



Mundijong Sales Yard

Building and incidental structures inspection report

June 2020



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Site location Plan

Mundijong Sales Yard 121 (L1) Evelyn Street, Mundijong.



Site Location Plan

Legend	Structure
A	Kitchen with server window
B	Office Building
C	Shed converted to Kitchen
D	Patio area adjoining Kitchen server
E	Stockyard Shelter
F	A second stock yard shelter
G	Roof covered Stock Yard
H1	Female toilets
H2	Male Toilets
I	Steel frame dome structure for grow tunnels

Executive Summary

There are structures (Structures A,C, E, F, G H1 and H2) on the Mundijong Sales Yard site that have been built in 1965 and 1974. Due to poor record keeping or a possible subdivision it could not be verified if these structures have the necessary approvals in place. Based on proximity, age and use it may be unlikely the development would go unaddressed by the Shire if unauthorised. Retrospective approval is not essential for these original structures but can be used as a tool to formally recognise the structures and bring them into compliance if the Shire wished. Regardless of approval, substantial work is required on the stock yard shelters (structures E,F,G) in terms of structural adequacy. The toilets (H1 and H2) are outhouse style buildings with no power or even light and are not considered suitable for public use. The transportable office (structure B) was built in 1995 and does not have an approval in place, this building has deteriorated internal linings and will require repairs and retrospective approval. The same applies to the patio structure D and the tubular steel frame for grow tunnels. Alternatively remove and replace with compliant structures after the necessary approvals are in place.

Limitations

Theres Jesuthasan, Acting Coordinator Building Services and Darren Kane, Manager Health and Building services, (the Building Surveyors) carried out the Inspection. The same officers compiled the subsequent report.

1. The Building Surveyor(s) conducted a non-invasive visual inspection which was limited to those areas and sections of the property to which have Safe and Reasonable Access. Areas where reasonable entry is denied to the Surveyor(s), or where safe and reasonable access is not available, are excluded from and do not form part of, the inspection. Those areas may be the subject of an additional inspection upon request following the provision of reasonable entry and access.
2. The inspection did not involve any invasive inspection including cutting, breaking apart, dismantling, removing or moving objects including, but not limited to, roofing, walls and ceiling sheeting, ducting, foliage, mouldings, debris, roof insulation, sarking, sisalation, floor or wall coverings, sidings, fixtures, floors, pavers, furnishings, appliances or personal items.
3. The inspection excluded the inside of wall, between floors, inside skillion roofing, inside the eave, behind stored goods in cupboards, and other areas that are concealed or obstructed. The Surveyor(s) did not dig, gouge, force or perform any other invasive procedures.
4. ASBESTOS: No inspection for asbestos was carried out at the property and no report on the presence or absence of asbestos is provided. During the course of the Inspection asbestos or materials containing asbestos was noticed. It is recommended to seek advice from a qualified asbestos removal expert as to the amount and importance of the asbestos present and the cost sealing or of removal.



5. Comment in respect of structural adequacy is beyond the scope of this report. It is not possible to determine from a visual inspection whether a retaining wall or column has been built in accordance with sound engineering principles and, even if it has, whether it is or will remain sound. An engineer should be consulted in any case where there are any structural, beams, columns or similar building elements in question.
6. The surveyors did not inspect or can make comment on services installation such as electrical services, plumbing services, effluent disposal, mechanical services, pest control, gas supply nor any use of any appliances, machinery or equipment on the property.
7. The Surveyor(s) did not carry out an all-encompassing detailed inspection and assessment against the Building Code of Australia.

Condition report



Structure A - Kitchen with server window

Description	Small timber frame structure with corrugated sheet metal cladding. the tenants have advised it is the original building from circa 1965
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	Addition of a lean to with Steel posts and timber frame with a sheet metal roof. Additional shade cloth hung from side of building to a tree	
Condition	The building appears to be in good condition, solid timbers roof frame in good condition, internal wall lining (if original) may be asbestos based on age. Server y hatch door is hinged horizontally from the top and opens outwards with the hatch door held in place with a chain.	
		
