

Former Benalla Migrant Camp Building B1






PBC Job J1812
No:









Commissioned by







Survey undertaken by Greg Owen, Period
Building Conservation P/L, 1 June, 2018

Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.
No sub floor or roof spaces were entered for surveying.
This building was not inspected internally.

Existing Conditions Site Survey Results

Item No	Location/ Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommend ed Priority (months before action)	Comments
B1-01	Electrical Services	Switchboard/Meter Box	Switchboard/Meter Box surface mounted on East wall with surface mounted conduits.	2305		Because installation is easier, there is a tendency for all post build services to be surface mounted, but at a visual cost.	When circumstances permit, such as installing a new switchboard, running new wiring etc, carefully remove CGI sheets and install wiring behind internal and external cladding.	NABC	
B1-02	Electrical Services	External lighting	Street type lamp mounted to eave.	2281		Inappropriate type of lighting both functionally and architecturally.	Install exposed globe fittings with coolie shades and swan neck arms.	NABC	
B1-03	Electrical Services	Roof mounted antennas	Numerous roof mounted antennas.	2296		It would appear by the number of antennas that many are not being shared. One antenna could be shared amongst the whole building.	When circumstances permit, install one master antenna and reticulate TV wiring to all rooms behind internal and external lining.	NABC	
B1-04	External doors	Generally	Timber stair access to all external doors. No access for non ambulant persons.	2289		Timber stairs are in reasonable condition, but all rooms having stairs restricts usage to ambulant occupants	Consider making some rooms accessible to non ambulant persons by installing a timber ramp for entry to the building.	NABC	
B1-05	External doors	Flywire doors	Various contemporary steel security type doors, timber framed doors and fabric flywire door coverings installed.	2295		Inappropriate alteration.	Replace doors with new timber framed flywire doors to match those from photographic evidence. Metal doors made to mimic the appearance of original doors may be acceptable.	NABC	Link to photograph of suitable doors.

B1-06	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly. Some areas refixed with "Tek" screws.	2281		The wall cladding during the period of interpretation was all bare galvanised finish and not painted. All fixings would also have been roofing nails and clouts. Modern fixings such as Tek screws are inappropriate in a heritage context. If some areas of cladding need to be removed frequently, they may be acceptable.	Refix loose cladding as necessary with roofing nails to crests and clouts to troughs as per original details. It may be permissible for some frequently accessed sections to be screwed. Prepare and repaint GCI cladding to building a flat finish grey (colour - "Shale Grey") to imitate weathered galvanised steel, when next repaint is due.	NABC	
B1-07	External walls	East & Western walls	Circular metal disc screwed onto CGI wall cladding. Similar size and fixing to building number signs on other similar buildings.	2306		These discs are the signs upon which the building numbers were originally displayed.	Remove discs and remove acrylic paint and repaint with yellow background and black lettering "R of A" "B1" using alkyd paints.	NABC	
B1-08	External walls	Plinth boards	1 x hardwood and 2 x treated pine 150 x 25 rough sawn plinth boards installed. Hardwood board rotting in places.	2303		From photographic evidence these buildings were originally mounted much closer to the ground. This may have been more of a problem for termite infestation. Now that the building has been shifted here it has been mounted higher and more plinth boards have been installed to fill the greater gap.	Repair plinth boards with new materials and workmanship to exactly match adjacent extant work.	60	
B1-09	External Walls	Gable end Louvre vents	Louvres bent and misaligned	2291		The louvres are made from sheetmetal and easily damaged from mishandling etc.	Carefully panel beat the louvres back to their correct alignment prior to next repaint.	NABC	
B1-10	Floor Structure	Sub floor structure	Building stumped using concrete stumps, & galvanised ant caps.	2303		Building restumped using contemporary materials.	Ensure frequent termite inspections and that all sides of all stumps are visually inspected.	12	
B1-11	HVAC Services	Northern external wall	Split system air conditioner outdoor unit mounted at ground level with pipework ducting surface mounted onto wall.	2287		Inappropriate alteration.	When circumstances permit, relocate the outdoor unit and pipework to concealed locations. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B1-12	HVAC Services	Windows W1,3,4,5,7,8,9,10,13,15	Room type air conditioners installed in windows, generally by removing sash and installing a fixed light in the remaining space not taken up by the unit.	2289		Inappropriate alteration	When circumstances permit, remove the room air conditioner from the window and install a new split system unit with outdoor unit and pipework concealed. Manufacture and install and paint a new casement sash to exactly match the existing adjacent (opposite hand) sash. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B1-13	HVAC Services	R16	Room type air conditioner mounted through Eastern wall.	2281		Inappropriate alteration	When circumstances permit, remove the room air conditioner from the wall and install a new split system unit with outdoor unit and pipework concealed. Repair the existing hole in the external & internal linings to exactly match existing adjacent linings and repaint to match. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of the lower 2 timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	

B1-14	Landscape	Ground levels North & West of the building.	Edge of roadways and nature strips covered with ponding water.	2293		Surface water is not draining away after rain.	Investigate drainage system. If system is blocked or not working, repair it. If there is no system servicing the ponding, install new pits with grates to catch & drain surface water.	12	
B1-15	Roof Structure	Roof Truss	King tie tension rod observed removed or cut from trusses in other similar buildings.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	
B1-16	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with tek screw fixing.	2240		Most of the buildings in the camp were originally roofed with Asbestos Cement corrugated sheeting. It is likely this one was also.	DEB.	NABC	
B1-17	Roofing	Barges	Folded long length zincalume barge capping present.	2304		Most of the buildings in the camp were originally roofed with Asbestos Cement corrugated sheeting and used AC moulded accessories e.g. Barge capping. It is likely this one did also.	DEB.	NABC	
B1-18	Roofing	Eaves Guttering	Quadrant profile zincalume eaves gutter in long lengths with pop rivet & silicone sealed joints and modern external brackets. North gutter heavily filled with leaves and debris.	2289		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Large eucalypt trees close by are filling the gutters with debris. Early photographs show most of the buildings used galvanised quadrant profile eaves gutters.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints. Consider cleaning the gutters more frequently or installation of "gutter guard" of the type that fits wholly in the gutter (not lapping onto the roof cladding).	60	
B1-19	Roofing	Downpipes	PVC downpipes installed connected to underground stormwater system.	2303		Original details of downpipes and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Early photographs show most of the buildings used galvanised circular cross section downpipes.	When downpipes are next required to be replaced, replace with new Z600 galvanised circular cross section downpipes in 6 foot lengths with soldered joints and offsets as necessary.	60	
B1-20	Windows	Windows generally	Side by side, 2 x 2 pane casement opening sashes, except as noted in B1-12. Existing sashes appear to be binding or are not openable.	2089		Timber windows sticking and binding are normal wear & tear. Sometimes windows are painted when closed and are glued closed by the paint. Timber windows benefit from regular minor maintenance.	Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.

Floor & Roof

Plans

Abbrev.

Notes:

Link to plans:

[Plans](#)

* NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.

1 This spreadsheet may be sorted to suit the user, using the data sort feature. Users unfamiliar with this feature can see the link listed below.

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Former Benalla Migrant Camp

PBC Job No: J1812





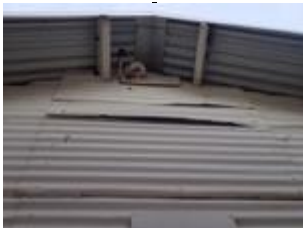
Building B2


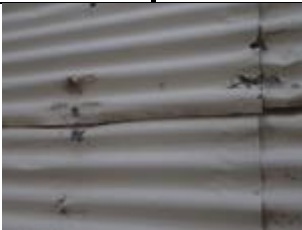






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Existing Conditions Site Survey Results

Item No	Location/Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommended Priority (months before action)	Comments
B2-01	Electrical Services	Switchboard/Meter Box	Switchboard/Meter Box surface mounted on wall with surface mounted conduits.	2263		Because installation is easier, there is a tendency for all post build services to be surface mounted, but at a visual cost.	When circumstances permit, such as installing a new switchboard, running new wiring etc, carefully remove CGI sheets and install wiring behind internal and external cladding.	NABC	
B2-02	Electrical Services	Roof mounted antennas	Numerous roof mounted antennas.	2266		It would appear by the number of antennas that many are not being shared. One antenna could be shared amongst the whole building.	When circumstances permit, install one master antenna and reticulate TV wiring to all rooms behind internal and external lining.	NABC	
B2-03	External doors	Generally	Timber stair access to all external doors. No access for non ambulant persons.	2275		Timber stairs are in reasonable condition, but all rooms having stairs restricts usage to ambulant occupants	Consider making some rooms accessible to non ambulant persons by installing a timber ramp for entry to the building.	NABC	
B2-04	External doors	Flywire doors	Various contemporary steel security type doors, timber framed doors and fabric flywire door coverings installed.	2268		Inappropriate alteration.	Replace doors with new timber framed flywire doors to match those from photographic evidence. Metal doors made to mimic the appearance of original timber doors may be acceptable.	NABC	Link to photograph of suitable doors.
B2-05	External walls	Corrugated galvanised steel	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly. Some areas refixed with "Tek" screws.	2261		The wall cladding during the period of interpretation was all bare galvanised finish and not painted. All fixings would also have been roofing nails and clouts. Modern fixings such as Tek screws are inappropriate in a heritage context. If some areas of cladding need to be removed frequently, they may be acceptable.	Refix loose cladding as necessary with roofing nails to crests and clouts to troughs as per original details. It may be permissible for some frequently accessed sections to be screwed.	NABC	

