

device prevents water that may become contaminated by the pool system or other activities from leaving the site and contaminating the public water main.

The backflow prevention device provided at the property boundary (the containment device), is required to be a medium hazard testable device.



Water Supply to Pool.



Backflow Prevention Device.

5.10. POOL ELECTRICAL

Electrical power supplies and controls are rudimentary yet functional (simple on/off control). Programmable Logic Controlled (PLC) switchboards with touch screen control typical of modern larger facilities are not provided or required.

Compliant isolators, switches and circuit breakers are provided in accordance with standards. All cables are installed in conduits or on cable trays in accordance with good trade practice.

5.11. POOL SIGNAGE

Pool signage is required throughout the pool facility to satisfy the requirements of the Royal Life Saving Society of Australia (RLSSA) Guidelines for Safe Pool Operation (GSPO), relevant standards, the Dangerous Goods Code and HAZCHEM requirements. Compliant HAZCHEM signage is provided at the pool plantroom entrance and for each stored chemical.



Typical Pool Signage at Concourse and Pool.



Signage and Pool Plantroom.

5.12. POOL COVERS

Pool covers are required for newly constructed outdoor pools in accordance with Section J (Energy Efficiency) of the Building Code of Australia. Pool covers are provided for the existing pool.

5.13. EQUIPOTENTIAL BONDING

In accordance with AS 3000 Wiring Rules, all metal items in the pool zone are required to be equipotentially bonded. This involves a conductive connection (cable) fixing to all metallic items in the pool zone from a common bonded earth such that no electrical currents can form between metallic items in the pool zone.

The metallic items that are required to be bonded include the lane rope anchors, backstroke post sockets and ladder grab rails. Testing by an electrician can be performed to ensure that the equipotential bonding is installed and that the integrity of the circuit is intact.

6. EXISTING LEARN TO SWIM POOL

The Learn to Swim pool features a proprietary panelised fiberglass structure with external filtered water and skimmer box connections. The pool has been constructed as a free-standing structure on a concrete base. The pool depth is a constant 0.9m deep. The pool volume is approximately 50 kL.

Leaks from the pool are visible at the panel joints. The pool is in a sheet metal enclosure (shed) with exposed trusses.

An option exists to provide a pool liner to the internal surface of the pool. The application of a pool liner will ensure that the pool structure is watertight and will preserve the existing structure for the life of the pool liner.

The National Construction Code / Building Code of Australia (BCA) has jurisdiction over the access requirements for buildings including swimming pools. Section D3.1 and D3.10 of the BCA requires a pool with a total perimeter exceeding 40 lineal metres to have at least one of the following means of access;

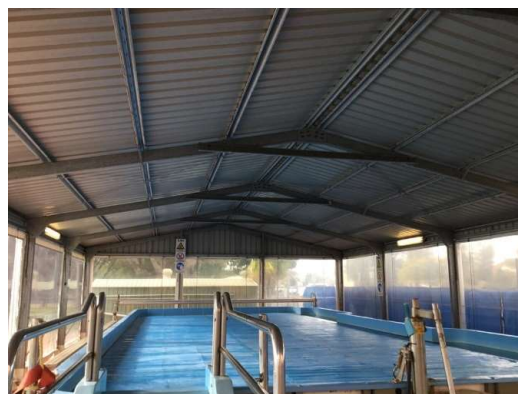
- (ix) a fixed or movable ramp and an aquatic wheelchair; or
- (x) a zero depth entry and an aquatic wheelchair; or
- (xi) a platform swimming pool lift and an aquatic wheelchair; or
- (xii) a sling-style swimming pool lift.

Where a swimming pool has a perimeter of more than 70 lineal metres, at least one accessible water entry/exit must be provided by a means specified in (i), (ii) or (iii).

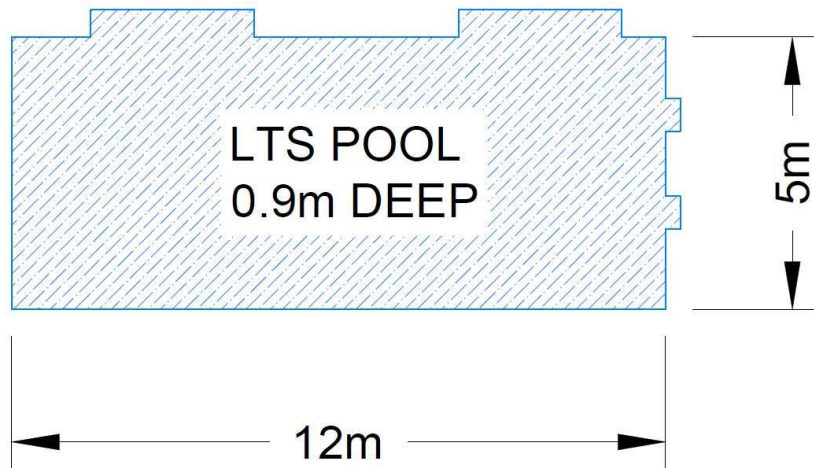
The pool has a perimeter of approximately 34m and therefore does not require a means of compliant disabled access in accordance with current standards. The requirements of the current BCA do not retrospectively apply to existing pools which predate the current disabled access requirements by many decades.



Existing Learn to Swim Pool.



Exposed Roof Trusses.



6.1. POOL WATER TREATMENT PLANT

The existing pool water treatment plant features conventional sand media filtration with Sodium Hypochlorite (liquid chlorine) disinfection and Carbon Dioxide dosing for pH control.

A salt chlorinator was originally used for used for disinfection. This unit has since been disconnected.



Existing Disconnected Salt Chlorinator Cell.



Salt Chlorinator Controller.

Installation dates observed in the plant shed enclosure indicate that pool pump replacements occurred in 2019.

6.2. FILTRATION PUMPS

The existing filtration pumps are proprietary thermoplastic pool pumps with integral strainers.

2 No. Waterco Hydrostorm 150 filtration pumps are provided. At average pressure differential to simulate filtration resistance (between clean and dirty filters), each pump is capable of approximately 4 l/s flow at 150 kPa pressure. This flow equates to a pool water treatment plant duty of approximately 28 m³/hr (both pumps operating) which provides a pool turnover rate of approximately 1.8 hours which is satisfactory depending on bather load although not compliant with the Health Guideline value of 1 hour turnover.

In order to retain the existing pool water treatment flow rate and to comply with the relevant standards, the pool bather load would need to be restricted to a maximum of 16 No. bathers.



Pool Filter Pumps.



Pump Name Plate.

6.3. POOL FILTRATION

The existing pool filters are conventional vertical high-rate pressure type sand media filters. 1 No. Ø900mm filter and 1 No. Ø760 filter of differing manufacture are provided for the pool filtration plant.

Total filter area totals 1m² providing a flow velocity of 28m³/hr/m² at the plant flow of 28 m³/hr. This filtration velocity is within the acceptable velocity limit for sand media filters.



Existing Pool Filter 1 of 2.



Filter Name Plate.



Existing Pool Filter 2 of 2.



Filter Name Plate.

6.4. POOL HEATING

Pool heating is provided by an electric air-to-water heat pump.

Heat pumps offer the ability to heat the pool water independently of solar conditions (and at night) and utilise electrical power which can be offset by renewable energy sources.

Heat pumps are now the predominant means of pool heating for new aquatic facilities.



Existing Pool Heat Pump.

6.5. POOL WATER CHEMISTRY

In accordance with Health Code requirements, all pools must maintain a minimum 1 mg/l of chlorine for residual disinfection. Sodium Hypochlorite (liquid chlorine) is used at the site to maintain the required chlorine residual in the pool water.

An acid is required to reduce the pH of swimming pool water. The pH of swimming pool water increases as a result of dosing alkaline chlorine-based chemicals including Sodium Hypochlorite to maintain disinfection controls and other water chemistry parameters in accordance with Health Code requirements. Carbon Dioxide and Hydrochloric Acid is used at the site for pH control.

The pool water chemistry instrument required to maintain the pool chemical parameters is a Strantrol System 3i unit manufactured by Siemens.

The Strontrol instrument model installed at the site is a current model which suggests that the water chemistry system has been upgraded over time.



Pool Water Chemistry Instrument (left).



Pool Water Chemistry Dosing.

6.6. POOL CHEMICAL STORAGE

The Dangerous Goods Code and AS3780 – The Storage and Handling of Corrosive Substances have jurisdiction over the chemicals stored on the site. For the purposes of storage requirements, the chemical classifications are as follows;

- Sodium Hypochlorite: UN No. 1791, Hazchem Code 2X, Class 8 Corrosive, Packing Group II.
- Hydrochloric Acid: UN No. 1789, Hazchem Code 2R, Class 8 Corrosive, Packing Group II.

In accordance with AS3780, a minimum distance of 1m is required between the side wall of the storage tank and the inside face of the storage bund. A concession to this requirement is available if the stored chemical is of Packing Group II or III and is less than 3,000 litres. The Sodium Hypochlorite storage tank has a capacity less than 3,000 litres and is therefore compliant with the requirements. A means of indicating the liquid level in the tank must be provided for compliance with the standard and to comply with the safe delivery procedures of the chemical supplier (the liquid level needs to be witnessed when filling the tank).

In accordance with AS3780, spillage control is required during the filling of bulk containers. Spillage control is provided by a truck bund formed by a hardstand area with a rollover verge (bund). The capacity of the truck bund may be equated according to the largest compartment of any tank vehicle using the facility or 9,000 litres; whichever is less. Given that the type and capacity of the truck and the bulk storage held on the truck cannot be known over the life of the facility (may change according to supply agreements, different trucks etc), it's considered best practice to provide a 9,000 litre truck bund.



The site has a designated chemical truck loading area, however this area currently doesn't have any spillage control in accordance with the standard which would need to be provided for compliance with the Dangerous Goods Code and Environmental requirements.

In accordance with the Dangerous Goods Code, no more than 250 litres of any chemical other than the bulk delivered sodium hypochlorite should be stored on site at any one time.

Other requirements for bulk chemical delivery including safety shower, labelling and tank venting are not provided. A safety shower must be provided no closer than 2m or further than 7m from the tank connection location.

Non-compliances relating to safety and environmental issues should be given the highest priority. The issues identified in this section are listed as high priority recommendations in this report.

6.7. POOL PIPEWORK AND VALVES

Pool pipework is typically polyvinyl chloride (PVC) pressure rated pipework suitable for pool installations. PVC offers excellent chemical resistance and workability.

Many of the smaller valves installed in the pool pipework are compact type ball valves (white PVC with red handle) which are not suitable for commercial installations. These valves are direct glued without unions and suffer from seizing and becoming brittle if installed where exposed to the weather. Compact ball valves are serviceable to a minimum standard however they should be programmed for replacement.

6.8. POOL BACKWASH DISCHARGE

The pool filters discharge backwash water as a part of the filter cleaning process directly to drain.

