

# FORMER PENTRIDGE PRISON - LAUNDRY

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EXTRACT FROM HERITAGE INFRASTRUCTURE  
AUDIT UPDATE 2023

Urquhart Street, Wardens Walk, Stockade Avenue and Via Roma -  
Coburg, Merri Bek

November 2023

Prepared for

Land Capital

Prepared by

**LOVELL CHEN**



## **ACKNOWLEDGEMENT TO COUNTRY**

This report was prepared on the lands of the Wurundjeri people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

Pentridge Prison is located on the lands of the Wurundjeri people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

## Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

<b>Project name</b>	Former Pentridge Prison Heritage Infrastructure Audit Update			
<b>File name</b>	Pentridge Prison Summary of Works 2023_Laundry			
<b>Project no.</b>	<b>Issue no.</b>	<b>Description</b>	<b>Issue date</b>	<b>Approval</b>
10286	A	Preliminary	18/08/2023	MB
10286	B	Final	06/09/2023	MB
10286	C	Laundry Wing Extract	16/11/2023	MB

## Referencing

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Cover image: Drying Racks, Laundry Building (Building 88), 2023.

Source: Lovell Chen

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## 1.0 INTRODUCTION

### 1.1 Background

The following is an extract from the Heritage Audit Infrastructure Report prepared on behalf of the Owners' Corporation (OC) of the former HM Prison Pentridge at Urquhart Street, Coburg, to address the triennial reporting requirement outlined in Part C of the Heritage Audit Management Plan (HAMP) 2007. This extract has been prepared to address a recent request from Merri-Bek City Council directed to Land Capital, owners of lot S7 (Building 88 – Laundry). For completeness, all explanatory and discussion notes have been retained in their entirety per the original document and therefore include commentary on adjacent heritage infrastructure under separate ownership.

This report is based upon a detailed building survey and identifies required cyclical works previously outlined in the HAMP, and reports on progress of works since the last report issued in 2020. Additionally, the report defines a scope of required capital works classified as Urgent, Priority A, and Priority B along with the nominated timeframe for which they are required to be undertaken.

Priority works are designated on the basis of making the nominated heritage infrastructure weathertight and structurally sound, and to stop any further dilapidation resulting in the accumulated deterioration or loss of heritage fabric. It is noted that a suite of Urgent, Priority A, and limited Priority B works were undertaken in 2022 to address the requirements set out in both the 2017 and 2020 reports. For continuity, those works that have been completed are included in this report, with their completed status and any ongoing cyclical requirements noted.

### 1.2 Site

The site comprises the former HM Prison Pentridge complex on the south side of Pentridge Boulevard, and is bound by Urquhart Street to the south and the perimeter bluestone wall to the west. The site was subdivided as part of the redevelopment to form the Owners Corporation PS543333S OC1 as indicated below in Figure 1.

The site includes the following heritage structures as identified in the HAMP 2007. The report refers to buildings based on a nomenclature related to the Conservation Management Plan (CMP), prepared by Allom Lovell (now Lovell Chen) and dated August 1996. Refer to Figure 2 Site plan indicating the extent of structures and their location as identified by the HAMP. for clarification of the extent and location of each building.

- 1 - Perimeter bluestone walls
- 2 - Building 58 – South Gate
- 3 - Building 59 – G Division
- 4 - Building 66 – D Division
- 5 - Building 80 – F Division
- 6 - Building 88 – Laundry



Figure 1 Aerial view of Pentridge Prison, Coburg, Moreland City.  
Source: Near map

