishment project was instigated following Council's Resolution of Mayoral Minute 16/12 Ryde Civic Centre, which stated

That:

- (a) Council staff immediately develop a project plan to expedite the rezoning of the Civic Centre site back to RL91 with a density of 60,000sq.metres and to be zoned SP2 community use through a planning proposal. (Resolved by Council on 12 February 2013).*
- (b) Council staff prepare a list of priority maintenance required at the Civic Centre – using the existing building condition reports. This priority list is to be based on Workplace Health and Safety issues. This list is to be considered in the context of the 4 Year Delivery Plan.*
- (c) Council staff prepare an outline of the communications program which will be associated with items (a) and (b).*
- (d) Items (a) and (b) be developed using in-house expertise. Any involvement of consultants is to be subject to appropriate tendering processes for those services and only undertaken after consideration and direction from Council on the priority action areas.*
- (e) That a further report be provided back to Council to update Council on all actions detailed in parts (a) to (d).*

Progress on resolution (a) was reported to Council on 12 February, 2013.

Work Health and Safety Act

The work performed in the Administration Building is a business or undertaking as defined by the Work Health and Safety (WHS) Act of 2011 No 10 that came into effect in January 2012. The responsibilities of the persons conducting that business or undertaking are also defined in the WHS Act and they include;

- that the health and safety of workers is not put at risk from work carried out;
- that a work environment is provided and maintained without risk to health and safety;
- means of entering and exiting the workplace are without risks to the health and safety of any person; and
- that the fixtures, fittings and plant are without risks to the health and safety of any person.

ITEM 3 (continued)

The General Manager is responsible for the safety of staff under the WHS. Further details are attached in **ATTACHMENT 1, EXTRACTS – WORK HEALTH & SAFETY ACT**.

As noted in the Mayoral Minute, any prioritization of maintenance or upgrade work needs to be cognizant of these WHS responsibilities.

Building Regulations

The Administration Building was finished in 1965 and the Civic Hall in 1970. They were constructed in accordance with NSW Ordinance 71 which stipulated building design from 1921 to 1974. This was followed by NSW Ordinance 70, 1974 to 1993, which was then replaced by the Building Code of Australia (BCA). The BCA now forms the first part of the National Construction Code.

The highest level of fire safety would be achieved through compliance with the current BCA regulations governing fire services. Considering the age and condition of the Civic Hall and the Administration Building, if work to upgrade to BCA standard were undertaken it would likely reveal other elements of the building as being noncompliant with other sections of the BCA and potentially present different safety risks.

The level of upgrade required for compliance is a matter of significant technical expertise and is dependent on the scope of building work proposed.

Report

The scope of this project is to determine the priority maintenance requirements of the Civic Centre in accordance with Council's Work Health and Safety responsibilities.

This involves consideration of the original construction and previous care of the buildings including structural elements, building services, safety systems, and accessibility compliance. Reference to existing building condition reports reveals issues particularly in regard to fire services, hazardous material and accessibility.

A decision by Council to seek expert guidance on these matters would produce an opportunity to not only remove safety risks but also identify other possibilities for the future efficient use of the building. The aim of this report is to explain how the identification of priority maintenance issues leads, subject to Council approval, to the development of options for the future of the Civic Hall and Administration Building.

Previous Work

Until the Council resolved, in September 2012, not to proceed with the Civic Precinct Development Project, there had been an approach within Council for some years to expend funds for the Civic Hall and Administration Building only upon urgent matters.

ITEM 3 (continued)

The October 2011 report to Council **OVERVIEW OF CONDITION OF CORPORATE BUILDINGS AND ESSENTIAL WORKS**, reported on the condition of the Civic Centre (and Argyle Centre) and sought approval for funding of \$690,000 to replace, amongst other things, the unreliable and unserviceable central air conditioning plant, upgrade the Building Management System to control the air conditioning and carry out remedial work to eliminate potentially hazardous electrical switchboard hot spots. This also included funding for a generator in case of power failure. These works were supported by Council.

In February 2012 the report **CIVIC CENTRE URGENT SEWER WORKS** informed Council of emergency maintenance work that had been carried out to repair sewage pipe work leaks in the Administration Building and requested funding of \$150,000 to undertake more enduring remedies. The report also noted that a lift machinery breakdown lasting 8 days had been rectified under the lift maintenance contract. These works were supported by Council.

