



**Condition & Compliance Assessment of Lot 102
Murray Street, Gawler, SA**

Summary Report

20th January 2026

Prepared for

Gawler



Document Control

Issue	Date	Issue Details	Author	Checked	Approved
001	20/01/2026	Draft	ARR	CH	MS
002	05/03/2026	First Revision	RX	CH	MS

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Executive Summary

Sproutt was engaged by the Town of Gawler to undertake a condition assessment and asset register development for the former St John Ambulance Station at Lot 102 Murray Street, Gawler, following surrender of the lease and return of the property to Council.

The assessment was completed in December 2025 and comprised a visual inspection of the main building and associated storage sheds. The purpose of the assessment was to establish the current condition of the assets, identify maintenance, compliance and health and safety issues, and inform Council's consideration of future leasing or reuse of the site.

The assessment followed the same methodology and componentisation structure used in Council's previous building condition audits (undertaken by Sproutt), ensuring consistency with existing asset records. A component-level condition assessment was completed for the main building, supported by defect capture, photographic records and a prioritised maintenance works plan. High-level structural observations were recorded as part of the visual inspection.

Overall, the site remains functional but exhibits maintenance and compliance issues consistent with an ageing, vacated facility. The main building generally presents in average condition, while the storage sheds show more significant deterioration, including corrosion and cracking and uplift of the concrete floor slab in one shed.

A total of 26 defects were identified, including 7 high-risk defects requiring prompt attention. These primarily relate to fire safety, building fabric deterioration, trip hazards and the shed slab condition. A costed backlog maintenance plan has been prepared to support prioritisation of remedial works, noting that costs provided relate to reactive and backlog maintenance only.

A high-level review of accessibility and health and safety considerations identified several matters that would require attention should the building be re-leased, particularly in relation to accessible parking, pathways, entrances and sanitary facilities. Digital floorplan capture was completed as an agreed inclusion at project inception. Financial and insurance valuations are being prepared separately and will be issued independently of this report.

1 Introduction

1.1 Scope of Works

Sprutt was commissioned by the Town of Gawler to carry out a comprehensive visual building condition assessment of building assets at Lot 102 Murray Street, Gawler. These assets comprised the main building known as SA Ambulance Services and two storage sheds, vacated and unoccupied as of the time of audit.

The onsite condition audits were conducted in December 2025 by the Sprutt Infrastructure Asset Management team. These inspections focused on visually evaluating the current physical condition of each building, identifying any significant maintenance issues, and determining the overall integrity and lifecycle status of each asset.

This report presents a detailed summary of the project’s scope, deliverables, and outcomes. It also includes key findings and insights derived from the assessments, along with observations and recommendations that may inform future asset management planning and investment strategies.

Table 1, Assets Requiring Inspection

Assets	Asset Types	Quantity	TOTAL
Buildings	Assets with Components	1	3
	Standalone Buildings	2	



Figure 1, Street View of Lot 102 Murray Street, Gawler

The condition audit included:

- Comprehensive condition assessment aligned with the approach used in Council's previous building audit.
- Preparation of an asset register consistent with the componentisation structure used in the previous audit.
- High-level structural observations as part of the general condition assessment, noting:
 - Visible structural cracking.
 - Evidence of movement, moisture, deformation or settlement.
 - Any items requiring escalation to a structural engineer.
- Defect Capture for development of a Repair/Maintenance Works Plan.
- High-level risk assessment for development of an Observations report, noting:
 - Compliance gaps.
 - Health risks.
 - Safety issues.

Digital Floorplan Capture of the Main Building included:

- Digital floorplan capture was undertaken as an agreed variation / confirmed inclusion at inception.
- A new digital floorplan, consistent with those previously completed for Council.

Financial and insurance valuations are being prepared by Public Private Property (PPP) under a separate commission and will be issued independently of this report.

ID: Lot 102 Murray Street, Gawler



Figure 2, Floorplan Example – Main Building

2 Deliverables

2.1 Tabular Data

A Microsoft Excel worksheet containing information related to:

- Buildings – Parent building records to which the following tabs relate. This also includes Standalone Buildings Condition information (Standalone Component).
- Components – a series of multiple condition assessed component items for each building.
- Subcomponents – a series of multiple condition assessed items for each relevant component.
- Mechanical Services – a list of individual Mechanical Services items contributing to item condition.
- Defect Capture & Development of Costed Maintenance Plan.

2.2 Photo Catalogue

The photos captured during the 2025 inspection are provided in .jpg format and labelled with their corresponding building and component or mechanical item details.

Photos have been categorised and renamed to be queried and reviewed.

