

EXISTING CONDITION SURVEY REPORT

Anzac Hall - Australian War Memorial, Campbell ACT, 2612



Project Name:	Australian War Memorial
Client:	AWM
Prepared By:	Land Surveys
ID Number:	LS-003-682
Survey No.:	1
Survey Date:	26/03/2021
LS Project No.:	2103662
Revision:	0



1 DOCUMENT CONTROL

1.1 Revisions

Issues of this document shall be identified as Revision 1, 2, 3 etc. Upon each update this shall be changed to a sequential number.

On receipt of a revision, the copyholder shall incorporate the revised pages into this document. The document shall be subject to reissue after a practical number of changes have been made.

Rev	Details	Section	Prepared by	Approved by
0	Original Report	All	Land Surveys	Bruce Baker

1.2 Distribution List

Company Name	Document	Revision #
AWM	Existing Condition Survey Report	0

2 EXECUTIVE SUMMARY

2.1 Inspection and Report Brief

To provide an existing condition survey of the Anzac Hall, prior to demolition works. Survey captured via still photographic imagery and 360 camera.

2.2 Photographs

Photo quality is checked by the surveyor at the time of the survey. Occasionally photos may be deleted due to poor exposure, blurriness or duplication. Deleting a photo does not affect the scope of the inspection or detail provided within the report, as a subsequent photo will recapture the same image addressing any issues. Images may also be enhanced following capture to provide a better visual reference, however its integrity shall not be compromised.

All photos provided are identified and referred to throughout the report with a unique photo reference number.

2.3 360 Virtual Tour

The high resolution 4K, 134 MP imagery will allow you to zoom, pan and walk through the structure. Floor plan, doll house view and measuring tool also supplied within the 360 tour.

2.4 Navigating through the Virtual Tour

Use your mouse to navigate throughout the virtual tour:

- Left mouse click to move forward
- Left mouse press, hold and drag to pan and move within the space
- Scroll the mouse wheel to zoom in and out

Click on the below icons in the bottom left of the screen to access the following:



- Photo Highlights
- Play Walkthrough Video
- Dollhouse View
- Floorplan View

The measuring tool is located within the virtual tour header and appears as the below icon:



Click on the icon to access the measuring tool. Within the virtual tour move the mouse cursor to the desired location and left click to select a start point. Move the mouse to the end point and left click to view the length between the 2 selected points. To end the measuring tool function and return to the virtual tour hit the ESC button on the keyboard.

3 ASSUMPTIONS AND EXCLUSIONS

3.1 Weather Conditions

The survey was undertaken on the date as specified within this report and in prevailing weather and environmental conditions.

3.2 Exclusions

Defects and existing conditions within this report may exclude:

- Inaccessible areas
- Defects not apparent at the time of the inspection
- Defects only apparent in different weather or environmental conditions
- Defects resulting from different uses of structures
- Minor defects (such as super fine hairline cracking) which may be difficult to observe
- Defects outside the scope of works

3.3 Access

Consent to access any private land and or structures was obtained from the appropriate persons prior to entry. In cases where access to specific areas were denied, no survey within this area has been undertaken and a note will be made within the report.

All surveys were undertaken from a reasonable distance to any moving vehicles, machinery, plant, equipment and/or any other possible dangers.

Some areas may be restricted in visibility due to:

- Traffic conditions
- Road closures
- Parked vehicles/pedestrians
- Obscured by trees and/or other objects
- Obscured by furniture, blinds and/or other fittings or fixtures
- Locked rooms or areas
- Height or depth of structures

3.4 Unless Otherwise Specified

- No soil, etc. has been excavated nor has any investigation of sub ground drainage been made
- No special investigation of insect, asbestos or soil contamination has been made
- No plant, trees, fixtures, cladding or lining materials have been removed for further investigation
- No items of furniture or chattels have been moved whilst conducting the survey
- No access to roof, roof space or subfloor has been made
- No inspection to frame work or footings has been undertaken
- No underground services have been inspected

3.5 Sole Use of Client

This report is provided solely for the use of the persons named within this report and no responsibility to other persons is accepted.

3.6 Report Reproduction

Any reproduction of this report must be done so in its entirety.

3.7 Disclaimer

Land Surveys has attempted to show all obvious visual defects, however cannot guarantee all dilapidation has been identified and has no accountability for any omissions.

The survey only covers the status of the site at the time of inspection. Land Surveys does not accept any liability of damages caused to any properties or structures after site inspection. Land Surveys also accepts no responsibility for any amendments or additions made to the report after delivery.

Land Surveys staff members are not structural engineers or registered building surveyors and are not in a position to comment on the causes of damage, or assess any future damages. Land Surveys makes no evaluation on property or structures in terms of its structural stability, with the contents of this report intended as a visual reference only.