A myriad of smaller tasks have been carried out within each year's maintenance budget and included recently a number of modifications to the hydraulics systems identified in a Sinclair Knight Merz study of 16 May 2012 concerning hot water temperatures, grease traps, storm water flooding, pipe labelling and tap flow restriction devices.

The generator installation has not been completed as Energy Australia require the residential electrical load from the homes in Blaxland Road behind the Civic Centre to be divided from the Civic Centre load provided by the same substation. That division cannot happen until Council can be certain of its future electrical load requirements for the Civic Hall and Administration buildings. The process recommended by this report will assist in determining this figure. Once that is resolved, and appropriate switchgear installed, a generator could be installed for back-up purposes.

It should also be noted that a number of minor surface interior design and cosmetic upgrades have taken place in the Administration Building over the last three years, the latest being the modification of the Customer Service area to improve the client experience.

Existing Building Condition Reports

In reviewing these reports in recent weeks fire services and hazardous materials appear as the most obvious risks. Both represent high priority safety concerns and require further specialist investigation.

It is recommended therefore that any refurbishment or upgrade proposed is informed by technical expertise in these areas.

ITEM 3 (continued)*Fire Safety Services*

The fire services installed within the building comprise;

- Smoke detection
- EWIS system (Emergency Warning and Intercommunication System)
- Strobe warning lighting
- WIP phones (Warden Intercom Points)
- Hydrants and hose reels
- Fire blankets
- Fire extinguishers, and
- Fire sprinklers to basement car park (now a storage area).

There are no automatic fire suppression or smoke control systems in staff and visitor areas.

Previous Building Reports:*WT Partnership*

As part of the Civic Precinct Project, WT Partnership (WTP) was commissioned to produce reports on the City of Ryde Administration Building. The reports from WTP of May 2011 and July 2011 were presented in a combined attachment in the 11 October 2011 Report to Council, **OVERVIEW OF CONDITION OF CORPORATE BUILDINGS AND ESSENTIAL WORKS– BP11/640**. WTP was not commissioned to investigate and fully budget for the upgrade of fire safety in the Civic Centre to BCA standards but did make it clear in the conclusion of its report that the Civic Centre did not comply with the BCA and recommended that Council carry out an updated Occupational Health and Safety (OHS) survey.

Note that “WHS” has replaced “OHS” since the date of this advice.

Sinclair Knight Merz (SKM) Ryde Civic Centre – Hydraulic and Wet Fire Services Report – 16 May 2012.

This report was commissioned by the Public Works Group of Council. Its purpose was to review the quality, performance and condition of the hydraulic and wet fire systems in the Ryde Civic Precinct, the inspection being undertaken on 23 March 2012. SKM concluded that the existing fire services were installed in accordance with superseded building controls and are non compliant with the Building Code of Australia. Further details are attached in **ATTACHMENT 2, EXTRACTS – SINCLAIR KNIGHT MERZ REPORT**.

ITEM 3 (continued)

It is necessary to determine what upgrade is required to the building. If the fire services were to be upgraded, the installation work is likely to interface with other components in the building and require input from other specialists. This could include electrical systems, a structural engineer, lift consultants and advice on changes to the ceilings.

Hazardous Materials

On 31 August, 2010, Heggies Pty Ltd published to the Public Works Group its Hazardous Building Materials Survey Report on the Administration Building. This contained a summary of hazardous materials reporting generally low potential for disturbance and low relative risk of exposure for the few instances (eleven) it found of hazardous materials. The report did identify calico wrapped pipe lagging containing asbestos in the central riser and in the ceiling cavity of the male and female toilets. It is probable that these elements would be disturbed (and require special removal processes) were any water system changes carried out. However, in addition to asbestos, Heggies also reported upon lead in dust, explaining that AS 4361.2 1998 does not offer any general guidance on lead levels in dust but refers to acceptance levels for surface dust after lead paint management activities.