The small size of the pool filters allows the backwash flow rate to discharge directly to the sanitary drainage system.

6.9. POOL ELECTRICAL

Electrical power supplies and controls are rudimentary yet functional (simple on/off control). Programmable Logic Controlled (PLC) switchboards with touch screen control typical of modern larger facilities are not provided or required.

Compliant isolators, switches and circuit breakers are provided in accordance with standards. All cables are installed in conduits or on cable trays in accordance with good trade practice.

7. NEW POOL OPTIONS

For the purposes of comparing the estimated costs of maintaining the existing pools as compared to constructing new pools of similar / improved design as a part of a redevelopment of the site, the following new pool options are provided.

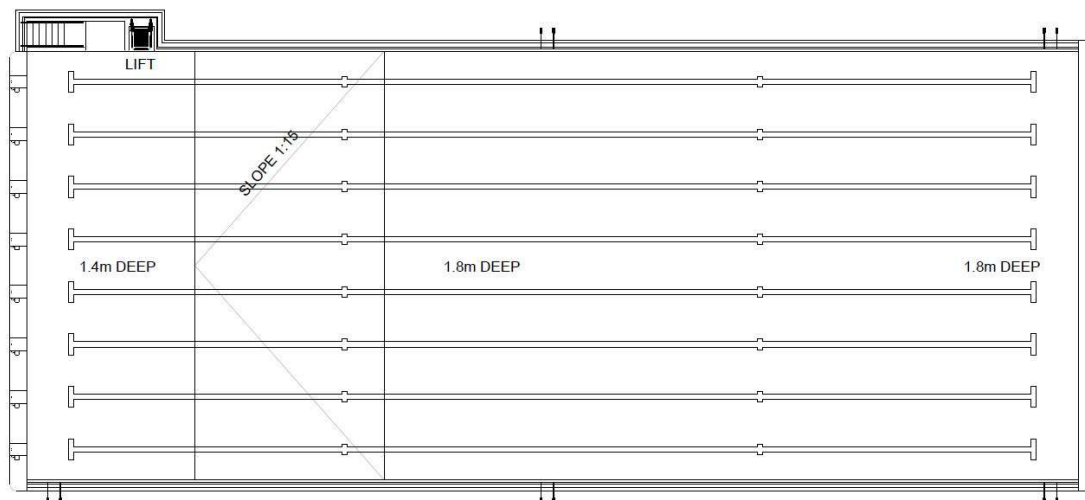
Each option is matched to the functionality of the existing pools, however they offer improved designs in compliance with current standards.

For new pool construction, it would be sensible and practical to propose new pool designs that offer maximum functionality for all community uses.

7.1. NEW 50m POOL

A new 8-lane FINA compliant 50m pool with compliant disability access and suitable for competition, lap swimming and recreation. New pool water treatment plant featuring current technology.

The image below indicates a basic concept of the pool provided for costing purposes only. The final design of any new pool would be subject to a separate design commission engaged as a part of master planning / redevelopment of the site.

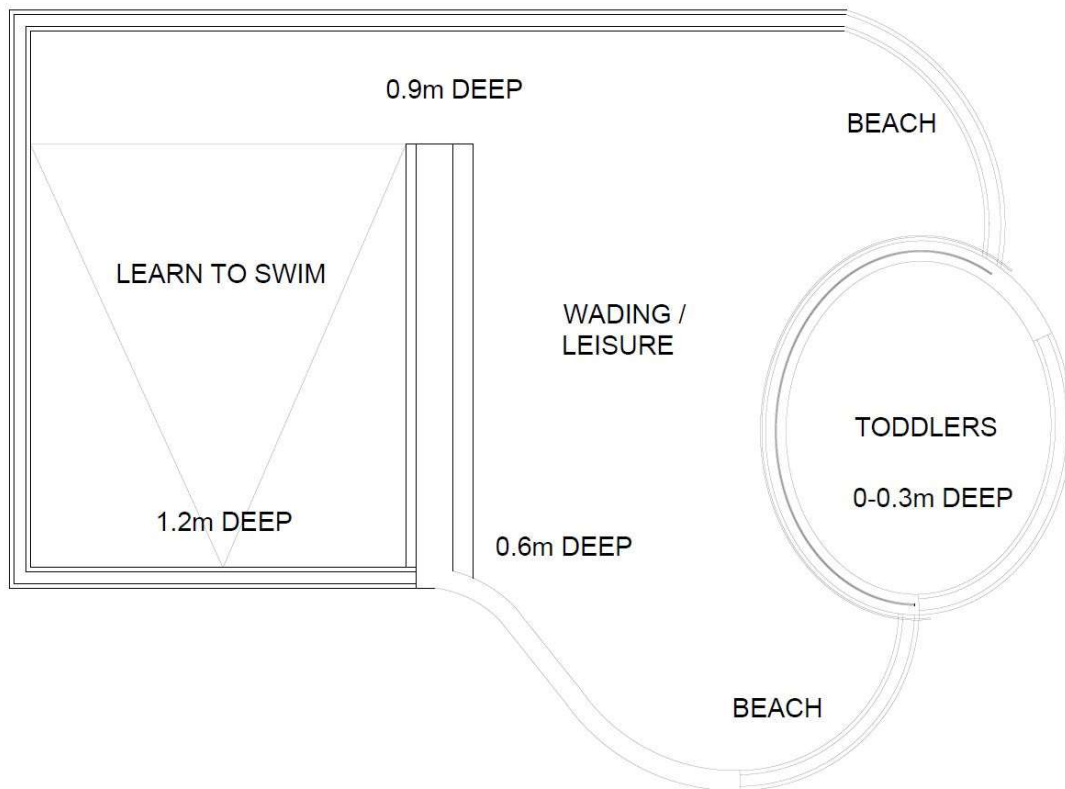


7.2. NEW WADING / LTS POOL

A new combined Wading / Leisure / Learn to Swim and Toddlers pool. This design features a beach entry that provides compliant disability access for the entire pool.

It is efficient to combine wading / leisure functionality with learn to swim programming. New pool water treatment plant featuring current technology with separate drain down for toddlers pool.

The image below indicates a basic concept of the pool provided for costing purposes only. The final design of any new pool would be subject to a separate design commission engaged as a part of master planning / redevelopment of the site.

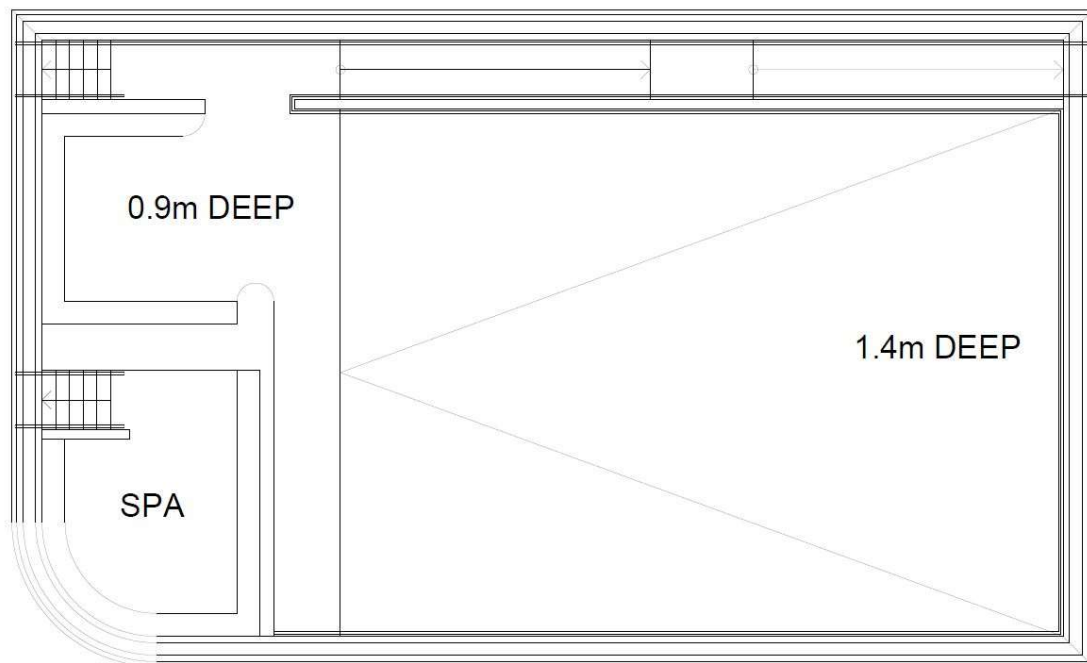


7.3. NEW PROGRAM POOL

A new program pool for hydrotherapy and other warm water related activities (wellness, aerobics etc.).

Compliant disability access for the pool and hydro zone (accessible spa area). Separate spa without disability access indicated as an option. New pool water treatment plant featuring current technology.

The image below indicates a basic concept of the pool provided for costing purposes only. The final design of any new pool would be subject to a separate design commission engaged as a part of master planning / redevelopment of the site.



7.4. NEW PLANTROOM DESIGN AND LOCATION

To provide the most efficient design for the pool water treatment systems in terms of energy efficiency, services, pipework, vehicle access and deliveries, a common central plantroom should be adopted for the new pools if this option is pursued.

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS



A new plantroom of approximately 390m² would be required to accommodate the 3 No. new pool water treatment plants and associated equipment.

Our assessment of the available site area indicates that the new pools and the required plantroom space could be accommodated within the boundary of the existing aquatic centre site.

8. EXPECTED SERVICE LIFE OF MAJOR POOL EQUIPMENT

The expected service life of major pool equipment is summarised in the following table.