4 DEFECT CLASSIFICATIONS AND DEFINITIONS

The following classifications and definitions may be used throughout this report. They are to be used as a guide only and are not an exact. The photography taken is for record purposes only. Land Surveys make no comment or inference regarding the cause of dilapidation or the potential impact or effect of dilapidation.

4.1 Definitions

Defect Type	Definition
Blistering	A bubbling effect often caused by heat, moisture or chemical
Chipping	Section of a surface that has broken away
Corrosion	Degradation of a metal caused by its environment
Corrugation Defect	Formation of ripples across a surface
Cracking	A break/split in a surface or structure without complete separation
Damage	Generic term for something that has been broken, smashed, crushed or ruptured
Depressions	Concave deformation of a surface
Deterioration	Progressively worsening
Deviation	Variation within a surface or structure
Discolouration	Change in hue or visual appearance to a material
Displacement/Misalignment	Incorrect position or placement of a structure or surface
Dry	Free from moisture or liquid
Efflorescence	The formation of salt/crystalline deposit on surfaces of masonry, stucco or concrete
Erosion	The gradual destruction or diminution to a surface
Gouges/Scuffs/Dints	Indentation, groove or scrape to a surface
Moss/Mould Buildup	Gradual accumulation of an algae/fungus on a surface
N/A	Not applicable
Patching Failures	Repaired surfaces that show signs of reoccurring distress
Peeling	The outer layer or skin detached from its surface
Ponding	Water or other liquids forming a small body of standing water
Pothole	Bowl shape depression in a pavement as a result of the loss of the pavement surface
Ravelling	Progressive disintegration of a pavement surface through loss of both binder and aggregate
Rust	A red/orange/brown flaking coating of iron oxide that is formed on metal by oxidation
Rutting	Longitudinal vertical deformation of a pavement surface in a wheel path
Separation/Delamination	A break, split or variation between various surfaces or structures
Shape Loss	Generic term for a number of defects including; corrugations, depressions, shoving
Shoving	Convex deformation of a surface
Significant Tree	A tree has a circumference greater than 155cm measured at 1m above ground level
Spalling	Result of water entering brick, concrete or stone and forcing the surface to peel, pop or flake off
Stripping	Loss of aggregate within a pavement surface, resulting in exposed binder and/or pavement
Subsidence	Sinking or settling of the grounds surface

Defect Type	Definition
Water Ingress/Water Damage	Water or liquid entering a surface or structure/causing damage
Weathered	Worn by long periods of exposure to natural elements

4.2 Crack Type

Crack Type	Definition
Block	Interconnected cracks that divide the surface up into rectangular pieces
Cogged	The crack pattern follows the mortar joints between masonry units in a vertical rotational pattern
Craze	A network of cracks running in various directions
Crocodile	Interconnecting or interlaced cracking, resembling the hide of a crocodile
Diagonal	Cracks running crossways across a surface of structure
Edge	Cracks that appear on the edge of a road or path
Horizontal	Cracks that are parallel to the plane of the horizon
Joint	Lineal cracks that run along the connection of construction joints, expansion joints, isolation joints and at the junction of structures and forms
Lineal	Cracks running in a direct line. It can consist of a single crack or a series of parallel cracks
Longitudinal	Cracks that run along the length of a carriageway/path. It can consist of a single crack or a series of parallel cracks
Pattern	Cracks that are part of a network of cracks that form an identifiable grouping of shapes
Reflective	Cracks that occur directly over joints or cracks in a concrete pavement or overlay of a deteriorated asphalt pavement due to the movement of the old pavement
Slippage	Cracks forming the shape a crescent or half-moon, generally having two ends pointed into the direction of traffic.
Step	The crack pattern follows the mortar joints between masonry units in a stair stepping pattern
Transverse	Cracks that run perpendicular to the carriageway/path. It can consist of a single crack or a series of parallel cracks
Various	Generic term for a combination of several crack types
Vertical	Cracks that are parallel to the vertical direction

4.3 Crack Classification

Crack Width (mm)	Crack Classification (Class)
<0.1	0
0.1-1	1
1-5	2
5-15	3
15-25	4
>25	5

5 REPORT REVIEW AND CLIENT ACCEPTANCE

This report includes structures adjacent to the proposed Australian War Memorial development.

Still photography and existing condition survey undertaken by Land Surveys.

Date of Survey: 26/03/2021

Property Address: Anzac Hall - Australian War Memorial, Campbell ACT, 2612

5.1 Client Acceptance

I accept that this report is true and a correct record of conditions.

