QON No. 200

Legislative Assembly for the Australian Capital Territory
Select Committee on Estimates 2026–2027

Inquiry into Appropriation Bill 2026–2027 and Appropriation (Office of the Legislative Assembly) Bill 2026–2027

Answer to question on notice

Asked by: Ms Fiona Carrick MLA

Addressed to: Minister for Health Infrastructure

Reference: Health Infrastructure

Hearing: 29 July 2026
In relation to: Burrangiri options
Question received: 31 July 2026
Answer Due: 14 August 2026

Minister

1. Needs Analysis - before determining the future of Burrangiri, has the Government undertaken a comprehensive assessment of current and future demand for low, medium and high-needs respite services, including disability respite, and if so, will that analysis be publicly released?

2. Service Strategy - given aged care and residential respite are primarily Commonwealth responsibilities, what advice has the ACT Government provided to the Commonwealth about the ACT's future respite needs and what additional respite services or funding has it sought beyond 30 June 2027?

3. Building Classification - the GHD report notes that a building housing elderly people or people requiring special care can be classified as Class 3. Has the Government obtained independent advice on whether Burrangiri could operate as a Class 3 medium-needs respite centre rather than a Class 9c residential aged care facility?

4. Cost Comparison - has the Government completed and published a comparison of the costs, compliance requirements and service outcomes associated with:

    a. upgrading Burrangiri as a Class 9c facility

    b. upgrading Burrangiri as a Class 3 respite facility; and

    c. developing dedicated high-needs respite beds in partnership with an aged care provider?

d. If not, how can it determine the best use of the Commonwealth's $10 million contribution?

5. Fire Safety Upgrades - the CBS assessment recommends a comprehensive fire safety upgrade within 6–12 months. What is the estimated cost of those works, when will they commence, and why has the Government not funded these essential upgrades through its own health infrastructure budget?

6. Additional Capacity - how many additional respite beds will be created if the entire $10 million Commonwealth contribution is spent on upgrading Burrangiri, and how does that outcome compare with investing part of the funding in a new co-located high-needs respite facility?

7. Alternative Proposal - has the Government formally considered the option of upgrading Burrangiri as a Class 3 medium-needs respite centre while using part of the Commonwealth funding to establish a dedicated Class 9c high-needs respite facility co-located with an aged care provider? If not, why not?

8. Transparency - other than the June 2026 GHD and CBS reports, have any additional reports, business cases, costings, consultant studies or advice been commissioned or received by Government regarding Burrangiri, respite demand or the use of the Commonwealth funding, and will they be released publicly?

9. Why has the Government focused on determining the future of Burrangiri as a building before determining what mix of low, medium and high-needs respite services the ACT community needs and how the Commonwealth's $10 million contribution could be used to create additional respite capacity?

Thank you.

Ms Rachel Stephen-Smith MLA: The answer to the Member's question is as follows:

As noted in the questions, aged care respite is a Commonwealth responsibility. The ACT Government has not undertaken an assessment of the current and future demand for aged care respite services beyond the work outlined in papers and briefings previously released through Freedom of Information and/or tabled in the ACT Legislative Assembly.

The Health and Community Services Directorate continues to work closely with the Commonwealth to advocate for improved aged care and respite services for the ACT. The ACT Government is pleased that the Commonwealth has recently confirmed an extension of current Commonwealth Home Support Program funding arrangements to 30 June 2029. This program is the primary mechanism for funding "cottage respite" outside of residential aged care facilities and without the requirement for a Support at Home package that includes respite.

Following substantial consultation with the Save Burrangiri Action Group (SBAG) and the Commonwealth, the ACT Government is now focused on working with the Commonwealth to deliver the necessary works for the Burrangiri building to ensure its overnight respite capacity is maintained at current levels. This work included a joint meeting with the SBAG, Ms Carrick, Senator Pocock, Senator Gallagher, and the development of an options paper outlining the requirements, benefits and risks of refurbishing Burrangiri or delivering purpose-built respite as part of a larger project.

GHD provided a final comprehensive Burrangiri Building Analysis Report. This report is attached to provide greater insight into questions above. Appropriate redactions are in place to protect commercial in confidence information and/or avoid prejudicing a future procurement process.

In summary, consolidated building works to deliver necessary life safety upgrades and improve the long-term performance, amenity and resilience of the Burrangiri facility are estimated to cost a total of just over $10 million. This comprises $2.715 million for life safety upgrades (p. 4) and $7.4 million to improve accessibility, amenity and sustainability (p. 8).

The ACT Government had not previously invested in these works because the facility was considered end-of-life and the contract was coming to an end for a service that does not sit within the ACT Government's sphere of responsibility. As has been outlined in publicly available documents, the Government had previously been considering a range of options for the facility and site.

GHD has included in the attached report its advice that "upgrading the facility to accommodate a Class 3 building classification would be a considerably higher cost, as each of the bedrooms would be required to be separate compartments in terms of acoustics and fire considerations" (p. 8).

The report also includes (at Appendix D) the advice from CBS Building Surveyors, tabled in the Legislative Assembly in June 2026, that if Burrangiri was built now for its current use, it would be classified as Class 9c. This is the present-day equivalent of its classification at time of construction.

Approved for circulation to the Select Committee on Estimates 2026–2027

Signature: Date: 25/8/26

Minister for Health Infrastructure, Ms Rachel Stephen-Smith MLA

Burrangiri

Building Analysis Report

Health and Community Services Directorate

24 June 2026

→ **The Power of Commitment**

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Executive summary

The Health and Community Services Directorate have commissioned an independent analysis of the Burrangiri building in Rivett to determine the building use classification and define what upgrades, if any, are required to achieve that classification under the current building code. Key findings from the building analysis are;

- A 9c building classification is suitable for the building. This is based on the current model of care and aligns with the assumed original building classification from 1989.
- The current Burrangiri building has been well maintained and is consistent with its original purpose. Whilst this consistency with its original purpose means there are no mandatory compliance triggers, there is precedent within NSW which focuses on improving the life safety aspects of these building typologies. The current overall risk profile to residents is low, however, the lessons learnt from the Quakers Hill Fire of 2011 indicate improvements to life safety should be adopted to further minimise these risks.
- Several construction works are recommended to mitigate life safety risks associated with the current model of care. These works include new fire sprinklers, detectors, fire indicator panels, wall upgrades, and minor changes to mechanical systems. An opinion of probable cost indicates a cost of **$2,715,000** excluding GST to undertake the works.
- The facility will need to temporarily close to accommodate these works. An indicative closure of 8 weeks is needed and the entire process could be completed by Q2, 2027, pending the ACT Government's internal decision-making processes.
- The number of beds will remain the same once the life safety upgrades are complete.

The focus on the report has been on managing the building classification and associated life safety aspects of the facility, however, the temporary closure of the facility provides an opportunity for the ACT Government to undertake additional building upgrades to continue the long-term use of the building. This approach is likely to provide cost savings through a consolidated construction period, minimise future disruptions to the service provider and residents on site, and expedites management of other non-life safety risks associated with the facility.

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1. Introduction

1.1 Purpose of this report

The Legislative Assembly passed a motion in 2026 which called for the ACT Government to confirm through an independent and transparent process the appropriate National Construction Code (NCC) classification of the Burrangiri facility, located at 1–7 Rivett Place, Rivett. The purpose of this memorandum is to assist the ACT Government provide their response to the Legislative Assembly. This includes;

– a general outline of Class 3 and Class 9c buildings;
– a building classification assessment of the Burrangiri facility;
– a preliminary scope of works to improve life safety considerations with the facility; and,
– implementation considerations for these works.

1.2 Scope and limitations

This report: has been prepared by GHD for Health and Community Services Directorate and may only be used and relied on by Health and Community Services Directorate for the purpose agreed between GHD and Health and Community Services Directorate as set out in section 1 of this report.

GHD otherwise disclaims responsibility to any person other than Health and Community Services Directorate arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

1.3 Assumptions

– This report focuses on the life safety considerations of the Burrangiri facility. The report examined design considerations only related to life safety upgrade requirements, rather than wholistic building upgrades to enable compliance with the current building code.
– Existing documents provided by ACT Government are an accurate basis to development the scope works.
– It has been assumed there is suitable water pressure available within Icon Water's infrastructure to accommodate in the increased water demand needed by the new fire sprinklers.

2. Outline of Class 3 and Class 9c buildings

Background to the National Construction Code (NCC)

The NCC is the main set of rules used in Australia for designing and constructing buildings. It establishes the minimum standards buildings must meet for safety, health, comfort, access and sustainability. The NCC also sorts buildings into different types (classifications) based on their intended use. Classifications help people understand the risks of buildings depending on how they will be used.

The NCC is adopted by each State and Territory through their respective building acts. For the ACT, the *Building Act 2004* applies.

Class 3 buildings

Class 3 buildings provide accommodation for unrelated people. These types of buildings are often the residential aspects of hotels and motels, bed & breakfast accommodation, backpackers' accommodation, and workers' quarters. A building which houses elderly people or other people who require special care can also be considered Class 3.

