

Attachment 1 - Asset Condition Report

Bonnie Doon Recreation Reserve



1. Site Inspections

Site inspections were conducted as requested by Council's General Manager Infrastructure and Planning Kirsten Alexander.

Inspections occurred on the following dates;

13 May 2021 – David Hume Asset Maintenance Officer

Robert Skinner Municipal Building Surveyor

18 May 2021 – David Hume Asset Maintenance Officer

- Michelle Foster OH&S Officer

Building access was arranged and conducted in the presence of Chris Wilson of Bonnie Doon Recreation Reserve Committee of Management.

2. Club Rooms Building

2.1 Description

The building was originally an elevated double brick structure supported by a combination of concrete and steel columns on a suspended concrete slab. The upper level has the following existing features;

- Large function hall of approximately 350 M2.



- Full length balcony to the north overlooking the playing field.
- South facing covered deck of approximately 50 M2
- 2 Renovated kitchens / canteen (registered as a food premises last inspected 15/3/21)
- Licensed bar
- Small store room
- Male and female toilets with accessible toilet and change rooms for Netball teams.

The lower level originally comprised a canteen facility, change rooms and toilets which occupied approximately half of the building footprint.

Over time the lower level has been progressively extended by the addition of brick walls between the existing columns to the open portions of the building at ground level. This has resulted in the original canteen being repurposed as a gymnasium space and visitors change room.

A new commercial kitchen / canteen and bar has been constructed within the extension, and additional public toilets and referee's change room have also been added



2.2 Heating & Cooling

Heating & Cooling is provided to the main hall by way of two Dimplex split system high wall reverse cycle air-conditioners.

A Fujitsu high wall split system air-conditioner is located in the ground floor gymnasium.

2.3 Hot Water

Hot Water is supplied via 3 Rinnai LPG instantaneous HWS units.

2.4 Supplementary Power

A roof top solar power system is installed on the building comprising 40 X 370W solar panels with a Fronius inverter and BYD storage battery. The system is designed to back up the lighting circuits in the event of a grid power outage.



2.5 Status and Condition

A ground level walk through inspection informed the following;

- The building is considered to be of sound construction with no significant defects.
- The ground floor gymnasium and change rooms would benefit from additional ventilation and display some evidence of damp through peeling paint on brick walls however it is not considered serious.
- Deficiencies were observed in the change rooms showers where the wall tiles are not sealed at the junction with the concrete floor.
- The ground level change rooms are all in need of painting and floor coverings.
- An inspection of the building roof, by a licensed roof plumber, indicated that in general terms the roof is sound and not in need of repair.
- The roof is not currently equipped with a safe roof access system.
- The upper level balcony on the north side (overlooking the oval) was extended approximately 5 years ago. It requires an additional purlin support where it connects with the original awning to ensure it is safe to walk on.
- It currently has insufficient fixings in the roof sheets (depicted by yellow dots). The concrete floor of the awning has settlement cracks which have been sealed to prevent water entry and should be monitored for further signs of deterioration.



The underside of the main awning is open and unlined which provides perching points for birds. There is a health risk associated with the extent of bird droppings present. Bird droppings not captured in this photograph.

2.6 Building Compliance

- **Main Entrance Ramp** 1st floor not DDA compliant. Incorrect gradient.



Proposed location to construct DDA compliant ramp entry. **Yellow** dots depict new suspended ramp.

- **Concrete steps** from main car park non-compliant. Incorrect depth and rise
- **Emergency lighting** – no emergency lighting occurs in any part of the building
- **Emergency Exits Signs** – 1st floor hall not all in working order. Exit signs should be replaced and upgraded to current 'Running Man' standard.
- **Emergency Exit Door** from Women's toilets function hall non-compliant – Remove snib, convert handle to escape level lock or push bar release.
- **Emergency Exit Door** - West end of function hall non-compliant key lockable from inside. Convert to escape handle or push bar.
- **Suspended Gantry**- From function hall west end emergency exit. The side panels of the gantry have large gaps (>125MM) and do not meet the walkway.
- **Additional Fire Extinguisher** should be located to east end of function hall
- **Accessible toilet** – 1st Floor requires auto door closer.
- **Additional signage** - Entry to Women's toilets 1st floor to include 'accessible toilet' signage.
- **Carpet runner** in entry to ground level canteen not fixed and presents a trip hazard.
- **Carpet tiles** in ground floor bar servery not fixed to floor.

- **Water Tap** in ground floor change rooms has no waste.

2.7 Building Maintenance

- Extensive general maintenance is required. Of particular note is painting of exposed external timber fascia boards and general internal for improved aesthetics. Kitchen first floor requires re-painting.
- Painting and floor coverings for football change rooms.
- Blinds and curtains function room in very poor condition – require renewal.
- Several toilet cisterns both levels due for renewal or repair
- Renew and make compliant fencing 1st floor main entry. Falling from height hazard.

2.8 Capital Improvements Required

- **DDA Compliant main entry:** Design and construct new compliant main entry suspended ramp to approach from the playground (South side)
- **Additional Men's Toilets:** There are currently only 2 men's toilets on the 1st floor of the building. If the building is used as a neighbourhood safe place it will be insufficient to meet demand. Investigate feasibility of constructing new accessible Men's toilets utilising existing Western Emergency exit door and building suspended room across void to southern side of building abutting existing under roof deck area. New hallway created to extend emergency exit.



- **Storage - Convert** existing men's (1st Floor foyer) toilets to a storeroom
- **Steps from main car park** – Demolish and reconstruct concrete steps to be compliant and of consistent rise and depth.
- **1st Floor Balcony** – Line underside of balcony with custom orb profile colorbond sheets (create a ceiling) to prevent birds perching on the purlins and rafters.
- **Lighting** – Internal and external lighting to be upgraded to LED
- **Electrical Switchboards** - Both levels. Replace all ceramic fuse holders with circuit breakers and RCD protect all circuits.

3. Netball Courts

The 2 courts are constructed of a synthetic surface and are in poor condition with many existing and patched cracks in the playing surface. These would appear to be the result of unstable substrate.



4. Grounds Maintenance

Mansfield Shire Parks and Gardens attend seasonally as necessary for mowing and brush cutting around seating. The oval is mown prior to home games. On average work is done fortnightly.

Natural Bush vegetation – The North East corner of the reserve is natural bush. The Committee of management have concerns about maintenance to reduce fire risk.

5. Playground

Council's works inspector currently completes monthly inspections of the playground

6. Bore and Standpipe

A Council maintained bore provides water to the dam on the North West corner of the reserve. Water is then pumped from the dam to irrigate the playing field.

The standpipe is available for public use. In November 2020 the bore pump motor was replaced and peripheral equipment serviced by Mansfield Pump Shop at a cost of \$6860.00 Inc GST.

7. Pending works

The football club have received a grant of \$20,000 for terracing and seating to the grassed hillside area.



8. Committee of Management Comments

- The Committee would like to be consulted as an advisory body for future works
- The committee would like improved toilet and storage facilities for the function hall.
- Bird proofing balcony ceiling 1st floor
- Replacement of netball courts.
- Renewal of all lighting throughout to LED
- Ground level enclosed courtyard to be concreted.