B2-06	External walls	East & Western walls	Circular metal disc screwed onto CGI wall cladding. Similar size and fixing to building number signs on other similar buildings.	2238		These discs are the signs upon which the building numbers were originally displayed.	Remove discs and remove acrylic paint and repaint with yellow background and black lettering "R of A" "B1" using alkyd paints.	NABC	
B2-07	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	2262		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Walls were originally left in bare galvanised finish.	Prepare and repaint GCI cladding to building a flat finish grey (colour - "Shale Grey") to imitate weathered galvanised steel, when next repaint is due.	NABC	
B2-08	External walls	Plinth boards	1 x hardwood and 2 x treated pine 150 x 25 rough sawn plinth boards installed. Hardwood board rotting in places.	2090		From photographic evidence these buildings were originally mounted much closer to the ground. This may have been more of a problem for termite infestation. Now that the building has been shifted here it has been mounted higher and more plinth boards have been installed to fill the greater gap.	Repair plinth boards with new materials and workmanship to exactly match adjacent extant work.	60	
B2-09	Floor Structure	Sub floor structure	Building stumped using concrete stumps, & galvanised ant caps.	2090		Building restumped using contemporary materials.	Ensure frequent termite inspections and that all sides of all stumps are visually inspected.	12	
B2-10	HVAC Services	Western external wall	Split system air conditioner outdoor units mounted at ground level with pipework ducting surface mounted onto CGI wall cladding.	2237		Inappropriate alteration.	When circumstances permit, relocate the outdoor unit and pipework to concealed locations. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B2-11	HVAC Services	Windows W2 & 3, 5 - 7, 9 - 14	Room type air conditioners installed in windows, generally by removing sash and installing a fixed light in the remaining space not taken up by the unit.	2245		Inappropriate alteration	When circumstances permit, remove the room air conditioner from the window and install a new split system unit with outdoor unit and pipework concealed. Manufacture and install and paint a new casement sash to exactly match the existing adjacent (opposite hand) sash. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B2-12	HVAC Services	R1	Room type air conditioner mounted through Western wall.	2260		Inappropriate alteration	When circumstances permit, remove the room air conditioner from the wall and install a new split system unit with outdoor unit and pipework concealed. Repair the existing hole in the external & internal linings to exactly match existing adjacent linings and repaint to match. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of the lower 2 timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B2-13	HVAC Services	R9	Split system air conditioner outdoor unit mounted at ground level with pipework ducting surface mounted onto CGI wall cladding.	2248		Inappropriate alteration.	When circumstances permit, relocate the outdoor unit and pipework to concealed locations. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B2-14	Roof Structure	Roof Truss	King tie tension rod observed removed or cut from trusses in other similar buildings.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	24	

B2-15	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with tek screw fixing.	2240		Most of the buildings in the camp were originally roofed with Asbestos Cement corrugated sheeting. It is likely this one was also.	DEB.	NABC	
B2-16	Roofing	Barges	Folded long length zincalume barge capping present.	2264		Most of the buildings in the camp were originally roofed with Asbestos Cement corrugated sheeting and used AC moulded accessories e.g. Barge capping. It is likely this one did also.	DEB.	NABC	
B2-17	Roofing	Eaves Guttering	Quadrant profile zincalume eaves gutter in long lengths with pop rivet & silicone sealed joints and modern external brackets. North gutter heavily filled with leaves and debris.	2240		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Large eucalypt trees close by are filling the gutters with debris. Early photographs show most of the buildings used galvanised quadrant profile eaves gutters.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints. Consider cleaning the gutters more frequently or installation of "gutter guard" of the type that fits wholly in the gutter (not lapping onto the roof cladding).	NABC	
B2-18	Roofing	Downpipes	PVC downpipes installed connected to underground stormwater system.	2264		Original details of downpipes and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Early photographs show most of the buildings used galvanised circular cross section downpipes.	When downpipes are next required to be replaced, replace with new Z600 galvanised circular cross section downpipes in 6 foot lengths with soldered joints and offsets as necessary.	NABC	
B2-19	Windows	Windows generally	Side by side, 2 x 2 pane casement opening sashes, except as noted in B2-11. Existing sashes appear to be binding or are not openable.	2241		Timber windows sticking and binding are normal wear & tear. Sometimes windows are painted when closed and are glued closed by the paint. Timber windows benefit from regular minor maintenance.	Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.

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Building B10









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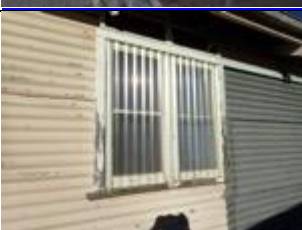
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Existing Conditions Site Survey Results

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B10-01	Electrical Services	South end external electrical switchboard	Early (original?) switchboard box mounted on wall, now disconnected.	1955		Early switchbox has been superseded and all wiring disconnected from it. A new switchboard and meter panel has been installed in a new box.	Maintain early switchbox in place and it's contents.	NABC	
B10-02	External Doors	Stairs generally	Only stair access available.	1951		Access for non ambulant persons was not designed in to these buildings. Now it is expected for all publicly available facilities.	As necessary, construct galvanised steel ramp, platform and handrail, only one for each separate occupancy.	NABC	
B10-03	External Doors	External door furniture	Many parts of original rimlock door furniture missing and painted over. Many additional padbolts and nightlatches fitted.	1956		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B10-04	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	1957		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Prepare and repaint GCI cladding to building a flat finish grey (colour - "Shale Grey") to imitate weathered galvanised steel, when next repaint is due.	NABC	
B10-05	External Walls	East & West walls	Doors removed and areas reclad with unpainted galvanised corrugated sheet	2030		This building was originally a single persons accommodation building and it has been adapted for a new use requiring internal walls to be removed and some external doors removed. Where the doors have been removed these openings have been covered on the exterior with corrugated steel cladding.	No action.	NABC	

B10-06	External Walls	Gable end Louvre vents	Louvres bent and misaligned	2031		The louvres are made from sheetmetal and easily damaged from mishandling etc.	Carefully panel beat the louvres back to their correct alignment prior to next repaint.	NABC	
B10-07	External Walls	Corrugated galvanised steel wall cladding	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	1957		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beaten or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	60	
B10-08	External Walls	External vents above windows generally	Flywire rusty and/or broken.	-	-	Early flywire was made from galvanised steel and this has finally corroded. Galvanised steel flywire is now no longer available and aluminium or bronze flywire are the nearest equivalents.	Replace flywire with new aluminium or bronze flywire being careful to save and replace all original timber strapping/beading.	NABC	
B10-09	External walls	Plinth Boards generally	Rough sawn hardwood plinth boards, some weathered and checked and some split and loose	1965		Timber has weathered and checked from long exposure without paint. Timbers have split from mechanical damage.	Where possible glue & clamp splits and refix after gluing cured. Prepare and repaint plinth boards.	48	
B10-10	External Walls	Fire extinguisher sign and hook West wall?	Enamelled fire extinguisher sign with hand signwritten extinguisher number and extinguisher hook below.	2032		The original or early fire extinguisher signs were enamelled except for the extinguisher number which was hand signwritten onto the enamel sign. The sign sat immediately above the extinguisher which would have hung on the hook still present.	No action. Do not paint over this sign.	NABC	
B10-11	External Walls	Building Number Signs North & South ends	Circular metal sign screwed onto corrugated wall cladding. Signwriting and background paint fading and powdery.	2023		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyd paints using colours and signwriting style to match existing.	NABC	
B10-12	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking. Poor previous painting workmanship showing in the way of poor cutting in to glass, other paint on glass	1959		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B10-13	Floor Structure	Supporting piers	Building sitting on concrete blocks and pavers on original airport tarmac between hangars 24 & 25, which later became tennis courts. Chains running from in ground concrete footing to floor joists.	1961		The building was shifted to this site and rather than mount it on stumps again, a cheaper alternative was utilised, to sit it on concrete blocks and chain it down to a small number of concrete footings.	Investigate the likely wind loads on the building and if the existing concrete footing and chain anchoring will satisfactorily resist those loads. Particularly investigate the floor joist anchoring point's structural capability.	12	
B10-14	Roof Structure	Roof Trusses generally	King tie tension rod, many removed or cut from truss in other buildings. Trusses not observed in this building due to zincalume corrugated cladding installed.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	
B10-15	Roofing	Eaves Guttering	Quadrant profile galvanised eaves gutter with external half brackets and roofing bolts, in 6 foot lengths with solid riveted and soldered joints. Rust has penetrated the gutter in many locations and gutter is hanging down.	1949		Rust has penetrated the gutter material in numerous locations so this has marked the end of the gutter's service life. Attempts to prolong it's life after penetration are only short term.	Replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints.	12	

B10-16	Roofing	Barges	Galvanised roll barge capping fitted in 6 foot lengths, some damaged.	1952		When the roof has been replaced it appears that the original galvanised roll barge capping has been reused.	Retain the galvanised barge capping. Repair sections as necessary. Retain in natural galvanised finish.	60	
B10-17	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with tek screw fixing.	1951		Zincalume roof cladding is considered inappropriate on heritage buildings that originally used galvanised cladding, because of it's colour (it stays bright silver and doesn't tone down to a dull grey). The roof has also been fixed on with modern screws and modern cappings, different to those originally used.	When circumstances permit, replace existing corrugated zincalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B10-18	Roofing	Eaves soffit	Sarking paper deteriorated and torn and hanging down	1958		Sarking was not originally installed under these roofs. When the roof has been replaced, sarking has been installed, but the eaves are unlined, so the sarking has deteriorated under the eaves.	Trim the existing sarking along a line about 25mm out from the edge of the batten running above the external wall. Fold down the sarking and secure over with a hardwood cover batten. Paint batten to match surrounding paint finish.	NABC	
B10-19	Stormwater System	South end Stormwater	PVC pipework running on the ground from downpipes to Northern drain of former No 25 Bellman Hangar. Former Hangar drain largely infilled with soil and discharges onto grassy area to West.	1965		No formal stormwater reticulation system has ever been installed. These PVC pipes have been installed as a stop gap measure and lead to a drain that is ineffective.	Investigate the original outlet of the Bellman Hangar drain to find out if it is still serviceable if unblocked, otherwise, design and construct a new stormwater reticulation system to service the Bellman Hangar drains, buildings and landscape with minimal disturbance to extant asphalt paving. If original drain is repairable, manufacture precast concrete drain covers as per existing elsewhere and install over the currently open concrete drain sections.	12	
B10-20	Windows	Generally	Side by side, 2 x 2 pane casement opening sashes. Timber weathered and most opening sashes sticking. Sashes covered with clear polycarbonate corrugated sheeting.	2033		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber. Clear polycarbonate may have been installed to block UV light from affecting the museum artefacts stored inside.	Remove the polycarbonate sheeting and make good. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
				-	-				

Floor & Roof Plans Abbrev.

* NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.

Notes:

1

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Former Benalla Migrant Camp

PBC Job J1812
No:

Building B11





Commissioned by








Survey undertaken by Greg Owen, Period
Building Conservation P/L, 1 June, 2018





Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.

 No sub floor or roof spaces were entered for surveying.

Existing Conditions Site
Survey Results

Item No	Location/ Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommended Priority (months before action)	Comments
B11-01	Electrical Services	South end external electrical switchboard	Early (original?) switchboard box mounted on wall, now disconnected. New meter box/switchboard mounted on Western side with exposed conduits.	2015		Early switchbox has been superseded and all wiring disconnected from it. A new switchboard and meter panel has been installed in a new box.	Maintain early switchbox in place and it's contents.	NABC	
B11-02	External Doors	Stairs generally	Only stair access available.	1958		Access for non ambulant persons was not designed in to these buildings. Now it is expected for all publicly available facilities.	As necessary, construct galvanised steel ramp, platform and handrail, only one for each separate occupancy.	NABC	
B11-03	External Doors	External door furniture generally	Many parts of original rimlock door furniture missing and painted over. Many additional padbolts and nightlatches fitted.	2011		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B11-04	External Walls	Building Number Sign, North & South Ends	Circular metal sign screwed onto corrugated wall cladding. Background paint fading and powdery. North end number resignwritten using poor workmanship.	1997		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyd paints using colours and signwriting style to match existing.	NABC	

B11-05	External Walls	Corrugated galvanised steel wall cladding, generally	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	2005		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beaten or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	60	
B11-06	External Walls	External vents above windows	Flywire rusty and/or broken.	2010		Early flywire was made from galvanised steel and this has finally corroded. Galvanised steel flywire is now no longer available and aluminium or bronze flywire are the nearest equivalents.	Replace flywire with new aluminium or bronze flywire being careful to save and replace all original timber strapping/beading.	NABC	
B11-07	External walls	Plinth Boards generally	Rough sawn hardwood plinth boards, some weathered and checked and some split and loose	2001		Timber has weathered and checked from long exposure without paint. Timbers have split from mechanical damage.	Where possible glue & clamp splits and refix after gluing cured. Prepare and repaint plinth boards.	48	
B11-08	External Walls	Gable end Louvre vents	Louvres bent and misaligned	2015		The louvres are made from sheetmetal and easily damaged from mishandling etc.	Carefully panel beat the louvres back to their correct alignment prior to next repaint.	NABC	
B11-09	External Woodwork	Painted external woodwork generally	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking. Poor previous painting workmanship showing in the way of poor cutting in to glass, other paint on glass	2009		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B11-10	Floor Structure	Supporting piers generally	Building sitting on concrete blocks and pavers on original airport tarmac between hangars 24 & 25, which later became tennis courts.	2000		The building was shifted to this site and rather than mount it on stumps again, a cheaper alternative was utilised, to sit it on concrete blocks and chain it down to a small number of concrete footings.	Investigate the likely wind loads on the building and if the existing concrete footing and chain anchoring will satisfactorily resist those loads. Particularly investigate the floor joist anchoring point's structural capability.	12	
B11-11	Roof Structure	Roof Truss, North end	King tie tension rod removed or partly cut from truss.	1962		For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	

B11-12	Roofing	Eaves soffits generally	Sarking paper deteriorated and torn and hanging down	2022		Sarking was not originally installed under these roofs. When the roof has been replaced, sarking has been installed, but the eaves are unlined, so the sarking has deteriorated under the eaves.	Trim the existing sarking along a line about 25mm out from the edge of the batten running above the external wall. Fold down the sarking and secure over with a hardwood cover batten. Paint batten to match surrounding paint finish.	NABC	
B11-13	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with tek screw fixing.	-	-	Zincalume roof cladding is considered inappropriate on heritage buildings that originally used galvanised cladding, because of it's colour (it stays bright silver and doesn't tone down to a dull grey). The roof has also been fixed on with modern screws and modern cappings, different to those originally used.	When circumstances permit, replace existing corrugated zincalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B11-14	Roofing	Eaves Guttering	Quadrant profile galvanised eaves gutter with modern external brackets. Showing severe internal rust and occasional external pitting.	1976		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Large eucalypt trees close by are filling the gutters with debris.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints.	24	
B11-15	Sewer system	South end sink waste	Sink waste discharging on to asphalt	2019	-	Inappropriate alteration	Connect sink waste to sewerage system	12	
B11-16	Stormwater System	South end Stormwater	PVC pipework running on the ground from downpipes to drain of former No 25 Bellman Hangar. Former Hangar Drain largely infilled with soil and discharges onto grassy area to West.	1958		No formal stormwater reticulation system has ever been installed. These PVC pipes have been installed as a stop gap measure and lead to a drain that is ineffective.	Investigate the original outlet of the Bellman Hangar drain to find out if it is still serviceable if unblocked, otherwise, design and construct a new stormwater reticulation system to service the Bellman Hangar drains, buildings and landscape with minimal disturbance to extant asphalt paving. If original drain is repairable, manufacture precast concrete drain covers as per existing elsewhere and install over the currently open concrete drain sections.	12	
B11-17	Windows	Windows generally ??	Side by side, 2 x 2 pane casement opening sashes. Timber weathered and most opening sashes sticking.	2003		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber.	Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.

Floor & Roof
Plans

Link to plans:

[Plans](#)

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- 2

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Former Benalla Migrant Camp

PBC Job No: J1812

Building B61






Commissioned by








Survey undertaken by Greg Owen, Period Building Conservation P/L, 1 June, 2018

Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.

No sub floor or roof spaces were entered for surveying.

Existing Conditions Site Survey Results

Item No	Location/Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommend ed Priority (months before action)	Comments
B61-01	Electrical Services	Power entry box, West side.	Conduit and power entry box disconnected from post.	2007		Power line conduit has become undipped from timber post, probably from being knocked.	Reattach power conduit & fuse box to timber post.	6	
B61-02	External doors	External door furniture	Many parts of original rimlock door furniture missing and painted over. Many additional padbolts and nightlatches fitted.	2006		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B61-03	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	2043		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beaten or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	48	
B61-04	External walls	Building Number Sign, North & South facades.	Circular metal sign screwed onto corrugated wall cladding. Background paint fading, flaking and powdery.	2041		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyd paints using colours and signwriting style to match existing.	NABC	
B61-05	External walls	"Gents" sign, North Facade	Rectangular galvanised steel sign screwed to batten of roof. Background paint losing adhesion to galvanised finish and flaking.	2042		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyd paints using colours and signwriting style to match existing.	NABC	

B61-06	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	1984		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Prepare and repaint GCI cladding to building a flat finish grey (colour - "Shale Grey") to imitate weathered galvanised steel, when next repaint is due.	NABC	
B61-07	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking.	2006		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B61-08	Landscape	Southern side	Silt has built up inside the building on the concrete floor. Ground level is higher outside than in.	2044		Due to ground level outside being higher than inside, surface water is flowing into the building and depositing silt inside.	Adjust landscape levels so that ground levels slope away from the building generally and particularly the door. If necessary install surface drainage near the doorway.	24	
B61-09	Plumbing Services	Water pipe South West corner	Copper water pipe crossing pathway between Buildings 61 & 63.	2051		This copper pipe has been installed more recently than the other pipework and has probably been installed overhead as it was easier than doing so underground.	Relocate water pipe underground.	NABC	
B61-10	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with galvanised nail fixing.	2013		Zincalume roof cladding is considered inappropriate on heritage buildings that originally used galvanised cladding, because of it's colour (it stays bright silver and doesn't tone down to a dull grey). The roof has also been fixed on with modern screws and modern cappings, different to those originally used.	When circumstances permit, replace existing corrugated zincalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B61-11	Roofing	Barges	No barge cappings fitted	2013		Originally the roofs were corrugated asbestos cement sheeting. When they have been replaced they have been simplified.	No action	NABC	
B61-12	Roofing	Eaves Guttering	No gutters fitted	2013		From early photos, it seems that no gutter was ever fitted to the toilets	No action	NABC	
				-	-				
				-	-				

Floor & Roof
Plans
Abbrev.

Link to plans: [Plans](#)

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Former Benalla Migrant Camp

Building B62

Commissioned by

Survey undertaken by Greg Owen,
Period Building Conservation P/L, 1
June, 2018

Limitations





Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.








No sub floor or roof spaces were entered for surveying.

