

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Herston Quarter Heritage Precinct

Fourth Avenue,
Herston QLD 4029

Heritage Building
Dilapidation Report

Prepared for Australian Unity

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1 EXECUTIVE SUMMARY

ADG Engineers (Aust) Pty Ltd (ADG) carried out a series of visual dilapidation investigations of the PDA significant heritage buildings within the Herston Quarter Heritage Precinct in the Brisbane General Hospital Precinct at Herston and have prepared this report to describe the condition of the buildings and surrounds current at the time of inspection.

The observed condition of the building fabric, including structure and cladding elements, ranges from very poor (for a small number of items and areas in a state of advanced disrepair) through to fair for the majority of the visible elements of the buildings. The heritage buildings appear to have been untenanted for some time and elements of both the structure and non-structural cladding and infill fabric have significant visible signs of damage, wear and deterioration. The Observations section of this report describes many of the characteristic representative defects observed and further detail may be found in the photographic records of the report appendices.

Further investigations are recommended to assess the impact of damage, wear and durability concerns on the structural adequacy of the buildings and specialist advice is recommended to ascertain the suitability and feasibility of retaining or repairing non-structural elements, particularly where these may have heritage value.

2 INTRODUCTION

2.1 PROJECT DESCRIPTION

The Herston Quarter Heritage Precinct project (the Project) is located within the Herston Quarter Priority Development Area (PDA) as part of the wider redevelopment of the Brisbane General Hospital Precinct. The Project is located at Fourth Avenue, Herston QLD 4029, adjacent to the existing Royal Brisbane and Women’s Hospital and includes the refurbishment and repurposing of several existing heritage buildings which will be reused primarily for student accommodation and the provision of commercial office and childcare centre spaces.

2.2 BACKGROUND

At the request of Australian Unity (AU), ADG were commissioned to carry out a dilapidation investigation of the PDA significant heritage buildings (as described in the MEDQ Further Issues Letter 19.03.19) as well as the surrounding areas as described below:

- Lady Lamington building;
- Edith Cavell building (excluding the adjacent Milk Kitchen);
- Lady Norman building (excluding the adjacent Sylvia Moffat Theatre);
- Primary external facades for the above-mentioned buildings; and
- Surrounding ground level outdoor areas.

A visual representation of the area and PDA significant heritage buildings is shown in Figure 1 below:

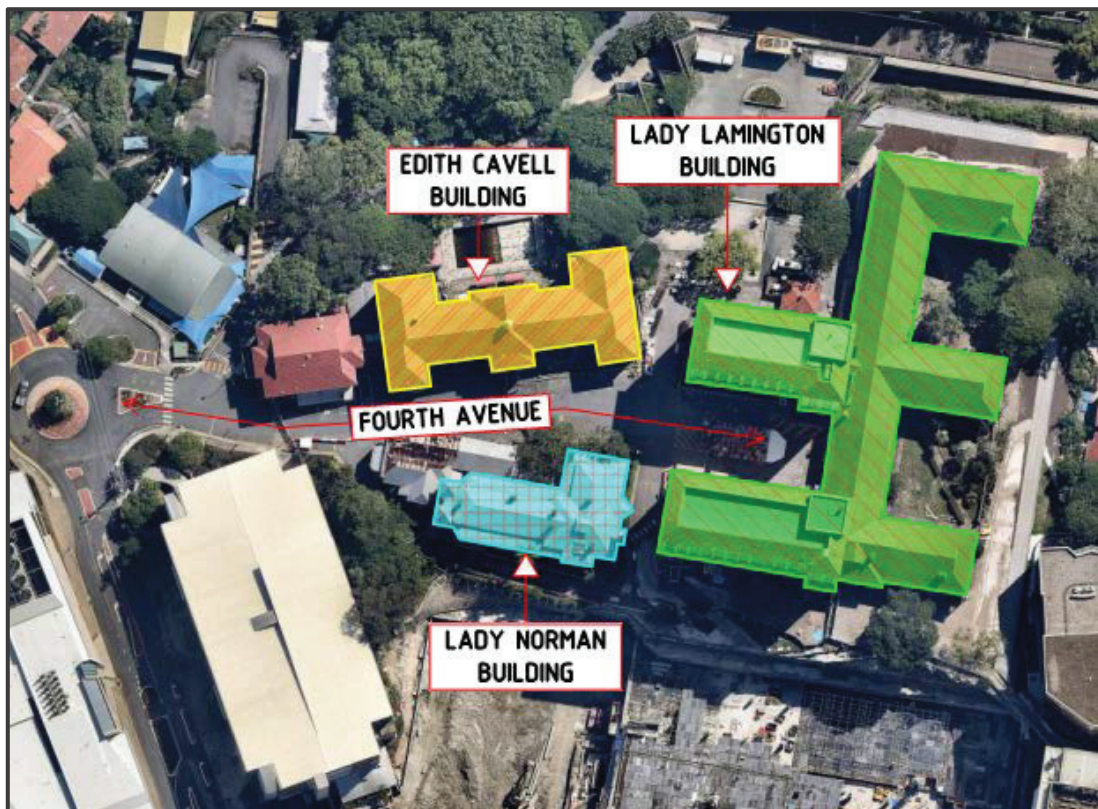


Figure 1 – Site Plan

(Source: Nearmap, 2019)

3 PROJECT BASIS

3.1 SCOPE

The scope of the dilapidation inspections and reporting works is briefly described below:

- Internal inspection of the PDA significant heritage buildings known as the Lady Lamington building, Edith Cavell building and Lady Norman building, accompanied by a record set of photographs covering the walls, floor, ceiling and any specific visually noticeable defects.
- External inspection of the surrounding ground level outdoor areas within the vicinity of the PDA significant heritage buildings, accompanied by a record set of photographs covering external structures and other items determined to be of significance to the dilapidation investigations.
- External inspection of the PDA significant heritage building façade elevations for Lady Lamington, Lady Norman and Edith Cavell buildings via the use of high-resolution photographs.
- Provision of a report summarising representative defects noted during the inspection phase described above and including general commentary on the current condition of the buildings as observed.

3.2 EXCLUSIONS

The scope of the dilapidation works explicitly excludes the following:

- External inspection of the Milk Kitchen and Sylvia Moffat Theatre buildings that are adjacent to the Edith Cavell and Lady Norman wings respectively, as these structures are not registered as heritage buildings and are slated for demolition as part of the project works.
- Commentary on the structural adequacy of the observed buildings, including structural analysis, capacity assessment or design and documentation of any repair, retention or rectification works associated with the observed conditions.
- Material testing of any kind.
- Exposure of any items not immediately visible to an inspector, including but not limited to the removal of floor coverings, wall cladding and ceilings, excavation of soil to inspect footings and retaining walls, or removal of found objects, cabinetry, furniture and other visual or physical obstructions.

3.3 LIMITATIONS OF THE REPORT

The following limitations have been adopted for this report:

- The report includes this document and any referenced information not specifically attached to this document. Referenced material (such as individual Location Reports) not directly attached to this document shall be read in conjunction with this document.
- This report has been prepared for Australian Unity as part of the documentation of the current condition of the building fabric for the PDA significant Lady Lamington, Edith Cavell and Lady Norman heritage buildings.
- This report shall not be used for any purpose other than that specified.
- A visual survey of the components was made from floor level without the use of ladders or elevating equipment.
- No floor coverings, wall or ceiling cladding, suspended ceiling panels or similar were removed during the survey.
- No excavation of soil was performed to expose any buried elements that may be present on site.
- Only areas that were accessible have been visually surveyed.
- Areas deemed as confined spaces were not accessed.
- No materials testing of any kind or check of floor levels were performed as part of the survey.
- Only typical defects that were reasonably discoverable upon visual observation have been recorded.
- Information provided shall only be used for record purposes showing the general condition of the elements recorded and not for any forensic or similar purposes.
- General images provided in the body of this report represent a small sample of the survey and are provided as a general presentation only; refer to individual location reports in Appendix B for a more comprehensive visual survey of each location.
- Note that although ADG have attempted to provide a comprehensive survey of all areas, due to the large quantity of individual location reports and human error not all location reports may not be present.

4 METHODOLOGY

4.1 NAMING CONVENTIONS

The following naming conventions has been adopted in this report for referencing purposes; refer to Figure 2 below. The Reference Plans presented in Appendix A and Location Reports presented in Appendix B have been labelled to be in line with this naming convention.

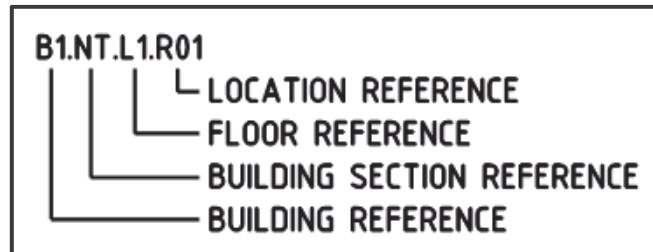


Figure 2 – Naming Methodology

4.1.1 Naming Abbreviations

The following naming abbreviations have been adopted in this report.

Heritage Buildings have been referenced as follows:

- B1 = Lady Lamington (e.g. B1.NT.L1.R01)
- B2 = Edith Cavell (e.g. B2.L1.R01)
- B3 = Lady Norman (e.g. B3.L1.R01)

External Ground Floor Areas have been referenced as follows:

- E.Z01 = External zone 1 (e.g. E.Z01)

Lady Lamington Building has been further divided into building sections as follows:

- NT = North Tower
- ST = South Tower
- 1896 = 1896 Wing
- 1914 = 1914 Wing
- 1931 = 1931 Wing

General naming methodology adopted for each Floor is as follows:

- SB1 = Sub-Basement
- B = Basement
- GF = Ground floor
- L1 = Level

General naming methodology adopted for each Location is as follows:

- ▀ B01 = Balcony
- ▀ H01 = Hallway
- ▀ L01 = Lobby
- ▀ R01 = Room
- ▀ ST01 = Stair

4.1.2 Reference Plans

Reference plans have been created for each building and the external ground zones showing each area with an assigned reference name; refer to Figures 3 and 4 for sample reference plan extracts.