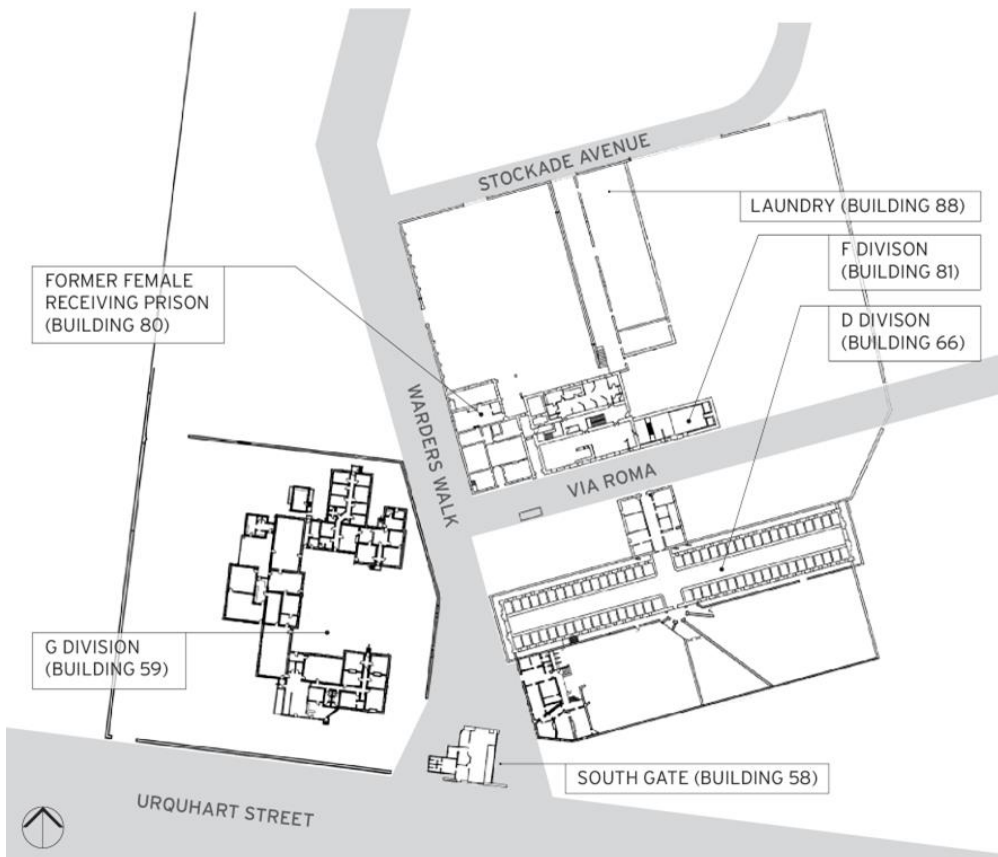


Figure 2 Site plan indicating the extent of structures and their location as identified by the HAMP.

### 1.3 Methodology and Clarifications

The building review was undertaken across two days on 22 and 28 June 2023. The assessment involved internal survey work across all levels of the nominated buildings/infrastructure and assessment of the external condition both from ground level only. No inspection was undertaken at-height as close access was available during works in 2022. Where applicable, photographs taken during contract works are included as direct comparisons to images included in the 2020 report.

South Gate (Building 58) is occupied by a café, and much of the heritage fabric has been concealed or is not readily accessible. As such it was not possible to entirely review the interior condition.

Nonetheless, all priority works that were visible at the time of inspection are included with this report.

G Division (Building 59) has been refurbished as a childcare centre as approved by Heritage Victoria. The condition of G Division was reviewed against the remaining heritage fabric as identified in the HAMP and the 2020 HIAR. It is noted that much of the fabric has been removed, replaced, or concealed by the refurbishment, and on this basis the inspection was limited to only those areas visible internally and externally.

D Division (including the entrance building and exercise yards), F Division (including the Female Receiving Prison), and the Laundry Building were all comprehensively assessed from ground level, to both interior and exterior. At-height record photographs are from the 2022 contract works. It is noted that the Kitchen Wing is secured by plywood hoardings and no interior access was available during the 2023 inspections. The interior was accessed during the contract works in 2022 and findings from this inspection are included.

The review did not include the inspection of concealed spaces, destructive or invasive investigation and testing. This report does not address the presence of or identify hazardous materials.

The intent of this report is to confirm through an audit process:

- What identified works outlined in the 2020 HIAR have occurred to the site within the 3-year cyclical timeframe.
- Where works remain outstanding, update the condition or scope of works required or recommended timeframe based on the assessment categories of Urgent, Priority A (12-months) or Priority B (three years). Priority C works are excluded.
- Identification of any new works not included in the previous Heritage Infrastructure Audit Reports.

Elements of the 2010 HAMP, 2017 HIAR and 2020 HIAR are reiterated and included in this report, as relevant. Photographs from the 2017 HIAR and 2020 HIAR are provided as direct comparisons to the condition reported in 2023.

It is noted that this report does not comprehensively address structural remediation works and a qualified structural engineer should be engaged to provide advice on these matters.

### 1.4 Heritage Considerations

The property is included on the Victorian Heritage Register (VHR) H1551 and on this basis approval is required to undertake works to the buildings, by way of heritage permit approval, permit exemption, or as covered by Heritage Victoria's general permit exemptions released in December 2022. It is noted that the extent of registration includes the adjacent subdivision to the north of Pentridge Boulevard, which is excluded from this report and subject to separate heritage permit approvals.

The site is also included on the Victorian Heritage Inventory (VHI) as D7822-0286 and on this basis a permit is required for ground disturbance.

The Heritage Victoria Citation includes a number of specific permit exemptions. Some of these are relevant to the adjacent subdivision. The permit exemptions include the following:

**Exterior:**

*Exterior to all specified buildings and walls:*

*Minor repairs and maintenance which replace like with like.*

*Removal of any extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good.*

**Interior:**

*Interior of B4 (B Division), B7 (A Division), B8 (H Division,) B11 (D Division), B12 (F Division -central building only)*

*Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.*

*Removal of paint from originally unpainted or oiled joinery, doors, architraves, skirtings, and decorative strapping.*

*Installation, removal, or replacement of carpets and/or flexible floor coverings.*

*Installation, removal or replacement of curtain track, rods, blinds, and other window dressings.*

