

## 9. Inventory Sheets

## 9. Inventory Sheets

This chapter includes the inventory sheets for each room within the CME Building. Each datasheet includes:

- a location plan of each room,
- a room description and photographs of architectural detailing, fabric and current condition; and
- summary of gradings of significance for fabric and/or key spaces

Table 9.1 includes the gradings of significance which have been applied.

Table 9.1: Abbreviations used in survey of physical fabric: gradings of significance

Grading	Description
Exceptional (E)	Rare or outstanding element directly contributing to an item's local or State significance.
High (H)	High degree of original fabric. Demonstrates a key element of the items significance. Alterations do not detract from significance.
Moderate (M)	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Little (L)	Alterations detract from significance. Difficult to interpret.
Intrusive (I)	Damaging to the item's heritage significance.
Neutral (N)	Elements that do not add or detract from the site's overall heritage significance. Changes are allowed.

In assessing the significance of the fabric and/or spaces associated with each room, in order to assign a 'grading of significance' a detailed consideration was given to :

- the construction phases associated with the fabric and/or spaces,
- architectural design and/or technical merit;
- level of intactness, extent, condition and/or ability to 'make good'<sup>1</sup>;and
- key contributions of certain fabric or spaces to the overall significance of the CME Building (tangible and intangible);

### 9.1 Summary of Construction Phases

As previously noted in this report, the CME Building was originally constructed in 1887. In 1900 and 1920 the building was added to due to the expansion of the railways in NSW. Original drawings show that the 1887 CME building was comprised of the following rooms:

- Vestibule (Room G3A,)
- Hall (Room G3B, G3C & G23)
- Stair (Room G17)
- Corridor (Room G23, G24 & G25)
- Locomotive Engineer (Room G4)
- Assistant Loco-Engineer (Room G2A, G2B)
- Chief clerk (Room G16)
- Clerks (Room G21A)
- Correspondence (Room G15)
- Records (Room G5)
- Clerk's room (Room G1A, G1B & G1C)
- Veranda (G27 & G28 West)
- Balcony (F16 & F17 West)

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<sup>1</sup> As assessed in the Physical Condition and Schedule of Conservation Works report prepared by Curio Projects, December 2022.

The 1900 Addition almost doubled the building in length to the east. The key features of this addition included:

- 2 new office rooms on the ground floor (G6 & G7)
- A new enlarged CME's office (G10)
- CME's separate entry (G9)
- CME's lavatory (G8)
- New drawing office on the first floor (F6A, F6B, F6C & F6D)
- Extended veranda (G28 & G29)
- Extended balcony (F17 & F18)
- Converted drawing offices into offices (F1A, F1B, F5A, F5B & F7)
- Conversion of existing CME's Office into office (G4)
- Conversion of existing CME's assistant office into office (G2A & G2B)
- Extension of roof
- Provision of new fireplaces Creation of a garden

In 1920, the final addition increased the width of the building rather than the length. This addition was inclusive of:

- New female toilets at the stair landing (F15)
- New male toilets and southern exit (G18, G19 & G20)
- Enlarged drawing office on first floor (F6E & F6F)
- 3 new offices on the ground floor (G12, G13 & G14)
- Covered exit (G19 south & G11)

These various stages of construction are identified in Figure 9.1 and Figure 9.2.



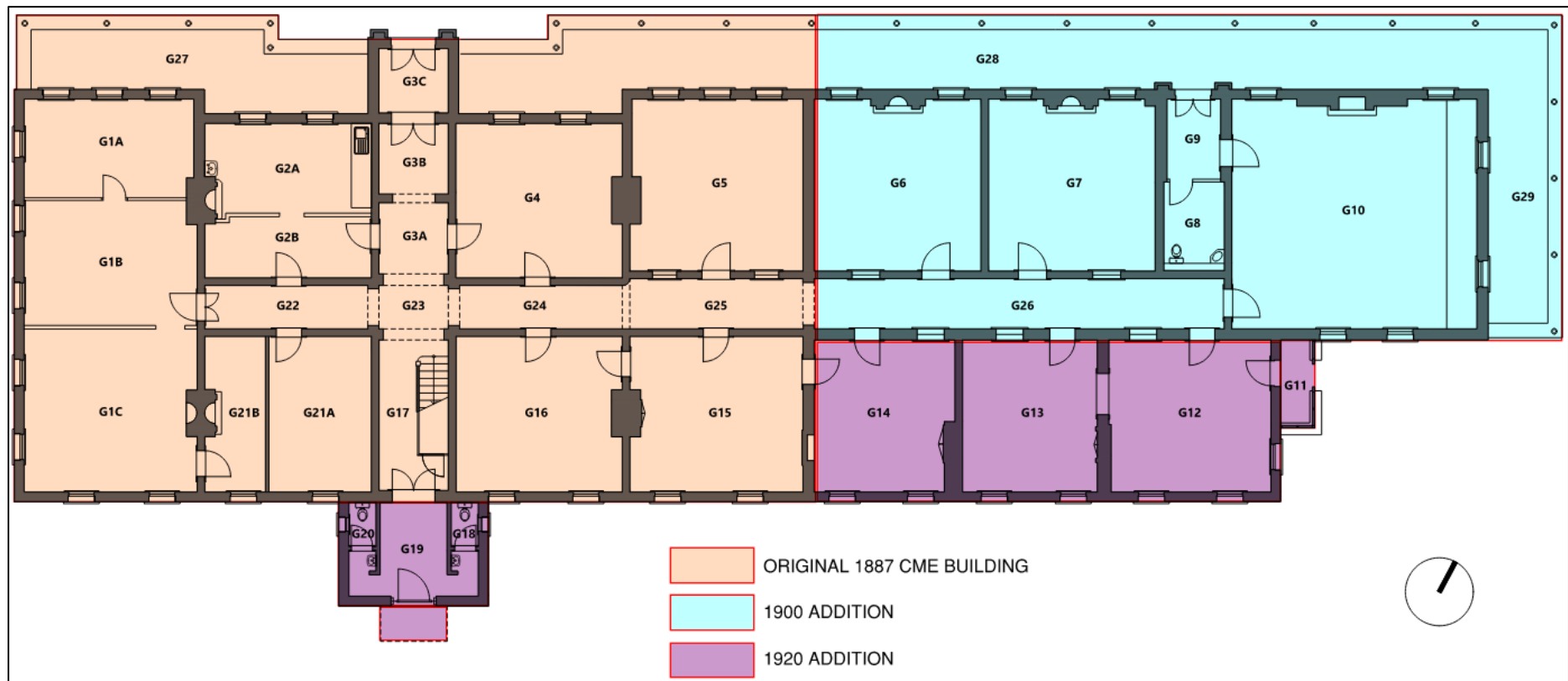


Figure 9.1: Ground Floor Layout showing Construction stages (Source: Curio Projects 2022)

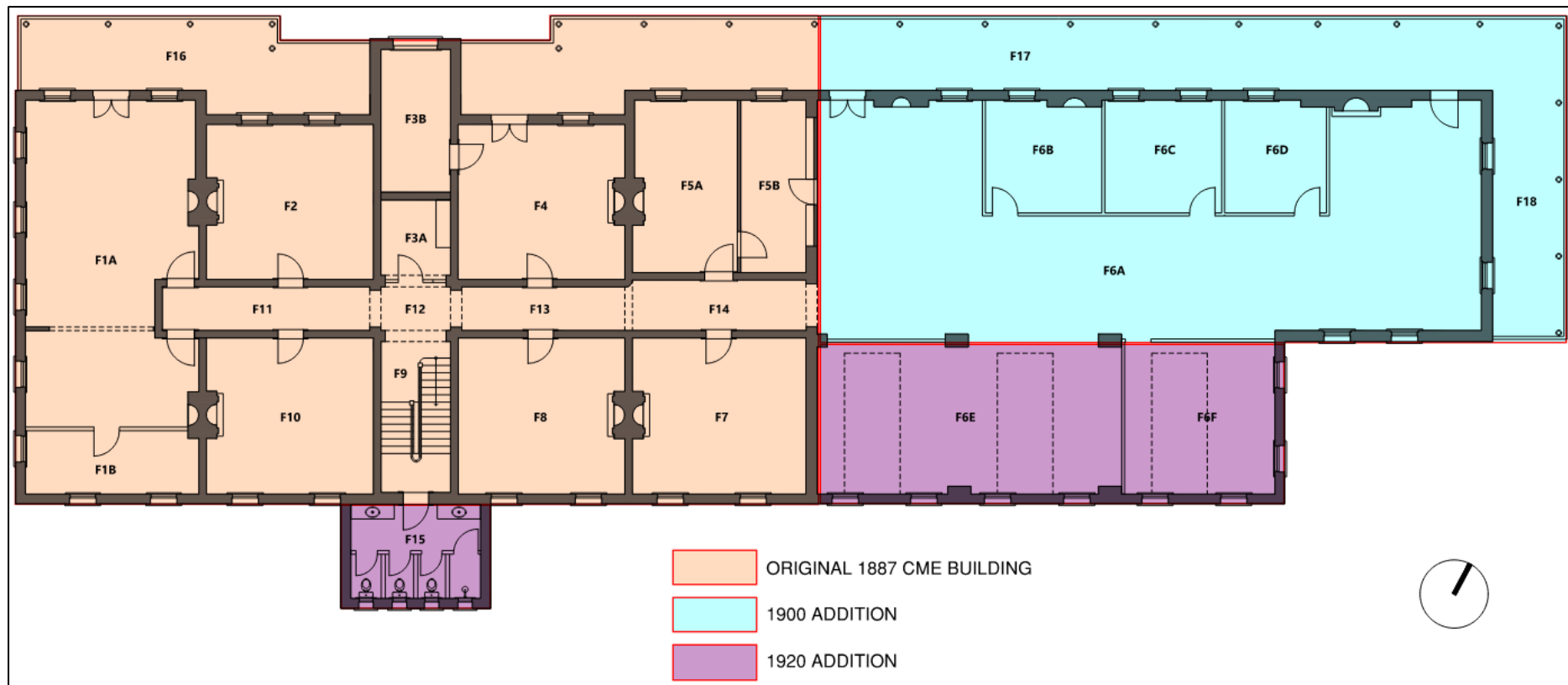


Figure 9.2 : First Floor Layout showing Construction stages (Source: Curio Projects 2022)

The following room by room inventory and summary of recommendations have been written to reflect the previously recorded dilapidation, an assumed position that there has been a continuation of further damage caused by the same elements in the 5 year period since the last formal inspection; and to reflect Curio's (non-invasive) heritage condition assessment undertaken between August-December 2022 as part of the detailed *Physical Condition and Conservation Works Schedule* report prepared by Curio Projects, December 2022 (Annexure B). Notwithstanding the recommended schedule of conservation works made by Curio in the report with respect to the management of significant heritage fabric, it is considered essential that, prior to commencement of any major works on site, that an updated dilapidation report, including a detailed termite

inspection based on more invasive testing. The investigative works should be undertaken to ensure that all essential 'non-heritage' remedial works, including the long-term prevention of active termites, are appropriately planned for prior to works commencing on site.

All remediation works, inclusive of works to remediate water damage caused by water ingress, rot, vermin and termite damage, including intervention to prevent future termite damage, is to be undertaken by heritage experienced tradespersons in consultation with heritage professionals with expertise in building remediation, and/in consultation with an experienced heritage buildability consultant to ensure that further incidental damage is not caused to significant fabric as part of the remediation works.

In summary, major remediation works, including termite management, will require the preparation of a detailed methodology to ensure that the works are sympathetic to the state significant heritage building and are an appropriate means of remediation that align with best practice heritage outcomes as identified in this CMP.

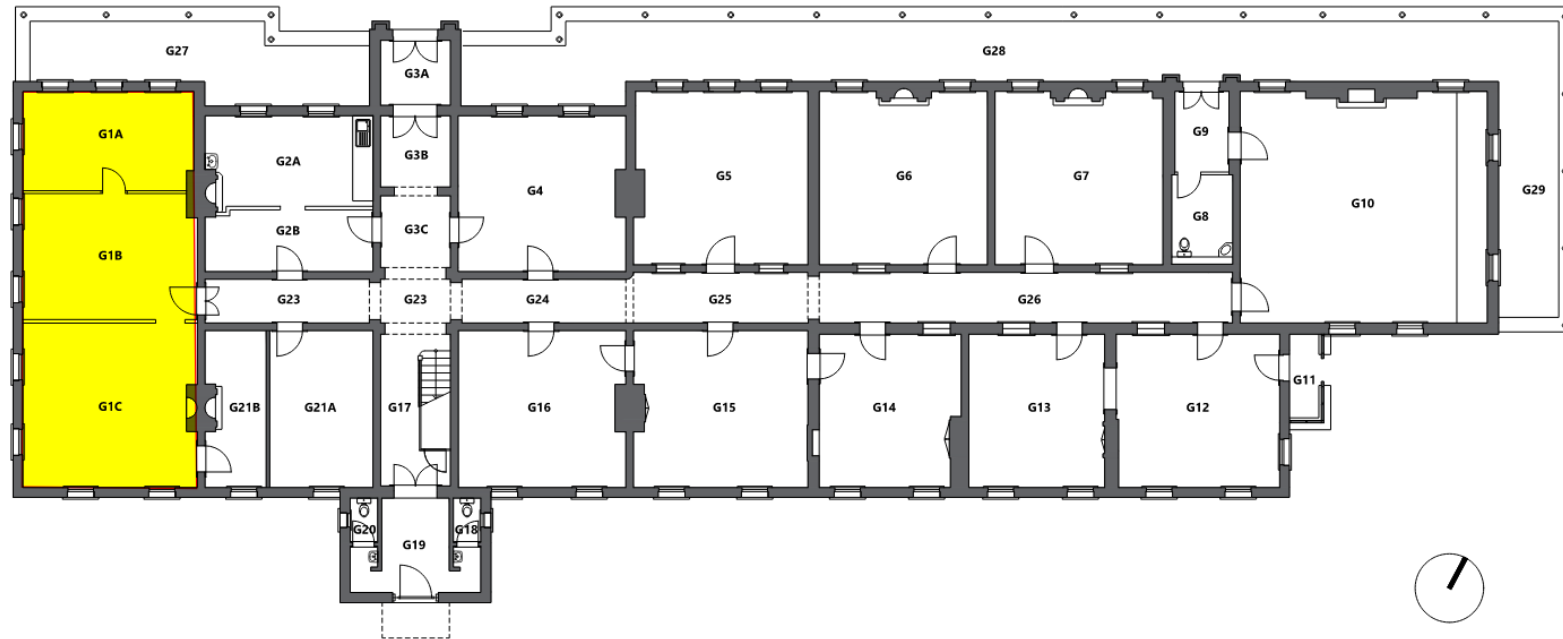


Figure 9.3 : Northern façade of the Chief Mechanical Engineer's Building (existing), viewed from the corner of Wilson and Ivy Streets (Source: Curio Projects 2022)

## CME Building – Room G1

Location

Ground Floor



Room Subdivisions

G1A, G1B, G1C (Formerly Room No. 13)

Construction Phase &amp; Use

1887

Was originally used as an office for clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR. This room was also known as the Pay Office where ERW workers would line up every week via the rear entrance of the CME Building for their pay. The door leading

CME Building – Room G1		
		into the room G1 door includes a pay window with a ledge which was used to deliver pay packets to the workers.
Fabric	Current Condition	Description, Recommendation & Grading of Significance
Floor	Fair to Poor	<p><b>Description:</b> Generally sound underfoot, however, several cut outs for services, stains and miss matched boards – Wide boards, likely Kauri Pine.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Rising damp at lower levels and falling damp mostly contained to below windows and at NW corner at high level, cracks on western wall, particularly near windows, brick vents are miss matched and some are damaged, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Intrusive modern partition walls divide this room into 3.</p> <p><b>Recommendation:</b> Remove modern partitions. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within AS4361.1:2017 <i>Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section Walls and Section Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p>

CME Building – Room G1		
		Grading of Significance: High
Ceilings	Fair	<p><b>Description:</b> Masonite or fibro clad with timber battens covering joints - lining boards above. Lining boards exposed at eastern side for 2-3 rows. Many surface fixed conduits, fittings and penetrations for services. Condition of lining boards above unknown.</p> <p>Fires at the CME in 1902 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms, including G1. Further fires at the CME in 1908 saw more fire damaged ceilings replaced, this time with timber tongue-and-groove lining board ceilings, but the lower part of original plaster cornices were left in place. These lower half cornices were left in their original position with a timber scotia moulding installed above between the lining boards and the top of the cornice. It was likely that the lining boards were used for economic reasons.</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits. Remove sheeting to expose lining boards and assess them.</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> </ul> <p>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services</p>

CME Building – Room G1		
		<p>provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</p> <p>See also Room by Room Schedule in Section. 31.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber Scotia mould Cornice, many surface-fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage as per the Room by Room Schedule in Section 3.1.1 for Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Very Poor	<p><b>Description:</b> Tall ornate skirtings located sporadically within the room, most are either missing or rotten. The southern and western Skirtings are badly water damaged and rotten</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> </ul>

CME Building – Room G1		
		<ul style="list-style-type: none"> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also Section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>



CME Building – Room G1		
Doors	Fair	<p><b>Description:</b> Outward opening double French door with sliding lift up pay window with bottom ledge and arched top to top left panel of door. A second Inward opening modern door with a mesh top panel. This appears to be a retrofitted item. The top highlight glass has been painted</p> <p>This door is unique to this room as the door to the former pay office. The former workers from the Eveleigh Yard received their weekly pay through the opening. Second door to room G21 at south east</p> <p><b>Recommendation:</b> The French doors door should have the original sliding panel repaired (currently painted open). This door represents a good opportunity for an interpretive element to be incorporated and should be considered for such. The secondary modern inward opening door should be removed and the french doors moved to the back of the jamb and rehung as inwards opening doors.</p> <ul style="list-style-type: none"> <li>Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Very Poor	<p><b>Description:</b> 2 x fireplaces, both sheeted over and missing. Mantles also missing</p> <p><b>Recommendation:</b> as per Section 3.1.8 Fireplaces</p> <p><b>Grading of Significance: Moderate</b></p>

## CME Building – Room G1

### Photos

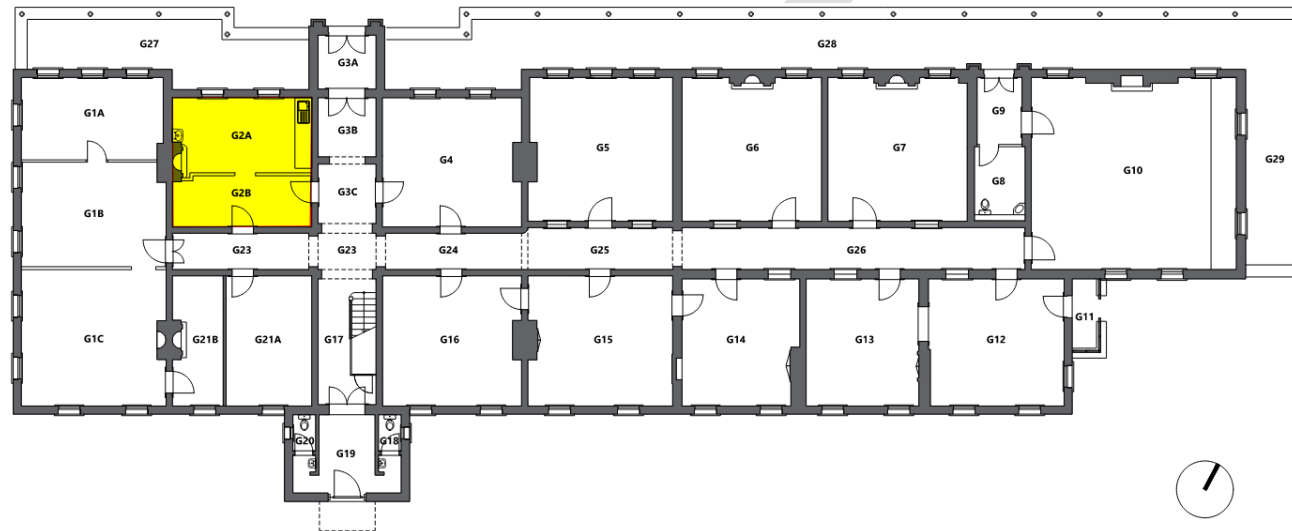


## CME Building – Room G1



CME Building – Room G2		
Location	Ground Floor	
Room Subdivisions	G2A, G2B	(Formerly Room No. 11)
Construction Phase and Use	1887	<p>Was originally used as an office for clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR. The rooms were once used as one room before the partition wall was added to divide up the space. It is believed the room G2B was later used for filing and paperwork storage and G2A as a science lab. The ceilings have been modified from the original 1887 ceilings and now timber tongue and groove ceilings. The original features including skirting, doors, fanlight, windows, architraves and skirting blocks continue to remain intact.</p>

## CME Building – Room G2



Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b>– Wide boards, likely Kauri Pine. Generally fair condition besides a few patches. A concrete pad is located adjacent to the fireplace and positioned on an angle.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p>

CME Building – Room G2		
		Grading of Significance: High
Walls	Poor to Fair	<p><b>Description:</b> Rising damp at lower levels and falling damp mostly contained to North and South walls, cracks on north wall, particularly near windows, brick vents are miss matched and some are damaged by services penetrations or covered over, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Various poorly chased pipeworks a redundant pipe protruding between the windows on the north wall. An intrusive modern partition wall divide this room into 2. An intrusive joinery cupboard with a sink exists in the north eastern corner</p> <p><b>Recommendation:</b> Remove modern partitions. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p>Grading of Significance: High</p>
Ceilings	Good	<p><b>Description:</b> Lining boards in good condition. Many surface fixed conduits, fittings and penetrations for services</p> <p>Fires at the CME in 1902 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms. Further fires at the CME in 1908 saw more fire damaged ceilings replaced, this time with timber tongue-and- groove lining board ceilings, but the lower part of original plaster cornices were left in place. These lower half cornices were left in their original position with a timber scotia moulding installed above between the lining boards and the top of the cornice. It was likely that the lining boards were used for economic reasons.</p>



CME Building – Room G2		
		<p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice		<p><b>Description:</b> fair condition, timber Scotia mould Cornice with lower section of original plaster cornice below, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornices and timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices and timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section</p>

CME Building – Room G2		
		<p>3.3.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings within the room, the northern skirting is water damaged. Both northern and southern skirtings may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance:</b> High</p>



CME Building – Room G2		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.7. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 3 panel door in fair condition to south, 4 panel door with top 2 panels glazed with lift up sliding panels to the east. Glazed panels have been painted over and are currently painted shut. Hinges are likely to have stripped screws and will need to be repaired. The eastern door has a timber floor trim externally.</p> <p><b>Recommendation:</b> The eastern door should have the original sliding panels repaired(currently painted shut). This door represents a good opportunity for an interpretive element to be incorporated and should be considered for such. Floor trim outside eastern door should be removed.</p> <ul style="list-style-type: none"> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door</li> </ul>

CME Building – Room G2		
		<p>control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</p> <ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works report</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Poor	<p><b>Description:</b> fireplace and mantle intact, fire grill not currently attached but present. Cast iron centre is rusted, chimney flap is missing.</p> <p><b>Recommendation:</b> Look to install sympathetic steel plate to cover rusted section and close of chimney.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>Cast iron fireplaces in rooms of lesser significance with rusted centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed.</li> </ul>

## CME Building – Room G2

- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

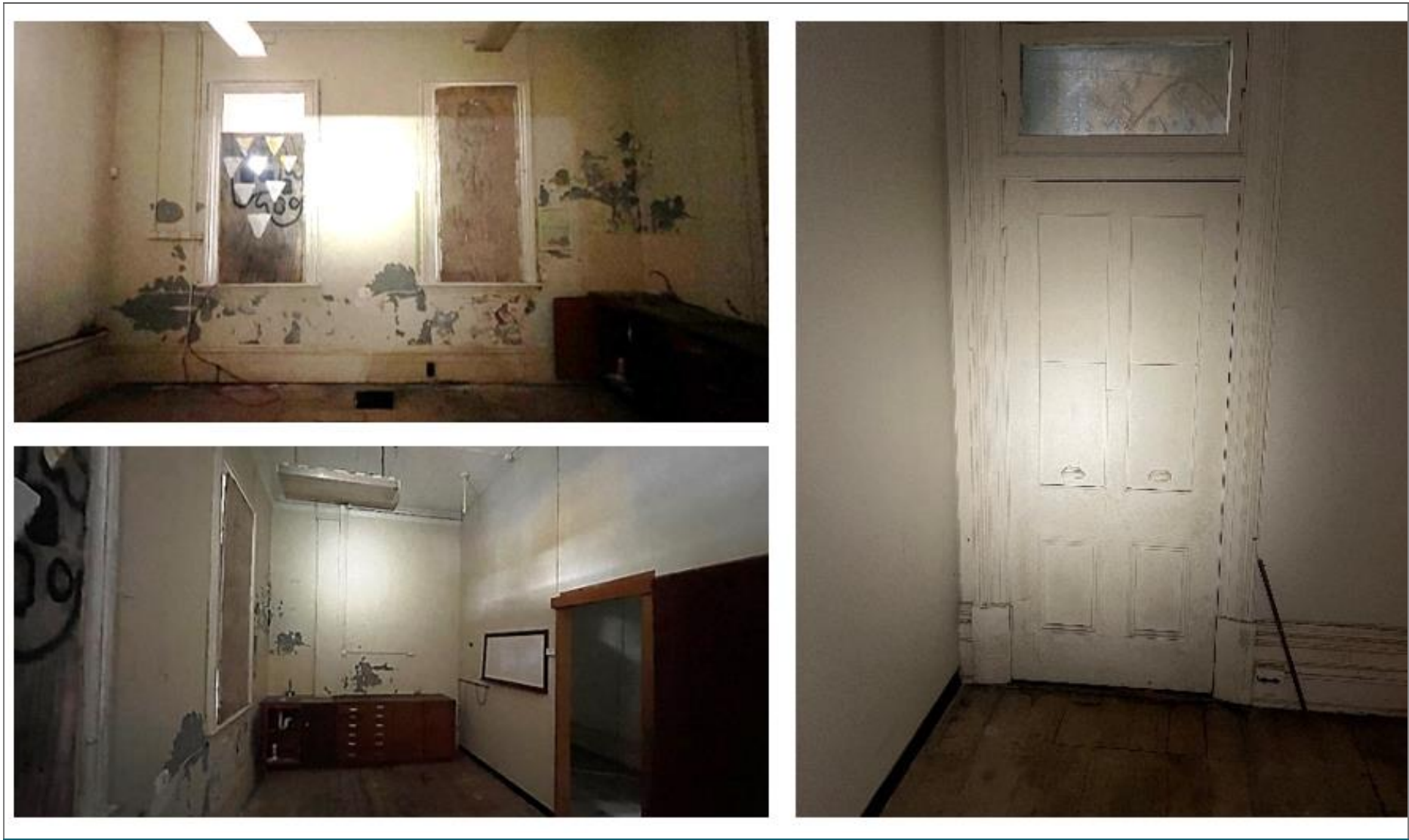
Refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works report*.

**Grading of Significance: Moderate**

## CME Building – Room G2

### Photos





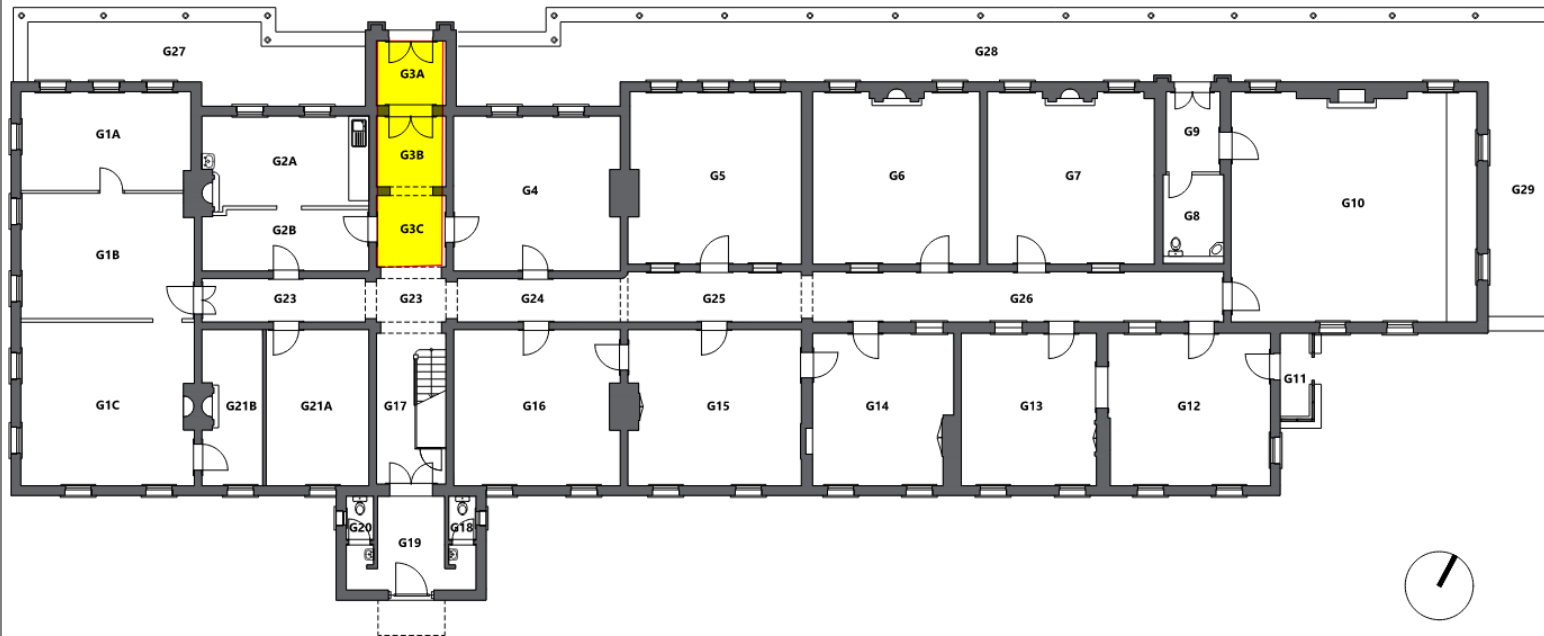


## CME Building – Room G2



**CME Building – Room G3**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	G3A, G3B, G3C	(Formerly Room No. 9a & 9b)
<b>Construction Phase and Use</b>	1887	<p>Room G3A is the original main entrance access way of the CME Building as a vestibule and hallway which was inaccessible during the late 20<sup>th</sup> century. The floor includes tessellated tiles and a pair of double swung doors separates the entry vestibule from the main entrance hallway.</p> <p>Room G3B and G3C is the original main entrance access hallway of the CME Building</p>



CME Building – Room G3		
Fabric	Current Condition	Description and Recommendation
Floor	Good / Fair to Poor	<p><b>Description:</b> Good condition tessellated tiles to northern end at main entry foyer G3A. Poor to fair condition Timber floor, likely Kauri pine to the mid and southern sections -G3b and G3C with various cut outs for services and stains. Stone threshold step at main entry looks to have been replaced with modern sandstone, central step between G3A and G3B has a stone inlay of likely black granite to replace a likely original worn sandstone section. Floor boxes for door pivots look to have been infilled also.</p> <p><b>Recommendation:</b> Timber floors in this room will be removed to facilitate subfloor works including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i>.</p> <p>Tessellated tiles should be left in situ and protected if additional ramping is placed over to provide compliance with AS1428.1. Threshold steps should be dressed and old floor boxes infilled with timber when floor is replaced.</p> <p><b>Grading of Significance: High</b></p>



CME Building – Room G3		
Walls	Poor	<p><b>Description:</b> Rising damp at lower levels and falling damp at high level, damp is particularly bad to the north eastern wall. Very poor paint that is flaking in places, many surface fixed conduits, fittings and penetrations for services. The room is divided in to three with a french polished jamb and opening at the G3A and G3B threshold and an arched opening at both the division between G3B and G3C and the southern end opening to G23. These arches, both differing in height have ornate in situ formed plaster arch mouldings and a plaster crown moulding to the columns at either side. Flaking paint has revealed two tone previous colour schemes with a contrasting pinstripe detail below the colour change at mid-height</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and in other areas of badly affected falling damp and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Fair	<p><b>Description:</b> Corrugated metal ceilings throughout. Many surface fixed conduits, fittings and penetrations for services. Originally lathe and plaster, however rooms in the original section of the building later damaged by a fire (assumed) in 1902 were retrofitted with corrugated iron.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures, fittings and services</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, undertake conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged or rusted sections.</li> </ul>

CME Building – Room G3		
		<ul style="list-style-type: none"> <li>Where areas are damaged beyond salvage, to replace with salvaged corrugated iron from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Plaster cornices of 2 different styles are present across the three sections of ceiling. Various intrusive modern fixtures and fittings are attached.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate within the room, rotten badly in north eastern corner.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p>

CME Building – Room G3		
		<ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	N/A	<p><b>Description:</b> No windows in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Doors	Fair / Fair to Good	<p><b>Description:</b> Fair condition inward opening double French doors with an arched top fanlight to the Northern end of G3A as the main entry. These doors have a six panel design with an elongated larger mid pair of vertical panels. Heavy bolection moulds are present on the outside. A second pair of double swung french polished french doors with a glazed top panel divide G3A and G3B. These doors and jamb are in fair to good condition. The jamb and architraves are also french polished. The doors are swung on double pivot brass hinges although the western door</p>

CME Building – Room G3		
		<p>is missing its lower hinge. These appear to be a retrofitted item as evidence of a floor box from a floor pivot may have previously existed. Either side (east and west) of the southern end of G3C is a four panel door. The eastern door enters room G4 and the western door with sliding lift up top panels enters room G2.</p> <p><b>Recommendation:</b> The main french doors door should be repaired, tidied up and left in place. Modern hardware for pass activated access control and automated opening systems should be discretely retrofitted. The second set of French polished doors should remain French polished and will likely be pinned in an open position with concealed fixings for compliance. The south east and south west doors should be treated as per the recommendations in their respective room report.</p> <ul style="list-style-type: none"> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>• Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>• Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	N/A	<p><b>Description:</b> No fireplaces in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

## CME Building – Room G3

### Photos

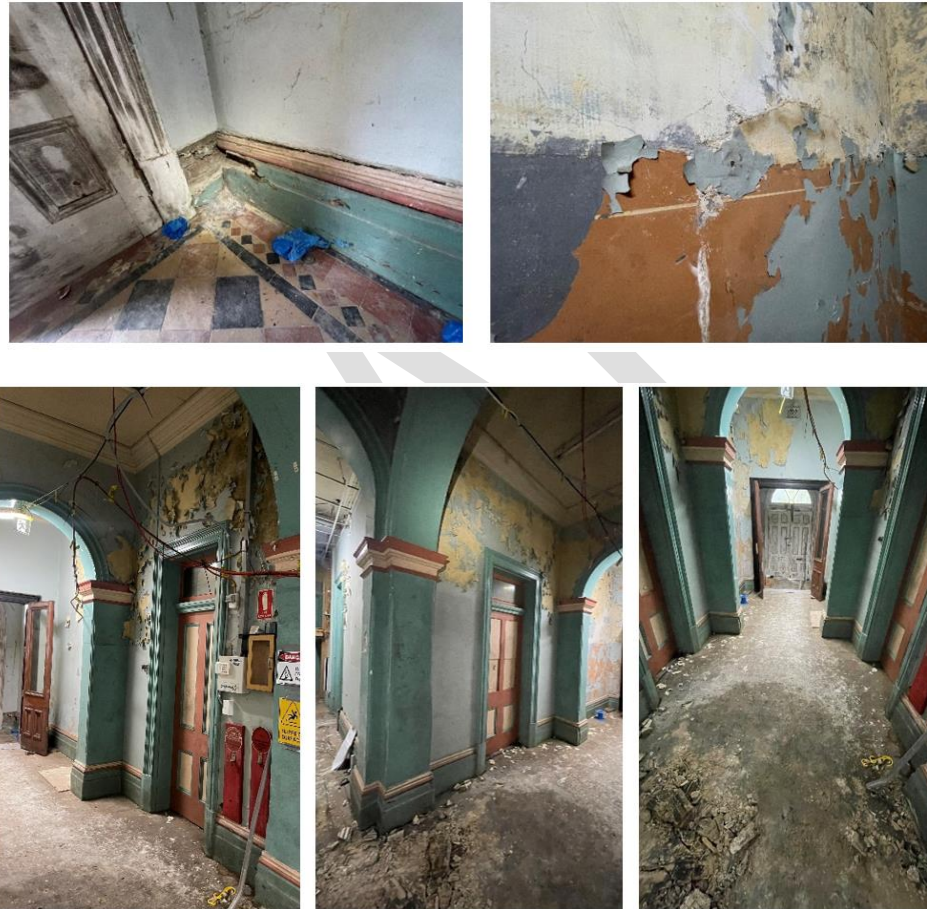


### CME Building – Room G3





## CME Building – Room G3



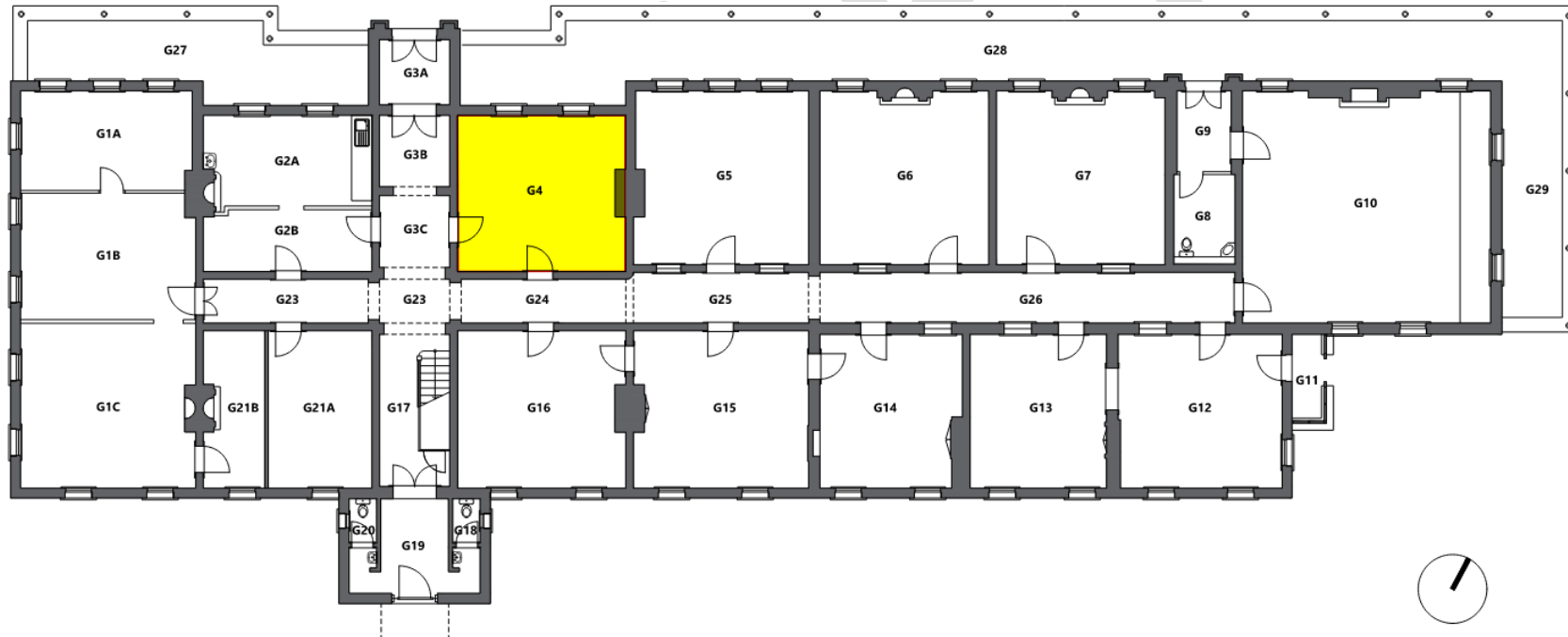
## CME Building – Room G3





### CME Building – Room G4

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 9)
Construction Phase and Use	1887	Was originally used as the Chief Mechanical Engineers Office before it was relocated to Room G10 after the 1900 addition. This room was also known for being used as an office for clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR.



CME Building – Room G4		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Wide boards, Likely Kauri Pine. Generally fair condition besides a few patches.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Fair to Poor	<p><b>Description:</b> Rising damp at lower levels and falling damp for the majority of the room. Brick vents are miss matched and some are damaged by services penetrations, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to Section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Good	<p><b>Description:</b> Masonite over Lining boards that are likely to be relatively intact above. Surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place</p> <p>Fires at the CME in 1902 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms. Further fires at the CME in 1908 saw more fire damaged ceilings replaced,</p>

## CME Building – Room G4

this time with timber tongue-and-groove lining board ceilings, but the lower part of original plaster cornices were left in place. These lower half cornices were left in their original position with a timber scotia moulding installed above between the lining boards and the top of the cornice. It was likely that the lining boards were used for economic reasons.

**Recommendation:** Remove Intrusive modern ceiling grid, fixtures fittings and conduits. Remove Masonite sheeting to expose lining boards and assess them.

- Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.
- Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.
- Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.

See also Section 3.1.1. in the *Physical Condition and Schedule of Conservation Works* report for further treatment recommendations.