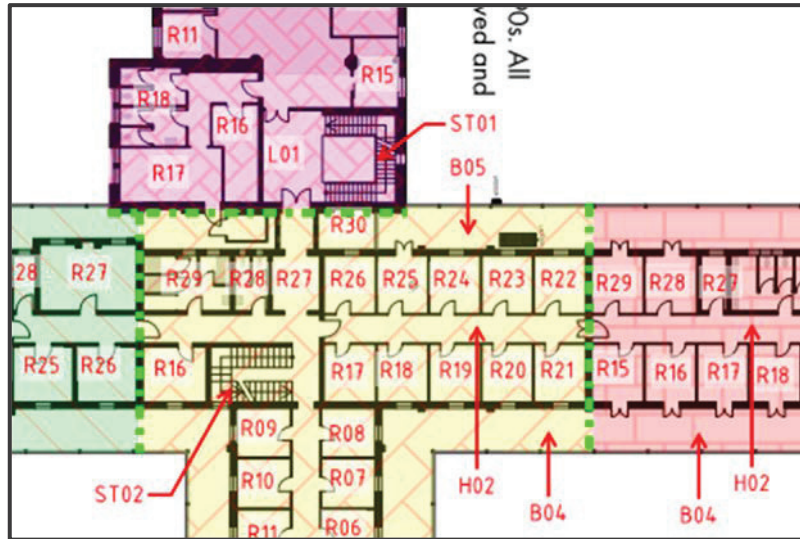


Figure 3 – Sample Internal Building Reference Plan

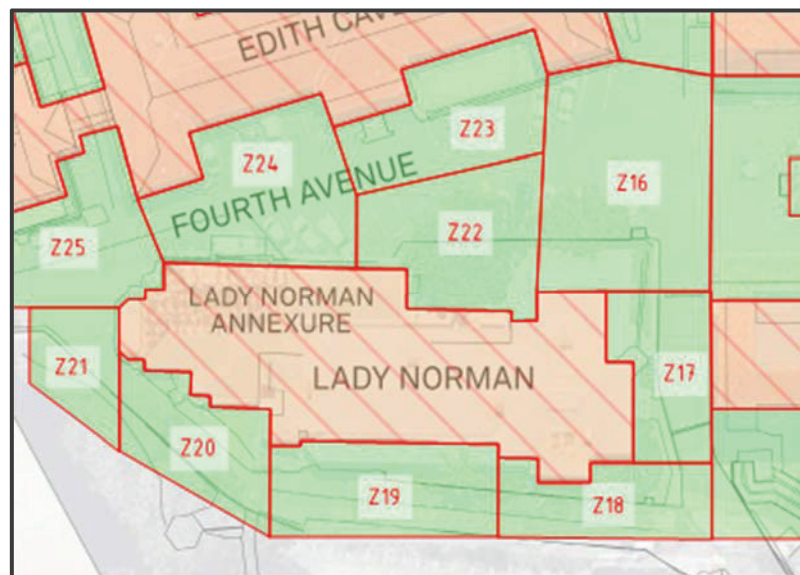


Figure 4 – Sample External Ground Reference Plan

Where applicable, each location has been labelled with a reference name. The size of each location is generally based on the existing fitout arrangement as shown on the reference plans in Appendix A. Each internal area has been assigned a label. Where a room contains secondary zones separated by doors / dividers these have all been recorded as part of that room label (for example: R29 in Figure 3 above covers all restrooms). Larger areas such as balconies have been subdivided based on their arrangement (for example: if a balcony covers three sides of a building each side has been assigned a separate label to provide a more comprehensive report for each side).

The external ground floor zones have been labelled to cover the areas within proximity of the heritage buildings. These zones have been subdivided based on site arrangement and generally cover up to 50m on length per zone.

4.2 SITE INSPECTIONS

ADG carried out site inspections during the period from 11 April 2019 to 17 May 2019 and recorded the visual condition of the building fabric and external surrounds at the time of inspection.

For internal areas, accessible spaces were recorded with representative photographs covering each wall, the ceiling and the floor, supplemented with photographs of significant defects observed in the space. For the Edith Cavell building, the individual representative photos were superseded by a single 360-degree photograph. The quantity of photos depends on the size of the area covered and specific condition of the room or space.

For external areas, photographs were taken at regular intervals on a grid within each identified zone to capture the general condition of these spaces, including specific items such as footpaths, driveways and roadways, fences, retaining walls, stairs, arches, street furniture and other pertinent structures. Photographs were taken from ground level only.

In addition to the standard photographic record of external spaces, high detail photographs were taken from fixed locations using an extremely high-resolution camera and these photographs were post-processed for optimal exposure before being stitched together to create panoramic composite imaging of the heritage building facades.

Due to the significant size of the dilapidation survey and the substantial number of minor defects observed on site, not all defects were recorded. Minor defects that may not be visible from a distance are not expected to be recorded as this is a general survey covering noticeable defects only, however great care has been taken in capturing as much detail as practicable. Additionally, at the time of the site inspections, a number of non-accessible areas were encountered and the condition of these areas was not recorded.

4.3 360-DEGREE PHOTOGRAPHY

ADG carried out 360-degree photography for Edith Cavell internal building areas to provide a more comprehensive record generally covering 100% of the visible surface areas that are exposed to the direct line of sight of the camera at the position the photos were taken. Each photo is a single image that provides seamless 360-degree coverage of each recorded location from floor to ceiling.

Some locations that are large have been divided into segments and a 360-degree photo has been recorded for each segment where applicable. This has been recorded by an additional suffix after the location reference. E.g. H01.01 where H01 is the location and 01 is the photo number for that location.

The 360-degree photography record is available in Appendix C > 190524_Edith Cavell_360 Photos. These photographs may be viewed in one of several ways.

4.3.1 Standard JPEG Photo

Opening the photos using a standard photo viewer (eg. Windows Photos) will display a warped image with all content included but angles and dimensions distorted.



Figure 5 – Example 360-Degree Photo (Warped)

Alternatively, the user may employ specialist software to view the image and preserve local geometry. One example of appropriate software is FSPViewer, which is used by this office and is described by the developers as “a free viewer for spherical (equirectangular) panoramic images. It is designed for viewing local (hard-disk, network or CD) high resolution panoramic images at full screen and with very high image quality. It uses advanced interpolation algorithms to show you smooth images without losing sharpness.”

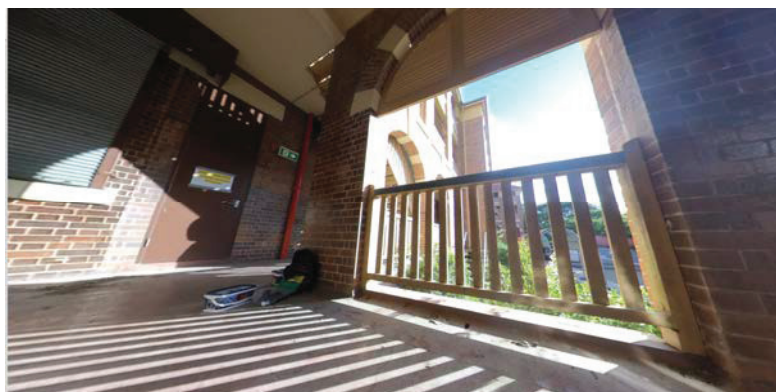
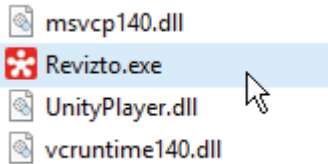


Figure 6 – Snapshot from Example 360-Degree Photo (Corrected)

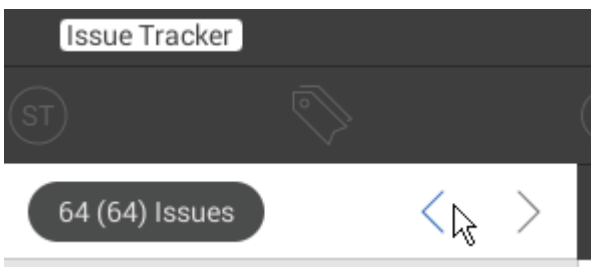
4.3.2 Mapped 360-Degree Photo

To view the 360-degree photo in native format, recorded on an active mark-up plan, please open via the stand-alone executable program “Revizto.exe” included in Appendix C. No license or specialist equipment is required for this program.

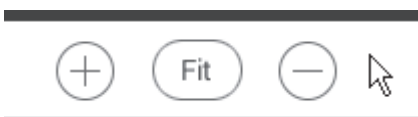
To view the 360-degree photos open the Revizto.exe file:



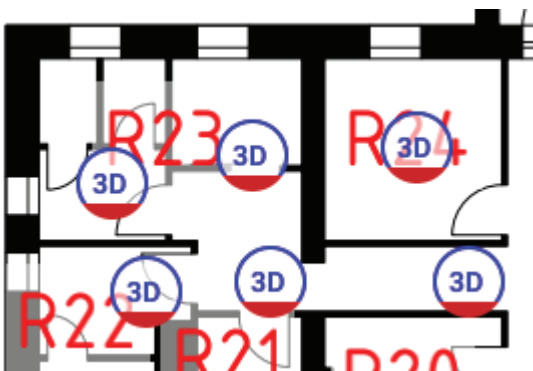
To change between levels / sheets click on the arrow buttons located at the top:



Use +, Fit, - icons at the top to zoom; or use mouse scroll wheel:



The plan views show the locations of each 360-degree photo labelled as “3D” icons:



Click on the 3D icon to bring up the “issue” tab on the right:



Double click on the highlighted “issue” to bring up the “chat” tab on the right and click on the photo to view it. Drag the photo to rotate it and mouse scroll wheel to zoom in or out.

4.4 REPORTING

This report includes the following:

- Observations and photographic records from inspection of internal areas of Lady Lamington building, where accessible;
- Observations and photographic records from inspection of internal areas of Lady Norman building, where accessible;
- Observations and photographic records from inspection of internal areas of Edith Cavell building, where accessible;
- Observations and photographic records from inspection of surrounding external ground floor areas within the vicinity of Lady Lamington, Lady Norman and Edith Cavell buildings; and
- High resolution photographic record of façade elevations for Lady Lamington, Lady Norman and Edith Cavell buildings.

This report excludes the following:

- Inspection of the main external roof areas that are not accessible for Lady Lamington, Lady Norman and Edith Cavell buildings, and any other areas deemed inaccessible at the time of inspection, as recorded in Appendix E; and
- High resolution photographs of the main roof areas of Lady Lamington, Lady Norman and Edith Cavell buildings.

The dilapidation reporting is not intended to provide commentary on the structural adequacy of the inspected items but rather a general summary of the observed visual condition of the buildings and surrounds as well as a photographic record current at the time of inspection.

Reference Plans defining each area have been created and are available in **Appendix A**.

Location Reports have been generated visually referencing the general condition of each area. For the internal survey, the condition of the walls, floor, ceiling and any visually noticeable defects have been recorded as applicable. For the external ground zone survey, the general visual condition of structure and fabric in each zone have been visually recorded, including any significant, noticeable items. The Location Reports for each area are available in **Appendix B**.

Individual photographs referenced in the Location Reports are available in **Appendix C**.