Client Representative Signature

Full Name of Client Representative

Date

6 INTRODUCTION

Land Surveys has been contracted by AWM to undertake an independent dilapidation survey and existing condition report of structures adjacent to the Australian War Memorial Project.

7 SCOPE OF WORKS

The scope of works is to record the existing conditions of structures, capturing high resolution still photography and 360 imagery located at:

Anzac Hall - Australian War Memorial, Campbell ACT, 2612.

8 SITE CONDITION AND GENERAL COMMENTS

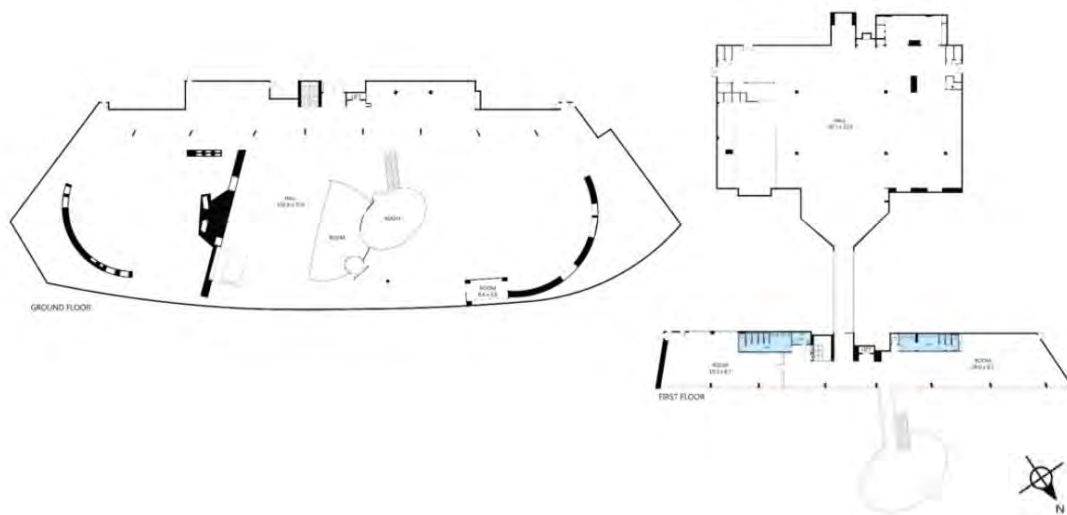
Date of Survey	26/03/2021
Survey Type	Large Commercial/Industrial
Site Conditions	Pre-Demolition
Weather Conditions	Dry, Sunny
Lighting Conditions	Low Lighting Levels
Significant Trees	N/A
Ground Conditions	N/A
Access	All Areas Accessed.

9 360 VIRTUAL TOUR

Click on the below link to access 360 Virtual Tour

<https://dilapidation-report.captur3d.io/view/land-surveys/anzac-building>

10 360 VIRTUAL TOUR LOCATION PLAN



11 SCHEDULE OF PHOTOS

No schedule of defects required for this survey. Please disregard columns 'Defect Location, Defect, Crack Type & Crack Class'.