**Grading of Significance:** High

CME Building – Room G4		
Cornice	Fair	<p><b>Description:</b> Timber Scotia mould Cornice with lower section of original plaster cornice below, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornices and timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices and timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Fair	<p><b>Description:</b> Tall ornate skirtings within the room, Skirtings may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> </ul>

CME Building – Room G4		
		<ul style="list-style-type: none"> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment. Various check outs in architrave</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G4		
Doors	Fair	<p><b>Description:</b> 4 panel door in fair condition to south, 4 panel door that has been sheeted over internally to the west.</p> <p><b>Recommendation:</b> The western door will be replaced with the lift opening. The architrave should be replicated around the lift reveal.</p> <ul style="list-style-type: none"> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be removed should be reutilised elsewhere withing the building.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Very Poor	<p><b>Description:</b> fireplace has been bricked and skirted over.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.</li> </ul>

**CME Building – Room G4**

- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Refer to Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works report*.

Grading of Significance: Intrusive

**Photos**

## CME Building – Room G4



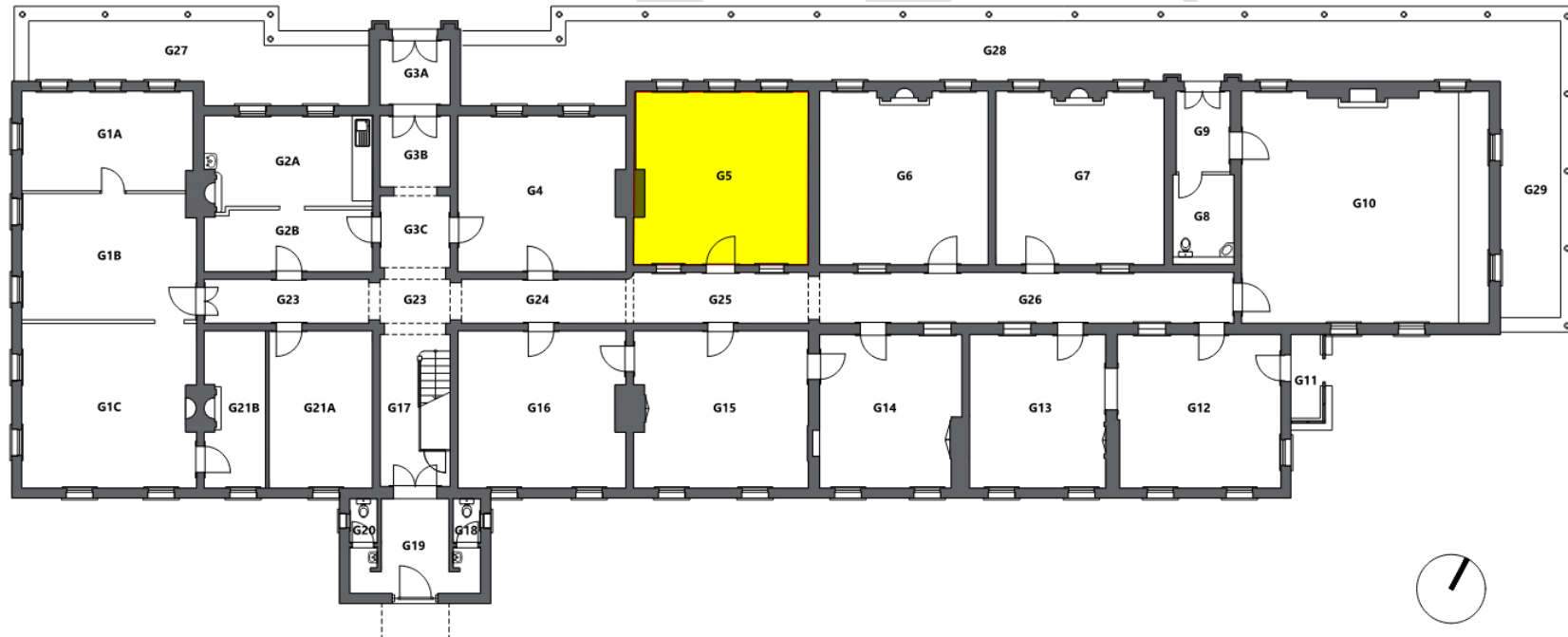


## CME Building – Room G4



**CME Building – Room G5**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 7)
<b>Construction Phase &amp; Use</b>	1887	was originally used as a records room that was linked to the Chief Mechanical Engineers Division of the NSWGR.



CME Building – Room G5		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Narrow Hardwood Floorboards. Generally fair condition besides a few patches. A concrete pad is located in the northeast corner on an angle.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Rising damp at lower levels and falling damp for the majority of the room. Considerable cracking in places. Brick vents are miss matched and some are damaged by services penetrations, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Render will need to be patched around the two replaced windows.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Cracks should be chased out and a propriety tie system installed. Also refer to section 3.1.2. Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G5		
Ceilings	Good to fair	<p><b>Description:</b> Corrugated iron ceiling with a grid of decorative mouldings concealing joints. Surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place</p> <p>Fires at the CME in 1902 and 1908 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, it would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>

CME Building – Room G5		
Cornice	Fair	<p><b>Description:</b> Decorative plaster cornice, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.3.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Poor	<p><b>Description:</b> Tall ornate skirtings only to northern part of west wall, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal. Will need new skirtings in this room.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works</li> </ul>

CME Building – Room G5		
		<p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor and Very Poor	<p><b>Description:</b> Poor condition Window to northwest appears to have been stripped and primed/sealed. the other two northern windows have been replaced with modern timber windows, however, architraves have not been installed. Considerable patching required prior to architrave install required. Northern windows are currently boarded up and not accessible for full assessment. Two southern fixed single sash windows in poor condition, with water damage. South western window has a timber block on the sill.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. Replace architraves with salvaged or replicated equivalents.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G5		
Doors	Fair	<p><b>Description:</b> 4 panel door in fair condition to south, with glazing to top two panels. Hinges have been repaired and notches in the architrave.</p> <p><b>Recommendation:</b> The architrave should be infilled and reshaped. Repairs to hinge infills should be tidied up and reshaped.</p> <ul style="list-style-type: none"> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Very Poor	<p><b>Description:</b> fireplace has been bricked over and has no skirting.</p> <p><b>Description:</b> fireplace has been bricked and skirted over.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.</li> </ul>



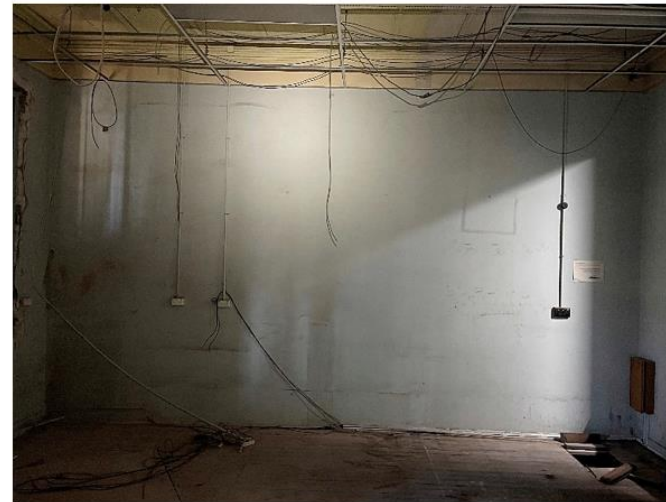
## CME Building – Room G5

- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works report*.

Grading of Significance: Intrusive

### Photos

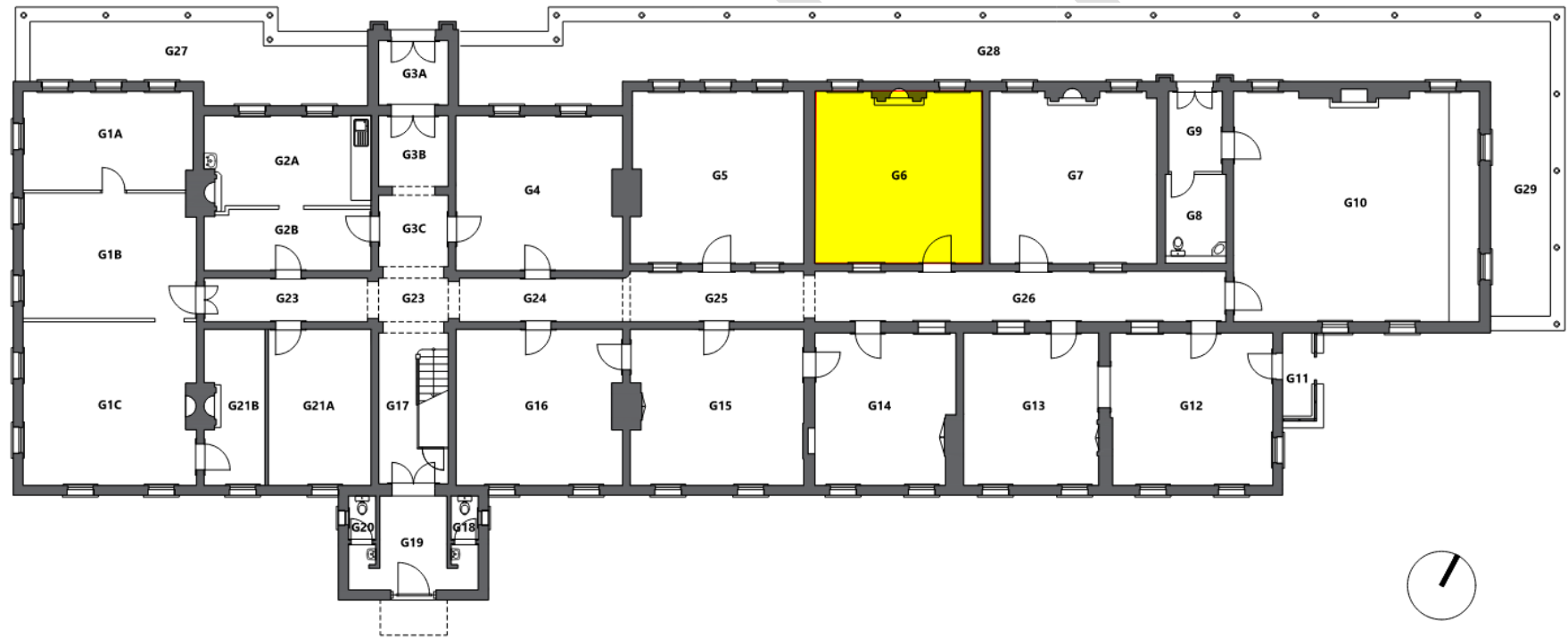


## CME Building – Room G5



### CME Building – Room G6

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 5)
Construction Phase & Use	1900	Office



CME Building – Room G6		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Wide Kauri Pine Floorboards. Generally fair condition besides a few patches.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Fair	<p><b>Description:</b> Decorative inset moulding at waist height around the room, walls generally sound. Brick vents are miss matched and some are damaged by services penetrations, paint poor with minor flaking in places, many surface fixed conduits, fittings and penetrations for services. Vertical riser panel in south western corner. Decorative vent grill on chimney breast.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint. The rest can be subject to overcoating and or spot repairs as per the guidelines within AS4361.1:2017 <i>Guide to Hazardous Paint Management</i>. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Good to Fair	<p><b>Description:</b> Corrugated iron ceiling with a large grid of decorative mouldings concealing joints. Surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place. Likely original ceiling from 1900 construction.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p>

CME Building – Room G6		
		<ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G6		
Skirting	Poor	<p><b>Description:</b> 1900's addition skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Two windows to the north and a singular fixed sash window to the south wall at high level and containing a fixed single sash. Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p>



CME Building – Room G6		
		<p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 4 panel door in fair condition to south, with glazing to top two panels.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> </ul>

CME Building – Room G6		
		<ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing. Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</li> </ul> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> Ornate Marble Fireplace with damage to eastern end of mantle top. Cast iron is intact, flue flap is dislodged as is grate. Missing ash collector tray.</p> <p><b>Recommendation:</b> repair top of mantle, polish marble. Refix flue flap and reinstate fire grate.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>Cast iron fireplaces in rooms of lesser significance with rusted centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be</li> </ul>

## CME Building – Room G6

representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.

- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

**Grading of Significance: High**

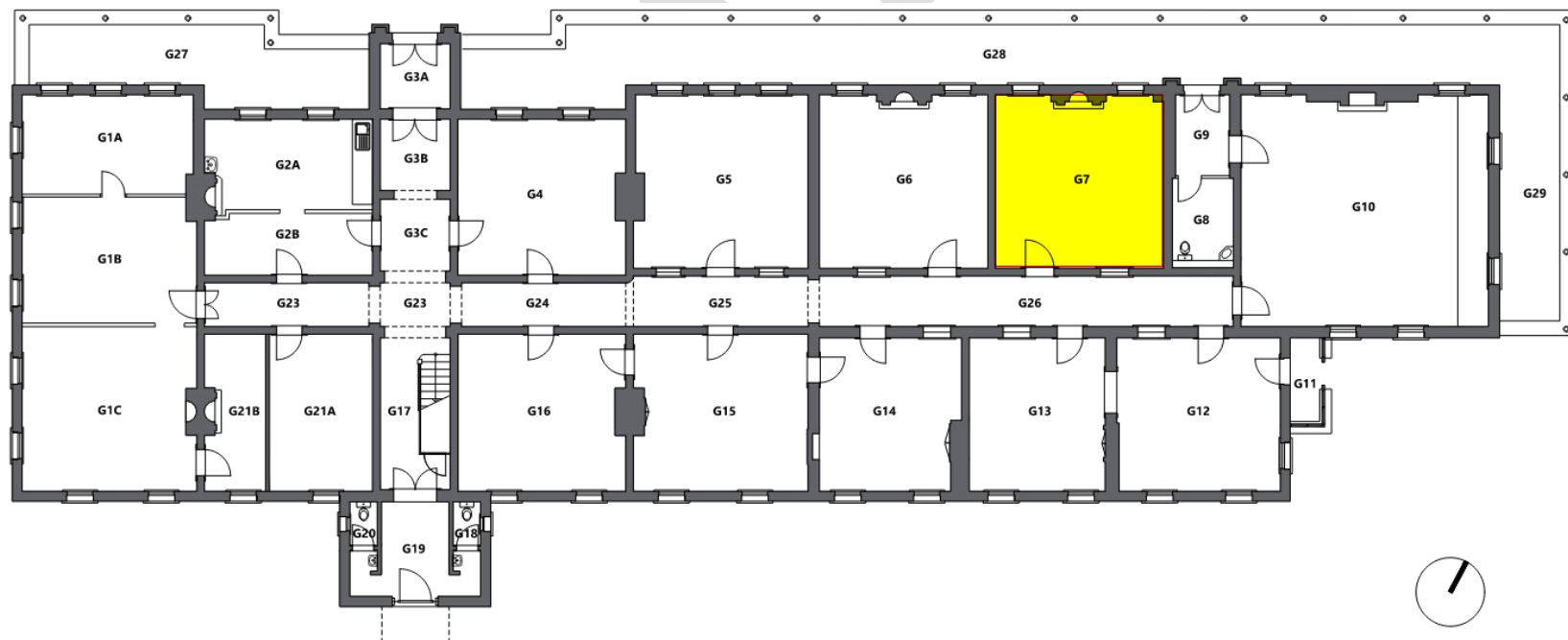
**CME Building – Room G6****Photos**

## CME Building – Room G6



**CME Building – Room G7**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 3)
<b>Construction Phase &amp; Use</b>	1900	Likely the location of the Assistant Chief Mechanical Engineers office after the 1900 addition was completed and was later used as a Meeting Room in the 1900s.





CME Building – Room G7		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Wide Kauri Pine Floorboards. Generally fair condition besides a few patches.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High.</b></p>
Walls	Fair	<p><b>Description:</b> Decorative inset moulding at waist height around the room, falling damp in the north east and south east corners. There is a square build out in the North east corner. Brick vents are miss matched and some are damaged by services penetrations, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. Vertical riser panel in south western corner. Decorative vent grill on chimney breast has been covered over.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Fair	<p><b>Description:</b> Corrugated iron ceiling with a large grid of decorative mouldings concealing joints. Surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place. Likely original ceiling from 1900 construction.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p>

CME Building – Room G7		
		<ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G7		
Skirting	Fair	<p><b>Description:</b> 1900's addition skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Two windows to the north and a singular fixed sash window to the south wall at high level and containing a fixed single sash. Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p>

CME Building – Room G7		
		<p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 4 panel door in fair condition to south, with glazing to top two panels.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> </ul>

CME Building – Room G7		
		<ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> Ornate Marble Fireplace with Cast iron intact. Missing ash collector tray and minor damage and rust to fire box.</p> <p><b>Recommendation:</b> Polish marble, fix flue flap closed and reinstate or close off ash collector.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas</li> </ul>

## CME Building – Room G7

the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.

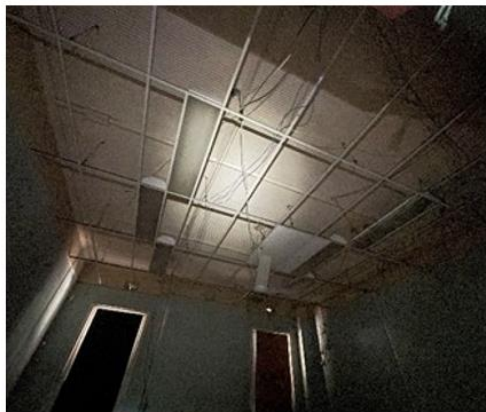
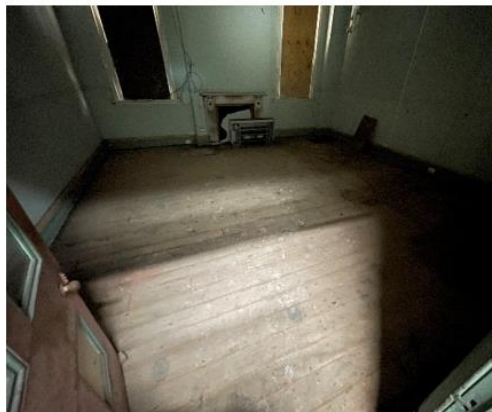
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

**Grading of Significance: High**

## CME Building – Room G7

### Photos



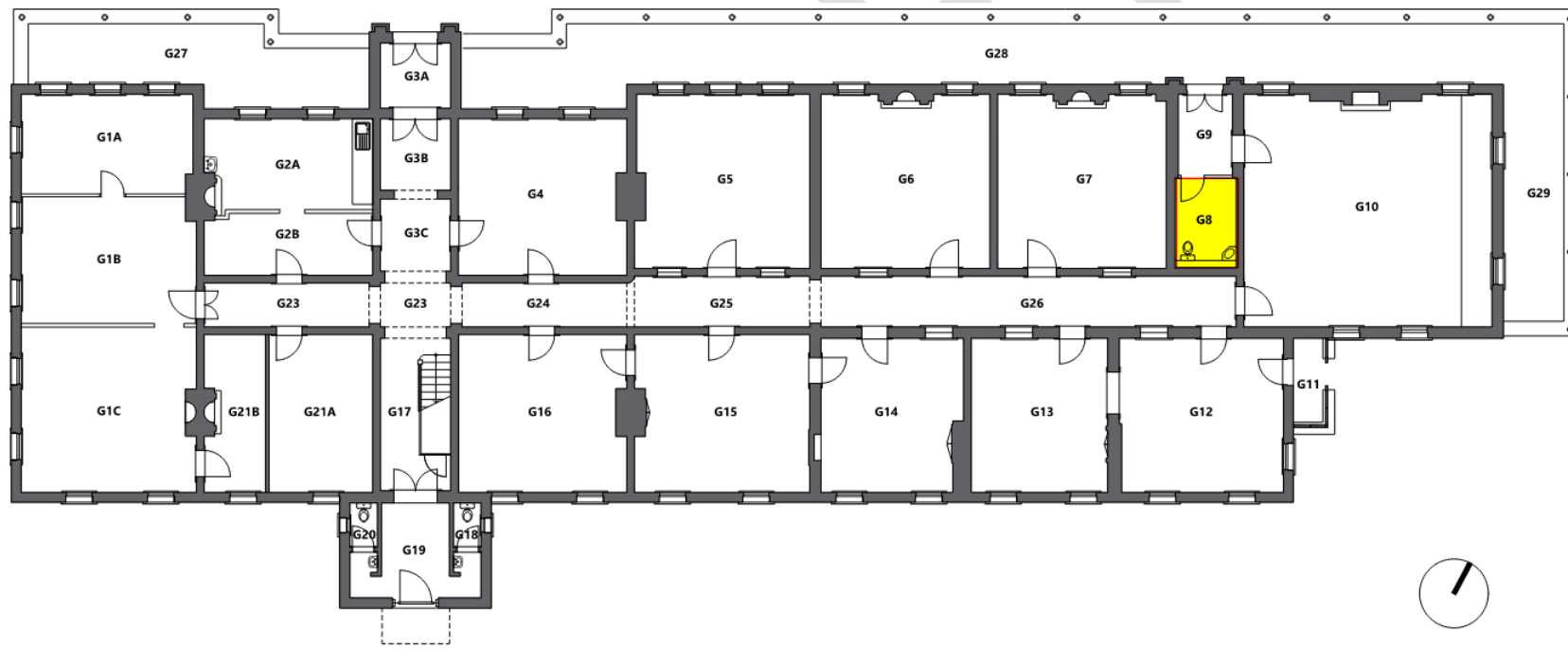


## CME Building – Room G7



## CME Building – Room G8

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 1b)
Construction Phase & Use	1900	The CME's private lavatory which is located immediately off the CME's private entrance that leads into the CME office



CME Building – Room G8		
Fabric	Current Condition	Description and Recommendation
Floor	Good	<p><b>Description:</b> Tesselated tiles, Generally good condition besides a few patches that will be required when redundant WC pan and vanity are removed. WC Pan is listed as an item of moveable heritage</p> <p><b>Recommendation:</b> Floors in this room should be retained and patched as required with matching tiles. Replace patch where centre jamb mullion is removed with contrasting piece to signify that the jamb was once in situ as an interpretive element. The WC Pan is in poor condition and has damage where additional pipes have been fed into the rear trap. As this has a low chance of interpretation or reuse, it should be removed with consideration towards its disposal. Also refer to Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works.</p> <p><b>Grading of Significance: Exceptional</b></p>
Walls	Fair	<p><b>Description:</b> White glass subway style tiles to around 1800 in height around the room to the east, west and south are crazed but sound. Damaged in places with screw holes, cistern brackets, existing services and some impacts. Falling damp in the south east corner. There is a build out on the southern wall to tile height to likely accommodate services. Paint is poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. A timber partition to the north containing inward opening doors, however, the western door and its jamb are not attached. A decorative vertical grill panel sits above the northern partition for ventilation</p> <p><b>Recommendation:</b> Patch repair tiles with best match, Paint strip areas of loose or flaking paint. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Fair	<p><b>Description:</b> Flat ceiling, unconfirmed materiality. Surface fixed conduits, fittings and penetrations for services. Unlikely to be original ceiling from 1900 construction.</p> <p><b>Recommendation:</b> Confirm materiality is not HAZMAT containing. Remove Intrusive modern fixtures, fittings and conduits.</p>

CME Building – Room G8		
		<ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with a replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, it would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Little</b></p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair	<p><b>Description:</b> N/A -No skirting, tiled walls in this area.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance: N/A</b></p>

CME Building – Room G8		
Windows	Poor	<p><b>Description:</b> Highlight windows to the north in the top of the timber partition with fixed panes.</p> <p><b>Recommendation:</b> Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of glazing putty touch ups or replacement, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 2 x 4 panel door in fair condition to north, with obscure glazing to top two panels. The western door has had the glass painted and has one broken pane. Western door and jamb are also detached and in room G9</p> <p><b>Recommendation.</b> Replace western jamb, remove centre jamb mullion to storage and pin fix doors in an open position inwards to the south with concealed fixings. Paint strip glass on western door and replace broken pane with matching.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make</li> </ul>

## CME Building – Room G8

		<p>the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</p> <ul style="list-style-type: none"> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p>Grading of Significance: High</p>
Fireplace	Fair	<p>Description: N/A</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>

## Photos





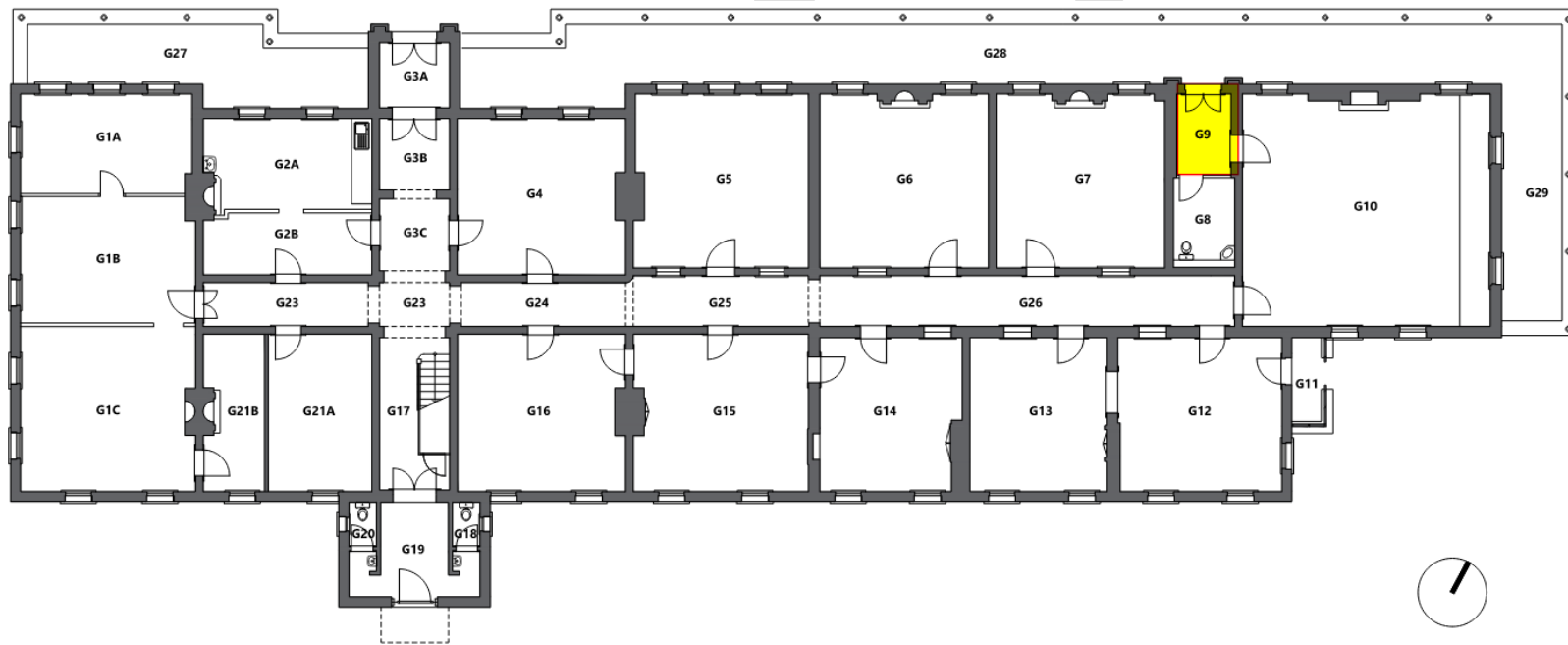
## CME Building – Room G8





**CME Building – Room G9**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 1c)
<b>Construction Phase &amp; Use</b>	1900	Chief Mechanical Engineers private entrance hallway to office and bathroom



CME Building – Room G9		
Fabric	Current Condition	Description and Recommendation
Floor	Good	<p><b>Description:</b> Tesselated tiles, Generally good condition besides a few patches that will be required, a black granite border around an inset mat recess at the northern entry door and a black granite threshold to the eastern door into room G10. Weathered Sandstone Threshold step to northern entry.</p> <p><b>Recommendation:</b> Floors in this room should be retained and patched as required with matching tiles. Replace patch where centre jamb mullion is removed with contrasting piece to signify that the jamb was once in situ as an interpretive element. Install a mat to the inset recess. Sandstone entry threshold should be exfoliated and dressed. Also refer to Section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works.</p> <p><b>Grading of Significance:</b> Exceptional</p>
Walls	Fair	<p><b>Description:</b> Falling damp mostly to the north east. An inset moulding runs around the rendered walls. Paint is poor with flaking in places, surface fixed conduits above the eastern door. A timber partition to the south containing to southward opening doors, however, the western door and its jamb are not attached. Some render patching will be required.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Ceilings	Fair	<p><b>Description:</b> pressed metal patterned ceiling with perimeter border and flaking paint. Surface fixed, fittings and penetrations for services. This room has the same pattern of pressed metal – type 1 as room G10.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures, fittings and conduits, strip paint as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>, patch repair pressed metal and repaint. New fitting and services to be installed sympathetically and symmetrically with the pattern.</p>

CME Building – Room G9		
		<ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged or rusted sections with new fabric replicated to match the existing patterns.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it. See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</li> </ul> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Ornate plaster moulding cornice</p> <p><b>Recommendation:</b> Decorative plaster cornices should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair	<p><b>Description:</b> 1900's addition skirtings with various services, and cabling surface fixed.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures, fittings and conduits.</p> <ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other</li> </ul>

CME Building – Room G9		
		<p>skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</p> <ul style="list-style-type: none"> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Highlight windows to the south in the top of the timber partition with fixed panes</p> <p><b>Recommendation:</b> Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of glazing putty touch ups or replacement, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G9		
Doors	Fair	<p><b>Description:</b> Ornate 2 panel French doors to the north entry with curved top glazing. Heavy bolection mould to external panels. Some original hardware intact. Curved head fanlight above door. Eastern 4 panel door in fair condition, with solid panels. To the south is a partition with two southward opening 4 panel doors with obscure glass to the top two panels. The western door of the two has had the glass painted and has one broken pane. Western door and jamb are also detached and in room G9</p> <p><b>Recommendation.</b> Southern partition doors -replace western jamb, remove centre jamb mullion to storage and pin fix doors in an open position to the south with concealed fixings. Paint strip glass on western door and replace broken pane with matching.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>• Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>• Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

**CME Building – Room G9**

Fireplace	Fair	Description: N/A- No fireplace in this area Recommendation: N/A Grading of Significance: N/A
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**Photos**

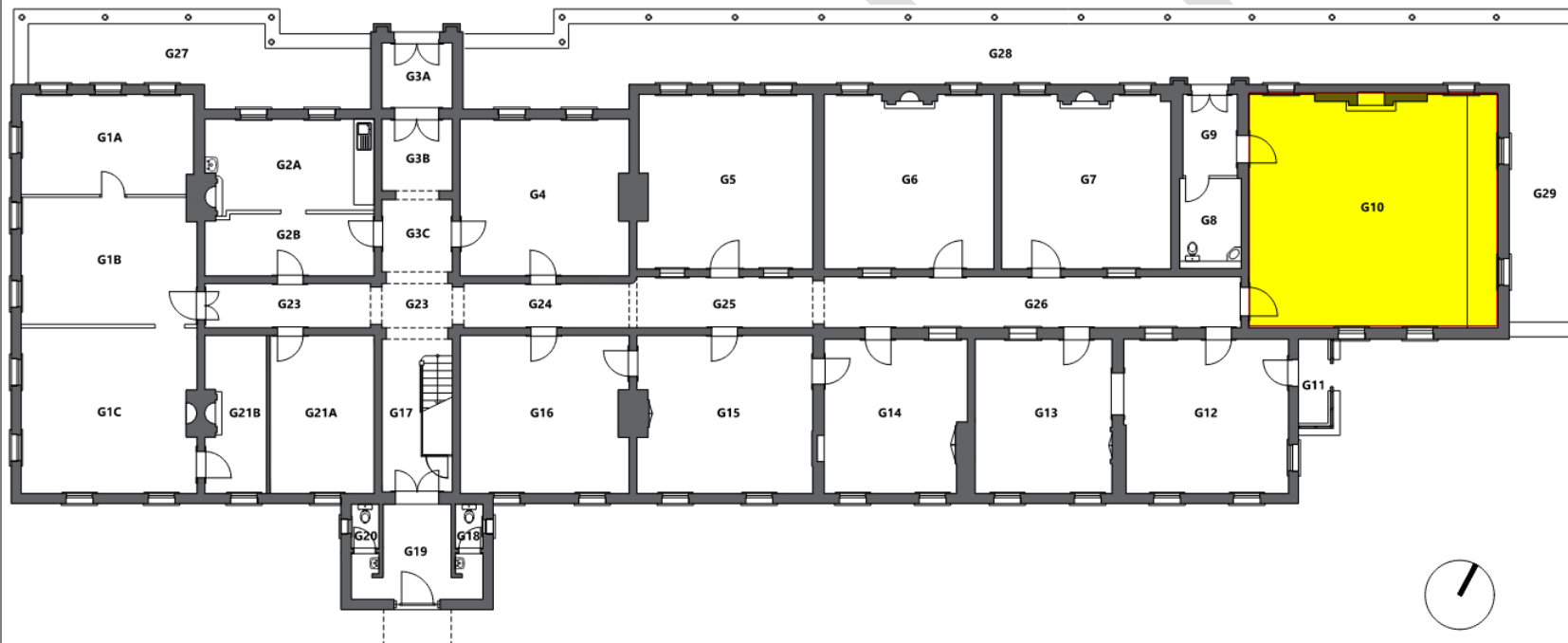
## CME Building – Room G9





**CME Building – Room G10**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 1)
<b>Construction Phase &amp; Use</b>	1900	The Chief Mechanical Engineer's office from 1900 and later became a meeting room.



CME Building – Room G10		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> various cut outs for services, stains, Staples and miss matched boards – Mostly wide boards, likely Kauri Pine.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Fair to poor	<p><b>Description:</b> Decorative inset moulding at waist height around the room, walls generally sound. Brick vents are in place and good, paint poor with minor flaking in places, many surface fixed conduits, fittings and penetrations for services. Vertical riser panel to the southern end of the western wall. Decorative vent grill on chimney breast has been covered and painted. Bad rising and falling damp to the south and structural cracking in the south western corner above the door. Joinery in place on the eastern wall.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Structural cracks should be chased out and repaired with a proprietary tie system. Repointing of mortar should be done as per the Mortars: materials, and methods Technical Guide - provided by Heritage NSW. Joinery should be refurbished, large file cabinet metal drawer sections (bay of six and bay of four) should be removed as they are modern and intrusive. The safe in the southeastern corner of the room which is considered an item of moveable heritage and the joinery in this room should be utilized as an interpretive element. This is further detailed in the <i>Chief Mechanical engineers Building Heritage Interpretation Plan</i></p>

CME Building – Room G10		
		<p>2022 Prepared by Curio Projects on page 80. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Fair	<p><b>Description:</b> The Ceiling is divided into a grid pattern by expressed structural supporting beams. Pressed metal patterned ceiling with perimeter border and flaking paint is inset between the beams. Surface fixed, fittings and penetrations for services. This ceiling is particularly ornate because it demonstrates the importance and grandeur of the role of the Chief Mechanical Engineer within the building and in the within the NSWGR organisation. This room has the same pattern of pressed metal – type 1 as room G9.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures, fittings and conduits, strip paint as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>, patch repair pressed metal and repaint. New fitting and services to be installed sympathetically and symmetrically with the pattern. Ceilings in Room G10 need to be maintained at their original height to reinforce the scale and grandeur of the CME's office. Services in room G10 should be installed from above by temporarily removing flooring to maintain the original ceiling in situ.</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged or rusted sections with new fabric replicated to match the existing patterns.</li> </ul> <p>See also the Room by Room Schedule in section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Ornate plaster moulding cornice around the perimeter of all recessed ceilings within all beams</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures, fittings and conduits, strip paint as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>, Decorative plaster cornices should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, cornices should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should</p>

CME Building – Room G10		
		<p>they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair	<p><b>Description:</b> 1900's addition skirtings with various services, and cabling surface fixed.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G10		
Windows	Poor	<p>Two windows to the north and a singular fixed sash window to the south wall at high level and containing a fixed single sash. Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> two four panel doors in fair condition to western wall, with highlights above.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door</li> </ul>

CME Building – Room G10		
		<p>control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</p> <ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair to poor	<p><b>Description:</b> Ornate Marble Fireplace with Cast iron insert missing. Firebox has been tiled as has the hearth although the tiles are lifting. A marble perimeter separates the hearth tiles and the timber floor.</p> <p><b>Recommendation:</b> Polish marble, reinstate cast iron insert with an ornate recycled heritage item from the same era. Retile hearth with period correct recycled heritage tiles.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>Cast iron fireplaces in rooms of lesser significance with rusted centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas</li> </ul>

## CME Building – Room G10

the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.

- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

**Grading of Significance: High**



## CME Building – Room G10

### Photos



## CME Building – Room G10



## CME Building – Room G10



## CME Building – Room G10



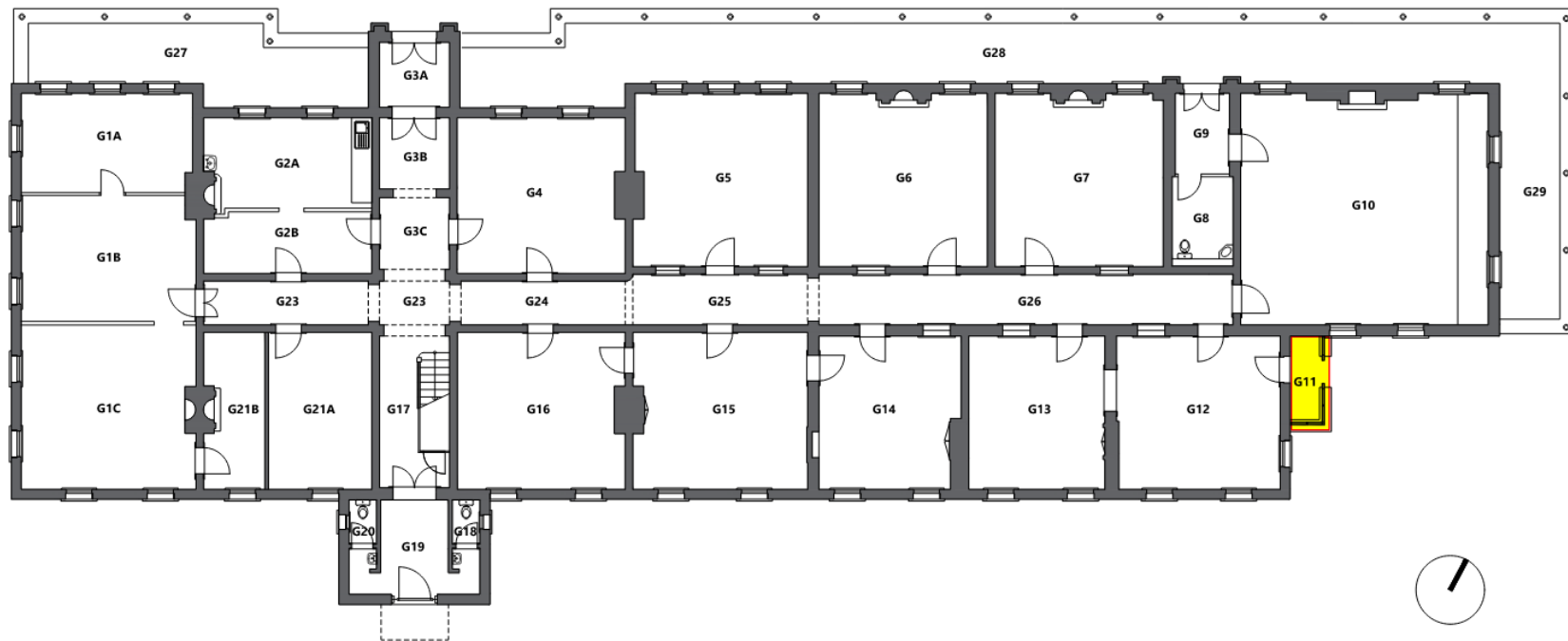


## CME Building – Room G10



**CME Building – Room G11**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 2a)
<b>Construction Phase &amp; Use</b>	1920	Vestibule doorway for entrance to G12 (south east end of building)



CME Building – Room G11		
Fabric	Current Condition	Description and Recommendation
Floor	Good	<p><b>Description:</b> Modern tiles, Generally good condition</p> <p><b>Recommendation:</b> Tiled floors in this room should be removed and replaced with sympathetic modern tiles. Also refer to Section 3.1.1 Floors . in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works.</p> <p><b>Grading of Significance:</b> Little</p>
Walls	Fair	<p><b>Description:</b> Painted face brick low height walls to east and south. North and west walls are the external brick walls of the building.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Little</p>
Ceilings	Fair	<p><b>Description:</b> Assumed cement sheet or fibro ceiling potential for HAZMAT Asbestos</p> <p><b>Recommendation:</b> Test for Hazmat, if safe leave intact and paint. See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations</p> <p><b>Grading of Significance:</b> Little</p>
Cornice	Fair	<p><b>Description:</b> Timber scotia moulding</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Little</p>



CME Building – Room G11		
Skirting	Fair	<p><b>Description:</b> Modern tile skirting matching floor</p> <p><b>Recommendation:</b> Remove and replace with sympathetic modern tiles</p> <p><b>Grading of Significance:</b> Neutral</p>
Windows	Poor	<p><b>Description:</b> Fixed pane windows on top of low height brickwork up to soffit to East inclusive of above the door and to the south.</p> <p><b>Recommendation:</b> Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired and cleaned up in their original locations. This could be inclusive of glazing putty touch ups or replacement, rot and damage repairs and broken glass replacement.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Little</p>
Doors	Fair	<p><b>Description:</b> Eastern door is a modern two panel door with clear glazing. Currently unattached and located in room G12. western door is a solid core modern door</p> <p><b>Recommendation.</b> Replace both doors with heritage doors salvaged from within the building. If unsuitable, replace with modern solid timber four panel doors.</p> <ul style="list-style-type: none"> <li>Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> </ul>

CME Building – Room G11		
		<ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: Intrusive</b></p>
Fireplace	Fair	<p>Description: N/A</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>

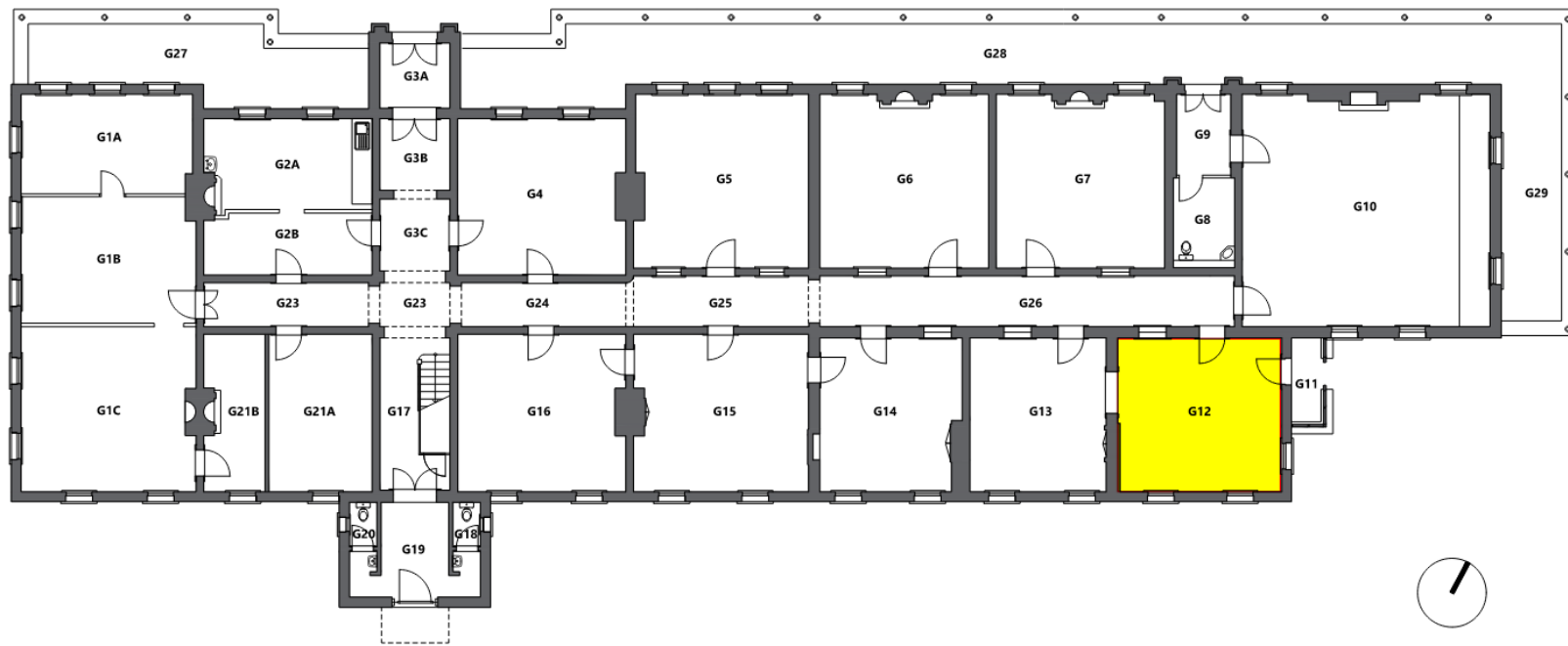
## CME Building – Room G11

### Photos



**CME Building – Room G12**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 2)
<b>Construction Phase &amp; Use</b>	1920	Office/ Foyer and later reception space.



