



Figure 1: Bedroom 2, air conditioner vent loosened and crack present



Figure 2: Bedroom 3, Floor Cracking

Meeting Agenda**Date:** 07/07/2020**Time:** 2:25pm – 3:15pm**Location:** 3 Government Road, Cobar, NSW, 2835

Meeting Objective/s: To reassess cracking inside and outside of the property. This visit is a follow up visit from the 17/06/2019.

Attendees: Samantha Lloyd (Aurelia) and Cynthia 'Midge' Neale (Resident)

Items Discussed:

1. In Bedroom 2, Midge has recently painted the roof and fixed the damage from the leak as described in the visit on the 17/06/2020. Since undertaking these works, a crack has developed (running vertically with the door) and the frame for the air conditioner vent has loosened (Figure 1). Midge explained the air conditioner vent frame had already fallen once, indenting a small mark in the end of the bed frame.
2. In Bedroom 1, the floor cracking was revisited (Figure 2). The key concern raised by Midge was the extent to which the floor was lifting and moving (Figure 3).
3. The key item addressed in the hallway was the structure changes in the wall. It was explained that looking down the hall from the toilet, the left-hand wall slumped inwards in places (Figure 4). Midge explained that she understood this was the Gyprock breaking between the structural beams.
4. In the Toilet, the cracking in the right-hand corner was revisited (Figure 5).
5. In the Bathroom, the cracking above the shower (corner join) was revisited (Figure 6). The tiles on the shower were photographed against a pen to show the scale of movement (Figure 7).
6. Bedroom 3 was not visited.
7. The fireplace was revisited. Midge explained the plate around the chimney flue had previously fallen (Figure 8).
8. In the Loungeroom, photographs were taken of nails protruding through the wall and roof (Figure 9, 10 & 11).
9. The front door foyer was visited to photograph a gap in the skirting board (Figure 12) as well as a crack in the join in the arch way (Figure 13). This area was not visited on the 17/06/2020.
10. Photographs were taken of the existing crack in the Kitchen roof (Figure 14 & 15). Midge indicated a photo frame had also fallen due to a previous firing, resulting in the bottom of the frame breaking (Figure 16). Midge also indicated there was a crack/separation between the tiles connecting the kitchen and loungeroom (Figure 17). Leading to the outside area, a crack near the kitchen door frame was photographed (Figure 18).
11. In the backyard, a photo was taken of the broken tile/concrete near the structural post (Figure 19). This area was not visited on the 17/06/2020.
12. Under the carport, a series of photographs were taken to document cracks (Figures 20, 21, 22 & 23). Photographs were also taken on the concrete that wraps around to the front door. (Figures 24, 25, 26 & 27).

Other Comments:

- A Firing at New Cobar occurred at 3:01pm. During this time, we were standing outside under the carport. The vibration was felt through the ground and there was a rattle from the carport structure.
- Midge invited Craig Thomas (PGM General Manager) to visit the property.
- Midge was seeking advice on whether to keep repairing her home and what PGM's involvement would be.