Key External Photos include:

- Primary Identification
- External
- Internal
- Significant Services
- Mechanical
- Defects

Photos are named with their Component ID, Mechanical and Defects also include an individual identifier. These can be seen in the spreadsheet.

Photo naming examples

- Defects
 - Defect ID _ Building Asset ID _ Affected Component _ Photo Number.jpg
- Mechanical
 - Mechanical Photo Ref ID _ Building Asset ID _ Photo Number.jpg
- All others
 - Building Asset ID _ Asset Name _ Photo Number.jpg

2.3 Financial Valuations

Financial valuations will be provided by sub-consultant Public Private Property (PPP) as a separate package of work, facilitated by Sproutt.

3 Methodology

The following methodology outlines the approach undertaken by Sproutt in completing the condition assessment and asset register for the site.

3.1 Onsite Data Collection and Data Validation

A subcomponent level of detail, as outlined in Table 2 below, was recorded by the Sproutt team for the allowance of detailed condition assessment and potential renewal forecasting. Each audited component was attributed with the following details:

- Type / Material.
- Condition rating according to the table below, where requested:
 - An overall single condition score per subcomponent.
 - A weighted overall single condition score per component.
- Quantity measure of the components, such as Each, Lineal Meters, or Square Meters (captured from the overall dimensions of the building).
- Standard Useful Life Values.
- Remaining Useful Life Values (Condition Based).
- Photographs referenced back to the asset by unique ID, where requested.

Table 2, Componentised Building Structure

Component	Subcomponents	Weighted Condition
Sub-Structure Main	Sub-Structure (<i>Footing and basements</i>)	100%
Super-Structure Main	Floors (<i>Suspended floors and upper floors, excluding foundation slab</i>)	15%
	External Walls / Envelope	40%
	External Doors	10%
	External Windows	10%
	External Painting	5%
	Roof Structure	20%
Roof Main	Roof Cladding	50%
	Eaves	20%
	Fascias	20%
	Gutters and Downpipes	10%
Fit out & Fittings Main	Floor Coverings	15%
	Internal Walls	15%
	Internal Doors	5%
	Ceilings	10%
	Internal Painting	5%
	General Fittings (<i>fixed cabinetry, seating, storage etc</i>)	10%
	Amenities Wet Areas (<i>room finishes and fixed fittings</i>)	20%
	Kitchen Wet Areas (<i>room finishes and fixed fittings/appliances</i>)	20%
Site Services Main	Site Services (<i>connections to the building: mains electricity, solar, gas, potable water, sewer etc</i>)	100%
Services (Other) Main	Mechanical Services (<i>HVAC, Hot Water Units, Lifts</i>)	40%
	Electrical Services (<i>General lighting and power, Switchboards</i>)	40%
	Fire Protection Services (<i>sprinklers, EWIP, FIP, detectors, hose reels, extinguishers</i>)	20%

Site Infrastructure Main	Site Infrastructure (<i>apron path/paving, rainwater tank, fencing/bollards, carpark</i>)	N/A
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3.2 Condition Rating

Table 3, Asset Condition Rating

Condition Rating	Description	Action	Residual Life (E.g. Estimated % Asset Design Life Remaining)
1 – Excellent (Very Good Condition)	Asset has no defect. Asset is as new.	No additional maintenance required.	55% to 100%
2 – Good (Good Condition)	Asset is functional and displays superficial defects only on minor signs of deterioration to surface finishes; but does not require major maintenance; no major defects exist.	Minor maintenance intervention and/or minor component replacement required.	35% to 55%
3 – Average (Moderate Condition)	Asset is functional but shows signs of moderate wear and tear; deteriorated surfaces require attention; services are functional; but require attention; backlog maintenance work exists.	Minor maintenance intervention and/or minor component replacement required.	25% to 35%
4 – Poor (Poor Condition)	Asset functionally is reduced. Asset has significant defects affecting major components deteriorated surfaces require significant attention; services are functional but failing often; significant backlog maintenance work exists.	Significant ongoing maintenance intervention or major component or asset replacement required.	10% to 25%
5 – Failed (Very Poor Condition)	Asset is not functional Asset has deteriorated badly; serious structural problems; general appearance is poor with eroded protective coatings; elements are broken; services are not performing; significant number of major defects exist.	Asset requires decommissioning and/or replacement.	0 to 10%