Photo No.	Area	Location/ Direction	Defect Location	Defect	Crack Type	Crack Class
0001	Entry	Overview				
0002	The Battle of Milne Bay	Overview				
0003	The Battle of Milne Bay	Overview				
0004	The Battle of Milne Bay	Overview				
0005	The Battle of Milne Bay	Overview				
0006	The Battle of Milne Bay	Overview				
0007	The Battle of Milne Bay	Overview				
0008	G for George	Overview				
0009	G for George	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0010	G for George	Overview				
0011	G for George	Overview				
0012	G for George	Overview				
0013	G for George	Overview				
0014	G for George	Overview				
0015	G for George	Overview				
0016	G for George	Overview				
0017	G for George	Overview				
0018	G for George	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0019	G for George	Overview				
0020	G for George	Overview				
0021	G for George	Overview				
0022	G for George	Overview				
0023	G for George	Overview				
0024	G for George	Overview				
0025	G for George	Overview				
0026	G for George	Overview				
0027	Sydney under attack	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0028	Sydney under attack	Overview				
0029	Sydney under attack	Overview				
0030	Sydney under attack	Overview				
0031	Sydney under attack	Overview				
0032	Sydney under attack	Overview				
0033	SMS Emden	Overview				
0034	SMS Emden	Overview				
0035	SMS Emden	Overview				
0036	SMS Emden	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0037	SMS Emden	Overview				
0038	SMS Emden	Overview				
0039	SMS Emden	Overview				
0040	SMS Emden	Overview				
0041	Hall 1	Overview				
0042	Mark IV Tank	Overview				
0043	Mark IV Tank	Overview				
0044	Mark IV Tank	Overview				
0045	Mark IV Tank	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0046	Mark IV Tank	Overview				
0047	Over the front	Overview				
0048	Over the front	Overview				
0049	Over the front	Overview				
0050	Over the front	Overview				
0051	Over the front	Overview				
0052	Over the front	Overview				
0053	Over the front	Overview				
0054	Over the front	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0055	Over the front	Overview				
0056	Over the front	Overview				
0057	Over the front	Overview				
0058	Over the front	Overview				
0059	Over the front	Overview				
0060	Over the front	Overview				
0061	Over the front	Overview				
0062	Over the front	Overview				
0063	Stairs	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0064	Balcony	Overview				
0065	Balcony	Overview				
0066	Balcony	Overview				
0067	Balcony	Overview				
0068	Balcony	Overview				
0069	Balcony	Overview				
0070	Balcony	Overview				
0071	Balcony	Overview				
0072	Mezzanine	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0073	Mezzanine	Overview				
0074	Mezzanine	Overview				
0075	Mezzanine	Overview				
0076	Mezzanine	Overview				
0077	Mezzanine	Overview				
0078	Mezzanine	Overview				
0079	Mezzanine	Overview				
0080	Mezzanine	Overview				
0081	Mezzanine	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0082	Mezzanine	Overview				
0083	Mezzanine	Overview				
0084	Mezzanine	Overview				
0085	Male WC	Overview				
0086	Male WC	Overview				
0087	Male WC	Overview				
0088	Male WC	Overview				
0089	Female WC	Overview				
0090	Female WC	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0091	Disabled WC	Overview				
0092	Disabled WC	Overview				
0093	Aircraft Hall	Overview				
0094	Aircraft Hall	Overview				
0095	Aircraft Hall	Overview				
0096	Aircraft Hall	Overview				
0097	Aircraft Hall	Overview				
0098	Aircraft Hall	Overview				
0099	Aircraft Hall	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0100	Aircraft Hall	Overview				
0101	Aircraft Hall	Overview				
0102	Aircraft Hall	Overview				
0103	Aircraft Hall	Overview				
0104	Aircraft Hall	Overview				
0105	Aircraft Hall	Overview				
0106	Aircraft Hall	Overview				
0107	Aircraft Hall	Overview				
0108	Aircraft Hall	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0109	Aircraft Hall	Overview				
0110	Aircraft Hall	Overview				
0111	Aircraft Hall	Overview				
0112	Aircraft Hall	Overview				
0113	Aircraft Hall	Overview				
0114	Entry	Overview				
0115	Entry	Overview				
0116	External	Overview				
0117	External	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0118	External	Overview				
0119	External	Overview				
0120	External	Overview				
0121	External	Overview				
0122	External	Overview				
0123	External	Overview				
0124	External	Overview				
0125	External	Overview				
0126	External	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0127	External	Overview				
0128	External	Overview				
0129	External	Overview				
0130	External	Overview				
0131	External	Overview				
0132	External	Overview				
0133	External	Overview				
0134	External	Overview				
0135	External	Overview				

Photo No.	Area	Location/ Direction	Defect Location/Feature	Defect	Crack/ Separation Type	Crack Width (mm)/ Crack Classification
0136	External	Overview				
0137	External	Overview				
0138	External	Overview				
0139	External	Overview				
0140	External	Overview				
0141	External	Overview				
0142	External	Overview				
0143	External	Overview				