		
Build date	1965	
Approval	unknown	
Recommendation	<p>Test internal linings for containment of asbestos. Undisturbed asbestos poses a low risk but should be registered.</p> <p>The server hatch door poses a health and safety risk. As it is held up in an open position on a chain, if it fell it could cause an injury to a customer. Replace with a roller door.</p> <p>Remove Shade clothe attached from building to a tree, consider installing a more appropriate structure if required.</p>	

**Structure B - Office building**

Description	Transportable building of timber frame and Structural steel supports, sheet metal external cladding and timber sheet wall lining internally
Condition	Ceiling is sagging and wall lining is deteriorating in places. The building is non-compliant with present day accessibility standards for a class 5 office. (Door Width: 770mm in lieu of 850mm, the entrance height: 190mm step in lieu of a ramp)



Ceiling sagging



Ceiling sagging and damage



Rear elevation



Side elevation

Build date	1995
Approval	None on record
Recommendation	Deteriorated internal wall and ceiling lining to be replaced, requires retrospective building approval. Will likely require the widening of the doorway to 850mm clear and install a step ramp to comply with accessibility requirements for an office.



Structure C - Kitchen with server window

Description	Timber frame shed with sheet metal cladding and concrete slab on ground, possible fibre cement sheet roof or asbestos.
Condition	<ul style="list-style-type: none"> – Concrete slab on ground in poor condition, has multiple cracks through it and it is uneven. This building appears to be a shed converted into a commercial kitchen. As a shed, it is unlikely to have a damp proof membrane beneath the slab so water may permeate the slab from below and cause cracking of the concrete due to expansion and contraction. The slab appears to be unusually thick, it is likely a poured slab on top of an existing slab, the door extends approx. 140mm down from finished floor level to finished ground level. Impervious and uneven floors can lead to unsanitary conditions in a food preparation area. – The ceiling level is below the 2.4m required for a habitable space such as a kitchen. – There is no roof gutters so water run-off will fall to the base of the wall, further adding to the issues of the floor slab. – The server door hinged from the top is opened upwards and held open with steel nuts threaded onto bolts protruding downward from ceiling of a lean to structure. This poses a health and safety risk to customers if the nuts were not tightened properly or the thread failed. – The step and door do not comply with today's accessibility standards but may not have been required at the time of construction if an approval is in place.



Step into building




Crack in concrete slab



Kitchen fit out internally



Bolts from roof used to hold up server door

	
<p>Server door hinged from the top is opened upwards and held open with steel nuts threaded onto bolts protruding downward from ceiling</p>	
Build date	1974
Approval	unknown
Recommendation	<p>Remove existing floor to ground level if it is found to not be solid concrete and pour a reinforced concrete floor with a damp proof membrane beneath. Finish with a slip resistant linoleum floor covering or washable water resistant coating.</p> <p>Install roof guttering and downpipes which direct storm water to an appropriate disposal method such as a soak well.</p> <p>It is recommended to replace the horizontal hinged server door with a roller door for safety purposes.</p> <p>If retrospective approval is sought then the building would have to comply as a class 6 kitchen by todays standards. The floor, ceiling height and accessibility will require further attention to bring into compliance as well as the installation of a fire extinguisher and consideration to energy efficiency.</p>



Structure D - Patio area adjoining Kitchen server

Description	A flat roof steel frame patio with sheet metal roof cladding and approx. 75mm x 38mm rectangular steel hollow patio tube posts. The flat roof patio is attached to the kitchen with server building (Structure C) and also attached to the rear of a stock yard Shed (structure E) by a cantilevered attachment
Condition	The structure appears to be in good condition although the steel tubing used as upright columns is generally used as roof beams or rafters with larger square hollow sections used as posts. Structural beams of structure E where patio is attached by Cantilevered attachment is exposed to weather and continue to deteriorate.