Table 4, Defect Priority Rating

Priority Rating	Renewal Timeframe Based on Condition Based Remaining Useful Life (CBRUL) Values	Additional Description
P1	Address Immediately / 0-1 Years	Based on CBRUL and/or Health and Safety Concern
P2	Address Within 1-2 Years	Based on CBRUL and/or Asset Integrity Issue
P3	Address Within 2-5 Years	Based on CBRUL and/or Functionality but not Safety/Integrity Related
P4	Address Within 5-10 Years	Based on CBRUL and/or Minor or Cosmetic Issue Only. Can be deferred past next audit.
P5	Address Within 10-15 Years	Based on CBRUL expected renewals (Less Data Confidence)
U	User Discretion	Based on Owner's Consideration for Maintenance Costing, Renewal or Replacement

Table 5, Defect Severity Categories

Defect Severity	Description
Slight	A localised or superficial defect that does not materially affect structural integrity, functionality, safety, or regulatory compliance. Deterioration is minor and typically limited to finishes or early-stage material degradation.
Moderate	A defect resulting in measurable deterioration of performance or durability, and which may lead to further degradation if not addressed. While not presenting an immediate safety or structural failure risk, the defect has a noticeable impact on serviceability or condition.
Extreme	A serious defect that significantly compromises structural integrity, safety, functionality, or compliance. Such defects may present a high risk of failure, service disruption, or occupant hazard and typically warrant urgent technical review or remedial action.

3.3 Fit for Purpose Review

A building fit for purpose review was undertaken for selected assets – Complex Buildings.

This review asked the following questions by category, and the audit data provides commentary where required.

Table 6, Fit for Purpose Categories

Category	Specific Questions
DDA Compliance	DDA General Access Present & Compliant?
	DDA Amenities (Bathrooms) Present and Compliant?
	DDA Parking Present & Compliant?
General Suitability	Building Fit for Purpose?
	General Amenities (Bathrooms) Adequate?
	General Storage Adequate?
	General Parking Adequate?
	General Parking Bays Qty
Associated Sports Facilities	Baby Change Facilities Present & Compliant?
	External Sports Fields / Courts Present?
Pest Control	Pests Evident?
	Pest Control Evident?
Fire & Emergency Services	Fire Services Present & Compliant?
	Fire Services Maintained?
	Emergency Exit Doors Present & Compliant?
Health & Safety Risk Flag	H&S Risk Present?

3.4 DDA Compliance – Health & Safety Concerns

Assessment of the property in its current condition to meeting the DDA requirements of AS1428.1 – Design for Access and Mobility and the National Construction Code for commercial buildings and their associated use. Health and Safety items were assessed for action and required remediation.

Sproutt provided recommendations to the current issues, where found, that may produce accessibility issues to people with a disability who may frequent the facility.

Further investigation by Council will be required as to the extent of DDA requirements by a future building occupier.

3.5 Defect Capture

Sproutt undertook a detailed defect capture across all assets which informed a costed and prioritised maintenance plan.

The development of the recommended maintenance works plan was through the identification of defects on a room-by-room visual inspection, and defects are linked back to their relevant component or subcomponent. This ensures the requested component condition rating requirement is fulfilled, while also considering the specific issues with an asset that may be overlooked from an average component condition score across a larger asset.

Each defect is attributed with the following details, but not limited to:

- Defect Capture:
 - Location / Component
 - Type
 - Severity
 - Defect Quantity and Unit
- Recommended Action Plan
 - Work type
 - Work Quantity and Unit
 - Work Priority
- Photographs are referenced back to the asset by unique ID

All defects are costed and prioritised into a maintenance works plan and Sproutt generated maintenance rates based on industry standard references and resources such as Rawlinson's Construction Handbook.

Defect prioritisation can be adapted to suit the Council's forecasted buildings use and associated timeframes.

3.6 Overall Condition Calculation

3.6.1 Overview

The Overall Condition Index (OCI) was calculated using a structured, rule-based methodology designed to reflect both the distribution and severity of observed defects. Condition ratings were recorded as proportional percentages across five discrete condition states (Condition 1 to Condition 5), with Condition 1 representing very good condition and Condition 5 representing very poor condition.

The calculation method incorporates a severity trigger mechanism prior to application of a weighted average model to ensure that significant concentrations of high-severity defects are appropriately reflected in the final index.

3.6.2 Severity Trigger Assessment

Before applying the weighted average calculation, the following threshold checks were undertaken:

1. Critical Threshold – Condition 5
 - Where the proportion of assets rated as Condition 5 is greater than or equal to 25%, the OCI is automatically assigned a value of 5.
 - This rule ensures that a substantial presence of very poor condition elements is not diluted by averaging with better-condition components.
2. Major Threshold – Condition 4
 - If Condition 5 is less than 25%, but the proportion of Condition 4 is greater than or equal to 25%, the OCI is assigned a value of 4.
 - This reflects a significant level of deterioration warranting a high overall condition rating.