12 PHOTOGRAPHIC REFERENCE



Entry
Overview

Photo No: 0001



The Battle of Milne Bay
Overview

Photo No: 0002



The Battle of Milne Bay
Overview

Photo No: 0003



The Battle of Milne Bay
Overview

Photo No: 0004



The Battle of Milne Bay
Overview

Photo No: 0005



The Battle of Milne Bay
Overview

Photo No: 0006

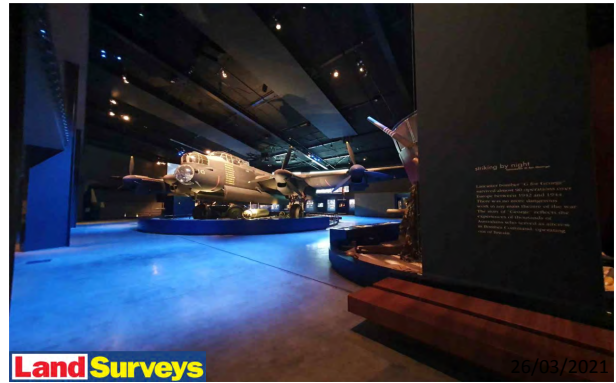


Land Surveys

26/03/2021

The Battle of Milne Bay
Overview

Photo No: 0007



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0008



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0009



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0010



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0011



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0012

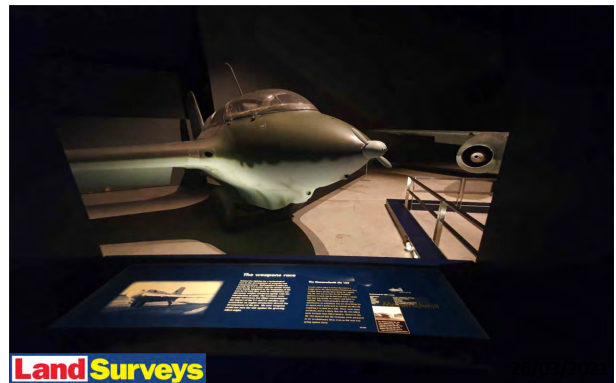


Land Surveys

26/03/2021

G for George
Overview

Photo No: 0013



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0014



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0015

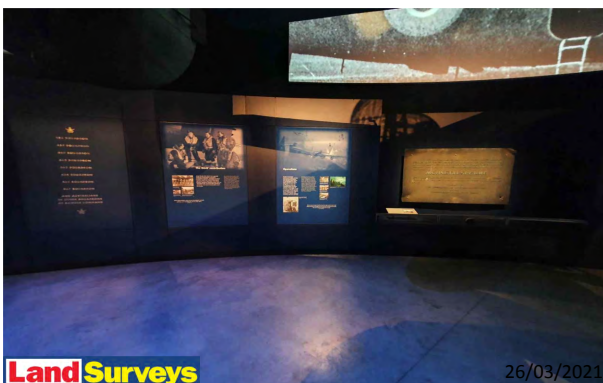


Land Surveys

26/03/2021

G for George
Overview

Photo No: 0016



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0017



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0018



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0019



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0020



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0021



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0022



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0023



Land Surveys

26/03/2021

G for George
Overview

Photo No: 0024



G for George
Overview

Photo No: 0025



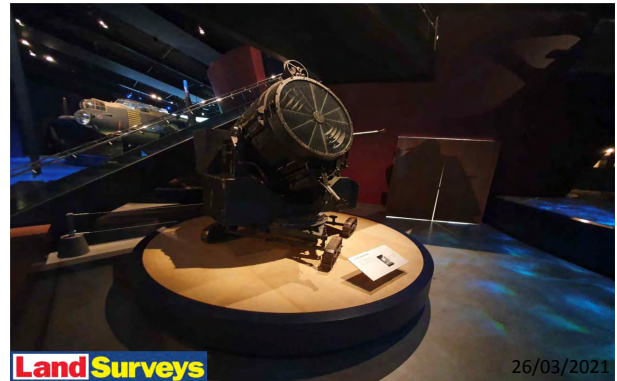
G for George
Overview

Photo No: 0026



Sydney under attack
Overview

Photo No: 0027



Sydney under attack
Overview

Photo No: 0028



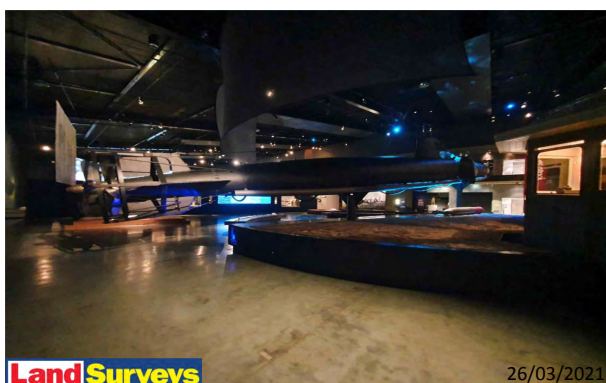
Sydney under attack
Overview

Photo No: 0029



Sydney under attack
Overview

Photo No: 0030



Land Surveys

26/03/2021