Asset Description	Expected Service Life (years)
Pool Structures.	
Reinforced concrete pool shell constructed as a water retaining structure in accordance with AS3735.	80
Reinforced concrete pool shell NOT constructed as a water retaining structure in accordance with AS3735 (community built).	20
Fiberglass prefabricated pool.	25
PVC pool liner.	25
Pipework.	
DICL – Ductile Iron Concrete Lined.	80
MSCL – Mild Steel Cement Lined.	50
CICL – Cast Iron Concrete Lined.	80
SS – Stainless Steel.	30
PVC – Polyvinyl Chloride.	50

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Filter Vessels and Pool Filter Structures.	
Fiberglass – mold formed.	30
Fiberglass – bobbin wound.	25
Steel – epoxy coated.	25
Filter sand media – seasonal pool (operation in summer and shoulder months only).	10
Filter sand media – moderately loaded pool (25m, 50m pools).	7
Filter sand media – highly loaded pool (Learn to Swim, Program, Leisure pools).	5
Filter sand media – spa pool.	2
Valves.	
Gate – Cast Iron.	40
Ball – PVC (weather protected, internal).	20
Ball – PVC (weather / UV exposed).	5
Butterfly.	10
Reflux / Non-return – PVC.	5

HYDRAUTEC H DESIGNS
CONSULTING ENGINEERS

© Copyright



Reflux / Non-return – Cast Iron.	10
Heating – 2/3 way.	10
Pumps.	
Cast iron / ferrous case with internal chemical resistant lining, base mounted, long coupled.	15
Cast iron / ferrous case with internal chemical resistant lining, base mounted, short coupled.	15
Composite molded.	8
Submersible – metal.	8
Submersible – composite.	5
Strainers.	
Cast Iron body – epoxy coated.	15
Polyethylene body.	20
Stainless steel body.	20
Chemical Dosing.	
Chemical dosing pump – solenoid driven.	8

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS



Chemical dosing pump – motor driven.	8
Controllers – commercial.	12
Controllers – domestic.	5
CO2 dosing stations.	5
Chemical injectors – withdrawable.	4
Chemical probes – ORP.	2
Chemical probes – pH.	2
Chemical probes – FAC.	4
Anti-siphon valves.	8
Chemical transfer lines – LDPE.	2
Chemical transfer lines – braided PVC.	4
Chemical Storage and Containment.	
Tank Spill Containment – Epoxy.	8
Tank Spill Containment – Fiberglass.	5

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Tank Spill Containment – Paint.	1
Tank Spill Containment – PVC.	8
Tank Storage – Acid.	5
Tank Storage – Chlorine.	5
UV Disinfection.	
UV Chambers.	15
UV Strainers.	15
UV Lamps.	1-2
Solar.	
Solar photovoltaic panels.	20
Black-mat, rubber collectors.	15
Evacuated tube collectors.	20
Secondary Heating.	
Heat-exchangers – stainless steel plates.	5

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Heat-exchangers – titanium plates.	15
Mechanical / Electrical.	
Heat pumps.	15
Boilers – gas fired.	25
Fans – non corrosive air.	20
Electric motors.	18
Transformers.	30
Variable Speed Drives – pool plant environment.	5
Flow meters.	10
Controls – field transducers.	10
Switchboards – mechanical services.	20

9. TYPICAL POOL EQUIPMENT SERVICE REQUIREMENTS

The typical pool equipment service requirements are summarised in the following table.

Typical Equipment Service Requirements (where applicable)	Frequency (months)
Water Circulation Pumps.	
Check seal for leaks with unit in operation.	3
Check drain condition, clean if required.	3
Check pump/motor operation for undue noise and vibration.	3
Clean exposed pump/motor assemblies.	3
Clean equipment areas.	3
Lubricate pump/motor bearings.	6
Check and flush pump back-plate flush lines.	6
Check motor terminals for tightness.	6
Check and realign drive coupling.	6
Check spring supports and flexible couplings for visible wear or damage.	6

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Clean strainers (other than routine cleaning of basket).	6
Mechanical Services Switchboards.	
Check switchboards for external/internal corrosion.	6
Check indicator lamp operation, replace if necessary.	3
Check contactor overloads, reset and test if necessary.	6
Check wiring for discolouration and overheating.	6
Check contactors and relays for undue noise.	6
Check time clocks for correct times and settings/adjust for daylight saving.	6
Check for blown fuses, replace / rectify if necessary.	3
Check integrity of all switchgear and wiring.	3
Check PLC operation.	6
Tighten all switchgear electrical connections.	12
Clean and vacuum switchboards.	12
Check all fuse ratings.	12

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Record all motor currents, compare to overloads and motor rating.	12
Record motor insulation resistance.	12
Chemical Dosing and Bulk Chemical Storage Equipment	
Check chlorine bulk storage tank for leaks.	1
Check chlorine spill containment area for cleanliness.	1
Check chlorine bulk fill pipe reticulation for security.	1
Check chlorine tank take-off manifold for security and leaks.	1
Inspect chlorine and CO2 injection valves for performance and cleanliness.	1
Check operation of CO2 demand solenoids and flow regulators.	1
Check operation of pH/ORP/FAC controllers with simulators.	1
Calibrate pH/ORP/FAC controllers - if required.	1
Inspect and clean pH/ORPFAC probes.	1
Check and clean water sample stations and adjust for correct sample flow.	1
Check CO2 dispensing equipment for operation.	1

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Check FAC probe electrolyte – refill if required.	3
Calibration of CO2 monitoring equipment.	6
Replace chlorine and CO2 injection valve balls/seats/springs.	12
Replace dosing pump liquid end kits.	12
Replace dosing pump suction/discharge hoses.	12
Strip and inspect pressure retention valves, clean if required.	12
Replace pH/ORP probes, if required.	12
Water Make-Up Systems.	
Check operation of water make-up solenoids.	3
Check water level sensors, clean if required.	3
Check water level sensor electrical terminations for moisture, dry if required.	3
Submersible Pumps.	
Check operation of pumps.	3
Check start/stop levels.	3

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS



Test high level systems.	3
Check motor insulation resistances.	12
UV Secondary Disinfection Systems.	
Inspect mercury vapour lamp operation.	3
Check operation of quartz sleeve auto/manual wiping system.	3
Check operation of voltage stepper control or variable light output system.	3
Check reactor for signs of overheating.	3
Check switch-boards for external/internal corrosion.	3
Check indicator lamp operation, replace if necessary.	3
Check contactor overloads, reset and test if necessary.	3
Check wiring for discoloration and overheating.	3
Check contactors and relays for undue noise.	3
Check time clocks for correct times and settings/adjust for daylight saving.	3
Check for blown fuses replace and rectify.	3

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Check integrity of all switchgear and wiring.	3
Clean UV monitor sensor.	3
Check PLC operation.	6
Tighten all switchgear electrical connections.	6
Clean and vacuum switchboards.	6
Clean UV quartz glass strainer.	12
Check all fuse ratings.	12
Record all switchgear currents, compare to overloads and rating plates.	12
Record reactor insulation resistance.	12
Clean and vacuum electrical control cabinets.	12
Filters – Sand.	
Inspect for leaks.	3
Bleed air from filters and report on excessive build-up.	3
Check operation of gauges.	3

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Inspect and clean automatic filter air bleeds and vacuum breakers – if installed.	3
Inspect filter lid gaskets	12
Inspect media levels.	12
Clean and level media.	12
Inspect internal filter lining.	12
Water Heaters.	
Heat pump fan operation.	3
Heat pump compressor operation.	3
Heat pump set points and electrical components.	3
Burner/check ignition and flame rods.	3
General/test gas burner.	3
General/bring boiler to operating temperature and check thermostat.	3
General/check boiler entering and leaving temperatures.	3
General/check all HHW circulating pumps.	3

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Burner/check and set ignition and flame rods.	3
Electrical/check all electrical connections.	3
Electrical/check operation of all safeties and temperature controller.	3
Electrical/check operation of modulating valves and controllers.	3
Electrical/test all switches and interlocks.	3
General/set combustion for optimum efficiency.	3
Burner/dismantle and clean.	12
Burner/check and clean gas nozzles.	12
Boiler/clean, inspect and decarbonise if required.	12

10. ASSET CONDITION AND RECOMMENDED WORK SCHEDULE

The condition of the existing pool assets and the priority for their attention (if necessary) is summarised in the following table.

<p>Asset Condition Rating:</p> <p>0 – Not applicable / not provided / unknown.</p> <p>1 – Excellent; as new.</p> <p>2 – Good; some superficial wear and tear, fully operational.</p> <p>3 – Average; minor wear, functional, to be serviced in accordance with service schedule.</p> <p>4 – Poor; noticeable wear / defects, functional yet will need attention prior to scheduled servicing.</p> <p>5 – Non-compliant with standards / regulations; requires rectification for compliance / insurance.</p> <p>6 – Requires immediate attention; inoperable or impending failure, possibly unsafe for operation.</p>	<p>Works Priority:</p> <p>0 – Not applicable / not provided.</p> <p>1 – Urgent; immediate action for safety or compliance requirements.</p> <p>2 – Condition that will impact daily operation. Action within 12 months.</p> <p>3 – Long term operational impact. Action within 2-3 years.</p> <p>4 – Improvement in efficiency, minimal operational impact.</p> <p>5 – No operational impact.</p>
---	--

EXISTING 50m POOL

Asset Description	Asset Condition Rating	Works Priority	Estimated Works Cost (\$AUD+GST)	Comments
Pool Structure.	3	3	\$8,000	Re-caulking of expansion joints prior to pool liner installation.
Pool Internal Surfaces.	3	3	\$297,400	Lining of internal pool shell to provide guaranteed waterproof barrier. Lane markings changed to 8-lane.
Lane Rope Anchors and Starting Blocks.	N/A	3	\$23,500	Changing lane rope anchors to suit 8-lane reconfiguration including new starting block.

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



Pool Filters.	4	3	\$167,000	Replacement of existing 2 No. pool filters including pipework connections and sand filter media change.
Chemical Truck Bund.	5	3	\$57,000	Demolition of existing hardstand area and construction of compliant truck bund with valved drain.
Pool Leaks.	4	2	\$17,000	Testing and investigation of existing sub-surface pipework and tanks. Scanning / camera / pressure testing required. Pool shell will be made watertight if pool liner option adopted. Cost for rectification of damaged pipework not known or included in costs.
Valves and pipework.	3	3	\$5,000	Replacement of existing compact ball valves. Improvement to pipe fixings (more clips).
Equipotential Bonding Testing.	0	1	\$1,500	Cost for testing. Additional costs will apply if equipotential bonding installation is required.
Total			\$576,400.00	



EXISTING WADING POOL

Asset Description	Asset Condition Rating	Works Priority	Estimated Works Cost (\$AUD+GST)	Comments
Pool Structure.	3	3	\$2,000	Re-caulking of expansion joints prior to pool liner installation.
Pool Internal Surfaces.	3	3	\$32,800	Lining of internal pool shell to provide guaranteed waterproof barrier.
Chemical Truck Bund.	5	3	\$38,000	Construction of compliant truck bund with valved drain. May be avoided for the smaller pools given the reduced chemical volumes. Not providing a compliant bund would need to be agreed with the chemical supplier and would be subject to a site specific risk assessment.
Valves and pipework.	3	3	\$4,000	Replacement of existing compact ball valves. Improvement to pipe fixings (more clips).
Equipotential Bonding Testing.	0	1	\$900	Cost for testing. Additional costs will apply if equipotential bonding installation is required.
Total			\$77,700.00	

EXISTING LEARN TO SWIM POOL

Asset Description	Asset Condition Rating	Works Priority	Estimated Works Cost (\$AUD+GST)	Comments
Pool Structure.	3	3	\$2,000	Preparation of internal pool surface for pool liner.
Pool Internal Surfaces.	3	3	\$27,900	Lining of internal pool shell to provide guaranteed waterproof barrier.
Pool Enclosure.	3	3	\$9,700	Preparation and painting of existing roof framing / trusses above pool with epoxy paint.
Pool Filters.	3	3	\$7,200	Replacement of existing 2 No. pool filters including pipework connections and sand filter media change. Existing filters are mismatched and prevent access to filter pumps. 2 No. new Ø900mm filters of the same manufacturer will increase the existing filter capacity to provide a more suitable arrangement for the pool.
Valves and pipework.	3	3	\$4,000	Replacement of existing compact ball valves. Improvement to pipe fixings (more clips). Removal of redundant pipework and salt chlorinator.
Equipotential Bonding Testing.	0	1	\$900	Cost for testing. Additional costs will apply if equipotential bonding installation is required.
Total			\$51,700.00	