In Class 3 buildings, each bedroom or group of rooms with sleeping areas must be well separated from others. This helps give people privacy, comfort, and better protection in an emergency. Because of this, the building needs strong soundproofing and fire safety measures. However, these rules can make it harder to leave bedroom doors open, which may be difficult for people who need regular support. Class 3 buildings also usually assume that people can move around on their own and leave the building safely with limited help.

Class 9c buildings

Class 9c buildings provide residential accommodation for people who require ongoing personal care services and assistance. These types of buildings are typically residential aged care facilities where occupants may have reduced mobility, cognitive impairment, or other conditions that limit their ability to live independently. Staff are present to help with everyday tasks such as washing, getting dressed, taking medicine, and staying safe, especially in an emergency.

In Class 9c buildings, the layout and construction are designed to support people who may not be able to move or respond independently. Bedrooms are often grouped into smaller areas so staff can monitor residents and handle emergencies one part at a time, instead of evacuating the whole building at once. These buildings need strong fire safety features such as separation, smoke alarms, and fire sprinklers, but they should also be easy for staff and residents to see through, move through, and use. Doors are often set up to make it easier for staff to observe and help residents, rather than to separate rooms completely. Unlike Class 3 buildings, Class 9c buildings assume that many people will need help to evacuate, so they depend on staff support and carefully planned emergency procedures.

Summary comparison

The table below provides a high-level comparison between the two building classifications.

Table 1 Comparison table

Consideration	Class 3	Class 9c
Intended use	Residential	Residential care
Typical users	Workers, tourist, students	Aged care residents
Mobility and independence	Occupants are considered independent and can typically self-evacuate a building	Dependant occupants who are likely to require assistance to evacuate a building
Infrastructure	Lower levels of infrastructure required, with the fire strategy related to individual rooms	Higher levels of infrastructure, including fire protection e.g. fire sprinklers

2.1 Building classification assessment

CBS Certifier's prepared a report which outlines the building classification assessment. Refer to Appendix D.

3. Project scope of works

There are two upgrade options available to the ACT Government regarding upgrades to the existing Burrangiri facility in Rivett. These are outlined in detail below.

3.1 Option 01 – Maintenance

No additional building works are required if the ACT Government relies upon the existing compliance of the structure. However, they will need to consider associated risks departing from the best practice and requirements established for similar facilities in NSW. Adopting a 'maintenance only' approach to the existing building departs from the recommendations from current compliance advice which is to undertake life safety upgrades

3.2 Option 02 – Life safety upgrades

The extent of upgrades are primarily engineering service related, with some wall upgrades required. Based on the proposed scope of works, there is no perceived impact to the number of beds within the facility.

Architectural & landscape

- Door upgrades. Replace door hardware on exits doors (x6) to enable free handle egress.
- Fire wall upgrades. Upgrade the existing wall separating the accommodation wing and main building to achieve 90/90/90 FRL. Allow for fire rated plasterboard partition to underside of roof and associated structural alternations. Allow for all services to be fire rated and sealed. Estimated length is 12m. Provide new fire rated double doors with smoke seals.
- External booster enclosure, including concrete slab.

Mechanical

– Based on the existing evacuation diagram, it is understood that there is currently a fire wall between the dining area and the western half of the building. Provided that no existing mechanical services penetrate through this wall, modifications are not anticipated to be required. If, however, some services do penetrate through this wall, modifications will be required to the services to ensure that they do not cross this barrier.

– Allowing for new hardware will be required to provide the requisite functionality. The existing control strategy and hardware associated with fire mode operation of mechanical equipment is unknown. It is understood that all air handling equipment is required to shut down in the event of a fire (with the exception of the kitchen exhaust system, which is required by AS 1668.1 to continue to run if it is operating when a fire occurs), including

  - 4x fan coil units.
  - 1x energy recovery ventilator.
  - 1x supply air fan (which provides make-up air to the kitchen).
  - 3x (assumed) toilet exhaust fans.

Electrical

No electrical works are required, other than those required to accommodate works by other trades.

Hydraulic

– Provision of new automatic fire sprinkler system throughout the building (both within ceiling and below ceiling)
– Provision of a new fire hydrant system, consisting of a booster assembly, external and internal hydrants
– Modification of the existing fire hose reel layout to ensure compliance

Fire

It is assumed that the current fire detection and alarm system installed within the building complies with AS 1670.1 2004. As such, the following works are likely to be required to bring the system up to NCC 2022 and AS 1670.1 2018 requirements:

– Replacement of the fire indicator panel – to bring up to new standards.
– Provision of mimic panels in each fire compartment – in accordance with NCC 2022 S20C4 requirements. Cabling and containment between FIP and mimic panels are to be fire-rated.
– Provision of approximately four additional detectors on the floor. Due to the changes in maximum detector spacing between the 2004 and 2018 versions of AS 1670.1, there may need to be additional detectors provided and existing ones moved within the extended corridors
– Dependant on the smoke compartmentation, additional detectors may be required within the supply and return air ducts of air-handling plant which serve multiple compartments. This would require approximately 4 new detectors
– No additional manual call points are required, as they are already provided in alignment with NCC 2022 S20C4 requirements.
– No new speakers are required.

3.3 Opinion of probable cost

A cost planner has provided an indicative opinion of probable cost for the ‘Option 02’ scope of works to uplift life safety within the Burrangiri facility. Based on the initial scope of works, the project sum is **$2,715,000** excluding GST.

Development of the design will be required to provide a higher level of cost confidence. Costings have assumed the project is unable to be staged and the facility will be non-operational during construction due to the unique safety hazards and extent of disruption. Refer to Appendix B for the complete costing document.

4. Implementation of upgrades

Implementation of the proposed life safety upgrades will involve development of the design as well as construction activities. The construction of the upgrades will impact the building operations and current services provider. These considerations and impacts are outlined below.

4.1 Building operations

Building upgrades will prevent access to key operational areas of the building, as well as disruptions in the function of patient services. Key building works which will cause disruption are;

– The installation of a new automatic fire sprinkler system throughout the building will require the temporary closure of the service for trades to access ceiling spaces, bedrooms, residential areas, operational areas, and office spaces for new ceiling penetrations.
– Upgrading the fire rated wall (FRL 90/90/90) separating the accommodation wing to the main building involves closing / blocking of areas for demolition and reconstruction. This will impact the operation of the kitchen and dining room areas, and separate the bedroom facility from the daytime spaces.
– Fire indicator panel (FIP) replacement and system cutover. Temporary loss of fire detection/monitoring during switchover.

Staging the works was reviewed, however, this appears unsuitable. Noise, dust, and access/ egress limitations required for staging places unreasonable restrictions on the use of the facility, and conflict with the intention of the facility being a 24/7 residential care service. There are some minor early works which could take place to minimise the disruption to building operations.

Based on these assumptions, it is highly likely the service provider will need to temporarily vacate to enable construction of the works.

4.2 Development approval

A Development Approval (DA) generally is required to undertake the proposed life safety upgrades at Burrangiri due to the additional of the external booster enclosure. This is due to the enclosure being a new free-standing item and is not typically an exempt category. Pending the final design, an exemption is plausible providing the relevant criteria is achieved. Refer to Appendix C for further information.

Table 2 Life Safety Upgrade Item – DA triggers

Life Safety Upgrade Item	DA Trigger – Yes/No
Door hardware Upgrades	No
Fire wall upgrades – FRL 90/90/90	No
Mechanical hardware upgrades	No
Automatic fire sprinkler system	No
External booster enclosure and slab	Yes *
Internal fire hydrant and fire hose reel	No
Fire indictor panel	No
Mimic panels	No
Additional fire detectors	No

** External booster enclosure and slab may not trigger a DA requirement depending on the location and its impacts on neighbours / adjacent buildings and streets. If a DA is required for the external booster enclosure, it should not require a need to provide full compliance (major works) for the entire building.*

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4.3 Delivery Timeline

The anticipated duration of delivery of the life safety upgrades has been set out in the table 3 below. These assume a design and construct delivery model, and long lead times for key items. There may be opportunities to minimise these timeframes through a competitive tendering process which encourages contractors to prioritise the project programme.

Table 3 Indicative Delivery Timeline Breakdown

Activity	Duration	Service Operation
Design and procurement phase: – Documentation – Coordination – Services design. – Certifier endorsement – - Tender coordination and briefing – - Tender review	4 weeks	Open
Lead times: – Sprinklers (2-6 weeks) – Hydrants (1-3 weeks) – FCUs/fans (6-8 weeks) – FIP equipment (4-8 weeks)	6-8 weeks	Open
Early works during procurement period: – External booster enclosure and slab – door hardware installation.	1 - 3 weeks	Open
Main disruptive works: – Installation of Fire sprinkler system – Installation of FIP/mimics. – Demolition and construction of fire rated wall. – Integrated commissioning and certification	8 weeks	Temporarily closed
Additional works: – Mechanical system upgrades – Installation of detectors – Integrated commissioning and certification	4 weeks	Open

Appendix A

Consolidated building upgrades

While the life safety upgrades respond to the immediate building classification and compliance considerations, they also create a broader opportunity to improve the long-term performance, amenity and resilience of Burrangiri. The need to temporarily close the facility provides a practical window to undertake additional works that would otherwise be difficult to deliver in an occupied 24/7 residential care environment.