Sydney under attack
Overview

Photo No: 0031



Land Surveys

26/03/2021

Sydney under attack
Overview

Photo No: 0032



Land Surveys

26/03/2021

SMS Emden
Overview

Photo No: 0033



Land Surveys

26/03/2021

SMS Emden
Overview

Photo No: 0034



Land Surveys

26/03/2021

SMS Emden
Overview

Photo No: 0035



Land Surveys

26/03/2021

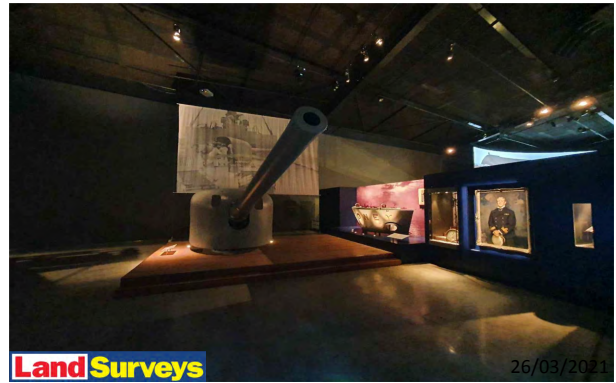
SMS Emden
Overview

Photo No: 0036



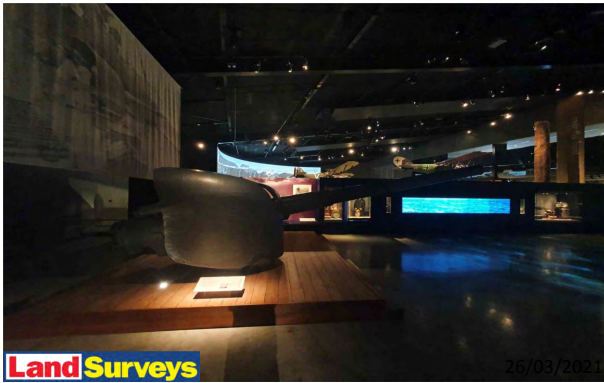
SMS Emden
Overview

Photo No: 0037



SMS Emden
Overview

Photo No: 0038



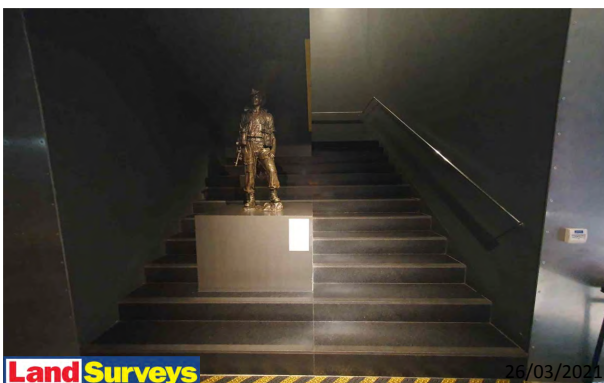
SMS Emden
Overview

Photo No: 0039



SMS Emden
Overview

Photo No: 0040



Hall 1
Overview

Photo No: 0041



Mark IV Tank
Overview

Photo No: 0042



Land Surveys

26/03/2021

Mark IV Tank
Overview

Photo No: 0043



Land Surveys

26/03/2021

Mark IV Tank
Overview

Photo No: 0044

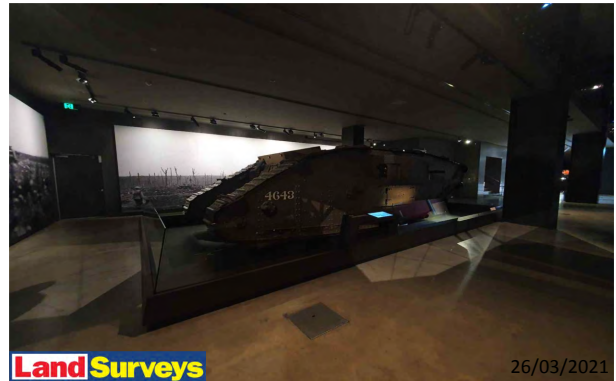


Land Surveys

26/03/2021

Mark IV Tank
Overview

Photo No: 0045



Land Surveys

26/03/2021

Mark IV Tank
Overview

Photo No: 0046



Land Surveys

26/03/2021

Over the front
Overview

Photo No: 0047

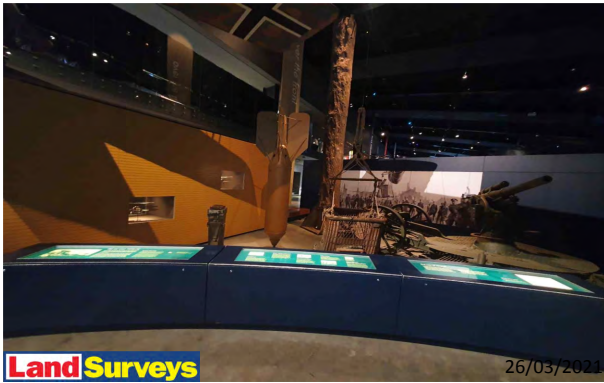


Land Surveys

26/03/2021

Over the front
Overview

Photo No: 0048



Over the front
Overview

Photo No: 0049



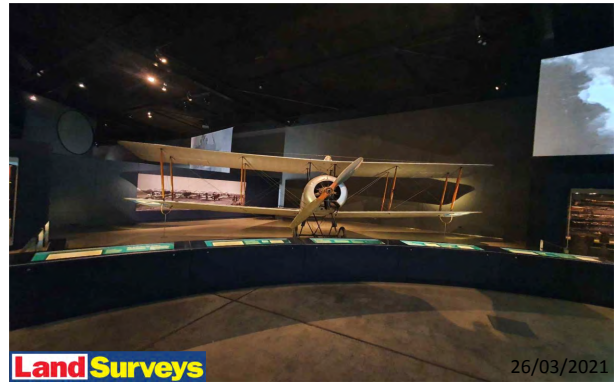
Over the front
Overview

Photo No: 0050



Over the front
Overview

Photo No: 0051



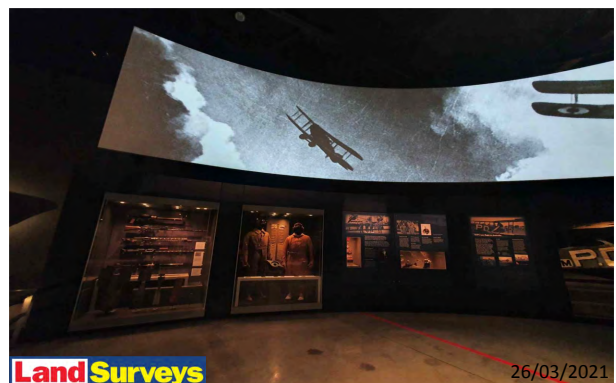
Over the front
Overview

Photo No: 0052



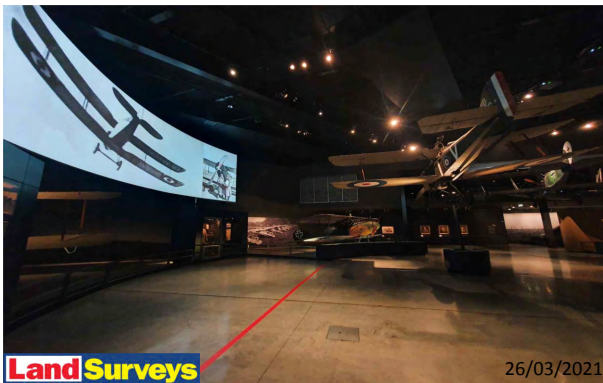
Over the front
Overview

Photo No: 0053



Over the front
Overview

Photo No: 0054



Over the front
Overview

Photo No: 0055



Over the front
Overview

Photo No: 0056



Over the front
Overview

Photo No: 0057



Over the front
Overview

Photo No: 0058



Over the front
Overview

Photo No: 0059



Over the front
Overview

Photo No: 0060



Over the front
Overview

Photo No: 0061



Over the front
Overview

Photo No: 0062



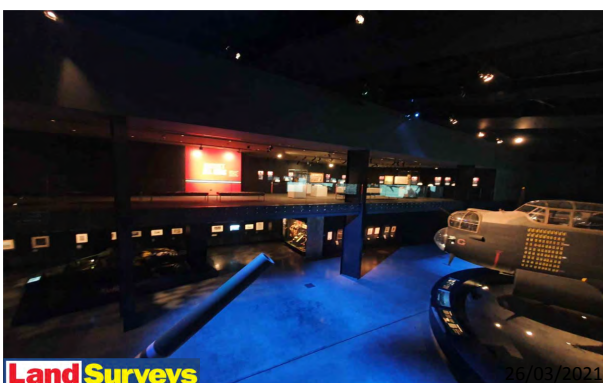