This hierarchical logic ensures that material concentrations of high-severity defects dominate the outcome where appropriate.

3.6.3 Weighted Average Calculation

Where neither of the above severity thresholds is met, the OCI is calculated using a weighted average formula based on the proportional distribution of condition states:

$$OCI = \frac{\sum(P_i \times S_i)}{100}$$

Where,

- P_i = percentage of asset in condition class i
- S_i = numeric score assigned to class i (in this case 1-5)

3.7 Remaining Useful Life

The remaining life of an asset is a function of its age (relative to its totally useful life), utilization, condition and performance. In estimating the remaining life, it is expected that on-going maintenance at an acceptable level will continue to occur and that any identified back-log maintenance will be undertaken.

Condition Based Remaining Useful Lives (CBRUL) were derived by applying the performance curve multipliers, relating to the total useful life of an asset and the condition or performance rating assigned. The total useful lives (also referred to as design lives) adopted were generally industry standards, modified where appropriate to reflect the actual existing asset.

$$\text{CBRUL} = \text{Total Useful Life} * \text{Multiplier}$$

The performance curve itself has been derived by Sproutt over a number of years and has been well tested on projects with assets of a similar type and scale. This curve is represented in the following tabular and graphical formats.

Table 7, Remaining Useful Life Calculations

Deterioration Model	1 –Excellent	2 – Good	3 - Average	4 – Poor	5 - Failed
Straight Line	95%	72.5%	50%	27.5%	5%
Curve 1	95%	85%	65%	40%	5%
Curve 2	95%	85%	75%	65%	5%

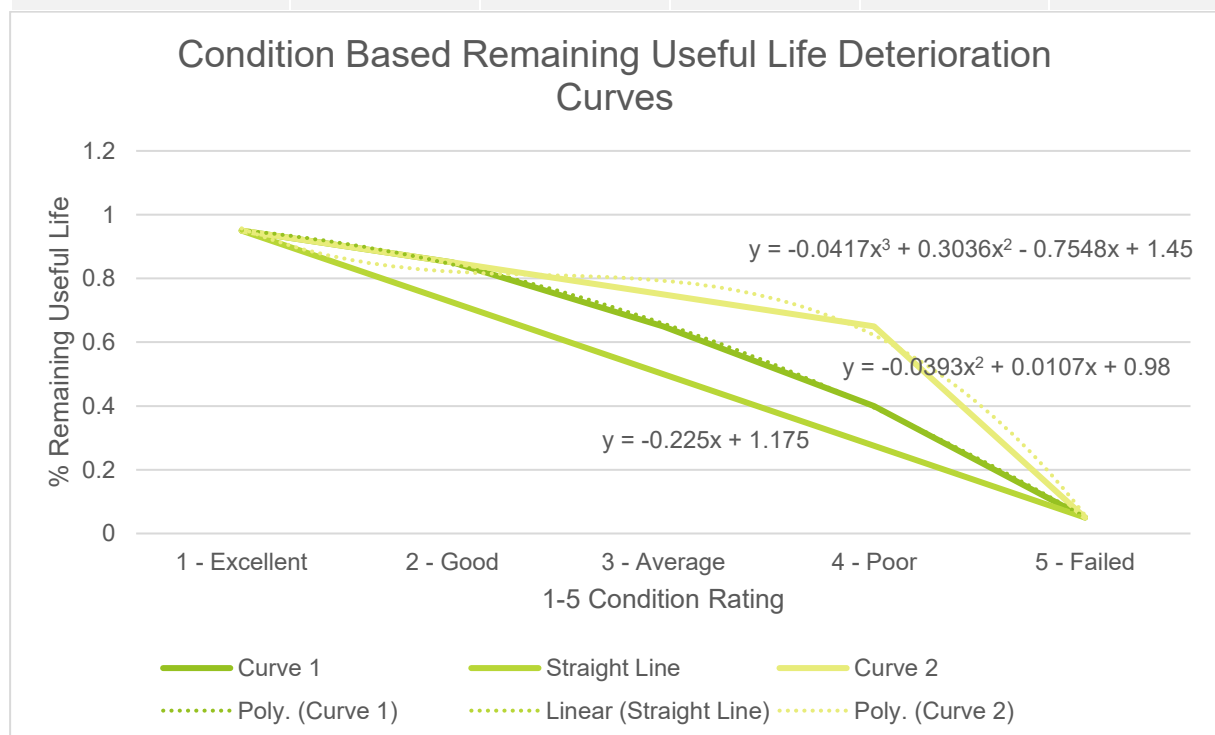


Figure 3, Condition Based Remaining Useful Life Deterioration Curves

Table 8, Deterioration Model Used per Asset Type

Asset Type	Deterioration Model Used
Building Component	Curve 1
Mechanical, Electrical, Hydraulic	Curve 2

4 Summary of Condition

4.1 Overall Condition of Each Building

The total number of buildings that were visually inspected as part of this project is '3'.