Existing

Conditions Site

Survey Results

Item No	Location/ Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommende d Priority (months before action)	Comments
B62-01	Electrical services	Overhead supply from Building 63	Electrical supply to toilets is via a flexible overhead insulated cable, strung from Building 63. The flexible cable is attached to a catenary wire but the catenary wire is disconnected from the hook on the fascia on Building 63.	1990		The cable supporting the electrical cable has become disconnected from the fascia of the adjoining building, probably by someone knocking it.	Reconnect the supporting cable and wire up both ends so that they can't accidentally come off again.	6	
B62-02	External doors	D1 & D2 door furniture	D1 has a padbolt and nightlatch fitted and painted over. D2 has parts of an early padbolt fitted.	2035		Additional and higher security locks have been installed with changes of use.	Remove the nightlatch from D1 and make good the door. Repair the padbolts to both doors as necessary and replace any missing parts.	NABC	
B62-03	External doors	D1	Ledged & braced hardwood doors with Vee jointed sheeting boards. Hardwood jamb & external architraves. External sheeting, jamb & external architrave very weather damaged & fungal attacked up to 200 AGL.	2036		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Sand and wire brush the weathered sheeting back to bright timber and prime with alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", followed by an alkyd (turps wash up) undercoat e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then followed by 2 coats of a quality exterior acrylic gloss. If any filler or putty is required, use after priming and before undercoating. Remove door jambs stiles and architraves and using a splice joint remove rotted timber and splice on new hardwood to exactly match existing. Prime all sides and then reinstall and undercoat and top coat as above.	12	
B62-04	External doors	D2	Ledged & braced hardwood doors with Vee jointed sheeting boards. Hardwood jamb & external architraves. External sheeting, jamb & external architrave very weather damaged & fungal attacked up to 200 AGL. Sheeting pulling away from mid rail at lock edge, hinges broken, bent and pulled out.	1987		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Sand and wire brush the weathered sheeting back to bright timber and prime with alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", followed by an alkyd (turps wash up) undercoat e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then followed by 2 coats of a quality exterior acrylic gloss. If any filler or putty is required use after priming and before undercoating. Remove door jambs stiles and architraves and using a splice joint remove rotted timber and splice on new hardwood to exactly match existing. Prime all sides and then reinstall and undercoat and top coat as above.	12	

B62-05	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	1953		As alkyl paints break down due to ultra violet ray damage they become powdery and crack and flake.	The buildings should be interpreted in their original finish, bare corrugated galvanised iron. As such, do not repaint. Pressure wash CGI to remove as much paint as possible, DO NOT PRESSURE WASH TIMBER. If the CGI is pressure washed periodically, the flaking of the paint will continue and eventually all will be removed. Undertake a lead test on paint removed by pressure washing. If lead paint is present, take suitable precautions and capture removed paint and dispose of properly.	NABC	
B62-06	External walls	External vent above North wall.	Galvanised bird wire covering purpose made ventilation opening, but bird wire does not extend to cover area between rafters.	1994		It is not clear why the bird wire does not also cover the area between rafters.	Repair wire as necessary, but do not cover the area between rafters unless other evidence indicates it was previously present.	NABC	
B62-07	External walls	Building Number Sign, North & South facades	Circular metal sign screwed onto corrugated wall cladding. Background & signwriting paint fading, flaking and powdery.	1983		As alkyl paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyl paints using colours and signwriting style to match existing.	NABC	
B62-08	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking.	1988		As alkyl paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyl (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyl (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B62-09	Internal Walls	Toilet Cubicles, South wall	Wall covered with flat galvanised iron and timber mounting boards for high level cistern and cistern pipe. Unpainted area of galvanised iron where high level cistern was mounted.	1993		The original high level cast iron cisterns have been replaced with newer low level plastic cisterns. The evidence of the original cisterns (mounting boards and lack of paint) remains.	Retain timber mounting boards for high level cistern and cistern pipe and do not paint currently unpainted galvanised steel where high level cistern originally was mounted.	NABC	
B62-10	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with galvanised nail fixing. Nails popping out due to thermal expansion differential.	-	-	Zincalume roof cladding is considered inappropriate on heritage buildings that originally used galvanised cladding, because of its colour (it stays bright silver and doesn't tone down to a dull grey). The roof has also been fixed on with modern screws and modern cappings, different to those originally used.	When circumstances permit, replace existing corrugated zincalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B62-11	Roofing	Barges	No barge cappings fitted	2035		Originally this building was roofed with corrugated asbestos cement sheet. It used a large AC barge capping.	No action		
B62-12	Roofing	Eaves Guttering & downpipes	No eaves guttering or downpipes fitted	2035		Early photos also show no guttering fitted to the building.	No action		

B62-13	Stormwater System	Western side stormwater pit	Open concrete pit which accepts the grey waste from the internal hand basins via a concrete spoon drain in the floor.	1992		It was common years ago for grey waste (such as waste from a hand basin) to be carried away in an open drain and for it to be discharged down stormwater drains. Now these wastes must be piped to the sewer system instead.	Retain the open drains internally, but disconnect the exterior pit from the stormwater system and connect to the sewer system. Install a new heavy galvanised steel lid to the exterior pit.	12	
B62-14	Water Supply Services	Water inlet pipe rising up South wall	Malleable iron pipe rusting and leaking at gate valve.	1982		The pipe has lost it's protective coating of galvanising and is now rusting.	Replace the pipe as necessary with new galvanised steel pipe to match existing.	6	
				-	-				
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Floor & Roof Plans

Link to plans: [Plans](#)

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Former Benalla Migrant Camp

Building B63






PBC Job No: J1812









Commissioned by







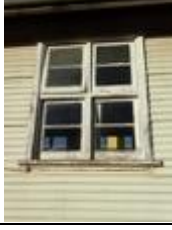
Survey undertaken by Greg Owen,
Period Building Conservation P/L, 1
June, 2018



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No sub floor or roof spaces were entered for surveying.

Existing Conditions Site Survey Results

Item No	Location/ Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommend ed Priority (months before action)	Comments
B63-01	Electrical Services	External lights	Spotlights and fluorescent external lights fitted	12052		Inappropriate contemporary lighting installed. Early photographs show incandescent lamps and coolie shades mounted on swan neck arms.	Install exposed globe fittings with coolie shades and swan neck arms.	NABC	
B63-02	External doors	External doors, generally	Step access to doors only, no non ambulant access.	92015		Access for non ambulant persons was not designed in to these buildings. Now it is expected for all publicly available facilities.	As necessary, construct galvanised steel ramp, platform and handrail, only one for each separate occupancy.	NABC	
B63-03	External doors	D1 & D2	245 & 210mm step height into D1 & D2 respectively.	92058		Step heights are well above those allowed in the building regulations and represent potential trip hazards.	Raise concrete step heights externally so that there are 2 even step heights, not over 180mm, between ground level and the internal floor.	NABC	
B63-04	External doors	D2 door furniture	Original rimlock? door furniture missing. Padbolt and contemporary tubular entry set fitted.	12051		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B63-05	External doors	D1	Tall door externally clad with corrugated galvanised iron fitted with galvanised flashing around all four sides of door. Door hung off galvanised gate hinges and fitted with a recycled padbolt welded onto rusting mild steel plate which in turn is tek screwed to door. Staple is screw fixed to frame with screw heads exposed. Doorway has partial galvanised flashing each side, elsewhere unflashed.	92015		Unsympathetic alteration to the building using poor trade practice workmanship.	Remove existing tall door and install a new hardwood framed and sheeted door to match D2 with paint finish. Infill the opening above the new door with framing and patch the internal and external linings to exactly match adjacent existing materials and workmanship.	NABC	

B63-06	External doors	D2 threshold	Extant red gum threshold, with Southern end missing. Very weathered and checked.	92036		The timber has weathered and checked due to exposure to UV and water. The missing end is probably due to mechanical damage.	Splice on a new piece of red gum to replace the missing piece. Sand back the threshold and oil with 3 coats of boiled linseed oil.	NABC	
B63-07	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	92019		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beaten or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	60	
B63-08	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	92015		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Walls were originally left in bare galvanised finish.	Prepare and repaint CGI with pale grey flat finish to imitate aged galvanised finish.	NABC	
B63-09	External walls	Plinth Boards	Plinth boards not replaced after restumping works	12048		Plinth boards are often disposed of by restumpers to cut costs.	Panel beat the CGI near the base of the wall where bent by using jacks under the bottom plate. Replace the plinth boards to match details of other buildings with plinth boards remaining and paint.	NABC	
B63-10	External walls	Building Number Signs	Circular metal sign screwed onto corrugated wall cladding. Background & signwriting paint fading, flaking and powdery.	12046		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyd paints using colours and signwriting style to match existing.	NABC	
B63-11	External walls	Fire extinguisher sign mount and hook	Tee shaped mounting timbers for previous fire extinguisher sign and extinguisher hook below. Some signs still present but falling off mounting and painted over.	92022		The original or early fire extinguisher signs were enamelled except for the extinguisher number which was hand signwritten onto the enamel sign. The sign sat immediately above the extinguisher which would have hung on the hook still present. The sign mounted onto timbers fixed onto the CGI, one timber mounted vertically and one horizontally, creating a tee shape.	Retain all original enamelled signs and strip off any wall paint. Retain original mounting timbers and extinguisher hooks.	NABC	
B63-12	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking.	92036		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B63-13	Floor Structure	Sub floor structure	Building restumped using concrete stumps, & galvanised ant caps. Floor structure entirely replaced using LVL bearers & joists and particle board flooring.	12049		Presumably this occurred due to termite or some other devastating event.	No action, except to replace plinth board see B63-09	NABC	