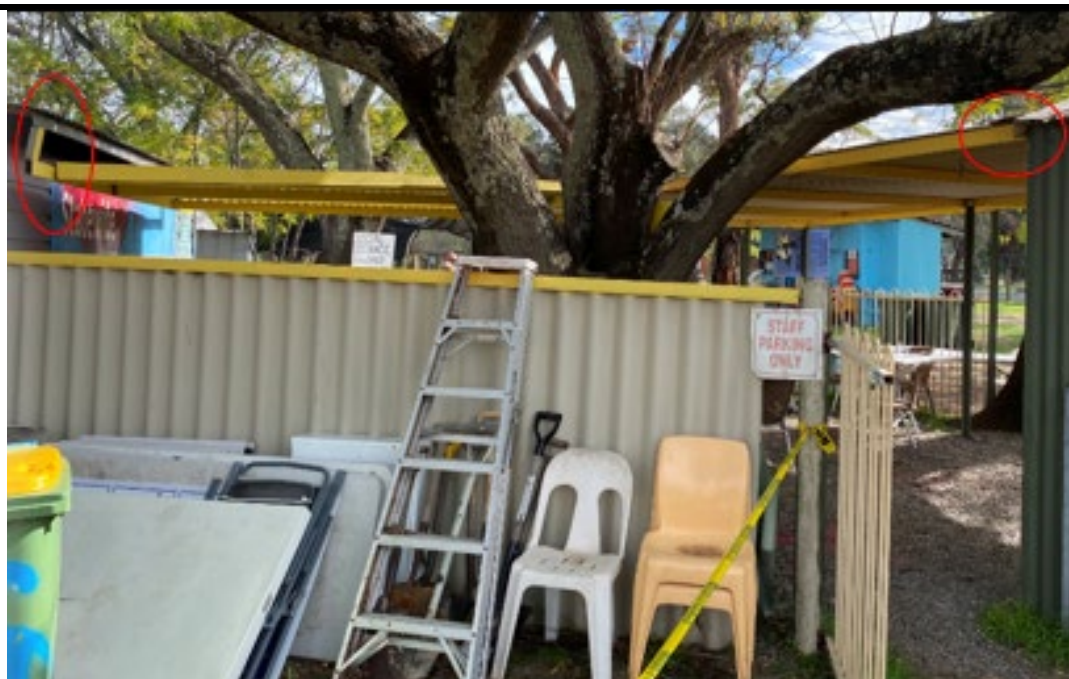
Cantilevered connection to building E



Steel section patio tube posts



Patio structure attached to the rear of a stock yard shelter



Patio conencted to two buildngs

Build date	unclear
Approval	None on record
Recommendation	Engage a suitably qualified structural engineer to inspect and certify the patio structure. Modifications may be required in order to certify the structural adequacy of the patio structure. Install roof guttering to capture storm water run-off and direct it away from the footings of any structures such as to a soak well.

**Structure E - Stockyard Shelter**

Description	Steel frame semi enclosed Structure with a flat roof, sheet metal wall cladding on three sides and a sheet metal roof. The structure appears to be used adhoc for storage.
Condition	The structural frame of hollow square steel columns and C section beams has no rust protection and is severely rusted. Access was not available to view all structural members due to the items being stored



	Structural steel post exposed to weather and corroded from inside
Build date	1974
Approval	unknown
Recommendation	<ul style="list-style-type: none"> – Have a suitably qualified structural engineer recommend the members to be replaced and correct sizing of replacement members – Coat the new steel frame with a corrosion resistant paint



Structure F - second stock yard shelter

Description	Steel frame semi enclosed Structure with a flat roof, sheet metal wall cladding on three sides and a sheet metal roof. Tiered seating of steel frame with timber bench. Part of structure being used for storage
Condition	The structural frame of hollow square steel columns and C section beams has no rust protection and is severely rusted. The base of the column can be physically busted through by hand, corrosion and flaking of the steel has occurred from within the post.



Attachment of roof sheeting corroded



Front elevation of stockyard shelter for members of the public

Build date	1974
Approval	Unknown
Recommendation	<ul style="list-style-type: none"> – Do not allow access to members of the public – Have a suitably qualified structural engineer recommend the members to be replaced and correct sizing of replacement members – Coat the new steel frame with a corrosion resistant paint



Structure G - Roof covered Stock Yard

Description	Steel posts, steel truss and timber roof beam structure low pitch gable roof with cantilevered lean-to roof additions, all with sheet metal cladding
Condition	<ul style="list-style-type: none"> – The steel frame live-stock pens and gates are in good condition. – The roof is missing sheets in places, – Roof gutters sagging in places – structural timbers are rotten and deteriorated – it appears some posts and roof truss members may have been installed as replacement members – there is a lean-to type roof structure that is cantilevered 1.37m in length from the post – it is unclear where any wash down of the sales yard concrete pad goes to. There would be animal droppings and urine that would be hosed to a suitable drainage containment point as opposed to direct drainage into the soil