A consolidated upgrade approach would enable the ACT Government to address existing asset condition, accessibility, amenity, sustainability and services issues at the same time as the required life safety works. This would reduce the likelihood of repeated future disruptions, improve outcomes for residents and staff, and support the continued use of the building for a care model aligned with a Class 9c facility.

The preliminary scope below identifies potential additional works that could be considered as part of a coordinated building improvement package. These works are not limited to compliance matters; they focus on improving day-to-day functionality, resident comfort, staff support spaces, building fabric, services reliability and environmental performance. The potential scope of works to upgrade the building includes;

– Demolition and rebuilding of courtyard infill extensions. These structures have uneven floor finishes and poor thermal envelopes which limit their use. Demolition and rebuilding would provide additional useable area for the facility.
– Improved amenities. Provision of new staff areas and end of trip facilities.
– Improve accessibility outcomes. Renovate existing bathrooms to provide improved accessibility outcomes.
– Sustainability upgrades. New double-glazed windows, LED lighting, decarbonisation of services, rain water tanks, and ceiling fans within bedrooms
– Finishes refresh. New paint finishes throughout, as well as floor finishes.
– Services maintenance and upgrades. Replace all mechanical units and mechanical services switchboard. Replace main switchboard and distribution boards. Replace kitchen exhaust.
– General maintenance items. Repair existing retaining walls and provide updated landscaping.

An indicative opinion of probable cost for these works would $7.4m ex GST. Upgrading the facility to accommodate a Class 3 building classification would be a considerably higher cost, as each of the bedrooms would be required to be separate compartments in terms of acoustics and fire considerations.

Appendix B

Opinion of probable cost

Life Safety Upgrades to the Existing Facility

Burrangiri, Rivett

Indicative Opinion of Probable Cost Report

23 June 2026

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Evan Williamson
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Dear Evan,

RE: Life Safety Upgrades to the Existing Facility
Burrangiri, 7 Rivett Place, Rivett

Introduction

As requested, we wish to confirm that we have completed our Indicative Opinion of Probable Cost' for this project in the sum of **$2,715,000** excluding GST.

The OPC options constitute an assessment of a competitive tender (i.e. from a tenderer keen to 'win' the project) but not necessarily the lowest price that might be received for that project configuration.

From a high-level perspective, please note that this OPC includes allowances for FF&E, ICT requirements, professional fees, authority fees, escalation, contingencies, client costs, but excludes allowances for temporary accommodation / relocation costs, finance costs, land costs and GST.

Scope of the Project

The opinion of Probable Cost incorporates the design, approval, procurement, construction and handover of the upgrades to the existing Burrangiri facility located at 7 Rivett Place, Rivett.

Basis for the Cost Plan

The Opinion of Probable Cost incorporates the inclusion of the following scope:

- Alterations to / upgrades of the existing facility, including:
    - Minor alterations internally
    - Removal and replacement of the existing ceiling (to create access for the new sprinkler system), including re-installation of existing light fittings
    - Allowance for general alterations and making good
    - Upgrading existing wall to achieve 90/90/90 FRL, including new fire doors
    - General re-painting
    - Modifications to the existing fire hose reel layout
    - New internal hydrants
    - Allowance for general electrical services upgrades
    - Upgrades to the existing ventilation systems
    - Upgrades to the existing mechanical systems
    - Replacement of the existing fire indicator panel, and new mimic panels to each fire compartment
    - Alterations / upgrades to the existing dry fire systems
    - New automatic fire sprinkler systems
    - Disconnection of the existing nurse call system,
- Alterations to the existing site works, including:
    - Alterations and/or making good to the driveway and carpark as required (due to the new fire services main)
    - Alterations and/or making good to the existing paths and paving required (due to the new fire services main)
    - Alterations and/or making good to the existing soft landscaping (due to the new fire services main),
- Alterations to the existing external services, including a new fire booster and associated enclosure, including alterations to the existing water / fire infrastructure connection
- Construction contingencies (owned by the builder),
- Trade-based preliminaries,
- Preliminaries,
- Site labour, supervision and management,
- Overheads and builders profit margin.

Additional allowances are included within the Opinion of Probable Cost for the following:

- Professional fees from design development through to construction services,

Basis for the Cost Plan (Cont'd)

Additional allowances are included within the Opinion of Probable Cost (cont'd):

- Authority fees and charges,
- Escalation until December 2027,
- Construction and design / project contingencies,
- ACT Government Procurement Officer fees and levies, Health & Community Services costs, and other agency, ACTIA and ACTGS costs.

The basis for the Opinion of Probable Cost includes:

- Specific Inclusions, as noted within Specific Inclusions,
- Specific Exclusions, as noted within Specific Exclusions,
- Drawings and reports, as noted within Drawings & Information Used,
- Current market conditions, as noted within Tendering and Market Assumptions,
- Pricing structures, as noted within Building Price Index.

Specific Inclusions

Apart from the general scope included within Basis of the Cost Plan, the Opinion of Probable Cost incorporates the inclusion of the following specific inclusions:

- Works to the existing facility are included within Basis of the Cost Plan,
- Works to the existing site works are included within Basis of the Cost Plan,
- Works to the existing external services are included within Basis of the Cost Plan,
- As no specialist services cost advice has been received, all specialist services allowances are based on ASC's assessment of costs and should be subject to review,
- Additional 18 no. month allowance for escalation on all costs, with a further 6 no. months on construction costs,
- A 5.0% planning and design contingency, 20.0% construction contingency, and a 10.0% project contingency.

Specific Exclusions

No allowance is included within the Opinion of Probable Cost for the following:

- Upgrades to the existing facility, site works and external services, unless directly required due to the new scope,
- Extensions to the existing facility,
- Building Code of Australia compliance upgrades (associated with general requirements and accessibility),
- Section J upgrades to the façade of the existing facility,
- Removal of BRU, contaminated materials and/or rock excavation,
- Alterations to the existing road infrastructure,
- Upgrades, alterations and/or diversions to the existing services infrastructure (except where noted)
- Greenstar / NABERS sustainability ratings,
- Moving / relocation costs and temporary accommodation,
- Furniture, fittings and equipment,
- ICT Requirements,
- Adjustment / escalation of building costs after December 2027, including high than expected cost movements due to unexpected inflation, wars, pandemics, etc.
- Professional fees during the feasibility studies phase
- Finance costs,
- Land costs,
- Goods and services tax.

Drawings & Information Used

Please note that the Opinion of Probable Cost is based upon the following information:

Previously Provided Information

- GHD's 'Issued for Review' architectural documentation dated 20 February 2025, including:
    - Drawing AR-0030 (rev. P01): Site Context Plan
    - Drawing AR-0050 (rev. P01): Site Plan - Existing
    - Drawing AR-0100 (rev. P01): General Arrangement - Option 1
    - Drawing AR-0102 (rev. P01): General Arrangement - Option 2

New Information

- GHD Design's 'Burrangiri Building Analysis' technical memorandum dated 10 June 2026,
- CBS Building Surveyors 'Existing Building Assessment & Fire Safety Report' (rev. 0.1) dated 2 June 2026.

Reports

- GHD Pty Ltd's 'Room Data Sheets', dated 13 February 2026,
- Health & Community Services' Functional Design Brief (V5.0), dated September 2025,
- Sundry other reports and documents.

Site Inspection

- A site inspection from the verge undertaken 28 February 2025,

Verbal / Email Advice

- Verbal / email advice from received progressively between 9 January 2025 and 18 June 2026.

Area Measurement

The approximate building area is 1,010 m2.

Tendering and Market Assumptions

The Opinion of Probable Cost has been based on the following tendering assumptions:

- Anticipated delivery of the project in a single stage, including all site works and external services elements (i.e. no separate ‘early works’ package, or ‘splitting’ of the works into smaller packages),
- Procurement would be via a ‘design and construct’ lump sum tender methodology based on a GC Contract,
- Procurement would incorporate suitably qualified and sized commercial building organisations with experience in this type of project.

The Opinion of Probable Cost has been based on the following market assumptions:

- From an overview perspective, ASC is experiencing relatively stable (but sometimes volatile subcontract) and head contract tender market in the ‘medium-scale commercial’ construction industry within the Canberra region. There appears to be the potential for these conditions to stabilise further by the end of 2026,
- There has also been a continued reduction in the number of project / tender opportunities, a few very large-scale projects in the Canberra region have impacted subcontractor availability. Whilst some (busy and sought after) head contractors are still quite speculative in terms of their approach to pricing, there is continuing improvement in competition levels,
- Accordingly, this can still mean varying pricing structures from the same head contractor, tight pricing structures when a project is actively sought after (which are generally the 'smaller' projects with more tenderers), or speculative (or inflated) if a project is not necessarily required, but if achieved at higher pricing levels makes it worthwhile (which are generally the 'larger' projects with less tenderers),
- The global pressures on materials resulting from the increased cost of raw materials has eased. With this said, and whilst it is not anticipated, it is unclear as to whether the current wars will have any impact on the Canberra market,
- The potential for higher interest rates, and the general cost of living / inflationary pressures still have the potential of impacting salaries as individuals will want to cover their increased costs,

Aaron Still Consulting

Building Price Index

The Opinion of Probable Cost is based on the following:

- A high-level measurement and pricing of all the components of the project where detailed design documentation is currently available. Provisional sums are incorporated where design documentation is currently not available.