High resolution Photographic Elevations of the heritage buildings have been recorded by Bennett + Bennett and are available in **Appendix D**.

Generally, areas that were not accessible have been noted in the reports and have been highlighted on the marking plans located in **Appendix E**.

5 OBSERVATIONS

The following is a summary of visual observations that have been made on the general condition of each area and contains a sampling of reference photos for information. For further details of each location refer to individual location reports in Appendix B.

5.1 LADY LAMINGTON BUILDING INTERNALS

The Lady Lamington building is a large structure that is approximately 95m long by 70m wide; refer to Figures 5 and 6. The building is divided into five sections. Two of these building sections form the towers; north tower and south tower. Three of these building sections form the wings; 1896 wing, 1914 wing and 1931 wing.



Figure 7 – Lady Lamington Building
(Source: Google Maps, 2019)

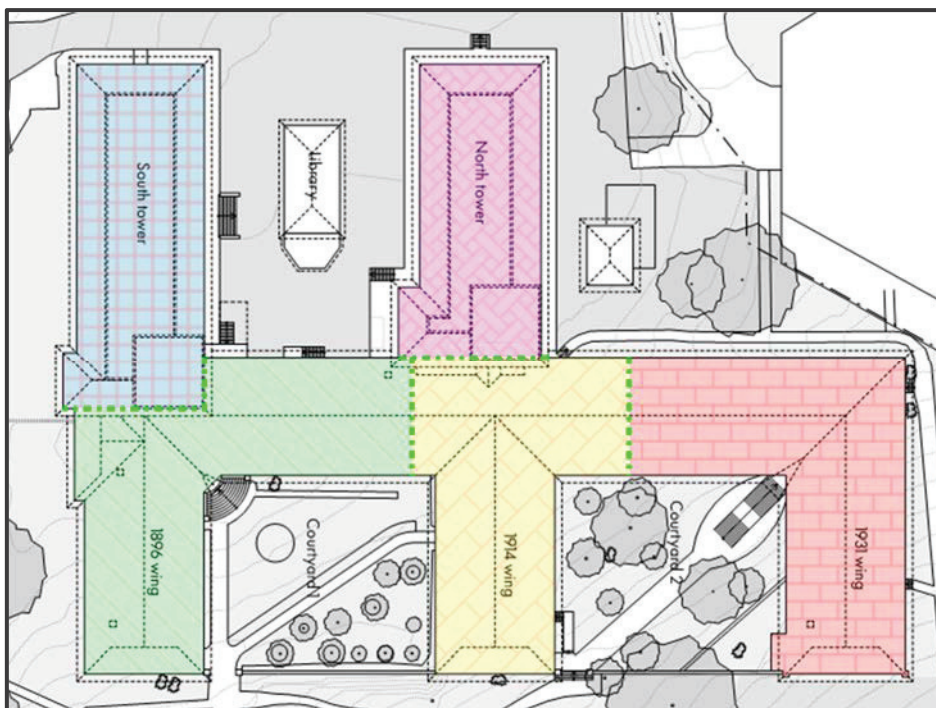


Figure 8 – Lady Lamington Building Sections

5.1.1 North Tower Description

The north tower is approximately 33m long by 14m wide with a floor area of 490 m² and consists of the following levels:

- Level 7 – Roof
- Level 6 – Usable floor space
- Level 5 – Usable floor space
- Level 4 – Usable floor space
- Level 3 – Usable floor space
- Level 2 – Usable floor space
- Level 1 – Usable floor space
- Ground floor – Usable floor space
- Basement floor – Usable floor space

Levels Ground to Level 6 contain external balcony areas around the perimeter of the structure that are generally exposed to the environment. The balconies are connected via external stairs.

On each usable floor level there is generally a central hallway with connecting rooms each side. There is also a common restroom area at one end of each tower.

The floors are connected by a rectangular spiral stair that is wrapped around a mechanical lift system.

5.1.2 South Tower Description

The north tower is approximately 38m long by 14m wide with a floor area of 590 m² and consists of the following levels:

- Level 7 – Roof
- Level 6 – Usable floor space
- Level 5 – Usable floor space
- Level 4 – Usable floor space
- Level 3 – Usable floor space
- Level 2 – Usable floor space
- Level 1 – Usable floor space
- Ground floor – Usable floor space
- Basement floor – Usable floor space

Levels Ground to Level 6 contain external balcony areas around the perimeter of the structure that are generally exposed to the environment. The balconies are connected via external stairs.

On each usable floor level there is generally a central hallway with connecting rooms each side. There is also a common restroom area at one end of each tower.

The floors are connected by a rectangular spiral stair that is wrapped around a mechanical lift system

5.1.3 1896 Wing Description

The 1896 wing section is approximately 60m long L-shaped floor with a 13m wide building throat and a floor area of 730m² and consists of the following levels:

- Level 1 – Usable floor space
- Ground floor – Usable floor space
- Basement floor – Usable floor space

The Ground floor and Level 1 contain external balcony areas around the perimeter of the structure that are generally exposed to the environment. The balconies are connected via external stairs.

On half of the Ground floor and on all of Level 1 there is a central hallway with connecting rooms each side. The rest of the Ground floor and all of Basement floor generally have large common rooms with some smaller rooms also present.

5.1.4 1914 Wing Description

The 1914 wing section is approximately 45m long T-shaped floor with a 13m wide building throat and a floor area of 650m² and consists of the following levels:

- Level 1 – Usable floor space
- Ground floor – Usable floor space
- Basement floor – Usable floor space
- Sub-Basement 1 – Usable floor space

The Basement floor, Ground floor and Level 1 contain external balcony areas around the perimeter of the structure that are generally exposed to the environment. The balconies are connected via external stairs.

On half of the Basement floor and on all of Ground floor and Level 1 there is a central hallway with connecting rooms each side. The rest of the Basement floor generally has large common rooms.

The Sub-Basement 1 floor is a smaller zone of approximately 130m² in area and consists of an external balcony zone and internal rooms. The balcony is connected to the floor above via an external stair.

5.1.5 1931 Wing Description

The 1931 wing section is approximately 55m long L-shaped floor with a 13m wide building throat and a floor area of 740m² and consists of the following levels:

- Level 1 – Usable floor space
- Ground floor – Usable floor space
- Basement floor – Usable floor space
- Sub-Basement 1 – Usable floor space
- Sub-Basement 2 – Usable floor space

The Sub-Basement floors, Basement floor, Ground floor and Level 1 contain external balcony areas around the perimeter of the structure that are generally exposed to the environment. The balconies are connected via external stairs.

On each floor there is generally a central hallway with connecting rooms each side. The rest of the Basement floor generally has large common rooms. The Sub-Basement 2 floor is a smaller zone of approximately 240m² in area and consists of an external balcony zone and internal rooms. The balcony is connected to the floor above via an external stair.

5.1.6 Wall Survey

A range of wall types and wall finishes was observed for the Lady Lamington building. A representative sample of observed wall types and their condition is presented as follows.

<p style="text-align: center;">Photo 1</p> 	<p style="text-align: center;">Photo 2</p> 
<p>Comments: Tower concrete/brick wall external view at roof level. General wall cracking and wear of finishes. Some rust to steel sheeting.</p> <p>From location report: B1.NT.L7.R01</p>	<p>Comments: Tower steel wall sheeting external view at roof level.</p> <p>From location report: B1.NT.L7.R01</p>
<p style="text-align: center;">Photo 3</p> 	<p style="text-align: center;">Photo 4</p> 
<p>Comments: Tower concrete/brick wall internal view at roof level. General wall cracking and wear of finishes.</p> <p>From location report: B1.NT.L7.R02</p>	<p>Comments: Internal wall partition. Wear of finishes.</p> <p>From location report: B1.NT.L6.R14</p>

<p style="text-align: center;">Photo 5</p> 	<p style="text-align: center;">Photo 6</p> 
<p>Comments: Internal view of external doors. Wear of finishes. Damaged glazing (boarded).</p> <p>From location report: B1.NT.L6.R10</p>	<p>Comments: External view of inner balcony wall. General wear of finishes. Corrosion of some steel fixtures.</p> <p>From location report: B1.NT.L6.B01</p>
<p style="text-align: center;">Photo 7</p> 	<p style="text-align: center;">Photo 8</p> 
<p>Comments: Internal view of outer balcony wall. General wear of finishes. Some windows have glazed louvres installed. Wire mesh to windows.</p> <p>From location report: B1.NT.L6.B01</p>	<p>Comments: General view of internal wall partition. Wear of finishes.</p> <p>From location report: B1.NT.L3.R28</p>





<p style="text-align: center;">Photo 9</p> 	<p style="text-align: center;">Photo 10</p> 
<p>Comments: View of silky oak lift timber cladding. Some general wear of timber present.</p> <p>From location report: B1.NT.L1.L01</p>	<p>Comments: View of a large common room wall partition. Some minor wall sheeting damage surface marks and minor penetrations.</p> <p>From location report: B1.NT.L1.R03</p>
<p style="text-align: center;">Photo 11</p> 	<p style="text-align: center;">Photo 12</p> 
<p>Comments: External view of outer balcony wall. General wear of finishes and timber surfaces. Some isolated areas have damaged glazing.</p> <p>From location report: B1.NT.L1.B02</p>	<p>Comments: Internal view of façade glazing. Some minor isolated cladding penetrations. Some minor damage, cracking of isolated glazing.</p> <p>From location report: B1.NT.B.R01</p>

Photo 13



Comments: View of external balcony balustrade.
From location report: B3.L1.R12

Photo 14



Comments: General view of wall partition. Some areas were covered by fit-out items.
From location report: B1.NT.B.R11

Photo 15



Comments: Internal view of hallway walls.
From location report: B1.ST.L5.H01

Photo 16



Comments: External view of brick façade. General wear of finishes.
From location report: B1.1896.B.B01

Photo 17



Comments: External view of timber balcony. General wear of timber surfaces and finishes.

From location report: B1.1896.GF.B04

Photo 18



Comments: General view of wall partition. Wear of finishes.

From location report: B1.1896.GF.R21

Photo 19



Comments: External fence / balustrade. General wear of finishes.

From location report: B1.1896.GF.B02

Photo 20











Comments: External brick arches + timber balustrades. Minor wear to finishes, damaged timber balustrade sections.

From location report: B1.1914.B.B02

5.1.7 Floor Survey

A range of floor types and finishes was observed for the Lady Lamington building. A representative sample of observed floors and their condition is presented as follows.