B63-14	Landscape	Surface levels under and around building.	Surface level around building higher than under building. Surface around building not sloping away from building.	12048		It is unlikely that the surface levels were always lower underneath the building. It is more likely that ground surface levels have risen around the outside of the building. If water ponds underneath the building, stumps are more likely to sink, termites are attracted and the higher humidity levels are likely to lead to timber distortion etc, and even fungal attack.	In conjunction with works to Buildings B61, 62 & 64, develop a landscape and drainage plan to ensure surface water drains away from all buildings and to satisfactory discharge points, using heritage drainage infrastructure, e.g. Precast concrete drains.	12	
B63-15	Roof Structure	Roof Truss	Some king tie tension rods removed or cut from trusses in other buildings.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	
B63-16	Roofing	Roof cladding	Roofing replaced with zinalume corrugated cladding in full length sheets with tek screw fixing.	92040		Zinalume roof cladding is considered inappropriate on heritage buildings that originally used galvanised cladding, because of it's colour (it stays bright sliver and doesn't tone down to a dull grey). The roof has also been fixed on with modern screws and modern cappings, different to those originally used.	When circumstances permit, replace existing corrugated zinalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B63-17	Roofing	Barges	Folded, full length zinalume barge cappings fitted	92018		Early photographs show this building was originally roofed with corrugated asbestos cement and used large AC barge capping.	When circumstances permit, replace existing zinalume barge capping with new galvanised roll type barge capping in 6 foot lengths fixed with roofing nails all to exactly match barge cappings to B10	NABC	
B63-18	Roofing	Eaves Guttering	Quadrant profile zinalume eaves gutter fitted in long lengths with internal brackets & silicone sealed & pop riveted joints.	12053		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Early photographs show that galvanised quadrant profile eaves gutters were used.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints.	NABC	
B63-19	Stormwater System	Downpipes generally	PVC downpipes discharging directly on to the ground.	12048		Traditional materials have been lost and contemporary materials have been replaced, however the downpipes are discharging onto the ground not into drains, causing ponding under buildings amongst other problems.	Replace downpipes with new Z600 galvanised downpipes, solder fabricated and discharging into a reticulated stormwater system.	NABC	
B63-20	Stormwater System	Open concrete drains	Open concrete prefabricated drains, largely filled with debris and soil and not flowing to discharge.	92020		Lack of maintenance from drains not being cleared, but also much of the site is being trafficked by vehicles which is likely to increase the rate of debris filling drains, and causing subsidence of some drains.	In conjunction with B63-14, investigate where all the extant precast concrete open drains flowed to and repair the system to working condition. Consider, if necessary, covering some of the open drains with new precast concrete covers to match other extant covers on the site, where vehicles need to drive over the drains.	12	
B63-21	Windows	W7, 8, 9 & 10	2 x 2 pane awning opening sashes over 2 x 2 pane fixed sashes. Timber very weathered and most opening sashes sticking.	12050		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber.	Repair windows as necessary and make operational, including glass replacement and reputtying. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.

B63-22	Windows	W2, 3, 4 & 6	3 x 2 pane awning opening sashes over 3 x 2 pane fixed sashes over 3 x 2 pane sashes angled into the building at the top with a insect proofed ventilation opening at the top. Timber very weathered and most opening sashes sticking. Broken glass to some lights and much missing/loose putty.	92028		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber and cracking of putty.	Repair windows as necessary and make operational, including glass replacement and reputting. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
B63-23	Windows	W1 & 5	1 x 2 pane awning opening sashes over 1 x 2 pane fixed sashes over 1 x 2 pane sashes angled into the building at the top with a insect proofed ventilation opening at the top. Timber very weathered and most opening sashes sticking. Broken glass to some lights and much missing/loose putty.	92025		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber and cracking of putty.	Repair windows as necessary and make operational, including glass replacement and reputting. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
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Floor & Roof Plans

Link to plans:[Plans](#)

Abbrev.

* NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.

Notes:

1

This spreadsheet may be sorted to suit the user, using the data sort feature. Users unfamiliar with this feature can see the link listed below.
<https://support.office.com/en-au/article/Sort-data-in-a-range-or-table-62d0b95d-2a90-4610-a6ae-2e545c4a4654?CorrelationId=8ee655a5-2dee-4800-a1b2-3812b0362653&ui=en-US&rs=en-AU&ad=AU>

2

Photos on this spreadsheet are hyperlinked to the photo files stored on Dropbox. Should you have difficulty accessing the files, contact the client contact listed at the top of this spreadsheet.

Former Benalla Migrant Camp

PBC Job No: J1812






Building B64









Commissioned by









Survey undertaken by Greg Owen, Period Building Conservation P/L, 1 June, 2018


Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building. No sub floor or roof spaces were entered for surveying.

Existing Conditions Site Survey Results

Item No	Location/Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommended Priority (months before action)	Comments
B64-01	Electrical Services	Earth stake	Earth stake adjacent to D2, out of the ground.	92091		If the earth stake is not operational the safety earthing system will not be working.	Have an electrician reinstall the earth stake (not a contemporary one) and check it's effectiveness.	1	
B64-02	External doors	Generally	Stair access to doors only. No non ambulant access.	2060		Access for non ambulant persons was not designed in to these buildings. Now it is expected for all publicly available facilities.	As necessary, construct galvanised steel ramp, platform and handrail, only one for each separate occupancy.	NABC	
B64-03	External doors	External door furniture, generally	Many parts of original rimlock door furniture missing and painted over. Many additional padbolts and nightlatches fitted.	92093		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B64-04	External doors	D2 threshold	Threshold of relatively new timber and not detailed as per others.	92084		Unsympathetic alteration	Replace the threshold with a new red gum threshold to exactly match other extant thresholds.	NABC	
B64-05	External doors	D2 hinges	Plain steel butt hinges used to hang door with one leaf fixed to outer face of door.	92094		Unsympathetic alteration	Replace the hinges and rehang door using materials and workmanship to exactly match other extant doors.	NABC	

B64-06	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	2059		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beated or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	60	
B64-07	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	2056		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Walls were originally left in bare galvanised finish.	Prepare and repaint CGI with pale grey flat finish to imitate aged galvanised finish.	NABC	
B64-08	External walls	Plinth Boards	Plinth boards not replaced after restumping works.	2061		Plinth boards are often disposed of by restumpers to cut costs.	Replace the plinth boards to match details of other buildings with plinth boards remaining and paint.	NABC	
B64-09	External walls	CGI wall cladding	CGI cladding above where plinth board should be, bent and damaged.	92096		The restumpers have lifted the building using jacks under the wall bottom plate. In doing so, their jacks have damaged the CGI sheeting.	Panel beat the CGI near the base of the wall where bent by using jacks under the bottom plate.	NABC	
B64-10	External walls	Building Number Sign, North & South ends	Circular metal sign screwed onto corrugated wall cladding. Background paint fading, flaking and powdery.	2056		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake.	Repaint sign with alkyd paints using colours and signwriting style to match existing.	NABC	
B64-11	External walls	Fire extinguisher sign mount and hook	Tee shaped mounting timbers for previous fire extinguisher sign and extinguisher hook below.	92069		The original or early fire extinguisher signs were enamelled except for the extinguisher number which was hand signwritten onto the enamel sign. The sign sat immediately above the extinguisher which would have hung on the hook still present. The sign mounted onto timbers fixed onto the CGI, one timber mounted vertically and one horizontally, creating a tee shape.	Retain all original enamelled signs and strip off any wall paint. Retain original mounting timbers and extinguisher hooks.	NABC	
B64-12	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking. Poor previous painting workmanship showing in the way of poor cutting in to glass, other paint on glass	92067		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B64-13	Floor Structure	Sub floor structure	Building restumped using concrete stumps, & holed galvanised ant caps. Some bearers replaced with new hardwood. Joins in some bearers not over stumps.	12061		Building restumped using contemporary materials. Bearers have not been replaced with joins at same locations as originals and some joins are unsupported.	Replace sections of bearers so that all joins are over stumps. Ensure frequent termite inspections and that all sides of all stumps are visually inspected.	6	
B64-14	Roof Structure	Roof Trusses generally.	Some king tie tension rods removed or cut from trusses in other buildings.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	