  Design requirements are assumed to meet the current requirements of the construction / building code and Australian standards, as currently effective June 2026,

- Pricing structures reflecting ASC's perception of projects of this nature in the Canberra region,

- A 'design and construct' contingency (owned by the builder) has been incorporated to reflect the perceived risks associated with subcontractor risks and errors,

- Trade-based preliminaries reflect ASC's perception of the associated requirements of the following components:

  - Temporary fencing and signage
  - Surveying
  - Cranage
  - Scaffolding
  - Small tools and plant hire
  - Traffic management
  - Rubbish removal, and
  - Temporary protection and final cleaning,

- Preliminaries reflect ASC's perception of the associated on-costs / requirements of the following components:

  - Dilapidation survey
  - Verge leasing
  - Site establishment
  - Site security
  - Insurances and bank guarantees / bonds
  - Signage
  - Temporary usage services
  - Site consumables, and
  - IT requirements,

- Site labour, supervision and management incorporate ASC's perception of the labour and site supervision requirements for the design phase, tender phase through to the completion of construction,

- Overheads and profit incorporate ASC's perception of the margins builders are currently tendering on, based on the perception of the overall risks of a project of this nature.

Building Price Index

The Opinion of Probable Cost is based on the following (cont'd):

- All the above components reflect the delivery methodology and market conditions highlighted in Tendering and Market Assumptions.

The Opinion of Probable Cost also incorporates allowances for the following:

- Professional fees reflect ASC's assessment of the anticipated requirements up to and including development application approval, up to and including tender documentation, and construction services.
- Authority fees reflect ASC's assessment of the ACTPLA fees and charges (based on the 2026 fees and charges) for development application approval, building approval and additional sundry approvals required during construction.
- Whilst the Opinion of Probable Cost is based on March 2026 pricing structures, escalation allowances have been incorporated based on the assumption of tendering the project in December 2027.

  Escalation has been included based on the following:

  - 18 no. months to the time of tendering, based on 5.0% per annum on construction costs, and 4.0% per annum for FF&E, ICT requirements, professional fees and authority fees
  - A further 6 no. months to the commencement of construction, based on 4.5% per annum on construction costs.
- Contingencies have been included to cover the potential unknowns / risks of the design and construction of the project, and incorporate the following:

  - 5.0% for planning and design
  - 20.0% for construction
  - 10.0% for an overall project contingency.
- Client costs incorporate the following:

  - 4.0% for ACT Government Procurement Officer corporate fees and levies
  - $100,000 for ACT Government Procurement Officer FTE costs
  - 4.0% for Health & Community Services project management costs
  - $250,000 for Health & Community Services FTE costs
  - 1.0% for independent commissioning agent costs
  - 1.0% for other agency, ACTIA and ACTGS costs.

Locality Index

As the Opinion of Probable Cost incorporates pricing structures reflecting ASC's perception of projects of this nature in the Canberra region, no separate or additional locality index has been applied.

Budget Reconciliation

As this is the first exercise for the nominated scope of work, and no project budget has been provided, no reconciliation can be undertaken.

Cost Plan Summaries

Please refer to Appendix 'A': Project Summary, for the summary of the 'Indicative Opinion of Probable Cost'.

Cost Plan Measurement

Please refer to Appendix 'B': Detailed Calculations, for the detailed measurement and pricing of the 'Indicative Opinion of Probable Cost'.

I trust this is satisfactory for your present purposes and shall be pleased to provide such additional information as may be required.

Yours sincerely

[redacted]

Aaron Still
Aaron Still Consulting
23 June 2026

Appendix 'A': Project Summary

Aaron Still Consulting

Aaron Still Consulting

LIFE SAFETY UPGRADES TO THE EXISTING FACILITY BURRANGIRI, 7 RIVETT PLACE, RIVETT

SUMMARY OF INDICATIVE OPINION OF PROBABLE COST

Trd No.	Trade Description	Cost/m2	Trade Total
	PRELIMINARIES:		
0a	Trade Contingency	[redacted]	[redacted]
0b	Trade-Based Preliminaries	[redacted]	[redacted]
0c	Fixed Preliminaries	[redacted]	[redacted]
0d	Labour, Supervision and Management	[redacted]	[redacted]
0e	Builders Profit Margin	[redacted]	[redacted]
	SUBSTRUCTURE:		
1	Substructure	0.00	0
	SUPERSTRUCTURE:		
2	Columns	0.00	0
3	Upper Floors	0.00	0
4	Staircases	0.00	0
5	Roofing	0.00	0
6	External Walls	0.00	0
7	Windows	0.00	0
8	External Doors	0.00	0
9	Internal Walls	0.00	0
10	Internal Screens and Borrowed Lights	0.00	0
11	Internal Doors	0.00	0
	FINISHES:		
12	Wall Finishes	0.00	0
13	Floor Finishes	0.00	0
14	Ceiling Finishes	0.00	0
	FITTINGS:		
15	Fitments	0.00	0
16	Special Equipment	0.00	0
	SERVICES:		
17	Sanitary Fixtures	0.00	0
18	Sanitary Plumbing	0.00	0
19	Water Supply	0.00	0
20	Gas Service	0.00	0
21	Space Heating	0.00	0
22	Ventilation	0.00	0
23	Evaporative Cooling	0.00	0

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LIFE SAFETY UPGRADES TO THE EXISTING FACILITY
BURRANGIRI, 7 RIVETT PLACE, RIVETT

SUMMARY OF INDICATIVE OPINION OF PROBABLE COST

Trd No.	Trade Description	Cost/m2	Trade Total
	SERVICES (CONT'D):		
24	Air Conditioning	0.00	0
25	Fire Protection	0.00	0
26	Electrical Light and Power	0.00	0
27	Communications	0.00	0
28	Transportation Systems	0.00	0
29	Special Services	0.00	0
	CENTRALISED ENERGY SYSTEMS:		
30	Centralised Energy Systems	0.00	0
	ALTERATIONS:		
31	Alterations and Renovations	[redacted]	[redacted]
	SITE WORKS:		
32	Site Preparation	[redacted]	[redacted]
33	Roads, Footpaths and Paved Areas	[redacted]	[redacted]
34	Boundary Walls, Fencing and Gates	0.00	0
35	Outbuildings and Covered Ways	0.00	0
36	Landscaping and Improvements	[redacted]	[redacted]
	EXTERNAL SERVICES:		
37	External Stormwater Drainage	0.00	0
38	External Sewer Drainage	0.00	0
39	External Water Supply	0.00	0
40	External Gas	0.00	0
41	External Fire Protection	[redacted]	[redacted]
42	External Electrical Light and Power	0.00	0
43	External Communications	0.00	0
44	External Special Services	0.00	0
	EXTERNAL ALTERATIONS:		
45	External Alterations	[redacted]	[redacted]
	Rounding	[redacted]	[redacted]
	TOTAL OF CONSTRUCTION COSTS (EXCL. GST)	[redacted]	[redacted]

LIFE SAFETY UPGRADES TO THE EXISTING FACILITY
BURRANGIRI, 7 RIVETT PLACE, RIVETT

SUMMARY OF INDICATIVE OPINION OF PROBABLE COST

Trd No.	Trade Description	Cost/m2	Trade Total
	SPECIAL PROVISIONS:		
46a	Relocations and Temporary Accommodation	0.00	0
46b	Furniture, Fittings and Equipment	0.00	0
46c	ICT Requirements	0.00	0
46d	Professional Fees	[redacted]	[redacted]
46e	Authority Fees	[redacted]	[redacted]
46f	Escalation	[redacted]	[redacted]
46g	Contingencies	[redacted]	[redacted]
46h	Client Costs	[redacted]	[redacted]
46i	Finance Costs	0.00	0
46j	Land Costs	0.00	0
	TOTAL OF PROJECT COSTS (EXCL. GST)	[redacted]	[redacted]

Gross Floor Area 1,010 m2

Appendix 'B': Detailed Calculations

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LIFE SAFETY UPGRADES TO THE EXISTING FACILITY
BURRANGIRI, 7 RIVETT PLACE, RIVETT

INDICATIVE OPINION OF PROBABLE COST

Item No.	Item Description	Quantity	Unit	Rate	Amount

Trade : ***PRELIMINARIES***

Trade :	***Trade Contingency***				
1	Allowance for a trade contingency	[redacted]	Item	[redacted]	[redacted]
Trade Contingency				**Total :**	[redacted]