CME Building – Room G12		
Fabric	Current Condition	Description and Recommendation
Floor	Very Poor	<p><b>Description:</b> Large missing sections of floorboards infilled with water damaged yellow tongue particleboard, narrow hardwood floorboards to the rest with water damage. Masonry infill threshold between rooms G12 and G13.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p>The threshold should be dressed and maintained or replaced with a more suitable finish. It should remain as an interpretive feature as evidence of the wall that was originally there.</p> <p><b>Grading of Significance:</b> High</p>

CME Building – Room G12		
Walls	Poor	<p><b>Description :</b> Bad falling damp in most of the room. An opening dressed with a reveal and architrave has been created through to room G13. There is a square built out chimney breast in the south west corner that has had the fire place removed and bricked in. Brick vents are miss matched, missing or damaged by services penetrations, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Structural cracks should be chased out and repaired with a proprietary tie system. Repointing of mortar should be done as per the Mortars: materials, and methods Technical Guide - provided by Heritage NSW. Also refer to section 3.1.2.Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Poor	<p><b>Description:</b> Corrugated iron ceiling with a large grid of decorative mouldings concealing joints that have been removed revealing joints .Surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place. Likely original ceiling from 1920 construction.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> </ul>



CME Building – Room G12		
		<ul style="list-style-type: none"> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1.in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice, some surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair	<p><b>Description:</b> 1920's addition skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> </ul>



CME Building – Room G12		
		<ul style="list-style-type: none"> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> windows to the east and south have been stripped and primed/sealed. A singular fixed sash window to the north wall is at high level and contains a fixed single sash. Eastern and southern windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> </ul>

CME Building – Room G12		
		<ul style="list-style-type: none"> <li>Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> Modern plain door to the east with a tall highlight with a single vertical muntin. 3 panel door to the north with glazing to top panel.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

## CME Building – Room G12

Fireplace	Fair	<p><b>Description:</b> Fireplace has been bricked in and skirting run through</p> <p><b>Recommendation:</b> Reinstate salvage heritage mantle,</p> <ul style="list-style-type: none"> <li>• Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>• Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.</li> <li>• Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.</li> <li>• Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.</li> <li>• Chimneys can be reutilised for services runs within the building were possible.</li> </ul> <p>Also refer to Section 3.1.8. Fireplaces in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Photos		

## CME Building – Room G12

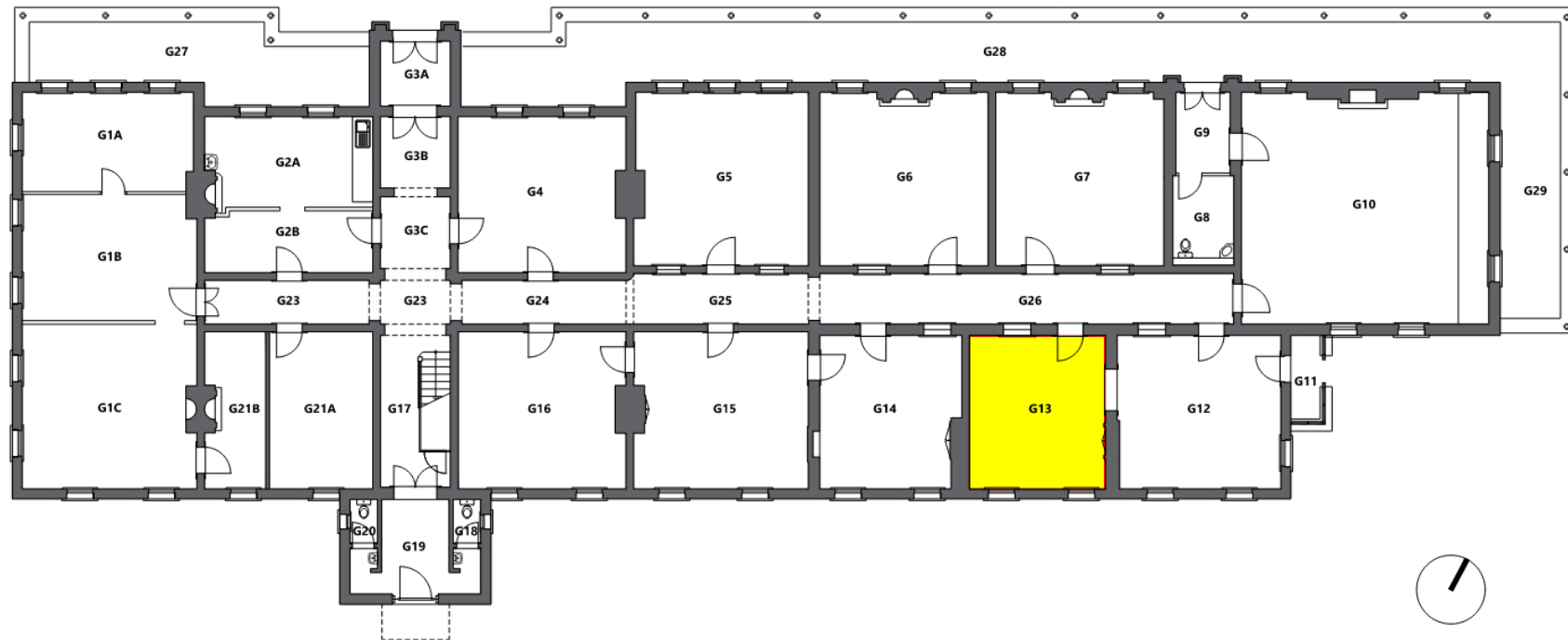


## CME Building – Room G12



### CME Building – Room G13

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 4)
Construction Phase & Use	1920	Office with wide opening to room G12





CME Building – Room G13		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Narrow hardwood floorboards with water damage. Several damaged boards and infill repairs. Masonry infill threshold between rooms G12 and G13.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p>The threshold should be dressed and maintained or replaced with a more suitable finish. It should remain as an interpretive feature as evidence of the wall that was originally there.</p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Bad falling and rising damp in most of the room. An opening to the east is dressed with a reveal and architrave has been created through to room G12. There is a square built out chimney breast in the south east corner that has the mantle in place, however the cast iron fireplace has been retrofitted with a timber cupboard. Brick vents are miss matched, missing or damaged by services penetrations, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. A small penetration with a 4 panel timber door is located low in the south eastern corner beside the fireplace. Minor cracking in places and patch repair evident in north east corner.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Structural cracks should be chased out and repaired with a proprietary tie system. Repointing of mortar should be done as per the Mortars: materials, and methods Technical Guide - provided by Heritage NSW. Fireplace cupboard should be left in place and either refurbished or sheeted</p>



CME Building – Room G13		
		<p>over. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Very Poor	<p><b>Description:</b> Corrugated iron ceiling, rusty in places. Surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place. Likely original ceiling from 1920 construction.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G13		
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice, some surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Poor	<p><b>Description:</b> 1920's addition skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul>

CME Building – Room G13		
		<p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> windows to the south have been stripped and primed/sealed. A singular fixed sash window to the north wall is at high level and contains a fixed single sash. One of the southern windows is currently boarded up and not accessible for full assessment. The south western has a cut out in the architrave. The south eastern window has had the front of the sill cut back</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. The south western window will require an infill to be inserted into the architrave and reshaped. The south eastern window will require the sill to be repaired and reshaped.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 3 panel door to the north with glazing to top panel.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> </ul>

CME Building – Room G13		
		<ul style="list-style-type: none"> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> Fireplace mantle in place, however the cast iron fireplace has been retrofitted with a timber cupboard.</p> <p><b>Recommendation:</b> Fireplace cupboard should be left in place and either refurbished or sheeted over.</p> <ul style="list-style-type: none"> <li>Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.</li> </ul>

### CME Building – Room G13

- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

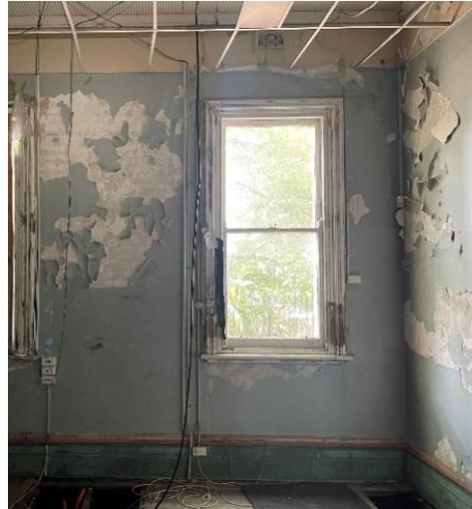
Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

Grading of Significance: Moderate

### Photos



## CME Building – Room G13





## CME Building – Room G13



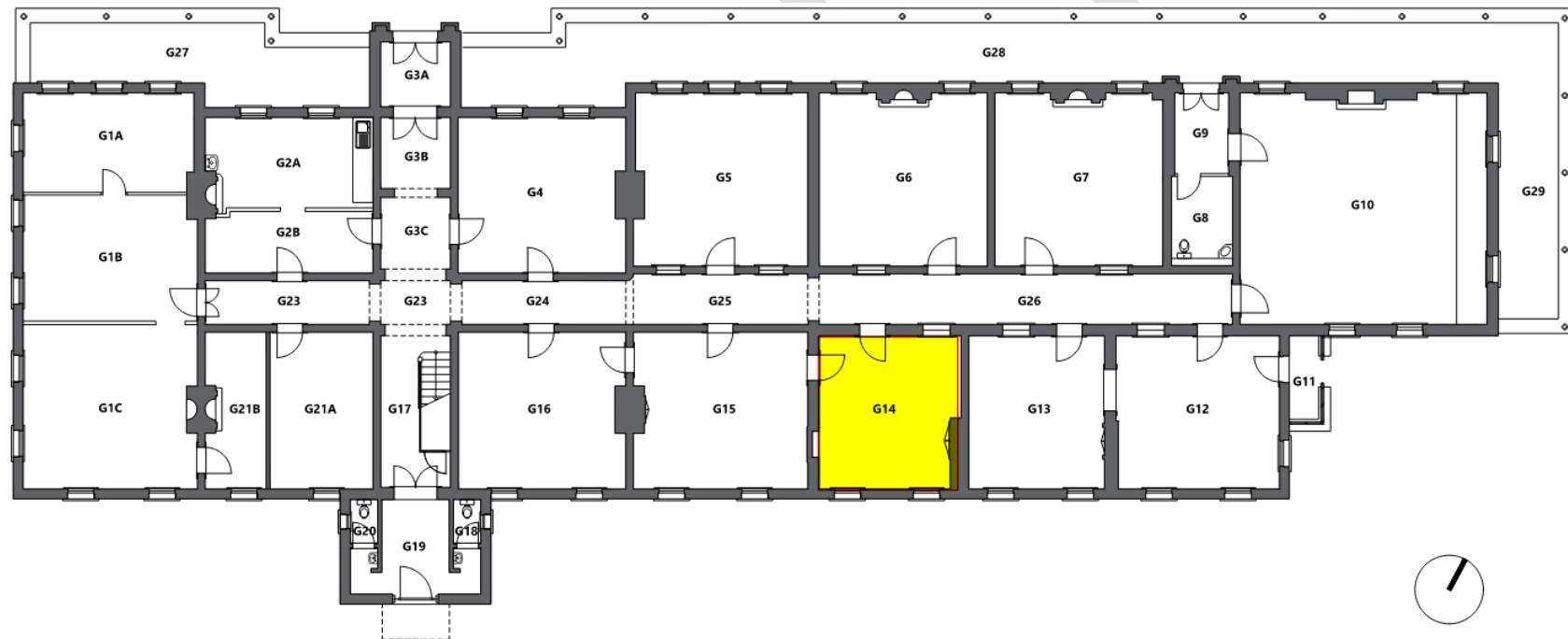


CME Building – Room G13



### CME Building - Room G14

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 6)
Construction Phase & Use	1920	Office



CME Building – Room G14		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide Kauri floorboards. A few damaged boards and infill repairs.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description :</b> Falling and rising damp in parts of the room. There is a square built out chimney breast in the south east corner that has a buildout to enclose the fireplace that has been retrofitted with a timber cupboard. Brick vents are miss matched and damaged by services penetrations, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. A redundant window that was part of the original 1887 Building façade that now makes up the eastern wall has an infilled window converted into timber shelves.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Fireplace cupboard should be sheeted over and a salvaged heritage mantle installed. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G14		
Ceilings	Poor	<p><b>Description:</b> Corrugated iron ceiling, surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place. Likely original ceiling from 1900 construction.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and missing timber mouldings.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice, some surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME Building – Room G14		
		<p>the originals should they be beyond salvage. As per section 3.3.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Poor	<p><b>Description:</b> 1920's addition skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G14		
Windows	Poor	<p><b>Description:</b> windows to the south have been stripped and primed/sealed. A singular fixed sash window to the north wall is at high level and contains a fixed single sash. The southern windows are currently boarded up and not accessible for full assessment. An infilled original window to the west has been infilled and now has timber shelves</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 4 panel door to the north with glazing to top panels, 3 panel door to the west with a small viewing window cut into the top panel.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door</li> </ul>



CME Building – Room G14		
		<p>control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</p> <ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> Fireplace has removed and boxed over with a small top ledge. Below has been retrofitted with a timber cupboard.</p> <p><b>Recommendation:</b> Fireplace cupboard should be removed, build out also removed, sheeted over and a salvaged heritage timber mantle reinstated.</p> <ul style="list-style-type: none"> <li>Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.</li> <li>Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at</li> </ul>

### CME Building – Room G14

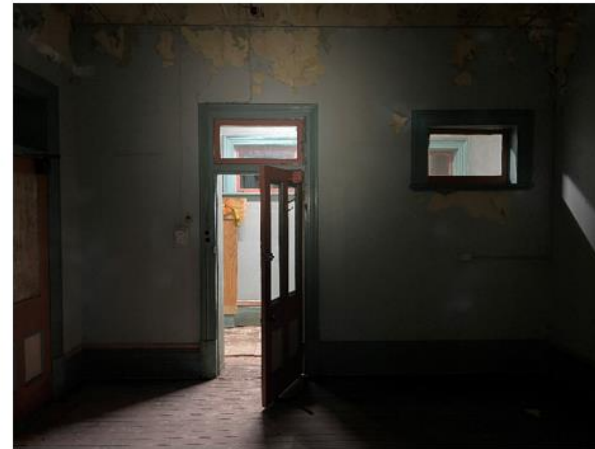
least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.

- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

Grading of Significance: High

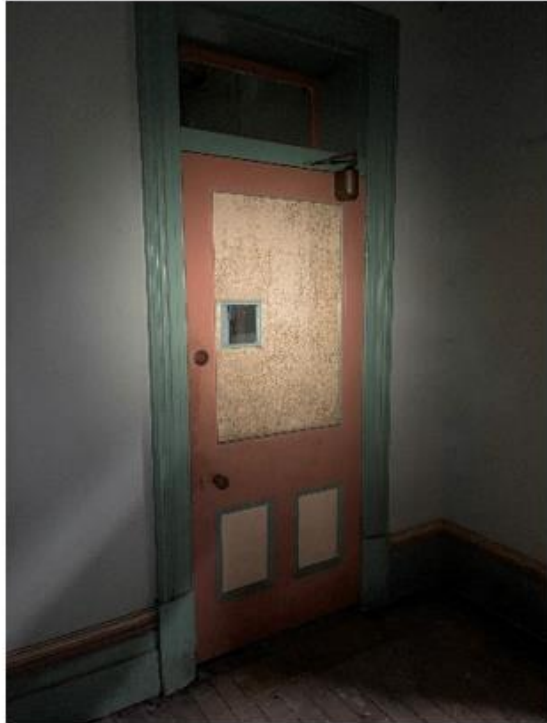
#### Photos



### CME Building – Room G14



### CME Building – Room G14



**CME Building – Room G15**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 8)
<b>Construction Phase &amp; Use</b>	1887	Office for clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR.



CME Building – Room G15		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide Kauri floorboards. Several damaged boards and infill repairs.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling and rising damp in parts of the room. There is a built out chimney breast in the middle of the western wall that has been retrofitted with a timber cupboard. Brick vents are miss matched and damaged by services penetrations, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. A redundant window that was part of the original 1887 Building that now makes up the eastern wall has been infilled with the back side in room G14 converted into timber shelves.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Fireplace cupboard should be sheeted over and a salvaged heritage mantle installed. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G15		
Ceilings	Poor	<p><b>Description:</b> Lining board ceiling, surface fixed conduits, fittings and penetrations for services. Existing intrusive modern Tbar grid ceiling system frame in place.</p> <p>Fires at the CME in 1902 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms. Further fires at the CME in 1908 saw more fire damaged ceilings replaced, this time with timber tongue-and-groove lining board ceilings. It was likely that the lining boards were used for economic reasons.</p> <p><b>Recommendation:</b> Remove Intrusive modern Grid Ceiling, fixtures, fittings and conduits.</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged Fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>



CME Building – Room G15		
Cornice	Fair	<p><b>Description:</b> Timber scotia cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Poor	<p><b>Description:</b> 1887 original tall ornate skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul>

CME Building – Room G15		
		<p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> windows to the south have been stripped and primed/sealed. The southern windows are currently boarded up and not accessible for full assessment. An infilled original window to the east has been infilled and now has timber shelves on the back in room G14</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. The Eastern window should be reinstated.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> 4 panel door to the north with glazing to top panels, 3 panel door to the east with a small viewing window cut into the top panel, 3 panel door to the west.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> </ul>

CME Building – Room G15		
		<ul style="list-style-type: none"> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> Fireplace has been removed and has been retrofitted with a timber cupboard.</p> <p><b>Recommendation:</b> Fireplace cupboard should be removed, sheeted over and a salvaged heritage timber mantle reinstated.</p> <ul style="list-style-type: none"> <li>Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> </ul>

**CME Building – Room G15**

- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

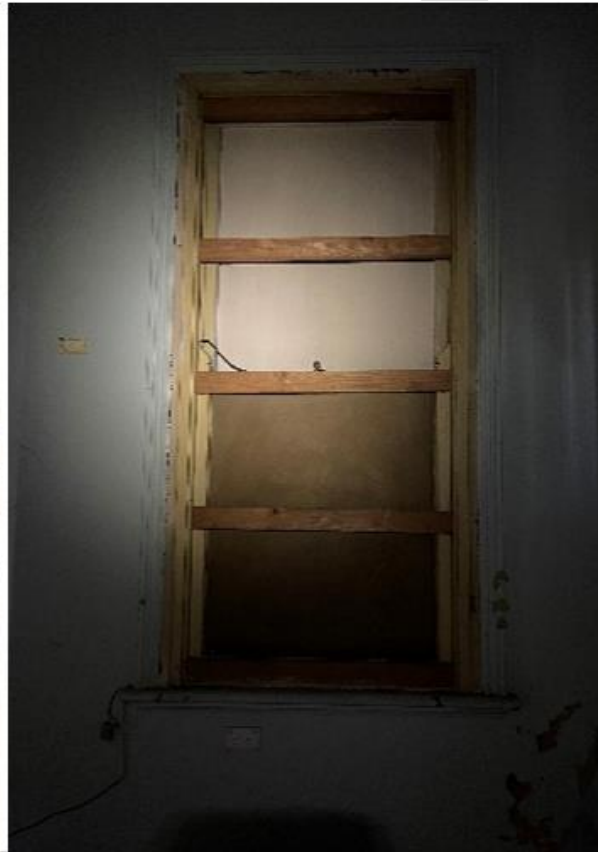
**Grading of Significance: Intrusive**

**Photos**

## CME Building – Room G15

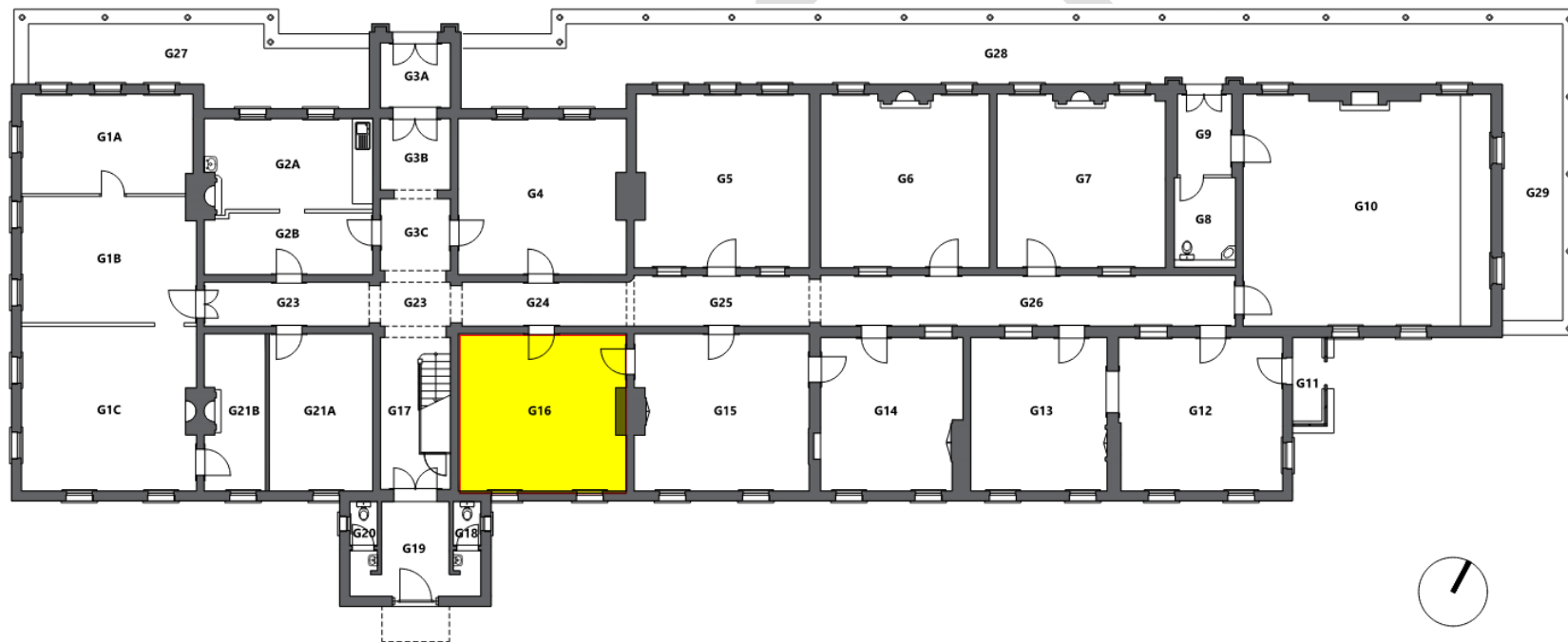


## CME Building – Room G15



**CME Building – Room G16**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 10)
<b>Construction Phase &amp; Use</b>	1887	An office for clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR





CME Building – Room G16		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide Kauri floorboards, some water damage. Several damaged boards and many infill repairs. Yellow tongue particle board infills in places and a concrete slab in front of the chimney breast</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High:</b></p>
Walls	Poor	<p><b>Description :</b> Falling and rising damp in parts of the room. There is a built out chimney breast in the middle of the eastern wall that has been bricked in. Brick vents are miss matched and damaged by services penetrations, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. Various cracks.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Fireplace should have a salvaged heritage mantle installed. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Poor	<p><b>Description:</b> Lining board ceiling, surface fixed conduits, fittings and penetrations for services. Existing Tbar grid ceiling system frame in place. Some water damage in places</p>

CME Building – Room G16		
		<p>Fires at the CME in 1902 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms. Further fires at the CME in 1908 saw more fire damaged ceilings replaced, this time with timber tongue-and- groove lining board ceilings. It was likely that the lining boards were used for economic reasons.</p> <p><b>Recommendation:</b> Remove Intrusive modern Grid Ceiling, fixtures, fittings and conduits.</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged Fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber scotia cornice with part of original decorative plaster cornice below</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornices and timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated,</p>

CME Building – Room G16		
		<p>cornices and timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Poor	<p><b>Description:</b> 1887 original tall ornate skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p>

CME Building – Room G16		
		Grading of Significance: High
Windows	Poor	<p><b>Description:</b> windows to the south have been stripped and primed/sealed. The south western window is currently boarded up and not accessible for full assessment</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p>Grading of Significance: High</p>
Doors	Fair	<p><b>Description:</b> 4 panel door to the north with glazing to top panels currently unattached and on the floor, 3 panel door to the east.</p> <p><b>Recommendation.</b> Reinstall northern door.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> </ul>

CME Building – Room G16		
		<ul style="list-style-type: none"> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> Fireplace has been removed and has been bricked in.</p> <p><b>Recommendation:</b> A salvaged heritage timber mantle should be reinstated and skirting returned into it.</p> <ul style="list-style-type: none"> <li>. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> </ul>

## CME Building – Room G16

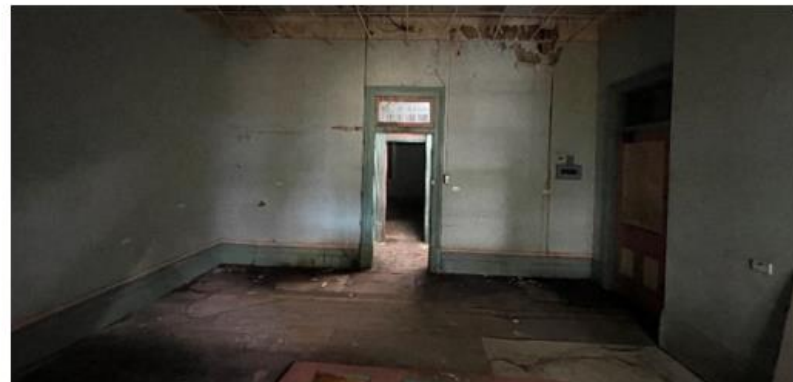
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

Grading of Significance: High

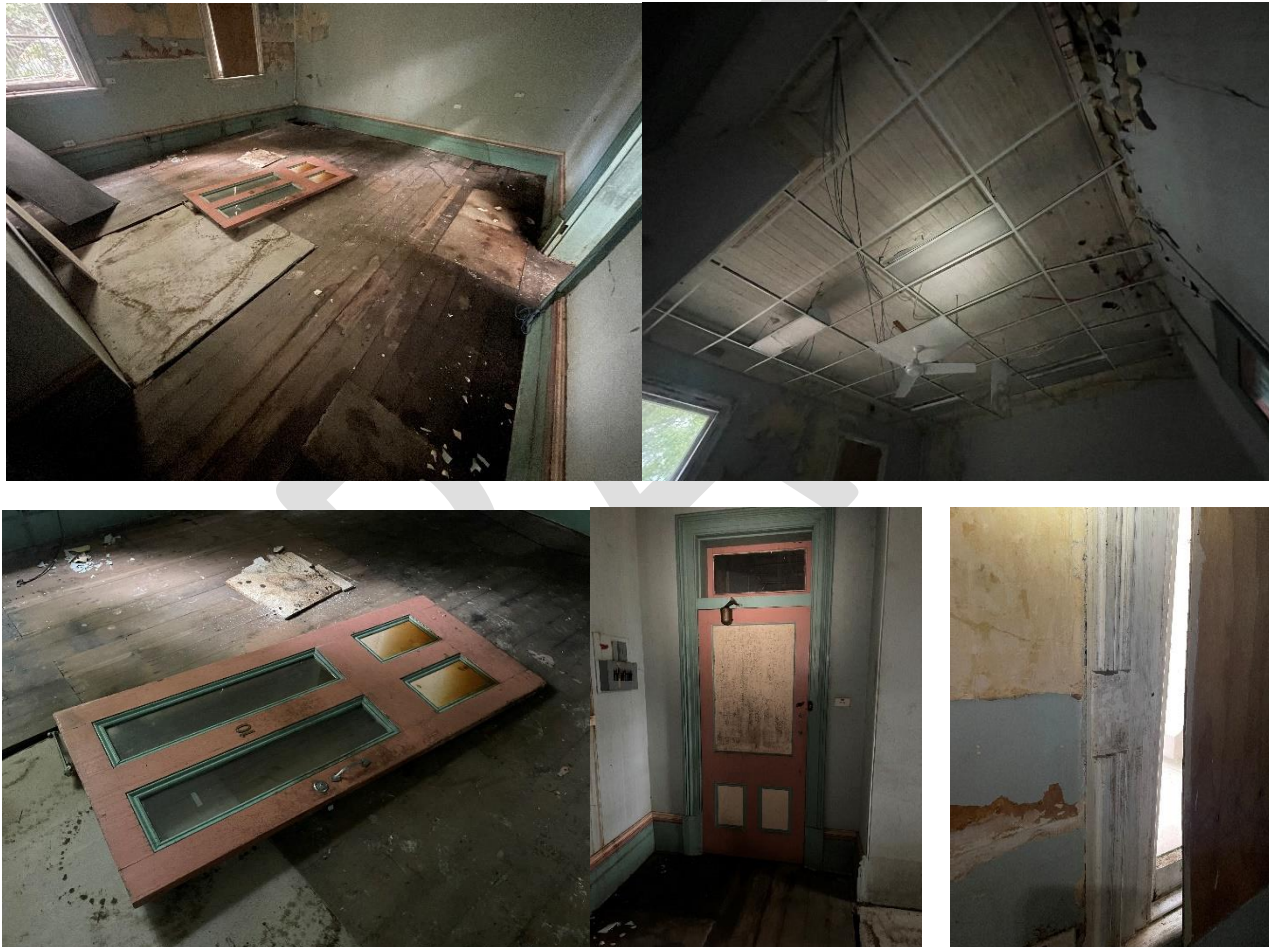
## CME Building – Room G16

### Photos





## CME Building – Room G16



## CME Building – Room G16



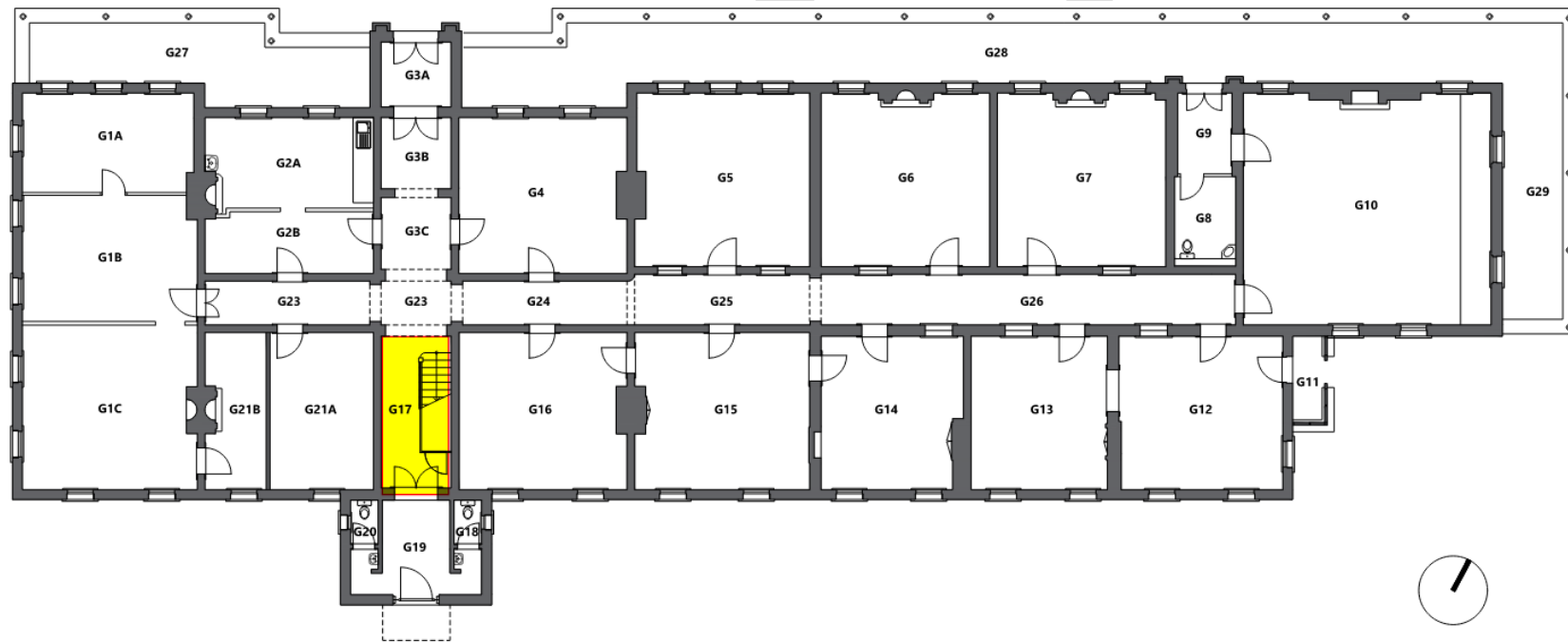
## CME Building – Room G16





**CME Building – Room G17**

<b>Location</b>	Ground Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 9d)
<b>Construction Phase &amp; Use</b>	1887	Hallway and stairway



CME Building – Room G17		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide Kauri floorboards, some water damage. Several damaged boards and infill repairs. The stair treads are in a poor state with considerable wear and splitting.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description :</b> Falling and rising damp in parts of the room, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. Various cracks.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where rising and falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Also refer to section 3.1.2.Walls and Section 3.1.1. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Poor	<p><b>Description:</b> Lining board ceiling, surface fixed conduits, fittings and penetrations for services. Some water damage in places</p> <p>Fires at the CME in 1902 caused extensive damage to the ceilings which resulted in the replacement of original lath and plaster ceilings in several rooms. Further fires at the CME in 1908 saw more fire damaged ceilings replaced,</p>

CME Building – Room G17		
		<p>this time with timber tongue-and- groove lining board ceilings. It was likely that the lining boards were used for economic reasons.</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures, fittings and conduits.</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged Fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber scotia cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p>

CME Building – Room G17		
		Grading of Significance: High
Skirting	Poor	<p><b>Description:</b> 1887 original tall ornate skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p>Grading of Significance: High</p>
Windows	N/A	<p><b>Description:</b> N/A – No windows in this area.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>



## CME Building – Room G17

Doors	Poor	<p><b>Description:</b> 4 panel door to the south beneath the lower flight encloses a storage room beneath the stairs. A pair of four panel double doors with obscure glazing to the upper panels open into G17 from G19. There appears to be a set of double swung doors that would have created an airlock type arrangement missing. These doors were hung from a timber jamb and nib wall that would have closed off the area beneath the landing of the stairs.</p> <p><b>Recommendation.</b> Paint strip and French polish the storage door and its jamb and the jamb and nib from the missing doors to match the rest of the staircase. The southernmost double doors should be either pinned open or retrofitted with automated openers to facilitate access.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>• Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>• Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p><b>Grading of Significance:</b> High</p>
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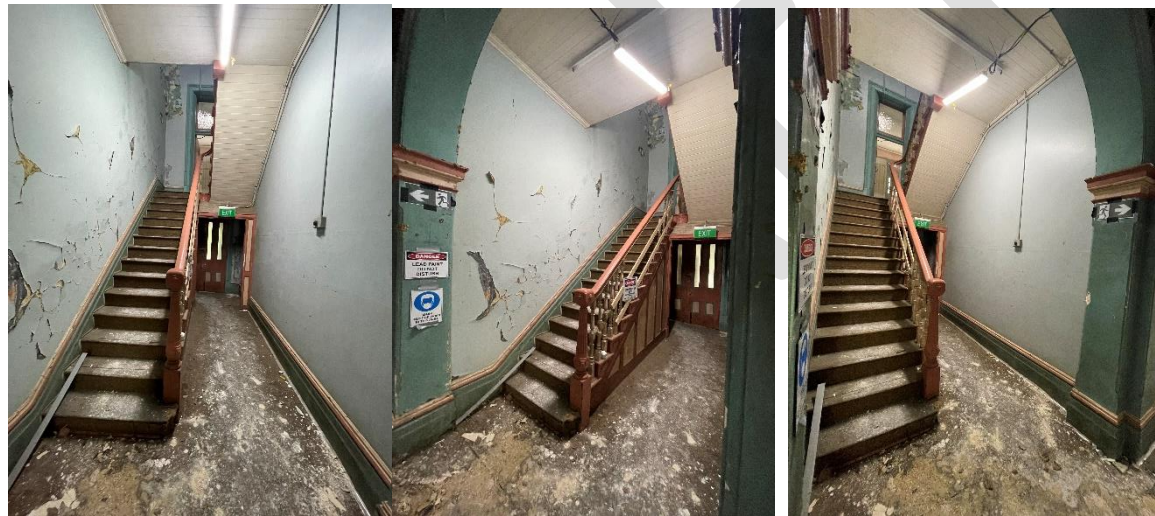
CME Building – Room G17		
Fireplace	N/A	<p><b>Description:</b> N/A- No fireplaces in this area.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Staircase	Poor	<p><b>Description:</b> The stair treads are in a poor state with considerable wear and splitting. End return nosings are loose in places. Risers are currently carpeted. Everything besides the treads has been painted. Balusters are nearly all broken, knewel posts and railings are attached. Decorative fretwork to the stringers and panelling below is intact. An enclosed space below the lower flight is currently used as storage with shelving.</p> <ul style="list-style-type: none"> <li>• <b>Recommendation:</b> Floors in this area will be removed in part to facilitate subfloor works. Stair treads should be repaired where possible. Treads damaged beyond salvage will need to be replaced. Also refer to Section 3.1.4. Floors in the <i>Physical Condition Report and Schedule of Conservation Works</i>. Balusters should be replaced with replicated copies of the original design. Handrails, Knewel posts, stringers, fretwork and panelling should be stripped and french polished as per original. Code compliant handrails should be retrofitted. They should be fabricated from brass and be sympathetic in both design and attachment to the existing balustrade. The storage space below the lower flight should be used to house services. Sprinklers required to be fitted under the upper flight should be concealed within the lining boards or installed as side throw from the underside of the upper landing to minimise adding intrusive elements to the otherwise undisturbed lining boards. Fixing of the Knewel posts to the existing timber structure should be assessed for adequacy and fixings should be added to maintain rigidity.</li> <li>• Stair balustrades should be repaired and reinstated. Additional sympathetic and complimentary metal handrails should be added to achieve compliance with relevant codes and standards.</li> <li>• Consideration should be put towards a central carpet runner with brass rod retainers and code compliant tread nosing's to provide slip ratings and luminance contrast for the main staircase.</li> <li>• Contrasting stone inlays or carborundum inlays should be considered for luminance contrast strips on the nosing's of existing stone or masonry steps. Carborundum is suggested due to its non-slip qualities</li> </ul>

**CME Building – Room G17**

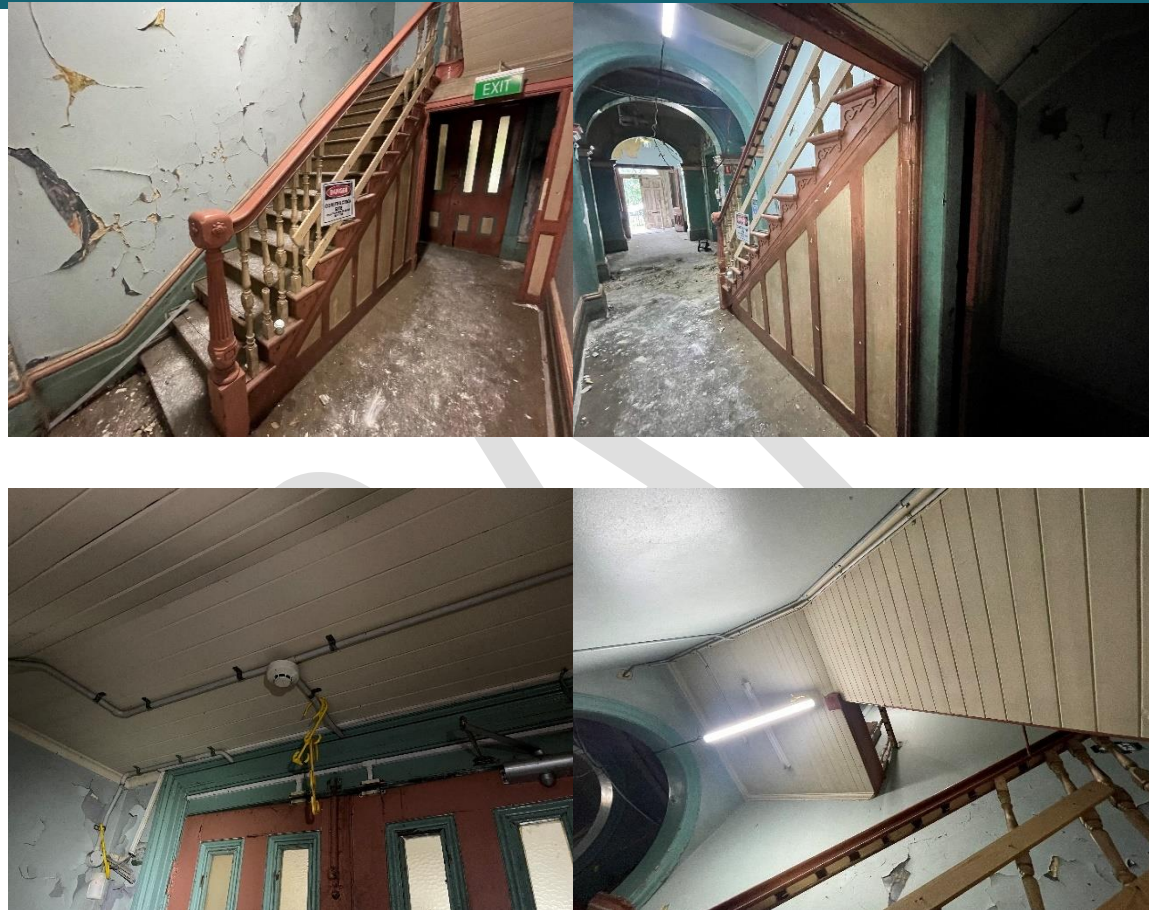
- Tactile ground surface indicators (TGSIs) required for compliance should be sympathetic to the building. I.e: brass or bronze singular indicators. Alternative solutions should be investigated for more sympathetic outcomes.