B64-15	Roof Structure	Truss lintel over opening to new addition, North East corner	Introduced steel truss spanning new opening into building extension. Truss supports a number of roof beams which do not appear to be adequately supported by the truss at the junction.	-	-	Trusses need to be properly detailed where any point loads are placed on them, and this truss does not appear to be appropriately detailed where the roof beams apply their load to the truss.	Check engineers details from building permit application and compare with what has been constructed. If as built conditions do not match engineer's details, take action to have the situation assessed by a structural engineer and resolved.	6	
B64-16	Roofing	Eaves soffit	Sarking paper deteriorated and torn and hanging down	92072		Sarking was not originally installed under these roofs. When the roof has been replaced, sarking has been installed, but the eaves are unlined, so the sarking has deteriorated under the eaves.	Trim the existing sarking along a line about 25mm out from the edge of the batten running above the external wall. Fold down the sarking and secure over with a hardwood cover batten. Paint batten to match surrounding paint finish.	NABC	
B64-17	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with tek screw fixing.	12066		Early photographs show that the building was originally roofed with corrugated asbestos cement roofing. Since then it has been reroofed with contemporary materials which are inappropriate on a heritage building.	When circumstances permit, replace existing corrugated zincalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B64-18	Roofing	Barges	Folded, full length zincalume barge cappings fitted	12060		Early photographs show that the building used large AC barge cappings. Since then they have been replaced with contemporary materials which are inappropriate on a heritage building.	When circumstances permit, replace existing zincalume barge capping with new galvanised roll type barge capping in 6 foot lengths fixed with roofing nails all to exactly match barge cappings to B10	NABC	It is OK for zincalume materials and galvanised materials to be in contact with each other. Premature corrosion of galvanised materials occurs where rainwater runs off zincalume materials onto galvanised materials.
B64-19	Roofing	Eaves Guttering	Quadrant profile zincalume eaves gutter fitted in long lengths with internal brackets & silicone sealed & pop riveted joints.	2063		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents. Early photographs show that galvanised quadrant profile eaves gutters were used.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints. Replace downpipes with new Z600 galvanised 75mm diameter downpipes with soldered joints.	NABC	
B64-20	Stormwater System	North West corner	Open drains running into covered drain of former Bellman Hangar No 23. Open drains filled with debris. Adjacent PVC downpipe discharging on to ground, not into open drain.	92089		Lack of maintenance in clearing drains. Poor workmanship in downpipe not discharging to open drain.	Clean out drain and maintain. Repair concrete open drains as necessary. Replace PVC downpipe with new Z600 galvanised steel, as per B64-19, fabricated to discharge into open drain.	12	
B64-21	Stormwater System	Open concrete drains	Open concrete prefabricated drains, largely filled with debris and soil and not flowing to discharge.	92090		Lack of maintenance from drains not being cleared, but also much of the site is being trafficked by vehicles which is likely to increase the rate of debris filling drains, and causing subsidence of some drains.	In conjunction with B63-14, investigate where all the extant precast concrete open drains flowed to and repair the system to working condition. Consider, if necessary, covering some of the open drains with new precast concrete covers to match other extant covers on the site, where vehicles need to drive over the drains.	12	
B64-22	Windows	W7 - 12	2 x 2 pane awning opening sashes over 2 x 2 pane fixed sashes. Timber very weathered and most opening sashes sticking.	92080		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber.	Repair windows as necessary and make operational, including glass replacement and reputting. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
B64-23	Windows	W2, 3 & 4	3 x 2 pane awning opening sashes over 3 x 2 pane fixed sashes over 3 x 2 pane sashes angled into the building at the top with a insect proofed ventilation opening at the top. Timber very weathered and most opening sashes sticking. Broken glass to some lights and much missing/loose putty.	92070		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber and cracking of putty.	Repair windows as necessary and make operational, including glass replacement and reputting. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.

B64-24	Windows	W1 & 5	1 x 2 pane awning opening sashes over 1 x 2 pane fixed sashes over 1 x 2 pane sashes angled into the building at the top with a insect proofed ventilation opening at the top. Timber very weathered and most opening sashes sticking. Broken glass to some lights and much missing/loose putty.	92071		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber and cracking of putty.	Repair windows as necessary and make operational, including glass replacement and reputting. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
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Floor & Roof Plans

Abbrev.

* NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.

Notes:

1

This spreadsheet may be sorted to suit the user, using the data sort feature. Users unfamiliar with this feature can see the link listed below.

2

<https://support.office.com/en-au/article/Sort-data-in-a-range-or-table-62d0b95d-2a90-4610-a6ae-2e545c4a4654?CorrelationId=8ee655a5-2dee-4800-a1b2-3812b0362653&ui=en-US&rs=en-AU&ad=AU>

Photos on this spreadsheet are hyperlinked to the photo files stored on Dropbox. Should you have difficulty accessing the files, contact the client contact listed at the top of this spreadsheet.

Former Benalla Migrant Camp

PBC Job No: J1812

Building B65









Commissioned by







Survey undertaken by Greg Owen, Period Building Conservation P/L, 1 June, 2018

Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.
No sub floor or roof spaces were entered for surveying.

Existing Conditions Site Survey Results

Item No	Location/Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommended Priority (months before action)	Comments
B65-01	External doors	External steps generally	Stair access to doors only. No non ambulant access.	12073		Access for non ambulant persons was not designed in to these buildings. Now it is expected for all publicly available facilities.	As necessary, construct galvanised steel ramp, platform and handrail, only one for each separate occupancy.	NABC	
B65-02	External doors	External door furniture generally.	Many parts of original rimlock door furniture missing and painted over. Many additional padbolts and nightlatches fitted.	92149		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B65-03	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	92144		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beaten or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	60	
B65-04	External walls	External vents above windows	Flywire rusty and/or broken.	92146		Early flywire was made from galvanised steel and this has finally corroded. Galvanised steel flywire is now no longer available and aluminium or bronze flywire are the nearest equivalents.	Replace flywire with new aluminium or bronze flywire being careful to save and replace all original timber strapping/beading.	NABC	
B65-05	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	92145		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Walls were originally left in bare galvanised finish.	Prepare and repaint CGI with pale grey flat finish to imitate aged galvanised finish.	NABC	

B65-06	External walls	Gable end Louvre vents	Louvres bent and misaligned	1968		The louvres are made from sheetmetal and easily damaged from mishandling etc.	Carefully panel beat the louvres back to their correct alignment prior to next repaint.	NABC	
B65-07	External walls	Plinth Boards	Plinth boards not replaced after restumping works.	1969		Plinth boards are often disposed of by restumpers to cut costs.	Panel beat the CGI near the base of the wall where bent by using jacks under the bottom plate. Replace the plinth boards to match details of other buildings with plinth boards remaining and paint.	NABC	
B65-08	External walls	Fire extinguisher sign mount and hook	Tee shaped mounting timbers for previous fire extinguisher sign and extinguisher hook below.	2076		The original or early fire extinguisher signs were enamelled except for the extinguisher number which was hand signwritten onto the enamel sign. The sign sat immediately above the extinguisher which would have hung on the hook still present. The sign mounted onto timbers fixed onto the CGI, one timber mounted vertically and one horizontally, creating a tee shape.	Retain all original enamelled signs and strip off any wall paint. Retain original mounting timbers and extinguisher hooks.	NABC	
B65-09	External walls	D1 Door Jamb	Old termite damage to door jamb	2120		Termites have infested the door jamb timber. They would have left a thin covering of timber undisturbed over their tunnels which has somehow been removed.	Undertake a thorough termite inspection of the building to ensure no active termite activity still remains. Repair damage to door jamb by either splice repairing with new timber or filling.	12	
B65-10	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking.	2073		As alkyl paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyl (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyl (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B65-11	Floor Structure	Sub floor structure, generally.	Building restumped using concrete stumps, & holed galvanised ant caps.	2075		Building restumped using contemporary materials. The purpose of ant caps is so that if termites tunnel up through the centre of a timber stump they cannot get into the building without having to come out & around the impenetrable ant cap. As they can't survive in fresh air, they build a mud tunnel out & around the flange of the antcap, and this mud tunnel is visible during visual termite inspections. Termites can't tunnel up through vibrated concrete, such as stumps, so they would have to build mud tunnels on the surface of the stump where they are visible. Because concrete stumps are impenetrable to termites, the Australian Standard does not require antcaps in known termite areas. The antcaps fitted to this building have holes in them for the wire loop on restumpers type stumps to penetrate the antcap and fix to the bearer. These holes in the antcaps contradict the purpose of antcaps, but they are still widely installed.	Ensure frequent termite inspections and that all sides of all stumps are visually inspected.	12	
B65-12	Floor Structure	Sub floor structure, South end.	Visual evidence of termite damage to bearers. Small sections of timber laminated to bearers over new concrete stumps.	2075		Some bearers have been infested with termites and structurally damaged.	Fully replace the damaged sections of bearers with joins only over stump supports.	12	
B65-13	Landscape	Generally	Surface water ponding under building.	2107		It is unlikely that the surface levels were always lower underneath the building. It is more likely that ground surface levels have risen around the outside of the building. If water ponds underneath the building, stumps are more likely to sink, termites are attracted and the higher humidity levels are likely to lead to timber distortion etc, and even fungal attack.	In conjunction with works to Buildings B64 & 66, develop a landscape and drainage plan to ensure surface water drains away from all buildings and to satisfactory discharge points, using heritage drainage infrastructure, e.g. Precast concrete drains.	12	
B65-14	Roof Structure	Roof Trusses generally.	Some king tie tension rods removed or cut from trusses in other buildings.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	

B65-15	Roofing	Roof cladding	Original 3 inch pitch corrugated asbestos cement roof cladding, with heavy coating of lichen and moss. Some small damage to sheets.	1969		It is generally accepted that asbestos cement sheet presents no human danger if it is undisturbed. Physical disturbance, e.g. Drilling or cutting, but less so manually breaking will cause the dangerous fibres to be released and potentially inhaled.	Retain asbestos cement roof cladding and accessories.	NABC	
B65-16	Roofing	Eaves Guttering	Quadrant profile zincalume eaves gutter in long lengths with pop riveted and silicone sealed joints with external brackets. Gutter hanging down in places.	1969		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints.	NABC	
B65-17	Roofing	Guttering to verandah over D4	No eaves guttering present.	12073		The verandah appears to be a later addition to the building, but in keeping with the building. It is likely that it was originally fitted with eaves guttering.	Install new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints., together with a 63mm diameter Z600 downpipe, traditionally fabricated with soldered joints.	12	
B65-18	Stormwater System	South end	PVC downpipes discharging on to ground at base of wall	2074		Details of the original means of reticulating stormwater are not clear as there are no original open drains still present here.	In conjunction with B63-14, investigate where all the extant precast concrete open drains flowed to and repair the system to working condition. Ensure all downpipes are serviced by the stormwater system, preferably using the heritage infrastructure.	12	
B65-19	Stormwater System	Open concrete drains	Open concrete prefabricated drains, largely filled with debris and soil and not flowing to discharge.	2122		Lack of maintenance from drains not being cleared, but also much of the site is being trafficked by vehicles which is likely to increase the rate of debris filling drains, and causing subsidence of some drains.	In conjunction with B63-14, investigate where all the extant precast concrete open drains flowed to and repair the system to working condition. Consider, if necessary, covering some of the open drains with new precast concrete covers to match other extant covers on the site, where vehicles need to drive over the drains.	12	
B65-20	Verandah	Over D4	Timber framed verandah supported by steel stirrups into concrete slab. Barge & barge capping boards, North side suffering fungal attack & weathering. Masonite spandrel panel distorted and friable.	12073		Normal deterioration without maintenance.	Replace barge board, barge capping board and spandrel panel with new to exactly match existing materials and workmanship. Repair other materials as necessary. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat.	12	
B65-21	Windows	Generally	Side by side, 2 x 2 pane casement opening sashes. Timber weathered and most opening sashes sticking.	1969		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber.	Repair windows as necessary and make operational, including glass replacement and reputtying. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
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Floor & Roof
Plans

Link to plans:

[Plans](#)

Abbrev. * NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.