Trade :	***Trade-Based Preliminaries***				
1	Allowance for trade-based surveying, cranage, scaffolding, plant and equipment, temporary fencing and hoardings, temporary services, rubbish removal, final cleaning, etc.)	[redacted]	Item	[redacted]	[redacted]
Trade-Based Preliminaries				**Total :**	[redacted]

Trade :	***Preliminaries***				
1	Allowance for general preliminaries (i.e. site establishment, verge leasing, site security, temporary services, bank guarantees, insurances, security, consumables, signage, IT requirements, etc.)	[redacted]	Item	[redacted]	[redacted]
Fixed Preliminaries				**Total :**	[redacted]

Trade :	***Site Labour, Management and Supervision***				
	Design Development and Approvals				
1	Allowance for supervision and management during design management	[redacted]	Item	[redacted]	[redacted]
	Labour				
2	Allowance for site labour	[redacted]	Item	[redacted]	[redacted]
	Design / Tender / Procurement				
3	Allowance for supervision and management during tendering / procurement	[redacted]	Item	[redacted]	[redacted]
	Construction				
4	Allowance for supervision and management during construction services	[redacted]	Item	[redacted]	[redacted]
	Defects Liability Period				
5	Allowance for management and supervision during DLP activities	[redacted]	Item	[redacted]	[redacted]
Site Labour, Management and Supervision				**Total :**	[redacted]

Trade :	***Overheads and Builder's Profit Margin***				
1	Allowance for overheads and builder's profit margin	[redacted]	Item	[redacted]	[redacted]
Overheads and Builder's Profit Margin				**Total :**	[redacted]

Trade :	***SUBSTRUCTURE***

Trade :	***Substructure***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Substructure				**Total :**	**0.00**

Trade :	***SUPERSTRUCTURE***

Trade :	***Columns***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Columns				**Total :**	**0.00**

Trade :	***Upper Floors***				
1	No allowance for upper floors		Note		
Upper Floors				**Total :**	**0.00**

Trade :	***Staircases***				
1	No allowance for stairs		Note		
Staircases				**Total :**	**0.00**

Trade :	***Roof***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Roof				**Total :**	**0.00**

Trade :	***External Walls***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
External Walls				**Total :**	**0.00**

Trade :	***Windows***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Windows				**Total :**	**0.00**

Trade :	***External Doors***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
External Doors				**Total :**	**0.00**

Trade :	***Internal Walls***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Internal Walls				**Total :**	**0.00**

Trade :	***Internal Screens and Borrowed Lights***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Internal Screens and Borrowed Lights				**Total :**	**0.00**

Trade :	***Internal Doors***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Internal Doors				**Total :**	**0.00**

Trade :	***FINISHES***

Trade :	***Wall Finishes***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Wall Finishes				**Total :**	**0.00**

Trade :	***Floor Finishes***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Floor Finishes				**Total :**	**0.00**

Trade :	***Ceiling Finishes***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Ceiling Finishes				**Total :**	**0.00**

Trade :	***FITTINGS***

Trade :	***Fitments***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Fitments				**Total :**	**0.00**

Trade :	***Special Equipment***				
1	No allowance for special equipment		Note		
Special Equipment				**Total :**	**0.00**

Trade :	***SERVICES***

Trade :	***Sanitary Fixtures***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Sanitary Fixtures				**Total :**	**0.00**

Trade :	***Sanitary Plumbing***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Sanitary Plumbing				**Total :**	**0.00**

Trade :	***Water Supply***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Water Supply				**Total :**	**0.00**

Trade :	***Gas Services***				
1	No allowance for gas services		Note		
Gas Service				**Total :**	**0.00**

Trade :	***Space Heating***				
1	Space heating included in Air Conditioning		Note		
Space Heating				**Total :**	**0.00**

Trade :	***Ventilation***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Ventilation				**Total :**	**0.00**

Trade :	***Evaporative Cooling***				
1	No allowance for evaporative cooling		Note		
Evaporative Cooling				**Total :**	**0.00**

Trade :	***Air Conditoning***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Air Conditoning				**Total :**	**0.00**

Trade :	***Fire Protection***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Fire Protection				**Total :**	**0.00**

Trade :	***Electrical Light and Power***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Electrical Light and Power				**Total :**	**0.00**

Trade :	***Communications***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Communications				**Total :**	**0.00**

Trade :	***Transportation Systems***				
1	No allowance for transportation systems		Note		
Transportation Systems				**Total :**	**0.00**

Trade :	***Special Services***				
	Alterations				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Extensions				
2	Requirements associated with the extensions included in Alterations and Renovations		Note		
Special Services				**Total :**	**0.00**

Trade :	***CENTRALISED ENERGY SYSTEMS***

Trade :	***Centralised Energy Systems***				
	Hot Water Systems				
1	Alterations to the existing conditions included in Alterations and Renovations		Note		
	Photovoltaic Panels				
2	No allowance for photovoltaic panels		Note		
Centralised Energy Systems				**Total :**	**0.00**

Trade :	***ALTERATIONS***

Trade :	***Alterations and Renovations***				
	Demolition				
	Façade				
3	No allowance for any demolition works		Note		
	Internal				
6	Allowance for minor demolition works, including internal walls, signage, etc.	[redacted]	Item	[redacted]	[redacted]
	Façade Alterations				
	External Walls				
7	No allowance for any demolition works		Note		
	Windows				
8	No allowance for any demolition works		Note		
	Doors				
9	Removal of existing door hardware on exit doors	[redacted]	no	[redacted]	[redacted]
	Ceilings				
37	Allowance for the demolition of the existing ceilings (due to the installation of sprinkler systems)	[redacted]	m2	[redacted]	[redacted]
	Façade Upgrades				
	External Walls				
10	No allowance for alterations and/or upgrades to the existing external walls, including associated nsulation and linings (including any potential		Note		
11	No allowance for general re-painting of the existing façade, including associated preparation works		Note		
12	No allowance for replacement of the existing insulation to the external walls		Note		
	Windows				
13	No allowance for alterations, upgrades and/or replacement of the existing windows and associated sunshading elements (including any potential Section J upgrade requirements)		Note		
15	No allowance for privacy film to existing windows		Note		
16	No allowance for crimsafe security screens to all existing window openings		Note		
	Doors				
17	No allowance for alterations and/or replacement of the existing external doors		Note		
18	Allowance for new hardware and/or re-keying to all other external doors	[redacted]	no	[redacted]	[redacted]
	Roof and Roof Plumbing Alterations				
19	Allowance for minor alterations and making good to the existing roof where old penetrations are removed and new penetrations installed (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Roof and Roof Plumbing Upgrades				
20	No allowance for alterations and/or replacement of the existing roofing, fascias / barges, flashings, gutters, downpipes, etc.		Note		
	Internal Alterations				
	Public Area Accessible and Unisex Bathrooms				
22	No allowance for alterations and/or upgrades to the existing Public Area accessible and unisex bathrooms (including any BCA compliance upgrades)		Note		
	Bathrooms				
25	No allowance for alterations and/or upgrades to the existing Bedroom bathrooms (including any BCA compliance upgrades)		Note		

Trade :	***Alterations and Renovations (Cont'd)***				
	Accessible Bathroom				
28	No allowance for alterations and/or upgrades to the existing accessible bathrooms bathrooms (including any BCA compliance upgrades)		Note		
	General Alterations				
31	Allowance for general alterations as required (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Other Areas				
32	No allowance for internal alterations unless directly impacted by the nominated scope of works (assume not required)		Note		
	Internal Upgrades				
	Floor Finishes				
33	No allowance for alterations, making good and/or replacement of the existing floor finishes throughout		Note		
	Resident Wet Areas				
34	No allowance for removal and replacement of the existing bath and toilets		Note		
	Internal Doors				
35	No allowance for alterations and/or replacement of the other existing external doors (i.e. new door hardware)		Note		
	Fire Walls				
36	Allowance for upgrading the existing wall separating the accomodation wing and main building to achieve 90/90/90 FRL, including new pair of fire doors and fire-rating of existing services	[redacted]	Item	[redacted]	[redacted]
	Ceilings				
37	Installation of new 13 mm plasterboard ceilings	[redacted]	m2	[redacted]	[redacted]
37	Extra over for new cornices	[redacted]	m	[redacted]	[redacted]
	General Re-Painting				
37	Allowance for general re-painting, including necessary preparaton works, etc. (assume only to areas directly impacted by the new works)	[redacted]	m2	[redacted]	[redacted]
	Window Furnishings				
38	No allowance for replacement of the existing blinds to bedrooms		Note		
	General Making Good / Upgrades				
39	Allowance for general making good as required (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Other Areas				
40	No allowance for internal upgrades unless speifically noted (includes upgrade works to existing floor wall and ceiling finishes, joinery, fixtures and fittings, etc.)		Note		
	Specialist Services				
	Hydraulic Services				
	Plumbing and Drainage				
41	Alterations to the existing plumbing and drainage (as required by any internal alterations) are included at Internal Upgrades		Note		
	Hot Water Systems				
42	No allowance for new electric heat pump hot water systems, including associated plumbing alterations		Note		
	Hose Reels				
43	Allowance for modifications to the existing fire hose reel layout to ensure compliance (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Hydrants				
44	Allowance for internal hydrants, including connection to new external infrastructure services (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]