*Installation, removal or replacement of hooks, nails, and other devices for the hanging of mirrors, paintings and other wall mounted artworks.*

*Refurbishment of bathrooms, toilets including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall, and floor coverings.*

*Installation, removal or replacement of kitchen benches and fixtures including sinks, stoves, ovens, refrigerators, dishwashers etc and associated plumbing and wiring.*

*Installation, removal, or replacement of ducted, hydronic or concealed radiant type heating provided that the installation does not damage existing skirtings and architraves and provided that the location of the heating unit is concealed from view.*

*Installation, removal, or replacement of electrical wiring provided that all new wiring is fully concealed and any original light switches, pull cords, push buttons or power outlets are retained in-situ. Note: if wiring original to the place was carried in timber conduits, then the conduits should remain in-situ.*

*Installation, removal, or replacement of bulk insulation in the roof space.*

*Installation, removal, or replacement of smoke detectors.*

*All interior alterations that do not adversely affect the exterior fabric (including the roof or structure) of the following buildings: B1 (Main Gate and Administration Building), B2 (Former Chief Warders and Overseer of Works Residences), B3 (Former Hospital - Former E Division), B5 (B Division Annexe), B6 (Industry Buildings), B10 (G Division), B12 (F division - either side of central building), B13 (Laundry), B14 (South Gate to Former Women's Prison)*



## 2.0 HERITAGE AUDIT MANAGEMENT PLAN

The HAMP prepared by Lovell Chen Architects and Heritage Consultants, dated June 2007 encompasses three parts:

- Part A defines and describes the Heritage Infrastructure and describes what works are required to be undertaken for its ongoing management and maintenance.
- Part B defines and describes the Heritage Infrastructure - Interpretive Material associated with the Heritage Place and details what works are required for its ongoing management and maintenance. It also describes the requirement for public access and renewal of the interpretation material.
- Part C details the requirement for ongoing reports to be produced to demonstrate that the requirements detailed in Parts A, B, and C have been fulfilled.

Part C specifically requires that the condition of the property be reported on through triennial conditions survey and reporting, in the form of a Heritage Infrastructure Audit Report (HIAR). The last HIAR was prepared in 2020.

### 2.1 Part A - Heritage Infrastructure - Buildings, Walls, Roofs, Fences, Gates and Associated Elements

The following schedule defines the Heritage Infrastructure as specified in the Covenant in respect to buildings, walls, roofs, fences, gates, and associated elements. Visible sections of heritage infrastructure specified below also include non-visible sections such as, but not limited to, sub-surface structures and footings (foundations) within the elements and spaces specified below.

#### 2.1.1 Heritage Infrastructure Schedule - Definitions

**Original:** anything which has cultural heritage significance, and which was on the site at the time the prison closed as an operating prison and also includes elements from the 21st century where original elements have been replaced by similar material.

**Hardware:** elements associated with gates, doors, windows and the like includes locks, hinges, bolts, bars, hatches, flaps, handles, studs, spyholes, linings, sash lifts, pulleys, and metalwork generally.

**Rainwater goods:** gutters, including original stone gutters, rainwater heads, downpipes, storm water drains, sumps, fixings and the like. These will include metal and PVC elements.

Defined Heritage Infrastructure	Description of Heritage Infrastructure	Plan/Photo reference
Bluestone perimeter walls	The full thickness and height of all bluestone walls;	BPW
	All associated gates and hardware;	GH
	Spiked steel security devices fixed to exercise yard wall of D Division	SSD
Building 58 – South Gate	The full thickness and height of all bluestone and brick walls;	SG-BBW
	Arched stone entrance;	SG-SE

Defined Heritage Infrastructure	Description of Heritage Infrastructure	Plan/Photo reference
	All internal stone piers;	SG-SP
	Four orbs;	SG-O
	All iron grilles, gates, and associated hardware;	SG-IGG
	Bluestone paving;	SG-BP
	1924 steel roof framing;	SG-RF
	2006 roof cladding;	SG-RC
	2006 wall glazing;	SG-WG
	All external doors;	SG-D
	Rainwater goods.	SG-RG
Building 59 – G Division (to the extent of the 1875-92 building)	The full thickness and height of all bluestone and brick walls;	G-BBW
	All of the original roof form and framing of the 1875 building and any roof cladding;	G-R
	1892 extension at the south-east corner which is visible from the front courtyard;	G-E
	Original roof form and framing of the 1875-92 building and any roof cladding;	G-RC
	All iron tension rods;	G-TR
	All chimneys;	G-CH
	Rainwater goods;	G-RG
	All timber-framed windows (sash and casement) and associated hardware;	G-W
	All bluestone sills and steps;	G-BS
	All timber panelled doors and associated hardware;	G-D
	All timber-bracketed window hoods;	G-BH
	All iron grilles;	G-IG
	All original internal plaster surfaces;	G-IP
All original architectural joinery;	G-AJ	
All cast iron fire grates, marble mantles and tiled insets	G-FM	
Building 66 – D Division	The full thickness and height of all bluestone walls;	D.BW