The table below shows the distribution of overall condition across two Audit Tiers (1 and 2). A single visual Standalone Condition Rating was only required for Audit Tier 2 (Standalone) buildings as Tier 1 - Componentised Buildings are measured by components; however, as a value add, all buildings were given an Overall visual condition rating for general and reporting purposes.

Overall standalone condition ratings are not utilised for valuation purposes for Componentised buildings.

Table 9, Standalone Condition

Audit Tier	Standalone Overall Condition (Qty)					Grand Total
	1 - Excellent	2 - Good	3 - Average	4 - Poor	5 - Failed	
1 - Componentised	-	-	1	-	-	1
2 - Standalone	-	1	1	-	-	2

4.2 Condition of Building Subcomponents

This section provides an overview of asset condition based on the averaged condition of the Subcomponents.

Table 10, Componentised Building – Subcomponent Ratings

Component	1 - Very Good	2 - Good	3 - Fair	4 - Poor	5 - Very Poor
SUB-STRUCTURE	-	-	1	-	-
SUPER-STRUCTURE	-	-	1	-	-
ROOF	-	-	-	1	-
FITOUTS	-	-	1	-	-
SERVICES	-	-	1	-	-

5 Summary of Defect Capture – Backlog Maintenance

5.1 Summary of Defects

A summary of the defects capture presented below including quantities for varying and priority and estimated maintenance costing. All costing includes a 30% contingency.

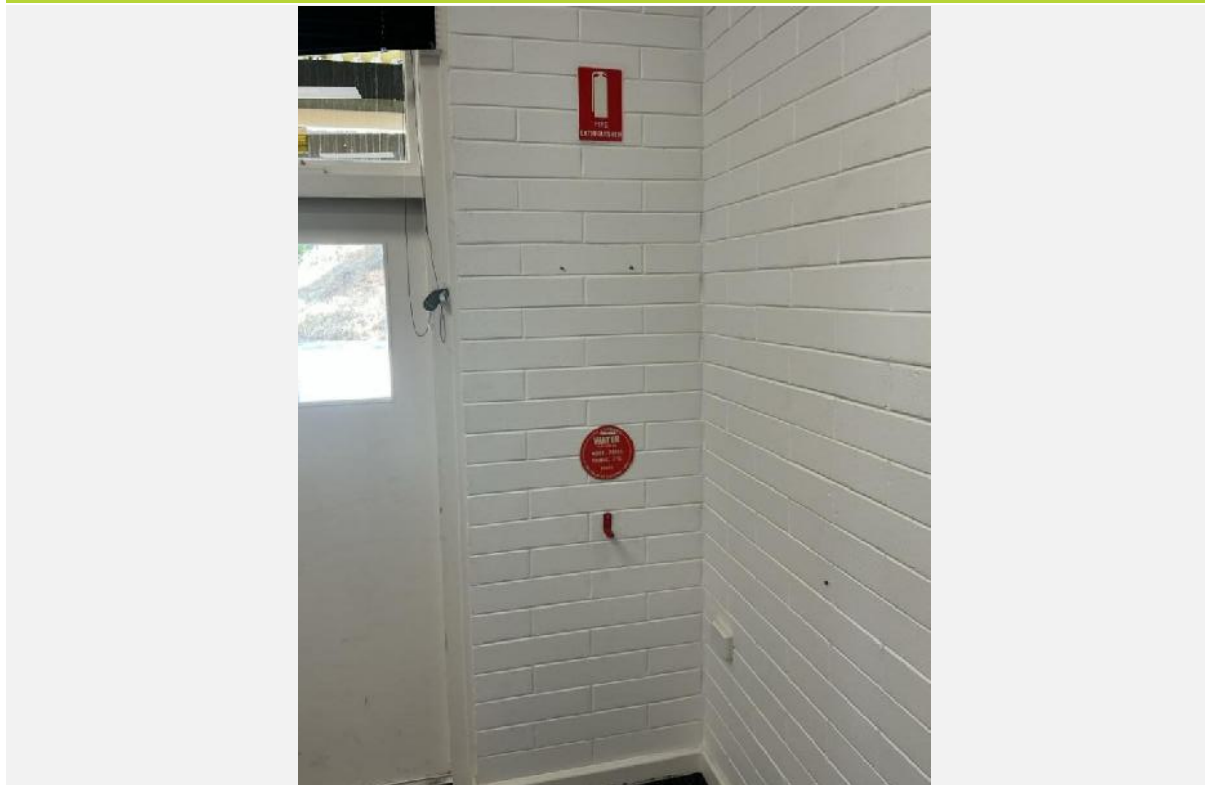
Structural observations are limited to non-engineering visual inspection only. Detailed structural assessment and design advice were excluded from the scope and would require engagement of a structural engineer.