NEW POOL OPTIONS

SUMMARY

Asset Description	Estimated Works Cost (\$AUD+GST)	Comments
New 50m Pool.	\$3,900,000	New pool designs. Refer to Section 7. Including associated new pool water treatment plant, all pipework, heating, pool finishes (tiling) and pool fixtures. New nominal 390m2 pool plantroom structure and associated services (power, water, drainage and ventilation) excluded.
New Wading / LTS Pool.	\$1,760,000	
New Program Pool.	\$1,650,000	
Total	\$7,310,000	

ITEMISED BREAKDOWN

Asset Description	Item	Estimated Works Cost (\$AUD+GST)
New 50m Pool.		
	Pool Structure. Fully formed reinforced concrete pool.	\$1,560,000
	Pool finishes and fixtures (tiling, anchors, posts, grab rails, handrails).	\$390,000
	Pool water treatment including pumps, filters, disinfection and plantroom pipework (all work in plantroom).	\$1,365,000

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS

© Copyright



	Pool hydraulics pipework (in-ground pipework outside of plantroom).	\$390,000
	Pool heating (common heat pump plant shared with other pools).	\$195,000
	Total for New 50m Pool	\$3,900,000
New Wading / LTS Pool.		
	Pool Structure. Fully formed reinforced concrete pool.	\$704,000
	Pool finishes and fixtures (tiling, anchors, posts, grab rails, handrails).	\$176,000
	Pool water treatment including pumps, filters, disinfection and plantroom pipework (all work in plantroom).	\$616,000
	Pool hydraulics pipework (in-ground pipework outside of plantroom).	\$176,000
	Pool heating (common heat pump plant shared with other pools).	\$88,000
	Total for New Wading / LTS Pool	\$1,760,000
New Program Pool.		
	Pool Structure. Fully formed reinforced concrete pool.	\$660,000
	Pool finishes and fixtures (tiling, anchors, posts, grab rails, handrails).	\$165,000
	Pool water treatment including pumps, filters, disinfection and plantroom pipework (all work in plantroom).	\$577,500

HYDRAUTECH DESIGNS
CONSULTING ENGINEERS



	Pool hydraulics pipework (in-ground pipework outside of plantroom).	\$165,000
	Pool heating (common heat pump plant shared with other pools).	\$82,500
	Total for New Program Pool	\$1,650,000

Source	Model Number	Location Number	Location	Asset (Fullsum)	Code	Sub-Asset Description	Element Title	Sub-Component Description	Attribute	Photo ID NEW	Nominal useful life	Actual Condition	Remaining Useful Life	Task Summary	Inspection notes	Detailed Tasks	Maintenance Type	Priority	Frequency (years)	Unit of Measure	Quantity	Rate	Cost	Start Date	Backlog	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031													
Cardio inspection	1A-1	1A	Main Pool	Electrical Services	LPLS	Electric Light & Power	Lighting System	Lighting System	Pool structure	Main Pool-Electrical Services-1,Main Pool-Electr	20	3 Fair	10	Install	Pool lighting provided by 6 fittings. 3 either side of pool. 2 external poles included generating lighting to grassed areas. Light fittings are not energy efficient. Better replacing with LED fittings	LED replacement of 6 fittings	Condition	3 Medium	20	No.	6	\$500	\$3,000	2021											\$1,000													
Cardio inspection	1A-2	1A	Main Pool	Substructure	SBSP	Fabric	Substructure	Swimming Pool Basin	Pool structure	Main Pool-Substructure-1,Main Pool-Substruct	50	4 Poor	10	Refurbish	See Hydratatch Designs Report	Install liner of internal pool shell to provide guaranteed waterproof barrier. Lane markings changed to 8-lane.	Condition	1 Very High	25	No.	1	\$297,400	\$297,400	2022		\$297,400																						
Cardio inspection	1A-3	1A	Main Pool	Substructure	SBSP	Fabric	Substructure	Swimming Pool Basin	Pool structure (joists)	Main Pool-Substructure-1,Main Pool-Substruct	50	4 Poor	10	Refurbish	See Hydratatch Designs Report	Re-caulking of pool expansion joints prior to liner installation	Condition	1 Very High	25	No.	1	\$8,000	\$8,000	2022		\$8,000																						
Cardio inspection	1A-4	1A	Main Pool	Substructure	YYPE	Infrastructure	Special Provisions	Pool Equipment	Pool equipment		25	4 Poor	1	Refurbish	See Hydratatch Designs Report	Changing lane rope anchors to suit 8-lane reconfiguration including new starting block. Testing and investigation of existing sub-surface pipework and tanks.	Condition	2 High	25	No.	1	\$23,500	\$23,500	2022		\$23,500																						
Cardio inspection	1A-5	1A	Main Pool	Substructure	SBSP	Fabric	Substructure	Swimming Pool Basin	Pool structure		50	4 Poor	1	Refurbish	See Hydratatch Designs Report	Scanning / camera / pressure testing required. Pool shell will be made watertight if pool liner option adopted. Cost for rectification of damaged pipework not known or included in costs.	Condition	2 High	25	No.	1	\$17,000	\$17,000	2022		\$17,000																						
Cardio inspection	1A-6	1A	Main Pool	Substructure	SBSP	Fabric	Substructure	Swimming Pool Basin	Pool wiring		25	4 Poor	1	Refurbish	Equipotential bonding testing	Undertake equipotential bonding testing	Condition	2 High	25	No.	1	\$1,500	\$1,500	2022		\$1,500																						
Cardio inspection	1A-7	1A	Main Pool	Superstructure	CLNE	Fabric	Columns	Not Elsewhere Included		Main Pool-Superstructure-1,Main Pool-Superstr	50	4 Poor	13	Paint	Rusting structures	Undertake rust treatment and apply protective coatings (national sum)	Condition	4 Low	90	No.	1	\$5,000	\$5,000	2022		\$5,000																						
Cardio inspection	1A-8	1A	Main Pool	Other - TBC	XXXX	Infrastructure	External Stormwater Drainage	Stormwater Discharge		Photo names	80	4 Poor	20	Install	Overflow flow from rainwater pipes to the impervious surface surrounding the pool	Install additional drainage to connect to existing stormwater system (national sum)	Condition	4 Low	80	No.	1	\$5,000	\$5,000	2022		\$5,000																						
SBRIC inspection	1A-10	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Paint	Deck warnings - painting program	paint to recommended schedule	Preventive	4 Low	10	No.	1	\$600	\$600	2022		\$600																						
SBRIC inspection	1A-11	1A	Main Pool	Substructure	SBSP	Fabric	Substructure	Swimming Pool Basin		N/A	50	N/A		Paint	cracking to pool deck	Remove loose material and fill with specialised epoxy filler.	Condition	4 Low	90	No.	1	\$800	\$800	2022		\$800																						
SBRIC inspection	1A-12	1A	Main Pool	Fixtures and Fittings	YYPE	Infrastructure	Special Provisions	Pool Equipment		N/A	20	N/A		Replace	chair lift in poor condition	Provide new disabled persons access to pool	Condition	4 Low	20	No.	1	\$10,000	\$10,000	2022		\$10,000																						
SBRIC inspection	1A-13	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Paint	painting program to pool surfacing	Paint in conjunction with caulking program	Condition	4 Low	10	No.	1	\$10,000	\$10,000	2022		\$10,000																						
SBRIC inspection	1A-14	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Refurbish	caulking replacement plan	Drain and replace caulking to program - Covered in actions identified by Hydratatch Designs report	Condition	4 Low	10	No.	1	\$0	\$0	2024		\$0																						
SBRIC inspection	1A-15	1A	Main Pool	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		N/A	10	N/A		Replace	Cracking tiles at both ends are in poor condition	Replace coping tiles	Condition	4 Low	10	No.	1	\$20,000	\$20,000	2022		\$20,000																						
Cardio inspection	1B-1	1B	Main Pool Plant Room	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Pool Plantrooms-Electrical Services-26,Pool Plant	20	3 Fair	10	Install	No operational lighting to store	Existing light fittings are not energy efficient fittings. Need replacing with LED fittings No emergency to the Plant room. Not complying with the current Australian Standards AS/NZS 2293 and NCC.	Install lighting to be plant room to comply with AS/NZS 2293	Statutory	1 Very High	20	No.	2	\$500	\$1,000	2022		\$1,000																					
Cardio inspection	1B-2	1B	Main Pool Plant Room	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Pool Plantrooms-Electrical Services-26,Pool Plant	20	3 Fair	10	Install	No operational lighting to store	Existing light fittings are not energy efficient fittings. Need replacing with LED fittings No emergency to the Plant room. Not complying with the current Australian Standards AS/NZS 2293 and NCC.	Install operational lighting to meet AS/NZS 2293 and NCC.	Statutory	1 Very High	20	No.	5	\$500	\$2,500	2022		\$2,500																					
Cardio inspection	1B-3	1B	Main Pool Plant Room	Electrical Services	LPHS	Electric Light & Power	Electric Light & Power	Main Switchboard		Pool Plantrooms-Electrical Services-17,Pool Plant	20	3 Fair	10	Replace	Main Pool Plant MSB located on the external wall. Not comply with current Australian standards AS/NZS 61430. Any modifications to the switchboard itself will require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Provide a new main switchboard	Statutory	1 Very High	20	No.	1	\$30,000	\$30,000	2022		\$30,000																						