Trade :	***Alterations and Renovations (Cont'd)***				
	Specialist Services (Cont'd)				
	Electrical and Communication Services				
	Alterations				
45	Alterations to the existing electrical and communications (as required by any internal alterations) are included at Internal Upgrades		Note		
	Power				
46	No allowance for the replacement of the existing main switchboards and distribution boards		Note		
48	Allowance for alterations to the existing electrical power requirements (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Lighting				
47	No allowance for removal and replacement of the existing with LED light fittings throughout the building		Note		
47	Allowance for the installation of the existing light fittings (due to replacing the ceiling linings)	[redacted]	Item	[redacted]	[redacted]
	Communications				
49	No allowance for upgrading existing communications requirements, including communication racks (assume not required)		Note		
	Mechanical Services				
	Ventilation				
50	No allowance for the replacement of the existing exhaust system to the kitchen		Note		0.00
51	Allowance for alterations to the existing ventilation systems to ensure it can continue to run if it is operating when a fire occurs (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Heating and Cooling				
51	Allowance for alterations to the existing mechanical systems to ensure it can continue to run if it is operating when a fire occurs (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Fire Services				
	Dry Fire				
52	Allowance for replacement of the existing fire indicator panel (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
53	Allowance for new mimic panels in each fire compartment (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
54	Allowance for alterations / upgrades to the existing dry fire systems (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Wet Fire				
55	Allowance for new automatic fire sprinkler system (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Nurse Call System				
56	No allowance for disconnection of the existing nurse call system, including associated builders work make good requirements		Note		
	Builders Work In Connection				
57	Allowance for BWIC requirements associated with specialist services	[redacted]	Item	[redacted]	[redacted]
	Section J Compliance				
58	No allowance for alterations to the existing facilities to suit current Section J compliance (assume not required)		Note		
Alterations and Renovations				**Total :**	[redacted]

Trade :	***SITE WORKS***

Trade :	***Site Preparation***				
	Demolition				
1	Allowance for demolition of the existing site works components (directly impacted by the demolition works)	[redacted]	Item	[redacted]	[redacted]
2	No allowance for the removal of contaminated materials (assume not required)		Note		
	Erosion Sediment Control				
3	Allowance for temporary requirements during construction (i.e. sumps, etc.)	[redacted]	Item	[redacted]	[redacted]
	Bulk Earthworks				
4	No allowance for minor earthworks		Note		
5	No allowance for the removal of BRU, contaminated materials and rock excavation (including associated tip fees)		Note		
	Retaining Walls				
6	No allowance for repairs to and/or re-painting the existing retaining walls		Note		
Site Preparation				**Total :**	[redacted]

Trade :	***Roads, Footpaths and Paved Areas***				
	Roads / Carparking				
1	No allowance for renewing the existing asphalt, including minor alterations to the existing / new driveways and carparking		Note		
2	Allowance for minor alterations to the existing / new driveways and carparking due to services infrastructure upgrades (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Paths and Paving				
3	No allowance for alterations to the existing, making and/or new paths and paving, including associated tactile indicators, etc.		Note		
4	Allowance for minor alterations to the existing paths and paving due to services infrastructure upgrades (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
Roads, Footpaths and Paved Areas				**Total :**	[redacted]

Trade :	***Boundary Walls, Fencing and Gates***				
	Boundary / Courtyard Walls				
1	No allowance for boundary / courtyard walls		Note		
	Fencing and Gates				
	Courtyards				
2	No allowance to remove and replace the existing courtyard fences with perforated metal		Note		
	Boundary				
3	No allowance for new boundary fencing		Note		
4	No allowance for feature screens to boundaries to provide privacy		Note		
Boundary Wall, Fencing and Gates				**Total :**	**0.00**

Trade :	***Outbuildings and Covered Ways***				
	Outbuildings				
	Waste Enclosure				
1	No allowance for a separate waste enclosure (assume existing facilities are adequate)		Note		
	Staff Bike Enclosure				
2	No allowance for a Staff Bike Enclosure (assume not required)		Note		
	Covered Ways				
3	No allowance for covered ways		Note		
Outbuildings and Covered Ways				**Total :**	**0.00**

Trade :	***Landscaping and Improvements***				
	Verge Grassing				
1	Allowance for making good of the verge grassing at the completion of the project (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Landscaping Features				
2	No allowance for landscape features (i.e. signage walls, arbors, pergolas, landscape furniture, water features, etc.)		Note		
3	No allowance to remove and replace the existing shade sail		Note		
	Soft Landscaping				
4	Allowance for alterations to the existing, making and/or new soft landscaping due to services infrastructure upgrades (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Irrigation				
5	No allowance for alterations to, upgrades and/or new irrigation systems		Note		
Landscaping and Improvements				**Total :**	[redacted]

Trade :	***EXTERNAL SERVICES***

Trade :	***External Stormwater Drainage***				
	Civil / Carpark Drainage				
1	No allowance for new civil drainage (assume not required)		Note		
	Building Drainage				
2	No allowance for new civil drainage (assume not required)		Note		
	Landscape Drainage				
3	No allowance for new landscape and subsoil drainage (assume not required)		Note		
External Stormwater Drainage				**Total :**	**0.00**

Trade :	***External Sewer Drainage***				
1	No allowance for new rexternal sewer drainage requirements (assume not required)		Note		
External Sewer Drainage				**Total :**	**0.00**

Trade :	***External Water Supply***				
1	No allowance for new external sewer drainage requirements (assume not required)		Note		
External Water Supply				**Total :**	**0.00**

Trade :	***External Gas***				
1	No allowance for external gas reticulation		Note		
External Gas				**Total :**	**0.00**

Trade :	***External Fire Protection***				
1	Allowance for a new external fire booster, including connection to the new infrastructure services (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
2	Extra over for the external booster enclosure	[redacted]	Item	[redacted]	[redacted]
External Fire Protection				**Total :**	[redacted]

Trade :	***External Electrical Light and Power***				
	Temporary Generator				
1	No allowance for temporary generator hire costs		Note		
	Substation				
2	No allowance for new high-voltage power supply and padmount substation, including associated EVO Energy contribitutions		Note		
	Power Supply				
3	No allowance new external power requirements		Note		
	External Lighting				
	Carpark				
4	No allowance new carpark lighting requirements		Note		
	Landscape				
5	No allowance for new landscape lighting		Note		
	EV Charging				
6	No allowance for EV charging requirements		Note		
External Electrical Light and Power				**Total :**	**0.00**

Trade :	***External Communications***				
1	No allowance for a new connection to the existing infrastructure, including associated NBN authority charges (assume existing adequate)		Note		
External Communications				**Total :**	**0.00**

Trade :	***External Specialist Services***				
	Security Services				
1	No allowance for new external security requirements		Note		
External Specialist Services				**Total :**	**0.00**

Trade :	***EXTERNAL ALTERATIONS***

Trade :	***External Alterations***				
	Road Infrastructure				
1	No allowance for alterations to the existing road infrastructure		Note		
	Verge Infrastructure				
	Paving				
2	No allowance for alterations to the existing verge pedestrian paving		Note		
	Landscaping				
3	No allowance for any works to the existing and/or replacement of the existing street trees		Note		
4	Making good to the existing verge grassing included in Landscaping and Improvements		Note		
	Services Infrastructure				
	Demolition				
5	Allowance for demolition of the existing external services (directly impacted by the demolition works) and gas meter, including capping off as required	[redacted]	Item	[redacted]	[redacted]
	Stormwater Drainage				
6	No allowance for upgrades, alterations and/or diversions to the existing infrastructure drainage		Note		
7	Allowance for alterations to the existing external stormwater drainage (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Sewer Drainage				
8	No allowance for upgrades, alterations and/or diversions to the existing infrastructure drainage		Note		
	Water Supply				
9	Allowance for alterations / upgrades of the existing water / fire service associated with the provision of a new fire booster, including associted authority charges (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
	Electrical Services				
9	No allowance for upgrades, alterations and/or diversions to the existing infrastructure supply and street lighting		Note		
	Communication Services				
10	No allowance for upgrades, alterations and/or diversions to the existing infrastructure services		Note		
External Alterations				**Total :**	[redacted]

Trade :	***SPECIAL PROVISIONS***

Trade :	***Relocations and Temporary Accommodation***				
	Relocation / Moving				
1	No allowance for moving and relocation costs		Note		
	Temporary Accommodation				
2	No allowance for temporary accommodation, etc.		Note		
Relocations and Temporary Accommodation				**Total :**	**0.00**

Trade :	***Furniture, Fittings and Equipment***				
	Furniture and Equipment				
2	No allowance for furniture, specialty equipment and general requirements		Note		
	Kitchen Equipment				
3	No allowance for kitchen equipment		Note		
	Cleaners Equipment				
4	No allowance for cleaners equipment		Note		
	AV Equipment				
5	No allowance for AV equipment		Note		
	Telephone / Call Equipment				
6	No allowance for telephone / call equipment, including telephone handsets, staff station, call and handsets and point of care system		Note		
	Artwork				
7	No allowance for artwork		Note		
Furniture, Fittings and Equipment				**Total :**	**0.00**