Figure 3: Bedroom 2, Concerns of floor lifting

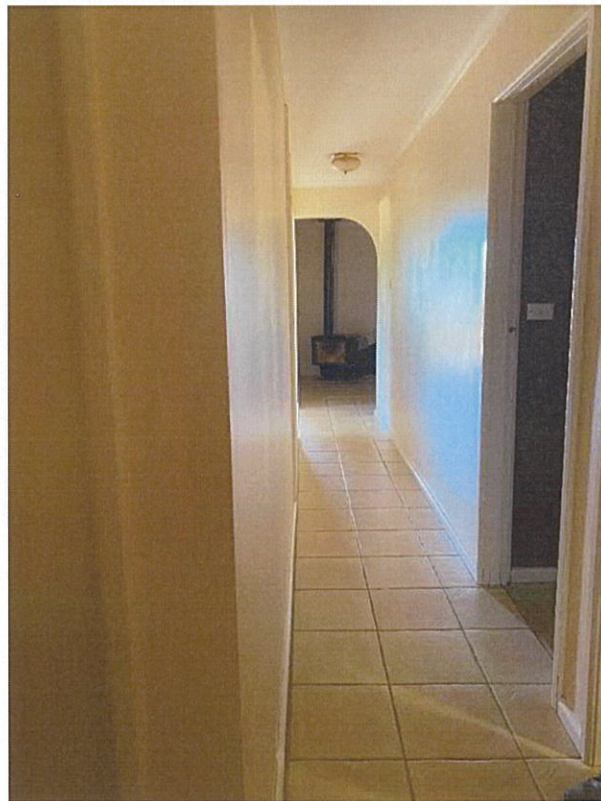


Figure 4: Hallway, Concerns of slumping on left side wall

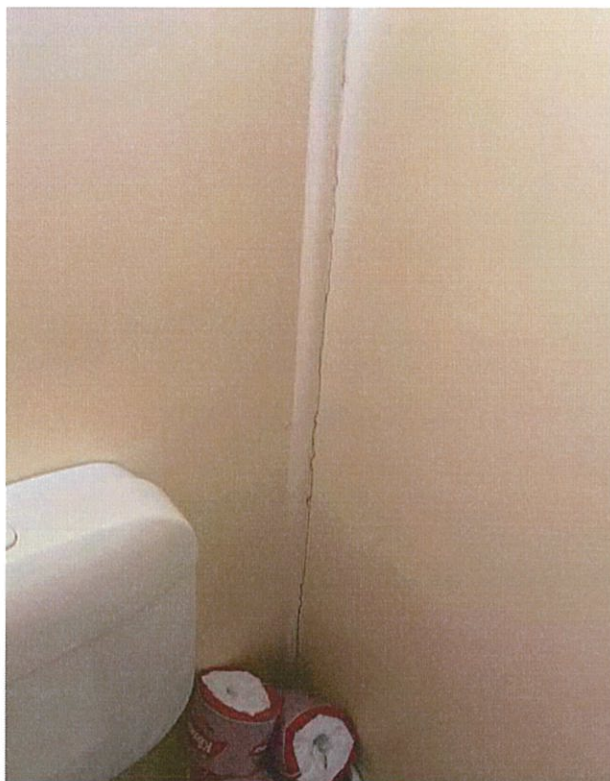


Figure 5: Toilet, cracking in right hand corner

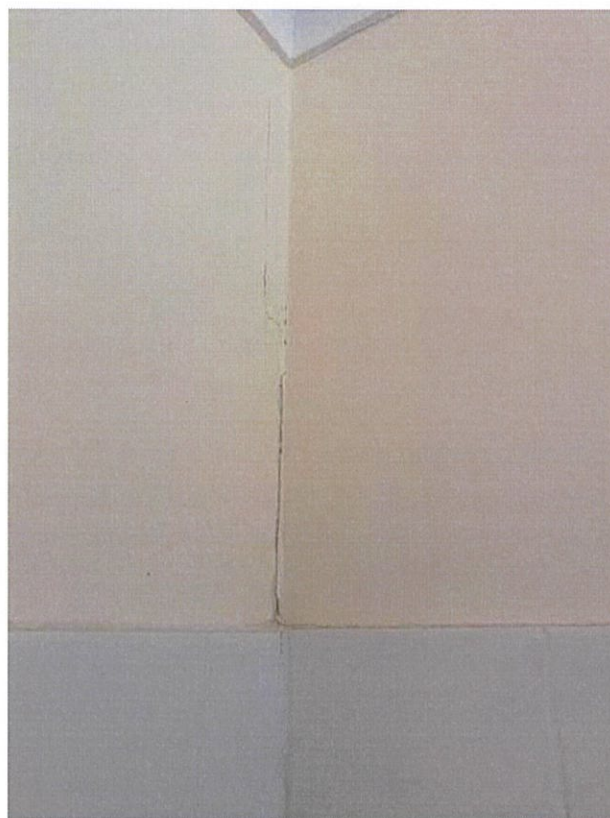