The Heggies report stated;

“The lead content in the following dust sample is significantly above the guideline level (8mg/m²):

- Sample no 10-7088(30-178)/L1 – 144mg/m² (Plant Void Area, 6th Floor, Ceiling Cavity)
-

In consideration of the age of the building, past experience and the sample analysis results, all dust within ceiling cavities throughout the building is considered to contain potentially hazardous levels of lead”

If Heggies’ assumption is correct, lead could be present in dust within the ceiling void on each floor, in quantities 18 times greater than the regulatory guideline. Construction work will exacerbate this potential hazard due to significant disturbance of the dust.

Accessibility

Although no specific “accessibility audit” has been commissioned on the Civic Centre at least three existing reports do mention accessibility issues;

WT Partnership, May 2011

“a further inspection of the vertical transportation elements be undertaken by a special consultant to provide an opinion and cost estimate to upgrade to lifts in line with current lift codes and OH&S legislation”

ITEM 3 (continued)

WT Partnership, July 2011

Old Library (now staff breakout and other purposes)
non-complaint for toilet facilities, access and emergency escape

Civic Hall
External steps and ramp non-compliant.

Davis Langdon, 14 June 2011

Civic Hall
Ramp does not comply
No access to old library
Disabled toilet in Hall does not comply.

Administration Building
Lift call buttons too high
Level 5 disabled toilet does not comply
Doors throughout not wide enough
Council Chamber wheelchair access does not comply
Tactiles, door handles, kerbs all non-compliant.

A key matter in relation to accessibility is that the Work Health and Safety Act (WHS) does not exempt a person conducting a business or undertaking from providing the same level of health and safety protection to disabled workers and visitors as mandated for non disabled workers and visitors. All conditions of the WHS Act apply, including

- Entry and exit
- Works areas and free movement
- Access to toilets
- Appropriate procedures in emergency plans

The Disability Discrimination Act also applies and it is perhaps not unreasonable to include accessibility as a high priority not only for workers but also for any mobility impaired members of the public attending Council meetings in the Administration Building and functions in the Civic Hall. It is recommended that expertise in this area form part of the consultant team tender to obtain early advice to be given to Council on this matter.

Options

With the exception of the generator issue, which has yet to be resolved with Energy Australia, Council's Public Works Group has dealt with all urgent maintenance works previously reported to Council and there are none outstanding for the Administration Building or Civic Hall.

ITEM 3 (continued)

Fire services, hazardous materials and accessibility are three matters which, in accordance with MM16/12 (b), can be regarded as priority maintenance issues. In practical terms any work carried out to attend to these issues would have a significant impact on activities in the Civic Hall and the Administration building and may involve changes to other elements of the buildings and service systems where they interface with them. The works could require the temporary evacuation of Council staff to eliminate risks to safety and minimize disruption from noise and access restrictions. This will be addressed in the proposed deliverables of the tender.

To assess the most appropriate future of the buildings it is suggested that Council obtains options which step from the level of minimum works required for a safe work environment to a redevelopment of the site exploiting its full civic potential. These options represent an initial exploration of feasible change and do not exclude further refinement or simplification of each option. The options are intended to act as a catalyst to focus on the WHS issues and lead from there to logical next steps in the extent of change that Council may be willing to consider.

Option 1 – Basic Compliance

- Remove all hazardous materials.
- Develop a fire engineered solution to meet the WHS obligation to remove the safety risks to staff and visitors to an appropriate level.
- Appropriately compliant accessibility solutions.
- Carry out minor refurbishments of building services, structural components, fixtures and fittings, facades, interior decoration and internal spaces – limited to the impact from work to achieve the high priority modifications.
- Move the computer room/network hub off-site to eliminate risk of system failure during the works and create additional space.
- Locate staff in temporary accommodation to facilitate work and minimize risk.
- Return the majority of functions to their original locations from the temporary accommodation.
- Limited replacement of fixtures, fittings and equipment.

Option 2 – Compliance and Improvement

- Remove all hazardous materials.
- Develop a fire engineered solution to meet the WHS obligation to remove the safety risks to staff and visitors to an appropriate level.