Table 11, Defects Quantities by Subclass and Severity

		Defect Severity (Qty)			
		Extreme	Moderate	Slight	Total
Audit Tier	Building Complex	4	10	9	23
	Sheds	3	-	-	3
TOTAL		7	10	9	26

5.2 Observations of Concern - Extreme & OHS Defects

Defect Observation - Main Building



Location: Main Hall

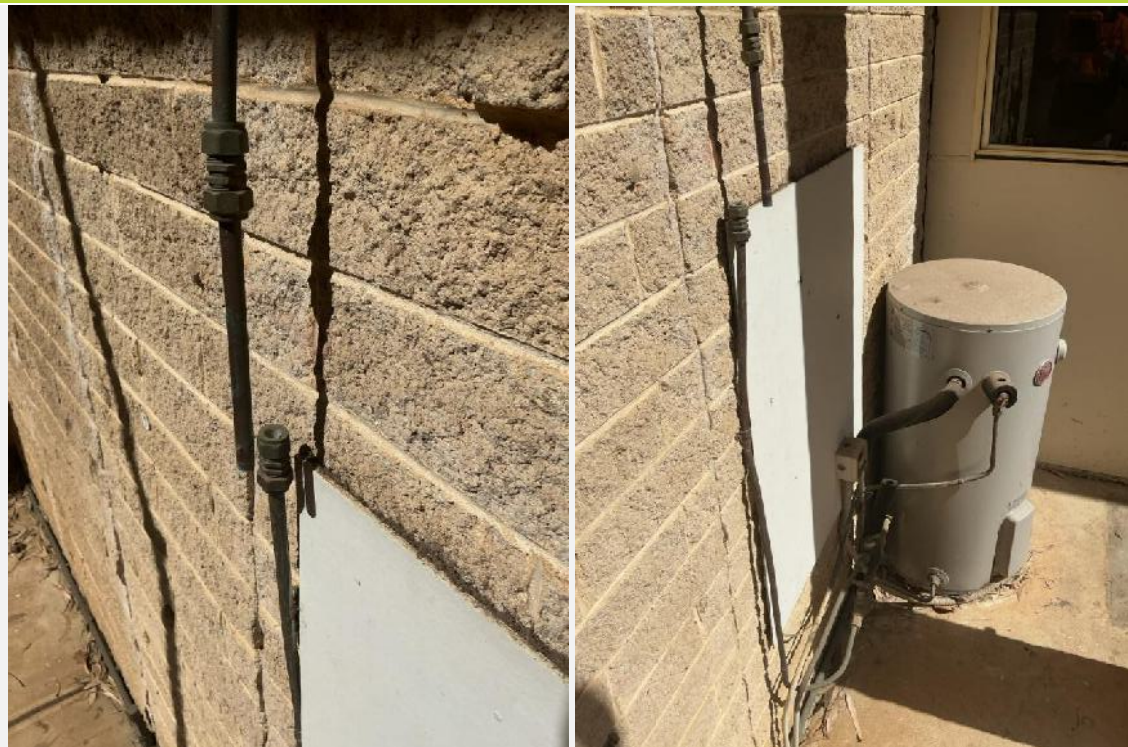
Observation on site: Fire extinguisher is missing