Trade :	***ICT Requirements***				
	IT Requirements / Office Equipment				
1	No allowance for IT requirements and office equipment		Note		
	AV Equipment				
2	No allowance for Client managed AV system requirements		Note		
	Telephone / Call Systems				
3	No allowance for Client managed telephone / call systems		Note		
	Security Systems				
4	No allowance for Client managed security system requirements, including backup / storage systems, etc.		Note		
	Digital Health Records				
5	No allowance for Digital Health Record requirements		Note		
ICT Requirements				**Total :**	**0.00**

Trade :	***Professional Fees***				
	Professional Fees up to DA Submission				
1	Allowance for professional fees fees up to and including Development Application approval	[redacted]	Item	[redacted]	[redacted]
	Professional Fees up to BA Submission				
2	Allowance for professional fees fees up to and including tender documentation	[redacted]	Item	[redacted]	[redacted]
	Construction Services and Site Inspections				
3	Allowance for professional fees during construction	[redacted]	Item	[redacted]	[redacted]
4	Rounding	[redacted]	Item	[redacted]	[redacted]
Professional Fees				**Total :**	[redacted]

Trade :	***Authority Fees***				
	Development Application Approval				
1	No allowance for development application fees and charges (assume not required)		Note		
	Building and Training Levies				
2	Building levy	[redacted]	Item	[redacted]	[redacted]
3	Training levy	[redacted]	Item	[redacted]	[redacted]
	Sundry Approvals				
4	Allowance for sundry approval requirements (i.e. utility fees, fire brigade, etc.) (Provisional - requirements unclear at this stage)	[redacted]	Item	[redacted]	[redacted]
5	Rounding	[redacted]	Item	[redacted]	[redacted]
Authority Fees				**Total :**	[redacted]

Trade :	***Escalation***				
1	Prices are effective June 2026		Note		
2	Allowance for escalation until the project is tendered (assume 18 no. months) (based on an escalation rate of 5.0% for construction costs, and 4.0% p.a. for all other components)	[redacted]	Item	[redacted]	[redacted]
2	Allowance for escalation after the design management process to the time of subcontractor procurement (assume 6 no. months) (based on an escalation rate of 4.5% for construction costs)	[redacted]	Item	[redacted]	[redacted]
3	No allowance is included unexpected cost movements due to unexpected inflation, wars, pandemics, etc.		Note		
4	Rounding	[redacted]	Item	[redacted]	[redacted]
Escalation				**Total :**	[redacted]

Trade :	***Contingencies***				
	Planning and Design Contingency				
1	Allowance for a planning and design contingency	[redacted]	Item	[redacted]	[redacted]
	Construction Contingency				
2	Allowance for a construction contingency	[redacted]	Item	[redacted]	[redacted]
	Project Contingency				
3	Allowance for project contingency	[redacted]	Item	[redacted]	[redacted]
4	Rounding	[redacted]	Item	[redacted]	[redacted]
Contingencies				**Total :**	[redacted]

Trade :	***Client Costs***				
	ACT Government Procurement Officer				
1	Allowance for ACT Government Procurement Officer corporate fees and levies	[redacted]	Item	[redacted]	[redacted]
2	Allowance for ACT Government Procurement Officer FTE costs (Provisional - subject to review and advice)	[redacted]	Item	[redacted]	[redacted]
	Health & Community Services				
3	Allowance for H&CS project management costs	[redacted]	Item	[redacted]	[redacted]
4	Allowance for H&CS FTE costs (Provisional - subject to review and advice)	[redacted]	Item	[redacted]	[redacted]
5	Allowance for independent commissioning agent costs	[redacted]	Item	[redacted]	[redacted]
	Other Agencies				
6	Allowance for other agency, ACTIA and ACTGS costs	[redacted]	Item	[redacted]	[redacted]
	Commissioning and Transition				
7	Allowance for commissioning and transitioning (Provisional - subject to review and advice)	[redacted]	Item	[redacted]	[redacted]
8	Rounding	[redacted]	Item	[redacted]	[redacted]
Client Costs				**Total :**	[redacted]

Trade :	***Finance Costs***				
1	No allowance for finance costs		Note		
Finance Costs				**Total :**	**0.00**

Trade :	***Land Costs***				
1	No allowance for land costs		Note		
Land Costs				**Total :**	**0.00**

Appendix C

Town planning advice

SPACELAB
URBAN PLANNING AND DESIGN

17 June 2026

GHD Design
Project Lead
16 Marcus Clarke Street
Canberra ACT 2601

To whom it may concern,

Block 9 Section 28 Rivett– Planning Advice

This advice provides details of our planning assessment for the proposed works to construct an external booster enclosure including concrete slab, on Block 9 Section 28 Rivett. The purpose of this advice is to assess if the enclosure qualifies as exempt development.

We have reviewed the proposed works against the following key planning documents which apply to the approval:

- *Planning (Exempt Development) Regulation 2023*
- *National Construction Code 2022*
- Supporting documents provided to SPACELAB for review

SPACELAB provides the following summary of key planning matters as they relate to the approval:

National Construction Code 2022

The proposed external booster enclosure will be classified as a Class 10 building for non-habitable buildings or structures. The proposed works will be a sub classification of Class 10b, being structure such as sheds, carports, private garages, storeroom or other outbuilding.

Planning (Exempt Development) Regulation 2023

Under *Division 1.4.2 Non-habitable buildings and other structures* the external booster enclosure is best described as an enclosed outbuilding using *1.40 (c) a stable, storeroom or other outbuilding;*. This will require the enclosure to meet all the requirements of *1.42 Roofed class 10a buildings—enclosed or open on 1 side*.

This includes but is not limited to;

- Structure is within the solar envelope.
- Height is less than 3m tall.
- Plan area is not more than 50m^2.
- Structure is behind the building line. (may need to also be 15m from front boundary depending on area size).
- Is the only Class 10 structure (other than fencing) with 1.5m of the boundary.

The final design of the external booster enclosure including concrete slab will need to be reviewed further before determination of exempt development.

Summary
The location and size of the enclosure are the defining factors to the exempt development status of the structure. With consideration to the potential location of the enclosure discussed during the original site visit and the functional access requirements for the enclosures use, it is our planning opinion the proposed works for the external booster enclosure will require a Development Application approval.

Should you require any further information, please do not hesitate to contact me on 02 6262 6363.

Kind Regards
SPACELAB

Appendix D

BCA report

CB BUILDING SURVEYORS

EXISTING BUILDING ASSESSMENT & FIRE SAFETY REPORT

NATIONAL CONSTRUCTION CODE VOLUME ONE: BUILDING CODE OF AUSTRALIA
CLASS 2 TO 9 BUILDINGS

BURRANGIRI EXISTING BUILDING ASSESSMENT

Block 9 Section 28 Rivett

PREPARED FOR:

GHD Design

ISSUED: 02/06/2026 REV: 0.1
REF: C250076-01

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DOCUMENT CONTROL

Document Status

Project Reference	C250076-01
Issue	03/06/2026
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Revision history

Revision	Description	Date	Author	Reviewed
0.1	Draft	02/06/2026	DD	JM
0.2	For Release	03/06/2026	DD	PJ

AUTHORISED BY:

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1.1. General

CBS Building Surveyors have been engaged by GHD Design to provide an Existing Building Assessment of the current use of the Burrangiri Building located Unit 1, 7 Rivett Place (Block 9, Section 28) Rivett.

1.2. Scope and Purpose

This report has been prepared to assist the design team in identifying existing building non-compliances when reviewed against the *National Construction Code 2022 Volume One: Building Code of Australia Class 2 to Class 9 Buildings* (BCA).

Further CBS were requested to provide recommendations of significant life health safety elements.

The purpose of this document is not to assist or direct design but inform the project team of project specifics in relation to interpreting the BCA and identifying non-compliances or areas where more information is required.

1.3. Existing Building Summary

Our understanding of the existing buildings use is it is currently used as a respite centre operated by The Salvation Army and described on their website as -

> *"Burrangiri Aged Care Respite Centre is an ACT health site operated by The Salvation Army Aged Care. The centre specialises in providing respite (short-term) care for older Australians. This is beneficial for both the carer and the person being cared for. The carer can take a break or attend to other tasks, while the person being cared for can enjoy a change of scene in a supported, restorative environment. It is perfect for carer respite as well as emergency respite and post hospitalisation care.*
>
> *Clients can come for just a few hours or stay for up to 3 weeks. Our model of care is holistic, flexible, and personalised. There is plenty of opportunity to socialise with other clients, participate in group or individual programs or just chill in the garden with a cup of tea and your favourite novel."*

It is noted that the facility is not considered a hospital and care is related to short term carer respite compared to inpatient treatment. Occupants can book in regular, occasional or one-off care.

Facilities include care facilities such as rooms, lounge rooms, kitchen meal preparation & nurse care. Additionally, occupants have access to onsite hairdressing, laundry, library and visiting specialists.