Defined Heritage Infrastructure	Description of Heritage Infrastructure	Plan/Photo reference
	Roof and lantern;	D.RL
	All louvred and cast iron vents (and closers) and ventilation flues and any elements of the original ventilation system;	D.VS
	Finial;	D.FI
	Roof framing and internal cornice;	D.RF
	Chimneys;	D.CH
	Rainwater goods;	D.RG
	All brick barrel vaulting;	D.BV
	All original corrugated iron and timber linings;	D.L
	All original iron grilles (windows and doors);	D.IG
	All iron and timber window frames (140 cell windows) and associated joinery, obscured glazing, mechanisms and hardware;	D.W
	All cell numbers, glazing or Lexon (high performance plastic) security screens;	D.CN
	All timber doors (140 cell doors), associated joinery, original hatches and hardware;	D.D
	All bluestone paving;	D.BP
	Original iron floor waste covers;	D.FW
	Bluestone steps;	D.BS
	All iron galleries, brackets, balustrades, floors and stairs;	D.GBS
	Gallows remnants (beam and fixings, trapdoor, platform, railings)	D.GR
	Any extant lath and plaster ceilings;	D.C
	All original timber floors in cells;	D.F
	Fireplace and marble mantel;	D.FM
	Bronze bell (in storage) and cast-iron bracket (in situ);	D.BB
	All bluestone and brick boundary walls on south and east sides of the exercise yard, plan form of exercise yard;	D.BBW

Defined Heritage Infrastructure	Description of Heritage Infrastructure	Plan/Photo reference
	All retaining walls to sunken areas alongside wings;	D.RW
	Any markings (painted lines) on floors associated with prison line-ups or and prison practices.	D.MF
Building 80 – Former Female Receiving prison and Building 81 – F Division	The full thickness and height of all bluestone walls and brick arches;	F-BW
	Roof form and timber and iron trussed framing;	F-R
	All roof cladding;	F-RC
	Rainwater goods;	F-RG
	Iron tie and bracing rods and associated shoes;	F-BR
	Stone chimney;	F-CH
	Stone paving and steps;	F-SS
	All cast iron and timber-framed windows (38) and any obscured glazing	F-W
	Any markings (painted lines) on floors associated with prison line-ups or and prison practices;	F-MF
	All iron grilles on windows, doors and gates to building and cells;	F-IG
	All original ventilation openings and ducts from isolation cells;	F-VD
	All timber doors and associated joinery, hatches and hardware;	F-D
	All cell numbers;	F-CN
	The original sections of internal rainwater pipes and hopper heads on the 1st floor;	F-RP
	All original internal timber beams;	F-TB
	All corrugated iron and timber board linings;	F-BL
All original square set plaster ceilings;	F-C	
All remnant vertical beaded board partitions on the ground floor;	F-BB	
Timber balustrade (if original);	F-TB	
Ronald Bull mural.	F-RBM	
Building 88 – Laundry	The full thickness and height of all bluestone walls;	L-BW

Defined Heritage Infrastructure	Description of Heritage Infrastructure	Plan/Photo reference
	Original roof trusses, framing and roof form;	L-R
	All roof cladding;	L-RC
	Rainwater goods;	L-RG
	All iron rods;	L-IR
	Brick chimney;	L-CH
	All stone floors and any associated drains;	L-F
	All timber doors and associated hardware;	L-D
	All iron grilles and associated hardware;	L-IG
	All timber framed windows and associated hardware;	L-W
	Any obscured glazing;	L-G
	Boarded wall linings and early drying cabinets;	L-DC
	Brick north wall (as part of the building only) and any later elements replaced to match originals	L-BBW

The Management Plan incorporates a series of plans which show the location of the “Heritage Infrastructure – Buildings, Walls, Roofs, Fences, Gates and Associated Elements”. Refer to Appendix – Heritage Audit Management Plan - Set of plans in the HAMP.

### 2.1.2 Management Schedule for Buildings, Walls, Roofs, Gates, Fences, and Associated Elements

#### Required Cyclical Management

The cyclical management schedule requires ongoing inspections of the ‘Heritage Infrastructure – Buildings, Walls, Roofs, Fences, Gates, and Associated Elements’ and requires the works prescribed below to be undertaken to ensure that the heritage infrastructure is maintained in a good condition.

The Management Schedule for Cyclical Inspections and Ongoing Works is divided into two programmes: short-term, and medium-to-long-term required works.

Both the short-term and medium-to-long-term required works must be overseen by a suitably qualified person with recognised expertise in heritage architectural and building works. All inspections and works must be undertaken in a manner which does not damage the Heritage Infrastructure.

#### Management Schedule for Short Term Ongoing Works

From 1 January 2008 the following short-term ongoing inspections and works must be undertaken to the Heritage Infrastructure at the frequency specified below.