ITEM 3 (continued)

- Investigate fully compliant accessibility solutions to staff and public areas.
- Investigate the remodelling and refurbishment both buildings to BCA standards for increased longevity including building services, structure, façade (curtain wall) replacement, energy efficiency, new internal layouts, interior design and fixtures and fittings.
- Modify the Civic Hall site to house a replacement multi-function hall, new Council Chamber, Mayoral Suite, and committee rooms and community rooms for public hire. Consider the relocation of Customer Service facility from the Administration building to give the new Civic building a focal point of daily public activity, or to the Ryde Planning and Business Centre.
- Examine the potential to integrate the Civic Hall site with the southern pedestrian bridge and provide improved lifts under Council control.
- Relocate the computer room/network hub permanently off-site to ensure ongoing back-up and recovery services to all of City of Ryde's sites.
- Locate staff in temporary accommodation to facilitate work and minimize risk.
- Examine the cost and benefit of an expansion of the Administration Building to re-house the temporarily evacuated staff integrated with Council workers from Level 1A above the Ryde Library, thereby releasing that space for rental, and the from Operations Centre, to facilitate strategic accommodation decisions for the Public Works depot. Examine the operational benefits of the consolidation of all Council's administration functions in one location.

Option 3 – Full Civic Redevelopment may include, for example;

- Full replacement of the Civic Hall (including an "Argyle Centre Theatre" capability) and Administration Building to full current compliance codes and standards.
- Completion of the Integrated Traffic Solution Stage 2 with connections to existing vehicle tunnels and ramps under Devlin Street for access to new basement parking areas under Civic and Administration buildings.
- Utilisation of acquired Crown Land to realign Blaxland Road to provide an increased site area for Civic development and to remove the road loop to gain two way traffic movements in Parkes Street.
- Modification of in ground infrastructure, particularly Sydney Water's services, to optimize the area available for construction.

ITEM 3 (continued)

- Maximise the potential of the existing staff car parks to cater for increased staff parking and increased community parking for civic functions. This would help avoid additional parking loads on adjacent residential streets.
- Investigate the feasibility of complementary civil solutions sharing the site with Council (e.g. fire, police ambulance).
- Investigate the potential to accommodate government/civil functions for other Government agencies.

It is recommended that investigation of Option 3 be placed on hold pending the outcomes of Options 1 and 2.

In order for Council to decide which option should be pursued, each option is to be accompanied by;

- Description and confirmation of the work proposed in each option to meet obligations under the Work Health and Safety Act in regard to the safety of Council workers and visitors.
- An examination of the ways in which to accommodate staff temporarily displaced by the works.
- A full description of the work and outcomes.
- A program describing each major stage of works including major decision points
- A estimate of the required budget including all professional fees, levies and construction overheads and margins and temporary accommodation costs.

Once Council has confirmed the preferred option and the preferred lead Architect to execute it a workshop would be held with Councillors to confirm the scope, structure and engagement parameters of the option before formally engaging the external team.

Engagement Plan

A draft engagement plan will be developed and presented to Council at the same time as the report evaluating the tenders. As per the engagement plan presented to Council as part of the *Planning Proposal – Ryde Civic Precinct* report, this engagement plan will be based on the Spectrum of Public Participation developed by the International Association for Public Participation (IAP2). At a minimum, the plan will assume a base level of public participation at the INFORM level. The goal of this level of public participation within the IAP2 spectrum is to 'provide the public with balanced and objective information'.

ITEM 3 (continued)

Whichever option Council chooses, communications will be developed to be deployed throughout the community that seek to clarify Council's position on the future of the Civic Centre site. These communications will be developed and deployed immediately following the decision being made by Council. Dependent on the preferred option selected by Council recommendations will be developed for any further and deeper levels of engagement.

It is staff's intention that the development of these engagement plans would be conducted in house by the Communications and Media Unit. In addition, development of further engagement plans related to the maintenance or development of the Civic Centre will incorporate the views of the Citizen Engagement Advisory Committee.

Program

The suggested program project consists of three phases of work.

Phase 1 includes the project set-up, an audit of existing building condition reports, identification of the priority maintenance issues and the issue of this Report, culminating in Council's resolutions in regards to the Report's recommendations.

Phase 2 includes the steps required to procure appropriate tenders from consultants, seek Council's endorsement of the evaluation of those tenders and identify the preferred consultant. Council's review of the project scope and subsequent approval to engage the consultant leads to the investigation of the Administration Building and Civic Hall with this process ending in a Council workshop to review the outcomes and decide the works to be undertaken.