Defect Observation - Main Building



Location:	Storeroom 1
Observation on site:	Numerous holes in walls

Defect Observation - Main Building



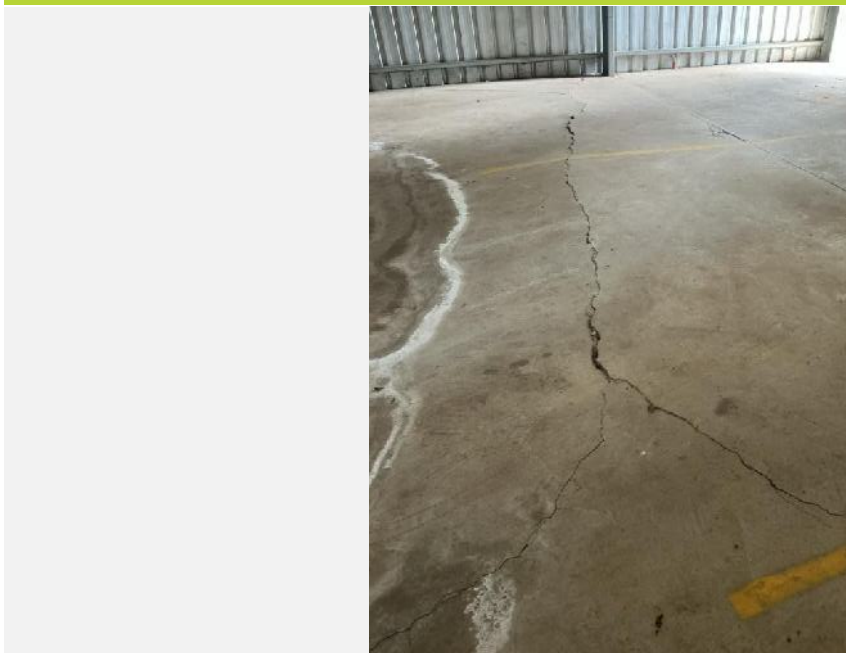
Location:	External - Plumbing
Observation on site:	Copper pipe is disconnected

Defect Observation - Main Building



Location:	Kitchen
Observation on site:	Chipping, Damaged, Deterioration, Discolouration, Mould, Stained, Water Damage, Worn

Defect Observation - Shed 1



Location:	Internal
Observation on site:	Concrete floor has cracked and uplifted

Defect Observation - Shed 1



Location:	External
Observation on site:	Shed 1 walls have rusted badly

Defect Observation - Shed 1



Location:	External
Observation on site:	Large hole dug alongside of shed

Asset Observation - OHS



Location:	External - Footpath
Observation on site:	Footpath has experienced uplift – Trip Hazard

5.3 Costed Backlog Maintenance Plan

Overall, all maintenance should be planned to ensure the longevity of assets and components is maintained, and their expected useful lives are reached.

Costing provided relates to reactive and backlog maintenance only and does not represent asset renewal or replacement costing.

Defect prioritisation can be adapted to suit the Council's forecasted buildings use and associated timeframes (i.e. addressing all required issues prior to re-leasing the property).

Table 12, Costed Reactive Maintenance by Priority

		Audited Assets – Priority (\$)						
		P1	P2	P3	P4	P5	U	Total
Audit Tier	Building Complex	\$403.00	\$61,152.00	\$20,806.50	-	-	-	\$82,361.50
	Shed	\$585.00	-	\$1,950.00	-	-	-	\$2,535.00
TOTAL		\$988.00	\$61,152.00	\$22,765.50	-	-	-	\$84,896.50

Further details of these defects can be found in the provided Tabular data.

6 DDA and Health & Safety Observations

6.1 Previous Building Use – SA Ambulance Station and Training Facility

National Construction Code (NCC) Building Class - Mixed Use (Classes 4/5/7a/10a):

- Total Floor Area – 488m²
- Class 4 (dwelling within non-residential building) – 97.85m² (20%)
- Class 5 (Office building) – 249.34m² (51%)
- Class 7a (Warehouse) – 65.23m² (13%)
- Class 10a (Non-habitable, shed) – 75.16m² (15%)

NCC correlates toilets with occupancy numbers the building currently has the following:

- 1 – Female Toilet (4.59m²)
- 1 – Male Toilet with Urinal and Shower (6.77m²)

Sanitary design occupancy maximums:

- 15 Female
- 20 Male

6.2 Previous and Future building Use

In a building required to be accessible, it is acceptable practice to meet the performance standards for accessing the building complying with the National Construction Code (NCC), Ministerial Building Standards - Upgrading health and safety in existing buildings (MBS 001) & AS 1428.1.

As per the Ministerial Building Standards (MBS 001) the following performance standard may apply.

PART 1 - 103 General

103.5 Generally, where no alterations or occupancy changes have been made to an existing building, that building cannot be required to be upgraded unless a relevant authority or an appropriate authority has identified through the circumstances listed in Table 101-1 that the building has health, safety or amenity inadequacies that need to be addressed.