### *Requirements and scheduling*

#### **Short-Term**

- Inspect and clean out gutters, rainwater heads, downpipes, storm water drains, sumps and gutters **every six months** or more frequently if required and remove debris, weeds, vermin and the like. Where necessary replace corroded, damaged, or otherwise dilapidated elements to match the original where visible and elsewhere as appropriate. Implement corrective action within **two weeks** of inspection or when advised.
- Inspect all roof cladding, framing, fascia, and finials **every twelve months** or more frequently if required and undertake appropriate repairs as necessary matching the original materials, details and colours. Implement corrective action within **two weeks** of inspection or when advised.
- Inspect all landscaping and land adjacent to all bluestone walls **every six months** and ensure that garden beds are not built up against the walls, that the land is graded to ensure the moisture drains away from buildings and that sprinklers are not spreading moisture on the walls. Implement corrective action within **one week** of inspection or when advised.
- Inspect the sunken area (moat) adjacent to external walls **every six months** or more frequently if required and ensure that it is free from debris. Implement corrective action within **two days** of inspection or when advised.
- Inspect all accessible ceiling spaces, trusses, ceiling lining boards, corrugated steel, and plaster ceilings **every twelve months** or more frequently for evidence of water ingress, vermin and the like and undertake remedial action as appropriate. Implement corrective action within **five days** of inspection or when advised.
- Ensure that the Ronald Bull mural in F Division is inspected **every two years** or more frequently if necessary, by an appropriately qualified paintings conservator and undertake conservation in accord with the conservator's recommendations.
- Inspect Heritage Infrastructure for graffiti **every six months** or more frequently if required. Remove all graffiti within **7 days** of identification.

#### **Management Schedule - Medium to Long-Term Ongoing Works**

From 1 January 2008 the following medium- and long-term ongoing inspections and works must be undertaken to the Heritage Infrastructure at the frequency specified below.

### *Requirements and scheduling*

#### **Medium to Long-Term**

- Inspect all external stonework, including parapets and chimneys, brickwork and pointing **every two years** or more frequently if required for loose or decayed stonework, orbs, finials and the like; structural stability (rotating, bowing, cracking), missing mortar; weeds; moss; vermin and undertake remedial works as necessary matching the original materials, details, mortar colour and mixture. Implement corrective action within **three months** of inspection or when advised.
- Inspect all internal stonework, brickwork, metal balustrading, grilles, gates, stairs, galleries, timber floors and the like **every five years** or more frequently if required and undertake remedial work as required matching all original materials, details, and colours. Where surfaces are

unpainted, they should remain unpainted. Implement corrective action within **three months** of inspection or when advised.

- Inspect all external paintwork **every seven years** or more frequently if required and undertake remedial work as necessary within **three months** matching all original materials, details, and colours.

Evidence of the works undertaken in accordance with the Heritage Infrastructure Management Schedule for Cyclical Inspections and Ongoing Works is to be detailed in the three yearly report required to be supplied to the Executive Director, Heritage Victoria pursuant to Part C of this Management Plan.

## 2.2 Part C - Heritage Infrastructure - Previous Heritage Audit Report

Since the Heritage Audit Management Plan dated June 2007, two Heritage Infrastructure Audit Reports (HIAR) have been prepared by Lovell Chen, dated February 2017 and January 2020. The following scope of works is a consolidation of these works, with specific reference to those works completed and required to be completed by the end of the three-year cycle in 2026. This report elaborates on quantities where required and provides current photographs showing the condition of the nominated heritage infrastructure.

## 3.0 CONDITION/RECOMMENDATIONS

The buildings are in varied condition with some particular areas being in poor condition due to the nature of their construction, age or long-term exposure to weathering. Other elements of the buildings are in good condition, particularly as a result of contract works undertaken in 2022 and require little more than ongoing routine maintenance.

The following tables are a breakdown of the particular elements of the building and include a comment and rating on their condition. The breakdown is a summary of recommended works from the 2020 HIAR, in addition to new works identified in 2023. Where works have been undertaken in the previous three years, these have been specifically identified. The condition rating is based on the following three categories:

- Urgent – Areas or elements of the building that require urgent attention as they pose a serious risk to the safety of person or property. These include elements of the building that have the potential to dislodge or detach from the building.
- Priority A – Areas or elements of the building that are in poor condition due to a number of reasons, such as lack of routine maintenance. These are areas of the building that may be associated directly with the decay of the building fabric. These works should be programmed for the next **twelve months**.
- Priority B – Areas or elements of the building that are in moderately poor condition and are in need of repair; however they do not directly result in the further degradation of the building. These works should be programmed for the next **three years**.