<p style="text-align: center;">Photo 21</p> 	<p style="text-align: center;">Photo 22</p> 
<p>Comments: Tower roof level. General view of floor. From location report: B1.NT.L7.R01</p>	<p>Comments: View of internal tower stairs. General debris present. Wear of timber handrails. Some concrete cracking. From location report: B1.NT.GF.ST01</p>
<p style="text-align: center;">Photo 23</p> 	<p style="text-align: center;">Photo 24</p> 
<p>Comments: View of internal floor. Stripped finishes. Concrete floor exposed. From location report: B1.NT.L6.R01</p>	<p>Comments: Internal hallway flooring. Wear of finishes. Debris present. Floor structure covered. From location report: B1.NT.L6.H01</p>

<p style="text-align: center;">Photo 25</p> 	<p style="text-align: center;">Photo 26</p> 
<p>Comments: View of external balcony flooring. General wear of surfaces and finishes. Debris present.</p> <p>From location report: B1.NT.L6.B03</p>	<p>Comments: View of external balcony timber stairs. Wear of timber surfaces, debris.</p> <p>From location report: B1.NT.L6.ST02</p>
<p style="text-align: center;">Photo 27</p> 	<p style="text-align: center;">Photo 28</p> 
<p>Comments: Internal lobby flooring. Covered by finishes. Wear to finishes, sections missing.</p> <p>From location report: B1.NT.L3.L01</p>	<p>Comments: View of internal flooring. Surface staining, concrete cracking, debris. Some areas covered by fixtures.</p> <p>From location report: B1.NT.L3.R18</p>





<p style="text-align: center;">Photo 29</p> 	<p style="text-align: center;">Photo 30</p> 
<p>Comments: View of internal office area. Flooring covered by finishes / fixtures. General wear of finishes, debris.</p> <p>From location report: B1.NT.L2.R06</p>	<p>Comments: View of internal hallway. Wear of timber surfaces, debris. Flooring covered by finishes. General wear of finishes.</p> <p>From location report: B1.NT.L2.H01</p>
<p style="text-align: center;">Photo 31</p> 	<p style="text-align: center;">Photo 32</p> 
<p>Comments: View of internal office area. Flooring covered by finishes / fixtures.</p> <p>From location report: B1.NT.B.R01</p>	<p>Comments: View of internal flooring. Flooring covered by finishes / fixtures. Staining of finishes, debris.</p> <p>From location report: B1.ST.L5.R11</p>

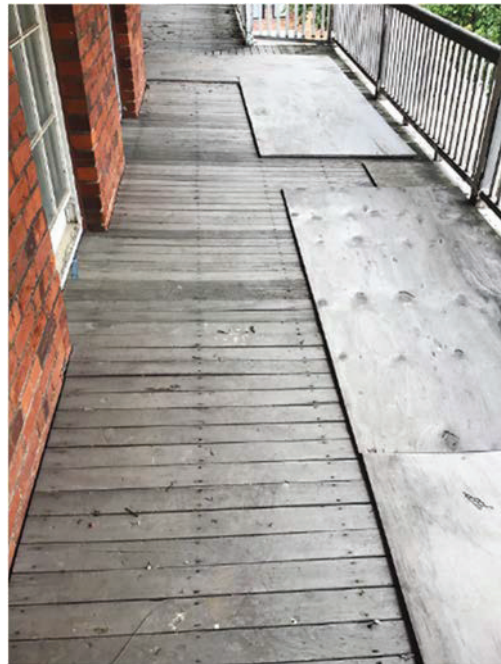
Photo 33



Comments: View of external timber balcony. Wear of timber. Damaged timber flooring.

From location report: B1.1896.GF.B03

Photo 34



Comments: View of external timber balcony. Wear of timber. Areas covered by ply panels. Potential damage to structure underneath.

From location report: B1.1896.L1.B02

Photo 35



Comments: General view of internal flooring. Debris present.

From location report: B1.1914.GF.R24

Photo 36



Comments: External concrete flooring. Concrete cracking present.

From location report: B1.1914.B.B02

Photo 37



Comments: View of internal hallway. Covered by finishes. Wear of finishes. Surface staining.

From location report: B1.1931.SB1.H02

Photo 38



Comments: View of external balcony. Surface staining, concrete cracking.

From location report: B1.1914.GF.B04

Photo 39



Comments: General view of internal flooring. Debris present.

From location report: B1.1931.L1.R28

Photo 40



Comments: General internal office floor.

From location report: B1.NT.L1.R06

5.1.8 Ceiling Survey

A range of ceiling types and finishes was observed for the Lady Lamington building. A representative sample of observed ceilings and their condition is presented as follows.



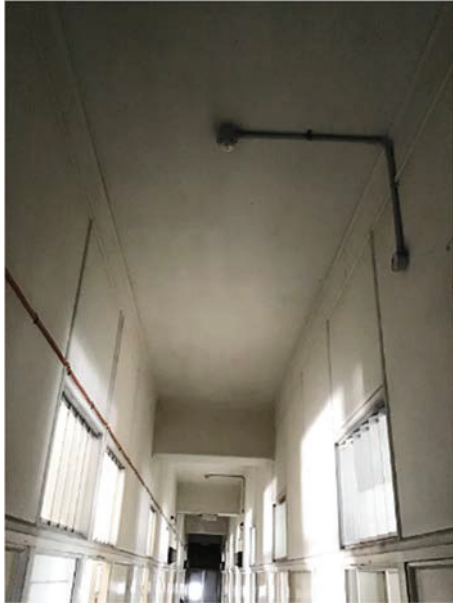

<p style="text-align: center;">Photo 41</p> 	<p style="text-align: center;">Photo 42</p> 
<p>Comments: Tower section concrete ceiling external view at roof level. General wear of finishes.</p> <p>From location report: B1.NT.L7.ST01</p>	<p>Comments: Internal ceiling view. Wear of finishes. Surface staining, cracking.</p> <p>From location report: B1.NT.L6.R04</p>
<p style="text-align: center;">Photo 43</p> 	<p style="text-align: center;">Photo 44</p> 
<p>Comments: View of internal hallway ceiling. Some areas have wear of finishes, peeling.</p> <p>From location report: B1.NT.L6.H01</p>	<p>Comments: View of external balcony ceiling. Wear of finishes, cracking, concrete spalling. Exposed reinforcement corroded.</p> <p>From location report: B1.NT.L6.B01</p>

Photo 45



Comments: View of internal common room ceiling.
From location report: B1.NT.L2.R01

Photo 46



Comments: View of internal office ceiling. Structure covered by hung ceiling panels.
From location report: B1.NT.L2.R13

Photo 47



Comments: General view of internal ceiling. Wear of finishes, peeling.
From location report: B1.ST.L5.R30

Photo 48



Comments: View of timber balcony floor from below.
From location report: B1.1896.GF.B03





<p style="text-align: center;">Photo 49</p> 	<p style="text-align: center;">Photo 50</p> 
<p>Comments: View of internal common room ceiling. Major surface staining.</p> <p>From location report: B1.1914.L1.R26</p>	<p>Comments: View of internal room ceiling. Wear of finishes, peeling.</p> <p>From location report: B1.1914.GF.R15</p>
<p style="text-align: center;">Photo 51</p> 	<p style="text-align: center;">Photo 52</p> 
<p>Comments: General view of internal ceiling.</p> <p>From location report: B1.1896.L1.R27</p>	<p>Comments: View of external ceiling. Wear of finishes.</p> <p>From location report: B1.1914.B.B02</p>

Photo 53



Comments: View of internal common room ceiling. Surface staining.

From location report: B1.1931.SB1.R15

Photo 54



Comments: View of internal room ceiling. Wear of finishes, peeling.

From location report: B1.1931.SB1.R15

Photo 55



Comments: General view of external ceiling.

From location report: B1.1931.SB1.B01

Photo 56



Comments: View of internal ceiling. Wear of ceiling services, corrosion.

From location report: B1.1931.SB2.B02

Photo 57



Comments: View of internal common room, feature ceiling. Some wear of finishes, peeling.

From location report: B1.1914.B.R02

Photo 58



Comments: View of internal room, feature ceiling.

From location report: B1.1914.B.R01

Photo 59



Comments: View of external balcony roof from below.

From location report: B1.1914.L1.B03

Photo 60



Comments: View of internal ceiling. Wear of finishes, peeling.

From location report: B1.ST.L5.R28

5.1.9 General Defects

There is a wide range of defects that were observed for the Lady Lamington building. A representative sample of observed defects is presented as follows.





<p style="text-align: center;">Photo 61</p> 	<p style="text-align: center;">Photo 62</p> 
<p>Comments: Tower wall external view at roof level. Concrete cracking, penetration.</p> <p>From location report: B1.NT.L7.R01</p>	<p>Comments: Tower wall internal view. Surface peeling, concrete cracking.</p> <p>From location report: B1.NT.L7.ST01</p>
<p style="text-align: center;">Photo 63</p> 	<p style="text-align: center;">Photo 64</p> 
<p>Comments: Tower roof level. External view. Corrosion of steel. Cracking of sealant.</p> <p>From location report: B1.NT.L7.R01</p>	<p>Comments: Internal ceiling. Concrete cracking. Surface staining.</p> <p>From location report: B1.NT.L7.ST01</p>

Photo 65



Comments: View of internal flooring. Concrete cracking.

From location report: B1.NT.L6.R05

Photo 66



Comments: View of external balcony stairs. Cracking / wear of timber. Wear of finishes.

From location report: B1.NT.L6.ST02

Photo 67



Comments: View of external façade. Damage to wall cladding.

From location report: B1.NT.L6.B03

Photo 68



Comments: View of balcony ceiling. Damaged ceiling cladding, structure exposed to environment.

From location report: B1.NT.L6.B02

Photo 69



Comments: View of internal ceiling. Concrete cracking and wear of finishes, peeling.

From location report: B1.NT.L4.R19

Photo 70



Comments: View of internal door. Damage to surface finish.

From location report: B1.NT.L4.R14

Photo 71



Comments: View of external balcony floor. Concrete cracking. Debris.

From location report: B1.NT.L4.B03

Photo 72



Comments: View of internal ceiling. Damage to ceiling cladding.

From location report: B1.NT.L3.R10

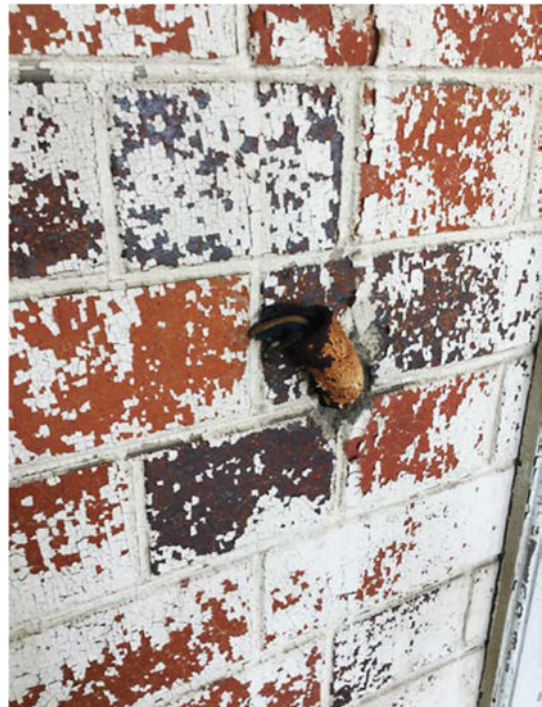
Photo 73



Comments: View of internal floor. Damage to finish, stained carpet.