Notes: 1 This spreadsheet may be sorted to suit the user, using the data sort feature. Users unfamiliar with this feature can see the link listed below.

<https://support.office.com/en-au/article/Sort-data-in-a-range-or-table-62d0b95d-2a90-4610-a6ae-2e545c4a4654?CorrelationId=8ee655a5-2dee-4800-a1b2-3812b0362653&ui=en-US&rs=en-AU&ad=AU>

2 Photos on this spreadsheet are hyperlinked to the photo files stored on Dropbox. Should you have difficulty accessing the files, contact the client contact listed at the top of this spreadsheet.

Former Benalla Migrant Camp

PBC Job No: J1812






Building B66









Commissioned by






Survey undertaken by Greg Owen, Period Building Conservation P/L, 1 June, 2018

Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.
No sub floor or roof spaces were entered for surveying.

Existing Conditions Site Survey Results

Item No	Location/ Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommend ed Priority (months before action)	Comments
B66-01	Ceilings	Generally	Flat fibrous plaster ceiling following roof line with fibrous plaster cover battens and cornices. Exposed trusses. Plaster, cornice and cover battens sagging down. Paint flaking. Plaster cracked and crazed.	1993		The fibrous plaster has probably been affected by moisture from above on frosty mornings dripping on to it. The water weakens it and increases it's weight causing it to sag between fixings.	Retain original plaster and mouldings and repair. Do not replace. Install additional ceiling battens by removing roof sheeting, etc and reglue/nail existing plaster to existing and new battens and prop plaster evenly and flatly against the battens from below. Once the plaster is structurally secure and stable repair damaged areas.	60	
B66-02	Electrical Services	Interior Lighting Points	White Bakelite ceiling roses and lighting connection points mounted centrally in each ceiling panel midway between trusses. Exposed electrical cabling running surface mounted across ceiling.	1993		Electrical fittings are contemporary to the period of construction and occupation as a migrant hostel and give evidence of the previous use.	Retain extant electrical fittings and where the ceiling roses have been reused to supply other fixtures, redirect back to supplying a simple light cloth suspension with exposed globe and coolie shade.	NABC	
B66-03	Electrical Services	Exterior Wiring	Switchboard/Meter box surface mounted on West wall near Northern end. Exposed surface mounted electrical conduits to walls.	2189		Because installation is easier, there is a tendency for all post build services to be surface mounted, but at a visual cost.	When circumstances permit, such as installing a new switchboard, running new wiring etc, carefully remove CGI sheets and install wiring behind internal and external cladding.	NABC	
B66-04	External doors	South East Door entry	Stair access to doors only, no non ambulant access.	-	-	Access for non ambulant persons was not designed in to these buildings. Now it is expected for all publicly available facilities.	As necessary, construct galvanised steel ramp, platform and handrail, only one for each separate occupancy.	NABC	
B66-05	External doors	External door furniture	Many parts of original rimlock door furniture missing and painted over. Many additional padbolts and nightlatches fitted.	2193		The original locks were only very low security. Additional and higher security locks have been installed with changes of use.	Retain any extant rim lock fabric, replace missing parts and repair/repaint as necessary. If padbolts and nightlatches exist, remove the padbolts and utilise the nightlatches for security.	NABC	
B66-06	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly.	2196		Nails will work out of timber due to the uneven thermal expansion of steel and timber.	Drive in loose nails. Bent or damaged CGI should be panel beaten or rolled back into shape and reinstalled with nails to match originals (roofing nails to crests and galvanised clouts to troughs)	60	

B66-07	External Walls	Corrugated wall cladding	Cladding painted, with paint flaking and powdering.	2197		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Walls were originally left in bare galvanised finish.	Prepare and repaint GCI cladding to building a flat finish grey (colour - "Shale Grey") to imitate weathered galvanised steel, when next repaint is due.	NABC	
B66-08	External walls	Plinth Boards	Rough sawn hardwood plinth boards, some weathered and checked and some split and loose	-	-	Plinth boards have been removed, probably as part of replacing the floor with concrete.	Lower ground levels on East, West & South sides and slope away from the building.	12	
B66-09	External walls	Fire extinguisher sign mount and hook	Enamelled fire extinguisher sign with hand signwritten extinguisher number and extinguisher hook below. Some signs missing and mounting timbers and extinguisher hook only remain.	2199		The original or early fire extinguisher signs were enamelled except for the extinguisher number which was hand signwritten onto the enamel sign. The sign sat immediately above the extinguisher which would have hung on the hook still present. The sign mounted onto timbers fixed onto the CGI, one timber mounted vertically and one horizontally, creating a tee shape.	Retain all original enamelled signs and strip off any wall paint. Retain original mounting timbers and extinguisher hooks.	NABC	
B66-10	External Woodwork	Painted external woodwork	Exposed areas of painted woodwork showing paint cracking, paint powdering and flaking. Poor previous painting workmanship showing in the way of poor cutting in to glass, other paint on glass	2201		As alkyd paints break down due to ultra violet ray damage they become powdery and crack and flake. Once exposed the timber is attacked by ultra violet radiation and water and it greys, weathers and checks.	Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Do not over sand or create sanding marks in timber during prep. Rough sawn timbers should remain rough sawn in appearance and dressed timber dressed.	12	
B66-11	Floor Structure	Sub floor structure	Timber floor removed from building and concrete floor crudely installed. Building propped on bricks whilst concrete poured and plinths used for perimeter formwork. Plastic vapour barrier present under concrete. Ground level very close to floor level in places.	2084		The timber floor has been removed at some stage with the walls being crudely propped on bricks etc to hold the building up, whilst a concrete floor was poured. The building is very close to ground level now and it is vulnerable to termite entry.	Lower ground levels on East, West & South sides. Ensure thorough termite inspections are carried out annually and consider the installation of termite bait stations to monitor activity.	12	
B66-12	HVAC Services	North Wall. Room type air conditioner.	Room air conditioner mounted through North Wall.	2156		Building adapted to new use, but installation unsympathetic.	Check if air conditioner is still required now that split system units have been installed. If no longer required, or when no longer required, repair the existing hole in the external & internal linings to exactly match existing adjacent linings and repaint to match.	NABC	
B66-13	Landscape	Western side	Timber stacked hard against wall and concrete path built up to wall and near floor height.	2083		High potential for termite entry to building	Remove firewood away from against the building so that a clear visual inspection can be made of any termite entry.	6	
B66-14	Roof Structure	Roof Trusses generally	King tie tension rod removed or cut from truss to some trusses.	1992		For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	
B66-15	Roof Structure	Barge North end	Barge board fitted and damaged at North East corner.	2079		It appears that the barge has been hit by a vehicle.	Cut away the damaged section of barge board back to a support and replace with new timber exactly matching adjacent extant materials and workmanship.	NABC	

B66-16	Roofing	Roof cladding	Roofing replaced with zinalume corrugated cladding in full length sheets with tek screw fixing.	-	-	Zinalume roof cladding is considered inappropriate on heritage buildings that originally used galvanised cladding, because of it's colour (it stays bright sliver and doesn't tone down to a dull grey). The roof has also been fixed on with modern screws and modern cappings, different to those originally used.	When circumstances permit, replace existing corrugated zinalume cladding with new galvanised corrugated cladding with sheet lengths to match original lengths as determined from archival photographs, and all remaining cappings, flashings and fixings match originals in galvanised finish.	NABC	
B66-17	Roofing	Barges	Galvanised barge capping in 6 foot lengths. One length missing at North East corner.	2078		It appears that the barge has been hit by a vehicle.	Replace the missing section of capping with new materials and workmanship to exactly match the opposite extant barge capping.	NABC	
B66-18	Roofing	Eaves Guttering	Quadrant profile galvanised eaves gutter with modern external brackets. Gutter and stop end damaged at North East corner.	2079		It appears that the NE corner has been hit by a vehicle.	Repair damage to North Eastern corner. When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints.	12	
B66-19	Stormwater System	Western side	PVC downpipe running along the ground and discharging into open drain.	2083		Downpipe is obviously a later alteration and is a trip hazard.	Investigate original stormwater discharge methods away from buildings and recreate? IF nothing can be determined install new PVC stormwater drain between base of downpipe and discharge point. Rise in 90mm PVC pipe at downpipe and cover PVC with a section of recycled 100mm earthenware pipe.	12	
B66-20	Stormwater System	Western side	Open drain doesn't holds water and doesn't seem to drain either way.	-	-	It is not clear how this drain connected to others and which way it flowed.	As part of a whole of site stormwater drainage evaluation, investigate original drainage method of this Western drain and re-establish effective drainage.	12	
B66-21	Stormwater System	Open concrete drains	Open concrete prefabricated drains, largely filled with debris and soil and not flowing to discharge.	2141		Lack of maintenance from drains not being cleared, but also much of the site is being trafficked by vehicles which is likely to increase the rate of debris filling drains, and causing subsidence of some drains.	In conjunction with B63-14, investigate where all the extant precast concrete open drains flowed to and repair the system to working condition. Consider, if necessary, covering some of the open drains with new precast concrete covers to match other extant covers on the site, where vehicles need to drive over the drains.	12	
B66-22	Windows	Generally	Mix of side by side, 2 x 2 pane casement opening sashes and single pane awning opening sashes grouped 3 or 4 horizontally to a frame. Timber weathered and most opening sashes sticking.	2159		It would appear by the paint finish that the timber has been exposed to the elements for a considerable period of it's life, which has caused weathering and checking of the timber.	Repair windows as necessary and make operational, including glass replacement and reputting. Prepare and spot prime bare timber using a traditional alkyd (turps wash up) timber primer, e.g. Solver "Preps Pink Primer" or Wattyl "Master Prep Timber Primer Pink", and follow with a full coat of alkyd (turps wash up) undercoat, e.g. Solver "Preps All Purpose Undercoat" or Wattyl "Master Prep Multi Purpose Undercoat", then 2 top coats of acrylic (water wash up) timber top coat. Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	Despite paint company's common advice, the best protection for aged timber joinery is sanding/wire brushing back to bright timber, then spot priming with alkyd timber primer, full undercoating with alkyd exterior undercoat and then finishing with 2 coats of quality exterior timber acrylic.
				-	-				