Phase 3 represents the steps needed to procure tenders from contractors to carry out the works identified by the consultant and approved by Council, evaluate those tenders and seek Council's final approval of the proposed works and budget.

Phase 1

Initial project management documentation	Jan- Feb
Review existing records and reports about condition and maintenance of Civic Centre and identify statutory regulations and standards relevant to Administration Building and Civic Hall	Feb
Identify highest safety and risk priorities	Feb
Report to Council in accordance with MM16/12 Ryde Civic Centre (b), (c) and (d)	Feb
Council decision (preferred option) and direction from Report	Feb

ITEM 3 (continued)
Phase 2 – subject to Council approval

Update project management documentation in line with Council decision	Mar
Compile public tender documentation reflecting Council decision	Mar
Procure tender submissions from technical experts	Mar - May
Evaluate tenders and issue Report to Council	May
Council decision for preferred consultant	May
Council Workshop to confirm project scope	June
Engagement of preferred consultant	June
Expert investigation in accordance with scope	June -Aug
Report to Council on outcomes of investigations	Aug
Council decision (Workshop if needed) to confirm works to be executed	Sept

Phase 3 – subject to Council approval

Update project management documentation in line with Council decision	Sept
Compile public tender documentation for contractors to execute works (consultant team assisting)	Sept - Oct
Procure tender submissions from specialist contractors	Oct - Nov
Evaluate tenders and issue Report to Council	Dec
Council decision on works to be executed	Dec
Execute remedial works	2014

These milestones do not include any contingency that may arise if any matters of significant concern are revealed during the consultant's investigations.

Consultation

In accordance with part (d) of the Mayoral Minute MM16/12 this report has been developed utilising in-house expertise. Internal consultation has involved staff in Environment and Planning, Public Works and Corporate Services. No input has been sought from external consultants, other than from existing building condition reports, as defined in part (b) of the Mayoral Minute.

A draft consultation plan will be reported back to Council with the outcomes of the tender process to assist in determining the communications to be developed during the project.

ITEM 3 (continued)**Risks***Smoke*

Existing building condition reports do not identify any systems in the Administration Building or Civic Hall to prevent smoke entering the fire escape staircases. It is reasonable to assume that people exiting from the upper levels of the Administration Building may encounter smoke as they exit during a fire incident. The risk of smoke injury may also apply to members of the public (some of whom may be disabled) exiting level 6 and 5.

Fire Control

There are no systems to control the breakout of a fire and it is feasible that a fire could result in significant damage before the authorities can attend.

Hazardous Materials

It appears there are hazardous materials in the building and whilst asbestos appears confined to pipe lagging in known locations, lead in dust in cavities throughout the building is significantly in excess of standards.

Accessibility

It would appear that both the Administration Building and the Civic Centre are poorly equipped to meet the needs of people with mobility or other accessibility difficulties and any person thus disabled may be exposed to a number of risks, and significant inconveniences, when on Council's premises.

Critical Dates

The key milestones from the proposed program are;

- Council decision on the recommendations of this Report, 26 February 2013.
- Council Workshop to approve the preferred consultant and scope, first half June, 2013.
- Council decision of the works to be executed resulting from the consultant's findings, first half September, 2013.
- Council approval contractors tender and scope of works and program, December 2013.

Financial Implications

Funding for this project is included in the current Delivery Plan at \$669,300.

ITEM 3 (continued)

This sum is estimated to be sufficient to fund the consultancy work to the point of acceptance by Council of the tenders for the approved building works. The cost of the building works will become apparent upon receipt of the contractors tenders and cannot be predicted at this time.

Conclusions

The Work Health Safety Act (WHS) requires that the health and safety of workers is not put at risk from the work they do or the environment in which they do it.

This Interim Report has been issued in response to research into the existing reports on the condition of the Administration Building and Civic Hall. Fire services, hazardous materials and accessibility appear to present risks in the context of the WHS and are therefore candidates for priority maintenance.

Remediation of these issues, requiring potentially extensive works within both buildings, provides the opportunity to consider in depth the future of both buildings and the extent of works that Council is prepared to consider.

This report seeks Council's approval to begin that journey to position the Administration Building and the Civic Hall safely for the future.