From location report: B1.NT.L2.L01

Photo 74



Comments: View of brick façade from outside. Damage to finishes, paint peeling. Exposed service.

From location report: B1.NT.L6.B01

Photo 75



Comments: View of internal stair. Damage to concrete.

From location report: B1.NT.L4.ST01

Photo 76



Comments: View of wall from inside. Surface / cladding staining, damage to cladding.

From location report: B1.NT.L3.R23

Photo 77



Comments: View of internal wall. Damage to service. Exposed floor penetration.

From location report: B1.NT.L3.R26

Photo 78



Comments: View of internal fixture. Damaged fixture.

From location report: B1.NT.L2.R13

Photo 79



Comments: View of external timber door from outside. Wear of timber and finishes, paint peeling.

From location report: B1.NT.L2.B02

Photo 80



Comments: View of internal stairs. Concrete cracking, debris.

From location report: B1.NT.L3.ST01

Photo 81



Comments: View of flooring. Cracking.
From location report: B1.NT.L1.B03

Photo 82



Comments: View of internal office space. Damaged fixture. Exposed wiring.
From location report: B1.NT.B.R10

Photo 83



Comments: View of timber lift cladding. Damage to surface. Areas with scratch marks.
From location report: B1.ST.L4.L01

Photo 84



Comments: View of external balcony balustrade. Concrete cracking, damage to finishes, peeling.
From location report: B1.NT.L1.B02

Photo 85



Comments: View of external balcony columns. Surface damage, peeling.

From location report: B1.NT.L1.B02

Photo 86



Comments: View of timber lift cladding. Damage to timber, scratch marks.

From location report: B1.NT.GF.L01

Photo 87



Comments: View of external glazing from inside. Damage to glazing, cracking.





From location report: B1.NT.B.R02

Photo 88



Comments: View of internal stair wall. Damage to finishes, peeling.

From location report: B1.NT.L2.ST01

<p style="text-align: center;">Photo 89</p> 	<p style="text-align: center;">Photo 90</p> 
<p>Comments: View of external door. Damaged glazing.</p> <p>From location report: B1.NT.L1.R10</p>	<p>Comments: View of internal floor. Cracking.</p> <p>From location report: B1.NT.B.R14</p>
<p style="text-align: center;">Photo 91</p> 	<p style="text-align: center;">Photo 92</p> 
<p>Comments: View of external feature column. Damage to finishes, concrete cracking.</p> <p>From location report: B1.ST.L6.R29</p>	<p>Comments: View of external balcony ceiling. Concrete cracking, spalling, surface staining.</p> <p>From location report: B1.ST.L2.B02</p>

5.2 EDITH CAVELL BUILDING INTERNALS

5.2.1 Edith Cavell Description

The Edith Cavell building is a three storey structure that is approximately 53m long by 22m wide with a typical floor area of 880 m² and consists of the following levels:

- Level 2 – Usable floor space
- Level 1 – Usable floor space
- Ground floor – Usable floor space
- Basement floor – Partially usable floor space

The Ground floor, Level 1 and Level 2 contain external balcony areas primarily on the north side of the structure that are generally exposed to the environment. The balconies are connected via stairs. Each floor generally consists of internal rooms with some larger common rooms also present.

The basement floor is located on the west end of the building and is smaller than a typical floor with a floor area of approximately 220m². The basement floor generally consists of usable internal rooms and is connected to the ground floor via external stairs.



Figure 9 – Edith Cavell Building

(Source: Google Maps, 2019)

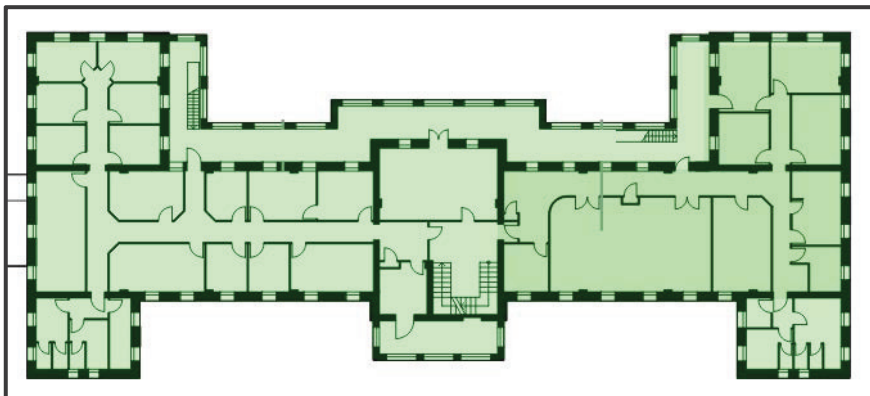


Figure 10 – Lady Norman Building Plan

5.2.2 Wall Survey

A range of wall types and wall finishes was observed for the Edith Cavell building. A representative sample of observed wall types and their condition is presented as follows.

Photo 93



Comments: View of external ground floor balcony walls

From location: B2.GF.B01.06

Photo 94



Comments: View of internal ground floor hallway.

From location: B2.GF.H01.01

Photo 95



Comments: View of internal ground floor lobby. Some of the walls were not visible, blocked by objects.
From location: B2.GF.L01.02

Photo 96



Comments: View of internal ground floor room.
From location: B2.GF.R02

Photo 97



Comments: View of internal ground floor room. Visible surface staining, mould.
From location: B2.GF.R16

Photo 98



Comments: View of internal level 1 room. Visible surface staining, mould.
From location: B2.L1.R16

Photo 99



Comments: View of internal level 2 hallway. Significant visible surface staining, mould.
From location: B2.L2.H01.02

Photo 100



Comments: View of internal level 2 room. Significant surface staining, peeling, mould.
From location: B2.L2.R01

5.2.3 Floor Survey

A range of floor types and finishes was observed for the Edith Cavell building. A representative sample of observed floors and their condition is presented as follows.

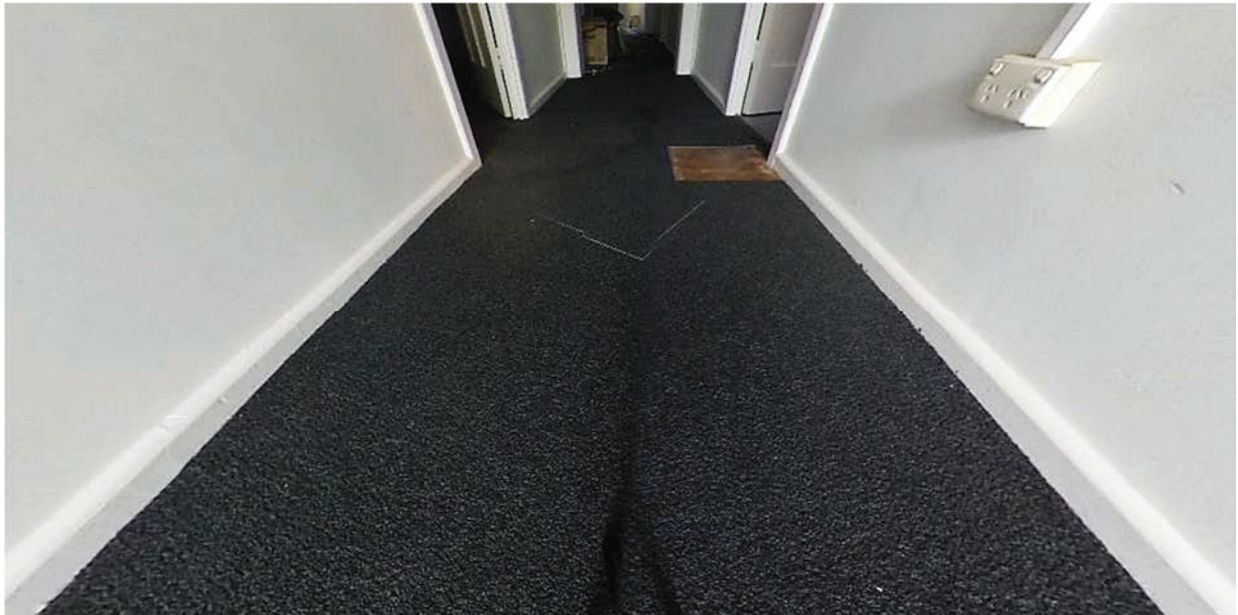
Photo 101



Comments: View of external level 2 stairs.

From location: B2.L2.ST03

Photo 102



Comments: View of internal ground floor hallway. Carpet flooring.

From location: B2.GF.H03.04

Photo 103

Comments: View of external stair landing timber floor. Signs of weathering of timber surface.
From location: B2.GF.ST05

Photo 104

Comments: View of external level 1 balcony floor. Visible surface cracking.
From location: B2.L1.B01.01

Photo 105

Comments: View of internal level 1 hallway. Collapsed ceiling on floor.
From location: B2.L1.H01.02

Photo 106



Comments: View of internal level 1 room flooring. Debris from collapsed section of ceiling over.
From location: B2.L1.R23

Photo 107



Comments: View of internal level 2 room flooring. Debris from collapsed ceiling over. Staining.
From location: B2.L2.R17

Photo 108



Comments: View of internal level 2 stair flooring. Debris from collapsed ceiling over.
From location: B2.L2.ST01.01

5.2.4 Ceiling Survey

A range of ceiling types and finishes was observed for the Edith Cavell building. A representative sample of observed ceilings and their condition is presented as follows.

Photo 109



Comments: View of basement internal room ceiling.

From location: B2.B.R04

Photo 110



Comments: View of ground floor external balcony ceiling.

From location: B2.GF.B01.03

Photo 111



Comments: View of ground floor internal hallway ceiling.
From location: B2.GF.H01.01

Photo 112



Comments: View of internal ground floor ceiling. General hung office ceiling.
From location: B2.GF.R02

Photo 113



Comments: View of internal level 1 hallway ceiling. Partially collapsed suspended ceiling. Staining, mould.
From location: B2.L1.H01.02

Photo 114



Comments: View of level 1 internal room ceiling. Surface staining, mould.