*Note: Priority C works are excluded from this Scope of Works Report, as they are not expected to be completed within the nominated three-year cycle and only address elements of the infrastructure that are missing or are of aesthetic nature.*

### 3.1 Property ownership and responsibility

Although not recognised by the HAMP, subdivision of the site has resulted in a division of ownership of the structures, with some structures being the responsibility of individuals and others the responsibility of the Owners Corporation. The details of the extent of ownership and responsibility is detailed in the Plan of Subdivision PS 543333S, although it is noted ownership of some plots has changed since the last report in 2020. For the purposes of this report the conditions tables outlined below detail the responsible owner by colour coding the particular works action. A summary of the owners and associated colour coding is as follows:

Coloured code	Lot Number + Responsible Owner
[Orange Box]	S7 – Land Capital



### 3.2 Summary of priority works

Owner	No.	Action	Priority
<b>Laundry Building</b>			
	L.01	Replace corrugated roof in its entirety to match existing.	Urgent
	L.02	Ridge Capping – Install new galvanised roll top ridge capping.	Urgent
	L.03	Rainwater Goods – Supply and install all new eaves/box gutters and downpipes.	Urgent
	L.04	Pending future use of building, remove or replace cowls.	Urgent
	L.05	Engage structural engineer for advice. Allow to dismantle and rebuild full extent of wall.	Urgent
	L.06	Undertake full façade clean to remove organic growth.	A
	L.07	Make safe loose bluestone. Dismantle and rebuild sections of rotated or missing bluestone.	Urgent
	L.08	Carefully remove all redundant embedded items and repair bluestone substrate.	B
	L.10	Repoint bluestone in its entirety to match original lime mortar mix. Cut out and replace cementitious mortar.	B
	L.11	Engage structural engineer to inspect timber trusses; cut out and replace rotten or damaged timber.	
	L.11	Timber Partition- Leave remanent timber partitions in situ, continue routine maintenance.	B
	L.13	Remove redundant electrical and services fixtures.	B
	L.14	Engage structural engineer to review condition of wall and provide advice for dismantling and reconstruction.	Urgent
	L.15	Engage structural engineer to review condition of wall and provide advice for reconstruction of missing section.	Urgent
	L.16	Engage structural engineer to review and provide advice for replacement of missing wall and remediation of cracking masonry.	Urgent
	L.17	Ensure wall is falling away from external walls, including repaving of adjacent ramp. Install new damp-proof course pending future use of building.	B
	L.18	Install new windows, doors, jambs, and architraves to match original detail. Replace missing internal timber reveals.	B
	L.19	Engage structural and civil engineers to review existing sub-floor condition. Complete new stormwater system, remediate footing, and repave bluestone floor.	A

	L.20	Locally repair core holes, to match existing adjacent.	B
	L.23	Engage structural engineer to inspect current installation and provide advice for ongoing temporary propping.	Urgent


### 3.3 Building 88 - Laundry Building


It is noted that Heritage Permit P25419 was granted in November 2016, which allowed for the adaptive reuse of the former laundry and adjacent south yard, together with conservation works documented by Lovell Chen. These works did not proceed. The conservation actions detailed below incorporate all of the actions proposed in 2016 as well as additional items observed in 2023. The conditions observed on site included in general:


- Corrugated roofing is in very poor condition, with large sections missing. Total replacement of the roof is required as an urgent priority.
- Timber roof framing and trusses are generally in fair condition with some minor signs of rotting where roof sheets are missing.
- Various debris surrounding the building making access difficult. Note the temporary fencing should be made secure.
- Rainwater goods are almost entirely missing. Repair and reinstatement of rainwater goods is an urgent priority associated with replacement of the roof.
- The condition of masonry elements is generally fair-poor. Bluestone blocks are generally in fair condition except where fabric is missing. Embedded metal items are causing cracks, with a risk of further detachment of fabric. Mortar joints are showing significant loss in several areas; previous repointing has been completed in contemporary cementitious mortar mix. Significant movement in walls with south wall temporarily propped. Significant growth of microorganisms and mosses/lichens visible where water ingress has been persistent.
- Timber windows/doors are in poor condition with some missing sections of original timber door frame, jambs, and architraves.
- Temporary scaffolding and propping is being used to support existing roof framing to north and south of building 88. The roof and structural elements are to be rectified as an urgent priority.


The Following spreadsheet summarises the conditions and the recommended scope of conservation works to be undertaken to Building 88 – Former Laundry Building within the time frames outlined below in accordance with the Heritage Audit Management Plan. The first column Element / Owner is colour coded to indicate the ownership as follows:


Coloured code	Lot	Owner
	S7 – Laundry Building	S7 – Land Capital


	<b>L.01 - Corrugated roof</b>	
	 <p>Image 1. 2023 – Corrugated roofing</p>	
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Roof to former laundry building in severely decayed condition, with many sections of sheeting missing.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Replace corrugated roof in its entirety to match existing profile, slope, and material.</li> </ul>		
<p><i>Priority: Urgent</i></p>		


	<b>L.02 - Ridge/hip capping</b>	
	 <p>Image 1. 2023 – Ridge capping</p>	
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. All cappings severely corroded.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Install new galvanised roll top ridge capping to ridge and hips.</li> </ul>		
<p><i>Priority: Urgent</i></p>		