Cardio inspection	1B-4	1B	Main Pool Plant Room	Electrical Services	LPOB	Electric Light & Power	Electric Light & Power	Distribution Board		Pool Plantrooms-Electrical Services-17,Pool Plant	20	3 Fair	10	Replace	Main Pool Plant MSB located on the external wall. Not comply with current Australian standards AS/NZS 61430. Any modifications to the switchboard itself will require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Provide a new distribution board (assumption it does not comply as well)	Statutory	1 Very High	20	No.	1	\$15,000	\$15,000	2022		\$15,000																						
Cardio inspection	1B-5	1B	Main Pool Plant Room	Electrical Services	XESH	Infrastructure	External Electric Light & Power	Sub Main		Pool Plantrooms-Electrical Services-44,Pool Plant	50	3 Fair	25	Refurbish	Main power supply from pole mounted 200kVA transformer to the property pole and to the MSB via underground services.	Provide new incoming power supply infrastructure	Condition	3 Medium	90	No.	1	\$20,000	\$20,000	2047																								
Cardio inspection	1B-6	1B	Main Pool Plant Room	Fire Protection	FPFE	Fire Protection	Fire Protection	Fire Extinguisher		Pool Plantrooms-Fire Protection-3,Pool Plantroo	15	3 Fair	8	Install	Fire extinguisher identified, these appear to be maintained in accordance with AS1851 however, specified signage doesn't seem to be compliant.	Add signage to ensure compliance with AS1851	Statutory	1 Very High	15	No.	2	\$500	\$1,000	2022		\$1,000																						
Cardio inspection	1B-7	1B	Main Pool Plant Room	Mechanical Services	VEAE	Airconditioning	Ventilation	Air Cleaning Equipment		Pool Plantrooms-Mechanical Services -7,Pool Pla	10	4 Poor	2	Install	Main Pool Plant Store room natural ventilation provided via louvered windows adjustable and low level louvers. Room not in use. Chemicals stored adjacent to louvers was noted. Chemicals located to be relocated away from louvers. No mechanical ventilation identified in pool pump room. Climate window identified. Louver above roller - roller. Carbon dioxide stored in pump room. Ventilation considered non-compliant in accordance with AS1668.2 section 3.3.1 with COP identified in plantroom. Timber louvers are at end of life - replace with new aluminium louvers. Ventilation requires improved by means of natural or mechanical depended on final preferred system being mechanical. Note: noted that there are a number of redundant services across the plant room area. Main Pool Plant, pump drive covers are missing, this is a OMS concern for tradespersons working within the plant room. Safety shower eye wash located adjacent to roller door, we could not determine whether the required flow is achieved through the safety shower at the time of inspection. It is unknown whether this equipment is maintained or serviced. No overall FWG identified in pump room. Nor is there bunding or contamination control to the plant room spaces. Substructures holding plant and equipment do not control any rainwater and ground erosion is present. Storm water drainage via eaves gutters. Only one downpipe for 25m2 Overflow from the pool plant and water storage discharges directly into a gully, it is unknown whether this is connected to sewer or stormwater, no pre treatment is apparent. Main water supply to the located in pool equipment enclosure. 100mm. Complete with a double check valve and strainer. Downwork identification is not covered throughout.	Install mechanical ventilation system consisting filtered supply air and relief louvers. \$12,000.00	Statutory	4 Low	10	No.	1	\$12,000	\$12,000	2022		\$12,000																						
Cardio inspection	1B-8	1B	Main Pool Plant Room	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Pool Plantrooms-Hydraulic Services -10,Pool Pla	20	4 Poor	4	Modify	Investigate stormwater capacity and pre-treatment requirements for the plant room infrastructure (shared with main pool, splash pool and indoor learn to swim pool)		Condition	2 High	20	No.	1	\$3,000	\$3,000	2023		\$3,000																						
Cardio inspection	1B-9	1B	Main Pool Plant Room	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services			20	4 Poor	4	Install	See above	Provide additional guttering for the existing plant room building	Condition	2 High	20	No.	1	\$3,000	\$3,000	2022		\$3,000																						
Cardio inspection	1B-10	1B	Main Pool Plant Room	Hydraulic Services	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System			50	4 Poor	10	Install	See above	This is covered in 1B-13	Condition	2 High	90	No.	1	\$3,000	\$3,000	2022		\$3,000																						
Cardio inspection	1B-11	1B	Main Pool Plant Room	Superstructure	SBNE	Fabric	Substructure	Not Elsewhere Included		Pool Plantrooms-Plant room - 50m pool-1,Pool	50	4 Poor	10	Modify	Corrosion high	Provide a pool plant structure with slab for equipment not in existing plant room. Include for disposal/removal of any structures no longer required. To be built alongside existing building. Size assumed 500m2	Condition	2 High	90	m2	105	\$700	\$73,500	2023		\$73,500																						
Cardio inspection	1B-12	1B	Main Pool Plant Room	Plant room - 50m pool	WSWF	Fixtures & Fittings	Water Supply	Water Filtration Plant/System	Pool Filters	Pool Plantrooms-Plant room - 50m pool-1,Pool	620	4 Poor	4	Replace	Deterioration to outside. Design improvement required to limit filtration rate to $3.0m^3/h/m^2$	Replacement of existing 2 No. pool filters including pipework connections and sand filter media change.	Condition	2 High	20	No.	1	\$167,000	\$167,000	2022		\$167,000																						
Cardio inspection	1B-13	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Chemical Storage	Pool Plantrooms-Plant room - 50m pool-1,Pool	620	5 Very Poor	1	Modify	Need to provide appropriate bunding for chemical storage (to meet AS3780) for safe truck.	Demolition of existing hazardous area and construction of compliant truck to meet AS3780	Statutory	1 Very High	20	No.	1	\$57,000	\$57,000	2022		\$57,000																						
Cardio inspection	1B-14	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Safety equipment	Pool Plantrooms-Plant room - 50m pool-1,Pool	620	5 Very Poor	1	Install	Provide a safety shower which is within 2m of tank fill point (to meet AS3780). Current shower is >2m away.	Provide safety shower in compliance with AS3780	Statutory	1 Very High	20	No.	1	\$2,000	\$2,000	2022		\$2,000																						
Cardio inspection	1B-20	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Backwash Meter	Pool Plantrooms-Plant room - 50m pool-1,Pool	620	N/A	10	Install	Provide flow meter for backwash system	Provide flow meter for backwash system	Condition	3 Medium	20	No.	1	\$2,000	\$2,000	2024		\$2,000				\$2,000																		
Cardio inspection	1B-15	1B	Main Pool Plant Room	Plant room - 50m pool	WSTP	Fixtures & Fittings	Water Supply	Water Treatment Plant/System	Valves and pipework	Pool Plantrooms-Plant room - 50m pool-1,Pool	620	3 Fair	10	Install	Improve existing ball valves and pipe fixings	Replacement of existing compact ball valves. Improvement to pipe fixings (space cranes).	Statutory	1 Very High	20	No.	1	\$5,000	\$5,000	2022		\$5,000																						
SBRIC inspection	1B-16	1B	Main Pool Plant Room	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	4	Refurbish	brick facing is crumbling	Inject new chemical damp course to reduce deterioration	Condition	3 Medium	10	No.	1	\$3,000	\$3,000	2022		\$3,000																						
SBRIC inspection	1B-17	1B	Main Pool Plant Room	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	4	Replace	External Painting Program-mirror	Paint to recommended schedules	Condition	3 Medium	10	No.	1	\$600	\$600	2023		\$600																						
SBRIC inspection	1B-18	1B	Main Pool Plant Room	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	4	Refurbish	mirror step cracking through brickwork	Monitor for deterioration	Condition	3 Medium	10	No.	1	\$200	\$200	2023		\$200																						
SBRIC inspection	1B-19	1B	Main Pool Plant Room	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		N/A	20	4 Poor	8	Refurbish	Corrosion of elements	Treat Corrosion and Paint	Condition	3 Medium	20	No.	1	\$650	\$650	2023		\$650																						
Cardio inspection	2-1	2	Grand Stand 1	Hydraulic	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Photo names	20	N/A	8	Install	The structure does not have gutters.	Install appropriate guttering and any associated drainage pipework (national \$10,000 estimate) to existing building	Backlog	2 High	10	No.	1	\$10,000	\$10,000			\$10,000																						
Cardio inspection	2-2	2	Grand Stand 1	Superstructure	RFCS	Roof	Roof	Steel Framed Roof		Grand Stand 1-Superstructure-1,Grand Stand 1	25	4 Poor	5	Refurbish	Used but maintained - paint mostly (3). Signs of rust in roof joints and support feet. (4)	Covered in 2-4	Condition	3 Medium	25	No.	1	\$0	\$0	2022		\$																						