ITEM 3 (continued)

ATTACHMENT 1

**RYDE CIVIC CENTRE – PRIORITY MAINTENANCE
ATTACHMENT 1**

Extracts –Work Health and Safety Act 2011 No.10

“Subdivision 2

5 Meaning of “person conducting a business or undertaking”

- (1) For the purposes of the Act, a person conducts a business or undertaking:*
- (a) whether the person conducts the business or undertaking alone or with others, and*
 - (b) whether or not the business or undertaking is conducted for profit or gain,*
- (2) A business or undertaking conducted by a person includes a business or undertaking conducted by a partnership or an unincorporated association.*
- (3) If a business or undertaking is conducted by a partnership (other than an incorporated partnership) a reference in this Act to a person conducting the business or undertaking is to be read as a reference to each partner in the partnership*
- (4) A person does not conduct a business or undertaking to the extent that the person is engaged solely as a worker in, or as an officer of, that business or undertaking.*
- (5) An elected member of a local authority does not in that capacity conduct a business or undertaking*
- (6) The regulations may specify the circumstances in which a person may be taken not to be a person who conducts a business or undertaking for the purposes of the ACT or any provision of this Act*
- (7) A volunteer association does not conduct a business or undertaking for the purposes of this Act*
- (8) In this section “volunteer association” means a group of volunteers working together for one or more community purposes where none of the volunteers, whether alone or jointly with any other volunteers, employs any person to carry work for the volunteer association.*

Division 2

19 Primary duty of care

Inter alia:

- (1) A person conducting a business or undertaking must ensure, so far as is reasonably practicable, the health and safety of:*
- (a) workers engaged, caused to be engaged by the person, and*
 - (b) workers whose activities in carrying out work are influenced or directed by the person, while the workers are at work in the business or undertaking*
- (2) A person conducting a business or undertaking must ensure, so far as is reasonably practicable, that the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business or undertaking.*
- (3) Without limiting subsections (1) and (2), a person conducting a business or undertaking must ensure, so far as is reasonably practicable:*
- (a) the provision and maintenance of a work environment without risk to health and safety, and*
 - (b) the provision and maintenance of safe plant and structures, and*
 - (c) the provision and maintenance of safe systems of work, and*
 - (d) the safe use, handling, and storage of plant, structures and substances, And*
 - (e) the provision of adequate facilities for the welfare at work of workers in carrying out work for the business or undertaking, ensuring access to those*

ITEM 3 (continued)

ATTACHMENT 2

**RYDE CIVIC CENTRE – PRIORITY MAINTENANCE
ATTACHMENT 2**

Extracts - Sinclair Knight Merz Report 16 May 2012

The Executive Summary reported.

2.3 Fire Protection Services

The buildings are provided with a mixture of sprinklers (partially), thermal and smoke detectors, fire hose reels and fire hydrants.

The fire hydrant and fire hose reel systems are in accordance with the rules and regulations at the date of installation, which is Ordinance 70.

The fire sprinkler system is in accordance with the rules and regulations at the date of installation, which are Ordinance 70 and the Automatic Fire Sprinkler Standard CA 16.

The fire alarm system is in accordance with the rules and regulations at the date of installation which are Ordinance 70 and the Automatic Fire Alarm Standard CA 15.

Lifts The building was constructed in accordance with the Height of Building Advisory Committee (HOBAC) in which a building was required to be over 42 metres in height before a fire sprinkler system was required throughout. Fire sprinklers are provided to the basement levels only.

In regards to the status of the building's system relative to current rules and regulations, the report contained this section,

4.5 Building Code of Australia (BCA) Compliance

In terms of the extent of the fire protection equipment provided the building would not meet the requirements of the current BCA.

The annual Fire Safety Statement for the automatic fire detection and alarm system was not viewed. SKM is of the opinion that the building is in excess of 25 metres effective height and therefore to comply with BCA the following "fire essential services" features need to be upgraded and/or installed.

- Design and installation of fire sprinklers throughout the building*
- Review of existing adequacy of water supplies with the possible requirement of a secondary water supply from water storage tanks*
- Installation of 2 off fire booster pumps within dedicated fire pump room located with Ground Floor access*
- Installation of Fire Brigade booster valve assembly*
- Ground Floor access to fire sprinkler control valves*