Stairs
Overview

Photo No: 0063



Balcony
Overview

Photo No: 0064



Balcony
Overview

Photo No: 0065



Balcony
Overview

Photo No: 0066



Balcony
Overview

Photo No: 0067



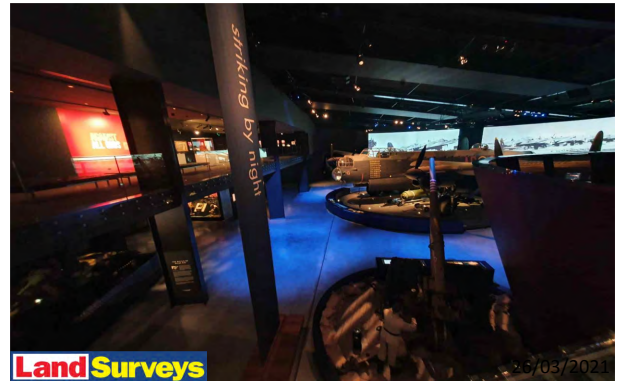
Balcony
Overview

Photo No: 0068



Balcony
Overview

Photo No: 0069



Balcony
Overview

Photo No: 0070



Balcony
Overview

Photo No: 0071



Mezzanine
Overview

Photo No: 0072



Mezzanine
Overview

Photo No: 0073



Mezzanine
Overview

Photo No: 0074



Mezzanine
Overview

Photo No: 0075



Mezzanine
Overview

Photo No: 0076



Mezzanine
Overview

Photo No: 0077



Mezzanine
Overview

Photo No: 0078



Mezzanine
Overview

Photo No: 0079



Mezzanine
Overview

Photo No: 0080



Mezzanine
Overview

Photo No: 0081



Mezzanine
Overview

Photo No: 0082



Mezzanine
Overview

Photo No: 0083



Mezzanine
Overview

Photo No: 0084



Male WC
Overview

Photo No: 0085



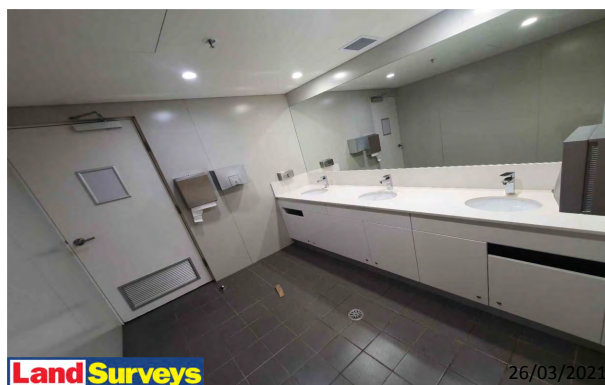
Male WC
Overview

Photo No: 0086



Male WC
Overview

Photo No: 0087



Male WC
Overview

Photo No: 0088



Female WC
Overview

Photo No: 0089



Female WC
Overview

Photo No: 0090



Disabled WC
Overview

Photo No: 0091



Disabled WC
Overview

Photo No: 0092



Aircraft Hall
Overview

Photo No: 0093



Aircraft Hall
Overview

Photo No: 0094



Aircraft Hall
Overview

Photo No: 0095



Aircraft Hall
Overview

Photo No: 0096



Aircraft Hall
Overview

Photo No: 0097



Aircraft Hall
Overview

Photo No: 0098



Aircraft Hall
Overview

Photo No: 0099



Aircraft Hall
Overview

Photo No: 0100



Aircraft Hall
Overview

Photo No: 0101



Aircraft Hall
Overview

Photo No: 0102

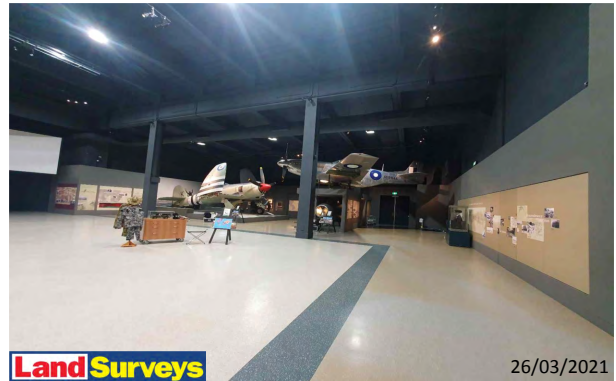


Land Surveys

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Aircraft Hall
Overview

Photo No: 0103



Land Surveys

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Aircraft Hall
Overview

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Land Surveys