Also refer to section 3.1.9 Stairs in the *Physical Condition Report and Schedule of Conservation Works*

Grading of Significance: High

**Photos**

## CME Building – Room G17





## CME Building – Room G17



## CME Building – Room G17





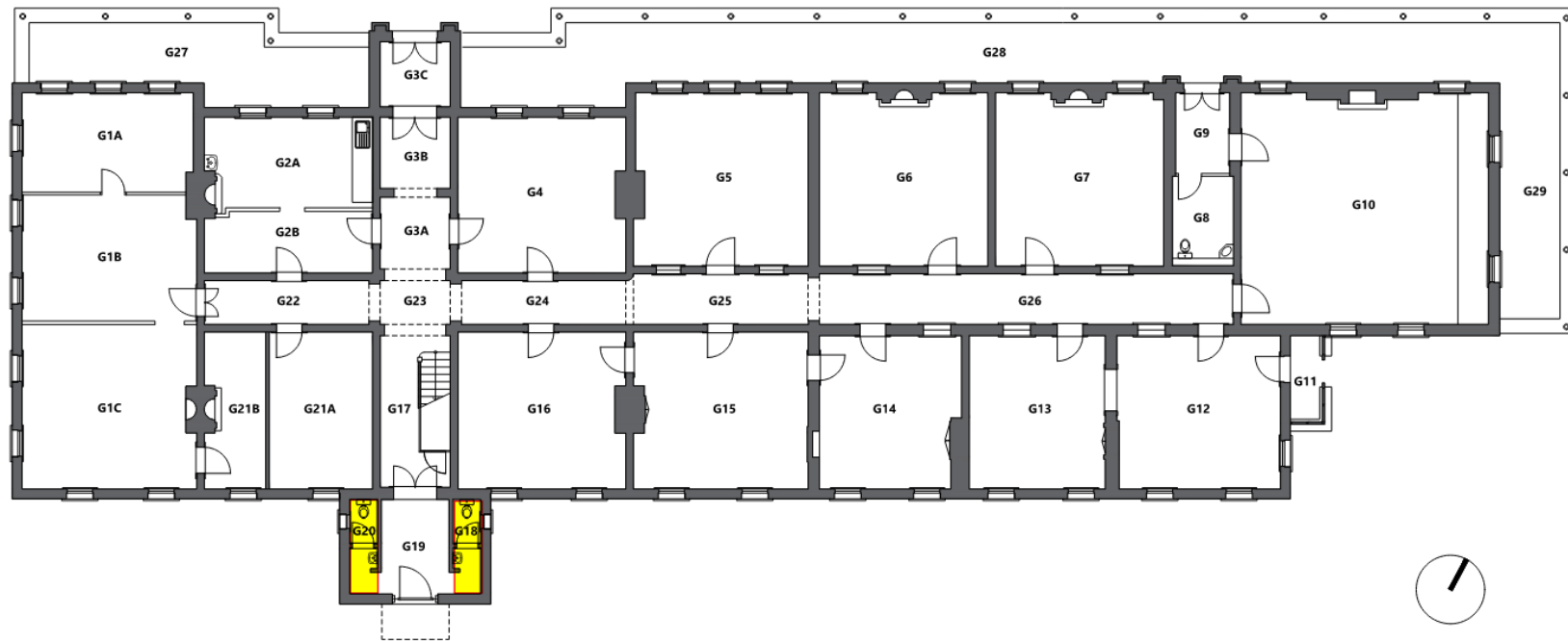
CME Building – Room G17





### CME Building – Room G18 & G20

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 9f)
Construction Phase & Use	1920	Male and female toilets



CME Building – Room G18 & G20		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Tiled Floor, currently in fair condition</p> <p><b>Recommendation:</b> Tile Floors in this room will be removed in part to facilitate Hydraulic upgrades, waterproofing and re-tiling See section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works.</p> <p><b>Grading of Significance: Moderate</b></p>
Walls	Poor	<p><b>Description :</b> Paint poor with flaking in places, mould and various cracks. Northern half of the room in toilet cubicle is tiled to approx. 1500mm High. Toilet located at Northern end of the room and hand basin and paper towel dispenser to entry.</p> <p><b>Recommendation:</b> Remove toilet, basin and paper towel dispenser, paint strip areas of loose or flaking paint, The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Wall tiles to be removed. If rising damp has occurred, wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>
Ceilings	Fair	<p><b>Description:</b> Jack arch ceiling, surface fixed conduits, fittings and penetrations for services. Some water damage in places</p> <p><b>Recommendation:</b> Remove redundant services, patch and Paint strip areas of loose or flaking paint and patch redundant penetrations. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Assess for water damage. See also Section 3.1.1.Ceilings and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>

CME Building – Room G18 & G20		
Cornice	N/A	<p><b>Description:</b> N/A</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Skirting	Fair	<p><b>Description:</b> Tiled border skirting, currently in fair condition</p> <p><b>Recommendation:</b> Tile Floors in this room will be removed in part to facilitate Hydraulic upgrades, waterproofing and re-tiling See section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Little</p>
Windows	Poor	<p><b>Description:</b> Upper glass louvres with lower fixed sash with obscure glass. Partially boarded up and not accessible for full inspection</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Moderate</p>

CME Building – Room G18 & G20		
Doors	Poor	<p><b>Description:</b> 13 panel doors enclose the toilet cubicle with 2 solid panels at the top and two solid panels at the bottom with array of 9 obscure glass panels mid-height. An arched cutout provides a large central undercut.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>• Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>• Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: Moderate</b></p>
Fireplace	N/A	<p><b>Description:</b> N/A – No fireplaces in this area.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

## CME Building – Room G18 & G20

### Photos



## CME Building – Room G18 & G20



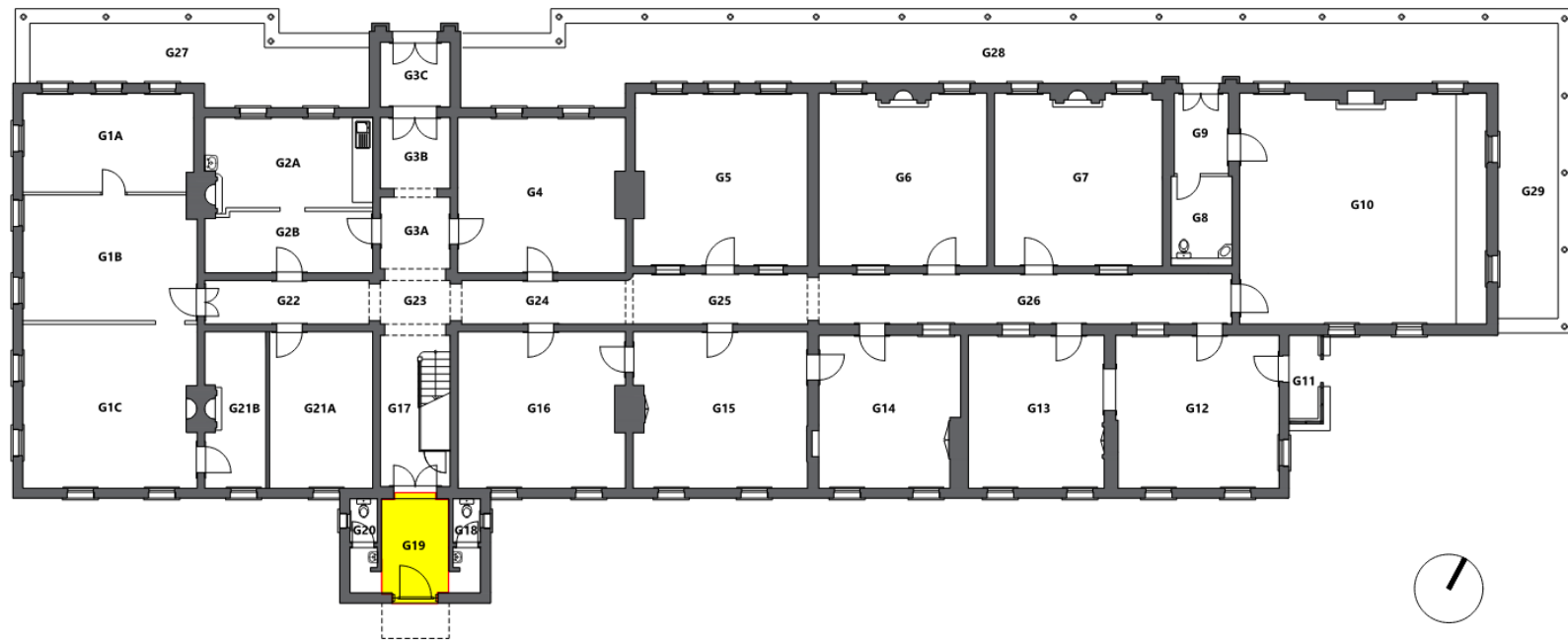


## CME Building – Room G18 & G20



## CME Building – Room G19

Location	Ground Floor	
Room Subdivisions	Nil	(Formerly Room No. 9e)
Construction Phase & Use	1920	Main rear entrance to the CME Building



CME Building – Room G19		
Fabric	Current Condition	Description and Recommendation
Floor	poor	<p><b>Description:</b> Concrete floor, currently in poor condition with minor cracking and a section with a cementitious residue. A stone indent has been placed onto the threshold step into G17.</p> <p><b>Recommendation:</b> Pressure clean, spot repair any damage with matching. Suggest grinding or honing cementitious residue and lightly dress remainder of floor prior to the application of an appropriate non slip sealer. See section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works.</p> <p><b>Grading of Significance: Moderate</b></p>
Walls	Poor	<p><b>Description :</b> Paint poor with flaking in places. Graffiti and paint removal samples evident.</p> <p><b>Recommendation:</b> Remove redundant services, paint strip areas of loose or flaking paint, The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Wall tiles to be removed. If rising damp has occurred, remove render and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to painting. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>
Ceilings	Fair	<p><b>Description:</b> Jack arch ceiling, surface fixed conduits, fittings and penetrations for services. Some water damage in places</p> <p><b>Recommendation:</b> Remove redundant services, patch and Paint strip areas of loose or flaking paint and patch redundant penetrations. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Assess for water damage. See also Section 3.1.1. Ceilings and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>

CME Building – Room G19		
Cornice	N/A	<p>Description: N/A- No cornice in this area.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Skirting	N/A	<p>Description: N/A – Noskirting in this area.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Windows	N/A	<p>Description: N/A – No windows in this area.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Doors	Poor	<p>Description: A Pair of double four panel doors with obscure glazed top panels and heavy bolection mouldings to the north with an ornate decorative header above. The doors are in worn condition with paint removal trials having been undertaken on them in the past. There is a single steel security gate to the south with a decorative arch detail above. The gate is a modern addition.</p> <p>Recommendation: Repair damage and automate or fix them in an open position. Gate- Remove and replace with modern glass automated door.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door</li> </ul>

CME Building – Room G19		
		<p>control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</p> <ul style="list-style-type: none"> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	N/A	<p><b>Description:</b> N/A- No fireplaces in this area.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

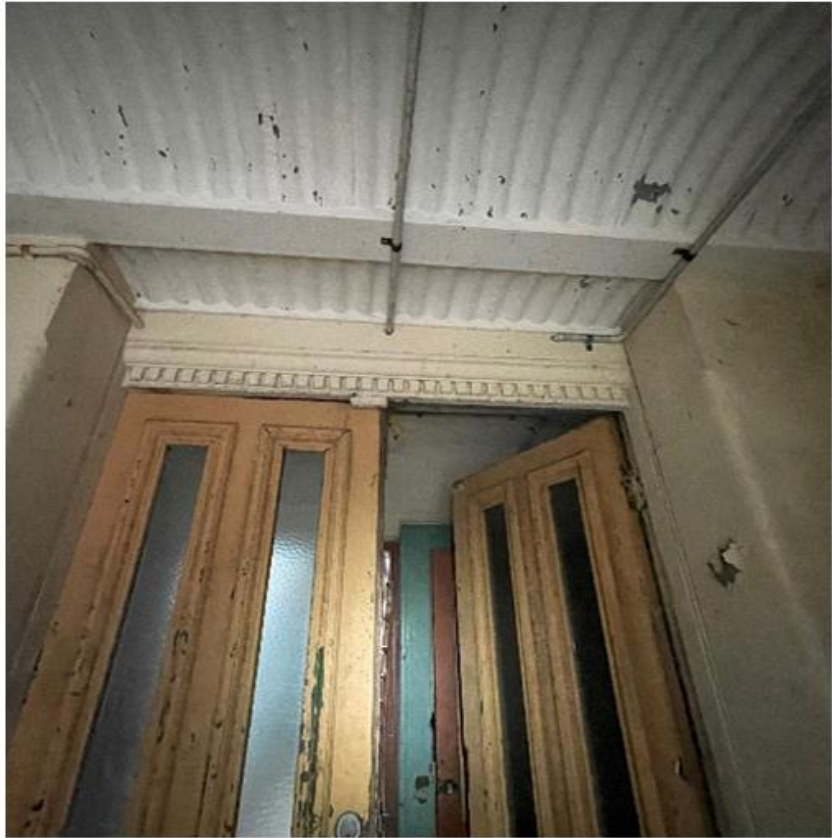
**CME Building – Room G19****Photos**



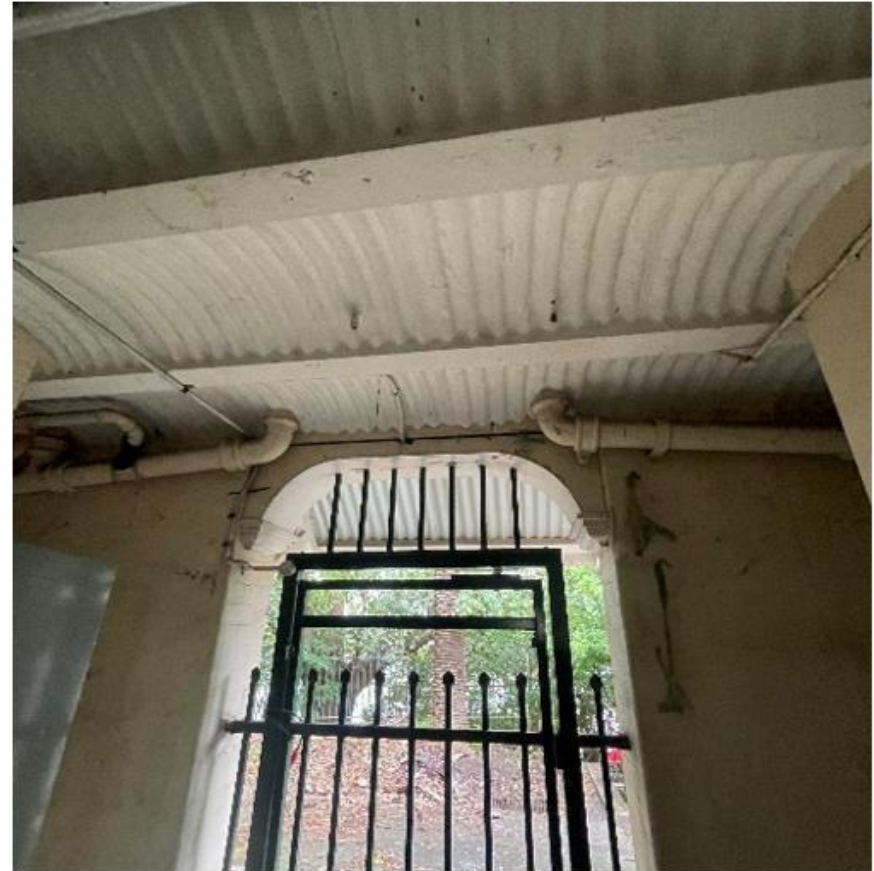
## CME Building – Room G19



## CME Building – Room G19

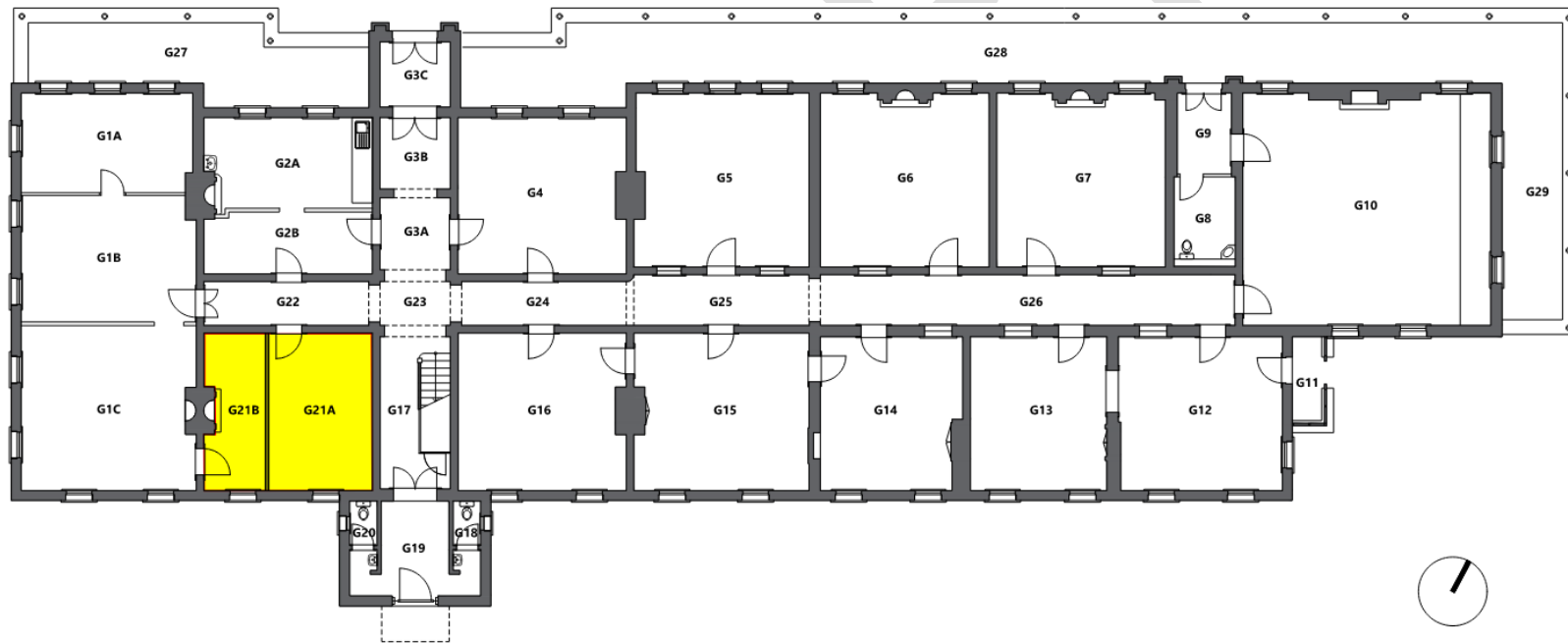


## CME Building – Room G19



## CME Building - Room G21

Location	Ground Floor	
Room Subdivisions	G21A, G21B	(Formerly Room No. 12)
Construction Phase & Use	1887	Office and Laboratory





CME Building – Room G21		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b>– Wide boards, likely Kauri Pine. Generally fair condition besides a few patches. Two concrete pads are located adjacent to the fireplace in the north and south east of the room</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Rising and falling damp, cracks on south wall, particularly near windows, brick vents are miss matched and some are damaged by services penetrations, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. An intrusive modern partition wall running north-south divides this room into two. An intrusive joinery cupboard with a sink exists in the south western corner.</p> <p><b>Recommendation:</b> Remove modern partition and intrusive joinery item. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and other areas where falling damp is evident. Wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Render will also need repairs around the eastern most window. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G21		
Ceilings	Poor	<p><b>Description:</b> Pressed metal in poor and rusty condition. Many surface fixed conduits, fittings and penetrations for services. A decorative pressed metal ceiling rose in the centre of the room. This room has a different pattern of pressed metal to rooms G9 &amp; G10 – type 2</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures, fittings and conduits, strip paint as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>, patch repair pressed metal and repaint. New fitting and services to be installed sympathetically and symmetrically with the pattern.</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged or rusted sections with new fabric replicated to match the existing patterns.\</li> <li>If the entire room is beyond salvage, remove any unstable remnant fabric and install a modern plywood ceiling substrate with new pressed metal fabric replicated to match the existing patterns. Should heritage cornices in these rooms need to be replaced due to damage, they are to be replaced with cornice replicated to match the existing heritage cornice. The ceilings could potentially be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it. See also section Room by Room Schedule 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</li> </ul> <p><b>Grading of Significance:</b> High</p>



CME Building – Room G21		
Cornice	Fair to Poor	<p><b>Description:</b> fair to poor condition decorative ornate plaster cornice, many surface fixed conduits and wires on cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornices should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Poor	<p><b>Description:</b> Tall ornate skirtings within the room, the southern skirting is water damaged. Both northern and eastern skirtings may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul>

CME Building – Room G21		
		<p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Two Poor condition windows in the southern wall. The western most window appears to have been stripped and primed/sealed, however has a missing sill. The Eastern most window has been replaced and currently has no architrave. Windows are currently boarded up and not accessible for full assessment</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. Replace architrave to Eastern window with salvaged or replicated fabric.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room G21		
Doors	Fair	<p><b>Description:</b> 4 panel door glazed with obscure glass top panels in fair condition to north. An obtrusive aluminium mesh security grill is installed to the inside face of the door and high light. A four panel solid door through to room G1 is in the southern end of the western wall. It has no highlight.</p> <p><b>Recommendation:</b> The northern door should have the security grill removed and cut outs in the architrave infilled.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>• Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>• Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6.</p> <p><b>Grading of Significance:</b> High</p>

CME Building – Room G21		
Fireplace	Poor	<p><b>Description:</b> fireplace and timber mantle intact. Cast iron centre covered over and is rusted. Fireplace was partly covered and could not be assessed in detail.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>• Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>• Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>• Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.</li> <li>• Cast iron and other metal componentry should be painted with satin black paint.</li> <li>• Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.</li> </ul>

## CME Building – Room G21

- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

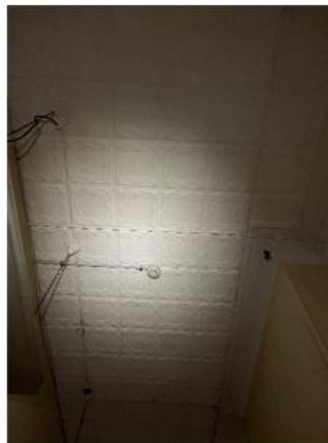
Look to either replace the cast iron insert or cover over. Also refer to Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

Grading of Significance: High

## Photos

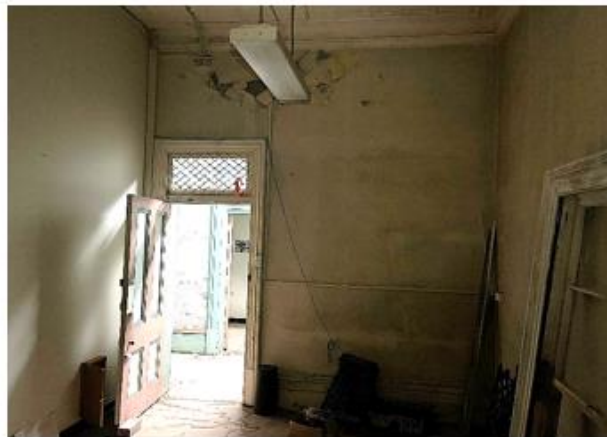


## CME Building – Room G21



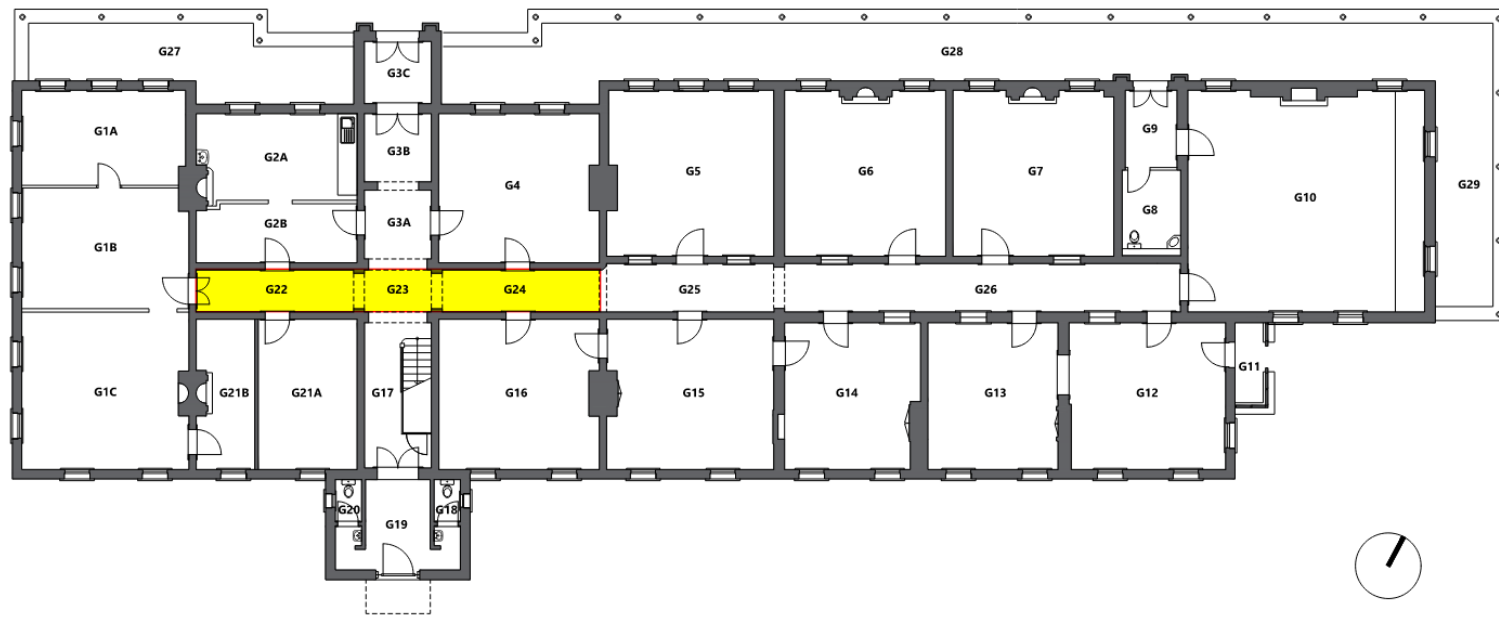


## CME Building – Room G21



### CME Building – Room G22, G23 & G24

Location	Ground Floor
Room Subdivisions	G22, G23 & G24 (Formerly Room No. 13b, 9c & 5a)
Construction Phase & Use	1887 Ground Floor Corridor/ Hallway



CME Building – Room G22, G23 & G24		
Fabric	Current Condition	Description and Recommendation
Floor	Fair to Poor	<p><b>Description:</b> fair condition timber floor, Kauri pine wide boards to the western sections -G23 with various cut outs for services and stains. Water damage likely to the crossover section of the hallway at G3. G24 eastern end is also east-west wide boards,</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Rising damp at lower levels and falling damp at high level, damp is particularly bad to the more eastern end of the hallway. Very poor paint that is flaking in places, many surface fixed fittings and penetrations for services. This section of the hallway is divided in to three sections with decorative arches. These arches have ornate in situ formed plaster arch mouldings and a plaster crown moulding to the columns at either side. Flaking paint has revealed two tone previous colour schemes with a contrasting pinstripe detail below the colour change at mid-height</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and in other areas of badly affected falling damp and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

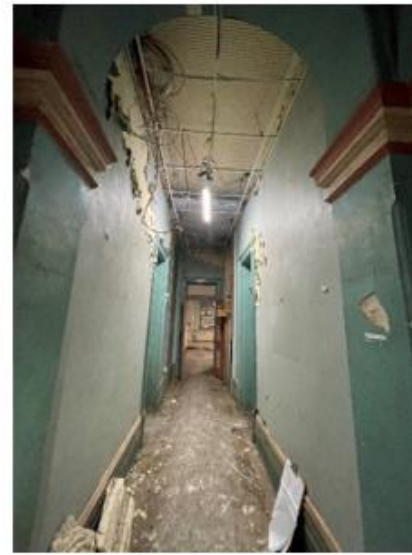
### CME Building – Room G22, G23 & G24

Ceilings	Fair	<p><b>Description:</b> Intrusive modern ceiling grid framework to the eastern and western sections below Corrugated metal ceilings. The centre hallway crossover at G23 has remnant lath and plaster that has collapsed with only the lath remaining. Many surface fixed conduits, fittings and penetrations for services. Rooms in the original section of the building later damaged by a fire (assumed) in 1902 were retrofitted with corrugated iron in lieu of Lath and Plaster.</p> <p><b>Recommendation:</b> Remove intrusive modern grid ceiling, Fixtures and fittings.</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, undertake conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged or rusted sections.</li> <li>Where areas are damaged beyond salvage, to replace with salvaged corrugated iron from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also section Room by Room Schedule 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
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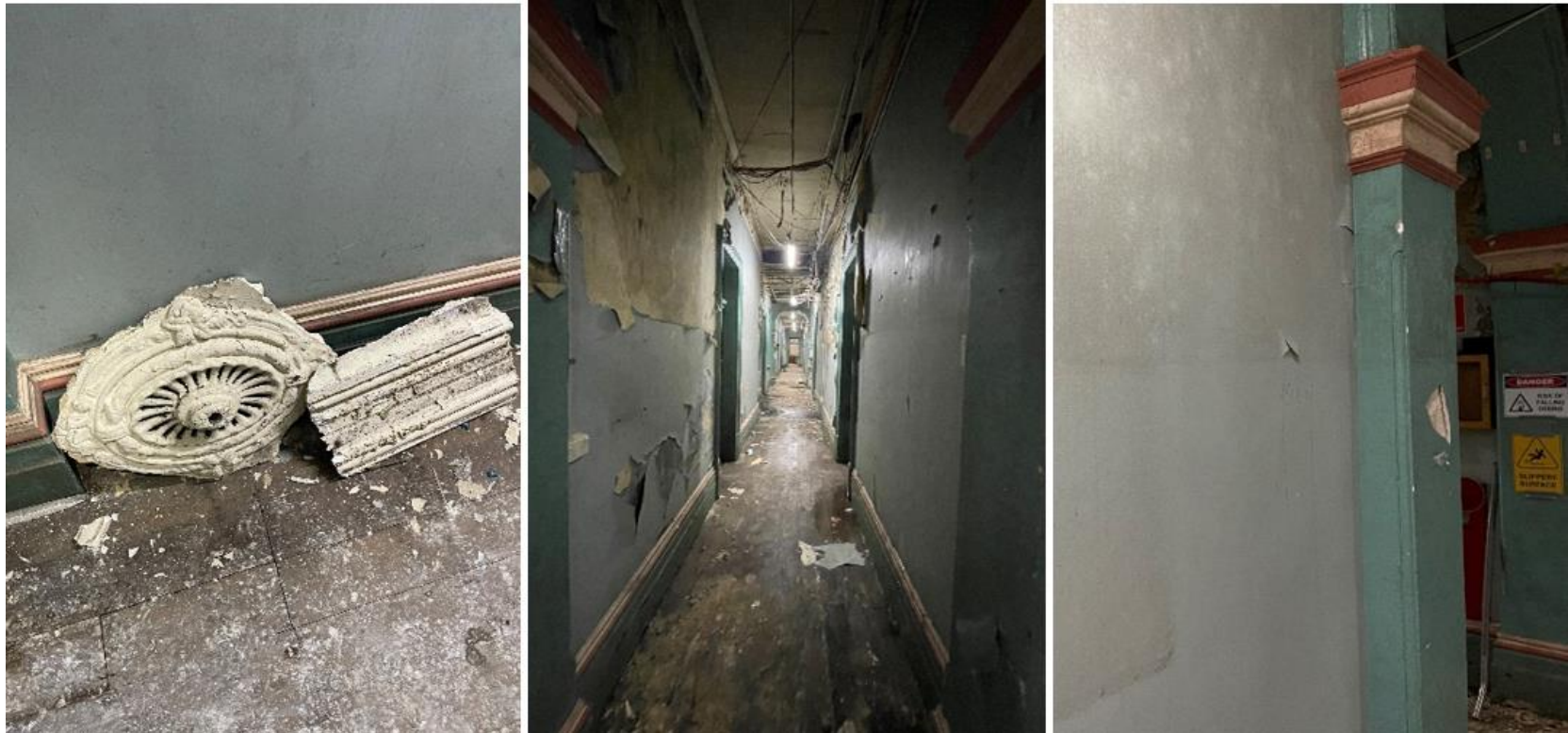
CME Building – Room G22, G23 & G24		
Cornice	Fair	<p><b>Description:</b> Timber moulding to the eastern and western sections below Corrugated metal ceilings. The centre hallway crossover at G23 has remnant decorative ornate cornice that has partially collapsed. Many surface fixed conduits, fittings throughout.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornices and timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices and timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated castings / remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings, likely rotten at the western end due to rising damp.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> </ul>

CME Building – Room G22, G23 & G24		
		<ul style="list-style-type: none"> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	N/A	<p><b>Description:</b> No windows in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Doors	N/A	<p><b>Description:</b> Door descriptions noted in room descriptions.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Fireplace	N/A	<p><b>Description:</b> No fireplaces in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>



**CME Building – Room G22, G23 & G24****Photos**

## CME Building – Room G22, G23 & G24

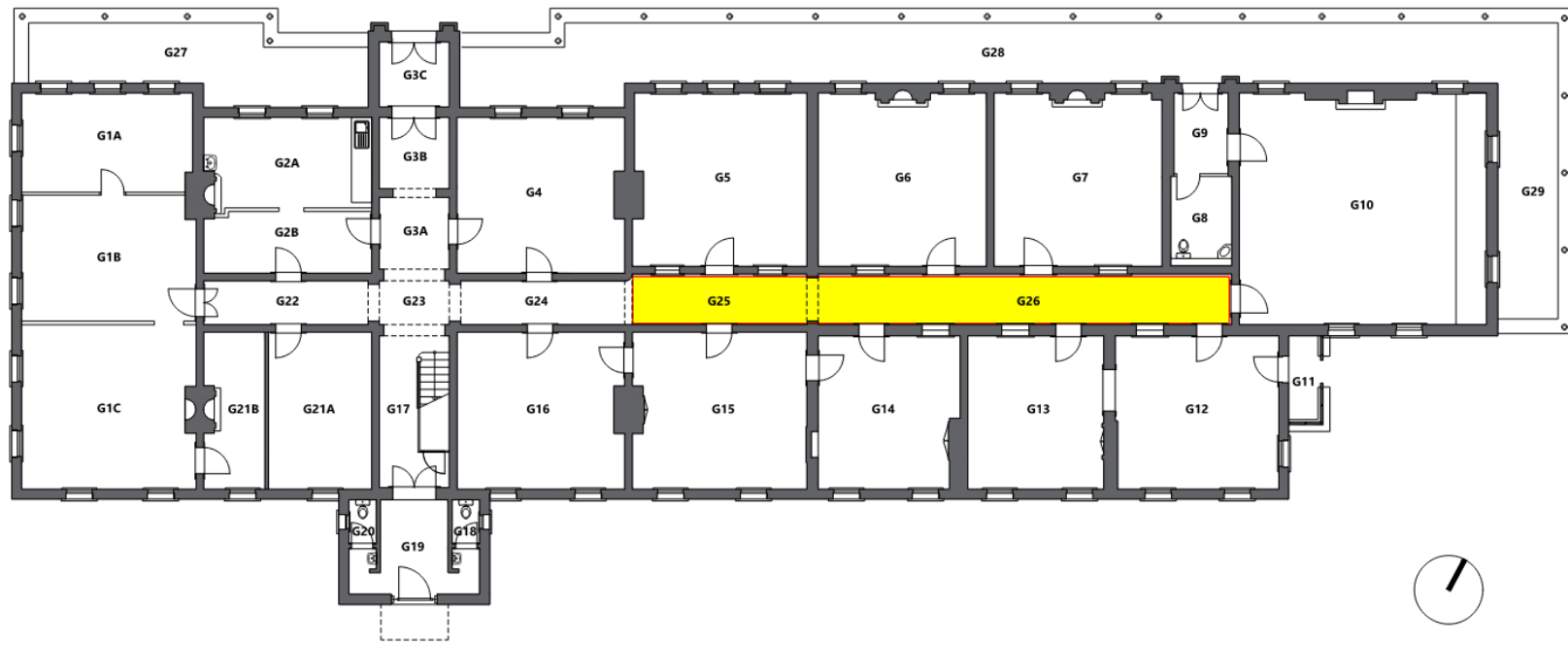


## CME Building – Room G22, G23 & G24



### CME Building – Room G25 & G26

Location	Ground Floor	
Room Subdivisions	G25, G26	(Formerly Room No. 5c)
Construction Phase & Use	G25-1887, G26-1900	Ground Floor Corridor/ Hallway