Parts of the roof buckled



It appears new posts have been installed with new footings

Build date	1974
Approval	unknown
Recommendation	<ul style="list-style-type: none"> – Remove any deteriorated roof timbers. – Have a suitably qualified structural engineer inspect the existing steel frame for compliance and recommend sizes of any required replacement members – Check fasteners of sheet metal roof and ensure – Further investigation required into where wash down water is drained to or how animal waste is disposed of



Structure H1 - Female toilets

Description	Timber frame corrugated sheet metal walls and roof sanitary facility with plumbed water closet and wash hand basin
Condition	<ul style="list-style-type: none"> – The toilets are in poor condition and are an open outhouse style as opposed to a weather proof building. – some timbers are rotting, – there is a mix match of roof sheeting and the concrete slabs entering the facility and around the wash hand basin are uneven. – The sanitary facility does not comply with accessibility requirements and does not have an accessible path of travel to them. – There is no power or light – The effluent disposal system is functional but it is unknown what condition it is in



Female toilets



Entrance into female toilets and washbasin, uneven concrete slabs



A large hole in what appears to be a ventilation stack

Build date	1965
Approval	unknown
Recommendation	<ul style="list-style-type: none"> – Replace toilet facilities with a compliant accessible sanitary facility – Engage a licensed plumber to inspect the effluent disposal system and verify its condition and if the tanks require pumping out.



Structure H2 - Male toilets

Description	Timber frame corrugated sheet metal walls and roof sanitary facility with plumbed water closet, wash hand basin, the urinal is likely a masonry wall construction with a cement render finish urinal
Condition	<ul style="list-style-type: none"> – The toilets are in poor condition and are an open outhouse style as opposed to a weather proof building. – There are a number of timbers are rotting, – The base of the urinal is cracking and has debris in the drain, there is a garden tap above the urinal with a garden hose connection sitting in the drainage channel in lieu of a flush mechanism, – there is a mix match of roof sheeting – the concrete slabs entering the facility and around the wash hand basin are uneven. – There is no power or light <p>The sanitary facilities does not comply with accessibility requirements and does not have an accessible path of travel to them.</p>



Concrete wall type urinal with hose attachment as flush



Concrete in urinal deteriorating and cracking causing debris in drain






Timbers becoming flaky and powdering possibly due to termites



Timbers at base of frame with possible wet rot

Build date	1965
Approval	unknown
Recommendation	Replace toilet facilities with a compliant accessible sanitary facility



Structure I - Steel frame dome structure for grow tunnels	
Description	Dome shaped tunnels of tubular steel with a loose shade cloth roof
Condition	<p>The tubular step frame is buckled in places and out of shape. A dome shape obtains its structural adequacy through its form and rigid shape, buckles and weak points could cause the structure to fail in a wind event if this structure is ever re-covered with polypropylene as a grow tunnel</p> <p>At present there is a loosely hung piece of shade cloth across the structure.</p>
 <p>Shade cloth draped over tubular steel dome structure, structure broke in places</p>	 <p>Tubular steel dome frame buckled at a joint</p>
	

End elevation of steel frame tunnel, out of shape from a wide semi circle dome to a narrow oval	
Build date	unclear
Approval	None on record
Recommendation	have the structure inspected by a structural engineer to recommend remedial work to the tunnel to ensure structural adequacy prior to installing an impermeable material that would then be subject to wind loading

Conclusion

The Mundijong Sales Yard has been operating since circa the early 1960's. the Shires of record of building licenses is very poor before the late 1970's so it is unknown whether or not the original structures on this property from 1965 and 1974 have approval. As can be expected with buildings of this age, they have degraded to a poor condition and are subpar in terms of compliance with today's building standards. With the exception of the original kitchen with a server window, which is in a reasonable condition as it appears to have been upgraded internally in more recent years. The Structures built in 1995 and onwards do not have an approval on record and would have required an approval prior to construction. Overall the site requires attention in the form of extensive repairs or removal of some structures and replacement with compliant structures with the necessary approvals.