From location: B2.L1.R02

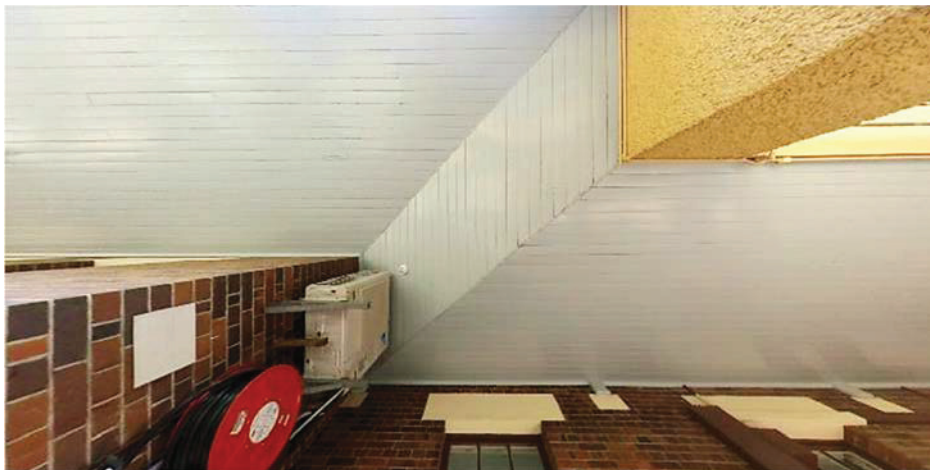
Photo 115



Comments: View of level 1 internal room ceiling. Partial collapse, staining, mould.

From location: B2.L1.R21

Photo 116



Comments: View of level 2 external balcony timber ceiling.

From location: B2.L2.B01.05

5.2.5 General Defects

There is a wide range of general defects that were observed for the Edith Cavell building. A representative sample of observed defects is presented as follows.





<p style="text-align: center;">Photo 117</p> 	<p style="text-align: center;">Photo 118</p> 
<p>Comments: Surface splitting of timber handrail. From location report: B2.L2.ST03</p>	<p>Comments: Surface damage, staining, mould damage. From location report: B2.L2.R31</p>
<p style="text-align: center;">Photo 119</p> 	<p style="text-align: center;">Photo 120</p> 
<p>Comments: Surface peeling, staining, mould damage. From location report: B2.L2.R23</p>	<p>Comments: Damage to wall, cracking. From location report: B2.L2.R20</p>

Photo 121



Comments: Significant surface damage, staining, mould.

From location report: B2.L2.R19

Photo 122



Comments: Major ceiling damage, unstable condition, staining, mould.

From location report: B2.L2.R17

Photo 123



Comments: External glazing damage, broken glass.

From location report: B2.L2.R14

Photo 124



Comments: Extensive surface peeling, staining, mould damage.

From location report: B2.L2.R13





<p style="text-align: center;">Photo 125</p> 	<p style="text-align: center;">Photo 126</p> 
<p>Comments: Damaged floor finishes, flooring. From location report: B2.L2.H04</p>	<p>Comments: Damaged timber ceiling. From location report: B2.L2.B01</p>
<p style="text-align: center;">Photo 127</p> 	<p style="text-align: center;">Photo 128</p> 
<p>Comments: Damage to floor finishes. From location report: B2.L1.R26</p>	<p>Comments: Ceiling damage, staining, mould. From location report: B2.L1.R23</p>

Photo 129



Comments: Damage to timber structure, rotting.
From location report: B2.L1.R17

Photo 130



Comments: Damage to suspended ceiling and services.
From location report: B2.L1.H01

Photo 131



Comments: Damage to floor finishes.
From location report: B2.GF.H03

Photo 132



Comments: Surface finish damage to brickwork.
From location report: B2.GF.H02

5.3 LADY NORMAN BUILDING INTERNALS

5.3.1 Lady Norman Description

The Lady Norman building is a two storey ‘L-shaped’ structure that is approximately 45m long by 14m wide with a floor area of 670m² and consists of the following levels:

- ▶ Level 1 – Usable floor space
- ▶ Ground floor – Usable floor space

Both levels contain external balcony areas around the perimeter of the structure that are generally exposed to the environment.

On each usable floor level there are generally central common areas with connecting balcony rooms each side. There is also a common restroom area at one end.

The floors are connected by stairs.



Figure 11 – Lady Norman Building

(Source: Google Maps, 2019)

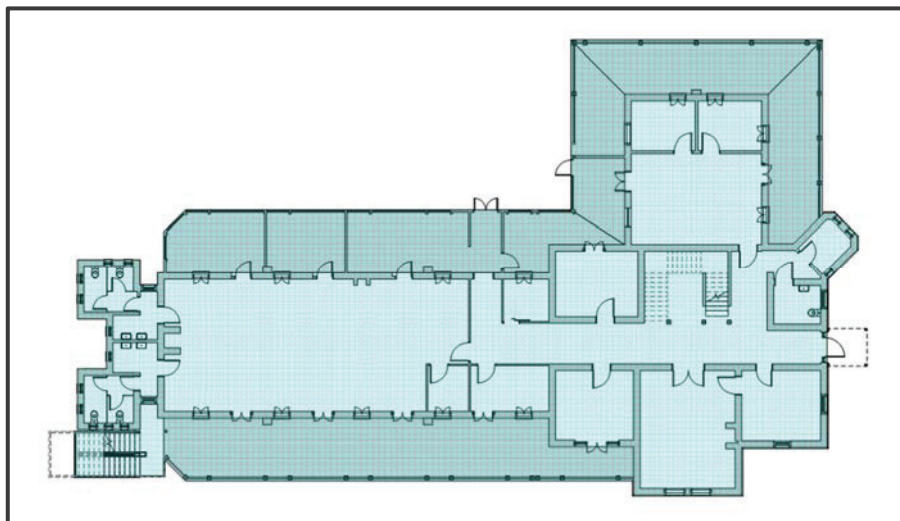


Figure 12 – Lady Norman Building Plan

5.3.2 Wall Survey

A range of wall types and wall finishes was observed for the Lady Norman building. A representative sample of observed wall types and their condition is presented as follows.





<p style="text-align: center;">Photo 133</p> 	<p style="text-align: center;">Photo 134</p> 
<p>Comments: General view of wall from inside. From location report: B3.GF.R13</p>	<p>Comments: View of external brick façade. Wear to surface finishes, peeling. From location report: B3.GF.R16</p>
<p style="text-align: center;">Photo 135</p> 	<p style="text-align: center;">Photo 136</p> 
<p>Comments: View of external balcony balustrade. From location report: B3.GF.R16</p>	<p>Comments: View of internal timber stair balustrade. From location report: B3.L1.ST01</p>

Photo 137



Comments: View of internal wall cladding.
From location report: B3.L1.R07

Photo 138



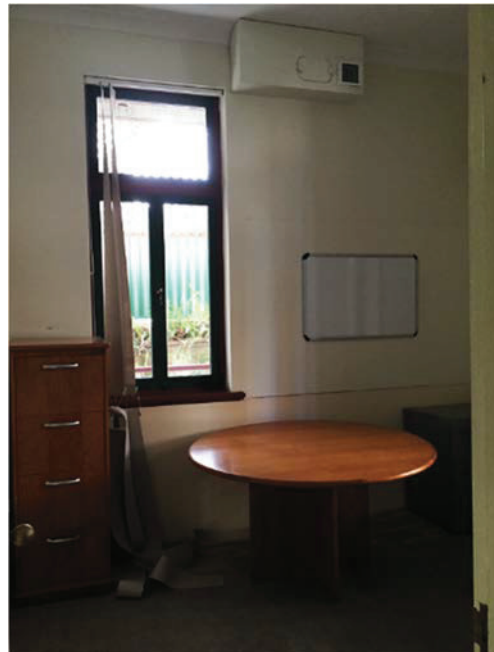
Comments: View of external brick façade. Wear to surface finishes, peeling.
From location report: B3.L1.R18

Photo 139



Comments: Internal view of brick wall. Areas partially covered up by fixtures.
From location report: B3.GF.R02

Photo 140



Comments: General view of wall from inside.
From location report: B3.GF.R09

Photo 141



Comments: View of external balcony balustrade. Minor cracking of paint finish.

From location report: B3.GF.R22

Photo 142



Comments: View of internal restroom wall.

From location report: B3.GF.R14

Photo 143



Comments: Internal view of brick wall. Surface wear of paint finish.

From location report: B3.GF.R15

Photo 144



Comments: General view of wall from inside. Louvre system externally.

From location report: B3.L1.R14

5.3.3 Floor Survey

A range of floor types and finishes was observed for the Lady Norman building. A representative sample of observed floors and their condition is presented as follows.




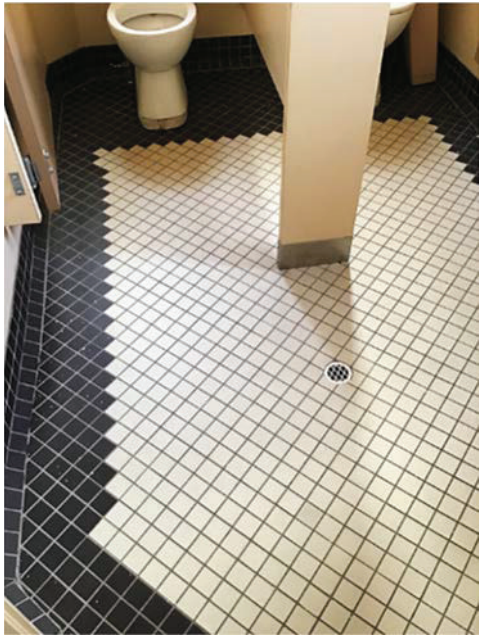
<p style="text-align: center;">Photo 145</p> 	<p style="text-align: center;">Photo 146</p> 
<p>Comments: Internal laminate flooring. From location report: B3.GF.R13</p>	<p>Comments: External balcony decking. Signs of wear. From location report: B3.GF.R16</p>
<p style="text-align: center;">Photo 147</p> 	<p style="text-align: center;">Photo 148</p> 
<p>Comments: View of internal timber stairs. Carpet finish. From location report: B3.L1.ST01</p>	<p>Comments: Internal restroom area. Tiled flooring. From location report: B3.L1.R02</p>

Photo 149



Comments: Internal laminate flooring.
From location report: B3.L1.R07

Photo 150



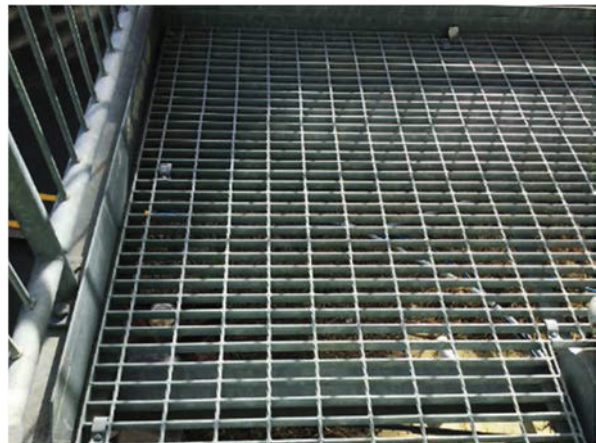
Comments: External balcony decking. Signs of wear.
From location report: B3.L1.R18

Photo 151







Comments: External steel stairs. Galvanised.
From location report: B3.GF.ST02

Photo 152



Comments: External stair floor grating, galvanised.
From location report: B3.GF.ST02

<p style="text-align: center;">Photo 153</p> 	<p style="text-align: center;">Photo 154</p> 
<p>Comments: Internal flooring. From location report: B3.GF.H01</p>	<p>Comments: Internal flooring. From location report: B3.L1.R17</p>
<p style="text-align: center;">Photo 155</p> 	<p style="text-align: center;">Photo 156</p> 
<p>Comments: Internal flooring. From location report: B3.L1.R04</p>	<p>Comments: Internal flooring. From location report: B3.L1.R06</p>

5.3.4 Ceiling Survey

A range of ceiling types and finishes was observed for the Lady Norman building. A representative sample of observed ceilings and their condition is presented as follows.