CME Building – Room G25 & G26		
Fabric	Current Condition	Description and Recommendation
Floor	Fair to Poor	<p><b>Description:</b> fair condition Kauri pine wide boards running east-west to parts with various sections of poor condition narrow boards running in a north-south direction. The western end of G25 has water damage and is lifting. One section is covered by plywood and could not be inspected.</p> <p><b>Recommendation:</b> All floors on ground floor will need to be temporarily removed to facilitate subfloor works, including installation of concealed services. It is intended to salvage as much as possible of the remnant floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p>North-south running narrow boards should be replaced with east west running wide Kauri boards.</p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Rising damp at lower levels and falling damp at high level. Very poor paint that is flaking in places, many surface fixed fittings and penetrations for services. This section of the hallway is divided into two sections with a decorative arch. This arch has ornate in situ formed plaster arch mouldings and a plaster crown moulding to the columns at either side. Flaking paint has revealed two tone previous colour schemes with a contrasting pinstripe detail below the colour change at mid-height. This section of the hallway is wider than the western end of the building.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed up to 1200mm high where rising damp has occurred and in other areas of badly affected falling damp and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p>

CME Building – Room G25 & G26		
		Grading of Significance: High
Ceilings	Fair	<p><b>Description:</b> Intrusive modern ceiling grid framework below water damaged lath and plaster ceilings. The more western end of the hallway at G25 has remnant lath and plaster that has collapsed with only the lath remaining. Many surface fixed conduits, fittings and penetrations for services. Likely to be original Lath and Plaster.</p> <p><b>Recommendation:</b> Remove intrusive modern grid ceiling, Fixtures and fittings.</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, undertake conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged or rusted sections.</li> <li>• Where areas are damaged beyond salvage, to replace with salvaged corrugated iron from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also section Room by Room Schedule 3.1.1.Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p>Grading of Significance: High</p>



CME Building – Room G25 & G26		
Cornice	Fair	<p><b>Description:</b> N/A -Square set ceilings with no cornice in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings, likely rotten due to rising damp.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal.</p> <ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance:</b> High</p>
Windows	N/A	<p><b>Description:</b> Windows detailed in room notes.</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

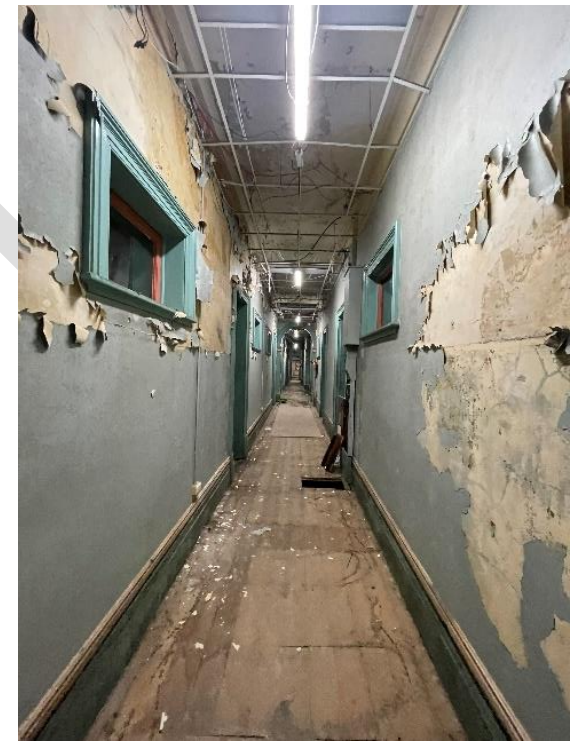
CME Building – Room G25 & G26		
Doors	N/A	<p>Description: Door descriptions noted in room descriptions.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Fireplace	N/A	<p>Description: No fireplaces in this area</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>

## CME Building – Room G25 & G26

### Photos



## CME Building – Room G25 & G26



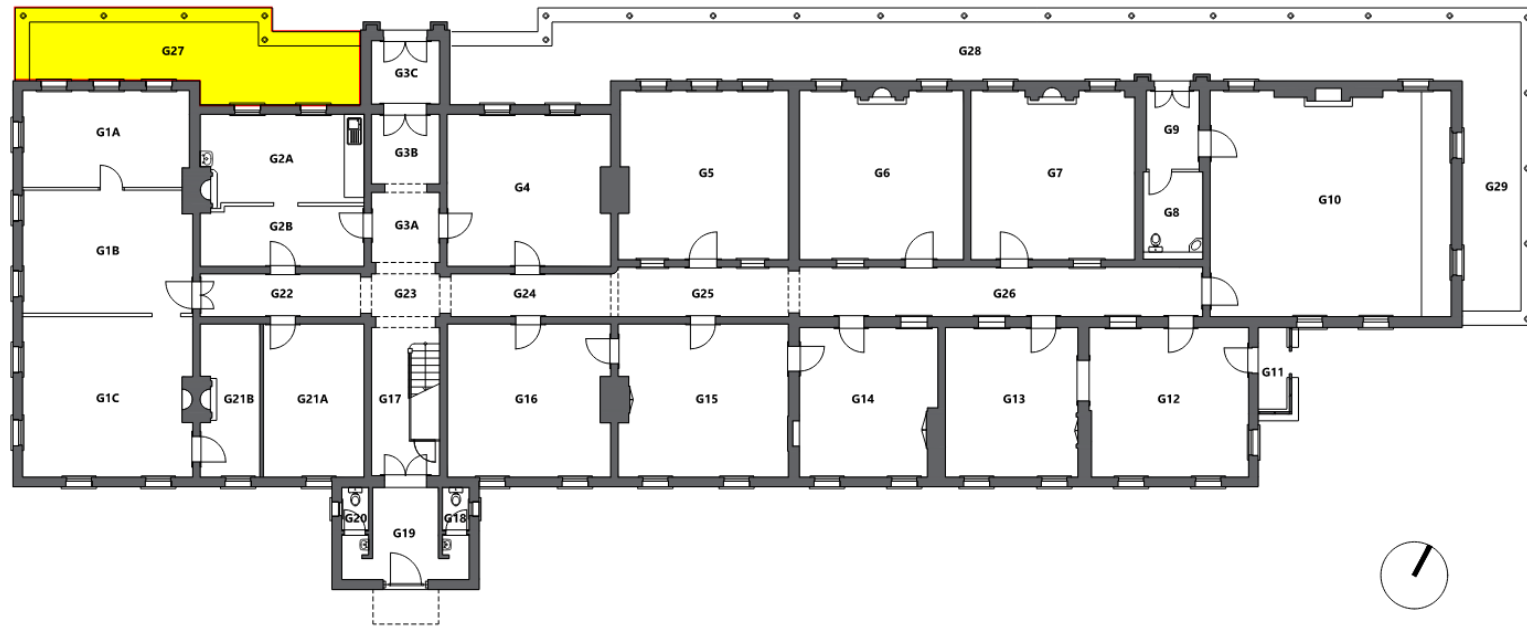


## CME Building – Room G25 & G26



**CME Building – Room G27**

Location	Ground Floor	
Room Subdivisions	G27	(Formerly Room No. 11a)
Construction Phase & Use	1887	





CME Building – Room G27		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Decomposed Granite with a Sandstone edge border.</p> <p><b>Recommendation:</b> Replace decomposed granite with sawn sandstone paving or in concrete using off white cement, river gravel and a locally sourced sand. Aim to keep levels low enough so that subfloor vents remain exposed and clear.</p> <p><b>Grading of Significance:</b> Neutral</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls with an expressed render plinth detail with a splayed top edge. Various mismatched subfloor ventilation grills are located at the base and the top of the wall</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. Also refer to section 3.1.2. Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Ceilings	Fair	<p><b>Description:</b> Underside of first floor balcony with exposed joists, outer edge beam and underside of the decking. Pigeon spikes in place and considerable vermin droppings. Exposed stormwater drainage throughout</p> <p><b>Recommendation:</b> Remove pigeon spikes and pressure clean. Prep joists, decking and stormwater pipes for overcoating and repaint. Replace pigeon spikes with new. Refer to Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Veranda Posts	Good	<p><b>Description:</b> Cast iron veranda posts with ornate latticework braces. The posts bear onto the sandstone edge border</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>

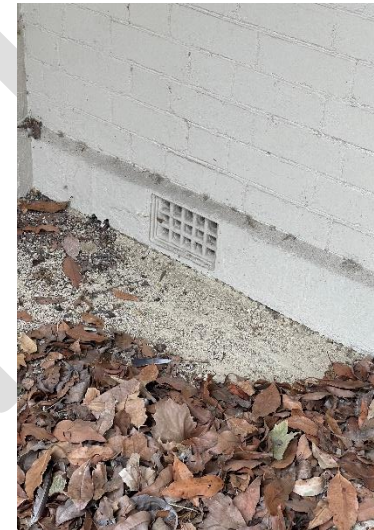
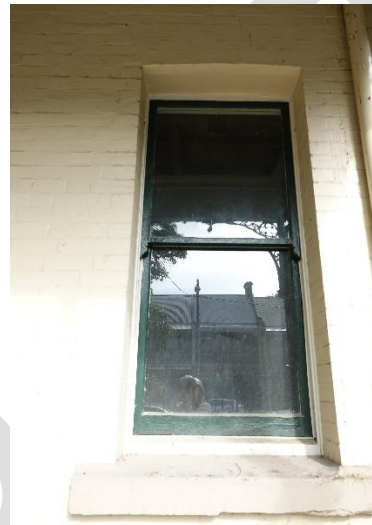
CME Building – Room G27		
Subfloor Vents	Fair to Poor	<p><b>Description:</b> Various mismatched subfloor ventilation grills are located at the base of the wall plinth.</p> <p><b>Recommendation:</b> Replace modern terracotta vents with cast replicas of the originals. Replace damaged originals with replicas. Raise vents that fall below ground levels where possible.</p> <p><b>Grading of Significance: Moderate</b></p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. \</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5.Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	N/A	<p><b>Description:</b> No Doors in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance: N/A</b></p>

## CME Building – Room G27

### Photos

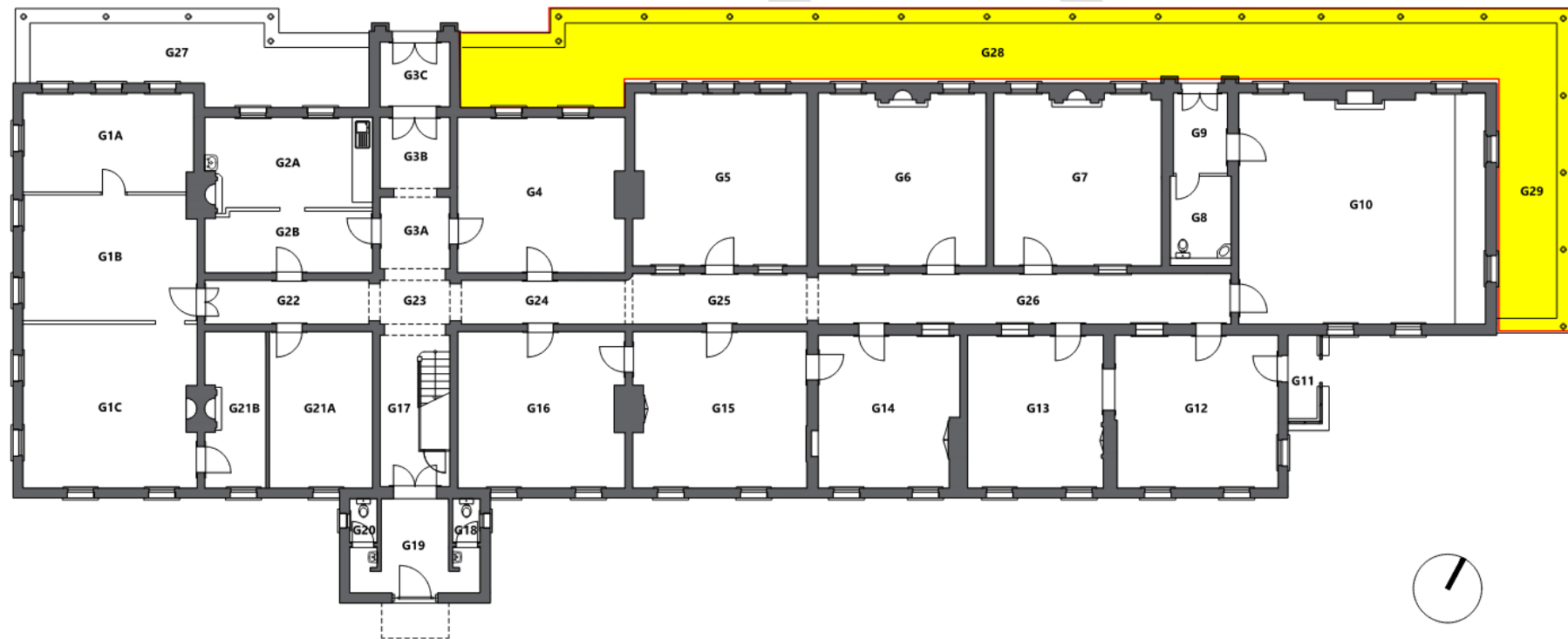


## CME Building – Room G27



### CME Building – Room G28 & G29

Location	Ground Floor	
Room Subdivisions	G28, G29	(Formerly Room No. 11b & 11c)
Construction Phase & Use	1887 & 1900	Verandah at Ground Floor of the CME Building





CME Building – Room G28 & G29		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Decomposed Granite with a Sandstone edge border.</p> <p><b>Recommendation:</b> Replace decomposed granite with sawn sandstone paving or in concrete using off white cement, river gravel and a locally sourced sand. Aim to keep levels low enough so that subfloor vents exposed and clear.</p> <p><b>Grading of Significance:</b> Neutral</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls with an expressed render plinth detail with a splayed top edge. Various mismatched subfloor ventilation grills are located at the base and the top of the wall</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Ceilings	Fair	<p><b>Description:</b> Underside of first floor balcony with exposed joists, outer edge beam and underside of the decking. Pigeon spikes in place and considerable vermin droppings. Exposed stormwater drainage throughout</p> <p><b>Recommendation:</b> Remove pigeon spikes and pressure clean. Prep joists and stormwater pipes for overcoating and repaint. Replace pigeon spikes with new. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Veranda Posts	Good	<p><b>Description:</b> Cast iron veranda posts with ornate latticework braces. The posts bear onto the sandstone edge border</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>



CME Building – Room G28 & G29		
Subfloor Vents	Fair to Poor	<p><b>Description:</b> Various mismatched subfloor ventilation grills are located at the base of the wall plinth.</p> <p><b>Recommendation:</b> Replace modern terracotta vents with cast replicas of the originals. Replace damaged originals with replicas. Raise vents that fall below ground levels where possible.</p> <p><b>Grading of Significance: Moderate</b></p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. \</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

## CME Building – Room G28 &amp; G29

Doors	N/A	<p><b>Description:</b> This ornate double door located at the eastern end of the northern façade was the entry for the Chief Mechanical Engineer. The two panel double doors have a heavy bolelection mould defining the lower panel and a glazed upper panel with a semicircular top rail. Two expressed render columns with detailed skirting moulds and a crown mould stand either side of the door. A detailed moulded semicircular highlight with a central keystone detail sits above the door with a detailed header and crown pelmet mould detail above.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolelection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>• -Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>• Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance:</b> High</p>
Photos		

## CME Building – Room G28 & G29



## CME Building – Room G28 & G29





## CME Building – Room G28 & G29



## CME Building – Room G28 & G29



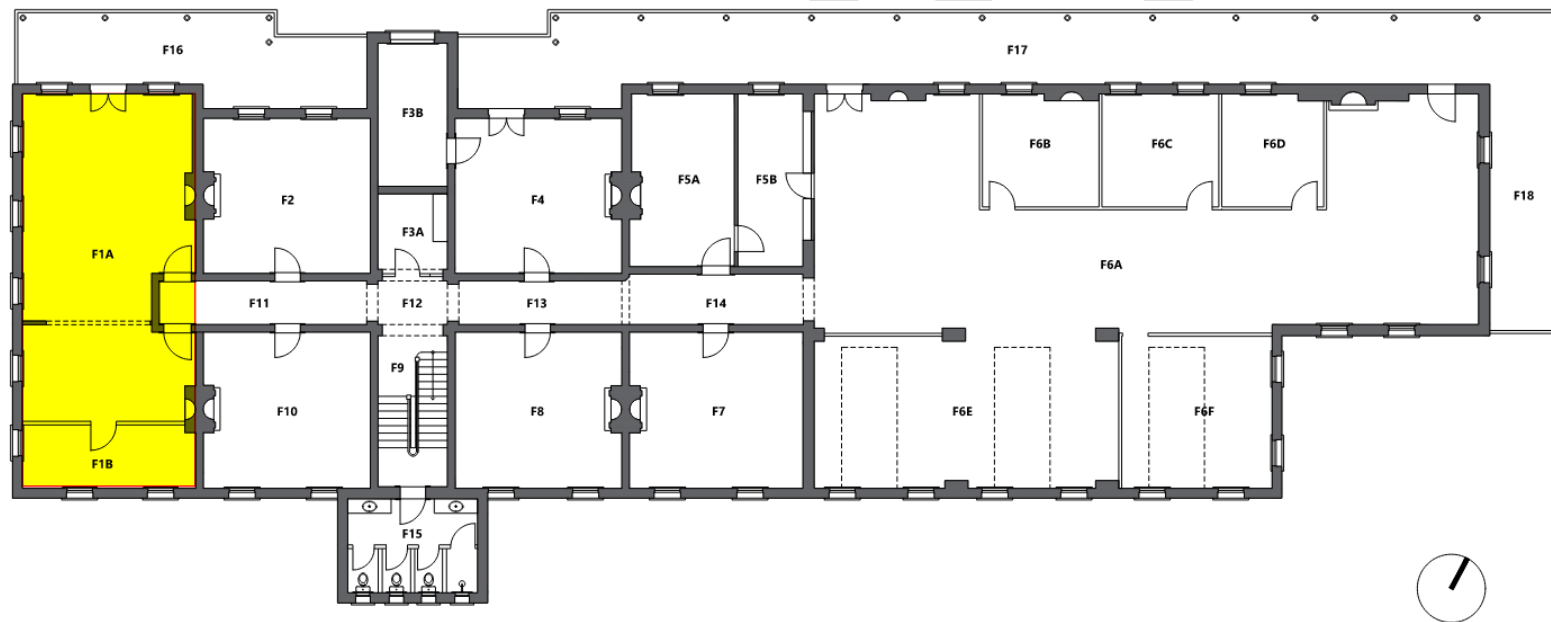


## CME Building – Room G28 & G29



**CME Building – Room F1**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F1A, F1B	(Formerly Room No. 15 & 16)
<b>Construction Phase &amp; Use</b>	1887	Was used as a drawing office by draughtsmen that were linked to the Chief Mechanical Engineers Division of the NSWGR.



CME Building – Room F1		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Wide Kauri floorboards, various cut outs and patches</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp mostly contained to the northern and southern ends of the room, Many surface fixed conduits and fittings, various patches required. The original 1887 end of hallway door has been removed and the hallway has been extended into the room with a door to both the north and south added as a later addition. Two intrusive modern partitions running from east to west divide the room into three. Brick vents are miss matched and some are damaged.</p> <p><b>Recommendation:</b> Remove modern partitions and reinstate original entry layout. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F1		
Ceilings	Fair	<p><b>Description:</b> Corrugated metal ceilings with timber battens covering joints. A decorative diamond pattern is formed by the mouldings at the centre of either end of the room. Many surface fixed fittings and penetrations for services</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and missing timber mouldings.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> Timber Scotia mould Cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME Building – Room F1		
		<p>the originals should they be beyond salvage. As per section 3.1.3. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair	<p><b>Description:</b> Tall ornate skirtings, The northern and southern skirtings may have water damage from the falling damp.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F1		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> Inward opening double french door to the north leading to the balcony with glazed top panels. The modified entry into the room from the hallway has a damaged four panel door with clear glazed top panels to the north, yet the southern door is missing. Both have highlights above. The southernmost intrusive modern partition has a plain modern door.</p> <p><b>Recommendation:</b> The French doors doors should be tidied up and made good. The entry into the room for the hallway should be returned back to its original configuration and the northern door and jamb repaired and reinstated into this location.</p> <p>The modern door should be removed along with the partition.</p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> </ul>



CME Building – Room F1		
		<ul style="list-style-type: none"> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Very Poor	<p><b>Description:</b> 2 x fireplaces, both sheeted over. The most northern fireplace has a marble mantle in place, however the cast iron insert was boarded over and not able to be assessed. The southern fireplace has been covered over, however is missing.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant</li> </ul>

## CME Building – Room F1

rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.

- Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.
- Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

See Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

**Grading of Significance: High**

## CME Building – Room F1

### Photos



## CME Building – Room F1





## CME Building – Room F1



## CME Building – Room F1

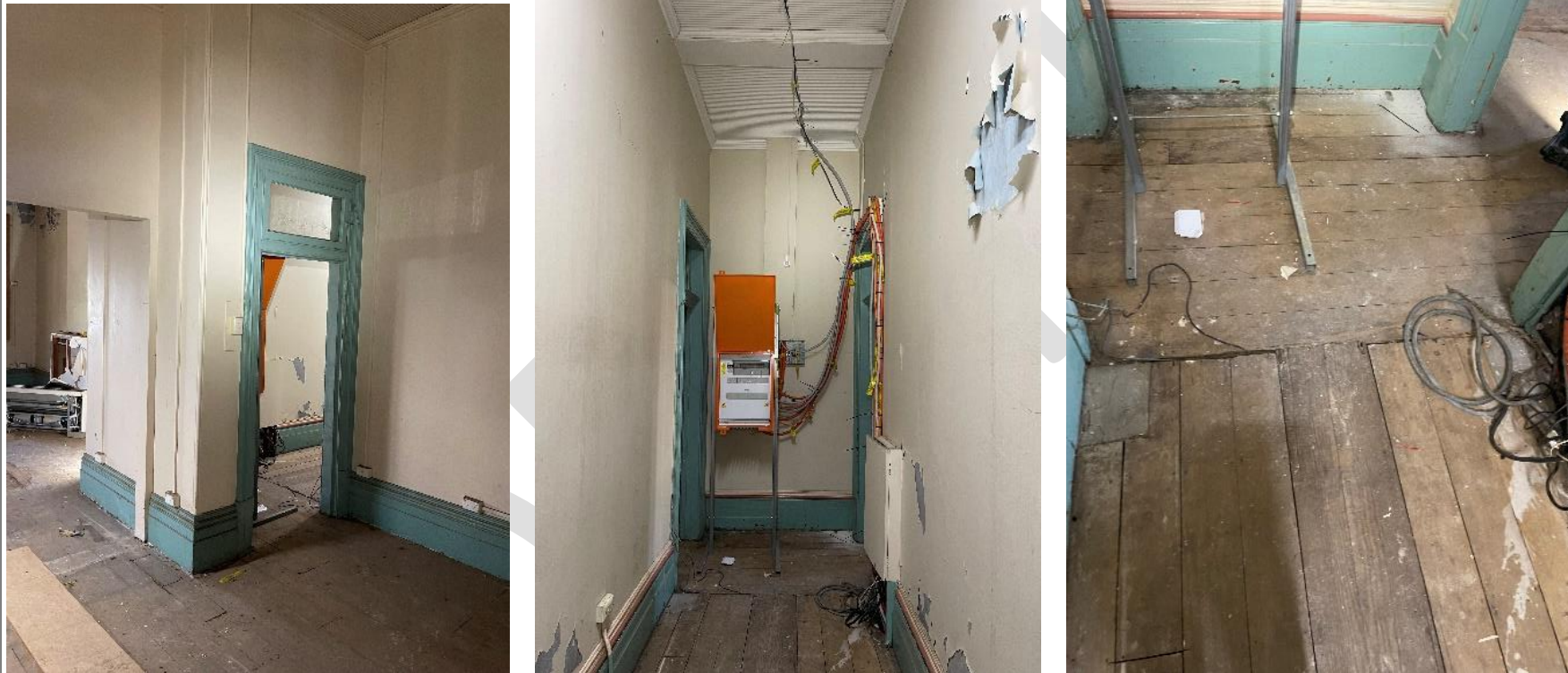




## CME Building – Room F1

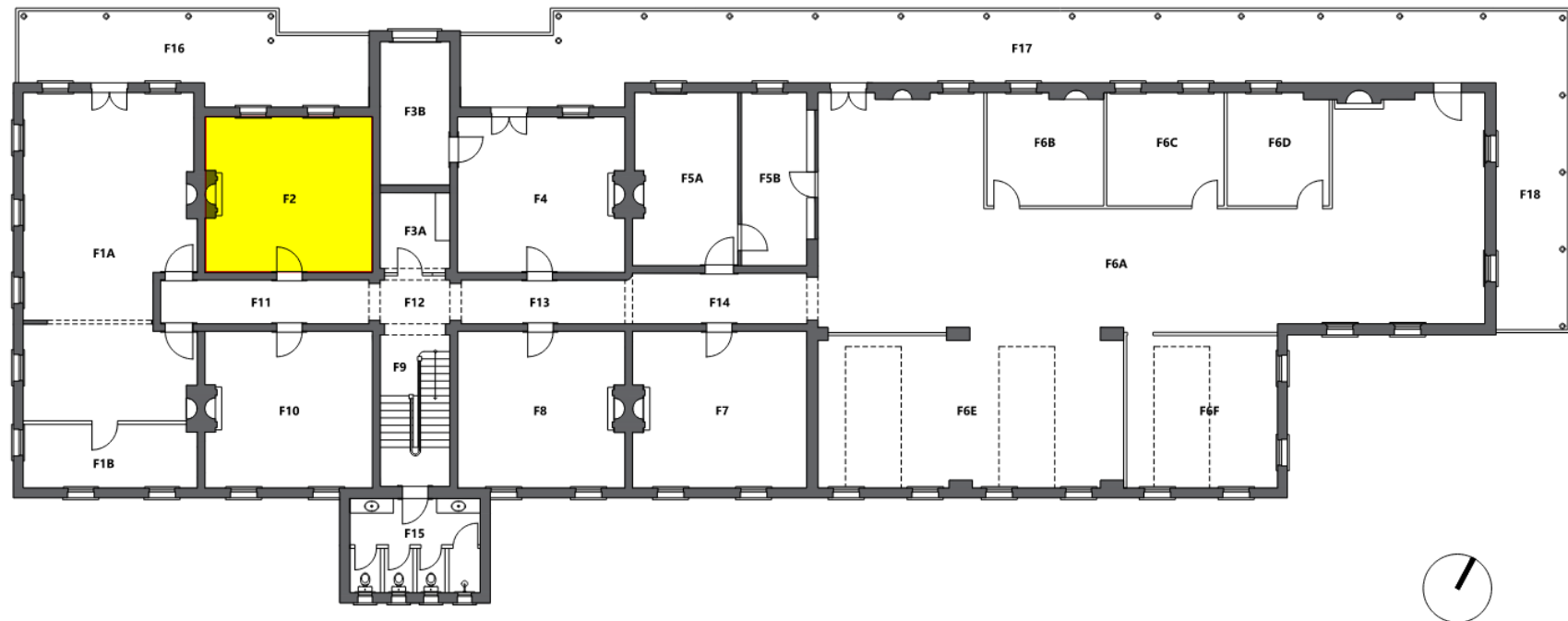


## CME Building – Room F1



**CME Building – Room F2**

<b>Location</b>	First Floor	used as an office by different clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR.
<b>Room Subdivisions</b>	F2	(Formerly Room No. 17)
<b>Construction Phase &amp; Use</b>	1887	



CME Building – Room F2		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b>– Wide boards, Kauri Pine. Generally fair condition besides a few patches.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor to Fair	<p><b>Description:</b> Falling damp mostly contained to North and South walls, cracks on north wall, particularly near windows, brick vents are concealed in the cornice, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Various surface fixed conduits around the room.</p> <p><b>Recommendation:</b> Remove conduits and fittings. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F2		
Ceilings	Fair	<p><b>Description:</b> Lining boards in good condition. Many surface fixed conduits, fittings and penetrations for services. It was likely that the lining boards were used for economic reasons.</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> fair condition, timber Scotia mould Cornice with lower section of original plaster cornice below</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornice and timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices and timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available</p>

CME Building – Room F2		
		<p>or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings within the room, various fittings and fixtures.</p> <p><b>Recommendation:</b> Remove fittings and fixtures. Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>



CME Building – Room F2		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment. The Eastern end of the eastern window sill has been cut short.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> Four panel door with top 2 panels obscure glazed. The architrave has a check out from a previously installed lock.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> </ul>

## CME Building – Room F2

- Doors that need to be removed for clearance or compliance reasons should be sympathetically fixed to the wall adjacent the doorway in a sympathetic location.
- Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.
- Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.
- Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.
- Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.
- Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.

Refer to section 3.1.6 Doors in the *Physical Condition and Schedule of Conservation Works* report for further treatment recommendations.

**Grading of Significance: High**

CME Building – Room F2		
Fireplace	Poor	<p><b>Description:</b> fireplace and timber mantle intact, fire grill not currently attached but present. Cast iron centre is rusted. Hearth is higher than the timber floor.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>• Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>• Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>• Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.</li> <li>• Cast iron and other metal componentry should be painted with satin black paint.</li> <li>• Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.</li> </ul>

**CME Building – Room F2**

- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Refer to Section 3.1.8. Fireplaces in the *Physical Condition and Schedule of Conservation Works* report for further treatment recommendations.

Grading of Significance: High

**Photos**

## CME Building – Room F2



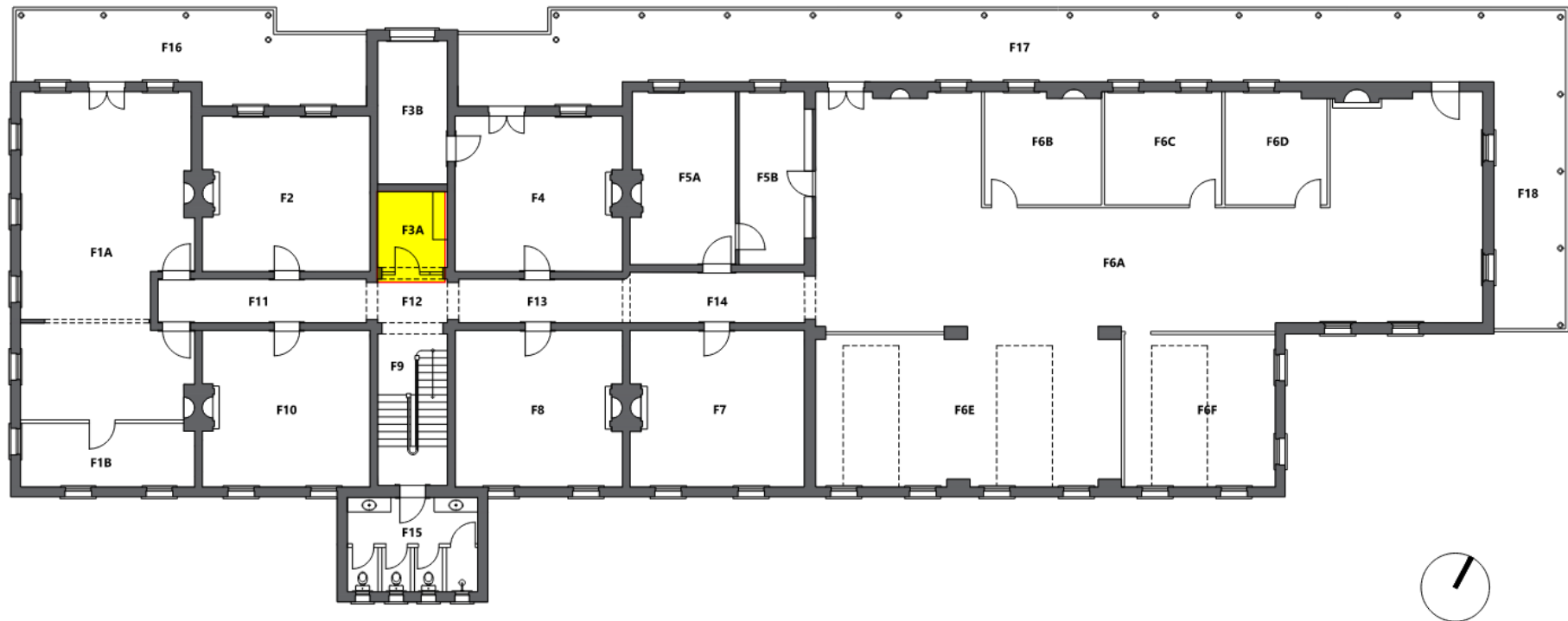
## CME Building – Room F2





**CME Building – Room F3A**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F3A	(Formerly Room No. 22a)
<b>Construction Phase &amp; Use</b>	1887	office kitchen space.



CME Building – Room F3A		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b>– Wide boards, Kauri Pine, Many cut outs and patches. The western side has a metal plate covering pipework.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp mostly contained to southern arch. A modern yet heritage sympathetic partition under the arch to the south. The room is tiled to around 1500 high on all sides. Cracks on walls, paint is poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. A benchtop is fixed to the wall in the north eastern corner</p> <p><b>Recommendation:</b> Remove conduits, fittings, tiles and entry wall partition structure. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2. Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F3A		
Ceilings	Poor	<p><b>Description:</b> Water damaged masonite ceiling with timber battens covering the joins. Surface fixed fittings and penetrations for services</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits, remove Masonite and replace with new ceiling</p> <ul style="list-style-type: none"> <li>• Replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Cornice	Poor	<p><b>Description:</b> Poor condition, timber quad mould cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>

CME Building – Room F3A		
Skirting	N/A	<p><b>Description:</b> Walls are tiled, no skirtings</p> <p><b>Recommendation:</b> Remove tiles. Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</p> <ul style="list-style-type: none"> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	N/A	<p><b>Description:</b> N/A</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance: N/A</b></p>
Doors	Fair	<p><b>Description:</b> Four panel door with the top two panels missing. There is timber panelling either side of the door.</p> <p><b>Recommendation:</b> Remove wall and door.</p> <ul style="list-style-type: none"> <li>Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> </ul>

**CME Building – Room F3A**

		<ul style="list-style-type: none"> <li>that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p>Grading of Significance: High</p>
Fireplace	N/A	<p>Description: N/A – No fireplace in this area</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>

**Photos**

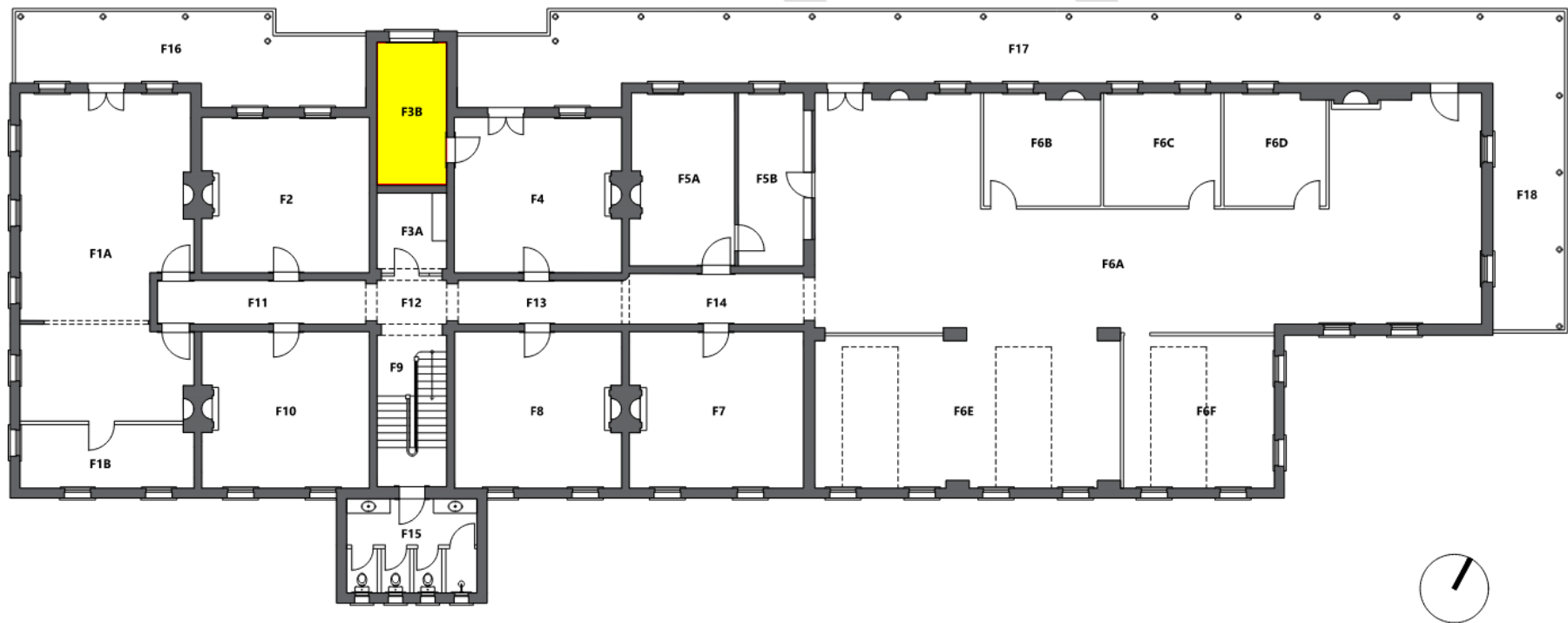
## CME Building – Room F3A





## CME Building – Room F3B

Location	First Floor	
Room Subdivisions	F3B	(Formerly Room No. 22c)
Construction Phase & Use	1887	Photographic dark room



CME Building – Room F3B		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide boards, Kauri Pine, Many cut outs and patches. The western side has a metal plate covering pipework.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp mostly contained to North wall. Tiles mid-height on western wall and returning on the southern wall. Cracks on walls, windows bricked in. Paint is poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Various surface fixed conduits around the room. A structure to prevent light entering the room is currently fitted over the entry door.</p> <p><b>Recommendation:</b> Remove conduits, fittings and entry structure. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F3B		
Ceilings	Poor	<p><b>Description:</b> Masonite ceiling with timber battens covering the joins. Surface fixed fittings and penetrations for services</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits, remove Masonite and replace with new ceiling</p> <ul style="list-style-type: none"> <li>• Replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Intrusive</b></p>
Cornice	Fair	<p><b>Description:</b> fair condition, timber quad mould cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F3B		
Skirting	Poor	<p><b>Description:</b> small sections of vinyl skirting in various locations</p> <p><b>Recommendation:</b> Remove vinyl skirtings. Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	N/A	<p><b>Description:</b> Windows have been infilled with bricks.</p> <p><b>Recommendation:</b> Reinstall windows with salvaged or replica windows to suit openings. Replace Architraves with salvaged or replicas.</p> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Intrusive</b></p>

CME Building – Room F3B		
Doors	Fair	<p><b>Description:</b> Four panel door with a timber batten fixed to the back. The highlight glazing has been removed and conduits pass through.</p> <p><b>Recommendation:</b> Remove batten, remove conduits, reinstate glazing to highlight.</p> <ul style="list-style-type: none"> <li>Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> <li>Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolelection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance:</b> High</p>

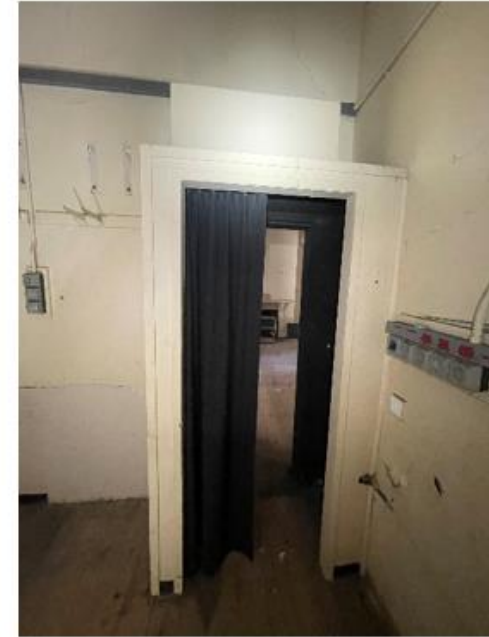
**CME Building – Room F3B**

Fireplace	N/A	Description: N/A – No fireplace in this area Recommendation: N/A Grading of Significance: N/A
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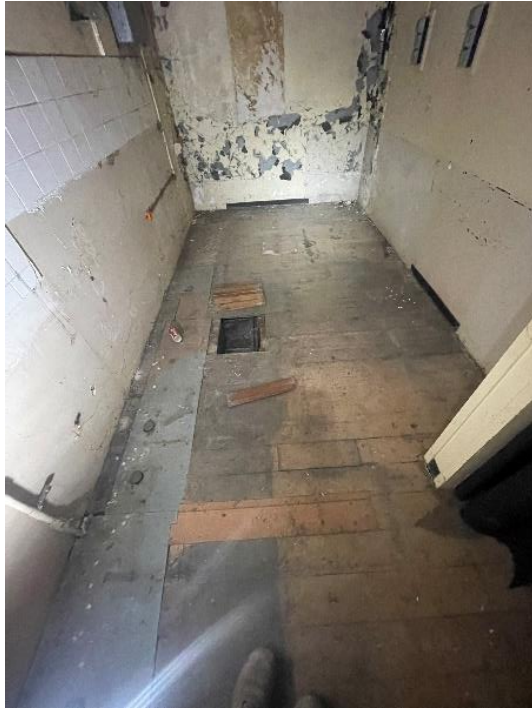
**Photos**



## CME Building – Room F3B

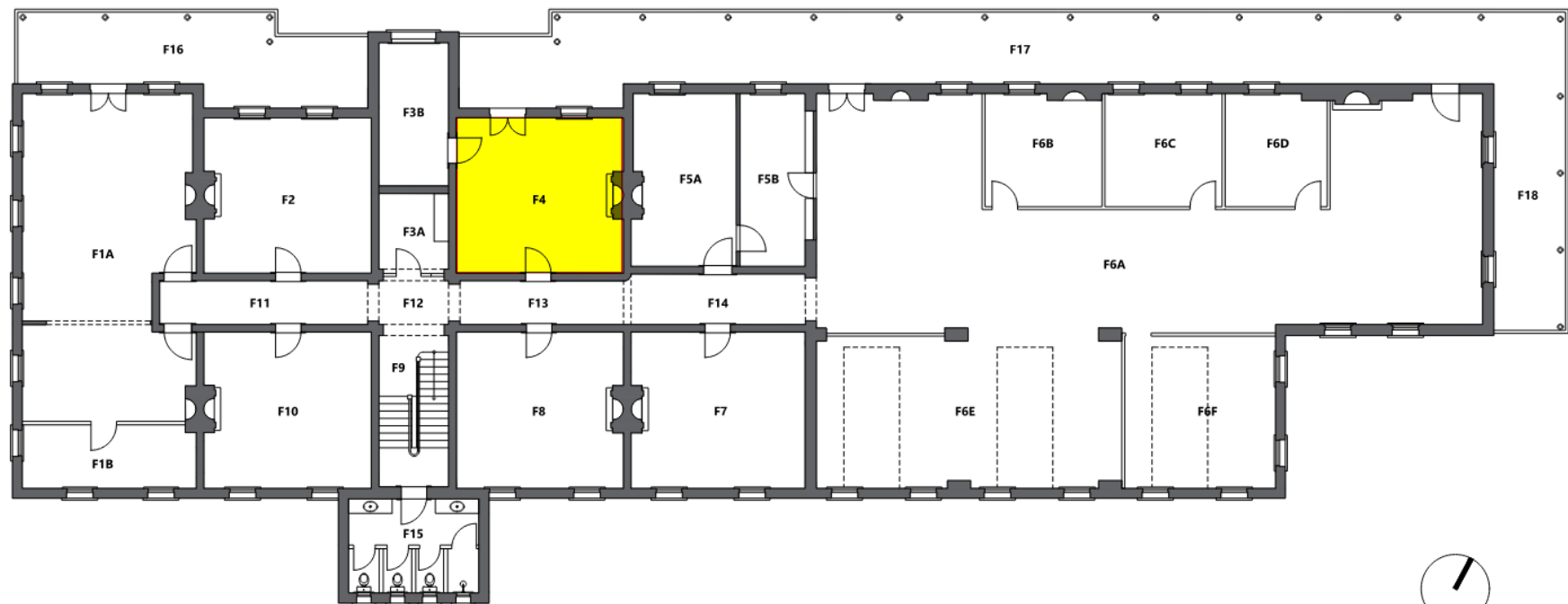


## CME Building – Room F3B



**CME Building – Room F4**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F4	(Formerly Room No. 19)
<b>Construction Phase &amp; Use</b>	1887	used as an office by different clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR.