Figure 6: Bathroom, cracking above the shower

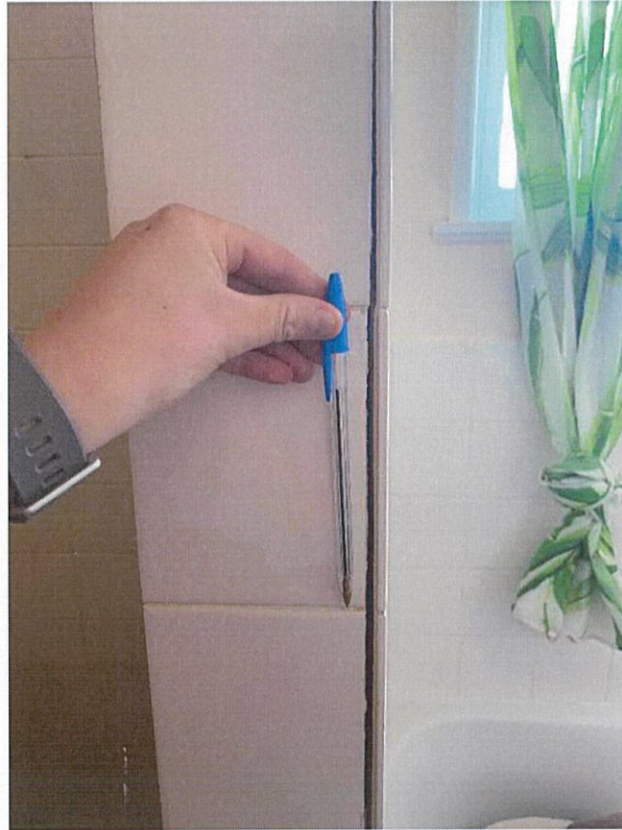


Figure 7: Bathroom, shower tiles movement



Figure 8: Loungeroom, plate around chimney flue

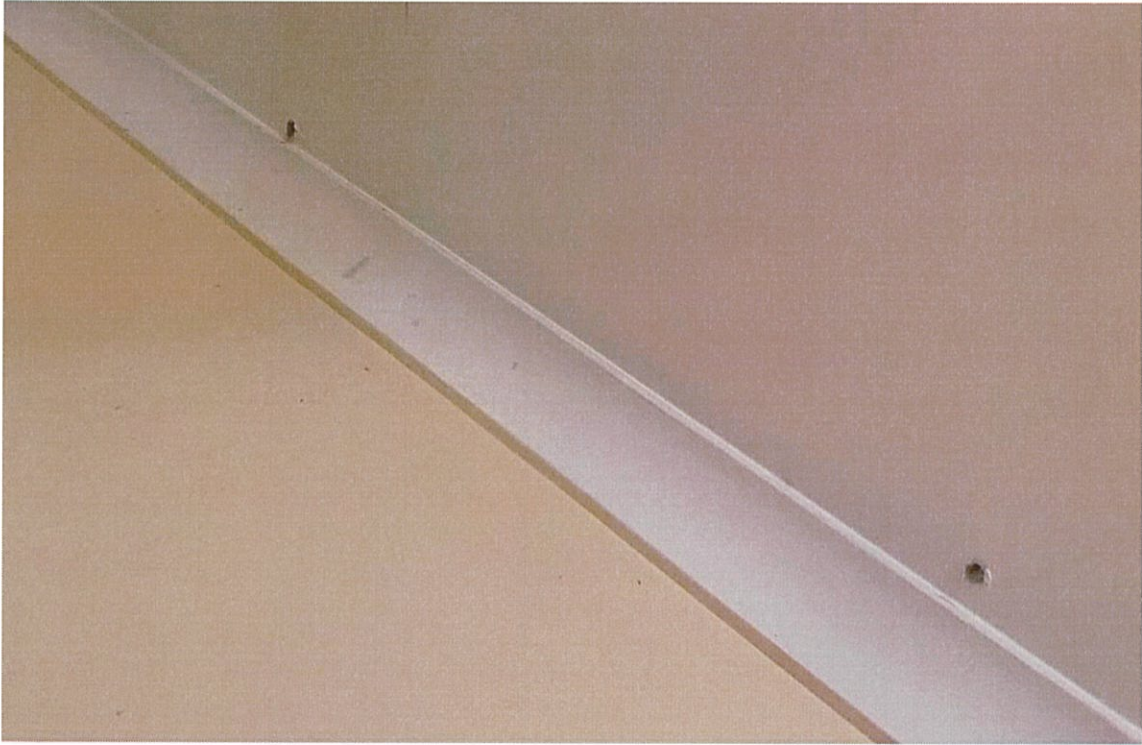


Figure 9: Loungeroom, nails protruding from roof (above chimney)