	<b>L.03 - Rainwater goods</b>	
	 <p>Image 1. 2023 – Corrugated Roofing</p>	
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Rainwater goods failing or missing completely.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Supply and install all new eaves/box gutters as applicable, downpipes, clips and the like to North, East, and West elevations. Connect to legal point of discharge.</li> </ul>		
<p><i>Priority: Urgent</i></p>		


	<b>L.04 - Roof vents/cowls</b>	
	 <p>Image 1. 2023 – Roof vents/cowls</p>	
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Existing cowls to roof in decayed and corroded condition.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Pending future use of the building, remove or replace cowls to ensure roof is made weathertight..</li> </ul>		
<p><i>Priority: Urgent</i></p>		


	L.05 - Bluestone walls - south	
	 <p>Image 1. 2023 – Bluestone wall, south elevation</p>	
Condition: (P) = Poor, (F) = Fair, (G)= Good		P
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Visible lean to existing bluestone wall, does not appear sufficiently braced by adjacent walls.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Engage structural engineer for advice. Allow to dismantle and rebuild full extent of wall.</li> </ul>		
<p><i>Priority:</i> Urgent</p>		

	L.06 - Bluestone walls	
	 <p>Image 1. 2023 – Bluestone wall</p>	
Condition: (P) = Poor, (F) = Fair, (G)= Good		F
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Significant organic growth can be seen across and atop all bluestone walls due to lack of rainwater goods.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Undertake full façade clean to remove organic growth, using non-toxic cleaning solution.</li> </ul>		
<p><i>Priority:</i> A</p>		


L.07 - Bluestone walls	
	 <p>Image 1. 2023 – Bluestone wall</p>
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>	
<p><i>P</i></p>	
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. North wall entirely missing, with adjacent walls partially collapsed.</p>	
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Make safe areas of bluestone wall which are falling away.</li> <li>Dismantle and rebuild sections of rotated or missing bluestone.</li> </ul>	
<p><i>Priority: Urgent</i></p>	


L.08 - Embedded metal	
	 <p>Image 1. 2023 – Embedded metal</p>
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>	
<p><i>F</i></p>	
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Several redundant items embedded in both internal and external faces of bluestone.</p>	
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Carefully remove all redundant embedded items and repair substrate</li> </ul>	
<p><i>Priority: B</i></p>	


	L.09 - Brickwork	
		
Condition: (P) = Poor, (F) = Fair, (G)= Good		F
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Minor deformation of decorative brick vent to west elevation</p>		
<p><i>Cyclical works:</i></p> <ul style="list-style-type: none"> <li>Inspect and review at two-year frequency (refer Management Schedule).</li> </ul>		


	L.10 - Bluestone	
		
Condition: (P) = Poor, (F) = Fair, (G)= Good		P
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Moderate pointing loss to all bluestone walls. Where repointing has been undertaken, hard, cementitious mortar has been used.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Repoint bluestone in its entirety to match original lime mortar mix. Cut out and replace cementitious mortar.</li> </ul>		
<p><i>Priority:</i> B</p>		




	<b>L.11 - Timber roof framing</b>	
	 <p>Image 1. 2023 – Timber trusses</p>	
<i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i>		<i>F</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Internal timber roof trusses are in generally fair condition. Sections of trusses exposed due to dilapidated roof sheets showing minor signs of rotting and organic growth.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Engage structural engineer to inspect condition of timber trusses.</li> <li>Cut out sections of rotten or damaged timber and splice in sections of new timber to match original size and species. Retain timber trusses in fair condition in situ.</li> </ul>		
<p><i>Priority: A</i></p>		


	<b>L.12 - Timber partition</b>	
	 <p>Image 1. 2023 – Remnant timber partition</p>	
<i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i>		<i>F</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Remnant timber partition still in place and in fair condition.</p>		
<p><i>Cyclical works:</i></p> <p>Retain timber partition in situ. Inspect and review at two-year frequency (refer Management Schedule).</p>		


	<b>L.13 - Redundant fixtures</b>	
		
		Image 1. 2023 – Redundant fixtures
<i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i>		<i>F</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Several redundant electrical fixtures (speakers, conduit, wires) remain in situ.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Remove redundant electrical and services fixtures.</li> </ul>		
<p><i>Priority: B</i></p>		


	<b>L.14 - Bluestone - south wall</b>	
		
		Image 1. 2023 – South wall crack
<i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Major cracking to full height of south wall assumedly due to poor drainage of adjacent courtyard.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Engage structural engineer to review condition of wall and provide advice for dismantling and reconstruction.</li> </ul>		
<p><i>Priority: Urgent</i></p>		


L.15 - Bluestone - east wall		
	 <p>Image 1. 2023 – Missing section of wall</p>	
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Major section of wall missing to eastern façade.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Engage structural engineer to review condition of wall and provide advice for reconstruction of missing section.</li> </ul>		
<p><i>Priority: Urgent</i></p>		