CME Building – Room F4		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Wide Kauri floorboards, various cutouts and patches. Missing section in north eastern corner.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp around most of the room, but worse at the southern end of the room, Many surface fixed conduits and fittings, various patches required. Brick vents are intact, northern side of the chimney breast is damaged, many cracks on face of chimney breast.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. Repair damage to chimney breast and where skirtings have been removed and the wall damaged above them. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F4		
Ceilings	Poor	<p><b>Description:</b> Lining board ceilings, water damaged, sagging and about to fall in places. Many surface fixed fittings.</p> <p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, it would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber Scotia mould Cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME Building – Room F4		
		<p>the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair to poor	<p><b>Description:</b> Tall ornate skirtings, The northern eastern skirtings have been removed. Many surface fixed conduits and fittings</p> <p><b>Recommendation:</b> Remove intrusive fixtures, fittings and conduits. Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>



CME Building – Room F4		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Poor	<p><b>Description:</b> Inward opening double french door to the north leading to the balcony with glazed top panels. It has a timber security brace. A solid four panel door to the west enters through to room F3A. The entry into the room from the hallway to the south has a three panel door with clear glazed top panel yet the southern door is currently not attached. All have highlights above.</p> <p><b>Recommendation:</b> The French doors doors to the north should be tidied up and made good. The timber security brace should be removed. The entry into the room from the hallway should be reattached and its jamb repaired.</p> <ul style="list-style-type: none"> <li>• Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> </ul>

CME Building – Room F4		
		<ul style="list-style-type: none"> <li>Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Very Poor	<p><b>Description:</b> The fireplace has a timber mantle in place, and a cast iron insert. The middle of the cast iron insert is rusted and damaged. The chimney breast is damaged on the northern side. Cracking is visible on the face.</p> <p><b>Recommendation:</b> Repair render and add skirting.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant</li> </ul>

## CME Building – Room F4

rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.

- Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.
- Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

See also Section 3.1.8. Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*.

**Grading of Significance: High**

## CME Building – Room F4

### Photos



## CME Building – Room F4





## CME Building – Room F4



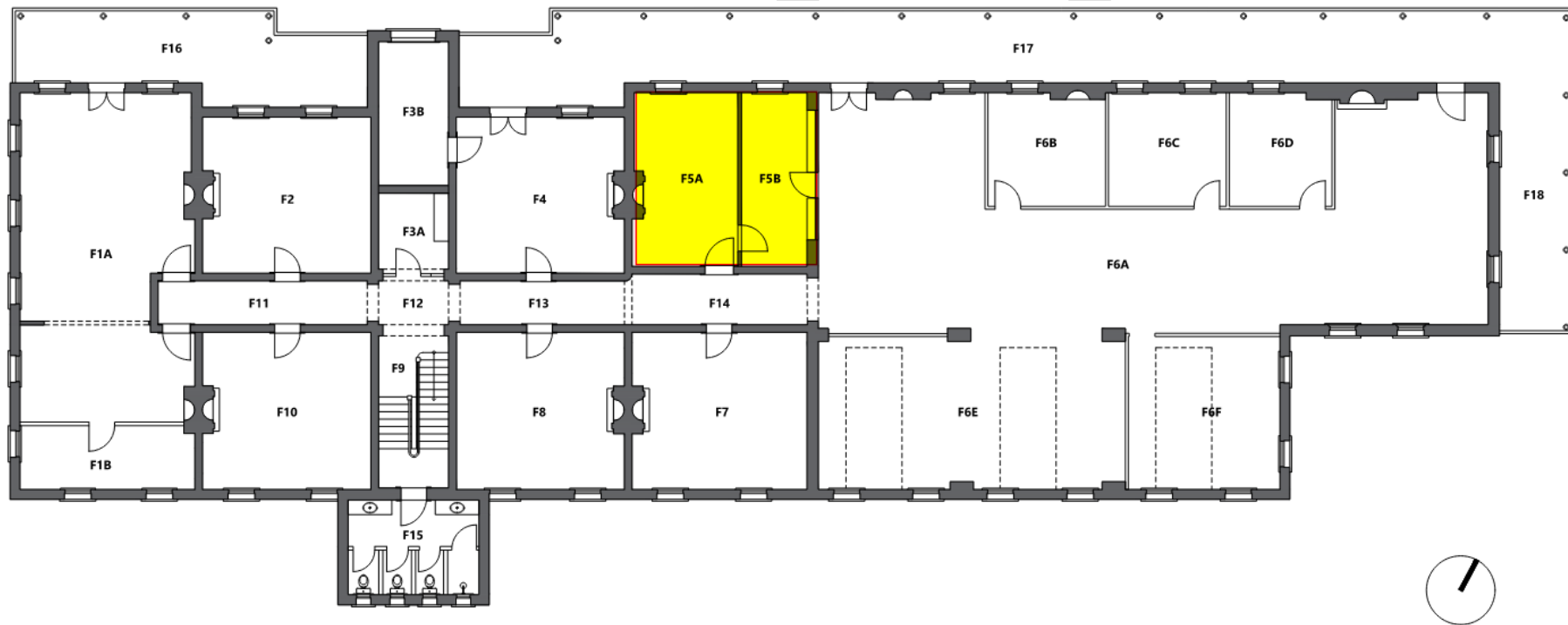


## CME Building – Room F4



**CME Building – Room F5**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F5A, F5B	(Formerly Room No. 19a & 19b)
<b>Construction Phase &amp; Use</b>	1887	was originally used as a drawing office by draughtsmen that were linked to the Chief Mechanical Engineers Division of the NSWGR.



CME Building – Room F5		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b>– Plywood covering over assumed wide kauri floorboards in the western side of the room F5A. Wide kauri boards to the east in fair condition</p> <p><b>Recommendation:</b> Remove plywood and assess flooring beneath. Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4 in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance:</b> High</p>
Walls	Poor	<p><b>Description:</b> Some falling damp, many cracks and drummy render to the northwest and northern wall. Some very untidy patching has been done in the past. The chimney breast has cracks, and the staff moulding is untidy. brick vents are missing, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. An intrusive modern partition wall running north-south divides this room into two. The eastern wall has been partially cut out and an intrusive modern glazed partition is installed with a doorway.</p> <p><b>Recommendation:</b> Remove modern partitions. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp is evident. Wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Render that is drummy or poorly patched should be removed and replaced. The cut down section to the eastern wall could be left out as a feature / interpretive element or reinstated.</p>

CME Building – Room F5		
		<p>Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Poor	<p><b>Description:</b> Corrugated metal ceiling with timber mouldings covering the joints and creating a diamond pattern in the centre. Some mouldings are missing. Many surface fixed conduits, fittings and penetrations for services. An intrusive modern ceiling grid frame sits below the corrugated metal.</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F5		
Cornice	Fair	<p><b>Description:</b> Fair condition decorative timber moulding cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Poor	<p><b>Description:</b> Tall ornate skirtings around the perimeter of the room, the northern skirting is cracked and damaged. The modern centre partition has vinyl skirting.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul>

CME Building – Room F5		
		See also section 3.1.7. Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i> . <b>Grading of Significance: High</b>
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5. Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> All modern plain doors. The southern door has a cut out in the architrave. The eastern door has a concrete threshold.</p> <p><b>Recommendation:</b> All doors reinstated should be replaced with salvaged redundant doors from within the building. The southern architrave should have the cut out infilled to match.</p> <ul style="list-style-type: none"> <li>• Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make</li> </ul>



CME Building – Room F5		
		<p>the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</p> <ul style="list-style-type: none"> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Poor	<p><b>Description:</b> fireplace marble mantle intact with some damage. Cast iron centre covered over yet missing. Fireplace was partly covered and could not be assessed in detail.</p> <p><b>Recommendation:</b> Look to either replace the cast iron insert or cover over.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.</li> <li>Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.</li> <li>Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.</li> </ul>

**CME Building – Room F5**

- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that the moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Also refer to Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

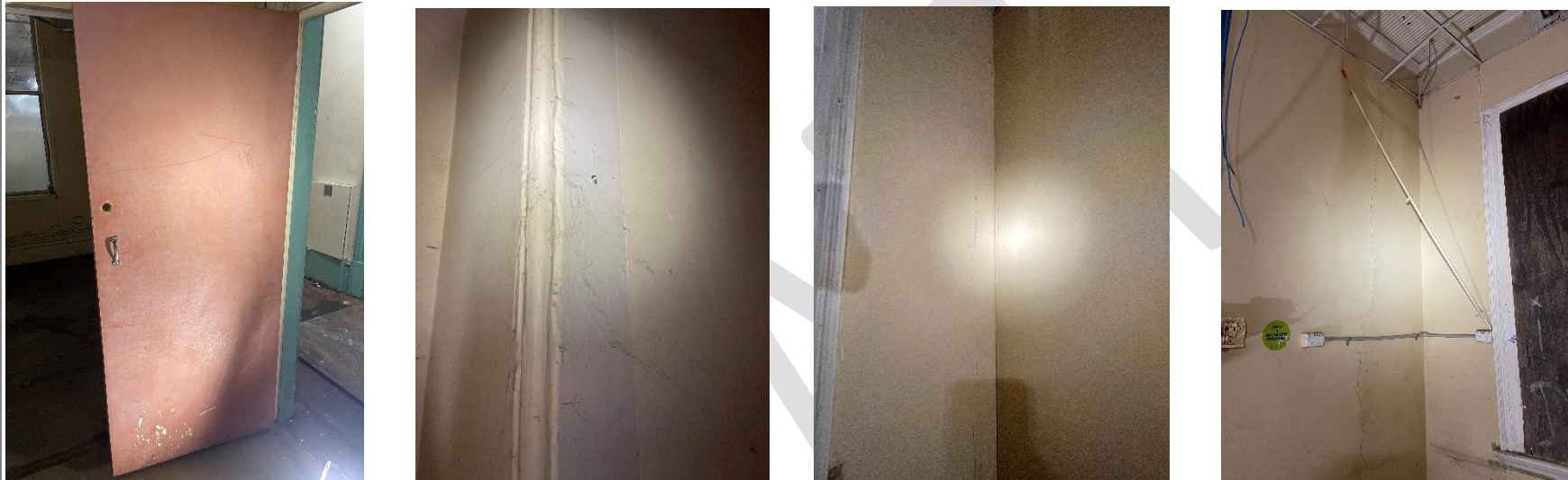
Grading of Significance: High

**Photos**

## CME Building – Room F5



## CME Building – Room F5





## CME Building – Room F5



## CME Building – Room F5



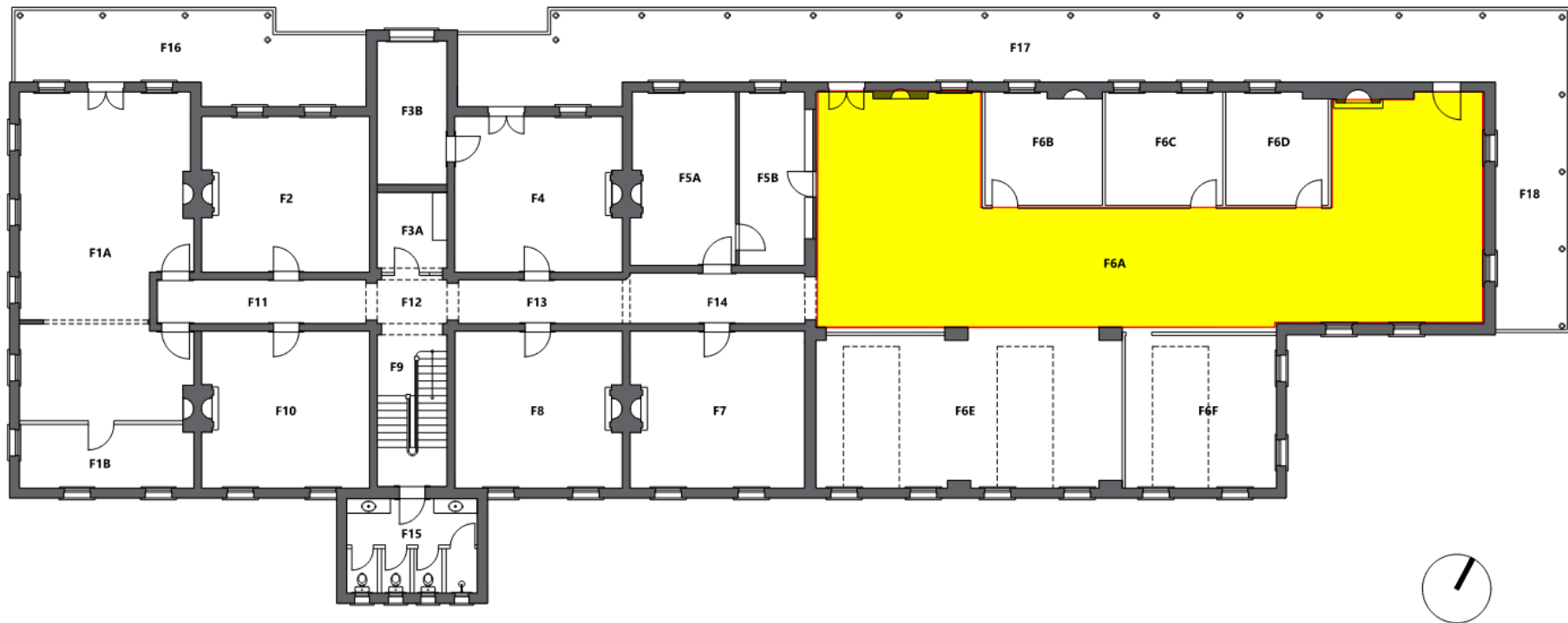


## CME Building – Room F5



**CME Building – Room F6A**

<b>Location</b>	First Floor
<b>Room Subdivisions</b>	F6A, F6B, F6C, F6D, (Formerly Room No. 21) F6E, F6F
<b>Construction Phase &amp; Use</b>	1900 Drawing Offices



CME Building – Room F6A		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Wide Kauri floorboards, various cut outs and patches. Plywood overlaying the floorboards to the west at the entry was not inspected beneath.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp, and cracks, Bad in places. An in situ cast dado rail runs around the perimeter of the room at midheight. Many surface fixed conduits and fittings, various patches required. Intrusive modern modular partitions with obscure glazing midheight and clear glazing to the top divide the room into smaller offices. Brick vents are miss matched, some are damaged, most are missing. Various decorative vents are placed around the walls and on the chimney breasts.</p> <p><b>Recommendation:</b> Remove intrusive modern partitions. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Areas with substantial cracking should have proprietary ties such as helifix chased into the mortar joints to brace the wall.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F6A		
Ceilings	poor	<p><b>Description:</b> Corrugated metal ceilings with timber mouldings covering joints. An intrusive modern ceiling grid frame is hung below the original ceiling. A row of three ceiling roses are spaced along the length of the room. Many surface fixed fittings and penetrations for services. Some of the timber mouldings are missing</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> Timber moulding Cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME Building – Room F6A		
		<p>the originals should they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair	<p><b>Description:</b> Skirtings in this room are a heavy utilitarian style with a splayed top and decorative lines on the face. The bulky thickness may have been consistent with cable management and concealment in the past. The skirtings in places may have water damage from the falling damp. Various conduits, wires and fittings are attached to them.</p> <p><b>Recommendation:</b> Remove conduits, wires and fittings. Skirting to be removed to facilitate falling damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F6A		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	poor	<p><b>Description:</b> Inward opening double french door to the north leading to the balcony with glazed top panels. The western entry into the room from the hallway has a modern door with clear glazed top panel set high. To the eastern end of the north wall, a single modern 2 panel glazed door opens out onto the balcony. All have highlights above. The intrusive modern partitions all have plain modern doors with top half obscure glazing.</p> <p><b>Recommendation:</b> The French doors and single balcony door should be tidied up and made good. The entry into the room from the hallway should have an original door from elsewhere in the building reinstated into this location. The other modern doors should be removed along with the partitions.</p> <ul style="list-style-type: none"> <li>• Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> </ul>



CME Building – Room F6A		
		<ul style="list-style-type: none"> <li>Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Very Poor	<p><b>Description:</b> two fireplaces on the northern wall, both had been previously sheeted over. The most western fireplace has no mantle in place and the cast iron insert is considerably rusted. The more eastern fireplace has also been covered over in the past, and is missing both its mantle and cast iron insert. A slightly more modern cast iron fire box has been installed with the remainder of the opening partly tiled.</p>

## CME Building – Room F6A

## Recommendation:

- Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.
- Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.
- Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff-moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

As per Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

Grading of Significance: High

## CME Building – Room F6A

### Photos



## CME Building – Room F6A





## CME Building – Room F6A



## CME Building – Room F6A



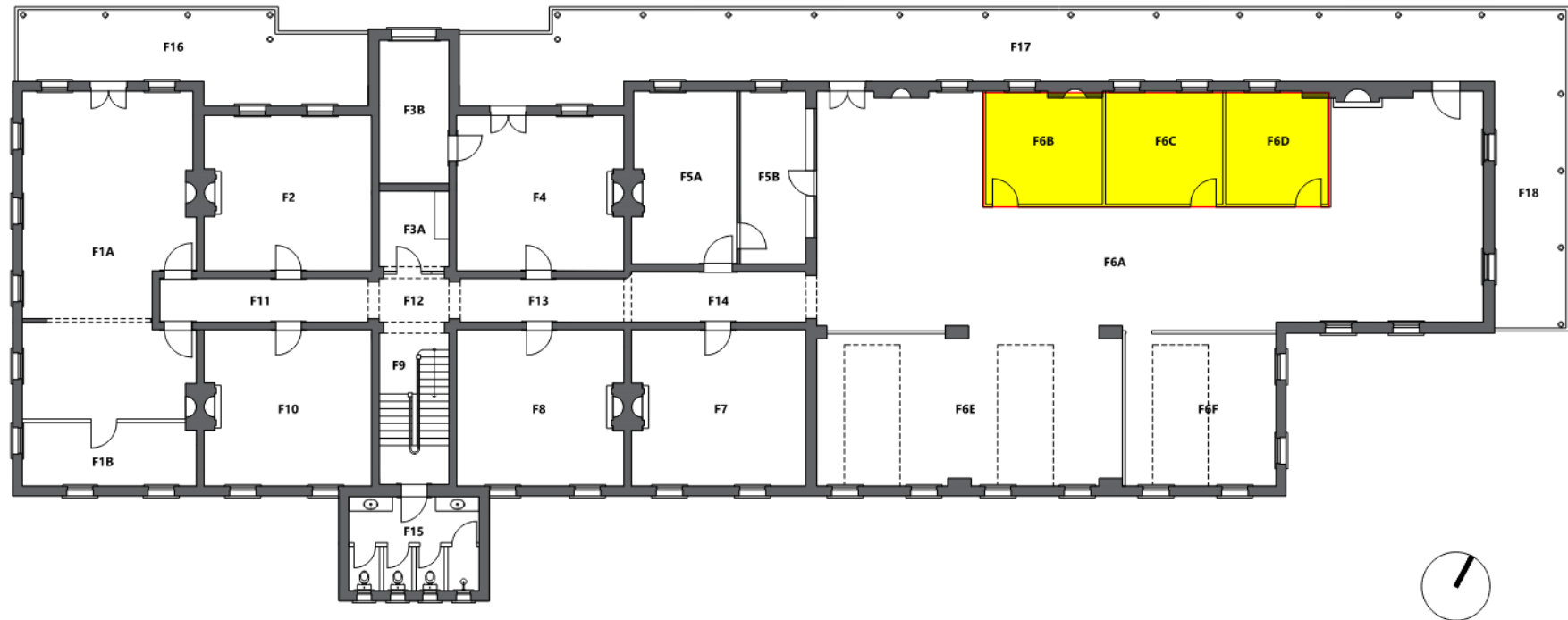


### CME Building – Room F6A



**CME Building – Room F6B, F6C, F6D**

<b>Location</b>	First Floor
<b>Room Subdivisions</b>	F6A, F6B, F6C, F6D, (Formerly Room No. 21) F6E, F6F
<b>Construction Phase &amp; Use</b>	1900 Drawing Offices



CME Building – Room F6B, F6C, F6D		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide kauri floorboards with various cut outs, patches and chases.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp, and cracks, Bad in places. An in situ cast dado rail to the northern wall at midheight. Many surface fixed conduits and fittings, various patches required. Intrusive modern modular partitions to three sides with obscure glazing midheight and clear glazing to the top divide these rooms into smaller offices within the overall F6 room. Brick vents are miss matched, some are damaged, most are missing. Various decorative vents are placed around the walls and on the chimney breasts.</p> <p><b>Recommendation:</b> Remove intrusive modern partitions. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within AS4361.1:2017 <i>Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Areas with substantial cracking should have proprietary ties such as helifix chased into the mortar joints to brace the wall.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F6B, F6C, F6D		
Ceilings	Poor	<p><b>Description:</b> Corrugated metal ceilings with timber mouldings covering joints. An intrusive modern ceiling grid frame is hung below the original ceiling. A row of three ceiling roses are spaced along the length of the F6 room. Many surface fixed fittings and penetrations for services. Some of the timber mouldings are missing</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.3 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Poor	<p><b>Description:</b> Decorative timber moulding cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME Building – Room F6B, F6C, F6D		
		<p>the originals should they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Poor	<p><b>Description:</b> Skirtings in this room are a heavy utilitarian style with a splayed top and decorative lines on the face. The bulky thickness may have been consistent with cable management and concealment in the past. The skirtings in places may have water damage from the falling damp. Various conduits, wires and fittings are attached to them.</p> <p><b>Recommendation:</b> Remove conduits, wires and fittings. Skirting to be removed to facilitate falling damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F6B, F6C, F6D		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> All intrusive modern plain doors with an obscure glazed top half.</p> <p><b>Recommendation:</b> All doors should be removed along with the intrusive modern partitions.</p> <p><b>Grading of Significance: Intrusive</b></p>
Fireplace	Poor	<p><b>Description:</b> Room F6B has a fireplace on the northern wall that is currently sheeted over. The fireplace has no mantle in place and the cast iron insert cannot be accessed for assessment.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant</li> </ul>



## CME Building – Room F6B, F6C, F6D

rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.

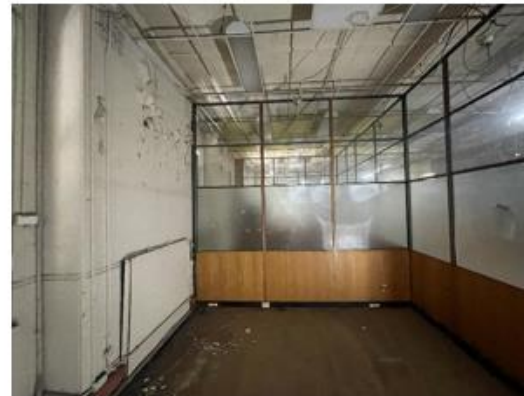
- Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.
- Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

As per Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

**Grading of Significance: High**

CME Building – Room F6B, F6C, F6D		
Photos		

## CME Building – Room F6B, F6C, F6D



CME Building – Room F6B, F6C, F6D



## CME Building – Room F6B, F6C, F6D





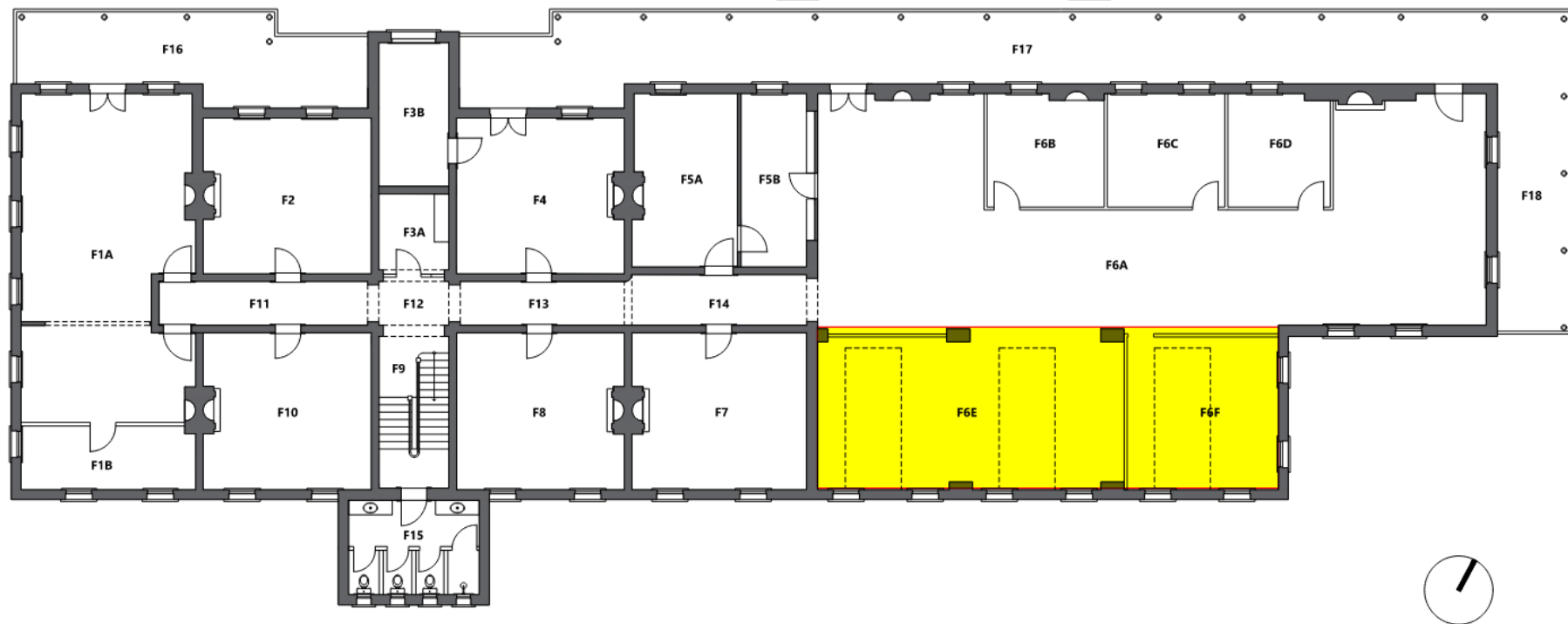
## CME Building – Room F6B, F6C, F6D





**CME Building – Room F6E, F6F**

<b>Location</b>	First Floor
<b>Room Subdivisions</b>	F6A, F6B, F6C, F6D, (Formerly Room No. 21) F6E, F6F
<b>Construction Phase &amp; Use</b>	1920 Drawing offices



CME Building – Room F6E, F6F		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b>– Narrow hardwood floorboards with various cut outs and patches. Floors are badly water damaged</p> <p><b>Recommendation:</b> After repair of water leaks, let the flooring dry and reassess if the boards can be salvaged. If unsalvageable, replace them. Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp, and cracks, Bad in places. An in situ cast dado rail to the northern wall at midheight. Many surface fixed conduits and fittings, various patches required. An intrusive modern modular partitions with obscure glazing midheight and clear glazing to the top divides the area into a smaller office and a larger semi enclosed room within the overall F6 room. Brick vents are miss matched and or missing.</p> <p><b>Recommendation:</b> Remove intrusive modern partitions. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Areas with substantial cracking should have proprietary ties such as helifix chased into the mortar joints to brace the wall.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F6E, F6F		
Ceilings	Poor	<p><b>Description:</b> Corrugated metal ceilings with timber mouldings covering joints. An intrusive modern ceiling grid frame is hung below the original ceiling. Three large south facing dormer windows open up the ceiling and provide light. The internal linings of the sides of the dormers are asbestos sheeting whilst the upper ceilings are corrugated metal. Many surface fixed fittings and penetrations for services. Some of the timber mouldings are missing</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits. Remove asbestos sheeting under AZMAT conditions and replace with modern equivalent.</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>

CME Building – Room F6E, F6F		
Cornice	Poor	<p><b>Description:</b> Decorative timber moulding cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Skirting	Poor	<p><b>Description:</b> Skirtings in this room are a heavy utilitarian style with a splayed top and decorative lines on the face. The bulky thickness may have been consistent with cable management and concealment in the past. The skirtings in places may have water damage from the falling damp. Various conduits, wires and fittings are attached to them.</p> <p><b>Recommendation:</b> Remove conduits, wires and fittings. Skirting to be removed to facilitate falling damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> </ul>

CME Building – Room F6E, F6F		
		<ul style="list-style-type: none"> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment. The three dormer windows in the ceiling are not reachable for assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> All intrusive modern plain doors with an obscure glazed top half.</p> <p><b>Recommendation:</b> All doors should be removed along with the intrusive modern partitions.</p> <p><b>Grading of Significance: Intrusive</b></p>

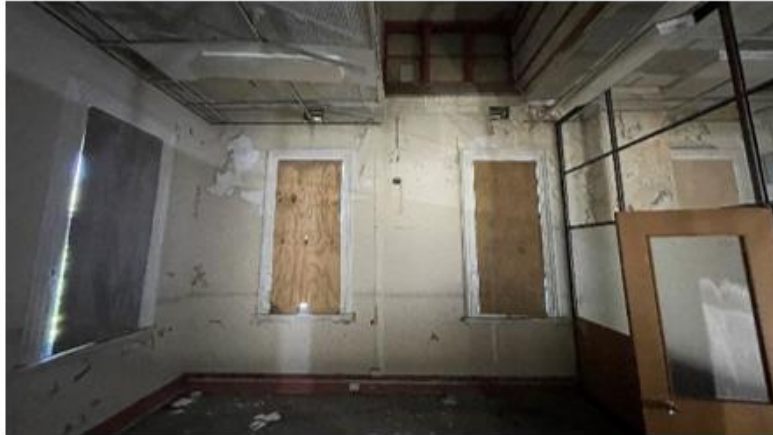
**CME Building – Room F6E, F6F**

Fireplace	N/A	Description: No Fireplace in this area Recommendation: N/A Grading of Significance: N/A
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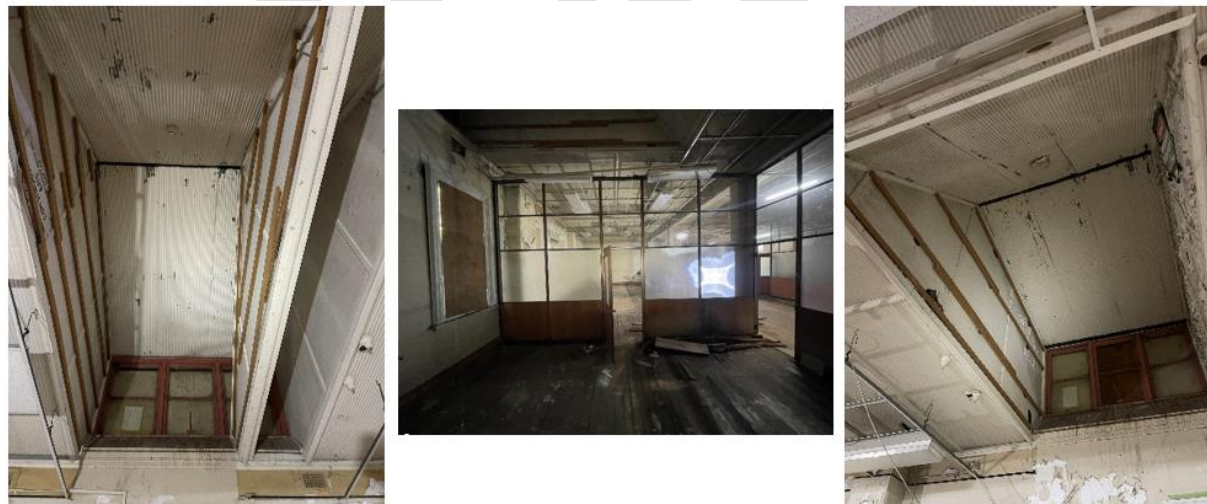
**Photos**



CME Building – Room F6E, F6F



## CME Building – Room F6E, F6F



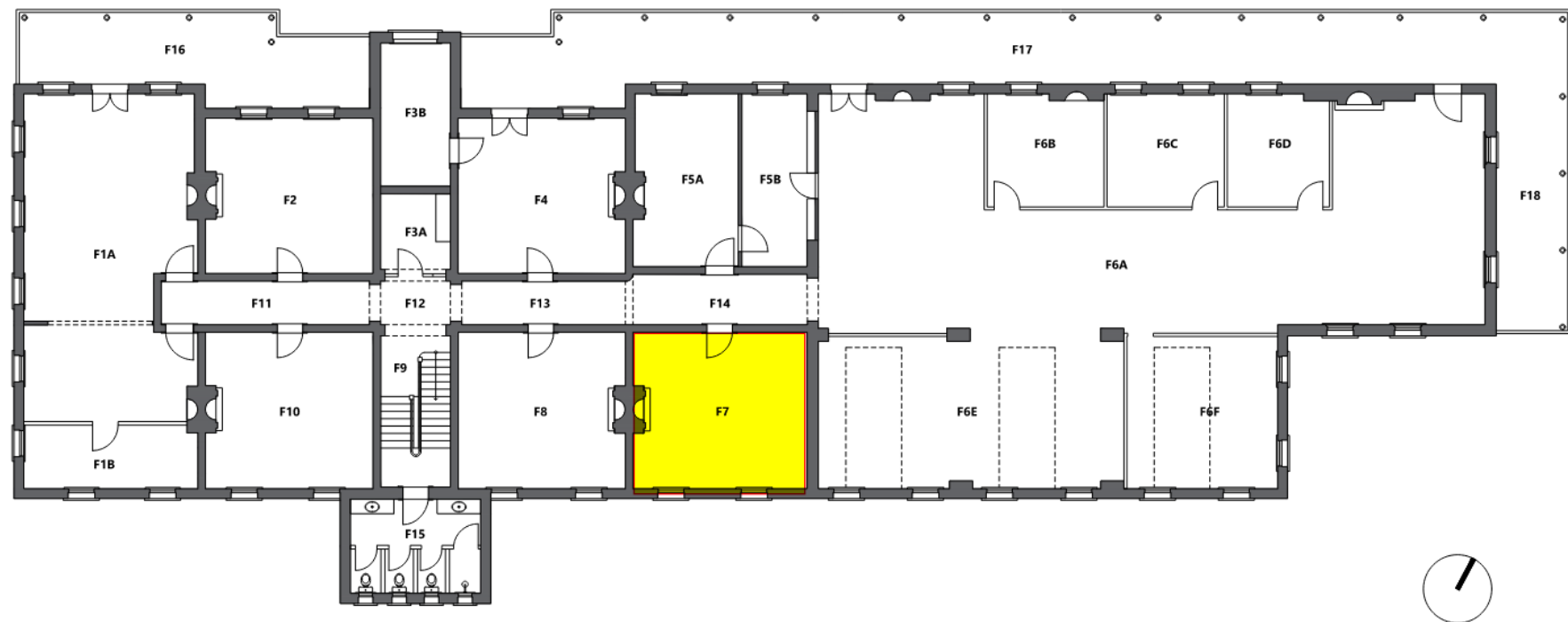


CME Building – Room F6E, F6F



**CME Building – Room F7**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F7	(Formerly Room No. 20)
<b>Construction Phase &amp; Use</b>	1887	Drawing Office



CME Building – Room F7		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b>– Wide boards, Kauri Pine. Generally fair condition besides a few patches.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance:</b> High</p>
Walls	Poor to Fair	<p><b>Description:</b> Falling damp mostly contained to North and South walls, cracks on north wall, particularly near windows, brick vents are concealed in the cornice, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Various surface fixed conduits around the room. A Picture rails runs around the perimeter of the room.</p> <p><b>Recommendation:</b> Remove conduits and fittings. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>

CME Building – Room F7		
Ceilings	Fair	<p><b>Description:</b> Corrugated metal in Fair condition with timber mouldings covering the joints and also forming a diamond pattern in the centre. Many surface fixed fittings and penetrations for services</p> <p><b>Recommendation:</b> Remove Intrusive modern, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> fair condition, timber mould Cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>



CME Building – Room F7		
		<p>the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings within the room, various fittings and fixtures.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F7		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment. Spare sashes are stored in this room. The sill has a notch cut out of it.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> Three panel door with top panel glazed. The architrave has a check out from a previously installed lock.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> </ul>

CME Building – Room F7		
		<ul style="list-style-type: none"> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	Fair	<p><b>Description:</b> fireplace and marble mantle intact. Cast iron centre has some cracks. Hearth is higher tiled. Lower left piece of marble missing</p> <p><b>Recommendation:</b> Replace missing marble.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant</li> </ul>

## CME Building – Room F7

rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.

- Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.
- Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

As per Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

**Grading of Significance: High**

## CME Building – Room F7

### Photos



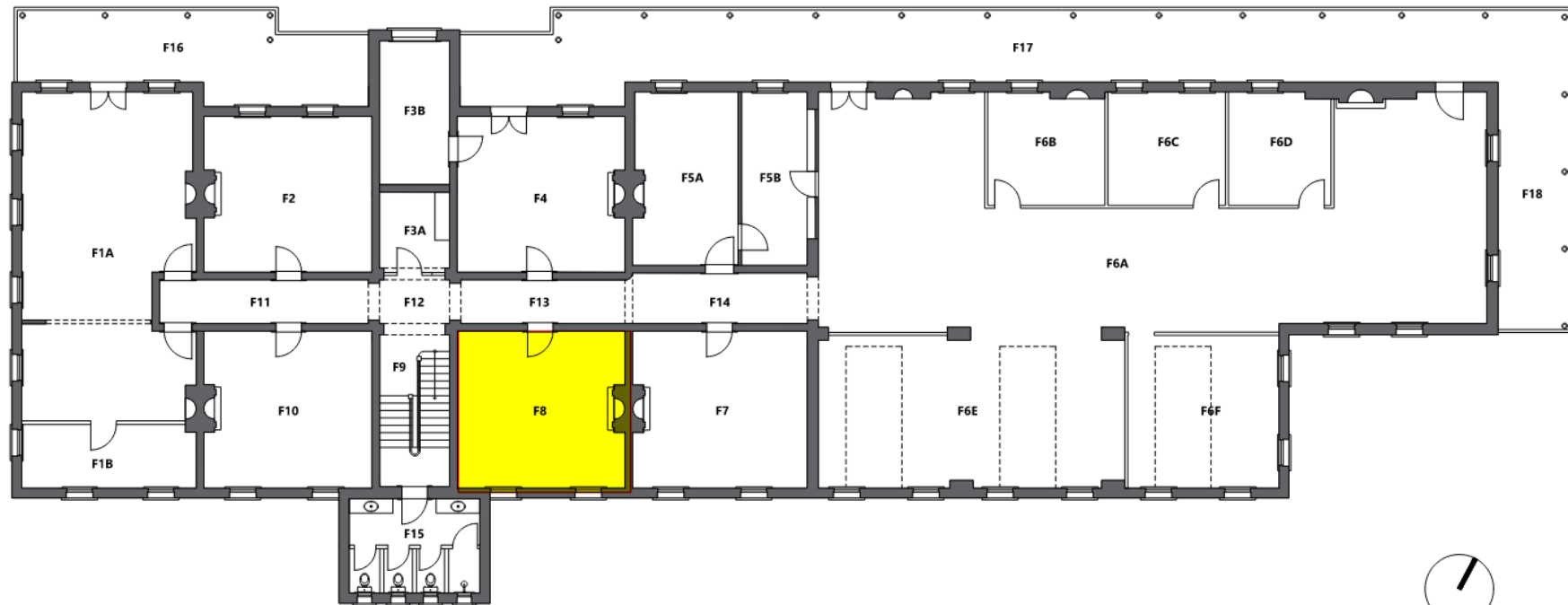
## CME Building – Room F7





**CME F8**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F8	(Formerly Room No. 18)
<b>Construction Phase &amp; Use</b>	1887	used as an office by different clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR



CME F8		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b>– Wide boards, Kauri Pine. A few patches, bad water damage in sections</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Bad falling damp, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Bricks vents are intact and match.</p> <p><b>Recommendation:</b> Remove conduits and fittings. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME F8		
Ceilings	Fair	<p><b>Description:</b> Corrugated metal with timber mouldings covering joints. Timber mouldings form a diamond pattern in the centre. Many surface fixed fittings and penetrations for services</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> fair condition, timber mould Cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME F8		
		<p>the originals should they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings within the room, various fittings and fixtures. Likely to be water damaged.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1. 7Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME F8		
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment. One of the architraves has a cutout.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> Three panel door with top panel glazed. The architrave has a check out from a previously installed lock.</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> </ul>

CME F8		
		<ul style="list-style-type: none"> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing. Also refer to section 3.1.6. Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</li> </ul> <p><b>Grading of Significance: High</b></p>
Fireplace	Poor	<p><b>Description:</b> fireplace and marble mantle with terrazzo top intact. Cast iron centre is rusted and chimney flap is missing.</p> <p><b>Recommendation:</b> Look to install sympathetic steel plate to cover rusted section and close of chimney also.</p> <ul style="list-style-type: none"> <li>Generally, intact existing cast iron fireplaces should be conserved and restored. Where they are missing, they should be replaced with recycled salvaged heritage equivalents of the same period in the more significant</li> </ul>



## CME F8

rooms or boarded up in the less significant rooms. Restored fireplaces should be welded closed or disabled to ensure they cannot be used as functional fireplaces and vermin cannot access them.

- Cast iron fireplaces in rooms of lesser significance with rusted or missing centres should have a steel plate infill welded over the opening inside the decorative arch to close them off.
- Existing mantles should be conserved and restored. Missing mantles should be replaced with secondhand heritage mantles or modern reproductions. The type and materiality of replaced mantles should be representative of the room type. The more significant rooms should have marble mantles reinstated whereas the less significant rooms should have more basic timber examples installed. Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.
- Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlayed with stone or painted.
- Cast iron and other metal componentry should be painted with satin black paint.
- Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.
- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

As per Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

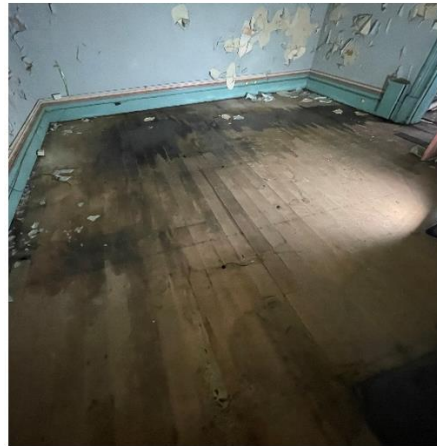
**Grading of Significance: High**

## CME F8

### Photos



CME F8

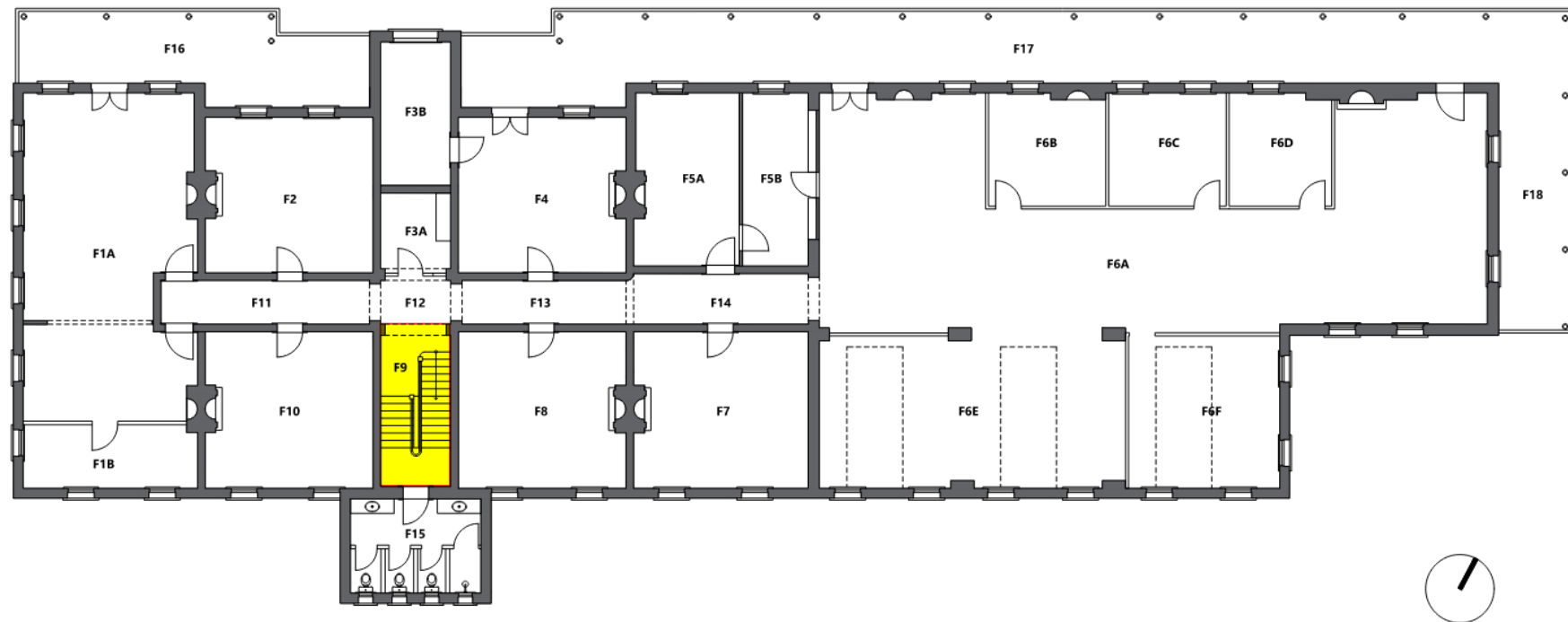


CME F8



**CME Building – Room F9**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 22b)
<b>Construction Phase &amp; Use</b>	1887	Stairway Connecting Ground and First Floors





CME Building – Room F9		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide Kauri floorboards, some water damage. Several damaged boards and infill repairs. The stair treads are in a poor state with considerable wear and splitting.</p> <p><b>Recommendation:</b> Stair treads should be repaired where possible. Treads damaged beyond salvage will need to be replaced. Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Falling damp in parts of the room, paint poor with flaking in places, many surface fixed conduits, fittings and penetrations for services. Various cracks. A will fixed intrusive joinery cabinet concealing telephone wiring sits on the east side of the top landing.</p> <p><b>Recommendation:</b> Remove intrusive joinery cabinet, paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>



CME Building – Room F9		
Ceilings	Fair	<p><b>Description:</b> Corrugated metal ceiling, surface fixed fittings and penetrations for services. Some water damage in places</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of</p>

CME Building – Room F9		
		<p>the originals should they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Poor	<p><b>Description:</b> 1887 original tall ornate skirtings with various services, and cabling surface fixed, Skirting may likely show further signs of water damaged and rot upon removal.</p> <p><b>Recommendation:</b> Remove intrusive fixtures, fittings and conduits. Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>• Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>• Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F9		
Windows	N/A	<p>Description: N/A – No windows in this area.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Doors	N/A	<p>Description: Door detail noted in Room F15</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Fireplace	N/A	<p>Description: N/A – No fireplaces in this area.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Staircase	Poor	<p><b>Description:</b> The stair treads are in a poor state with considerable wear and splitting. End return nosings are loose in places. Risers are currently carpeted. Everything besides the treads has been painted. Balusters are nearly all broken, knewel posts and railings are attached. Decorative fretwork to the stringers is intact.</p> <p><b>Recommendation:</b> Floors in this area will partly be removed in part to facilitate subfloor works. Stair treads should be repaired where possible. Treads damaged beyond salvage will need to be replaced. Also refer to Section 3.1.4 Floors. Balusters should be replaced with replicated copies of the original design. Handrails, Knewel posts, stringers and fretwork should be stripped and french polished as per original. Code compliant handrails should be retrofitted. They should be fabricated from brass and be sympathetic in both design and attachment to the existing balustrade. The storage space below the lower flight should be used to house services. Sprinklers required to be fitted under the upper flight should be concealed within the lining boards or installed as side throw from the underside of the upper landing to minimise adding intrusive elements to the otherwise undisturbed lining boards. Fixing of the Knewel posts to the existing timber structure should be assessed for adequacy and fixings should be added to maintain rigidity.</p> <ul style="list-style-type: none"> <li>handrails should be added to achieve compliance with relevant codes and standards.</li> </ul>

## CME Building – Room F9

- Consideration should be put towards a central carpet runner with brass rod retainers and code compliant tread nosing's to provide slip ratings and luminance contrast for the main staircase.
- Contrasting stone inlays or carborundum inlays should be considered for luminance contrast strips on the nosing's of existing stone or masonry steps. Carborundum is suggested due to its non-slip qualities
- Tactile ground surface indicators (TGSI's) required for compliance should be sympathetic to the building. I.e: brass or bronze singular indicators. Alternative solutions should be investigated for more sympathetic outcomes.

Also refer to section 3.1.9 Stairs in the *Physical Condition Report and Schedule of Conservation Works*

Grading of Significance: High

## CME Building – Room F9

### Photos



## CME Building – Room F9





## CME Building – Room F9



## CME Building – Room F9



## CME Building – Room F9





CME Building – Room F9

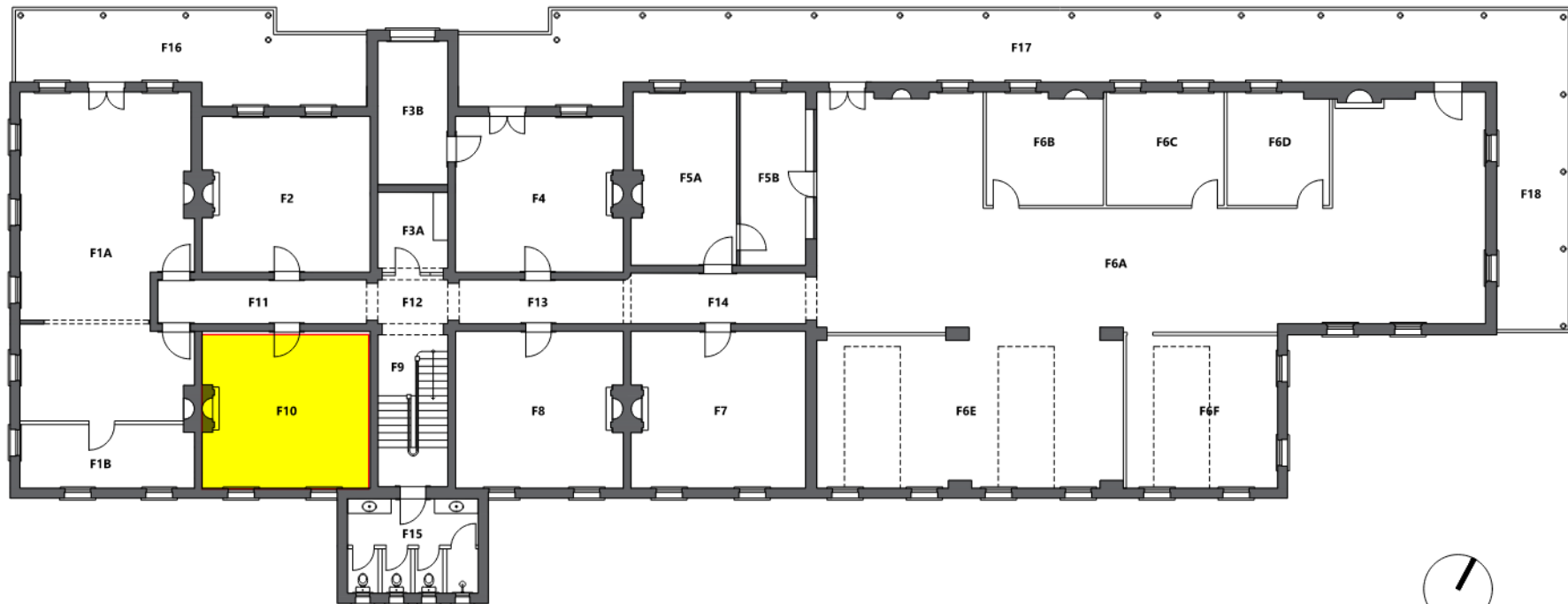


## CME Building – Room F9



**CME F10**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F10	(Formerly Room No. 14)
<b>Construction Phase &amp; Use</b>	1887	Was used as an office by different clerks that were linked to the Chief Mechanical Engineers Division of the NSWGR.





CME F10		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wide boards, Kauri Pine. A few patches.</p> <p><b>Recommendation:</b> Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4. Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>
Walls	Poor	<p><b>Description:</b> Bad falling damp, paint poor and flaking in places, many surface fixed conduits, fittings and penetrations for services. Bricks vents are concealed with the cornice</p> <p><b>Recommendation:</b> Remove conduits and fittings. Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed where falling damp has occurred and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting.</p> <p>Also refer to section 3.1.2. Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Poor	<p><b>Description:</b> Timber lining boards with a timber batten midway running perpendicular to the lining boards. Boards are badly water affected; further investigation is necessary to confirm status. Many surface fixed fittings and penetrations for services.</p>

CME F10		
		<p><b>Recommendation:</b> Remove Intrusive modern fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections and in situ cornice template moulding repairs.</li> <li>Where small areas are damaged beyond salvage, replace with salvaged lining boards from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1. in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber scotia top half with decorative plaster cornice bottom half. Some patching required, brick vents concealed between scotia and plaster cornice sections</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative plaster cornices and timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, cornices and timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>

CME F10		
Skirting	Poor	<p><b>Description:</b> Tall ornate skirtings within the room, various fittings and fixtures. Some small sections missing. Likely to be water damaged.</p> <p><b>Recommendation:</b> Remove fittings and fixtures. Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance:</b> High</p>
Windows	Poor	<p><b>Description:</b> Windows appear to have been mostly stripped and primed/sealed. Windows are currently boarded up and not accessible for full assessment.</p>

CME F10		
		<p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3. Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Doors	Fair	<p><b>Description:</b> Four panel door with top two panels glazed. The architrave has a check out from a previously installed lock.</p> <p><b>Recommendation:</b> Patch architrave.</p> <ul style="list-style-type: none"> <li>• Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> <li>• Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>• Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolelection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> </ul>

CME F10		
		<ul style="list-style-type: none"> <li>Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p>
Fireplace	Poor	<p><b>Description:</b> fireplace has been bricked over. The hearth is still visible</p> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Rooms with fireplaces bricked in or sheeted over should at least have a mantle installed as an interpretive element.</li> <li>Hearths should be restored where they are relatively intact. Damaged or bare hearths should be either tiled, overlaid with stone or painted.</li> <li>Chimneys breasts should remain as an expressed feature of a room. In places where services risers are placed beside them, new partition walls beside chimney breasts should</li> </ul>

**CME F10**

sit back at least 50mm to ensure that the chimney breasts are retained as a defined expression into the room and that staff moulded rises on the corners of the breasts are not lost.

- Chimney tops should have over flashing caps installed to ensure the building is protected from water and pest ingress.
- Chimneys can be reutilised for services runs within the building were possible.

Refer to Section 3.1.8 Fireplaces in the *Physical Condition Report and Schedule of Conservation Works*

Grading of Significance: High

**Photos**



CME F10



CME F10

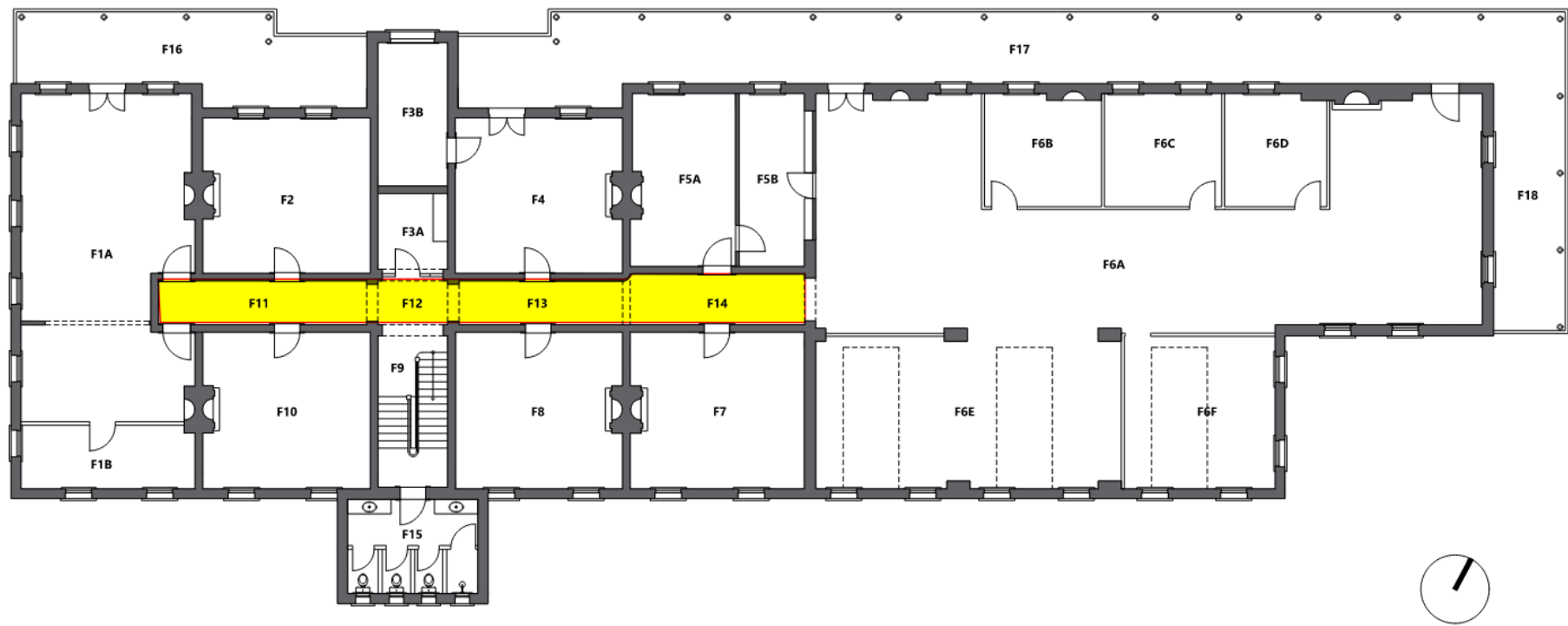


CME F10



**CME Building – Room F11,F12,F13,F14**

Location	First Floor
Room Subdivisions	F11, F12, F13, F14 (Formerly Room No. 14a, 22 & 18a)
Construction Phase & Use	1887 Hallway





CME Building – Room F11,F12,F13,F14		
Fabric	Current Condition	Description and Recommendation
Floor	Fair to Poor	<p><b>Description:</b> Kauri pine wide boards to the western sections -F11 &amp;F12 with various cut outs for services and infills of narrow hardwood boards and plywood. Minor water damage to the crossover section of the hallway at F12. F13 and F14 eastern end of the hallway is a combination of yellow tongue flooring and timber floorboards, all badly water damaged and partially covered with plywood. Some sections were not able to be inspected. The joists in this section are likely rotten.</p> <p><b>Recommendation:</b> Yellow tongue and rotten sections should be replaced with wide kauri boards. Joists should be inspected for structural adequacy and replaced if necessary. Certain areas may need to be temporarily removed to facilitate subfloor works, including installation of concealed services and structural repairs. Reticulation of services should prioritise the areas of flooring being pulled up to replace damaged flooring to minimise the unnecessary removal of boards. It is intended to salvage as many as possible of the floorboards for reuse in accordance with Section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works. Salvaged flooring from the entire building should be collated and graded for condition from best to worst before being re-laid at the completion of subfloor works. Priority should be given to the rooms in key view lines and of most significance to have the floorboards in the best condition as per section 3.1 - 6 General recommendations in the <i>Physical Condition and Schedule of Conservation Works</i></p> <p><b>Grading of Significance: High</b></p>

CME Building – Room F11,F12,F13,F14		
Walls	Poor	<p><b>Description:</b> Falling damp throughout, damp is particularly bad. Very poor paint that is flaking in places, many surface fixed fittings and penetrations for services. This section of the hallway is divided in to Four sections with decorative arches. These arches have ornate in situ formed plaster arch mouldings and a plaster crown moulding to the columns at either side. The western end of the hallway has been removed and the hallway continued through into room F1. The F14 section of the hallway is wider than the rest.</p> <p><b>Recommendation:</b> Paint strip areas of loose or flaking paint, and where the damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Render to be removed in areas of badly affected falling damp and wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Ceilings	Fair	<p><b>Description:</b> Corrugated metal ceilings. Various surface fixed fittings and penetrations for services. Ceilings are badly water affected at the eastern end and likely to collapse</p> <p><b>Recommendation:</b> Assess rafters above for structural adequacy. Reattached ceiling if salvageable. Remove Intrusive modern fixtures fittings and conduits.</p> <ul style="list-style-type: none"> <li>• Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> <li>• Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>• Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and</li> </ul>



CME Building – Room F11,F12,F13,F14		
		<p>install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it. See also Section 3.1.1 in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Cornice	Fair	<p><b>Description:</b> Timber moulding cornice below Corrugated metal ceilings. Eastern sections may be water damaged</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1. Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: High</b></p>
Skirting	Fair to Poor	<p><b>Description:</b> Tall ornate skirtings, likely rotten at the eastern end due to falling damp.</p> <p><b>Recommendation:</b> Skirting to be removed to facilitate rising damp repairs and floor removal if required.</p> <ul style="list-style-type: none"> <li>• Generally, skirtings should remain in their existing positions. Any skirting being replaced due to damage such as water ingress, dry rot and termite damage or that are missing should be reproduced to replicate other skirtings in the same room, or if none at all, should replicate its most likely profile based on the findings of the 1997 CMP.</li> <li>• Ground floor skirtings that are required to be removed for the subfloor excavation works, should have their locations recorded, labelled clearly, carefully removed, de-nailed, cleaned up and reinstated post excavation and subfloor works.</li> </ul>

CME Building – Room F11,F12,F13,F14		
		<ul style="list-style-type: none"> <li>Consideration should be put into packing out skirtings with battens to create a void space for wiring prior to reinstallation where they are required to be removed to facilitate other works such as floor replacement, Subfloor excavation or rising damp remediation.</li> <li>Consideration should be made towards sensitively and sympathetically incorporating a skirting duct into the current skirting profiles to facilitate ease of future services reticulation and to minimize the requirement for future invasive works.</li> </ul> <p>See also section 3.1.7 Skirtings in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p>Grading of Significance: High</p>
Windows	N/A	<p>Description: No windows in this area</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Doors	N/A	<p>Description: Door descriptions noted in room descriptions.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Fireplace	N/A	<p>Description: No fireplaces in this area</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>

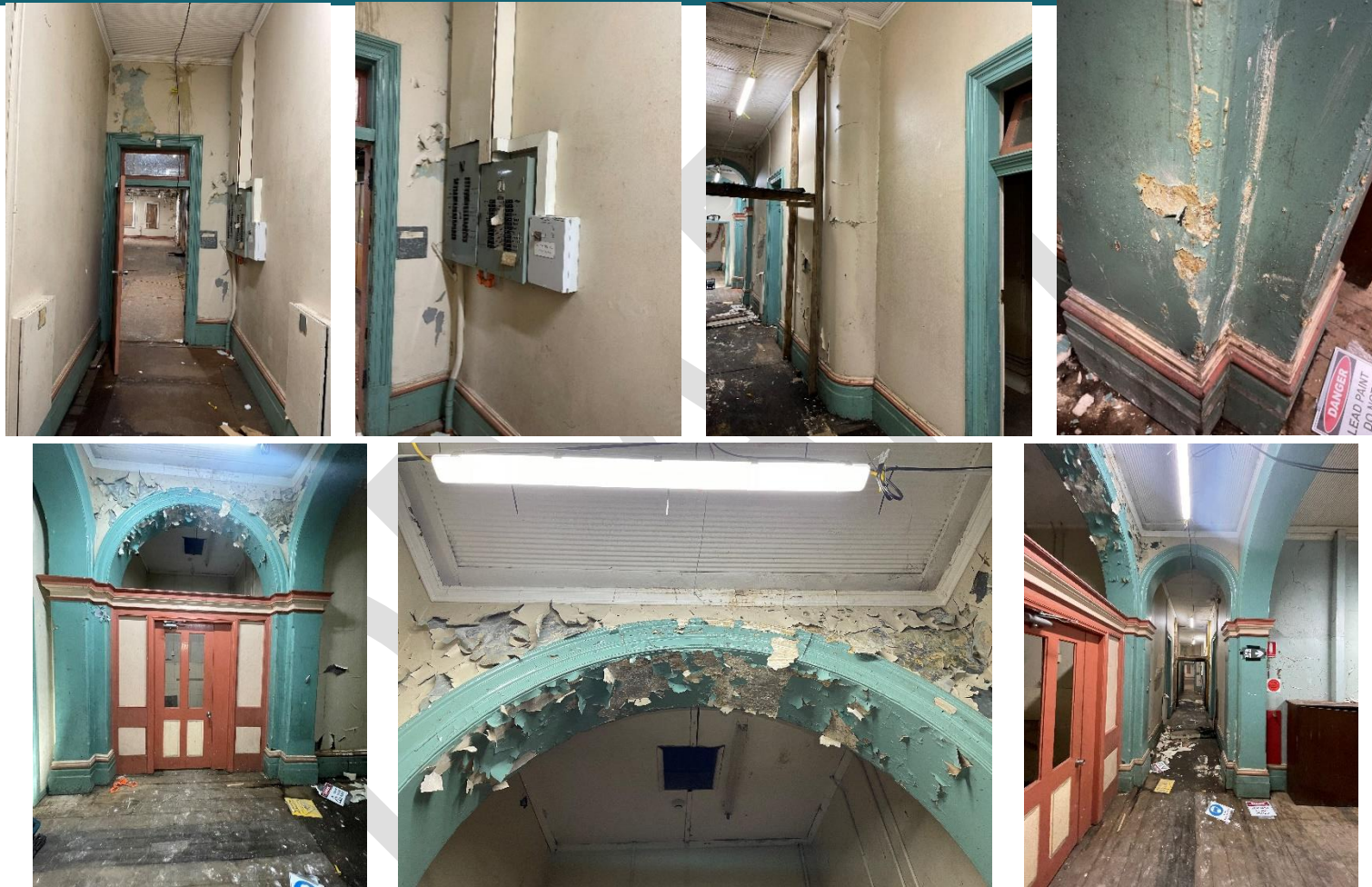
## CME Building – Room F11,F12,F13,F14

### Photos

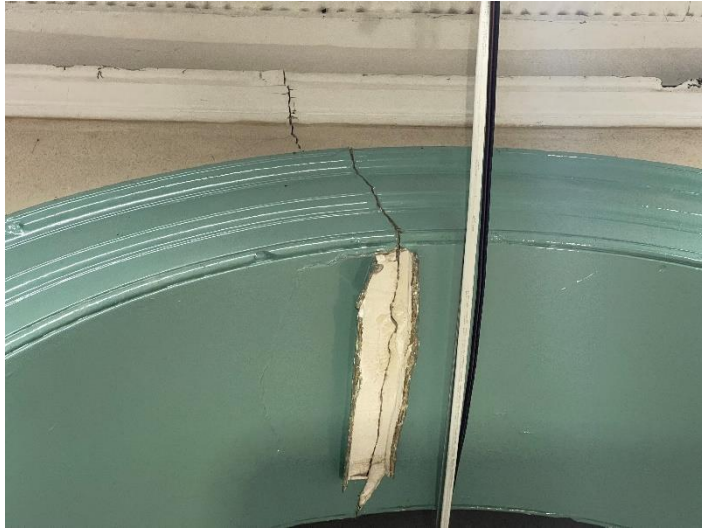




## CME Building – Room F11,F12,F13,F14

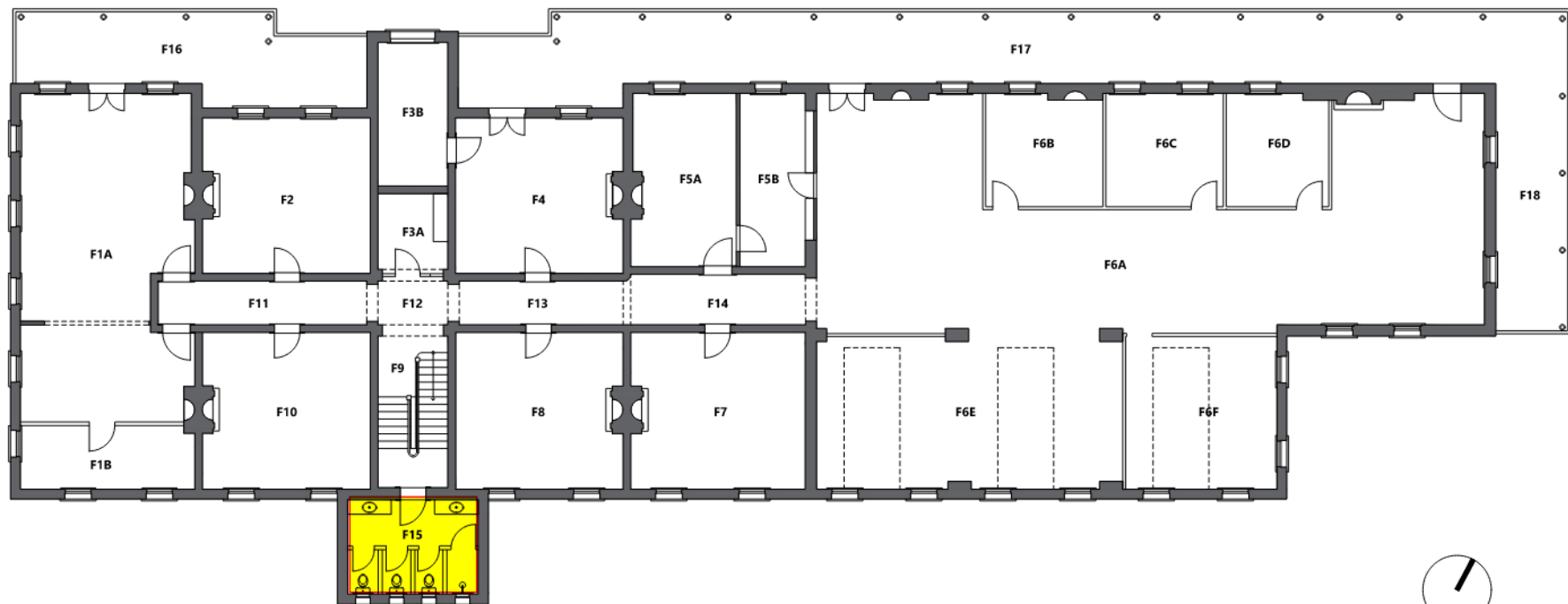


CME Building – Room F11,F12,F13,F14



**CME Building – Room F15**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	Nil	(Formerly Room No. 22c & 22d)
<b>Construction Phase &amp; Use</b>	1920	Female Lavatories





CME Building – Room F15		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Tiled Floor, currently in fair condition</p> <p><b>Recommendation:</b> Tiles on the floor in this room will be removed to facilitate Hydraulic upgrades, waterproofing and re-tiling with sympathetic modern tiles. See section 3.1.4 Floors in the <i>Physical Condition and Schedule of Conservation Works</i> methodology for floor works.</p> <p><b>Grading of Significance:</b> Little</p>
Walls	Poor	<p><b>Description:</b> Paint poor with flaking in places, mould, uneven surfaces and various cracks. southern half of the room is three toilet cubicles and a shower cubicle. The majority of the room is tiled to approx. 1500mm High except the shower cubicle to 1800high with modern ceramic tiles. The Northern side of the room has two intrusive modern vanities with hand basins, mirrors, hand dryers and paper towel dispensers sit above the vanities with a high level wall mounted hot water system above.</p> <p><b>Recommendation:</b> Remove toilets, vanities and fittings, paint strip areas of loose or flaking paint, The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Intrusive modern wall tiles to be removed. If falling damp has occurred, wet vacuum wash the brickwork for multiple cycles with a contained head wet system. Allow to dry for min 6 weeks and apply a salt retardant render prior to white set and painting. Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> methodology.</p> <p><b>Grading of Significance:</b> Moderate</p>
Ceilings	Fair	<p><b>Description:</b> Corrugated metal ceiling, surface fixed conduits, fittings and penetrations for services. Some water damage in places</p> <p><b>Recommendation:</b> Remove Intrusive modern grid ceiling, fixtures fittings and conduits</p> <ul style="list-style-type: none"> <li>Where intact and not at risk of collapse, complete conservation works to reinstate back to original condition. This could be inclusive of patching existing holes, replacing missing, badly damaged sections, mouldings and in situ cornice template moulding repairs.</li> </ul>

CME Building – Room F15		
		<ul style="list-style-type: none"> <li>Where small areas are damaged beyond salvage, replace with salvaged fabric from other rooms of less significance within the building, replace with second hand salvaged material or replace with replicated modern equivalent.</li> <li>Instead of removing large sections of heritage fabric ceilings to facilitate the installation of services or structural repairs, It would be a more preferable heritage outcome to leave any stable remnant ceiling fabric in situ and install a modern ceiling replica of the original ceiling based on existing documentation from the original build or from evidence of remnant fabric. These new ceilings would be installed lower to provide space to conceal services provided that any loss of height does not detract from the overall scale of the rooms or cover necessary ventilation grills or vents. The original ceiling would remain in its current condition concealed above it.</li> </ul> <p>See also Section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>
Cornice	fair	<p><b>Description:</b> Timber moulding cornice. Some surface mounted conduits.</p> <p><b>Recommendation:</b> Remove intrusive modern fixtures and fittings. Decorative timber mouldings should be repaired in situ if possible. When beyond salvage or if ceilings are replaced, or relocated, timber mouldings should be reinstated with originals salvaged from elsewhere within the building where available or with replicated remakes of the originals should they be beyond salvage. As per section 3.1.1 Ceilings in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>
Skirting	Fair	<p><b>Description:</b> Tiled walls, no skirting, currently in fair condition</p> <p><b>Recommendation:</b> Tile Floors in this room will be removed in part to facilitate Hydraulic upgrades, waterproofing and re-tiling See section 3.1.4 Floors. In the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: N/A</b></p>

CME Building – Room F15		
Windows	Poor	<p><b>Description:</b> Each cubicle has a smaller window with a single lift up sash with obscure glass. The top fixed glazing has an overlapped ventilation gap. Windows appear to have been mostly stripped and primed/sealed. East and west windows are currently boarded up and not accessible for full assessment.</p> <p><b>Recommendation:</b> Remove boarding to expose windows. Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works.</p> <ul style="list-style-type: none"> <li>• Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot repairs, broken glass replacement and hardware repairs and or replacement.</li> <li>• Existing heritage hardware should be stripped, polished and reinstated in as close to its original position. Missing hardware should be reinstated with new modern reproduction equivalents.</li> <li>• Locks should be made operational if windows are to be operable. Opening restrictions should be added for both security and code compliance if windows present a climb or fall risk.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance: Moderate</b></p>
Doors	Poor	<p><b>Description:</b> 13 panel doors enclose the cubicles with 2 solid panels at the top and two solid panels at the bottom with an array of 9 obscure glass panels mid-height. An arched cut-out provides a large central undercut. The main entry door into the room to the north is a three panel solid door with a tall highlight above. The architrave has cut outs from previous hardware.</p> <p><b>Recommendation.</b></p> <ul style="list-style-type: none"> <li>• Any door leaves removed as part of works should be either reused within the building in other areas requiring doors or documented on an inventory, labelled and placed in storage on site.</li> </ul>

CME Building – Room F15		
		<ul style="list-style-type: none"> <li>Doors should generally be adjusted, cleaned up, and rehung in their original locations.</li> <li>Doors and jambs that need to be replaced for fire rating, should be replaced with compliant metal jambs and fire doors. Existing architraves should be reinstated, and sympathetic bolection mouldings should be installed onto the fire doors to recreate the appearance of the original panel doors.</li> <li>-Existing heritage hardware that is non-operational should be stripped, polished, decommissioned and reinstated in as close to its original position provided that it does not interfere with compliance of new door control hardware. New modern hardware that is sympathetic to the heritage aspect of the building yet compliant with relevant Building codes and Australian Standards (AS1428.1) should be installed.</li> <li>Fanlights should be cleaned up and made good. They should be made to operate if required as part of the HVAC requirements of the building. Existing hardware should be removed, polished and reinstated. Any missing hardware should be replaced with reproduction items to match the existing. Consideration as to make the fanlights operable, fixed open or fixed closed should be made in conjunction with the requirements of the buildings HVAC system and acoustic considerations.</li> <li>Any damage or cut outs to architraves or jambs should be reinstated with timber inlays and reshaped to blend in.</li> <li>Doors that need to be pinned in an open position should be fixed in place with a concealed fixing.</li> </ul> <p>Also refer to section 3.1.6 Doors in the <i>Physical Condition Report and Schedule of Conservation Works</i>.</p> <p><b>Grading of Significance: High</b></p>
Fireplace	N/A	<p><b>Description:</b> N/A – No fireplaces in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

## CME Building – Room F15

### Photos





## CME Building – Room F15



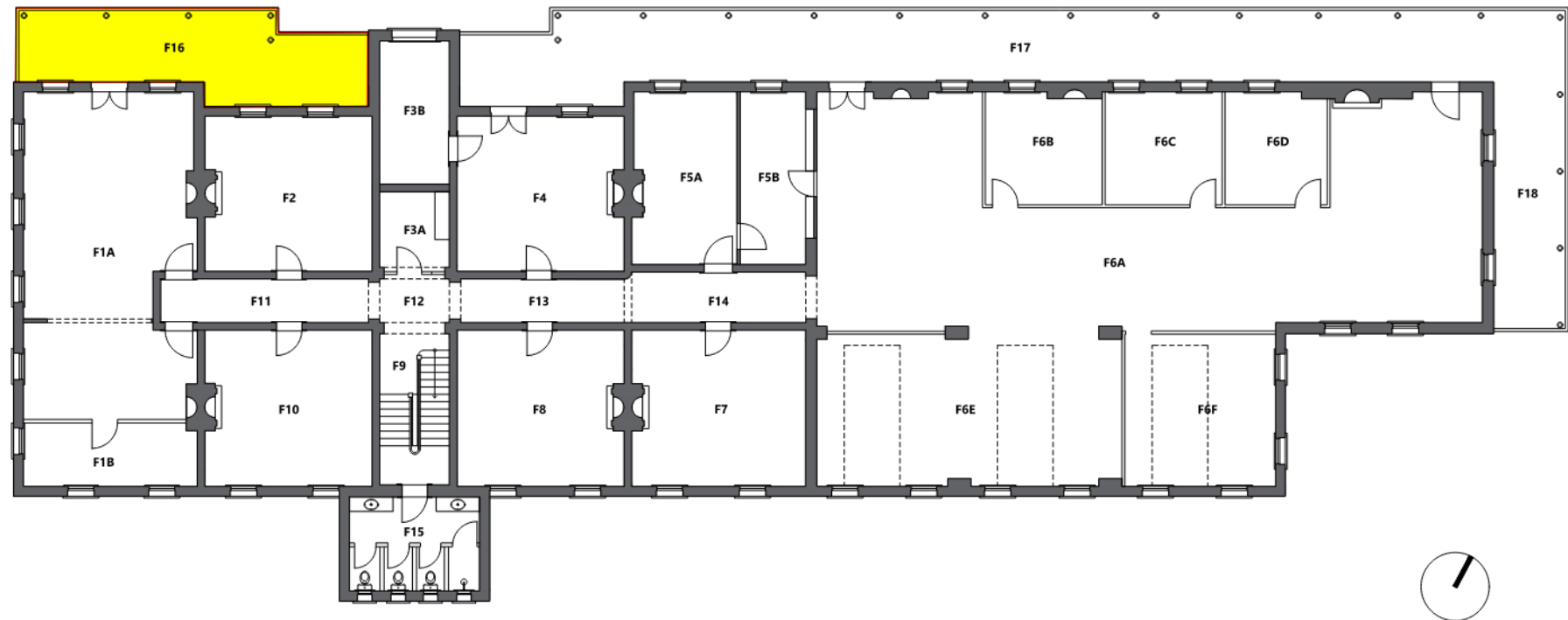


## CME Building – Room F15



**CME Building – Room F16**

Location	First Floor	
Room Subdivisions	F16	(Formerly Room No. 15a)
Construction Phase & Use	1887	