<p style="text-align: center;">Photo 157</p> 	<p style="text-align: center;">Photo 158</p> 
<p>Comments: Internal ceiling view. From location report: B3.GF.R13</p>	<p>Comments: Internal ceiling view. From location report: B3.GF.R17</p>
<p style="text-align: center;">Photo 159</p> 	<p style="text-align: center;">Photo 160</p> 
<p>Comments: External view of timber balcony ceiling. From location report: B3.GF.R16</p>	<p>Comments: Internal ceiling view at stairs. Minor sheeting separation. From location report: B3.L1.ST01</p>

Photo 161



Comments: View of internal common room ceiling with feature cladding.

From location report: B3.L1.R07

Photo 162



Comments: External view of timber framed corrugated sheeting roof from below.

From location report: B3.L1.R18

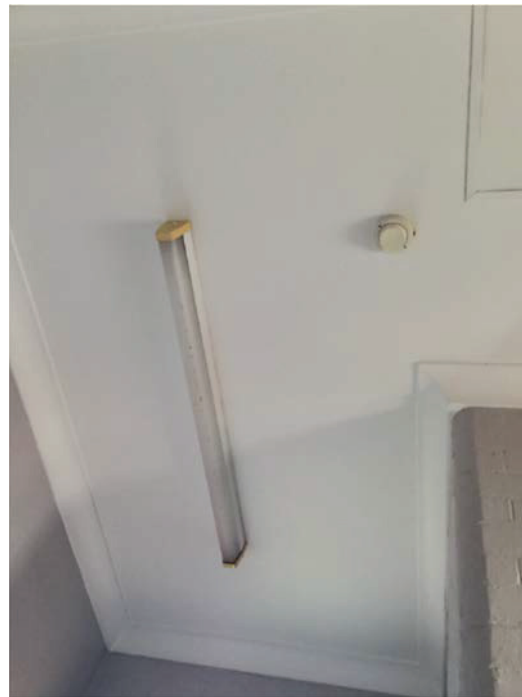
Photo 163



Comments: View of internal office ceiling.

From location report: B3.L1.R13

Photo 164



Comments: View of internal restroom ceiling.

From location report: B3.GF.R14

Photo 165



Comments: View of internal room ceiling with removed fixture.

From location report: B3.L1.R16

Photo 166



Comments: View of internal timber clad ceiling.

From location report: B3.GF.H01

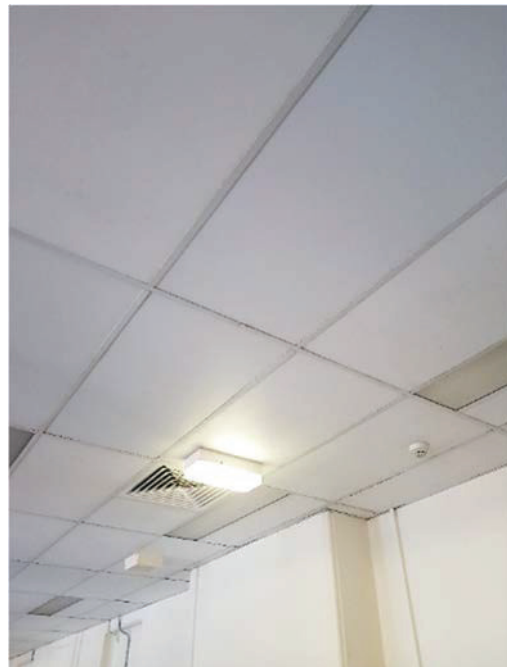
Photo 167



Comments: View of internal ceiling with access hatch + steel stairs.

From location report: B3.L1.R20

Photo 168



Comments: View of internal office ceiling. Hung ceiling.

From location report: B3.L1.R09

5.3.5 General Defects

There is a wide range of general defects that were observed for the Lady Norman building. A representative sample of observed defects is presented as follows.





<p style="text-align: center;">Photo 169</p> 	<p style="text-align: center;">Photo 170</p> 
<p>Comments: Minor cracking of paintwork. From location report: B3.GF.R17</p>	<p>Comments: Cracking / peeling of external brick façade. Minor wear of timber door cladding at base. From location report: B3.GF.R16</p>
<p style="text-align: center;">Photo 171</p> 	<p style="text-align: center;">Photo 172</p> 
<p>Comments: Internal wall. Wear of finishes. Paint peeling. From location report: B3.L1.R02</p>	<p>Comments: Internal restroom floor. Removed tile. From location report: B3.GF.R15</p>

Photo 173



Comments: View of internal wall. Minor damage to finishes.

From location report: B3.L1.R21

Photo 174



Comments: View of external steel stairs. Minor corrosion.

From location report: B3.L1.ST02

Photo 175



Comments: External wall air hole. Minor damage of fixture.

From location report: B3.GF.ST02

Photo 176



Comments: Damage of façade brickwork near door entry.

From location report: B3.L1.R12

<p style="text-align: center;">Photo 177</p> 	<p style="text-align: center;">Photo 178</p> 
<p>Comments: External timber flooring. Surface staining, potential wear of timber internally.</p> <p>From location report: B3.L1.R12</p>	<p>Comments: View of internal ceiling. Minor paint cracking.</p> <p>From location report: B3.L1.R06</p>
<p style="text-align: center;">Photo 179</p> 	<p style="text-align: center;">Photo 180</p> 
<p>Comments: View of internal ceiling. Paint cracking.</p> <p>From location report: B3.L1.H01</p>	<p>Comments: View of external brick façade. Minor paint damage.</p> <p>From location report: B3.GF.R23</p>

5.4 EXTERNAL SURROUNDINGS

The external ground floor area is approximately 175 m long by 100 m wide and covers an approximate floor area of 10,000 m² within the vicinity of the heritage buildings; refer to Figure 10 for extent covered.

A number of objects were visually surveyed including:

- External facades of heritage buildings
- External structures
- Footpaths
- Roads
- Fencing
- Retaining walls

The external ground floor area has been subdivided into smaller, more manageable zones. The visual details of each zone have been documented by the individual zone Location Reports; refer to Appendix B.

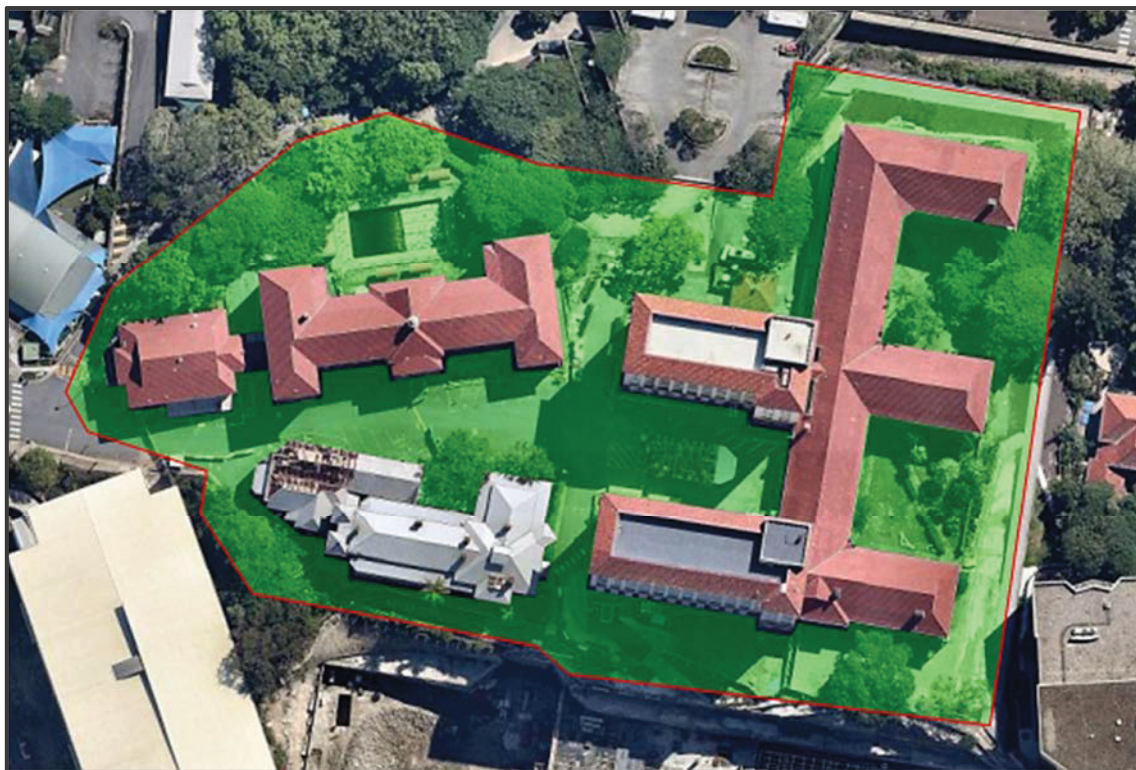


Figure 13 – Externally Surveyed Ground Floor Area

(Source: Nearmap, 2019)

5.4.1 External Structures Survey

A representative sample of external structure observations is presented as follows.

