

APPENDIX 1:

OPERATIONAL & MANAGEMENT DETAILS: **BUSINESS ACTIVITY:**

Unit/tenancy 1: Metro Hydraulics

Industrial workshop - facilitates service and repairs of hydraulic systems.

Staff: 2 (2 staff on duty at any one time).

Nil customers come to site.

Hours of operation: Monday to Friday – 7.30am to 3.30pm.

Staff park their vehicles on site in front of their unit.



Unit/tenancy 2: Mudgee Martial Arts

Martial Arts School – facilitates Karate lessons to groups of adults and children

Staff: 3 (Staff on a duty at any one time can vary between 1 & 3)

Approximately 20 members in total.

Hours of operation: Monday to Thursday. Times can vary but generally open between 4pm & 8pm. Hourly sessions during operating hours facilitate between 5 & 10 members during these times. Hours of operation coincide with school terms.

Staff park on Inglis St roadway at front of premises when in attendance.

Members are either dropped and picked up by parents during session times or park on Inglis St roadway.

Unit/tenancy 3: MHI Water

Pump & Irrigation workshop and minimal supply of irrigation fittings and water pumping equipment.

Staff: 3 (Staff on a duty at any one time can vary between 1 & 3).

Hours of operation: 9am to 3pm Monday to Friday. Staff may still access premises after 3pm if returning from site visits.

1 x staff member remains in workshop at all times. At times throughout day all staff are on duty at any one time.

1 x staff member parks on Inglis St roadway at front of premises. 2 x staff members park at rear of unit when returning from site sporadically throughout operating hours.

If a customer does attend, they generally park on bitumen roadway at front (Inglis St) or on sealed driveway immediately in front of unit 3.

Unit/tenancy 4: Mudgee Gymnastics

Gymnastic lessons to small groups of children.

Staff: 2. Staff members on duty at any one time is between 1 and 2.

Approximately 25 members in total.

Hours of operation: 4pm to 8pm Tuesday to Thursday during school terms. Hours of operation can vary at times but only minimally.

Staff park on Inglis St roadway at front of premises when in attendance.

Members are either dropped and picked up by parents during session times or park on Inglis St roadway.

The photographs were taken between 3.30pm & 6pm on Tuesday the 14 November to monitor traffic movement and parking during hours of operation for units 2 & 4.





APPENDIX 2:

Existing fire safety measures:

1. Fire hose reel systems in all four tenancies (in accordance with AS 2441 - 2005).



Tenancy 1



Tenancy 2

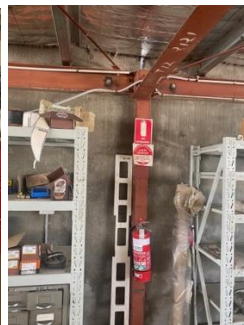


Tenancy 3

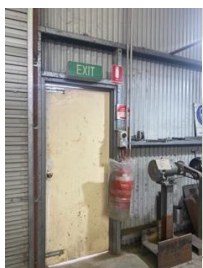


Tenancy 4

2. Portable fire extinguishers within tenancy 1 (Metro Hydraulics - maintained by Central Tablelands Fire & Electrical) (in accordance with AS 2444 -2001).



3. Exit signage provided in all four tenancies - located above rear exit doors. Extra exit signage located on internal wall of tenancy 3 MHI Water (in accordance with AS/NZS 2293.1-2018).



Tenancy 1: Incorrect exit signage.



Tenancy 2



Tenancy 3.



(Southern side of internal wall within workshop area).

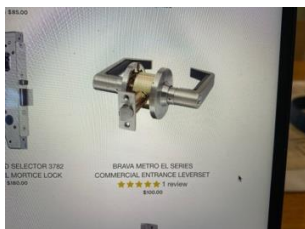


Tenancy 4.

4. 2 x underground street fire hydrants are located directly opposite complex (northern side of Inglis St) and will provide sufficient coverage to satisfy the requirements of AS2419.1-2005 Clause 3.2.2.2. (A performance solution plan is being prepared by Luke Morris - Barnson).

Proposed Fire Safety measures:

1. Provide performance solution plan regarding fire hydrant system to satisfy requirements of AS 2419.1 – 2005 and BCA report (Part E2 – Fire Fighting Equipment Clause E1D2).
2. Portable fire extinguishers to be installed at nominated locations within the tenancies (rear exit doors and front doors).
3. Exit signage in tenancy 1 is to be replaced with 'running man' signage. Exit signage repairs will be carried out to those signs that do not currently illuminate.
Exit sign currently situated on southern side of internal wall in tenancy 3 to be moved and erected on northern side of internal wall to be seen when entering building from front.
4. Emergency lighting to be installed in all 4 tenancies to satisfy AS/NZS 2293.1 – 2018 and BCA report (Part E4 – Emergency Lighting, exit signs and Warning systems – E4D2: Emergency lighting is to be provided throughout the common parts of the building).
5. All deadbolts or other obstructions will be removed from all the rear exit doors of the separate tenancies. To be replaced with a single hand downward action lever style handle that is openable without a key from inside the tenancy.



Example of door handle.

6. Penetration of the tilt up concrete panel southern wall return to be repaired using either a fire rated mastic (substance that creates a fire-resistant seal) or a fire rated hebel panel (Hebel systems are considered the easiest for installing and fire-sealing services penetrations). This advice provided by BCA consultant Tim O'Reilly.



Internal view of penetration



External view of penetration

Instruction regarding facilitation of fire safety measures to be addressed was provided by fire safety assessor Brenum Stewart (United Safety) following several site inspections. Please see copy of instruction list below.



Brenum Stewart

RE: Thanks

To: Terri-Ann Box

7 November 2023 at 9:12 am



Hey Terri,

I spoke with Jordan and I don't think we will have much luck with getting the 4 tenancies to be classed as sole occupancy units with the smaller floor area and it'll be one floor area greater than 1000m2.

List of what must happen until we hear more from council:

1. All deadbolts or other obstructions must be removed from all the rear exit doors of the separate tenancies. To be replaced with a single hand downward action lever style handle that is openable without a key from inside the tenancy.
2. All exit signs above these doors to be always illuminated. Replace any exit signs that are not illuminated or have the word "exit" instead of the running man. If it's a shoe box style light fitting replace with a shoebox style light fitting.
3. Exit sign in unit 3 that is approximately halfway into the tenancy needs to be moved to the other side of the wall, so it'll lead occupants out the rear required exit door.
4. Emergency lighting to be installed throughout common parts of all tenancies. This must be installed so that when the normal lighting fails in the tenancies the emergency lighting will activate. This can be achieved with the use of a circuit sensing test switch facility. Please ensure you do not miss the staircase leading from the mezzanine.
5. Portable fire extinguishers to be installed at the rear exit door and the front door of the tenancies. An ABE/DCP fire extinguisher with the required signage will be suitable.

I've attached a rough mark up for reference. Call to discuss or if you're in town again we can walk through site.

Thanks



Brenum Stewart
Electrician/Assessor

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