L.16 - North wall		
	 <p>Image 1. 2023 – Missing section of wall</p>	
<p><i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i></p>		<i>P</i>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Entire north wall missing; temporary props installed to support roof. Structural cracking to bluestone walls to east and west.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Engage structural engineer to review and provide advice for replacement of missing wall and remediation of cracking masonry.</li> </ul>		
<p><i>Priority: Urgent</i></p>		


	L.17 - Bluestone	
	 <p>Image 1. 2023 – Rising Damp to Eastern Façade</p>	
Condition: (P) = Poor, (F) = Fair, (G)= Good		P
<p><i>Works Completed 2020-2023:</i></p> <p>2023: No works completed to date. Rising damp seen to the bottom of eastern façade.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Ensure water is falling away from external walls, including repaving of adjacent ramp. Install new damp proof course pending future use of building.</li> </ul>		
Priority: B		

	L.18 - Doors/Windows	
	 <p>Image 1. 2023 – Doors/windows</p>	
Condition: (P) = Poor, (F) = Fair, (G)= Good		P
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Existing original windows and doors are boarded up and missing components/hardware. Timber door frames are locally rotten or compromised.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>• Install new windows, doors, jambs, and architraves to match original detail.</li> <li>• Where missing replace internal timber reveals to match existing shape and profile, prepare and paint.</li> </ul>		
Priority: B		


	<b>L.19 - Bluestone flagstones</b>	
		
		Image 1. 2023 – Flagstone Floor
<i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i>		<b>P</b>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Total subsidence to bluestone flagstones in south-east corner due to undermining of ground surface.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Engage structural and Civil engineers to review existing sub-floor condition. Complete new stormwater system connected to legal points of discharge. Remediate footings and repave bluestone floor.</li> </ul>		
<i>Priority: A</i>		


	<b>L.20 - Bluestone walls</b>	
		
		Image 1. 2023 – Core Holes
<i>Condition: (P) = Poor, (F) = Fair, (G)= Good</i>		<b>F</b>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Several small core holes to interior side of eastern wall.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Locally repair core holes with pigmented mortar to match colour of adjacent masonry.</li> </ul>		
<i>Priority: B</i>		


	L.21 - Cast iron drying racks	
	 <p>Image 1. 2023 – Cast iron drying racks</p>	
Condition: (P) = Poor, (F) = Fair, (G)= Good		F
<p><i>Works Completed 2020-2023:</i></p> <p>2023: No works completed to date. Original cast iron drying racks remain in situ in fair condition.</p>		
<p><i>Cyclical works:</i></p> <ul style="list-style-type: none"> <li>Inspect and review at regular frequencies. Drying racks should be retained in situ or repurposed within the building pending future use.</li> </ul>		


	L.22 - Paintwork	
	 <p>Image 1. 2023 – Internal paint finishes</p>	
Condition: (P) = Poor, (F) = Fair, (G)= Good		P
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Various paint finishes to interior wall. Paint is generally in poor condition and peeling due to ongoing water ingress.</p>		
<p><i>Recommended works:</i></p> <ul style="list-style-type: none"> <li>Repaint interior as part of future works (there is no urgency to undertake this work).</li> </ul>		



L.23 - Temporary scaffolding		
		Image 1. 2023 – Internal scaffolding
Condition: (P) = Poor, (F) = Fair, (G)= Good		P
Works Completed 2020-2023:		
<b>Status:</b> No works completed to date. Internal scaffolding in place to support corrugated roof at north and south ends.		
<i>Recommended works:</i> <ul style="list-style-type: none"> <li>Engage structural engineer to inspect current installation and provide advice for ongoing temporary propping.</li> </ul>		
<i>Priority: Urgent</i>		

L.24 - Brick infill		
		Image 1. 2023 – Non-original brick infill
Condition: (P) = Poor, (F) = Fair, (G)= Good		F
Works Completed 2020-2023:		
<b>Status:</b> No works completed to date. Non original brick infill used to rebuild original doorway.		
<i>Recommended works:</i> <ul style="list-style-type: none"> <li>Remove non original brick infill and replace with bluestone to match original detail as part of future works (there is no urgency to undertake this work).</li> </ul>		

	<b>L.25 - Floor drainage</b>	
		
Condition: (P) = Poor, (F) = Fair, (G)= Good		<b>F</b>
<p><i>Works Completed 2020-2023:</i></p> <p><b>Status:</b> No works completed to date. Original/early floor drainage in situ in bluestone floor.</p>		
<p><i>Cyclical works:</i></p> <ul style="list-style-type: none"> <li>Inspect and review at regular frequencies. Any future works should protect original floor in current condition.</li> </ul>		

	<b>L.26 - Debris</b>	
		
Condition: (P) = Poor, (F) = Fair, (G)= Good		<b>F</b>
<p><i>Works Completed 2020-2023:</i></p> <p>2023: No works completed to date. Various materials stored inside building, including salvaged windows, containers, and other deleterious debris.</p>		
<p><i>Cyclical works:</i></p> <ul style="list-style-type: none"> <li>Undertake cyclical cleaning of interior space on a regular basis.</li> </ul>		





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