CME Building – Room F16		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Timber decking, replaced around 2015. Fair weathered condition</p> <p><b>Recommendation:</b> Sand and oil decking.</p> <p><b>Grading of Significance:</b> High</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls with an expressed lower brick course plinth detail. A lead flashing covers the bottom brick and returns onto the deck. Recessed brickwork detail to the eastern end with an infilled opening. Exposed stormwater drainage throughout</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. Also refer to section 3.1.2 Walls and Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Ceilings	Good	<p><b>Description:</b> Underside of metal bullnose roof with exposed timbers, outer edge beam and topside surfaces with ledges have pigeon spikes in place and considerable vermin droppings. Exposed stormwater drainage throughout</p> <p><b>Recommendation:</b> Remove pigeon spikes and pressure clean. Prep joists, decking and stormwater pipes for overcoating and repaint. Replace pigeon spikes with new. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Veranda Posts	Good	<p><b>Description:</b> Cast iron veranda posts with ornate latticework braces. The posts bear onto the timber deck.</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations</p> <p><b>Grading of Significance:</b> Exceptional</p>

CME Building – Room F16		
Balustrade	Good	<p><b>Description:</b> Cast iron lacework panels with a wrought iron top railing. Currently in good condition.</p> <p><b>Recommendation:</b> : Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Will need a suitable solution to ensure compliance requirements are met. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations</p> <p><b>Grading of Significance:</b> Exceptional</p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. \</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Doors	N/A	<p><b>Description:</b> Door detailed in Room F1</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>



## CME Building – Room F16

### Photos



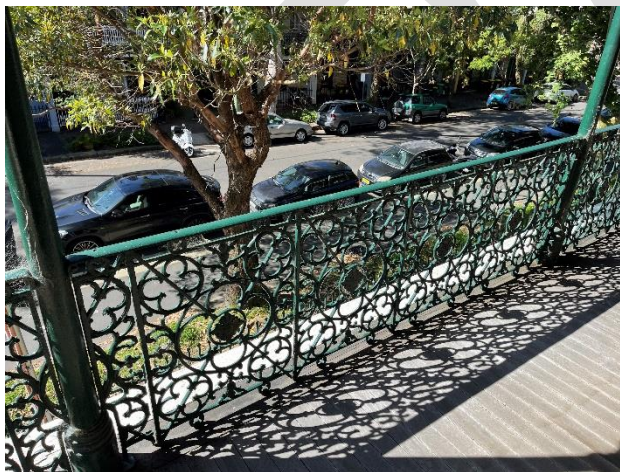
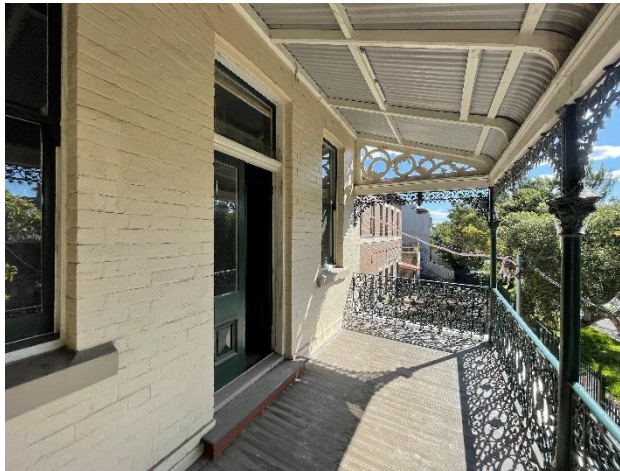


## CME Building – Room F16





## CME Building – Room F16



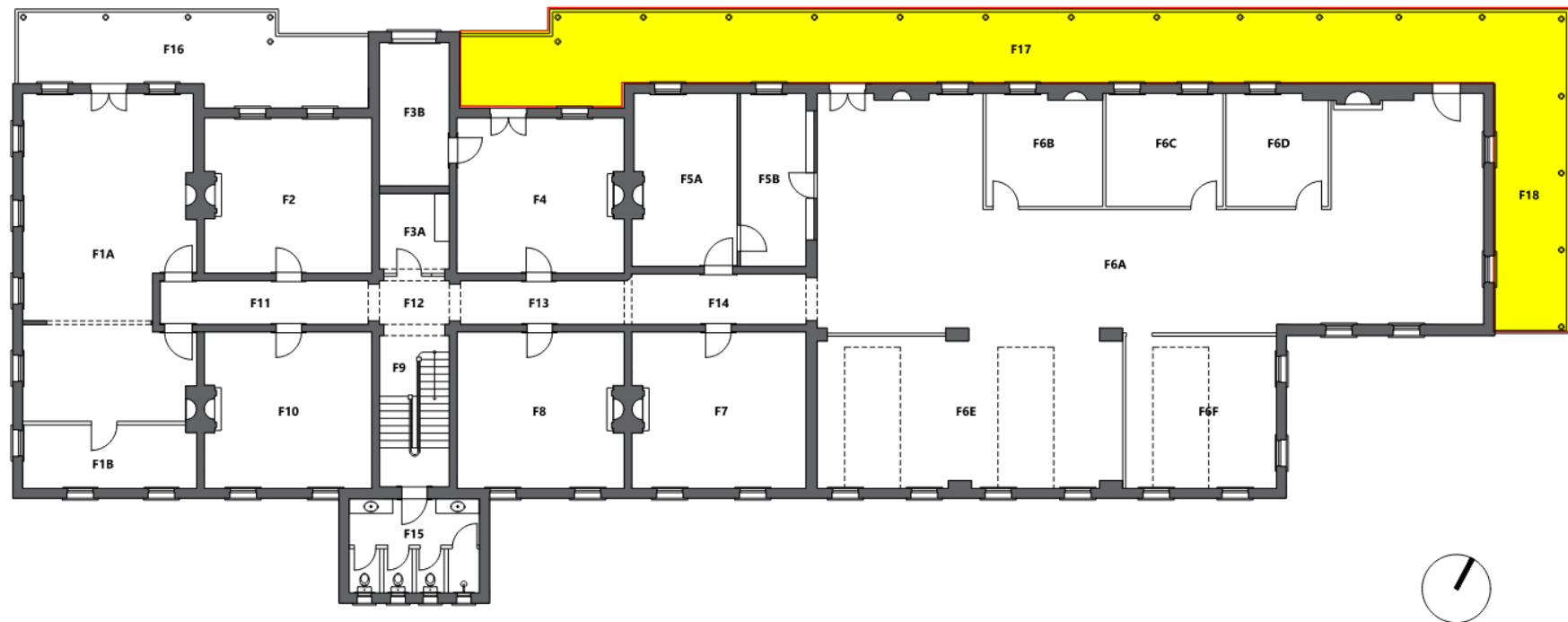


## CME Building – Room F16



**CME Building – Room F17, F18**

<b>Location</b>	First Floor	
<b>Room Subdivisions</b>	F17, F18	(Formerly Room No. 21a & 21b)
<b>Construction Phase &amp; Use</b>	1887 & 1900	First Floor Balcony



CME Building – Room F17, F18		
Fabric	Current Condition	Description and Recommendation
Floor	Fair	<p><b>Description:</b> Timber decking, replaced around 2015. Fair weathered condition</p> <p><b>Recommendation:</b> Sand and oil decking.</p> <p><b>Grading of Significance:</b> High</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls with an expressed lower brick course plinth detail. A lead flashing covers the bottom brick and returns onto the deck. Recessed brickwork detail to the eastern end with an infilled opening. Exposed stormwater drainage throughout</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. Also refer to section 3.1.2 Walls and Section 3.1.3. Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Ceilings	Good	<p><b>Description:</b> Underside of metal bullnose roof with exposed timbers, outer edge beam and topside surfaces with ledges have pigeon spikes in place and considerable vermin droppings. Exposed stormwater drainage throughout</p> <p><b>Recommendation:</b> Remove pigeon spikes and pressure clean. Prep joists, decking and stormwater pipes for overcoating and repaint. Replace pigeon spikes with new. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Veranda Posts	Good	<p><b>Description:</b> Cast iron veranda posts with ornate lacework braces. The posts bear onto the timber deck.</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>

CME Building – Room F17, F18		
Balustrade	Good	<p><b>Description:</b> Cast iron lacework panels with a wrought iron top railing. Currently in good condition.</p> <p><b>Recommendation:</b> : Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Will need a suitable solution to ensure compliance requirements are met. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Strip all lead paint completely from all surfaces and prepare all surfaces under HAZMAT conditions in accordance with <i>AS4361.1:2017 Guide to Hazardous Paint Management</i> prior to commencement of works. \</p> <ul style="list-style-type: none"> <li>Windows should generally be repaired adjusted and cleaned up in their original locations. This could be inclusive of sash cord and weight replacement, glazing putty touch ups or replacement, adjustment and refitting of sashes, rot and damage repairs, broken glass replacement and hardware repairs and or replacement.</li> </ul> <p>See also section 3.1.3 Painted Surfaces and section 3.1.5 Windows in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Doors	N/A	<p><b>Description:</b> Door detailed in Room F6A</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>



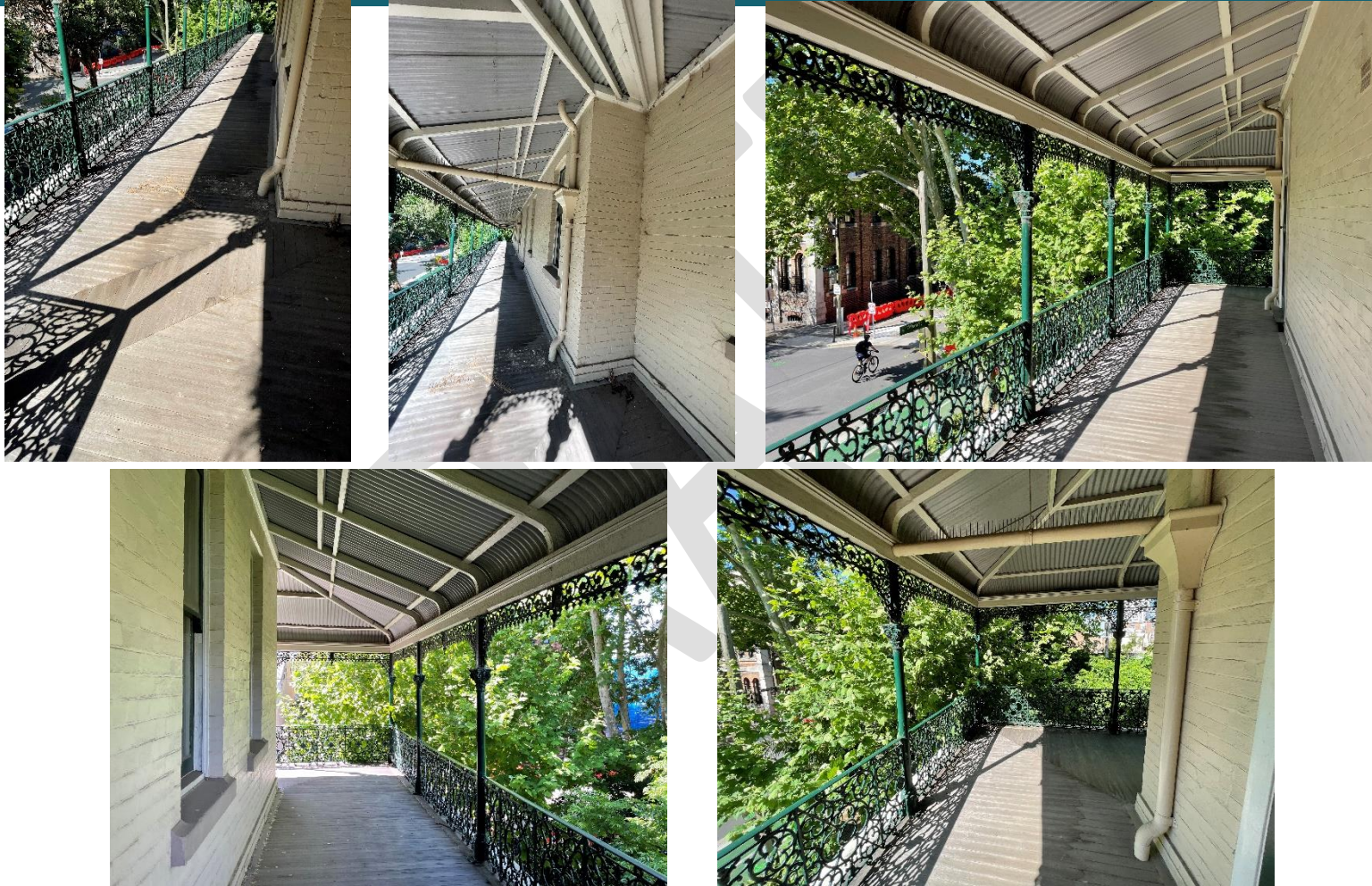
## CME Building – Room F17, F18

### Photos





## CME Building – Room F17, F18

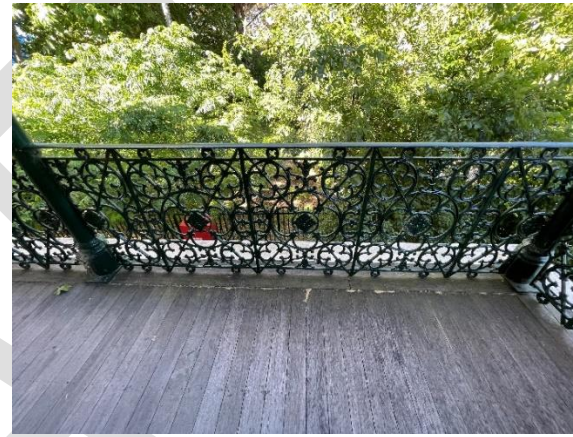




## CME Building – Room F17, F18

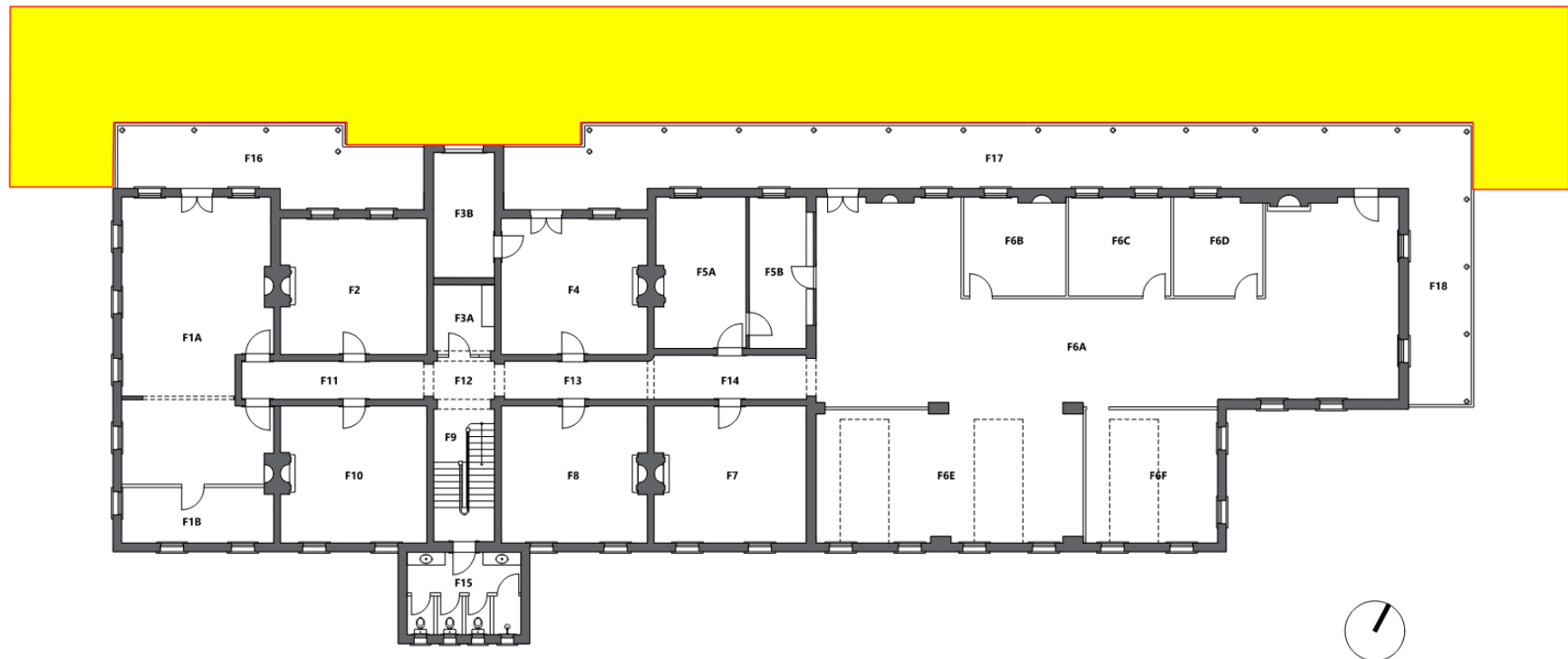


## CME Building – Room F17, F18



### CME Building – External North Elevation

Location	North Elevation
Room Subdivisions	N/A
Construction Phase	1887- 1920





CME Building – External North Elevation		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wood chip and Mulch to the majority of the front area. The area is poorly graded and not compliant with access requirements. There is a sandstone path and steps from the Wilson Street footpath to the main front entry. At the far west, a bitumen driveway from the Wilson Street footpath proceeds past the eastern end of the building. At the far east, a narrow set of concrete stairs from the Wilson Street footpath steps up to a concrete landing in the yard. The Verandas and balconies are detailed in G27, G28, F17 and F18</p> <p><b>Recommendation:</b> Wood chip and mulch to be removed, area to be regraded and landscaped. Sandstone steps and path to be re-laid to suit levels in line with DDA compliance. All levels to be amended to suit compliance. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. See also section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Veranda Posts	Good	<p><b>Description:</b> Cast iron veranda posts with ornate lacework braces.</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>
Balustrade	Good	<p><b>Description:</b> Cast iron lacework panels with a wrought iron top railing. Currently in good condition, however, non-compliant. Detailed further in F16 and F17</p>

CME Building – External North Elevation		
		<p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Paint strip areas of loose or flaking paint, and anywhere that rot or damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Make windows operable, Re-putty glazing as required with linseed putty. Section 3.1.3 Painted Surfaces and section 3.1.5 Windows Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Doors	N/A	<p><b>Description:</b> Doors detailed in Rooms G3, G9, F1A and F6A</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Roof and Eaves	N/A	<p>Unable to access roof, eaves or gutters and upper areas of the façade for assessment.</p> <p><b>Grading of Significance:</b> N/A</p>



## CME Building – External North Elevation

### Photos





## CME Building – External North Elevation





## CME Building – External North Elevation



## CME Building – External North Elevation





## CME Building – External North Elevation



## CME Building – External North Elevation



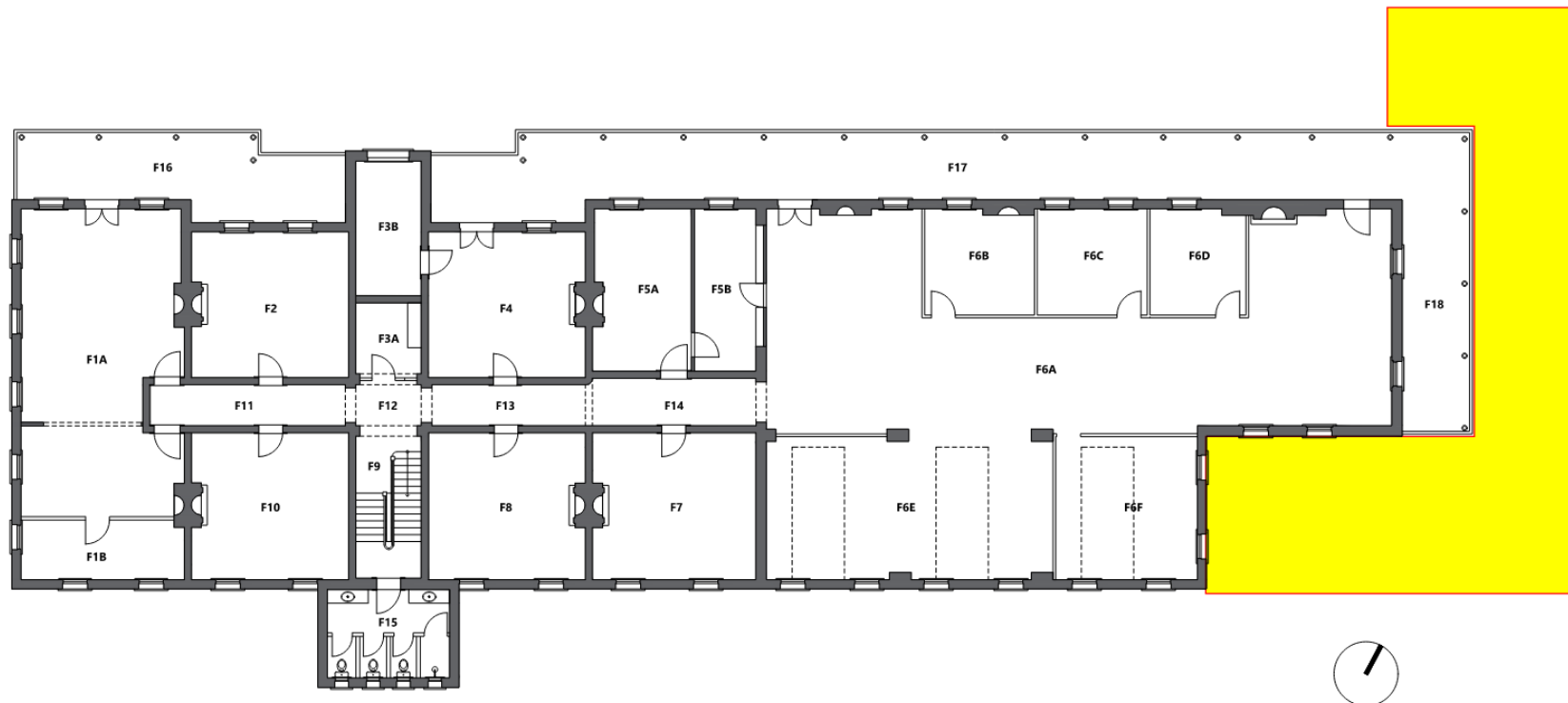


## CME Building – External North Elevation



### CME Building – External East Elevation

Location	East Elevation
Room Subdivisions	N/A
Construction Phase	1900- 1920



CME Building – External East Elevation		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Wood chip and Mulch to north, grass to the rest. The area is poorly graded and not compliant with access requirements. The Veranda and balcony is detailed in G29 and F18.</p> <p><b>Recommendation:</b> Concrete hob, wood chip and grass to be removed, area to be regraded and landscaped. All levels to be amended to suit compliance. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. See also section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Veranda Posts	Good	<p><b>Description:</b> Cast iron veranda posts with ornate lacework braces.</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>
Balustrade	Good	<p><b>Description:</b> Cast iron lacework panels with a wrought iron top railing. Currently in good condition, however, non-compliant. Detailed further in F16 and F17</p> <p><b>Recommendation:</b> Prep for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>

CME Building – External East Elevation		
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Paint strip areas of loose or flaking paint, and anywhere that rot or damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Make windows operable, Re-putty glazing as required with linseed putty. Section 3.1.3 Painted Surfaces and section 3.1.5 Windows Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Doors	N/A	<p><b>Description:</b> Doors detailed in Rooms G11</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>
Roof and Eaves	N/A	<p>Unable to access roof, eaves or gutters and upper areas of the façade for assessment.</p> <p><b>Grading of Significance:</b> N/A</p>



**CME Building – External East Elevation**

Photos



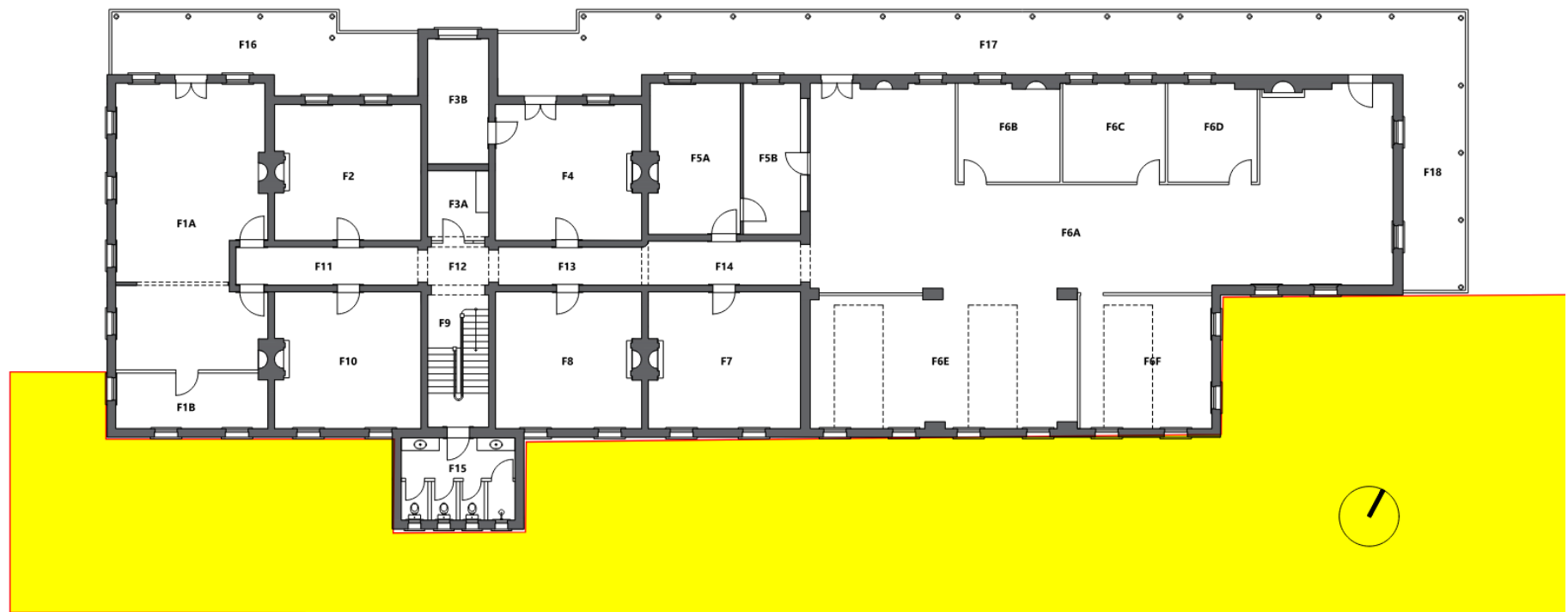


## CME Building – External East Elevation



### CME Building – External South Elevation

Location	East Elevation
Room Subdivisions	N/A
Construction Phase	1887-1900-1920



CME Building – External South Elevation		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Poor condition asphalt. With brick dams around the subfloor ventilation grills. The area is poorly graded and not compliant with access requirements. Various drainage pits in poor condition.</p> <p><b>Recommendation:</b> Area to be regraded and asphalt reinstated. All levels to be amended to suit compliance. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Neutral</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls. Gooseneck style lights are located in various locations at high level. All high level brick vents have a metal shroud protecting them from the weather.</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. See also section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Paint strip areas of loose or flaking paint, and anywhere that rot or damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Make windows operable, Re-putty glazing as required with linseed putty. Section 3.1.3 Painted Surfaces and section 3.1.5 Windows Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Doors	N/A	<p><b>Description:</b> Doors detailed in Rooms G11 and G19</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

### CME Building – External South Elevation

Roof and Eaves	N/A	<p><b>Description:</b> Unable to access roof, eaves or gutters and upper areas of the façade for assessment. A small skillion roof awning is fixed to the rear of G19</p> <p><b>Recommendation:</b> N/A</p> <p>Unable to access roof, eaves or gutters and upper areas of the façade for assessment.</p> <p><b>Grading of Significance:</b> N/A</p>
Photos		





## CME Building – External South Elevation



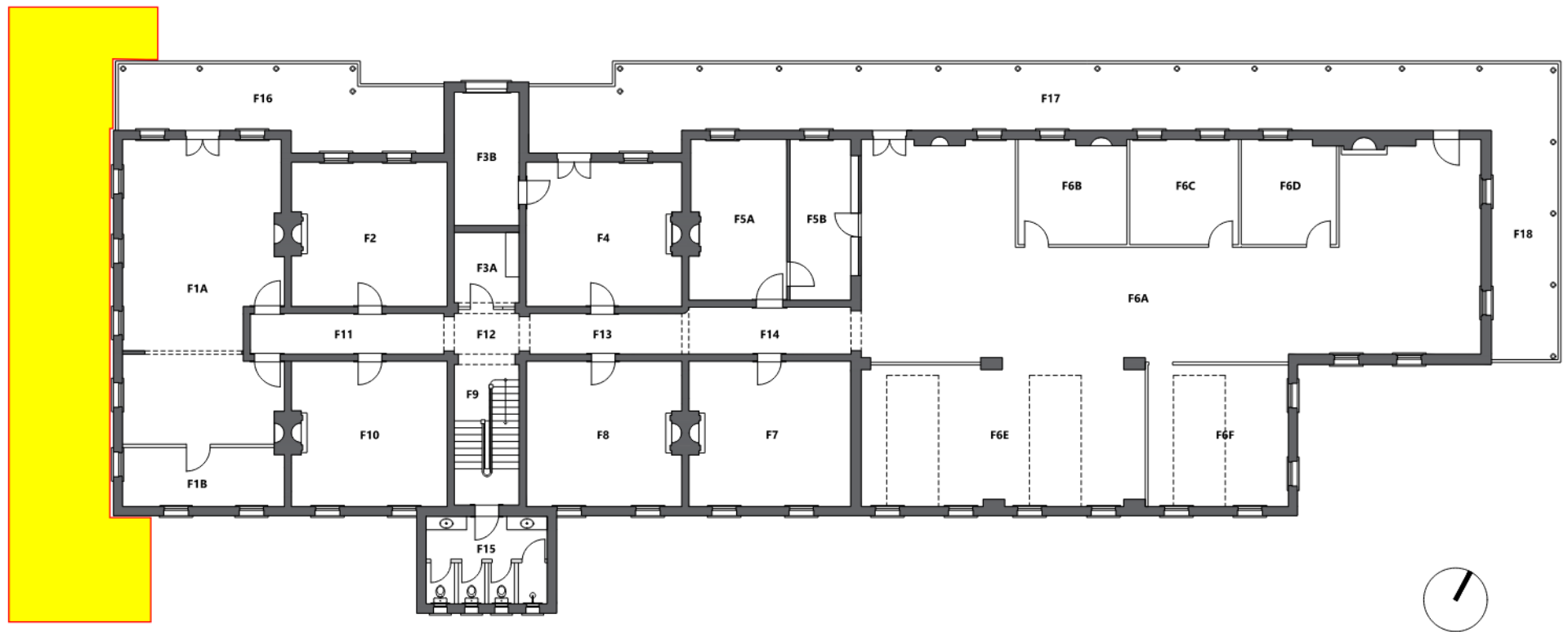


## CME Building – External South Elevation



### CME Building – External West Elevation

Location	East Elevation
Room Subdivisions	N/A
Construction Phase	1887



CME Building – External West Elevation		
Fabric	Current Condition	Description and Recommendation
Floor	Poor	<p><b>Description:</b> Poor condition asphalt. With brick dams around some of the the subfloor ventilation grills. The area is poorly graded and not compliant with access requirements to the Veranda.</p> <p><b>Recommendation:</b> Area to be regraded and asphalt reinstated. All levels to be amended to suit compliance. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Neutral</p>
Walls	Fair	<p><b>Description:</b> External Paint finish brick walls. Gooseneck style lights are located in various locations at high level. All high level brick vents have a metal shroud protecting them from the weather.</p> <p><b>Recommendation:</b> Repair and prep spot repairs and repoint wall as necessary. Prepare existing paint for overcoating and repaint. See also section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Windows	Fair to poor	<p><b>Description:</b> Double hung windows, generally sound condition, however likely painted shut. Several of the first floor windows have ornate awnings above them with decorative fretwork.</p> <p><b>Recommendation:</b> Windows detailed internally in room notes. Externally Paint strip areas of loose or flaking paint, and anywhere that rot or damp has affected it. The rest can be subject to overcoating and or spot repairs as per the guidelines within <i>AS4361.1:2017 Guide to Hazardous Paint Management</i>. Make windows operable, Re-putty glazing as required with linseed putty. Section 3.1.3 Painted Surfaces and section 3.1.5 Windows Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> High</p>
Doors	N/A	<p><b>Description:</b> N/A -No doors in this area</p> <p><b>Recommendation:</b> N/A</p> <p><b>Grading of Significance:</b> N/A</p>

### CME Building – External West Elevation

Roof and Eaves	N/A	<p>Description: Unable to access roof, eaves or gutters and upper areas of the façade for assessment.</p> <p>Recommendation: N/A</p> <p>Grading of Significance: N/A</p>
Photos		





## CME Building – External West Elevation



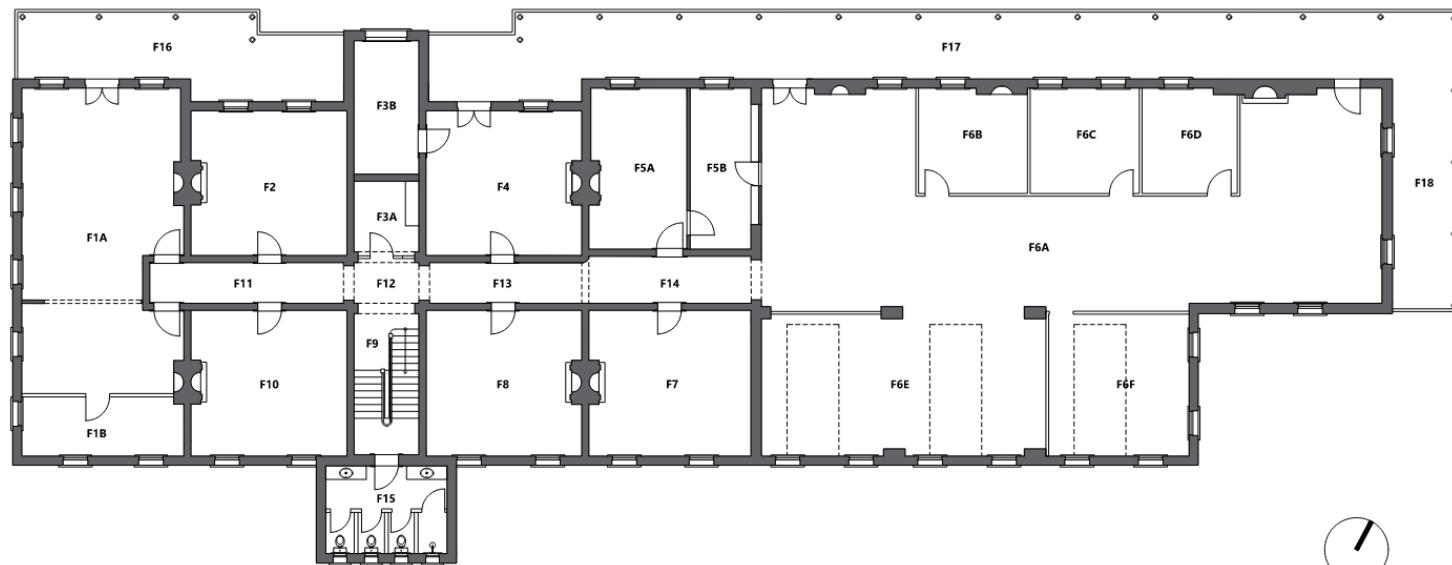


## CME Building – External West Elevation



## CME Building – Front Fence

Location	Front Fence -Wilson Street
Room Subdivisions	N/A
Construction Phase	N/A



CME Building – Front Fence		
Fabric	Current Condition	Description and Recommendation
Metal Fence	Poor	<p><b>Description:</b> Poor condition metal fence, rusty in places. At the western end at the driveway, a large pair of gates with inoperable openers swing inwards into the site. At the eastern end, a single gate provides access from the Wilson street footpath via some concrete stairs.</p> <p><b>Recommendation:</b> Fence to be removed and replaced. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Retaining Wall	Poor	<p><b>Description:</b> Concrete sleeper retaining wall with vertical railway iron retaining posts. Evidence of concrete cancer and is leaning towards the street. Damaged in places.</p> <p><b>Recommendation:</b> Remove and replace retaining wall. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Heritage Entry Gate	Poor	<p><b>Description:</b> A pair of wrought iron spear head gates beneath a semicircular head with wrought iron lattice and spikes hung on Sandstone columns. One of the columns is leaning.</p> <p><b>Recommendation:</b> Level up sandstone column. Prep wrought iron gates and head for overcoating, wire brush and chemically treat any evident rust and repaint. Refer to Section 3.1.3 Painted Surfaces in the <i>Physical Condition and Schedule of Conservation Works</i> report for further treatment recommendations.</p> <p><b>Grading of Significance:</b> Exceptional</p>



Photos



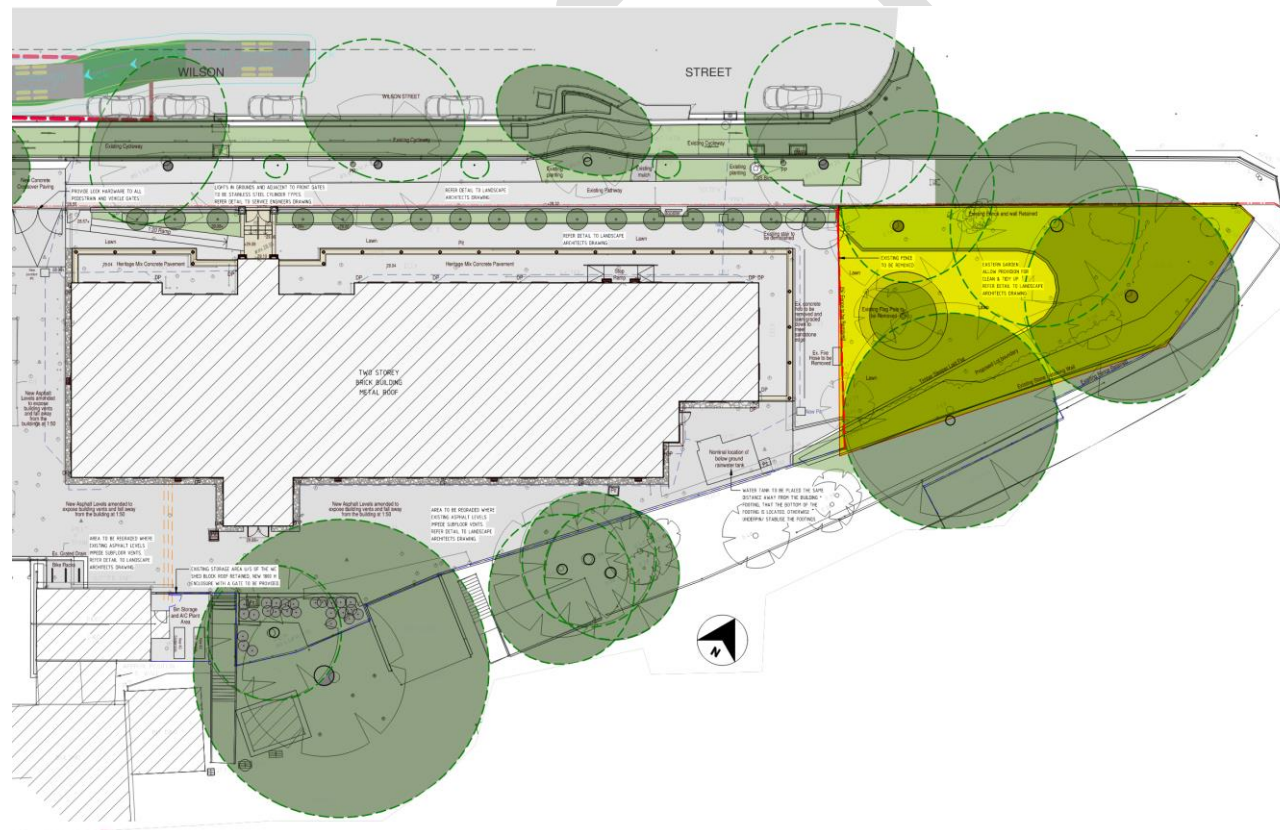






## CME Building – Eastern Garden

Location	Eastern Garden
Room Subdivisions	N/A
Construction Phase	N/A



CME Building – Eastern Garden		
Fabric	Current Condition	Description and Recommendation
Metal Fence	Poor	<p><b>Description:</b> Poor condition metal fence around the perimeter, rusty in places. A gate at the south western corner.</p> <p><b>Recommendation:</b> Fence to be removed and to the north east and south only. Western section not to be replaced to provide clear access to the CME. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Retaining Wall	Poor	<p><b>Description:</b> Concrete sleeper retaining wall with vertical railway iron retaining posts. Evidence of concrete cancer and is leaning towards the street. Damaged in places.</p> <p><b>Recommendation:</b> Remove and replace retaining wall. See Landscape Plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>
Gardens	Poor	<p><b>Description:</b> Overgrown gardens, overrun by certain species. Rockery and railway sleeper borders. A flagpole at the western end with guide wires maintaining stability. High potential for Aboriginal Archaeology in this area.</p> <p><b>Recommendation:</b> Trim gardens, remove invasive species and weeds. Restore flagpole. See landscape plans for further details.</p> <p><b>Grading of Significance:</b> Intrusive</p>

**CME Building – Eastern Garden**

Photos





## CME Building – Eastern Garden





## CME Building – Eastern Garden





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