Source	Model Number	Location Number	Location	Asset (Fulcrum)	Code	Sub-Asset Description	Element Title	Sub-Component Description	Attribute	Photo ID NEW	Nominal useful life	Actual Condition	Remaining Useful Life	Task Summary	Inspection notes	Detailed Tasks	Maintenance Type	Priority	Frequency (years)	Unit of Measure	Quantity	Rate	Cost	Start Date	Backlog	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Cardio Inspection	SA-8	SA	Main Building Kiosk Entry	Fire Protection	FPPE	Fire Protection	Fire Protection	Fire Extinguisher		Entry Building-Fire Protection-1,Entry Building-F	15	4 Poor	3	Inspect	Kiosk Entry Single fire extinguisher Fire blanket Service up to date	Replace extinguisher and fire blanket at end of useful life	Statutory	2 High	15	No.	1	\$750	\$750	2022	\$750											
Cardio Inspection	SA-9	SA	Main Building Kiosk Entry	Fixtures and Fittings	SENE	Fixtures & Fittings	Special Equipment	Not Elsewhere Included		Entry Building-Fixtures and Fittings-1,Entry Build	20	1 Very Good	19	Replace		No action required	Condition	4 Low	10	No.	1	\$0	\$0	2041												
Cardio Inspection	SA-10	SA	Main Building Kiosk Entry	Mechanical Services	VEAE	Airconditioning	Ventilation	Air Cleaning Equipment		Entry Building-Mechanical Services -1,Entry Bul	10	4 Poor	2	Modify	Kiosk Entry No Air Conditioning identified No filtered outside air ventilation identified Store room provided with small ceiling exhaust fan Kiosk Entry considered non-compliant with no outside air ventilation provided to space in accordance with AS1668.2 section 2 & Appendix A Air Conditioning should be considered with general food storage located and stored in Kiosk area and for staff/customer comfort	Outside air fan/filter system \$4,000.00 Air Conditioning system - (wall mounted split) \$5,000.00	Condition	2 High	10	No.	1	\$9,000	\$9,000	2024		\$9,000										
Cardio Inspection	SA-11	SA	Main Building Kiosk Entry	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Entry Building-Hydraulic Services-1,Entry Build	20	4 Poor	4	Modify	Kiosk Entry Electric hot water in store room off kiosk 50L, no drainage has been provided to this unit No safe tray No drain for test points HWU good condition	Provide drainage to hot water in store room and drain for test points	Condition	1 Very High	10	No.	1	\$2,000	\$2,000	2022		\$2,000										
Cardio Inspection	SA-12	SA	Main Building Kiosk Entry	Wall Finishes Interior	WFPT	Fixtures & Fittings	Wall Finishes	Paint		Entry Building-Wall Finishes Interior-1,Entry Bul	10	4 Poor	2	Paint		See Main Building - General	Condition	4 Low	5	No.	0	\$15	\$0	2024		\$0										
Cardio Inspection	SA-13	SA	Main Building Kiosk Entry	Windows	WWTW	Fixtures & Fittings	Windows	Timber		Entry Building-Windows-1,Entry Building-Windo	20	4 Poor	4	Replace		See Main Building - General	Condition	4 Low	20	No.	0	\$245	\$0	2027		\$0										
SBIC Inspection	SA-15	SA	Main Building Kiosk Entry	Fixtures and Fittings	SDES	Fabric	Substructure	Open Entrance Steps and Ramps		N/A	30	N/A	5	Install	No disabled parking facilities provided	Provide disabled parking to standards and ensure concrete pathways and ramps are available to the buildings entrance Cost updated from recommendation in previous Council inspection report	Statutory	1 Very High	30	No.	1	\$10,000	\$10,000	2022		\$10,000										
SBIC Inspection	SA-16	SA	Main Building Kiosk Entry	Wall Finishes Interior	WFPT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	4 Poor	2	Paint	Cracked wall sheeting to kiosk. Concern there is asbestos present	Engage contractor to complete asbestos survey	Condition	1 Very High	10	No.	1	\$2,000	\$2,000	2022		\$2,000										
SBIC Inspection	SA-17	SA	Main Building Kiosk Entry	Floor Coverings	FFTF	Fixtures & Fittings	Floor Finishes	Trowelled Finish Concrete		N/A	20	4 Poor	4	Modify	Bare concrete surfacing under awning stained and rubber matting utilised to reduce slip	Apply trowelled epoxy coating to concrete to improve slip-resistance and appearance	Condition	3 Medium	20	No.	1	\$15,000	\$15,000	2024		\$15,000										
SBIC Inspection	SA-18	SA	Main Building Kiosk Entry	Fixtures and Fittings	SEFS	Fixtures & Fittings	Special Equipment	Food Service Equipment		N/A	20	4 Poor	4	Inspect	Kiosk fit out is deteriorating	Provide new kitchenette and fit out of kiosk food service area (aligned to previous inspection report)	Condition	2 High	20	No.	1	\$25,000	\$25,000	2026		\$25,000										
SBIC Inspection	SA-19	SA	Main Building Kiosk Entry	Fixtures and Fittings	SEFS	Fixtures & Fittings	Special Equipment	Food Service Equipment		N/A	20	4 Poor	4	Inspect	Kitchenette fit out is deteriorating	Covered above	Condition	2 High	20	No.	1	\$0	\$0	2026		\$0										
Cardio Inspection	SB-1	SB	Main Building Male Facilities	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Entry Building-Ceiling Finishes-1,Entry Building-	10	4 Poor	2	Paint	Kiosk - sheeted ceiling (4) Majic Metal entry door (5) External cubical doors (4) Kiosk Timber doors - rear (4) Entry - (4) Rusted hinges and significant wear and tear Door jimbis (5)	See Main Building - General - SE22	Condition	4 Low	5	No.	0	\$0	\$0	2024		\$0										
Cardio Inspection	SB-2	SB	Main Building Male Facilities	Doors	EDMC	Fabric	External Doors	Metal Core Doors		Entry Building-Doors-1,Entry Building-Doors-2,E	25	4 Poor	5	Replace		Replaced - door numbers assumed	Condition	4 Low	25	No.	7	\$500	\$3,500	2027		\$3,500										
Cardio Inspection	SB-3	SB	Main Building Male Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	4 Poor	4	Replace	LED replacement of light fittings Existing light fittings are not energy efficient fittings. Lighting levels are poor. And some of the fittings are not working. Need to replace the fittings that are not working. Further, recommend replacing all the fittings with energy efficient LED fittings.	Install LED emergency spill-free fitting and an exit fitting as required	Condition	3 Medium	20	No.	10	\$500	\$5,000	2026		\$5,000										
Cardio Inspection	SB-4	SB	Main Building Male Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	N/A	4	Install	No emergency and exit lighting. Not complying with the current Australian Standards AS/NZS 2293 and NCC.	Add emergency and exit lighting to meet AS/NZS 2293	Statutory	1 Very High	20	No.	1	\$3,000	\$3,000	2022		\$3,000										
Cardio Inspection	SB-5	SB	Main Building Male Facilities	Fire Protection	FPPE	Fire Protection	Fire Protection	Fire Extinguisher		Entry Building-Fire Protection-1,Entry Building-F	15	N/A	1	Install	Genic change rooms No fire extinguisher	Install fire extinguisher	Statutory	1 Very High	15	No.	1	\$500	\$500	2022		\$500										
Cardio Inspection	SB-6	SB	Main Building Male Facilities	Fixtures and Fittings	SFWB	Fixtures & Fittings	Sanitary Fixtures	Wash Basins/Troughs		Entry Building-Fixtures and Fittings-1,Entry Build	20	5 Very Poor	1	Refurbish	Generally corroded fittings. Only new item is the baby change units x2. (5)	Covered in SB-6	Condition	1 Very High	20	No.	1	\$0	\$0	2022		\$0										
Cardio Inspection	SB-7	SB	Main Building Male Facilities	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		Entry Building-Floor Coverings-1,Entry Building-	10	3 Fair	2	Replace	All tiles corroded and basins and plasters.	Replace tiles. Assume a 20m2 area for replacement	Condition	4 Low	10	m2	200	\$125	\$25,000	2026		\$25,000										
Cardio Inspection	SB-8	SB	Main Building Male Facilities	Mechanical Services	VEAE	Airconditioning	Ventilation	Air Cleaning Equipment		Entry Building-Mechanical Services -1,Entry Bul	10	3 Fair	5	Replace	Naturally ventilated Timber louvers provided both sides of changerom Any considered acceptable with the inclusion of open entries Timber louvers are at end of life - replace with new aluminium louvers	Louvre replacement \$2,500.00	Condition	4 Low	10	No.	1	\$2,500	\$2,500	2024		\$2,500										
Cardio Inspection	SB-9	SB	Main Building Male Facilities	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Entry Building-Hydraulic Services-1,Entry Build	20	4 Poor	4	Modify	Male change rooms Unisex single flush only Some toilet systems only single flush Showers with single open drain at rear Single FWG for whole change room HWU located outside entry to male change rooms No grates to test drains Tempered water is fed from a single 315 hot water unit which has not been provided with a safe tray of test drain outlets	Provide drainage to hot water in store room and drain for test points (nominal sum)	Condition	1 Very High	20	No.	1	\$2,000	\$2,000	2022		\$2,000										
Cardio Inspection	SB-10	SB	Main Building Male Facilities	Wall Finishes Interior	WFPT	Fixtures & Fittings	Wall Finishes	Paint		Entry Building-Wall Finishes Interior-1,Entry Bul	10	4 Poor	2	Paint		Covered in SE-22	Condition	4 Low	5	No.	0	\$15	\$0	2024		\$0										
Cardio Inspection	SB-11	SB	Main Building Male Facilities	Windows	WWTW	Fixtures & Fittings	Windows	Timber		Entry Building-Windows-1,Entry Building-Windo	20	4 Poor	4	Replace		Covered by building wide window renewal (see SE-11)	Condition	4 Low	20	No.	0	\$245	\$0	2026		\$0										
SBIC Inspection	SB-12	SB	Main Building Male Facilities	Fixtures and Fittings	SFBA	Fixtures & Fittings	Sanitary Fixtures	Baths		N/A	20	5 Very Poor	4	Inspect	Bathroom fit out is deteriorating	Male facilities renewal (nominal sum)	Condition	1 Very High	20	No.	1	\$50,000	\$50,000	2022		\$50,000										
Cardio Inspection	SC-1	SC	Main Building Female Facilities	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Entry Building-Ceiling Finishes-1,Entry Building-	10	4 Poor	2	Paint	Kiosk - sheeted ceiling (4) Metal entry door (5) External cubical doors (4) Kiosk Timber doors - rear (4) Entry - (4) Rusted hinges and significant wear and tear Door jimbis (5)	See Main Building - General - SE-22	Condition	4 Low	5	No.	0	\$15	\$0	2024		\$0										
Cardio Inspection	SC-2	SC	Main Building Female Facilities	Doors	EDMC	Fabric	External Doors	Metal Core Doors		Entry Building-Doors-1,Entry Building-Doors-2,E	25	4 Poor	5	Replace		Replaced - door numbers assumed	Condition	4 Low	25	No.	5	\$500	\$2,500	2027		\$2,500										
Cardio Inspection	SC-3	SC	Main Building Female Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	4 Poor	4	Replace	LED replacement of light fittings Existing light fittings are not energy efficient fittings. Lighting levels are poor. And some of the fittings are not working. Need to replace the fittings that are not working. Further, recommend replacing all the fittings with energy efficient LED fittings.	Install LED emergency spill-free fitting and an exit fitting as required	Condition	3 Medium	20	No.	10	\$500	\$5,000	2026		\$5,000										
Cardio Inspection	SC-4	SC	Main Building Female Facilities	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Entry Building-Electrical Services-1,Entry Buildi	20	4	Install	No emergency and exit lighting. Not complying with the current Australian Standards AS/NZS 2293 and NCC.	Install emergency and exit lighting to meet AS/NZS 2293	Statutory	1 Very High	20	No.	1	\$3,000	\$3,000	2022		\$3,000											
Cardio Inspection	SC-5	SC	Main Building Female Facilities	Fire Protection	FPPE	Fire Protection	Fire Protection	Fire Extinguisher		Entry Building-Fire Protection-1,Entry Building-F	15	N/A	1	Install	Female change rooms No fire extinguisher	Install fire extinguisher	Statutory	1 Very High	15	No.	1	\$500	\$500	2022		\$500										
Cardio Inspection	SC-6	SC	Main Building Female Facilities	Fixtures and Fittings	SFWB	Fixtures & Fittings	Sanitary Fixtures	Wash Basins/Troughs		Entry Building-Fixtures and Fittings-1,Entry Build	20	5 Very Poor	1	Paint	Generally corroded fittings. Only new item is the baby change units x2. (5)	Covered by facility renewal SC-13	Condition	1 Very High	5	No.	1	\$0	\$0	2022		\$0										
Cardio Inspection	SC-7	SC	Main Building Female Facilities	Floor Coverings	FFCT	Fixtures & Fittings	Floor Finishes	Ceramic Tiles		Entry Building-Floor Coverings-1,Entry Building-	10	3 Fair	2	Replace	All tiles corroded and basins and plasters.	Replacement of tiles. Assume a 20m2 area for replacement	Condition	4 Low	10	m2	200	\$125	\$25,000	2026		\$25,000										
Cardio Inspection	SC-8	SC	Main Building Female Facilities	Mechanical Services	VEAE	Airconditioning	Ventilation	Air Cleaning Equipment		Entry Building-Mechanical Services -1,Entry Bul	10	3 Fair	5	Replace	Naturally ventilated Timber louvers provided both sides of changerom Any considered acceptable with the inclusion of open entries Timber louvers are at end of life - replace with new aluminium louvers	Louvre replacement \$2,500.00	Condition	4 Low	10	No.	1	\$2,500	\$2,500	2024		\$2,500										
Cardio Inspection	SC-9	SC	Main Building Female Facilities	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Entry Building-Hydraulic Services-1,Entry Build	20	4 Poor	4	Modify	Female change rooms Showers provided with single open drain and single FWG Dual flush cisterns Two FWGs Tempered water is fed from a single 315 hot water unit which has not been provided with a safe tray of test drain outlets	Provide drainage to hot water in store room and drain for test points (nominal sum)	Condition	1 Very High	20	No.	1	\$2,000	\$2,000	2022		\$2,000										
Cardio Inspection	SC-10	SC	Main Building Female Facilities	Wall Finishes Interior	WFPT	Fixtures & Fittings	Wall Finishes	Paint		Entry Building-Wall Finishes Interior-1,Entry Bul	10	4 Poor	2	Paint		See Main Building - General - SE22	Condition	4 Low	5	No.	0	\$15	\$0	2024		\$0										
Cardio Inspection	SC-11	SC	Main Building Female Facilities	Windows	WWTW	Fabric	Windows	Timber		Entry Building-Windows-1,Entry Building-Windo	20	4 Poor	4	Replace		Covered by building wide window renewal (see SE-11)	Condition	4 Low	20	No.	0	\$245	\$0	2026		\$0										
Cardio Inspection	SC-12	SC	Main Building Female Facilities	Other - TBC	SBNE	Fabric	Substructure	Not Elsewhere Included		Entry Building-Other - TB-1,Entry Building-Other	50	3 Fair	25	Replace		Investigate options for renewal/end of useful life	Condition	4 Low	5	No.	1	\$0	\$0	2027		\$0										
SBIC Inspection	SC-13	SC	Main Building Female Facilities	Fixtures and Fittings	SFBA	Fixtures & Fittings	Sanitary Fixtures	Baths		N/A	20	5 Very Poor	1	Inspect	Bathroom fit out is deteriorating	Female facilities renewal (nominal sum)	Condition	1 Very High	20	No.	1	\$50,000	\$50,000	2024		\$50,000										
Cardio Inspection	SD-1	SD	Main Building First Aid Room	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Entry Building-Ceiling Finishes-1,Entry Building-	10	4 Poor	2	Paint	Kiosk - sheeted ceiling (4)	See Main Building - General - SE22	Condition	4 Low	5	No.	0	\$15	\$0	2024		\$0										
Cardio Inspection	SD-2	SD	Main Building First Aid Room	Communications	SSSS	Security	Special Services	Security Equipment		Photo names	10	2 Good	8	Replace	Security Panel identified in good condition	Replace at end of useful life	Condition	4 Low	10	No.	1	\$5,000	\$5,000	2030		\$5,000										
Cardio Inspection	SD-3	SD	Main Building First Aid Room	Doors	EDTC	Fabric	External Doors	Timber Core Doors		Photo names	25	4 Poor	5	Replace		Replaced - door numbers assumed																				