Floor & Roof Plans

Abbrev. Notes:

Link to plans: [Plans](#)

* NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.

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Former Benalla Migrant Camp

PBC Job No: J1812




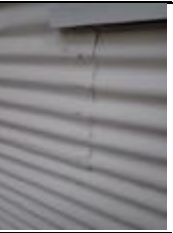

Building Balloon Association








Commissioned by

Survey undertaken by Greg Owen, Period Building Conservation P/L, 1 June, 2018

Limitations Unless noted otherwise, this report has been based on a visual survey from ground or floor level of readily accessible areas of the site and rooms of the building.
No sub floor or roof spaces were entered for surveying.
This building was not inspected internally.

Existing Conditions Site Survey Results

Item No	Location/ Reference	Sub location	Existing Conditions	Primary Reference Photo	Secondary Reference Photo	What's Happening	Recommended Action	Recommend ed Priority (months before action)	Comments
B?-01	External doors	D2	Timber ramp access available to door.	2202		Contemporary alteration. Ramp does not comply with disability access code.	Consider upgrading ramp to current disability access code to enable access by non ambulant persons.	NABC	
B?-02	External doors	D3	Flush panel door present with satin chrome door furniture. Treated pine steps installed with galvanised steel handrail one side.	2230		Inappropriate alteration.	Replace door with new framed and sheeted door with vee jointed sheeting as per used in other buildings. Door furniture to be original style rim lock with security nightlatch as required.	NABC	
B?-03	External doors	D1	Margin glazed vestibule style door present.	2212		Inappropriate alteration.	Replace door with new framed and sheeted door with vee jointed sheeting as per used in other buildings. Door furniture to be original style rim lock with security nightlatch as required.	NABC	
B?-04	External walls	Corrugated galvanised steel wall cladding, generally.	Painted corrugated steel cladding fixed with galvanised roofing nails to crests and some galvanised clouts to troughs, all painted. Some areas of cladding are not fixed tightly. Some areas refixed with "Tek" screws.	2227		The wall cladding during the period of interpretation was all bare galvanised finish and not painted. All fixings would also have been roofing nails and clouts. Modern fixings such as Tek screws are inappropriate in a heritage context. If some areas of cladding need to be removed frequently, they may be acceptable.	Refix loose cladding as necessary with roofing nails to crests and clouts to troughs as per original details. It may be permissible for some frequently accessed sections to be screwed. Prepare and repaint GCI cladding to building a flat finish grey (colour - "Shale Grey") to imitate weathered galvanised steel, when next repaint is due.	60	
B?-05	External walls	East wall	FC sheet lining to walls with cover straps over joins.	2210		Inappropriate alteration.	Remove FC sheeting and replace with CGI to exactly match materials and workmanship of adjacent extant CGI cladding including nail fixing.	NABC	

B7-06	External walls	Plinth boards	3 x treated pine 150 x 25 rough sawn plinth boards installed.	2229		From photographic evidence these buildings were originally mounted much closer to the ground. This may have been more of a problem for termite infestation. Now that the building has been shifted here it has been mounted higher and more plinth boards have been installed to fill the greater gap.	Repair plinth boards with new materials and workmanship to exactly match adjacent extant work.	NABC	
B7-07	External walls	Gable end Louvre vents	Louvred vent present only at Western end.	2229		The louvres are made from sheetmetal and easily damaged from mishandling etc.	Carefully panel beat the louvres back to their correct alignment prior to next repaint.	NABC	
B7-08	Floor Structure	Sub floor structure	Building stumped using concrete stumps, & galvanised ant caps.	2217		Building restumped using contemporary materials.	Ensure frequent termite inspections and that all sides of all stumps are visually inspected.	12	
B7-09	HVAC Services	South Wall. Room type air conditioner.	Room air conditioner mounted through South Wall.	2218		Inappropriate alteration	When circumstances permit, remove the room air conditioner from the wall and install a new split system unit with outdoor unit and pipework concealed. Repair the existing hole in the external & internal linings to exactly match existing adjacent linings and repaint to match. Due to the height of the building off the ground, there is opportunity for the outdoor unit of split system air conditioners to be mounted under the buildings, with replacement of some areas of the lower 2 timber plinth boards with wire mesh for air flow. The pipework could be concealed inside the walls by careful removal of linings by appropriate tradespersons (not aircon installers).	NABC	
B7-10	Roof Structure	Roof Truss	King tie tension rod observed removed or cut from trusses in other similar buildings.	-	-	For some reason the tension rods or their lower nuts have been removed here & there on some buildings. These rods/nuts are structurally important for the safe operation of the trusses.	Check existing trusses to ensure their tension rods and bottom nuts are intact. If not replace as necessary to exactly match the adjacent trusses materials and workmanship.	12	
B7-11	Roofing	Roof cladding	Roofing replaced with zincalume corrugated cladding in full length sheets with tek screw fixing.	-	-	Most of the buildings in the camp were originally roofed with Asbestos Cement corrugated sheeting. It is likely this one was also.	When circumstances permit, replace the zinclaume roofing and accessories with new galvanised corrugated roofing and accessories to match buildings originally roofed in CGI.	NABC	
B7-12	Roofing	Barges	Timber barge boards present with barge soffit lining at East end. Folded long length zincalume barge capping present at both ends.	2210		It is likely that the Eastern end barge detailing is an inappropriate alteration. The Western end detailing is consistent with other buildings on the site.	When circumstances permit, replace the zinclaume roofing and accessories with new galvanised corrugated roofing and accessories, including barge cappings, to match buildings originally roofed in CGI.	NABC	
B7-13	Roofing	Eaves Guttering	Painted quadrant profile zincalume eaves gutter in long lengths with pop rivet & silicone sealed joints and modern external brackets.	2235		Original details of eaves gutters and their brackets etc have been lost over the years and been replaced with contemporary equivalents.	When gutters are next required to be replaced, replace with new Z600 galvanised quad eaves gutter in 6 foot lengths with solid riveted and soldered joints.	NABC	
B7-14	Windows	Windows generally UNO	Side by side, 2 x 2 pane casement opening sashes.	2219		Timber windows sticking and binding are normal wear & tear. Sometimes windows are painted when closed and are glued closed by the paint. Timber windows benefit from regular minor maintenance.	Check windows for paint condition, sticking and general condition annually. Ease, repair and repaint as necessary to maintain sound paint coating and general operation. Encouraging use of the windows, extends their life without maintenance.	12	

B?-15	Windows	W6	2 x fixed single panes installed in similar frame to other 2 x 2 pane casement windows. Inner glazing is leadlight of balloons in flight.	2221		Inappropriate alteration.	Remove and reinstate window to match similar adjacent extant windows.	NABC	
B?-16	Windows	W4	Side by side, 2 x 2 pane casement opening sashes as per others adjacent but W4 mounted higher than others.	2218		Possibly raised to fit over a kitchen sink?	Reinstate window to it's original height and reinstall ventilator above.	NABC	
B?-17	Windows	W9	Timber window with 2 x double hung sashes either side of a large fixed pane sash.	2235		Inappropriate alteration.	Remove and reinstate window to match similar adjacent extant side by side, 2 x 2 pane opening sash casement windows.	NABC	
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Floor & Roof PlansAbbrev. Notes:

Link to plans: [Plans](#)

* NABC: (Not Affecting Building Condition) A condition that is predominantly an aesthetic concern and not one that, if allowed to continue, is likely to cause or involve deterioration of the extant building fabric.
1 This spreadsheet may be sorted to suit the user, using the data sort feature. Users unfamiliar with this feature can see the link listed below.
<https://support.office.com/en-au/article/Sort-data-in-a-range-or-table-62d0b95d-2a90-4610-a6ae-2e545c4a4654?CorrelationId=8ee655a5-2dee-4800-a1b2-3812b0362653&ui=en-US&rs=en-AU&ad=AU>
2 Photos on this spreadsheet are hyperlinked to the photo files stored on Dropbox. Should you have difficulty accessing the files, contact the client contact listed at the top of this spreadsheet.

