



Report on the Former Levendale School

Following inspection of Levendale School on the 24th April 2014, I can advise the following.

- The school buildings would be classified as a Class 9b (assembly Building/s under the Building Code (BCA)) and as such from a building perspective could be used for many uses that would fit that definition: a building where people may assemble for civic, theatrical, social, political or religious purposes including a library, theatre, public hall or place of worship, or educational purposes, or entertainment, recreational or sporting purposes;
- The buildings appears to be BCA compliant (as far as I could determine from a "walk-around" in relation to fire protection (fire/smoke alarm system and portable firefighting appliances), exit doors, exit lights, etc - in this regard it was apparent that most of these systems were quite "new");
- Two main buildings: Main Building 1: office/classroom/kitchen; and Main Building 2: number of classrooms and some attached toilets; and number of outbuildings (toilets, storage areas, etc.);
- Main Building 1: no disabled access but only two steps up and double doors so could be achieved but then some internal doors/doorways would need widening;
- Main building 2: No disabled access - step access (550mm) but doors (including internal doors) generally 900mm wide so no internal changes needed;
- Toilet block access is via stairs and no accessible toilet;
- Access from Hall car park is "compliant" except that boundary fence gate would need to be replaced with a wider gate (min. opening clear opening width 850mm);
- Toilets are generally "kiddy" toilets (if there were some adult toilets somewhere then I didn't find them);
- Kitchen is well set up and in most areas are compliant with the requirements for a commercial kitchen; only areas of non-compliance are: no fly-screens to openable windows; no self-closers to access doors; no wash-hand basin (although well provided with a double bowl sink with paper towel dispenser and soap dispenser mounted above); for frying of food would likely need to upgrade exhaust canopy/canopies as "domestic type" only are installed.

The school buildings appear to be well set up in terms of BCA compliance and the kitchen is a well-constructed facility that could likely (with little or no modification) be used for commercial type food production.

Leon McGuinness
Environmental Health Officer/ Building Surveyor
Southern Midlands Council
Kempton Office
Phone:(03) 6259 3011
email: lmcguinness@southernmidlands.tas.gov.au

29th April 2014