<p style="text-align: center;">Photo 181</p> 	<p style="text-align: center;">Photo 182</p> 
<p>Comments: Lady Lamington external stairs. General surface wear, staining observed.</p> <p>From location report: E.Z07</p>	<p>Comments: View of external building between Lady Lamington towers. Extensive rust to roof sheeting.</p> <p>From location report: E.Z15</p>
<p style="text-align: center;">Photo 183</p> 	<p style="text-align: center;">Photo 184</p> 
<p>Comments: View of external building between Lady Lamington tower and wing.</p> <p>From location report: E.Z12</p>	<p>Comments: View of Edith Cavell external swimming pool structure. Wear of surface finishes.</p> <p>From location report: E.Z30</p>

5.4.2 Footpaths Survey

A representative sample of footpath observations is presented as follows.

<p style="text-align: center;">Photo 185</p> 	<p style="text-align: center;">Photo 186</p> 
<p>Comments: Edith Cavell external footpath. General surface staining. Vegetation at joints.</p> <p>From location report: E.Z13</p>	<p>Comments: Lady Lamington external footpath. Ply boards installed at some areas.</p> <p>From location report: E.Z09</p>
<p style="text-align: center;">Photo 187</p> 	<p style="text-align: center;">Photo 188</p> 
<p>Comments: Lady Lamington external footpath. Extensive wear / damage to path.</p> <p>From location report: E.Z07</p>	<p>Comments: View of external footpath. Extensive cracking of concrete. Wear, staining of surface.</p> <p>From location report: E.Z05</p>

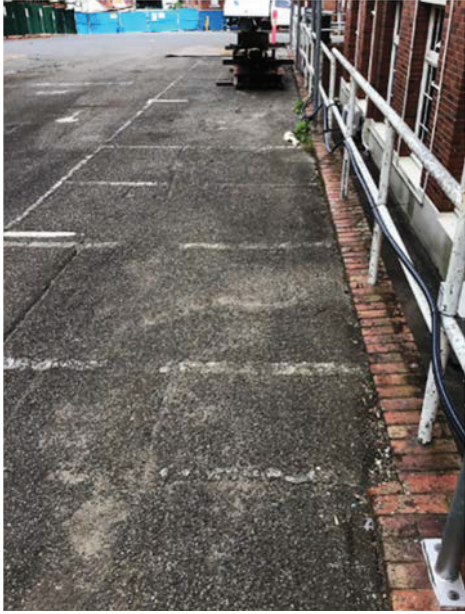



5.4.3 Roads Survey

A representative sample of road observations is presented as follows.

<p style="text-align: center;">Photo 189</p> 	<p style="text-align: center;">Photo 190</p> 
<p>Comments: Lady Lamington nearby road surface. Wear of markings, paint. Some surface damage. From location report: E.Z15</p>	<p>Comments: Edith Cavell nearby road surface. From location report: E.Z25</p>
<p style="text-align: center;">Photo 191</p> 	<p style="text-align: center;">Photo 192</p> 
<p>Comments: Lady Norman nearby road surface. Some surface damage. Wear of road markings, paint. From location report: E.Z15</p>	<p>Comments: Edith Cavell nearby 'Back Road' surface. Bitumen cracking. Worn road markings, new painted over old. From location report: E.Z27</p>

5.4.4 Fencing Survey

A representative sample of external fencing observations is presented as follows.

<p style="text-align: center;">Photo 193</p> 	<p style="text-align: center;">Photo 194</p> 
<p>Comments: Lady Lamington external barrier fence. General surface wear observed.</p> <p>From location report: E.Z14</p>	<p>Comments: Edith Cavell external barrier fence. General surface wear, rust stains.</p> <p>From location report: E.Z13</p>
<p style="text-align: center;">Photo 195</p> 	<p style="text-align: center;">Photo 196</p> 
<p>Comments: External steel gates. Surface wear, rust marks.</p> <p>From location report: E.Z05</p>	<p>Comments: External chain wire fence near Edith Cavell building.</p> <p>From location report: E.Z28</p>

5.4.5 Retaining Walls Survey

A representative sample of retaining wall observations is presented as follows.

<p style="text-align: center;">Photo 197</p> 	<p style="text-align: center;">Photo 198</p> 
<p>Comments: Concrete/block and boulder retaining walls near Edith Cavell building.</p> <p>From location report: E.Z13</p>	<p>Comments: Block retaining wall near Lady Lamington building.</p> <p>From location report: E.Z10</p>
<p style="text-align: center;">Photo 199</p> 	<p style="text-align: center;">Photo 200</p> 
<p>Comments: Sloping wall, covered in fabric.</p> <p>From location report: E.Z04</p>	<p>Comments: External brick wall, covered in heavy vegetation.</p> <p>From location report: E.Z04</p>

General Defects

There is a wide range of external defects that were observed. A representative sample of observations is presented as follows.

<p style="text-align: center;">Photo 201</p> 	<p style="text-align: center;">Photo 202</p> 
<p>Comments: Surface damage, wear of surface markings to roads.</p> <p>From location report: E.Z14</p>	<p>Comments: Surface wear, rust stains of external steel fencing.</p> <p>From location report: E.Z13</p>
<p style="text-align: center;">Photo 203</p> 	<p style="text-align: center;">Photo 204</p> 
<p>Comments: Erosion of vegetation.</p> <p>From location report: E.Z09</p>	<p>Comments: Extensive damage, cracking of foot path, damaged edges.</p> <p>From location report: E.Z07</p>

Photo 205



Comments: Surface damage, staining of stairs feature.

From location report: E.Z07

Photo 206



Comments: Damage to external brick wall.

From location report: E.Z05

Photo 207



Comments: Damage to external pole feature.

From location report: E.Z05

Photo 208



Comments: Damage to timber surface, paint.

From location report: E.Z11

5.5 EXTERNAL FAÇADES

The façades of the PDA significant heritage buildings were captured both during the dilapidation inspection of the building surroundings and as a separate package to record high resolution building reference elevations.

5.5.1 Façade Elevation Records

Refer to Appendix D for high resolution photographic records of the heritage building façades. The provided photographs are generally 8600 x 5800 pixels and are in 300 dpi resolution. This level of detail allows for a comprehensive record of all visual surfaces and can be used to review the condition of individual structural members or surface finishes / fabric. The individual defects can be identified and quantified to suit.

A legend has been provided showing the location of each photo set in Appendix D; refer to sample extract Figure 10 below. For example, images located in Folder 017 contain a set of photographs covering the extent of the elevation being covered.

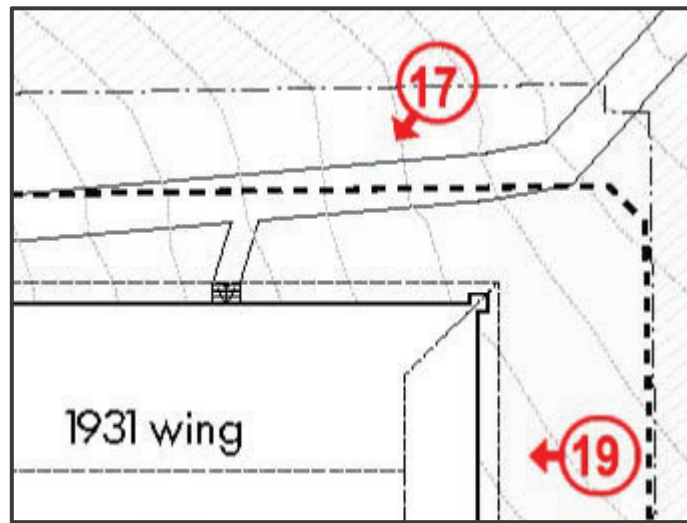


Figure 14 – Extract of Façade Photography Legend

Appendix D also contains post-processed panoramic composite photographs, stitched together from the individual photographs for each elevation location; refer to the example for Location 17 in Figure 11 below.



Figure 15 – Example of Façade Elevation Composite Panorama Photograph

5.5.2 External Façade Survey

A representative sample of external building façade observations is presented as follows.





<p style="text-align: center;">Photo 209</p> 	<p style="text-align: center;">Photo 210</p> 
<p>Comments: General view of Lady Lamington tower façade. Visually noticeable wear of finishes.</p> <p>From location report: E.Z14</p>	<p>Comments: General view of Lady Lamington tower façade. Visually noticeable wear of finishes.</p> <p>From location report: E.Z13</p>
<p style="text-align: center;">Photo 211</p> 	<p style="text-align: center;">Photo 212</p> 
<p>Comments: General view of Lady Lamington wing façade.</p> <p>From location report: E.Z07</p>	<p>Comments: General view of Lady Lamington wing façade. Visible wear of finishes, timber.</p> <p>From location report: E.Z10</p>

Photo 213



Photo 214



Comments: General view of Lady Lamington wing façade. Visible wear of finishes, timber.

From location report: E.Z09

Comments: General view of Lady Lamington wing façade. Visible wear of finishes, timber.

From location report: E.Z07

Photo 215



Photo 216



Comments: General view of Lady Lamington wing façade. Visible wear of finishes, timber. Damage to timber façade.

From location report: E.Z02

Comments: General view of Lady Lamington tower façade.

From location report: E.Z17

Photo 217



Comments: General view of Lady Norman wing façade.

From location report: E.Z19

Photo 218



Comments: General view of Lady Norman wing façade.

From location report: E.Z17

Photo 219



Comments: General view of Lady Norman wing façade.

From location report: E.Z17

Photo 220



Comments: General view of Lady Norman wing façade. Visible wear to finishes, extensive rust to roof sheeting.

From location report: E.Z25

Photo 221



Comments: General view of Edith Cavell building façade. Some visible wear of surface finish.

From location report: E.Z25

Photo 222



Comments: General view of Edith Cavell building façade. Rust to steel roof sheeting, drain pipe.

From location report: E.Z25

Photo 223



Comments: General view of Edith Cavell building façade.

From location report: E.Z30

Photo 224



Comments: General view of Edith Cavell building façade.

From location report: E.Z30

Appendix A Reference Plans

Note: Refer to Reference Plans located in a separate folder named “APPENDIX A – REFERENCE PLANS”.

Appendix B Location Reports

Note: Refer to individual location reports located in a separate folder named “APPENDIX B - LOCATION REPORTS” and labelled as per Section 3 of this document.

Appendix C Location Photographs

Note: Refer to individual photographs located in a separate folder named “APPENDIX C – LOCATION PHOTOS”. Photos are sorted by date and person undertaking the survey.

Appendix D High Res Building Elevations

Note: Refer to photographs located in a separate folder named “APPENDIX D – HIGH RES BUILDING ELEVATIONS”.

Appendix E Non-Accessible Areas

Note: Refer to PDF files located in a separate folder named “APPENDIX E – NON-ACCESSIBLE AREAS”.

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