Table 13, MBS 001 - Table 101.1

Circumstances that trigger a health and/or safety assessment: Table 101.1		
Act or Regulation Reference	Legislative circumstances that could trigger health and safety upgrading	Objective of requirement
Section 134	When a building built before 1 January 2002 is undergoing alterations and a relevant authority (e.g. a council or private certifier) considers the building to be unsafe, structurally unsound, in an unhealthy condition or that access for persons with a disability is insufficient.	Additional building work can be required by a relevant authority to upgrade parts of the building to ensure that it is safe, structurally sound and in a healthy condition; or to make an affected part of the building accessible for a person with a disability.
Section 157	An appropriate authority (i.e. a Council Building Fire Safety Committee) considers the fire safety of a building is not adequate.	Building owner to report to Council Building Fire Safety Committee on proposed work or other measures necessary to ensure that the fire safety of the building is adequate.
Regulation 102	When an application for a change of building classification is made to a relevant authority (council or building certifier).	Additional work may be necessary in order to satisfy the relevant authority that the building possesses the attributes appropriate to its present or intended use.

Accessibility

402: Performance standard for access for persons with a disability

PS 4.1 As far as is reasonable and practical; alterations made to an existing building and/or its associated site works must -

- (a) seek to improve access to and within an existing building and remove barriers for a person with a disability to the maximum extent possible without incurring unjustifiable hardship; and
- (b) not diminish or compromise existing access to and within the existing building for a person with a disability.

Please Note the following:

403 Application of performance standards for access

403.1 An existing building undergoing alterations or a change of building classification must meet performance standard **PS 4.1**.

403.2 In accordance with **103.5**, where no alterations are proposed or have been made to an existing building and its site works, a building that complies with the Building Rules that applied at the time the relevant building approval was issued is deemed to satisfy performance standard **PS 4.1** and a council, private certifier or other relevant authority cannot require access to be upgraded.

Egress Requirements: Maximum travel distances to exits

Table 14, Travel distances for each building class

Building Class	Maximum travel distances to exits in buildings	Compliance
Class 4 parts of a building	The entrance doorway to any Class 4 part of a building must not be more than 6m from an exit or a point from which travel in different directions to 2 exits is available	Yes
Classes 5 & 7 parts of a building	No point more than 20 m from an exit or a point from which travel in different directions to 2 exits is available and max 40m to one of the exits. In a Class 5 building, the maximum travel distance to a single exit at ground floor level can be increased to 30m. Exits must not be more than 60m apart	Yes
Class 10a	N/A	N/A

Table 15, Dimensions of exits and paths of travel to exits

Building Class	Number of occupants	Minimum aggregate width of exits and paths of travel to exits	Minimum aggregate width of doorways in exits and paths of travel to exits	Compliance
Classes 4, 5 & 7 parts of a building	0-100	1.0m	750mm	Yes

No information has been supplied regarding whether the building will be subject to a change in use from the current NCC Classes classifications. PlanSA have identified the land area as a Recreation Zone – To be confirmed by Council Planning Authority.

If the future occupancy requires accessibility to and within the building the following changes are recommended to improve DDA Compliance with the NCC, MBS 001 & AS 1428.1:

- DDA Parking within a reasonable distance from an accessible entrance into the building.
- An accessible pathway to the building.
- An accessible entrance into the building.
- Accessible pathways throughout the building.
- A Unisex DDA sanitary compartment.
- Signage to suit, e.g. Carparking, Braille and tactile as required.

Currently the building has the following DDA Compliance issues:

- No dedicated DDA carparking.
- Pathways to an accessible entrance(s) are stepped, cross over stormwater drainage and/or under the minimum width of 1.0m.
- Entrance(s) are stepped and will require approach ramps, threshold ramps and/or landings.
- Front carpark doorway entrance to main hall has circulation space restriction issues due to building design of external brickwork.
- All single doorways are less than the minimum required 850mm clear opening specification.
- Internal hallway from front foyer to rear foyer is restricted in width with a redundant doorframe from 1.0m to 750mm.
- No DDA or Ambulant Toilet facilities.
- The kitchen will require modification, subject to future tenants' requirements. (Note kitchen already requiring full replacement).

OHS Observation:

- Fire extinguisher is missing from Main Hall - See defect collection.
- Excessive mould growth in Kitchen cupboards - See defect collection.
- Footpath at Western entrance has uplifting causing a trip hazard – See defect collection.
- Hole dug alongside Shed 1 remains unfilled - See defect collection.

Appendix A

Building Floorplan

ToG_25_0298

Lot 102 Murray Street, 5118 Gawler, South Australia, AU

TOTAL AREA: 488.54 m² • LIVING AREA: 413.41 m² • FLOORS: 1 • ROOMS: 22



▼ Ground Floor

TOTAL AREA: 488.54 m² • LIVING AREA: 413.41 m² • ROOMS: 22



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