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Aircraft Hall
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Aircraft Hall
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Aircraft Hall
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Aircraft Hall
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Photo No: 0111



Aircraft Hall
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Photo No: 0112



Aircraft Hall
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Photo No: 0113



Entry
Overview

Photo No: 0114



Entry
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Photo No: 0115



External
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Photo No: 0116



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Photo No: 0118



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Photo No: 0119



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Land Surveys

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Land Surveys

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Land Surveys

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Photo No: 0124



Land Surveys

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Photo No: 0125

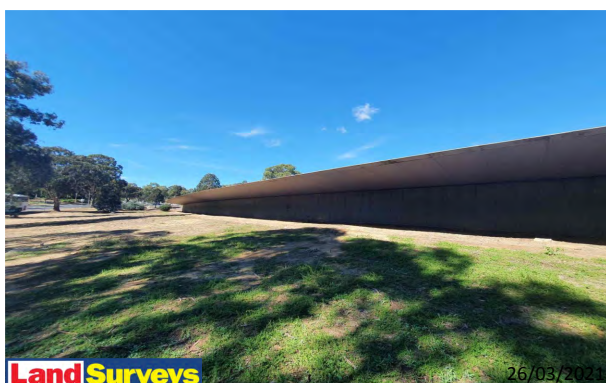


Land Surveys

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Overview

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Land Surveys

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Overview

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Land Surveys

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Land Surveys

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Land Surveys

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Land Surveys

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Land Surveys

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Photo No: 0141



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Photo No: 0142



External
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Photo No: 0143