Source	Model Number	Location Number	Location	Asset (Fulcrum)	Code	Sub-Asset Description	Element Title	Sub-Component Description	Attribute	Photo ID NEW	Nominal useful life	Actual Condition	Remaining Useful Life	Task Summary	Inspection notes	Detailed Tasks	Maintenance Type	Priority	Frequency (years)	Unit of Measure	Quantity	Rate	Cost	Start Date	Backlog	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031				
Cardio Inspection	BA-11	BA	Swim Club Clubhouse General	Shipping Container	SEMS	Fixtures & Fittings	Special Equipment	Mobile Storage Units		Clubhouse-Shipping Container-1	20	3 Fair	10	Replace	Storage	Replace when life expired or adopt alternative storage	Condition	4 Low	20	No.	1	\$5,000	\$5,000	2022															
SRBC Inspection	BA-12	BA	Swim Club Clubhouse General	Awning	RFAC	Roof	Roof	Awnings		N/A	25	5 Very Poor	1	Replace	Cut off bases and replace with new	Cut off bases and replace with new	Condition	4 Low	25	No.	1	\$1,500	\$1,500	2022	\$1,500														
SRBC Inspection	BA-13	BA	Swim Club Clubhouse General	Awning	RFAC	Roof	Roof	Awnings		N/A	25	5 Very Poor	1	Refurbish	Awning support posts are rusted at base section post has split concrete slab of concrete slab	Sawcut and remove damaged section. Treat rust with inhibitor for all posts and re-embed concrete. Seal around base to reduce water ingress.	Condition	4 Low	25	No.	1	\$1,500	\$1,500	2022	\$1,500														
SRBC Inspection	BA-14	BA	Swim Club Clubhouse General	Fixtures and Fittings	XNMA	Infrastructure	Boundary Walls, Fencing, & Gates	Metal Railing		N/A	20	5 Very Poor	1	Replace	Rusted steel components to rear stairs - included in Fabric-Staircases-Access Ladders	Paint to recommended schedules (external walls). In line with previous assessment recommendation.	Condition	1 Very High	20	No.	1	\$0	\$0	2023		\$0													
SRBC Inspection	BA-15	BA	Swim Club Clubhouse General	Fixtures and Fittings	LFTF	Fabric	Upper Floors	Timber Framed Floors		N/A	20	4 Poor	4	Paint	Decking to rear landing is dry and weathered	Treat with an oil based timber preservative - treat until replacement (estimated 2027)	Condition	3 Medium	5	No.	1	\$200	\$200	2022	\$200														
SRBC Inspection	BA-15	BA	Swim Club Clubhouse General	Fixtures and Fittings	LFTF	Fabric	Upper Floors	Timber Framed Floors		N/A	20	4 Poor	4	Paint	Decking to rear landing is dry and weathered	Treat with an oil based timber preservative - treat until replacement (estimated 2027)	Condition	3 Medium	20	m2	4	\$120	\$480	2027			\$480												
SRBC Inspection	BA-16	BA	Swim Club Clubhouse General	Roof	RFNE	Roof	Roof	Not Elsewhere Included		N/A	25	3 Fair	13	Refurbish	loose roof capping	Secure	Condition	4 Low	25	No.	1	\$400	\$400	2023		\$400													
SRBC Inspection	BA-17	BA	Swim Club Clubhouse General	Doors	EDTC	Fabric & Fittings	External Doors	Timber Core Doors		N/A	25	4 Poor	5	Replace	door frame base is rusted through	Replace with AS (model build) or pool specialist (where appropriate)	Condition	4 Low	25	No.	1	\$300	\$300	2022	\$300														
SRBC Inspection	BA-18	BA	Swim Club Clubhouse General	Wall Finishes Exterior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	3 Fair	5	Paint	External Painting Program	Paint to recommended schedules (external walls). In line with previous assessment recommendation.	Condition	4 Low	5	No.	1	\$12,000	\$12,000	2027															
SRBC Inspection	BA-19	BA	Swim Club Clubhouse General	Floor Coverings	FFLN	Fixtures & Fittings	Floor Finishes	Vinyl Tile		N/A	10	4 Poor	2	Paint	Planned Vinyl Replacement Program	Implement planned vinyl flooring replacement program	Condition	4 Low	5	No.	1	\$6,000	\$6,000	2024			\$6,000												
SRBC Inspection	BA-20	BA	Swim Club Clubhouse General	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		N/A	10	3 Fair	5	Paint	Internal Painting Program	Paint to recommended schedules (internal walls and ceilings)	Condition	4 Low	5	No.	1	\$4,500	\$4,500	2027															
Cardio Inspection	BB-1	BB	Swim Club Clubhouse Ground Level	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Clubhouse-Ceiling Finishes-1,Clubhouse-Ceiling	10	2 Good	8	Paint		Add comments by AS (model build) or pool specialist (where appropriate). In line with previous assessment recommendation.	Condition	4 Low	5	No.	60	\$15	\$900	2030															
Cardio Inspection	BB-2	BB	Swim Club Clubhouse Ground Level	Doors	EDTC	Fabric	External Doors	Timber Core Doors		Clubhouse-Doors-1,Clubhouse-Doors-2,Clubhouse-Doors-3	25	4 Poor	5	Replace		Assumed 2 doors	Condition	4 Low	25	No.	2	\$400	\$800	2027															
Cardio Inspection	BB-3	BB	Swim Club Clubhouse Ground Level	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Clubhouse-Electrical Services-1,Clubhouse-Electrical	20	4 Poor	4	Replace	Ground level. Better fluorescent fittings. Recommend to replace the light fittings with energy efficient LED fittings.	Please apply a nominal rate for a LED fittings replacements	Condition	4 Low	20	No.	10	\$500	\$5,000	2027															
Cardio Inspection	BB-4	BB	Swim Club Clubhouse Ground Level	Electrical Services	LPOB	Electric Light & Power	Electric Light & Power	Distribution Board		Clubhouse-Electrical Services-1,Clubhouse-Electrical	20	4 Poor	4	Replace	Lighting circuit was tripped at the time of the inspection. Faulty condition to be tested and resolved. DB on the upper level not comply with current Australian standards AS/NZS 3149. Any modifications to the switchboard itself will require to be upgraded to the new standard, which may require upgrading to a whole new switchboard.	Assume replacement of switchboard needed for master plan	Statutory	1 Very High	20	No.	1	\$15,000	\$15,000	2022	\$15,000														
Cardio Inspection	BB-5	BB	Swim Club Clubhouse Ground Level	Fire Protection	FFPE	Fire Protection	Fire Protection	Fire Extinguisher		Clubhouse-Fire Protection-1,Clubhouse-Fire Protection	15		1	Install	Ground level. No fire extinguisher identified	Add comments by AS (model build) or pool specialist (where appropriate)	Statutory	1 Very High	15	No.	1	\$500	\$500	2022	\$500														
Cardio Inspection	BB-6	BB	Swim Club Clubhouse Ground Level	Floor Coverings	FFLN	Fixtures & Fittings	Floor Finishes	Vinyl Tile		Clubhouse-Floor Coverings-1,Clubhouse-Floor Coverings	10	4 Poor	2	Paint	Vinyl lifting trip hazard	Covered in planned vinyl flooring replacement program	Condition	4 Low	5	No.	1	\$0	\$0	2024			\$0												
Cardio Inspection	BB-7	BB	Swim Club Clubhouse Ground Level	Mechanical Services	VEAE	Air Conditioning	Ventilation	Air Cleaning Equipment		Clubhouse-Mechanical Services-1,Clubhouse-Mechanical	10	4 Poor	2	Modify	Ground level. No mechanical or natural ventilation identified. Storage of pool equipment and floatation devices. Therefore chlorine odour was evident. No Air Conditioning. No mechanical ventilation identified. Area considered non-compliant with no ventilation provided in accordance with AS1556.2	Mechanical ventilation system consisting exhaust air and relief louvers. \$6,000.00	Statutory	1 Very High	10	No.	1	\$6,000	\$6,000	2022	\$6,000														
Cardio Inspection	BB-8	BB	Swim Club Clubhouse Ground Level	Superstructure	SBNE	Fabric	Substructure	Not Elsewhere Included		Clubhouse-Superstructure-1,Clubhouse-Superstructure	50	3 Fair	25	Refurbish		Add comments by AS (model build) or pool specialist (where appropriate)	Condition	4 Low	50	No.	1	\$100,000	\$100,000	2047															
Cardio Inspection	BB-9	BB	Swim Club Clubhouse Ground Level	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		Clubhouse-Wall Finishes Interior-1,Clubhouse-Wall Finishes	10	3 Fair	5	Paint	Lower level exposed block work	Covered in internal painting program - see BA-18	Condition	4 Low	5	No.	1	\$0	\$0	2027															
Cardio Inspection	BB-10	BB	Swim Club Clubhouse Ground Level	Shipping Container	SEMS	Fixtures & Fittings	Special Equipment	Mobile Storage Units		Clubhouse-Shipping Container-1	20	3 Fair	10	Replace	Replace when life expired or adopt alternative storage solution	Replace when life expired or adopt alternative storage solution	Condition	4 Low	20	No.	1	\$5,000	\$5,000	2023															
Cardio Inspection	BB-11	BB	Swim Club Clubhouse Ground Level	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Photo names	20	4 Poor	4	Modify	Gutters discharge to a lower lying roof which are not fixed with gutters, scouring most likely occurs.	Covered in main building - guttering investment	Condition	4 Low	20	No.	1	\$0	\$0	2026			\$0												
Cardio Inspection	BC-1	BC	Swim Club Clubhouse Upper Level	Ceiling Finishes	CFSL	Fixtures & Fittings	Ceiling Finishes	Paint on Sheet Linings		Clubhouse-Ceiling Finishes-1,Clubhouse-Ceiling	10	2 Good	8	Paint		Add comments by AS (model build) or pool specialist (where appropriate).	Condition	4 Low	5	m2	60	\$15	\$900	2030															
Cardio Inspection	BC-2	BC	Swim Club Clubhouse Upper Level	Doors	EDTC	Fabric	External Doors	Timber Core Doors		Clubhouse-Doors-1,Clubhouse-Doors-2,Clubhouse-Doors-3	25	4 Poor	5	Replace		Assumed 2 doors	Condition	4 Low	25	No.	2	\$400	\$800	2027															
Cardio Inspection	BC-3	BC	Swim Club Clubhouse Upper Level	Electrical Services	LPLS	Electric Light & Power	Electric Light & Power	Lighting System		Clubhouse-Electrical Services-1,Clubhouse-Electrical	20	3 Fair		Install	Upper level. Better fluorescent fittings. Recommend to replace the light fittings with energy efficient LED fittings. No Exit sign above the door. Not complying with MCC-Section E4.5 (a)	Please apply a nominal rate for an emergency Exit fitting	Condition	4 Low	20	No.	1	\$0	\$0	2022		\$0													
Cardio Inspection	BC-4	BC	Swim Club Clubhouse Upper Level	Fire Protection	FFPE	Fire Protection	Fire Protection	Fire Extinguisher		Clubhouse-Fire Protection-1,Clubhouse-Fire Protection	15		1	Install	Upper level. Fire extinguisher identified	Add comments by AS (model build) or pool specialist (where appropriate)	Statutory	1 Very High	15	No.	1	\$500	\$500	2022	\$500														
Cardio Inspection	BC-5	BC	Swim Club Clubhouse Upper Level	Floor Coverings	FFVY	Fixtures & Fittings	Floor Finishes	Sheet Vinyl Flooring		Clubhouse-Floor Coverings-1,Clubhouse-Floor Coverings	10	4 Poor	2	Modify		Covered in planned vinyl flooring replacement program. No further action required.	Condition	4 Low	10	No.	1	\$0	\$0	2024			\$0												
Cardio Inspection	BC-6	BC	Swim Club Clubhouse Upper Level	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Photo names	20	4 Poor	4	Modify	Roof gutters are in a poor condition.	Covered in main building - guttering investment	Condition	4 Low	20	No.	1	\$0	\$0	2026			\$0												
Cardio Inspection	BC-7	BC	Swim Club Clubhouse Upper Level	Mechanical Services	VEAE	Air Conditioning	Ventilation	Air Cleaning Equipment		Clubhouse-Mechanical Services-1,Clubhouse-Mechanical	10	N/A	2	Install	No Air Conditioning identified. No mechanical ventilation identified. Windows are operable. Air Conditioning should be considered for patron comfort.	Outside air fan/filter system \$4,000.00. Air Conditioning system - (wall mounted split) \$5,000.00	Condition	4 Low	10	No.	1	\$9,000	\$9,000	2024			\$9,000												
Cardio Inspection	BC-8	BC	Swim Club Clubhouse Upper Level	Hydraulic Services	XXHS	Infrastructure	Alterations & Renovations	Work to Existing External Hydraulic Services		Clubhouse-Hydraulic Services-1,Clubhouse-Hydraulic	10	4 Poor	4	Modify	Upper level. No hydraulic services identified. Storm water from rear eaves gutters discharged to adjoining carport. Carport roof storm water discharged directly to ground. No eaves gutters identified.	Covered in main building - guttering investment	Condition	4 Low	20	No.	1	\$0	\$0	2026			\$0												
Cardio Inspection	BC-9	BC	Swim Club Clubhouse Upper Level	Superstructure	LFNE	Fabric	Upper Floors	Not Elsewhere Included		Clubhouse-Superstructure-1,Clubhouse-Superstructure	30	3 Fair	15	Refurbish	Upper level	Add comments by AS (model build) or pool specialist (where appropriate)	Condition	4 Low	30	No.	1	\$100,000	\$100,000	2037															
Cardio Inspection	BC-10	BC	Swim Club Clubhouse Upper Level	Wall Finishes Interior	WFFT	Fixtures & Fittings	Wall Finishes	Paint		Clubhouse-Wall Finishes Interior-1,Clubhouse-Wall Finishes	10	3 Fair	5	Paint		Covered in internal painting program - see BA-18	Condition	4 Low	5	No.	1	\$0	\$0	2027															
Cardio Inspection	BC-11	BC	Swim Club Clubhouse Upper Level	Shipping Container	SEMS	Fixtures & Fittings	Special Equipment	Mobile Storage Units		Clubhouse-Shipping Container-1	20	3 Fair	10	Replace	Replace when life expired or adopt alternative storage solution	Replace when life expired or adopt alternative storage solution	Condition	4 Low	20	No.	1	\$5,000	\$5,000	2022															
Cardio Inspection	9-1	9	Misc. Landscape Structures	Fence	XNLA	Infrastructure	Boundary Walls, Fencing, & Gates	Chain Link Fencing		Misc-Fence-1,Misc-Fence-2,Misc-Fence-3,Misc-Fence-4	20	3 Fair	10	Service	Maintenance required on wire. Some rust - minor.	Minor repairs to any rust/holes/parts	Preventive	3 Medium	5	No.	1	\$1,000	\$1,000	2022			\$1,000												
Cardio Inspection	9-2	9	Misc. Landscape Structures	Fence	XNLA	Infrastructure	Boundary Walls, Fencing, & Gates	Chain Link Fencing		Misc-Fence-1,Misc-Fence-2,Misc-Fence-3,Misc-Fence-4	20	3 Fair	10	Service	Maintenance required on wire. Some rust - minor.	Maintenance required on wire. Some rust - minor.	Preventive	3 Medium	20	Im	365	\$50	\$18,250	2022															
Cardio Inspection	9-3	9	Misc. Landscape Structures	Lighting/Flood Lights	XEFL	Infrastructure	External Electric Light & Power	Flood Lighting		Misc-Lighting/Flood Lights-1,Misc-Lighting/Flood Lights-2	20	3 Fair	10	Replace	Refer building services	Long-term replacement	Condition	3 Medium	20	No.	10	\$10,000	\$10,000	2022															
Cardio Inspection	9-4	9	Misc. Landscape Structures	Lighting/Flood Lights	XEFL	Infrastructure	External Electric Light & Power	Flood Lighting		Misc-Lighting/Flood Lights-1,Misc-Lighting/Flood Lights-2	20	3 Fair	10	Replace	Refer building services	Ongoing inspection and minor repairs	Condition	2 High	20	No.	10	\$500	\$5,000	2022			\$5,000												
Cardio Inspection	9-5	9	Misc. Landscape Structures	Picnic Tables	YYTA	Infrastructure	Special Provisions	Tables		Misc-Picnic Tables-1,Misc-Picnic Tables-2,Misc-Picnic Tables-3	10	5 Very Poor	1	Replace	Rotten rusted	Replace all tables	Backlog	3 Medium	10	No.	4	\$1,000	\$4,000		\$4,000														
Cardio Inspection	9-6	9	Misc. Landscape Structures	Turf and Ground covering	XLGT	Infrastructure	Special Provisions	Grassing and Turfing Improvements		Misc-Turf and Ground covering-1,Misc-Turf and Ground covering-2	N/A	N/A	N/A	Service	Ongoing maintenance - mowing, weeding	Ongoing maintenance - mowing, weeding	Preventive																						