1.4. Existing Building Classification Assessment

The building was constructed around 1987 & 1988. The applicable building regulations at the time of construction were likely derived from the ACT Building Manual 1986 edition. The building was constructed for the Australian Government as a Community Aged Care Centre (institutional building – Class XIA). This predates changes in the BCA 1996 Amendment 11 version which adopted a new building classification of Class 9c Aged Care Building which would be applicable if classified today.

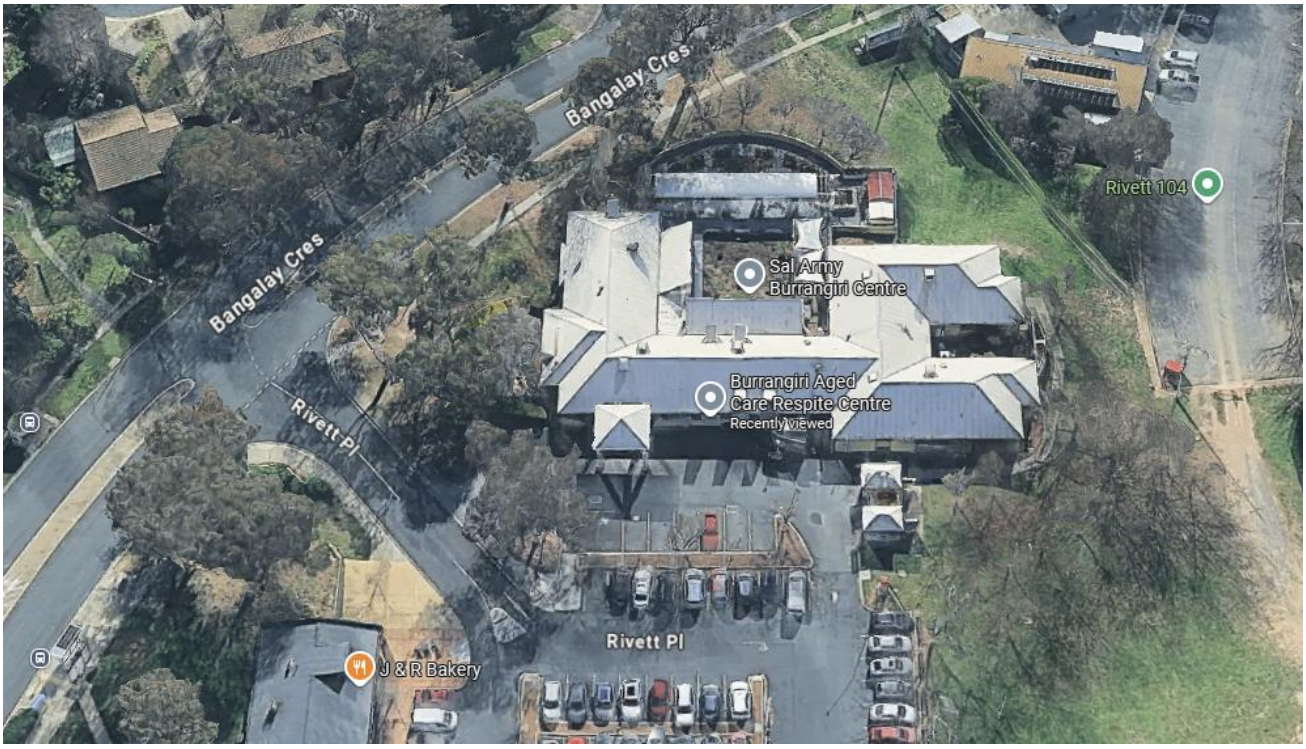
Documentation is limited and no completion document or Certificate of Occupancy and Use has been located so this assessment is subject to change.

The existing buildings has been assessed and classified under the current BCA and at the time of construction.

Table 1 – Building Characteristics

Characteristic	*Existing - At Time of Construction*	*Current – If Constructed Today*
Relevant Document	ACT Building Manual 1986 Edition (Assumed)	National Construction Code 2022 Volume One: Building Code of Australia Class 2 to Class 9 Buildings

Description	Community Aged Care Building	Burrangiri Existing Building Assessment (if constructed today)
Number of Units (If Applicable)	Whole of Building Tenancy	Whole of Building Tenancy
Building Classification	Class IXA Institutional building. Class 9a equivalent. (Pre Class 9c application)	Class 9c
Type of Construction	C (Equivalent)	C
Fire Compartment	Yes	Existing. Building would be separated into smoke compartments maximum 500m2
Rise in Storeys	1	1
Number of Storeys	1	1
Effective Height	<12m	<12m
Area of Works (Approx)	1010m2	1010m2



**Picture accessed maps.google.com.au on 01/06/2026*

1.5. Identification of Active Fire Services

The following active and passive fire elements have been identified as applicable to this project. The table below includes a comparison of the existing services and what would be applicable if constructed today.

Australian Standards are referenced to current versions, existing compliance of elements may not need to be updated to comply with current requirements.

Table 2: Active Fire Services

Item	Active Fire Service	Existing	Applicable if constructed today	Current Australian Standard and/or Specification
1.	Fire Hydrants	Yes (May be via external street or attack hydrants)	Yes (May be via external street or attack hydrants)	AS2419.1-2021
2.	Fire Hose Reels	Yes	NA* Does not apply to a Class 9c building	AS2441-2005
3.	Automatic Smoke Detection and Alarm System	Yes	Yes	AS1670.1-2018, Specification 20
4.	Occupant Warning System	Yes	Yes	AS1670.1-2018
5.	Emergency Warning Intercom System	NA	NA	AS1670.4-2018
6.	Fire Extinguishers	Yes	Yes	AS2444-2001
7.	Exit & Emergency Lighting	Yes	Yes	AS/NZS2293.1-2018
8.	Fire Sprinklers	NA	Yes	AS2118.4-2012
9.	Automatic shutdown of air handling system	TBC	Yes	AS1668.1-2015
10.	Fire rated walls	Yes	Possible (NA to project)	Specification 11
11.	Smoke proof walls	NA	Yes	Specification 11

1.6. Fire Safety Review

The original building classification did not mandate the inclusion of fire sprinklers. Changes in the BCA have identified a substantial risk to the life health safety of occupants in buildings related to aged residential care following the Quakers Hill Fire in 2011. If the building was constructed today with its current use an AS2118.4 sprinkler system would be mandatory.

The NSW Government made automatic fire sprinkler systems mandatory in all residential aged care facilities and this applies retrospectively.

The same requirement does not apply retrospectively in ACT, however any new building works would trigger the requirement to demonstrate compliance with the *Building Act 2004* and the BCA. This would include the requirement to install a sprinkler system to ensure the works can demonstrate compliance with the NCC.

Building works is defined as work in relation to the erection, alteration or demolition of a building and includes works such as modification of fire services, mechanical services & ventilation, affecting a required exit or path to a required exit and any structural works.

1.7. Limitations

The following report has been assessed against the architectural requirements of the BCA and does not include nor imply compliance with:

i. Structural adequacy or design
ii. Fire-resistance levels for structural elements of the building unless specifically addressed/commented on.

iii. Services design to compliance with Australian Standards including fire services, mechanical services, hydraulic, electrical services, vertical transportation, and civil design
iv. Hydraulic design services including hydrant coverage
v. Bushfire prone areas
vi. Energy rating requirements
vii. Assessment of proposals for Provision for Special Hazards under Clause E2D1
viii. Compliance of the existing building including a site inspection of the existing building

1.8. Identification of Performance Solutions

At the time of writing this report there were no identified existing performance solutions provided.

1.9. Summary of findings

Based on our review it has been identified that the existing building has significant shortfalls when compared to the current BCA. Of concern is a lack of fire sprinklers to the existing building.

As a minimum it is recommended the building be upgraded to include –

- An automatic fire sprinkler system to AS2118.4-2012 is installed to comply with Clause E1D10 of the BCA.
- An upgrade of the smoke detection and alarm system to AS1670.1-2018
- Ensure all existing fire walls meet a minimum FRL of 90/90/90 (existing)
- Upgrade internal walls to ensure no smoke compartment exceeds 500m^2
- A hydrant coverage assessment to be completed by a hydraulic engineer to ensure coverage to all areas of the building.
- Ensure all exits are free from obstructions and upgrade all door hardware to ensure free handle egress.

A comprehensive fire safety upgrade should be undertaken within 6-12 months to align with the findings of this report.

Appendix A: List of Documents Reviewed

Drawing Number	*Drawing Title*	*Revision*	*Dated*
AR-00100	Gen Arrangement Option 1	Po2	*11.03.2025*
F01	Fire Protection Services Gnd	1	*14.08.2006*
C476 - 881122	Domestic Water Supply Approved	Approved	*15.09.1988*
L05	Irrigation plan	NA	*May 1987*
Syd2228 -E100	Electrical Services Power Layout	P1	*May 2022*
Syd2228 9-M001	Mechanical Services – Demolition Layout	P1	*31.05.2022*
Syd2228 9-M001	Mechanical Services – New Works Layout	P1	*31.05.2022*

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