19.3 RSPCA FIGURES**File Number: 22-02-2023****Author: Manager Environment and Planning****Authoriser: Chief Executive Officer**

The following question on notice was received from Councillor Erkens.

Question

That report be brought back to the next Ordinary Council Meeting with a breakdown of the following figures from the RSPCA.

- How many cats and dogs have been impounded in the last 12 months?
- What was the average stay of the impounded animal/s? and;
- What are the costs associated e.g. Impoundment fees?

Response

For the 2022 calendar year, a total of 839 dogs and cats were impounded at the RSPCA facility, with a breakdown provided below:

- Dogs – 237
- Puppies - 43
- Cats – 268
- Kittens - 291

The RSPCA does not keep or provide data on the average stay of animals. Feedback from the RSPCA indicate that if the animal has any form of identification (i.e., registration, microchip etc), the owners are contacted, and the animals are released back very quickly. Where in the case where the animal has no identification, the animal is more likely to remain impounded longer prior to a decision is made to rehome the animal or have it euthanised.

The fee for the release of a dog or cat is structured as follows:

- Release fee - \$75.00
- Dogs – Unregistered - \$150.00
- Sustenance Fee - \$12.00 per day
- Veterinary and other costs – as cost

Should a dog be released to an owner who lives within an area that requires dog registration, this fee is added to the release fee. These fees and chargers are approved by Council as part of the budget process.

RECOMMENDATION

THAT the response to the question regarding RSPCA figures raised by Councillor Erkens be received and noted.

ATTACHMENTS**Nil**

20 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

20.1 Financial Hardship Rates Application – Assessment Number 22249-00000-000

This matter is considered to be confidential under Section 254J - d of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with rating concessions.

20.2 Request to change date of the Bjelke Petersen Dam Fishing Competition

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

20.3 Wondai and Murgon Cleaning

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

21 CLOSURE OF MEETING