Figure 10: Loungeroom, nails protruding through wall

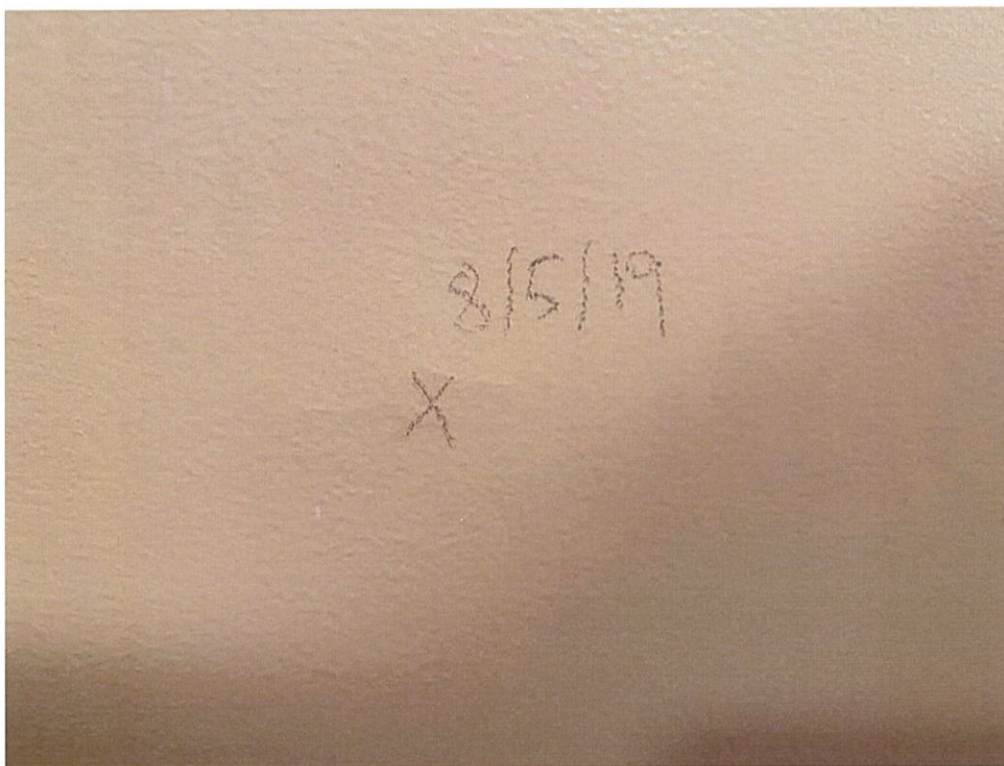


Figure 11: Loungeroom, nails protruding through wall



Figure 12: Front door foyer, gap in skirting board



Figure 13: Front door foyer, crack above archway



Figure 14: Kitchen, crack in roof



Figure 15: Kitchen, crack in roof



Figure 16: Kitchen, broken photo frame



Figure 17: Kitchen/Loungeroom, separation in tiles

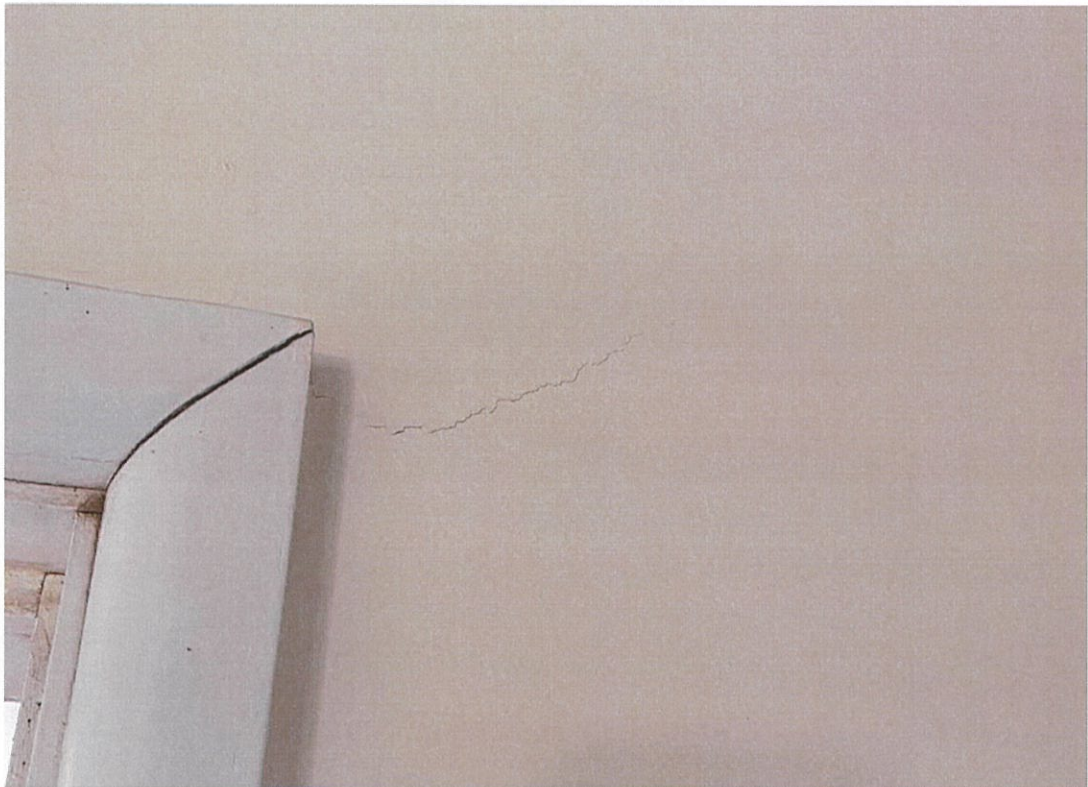


Figure 18: Kitchen, door frame leading to backyard



Figure 19: Outside area, broken tile

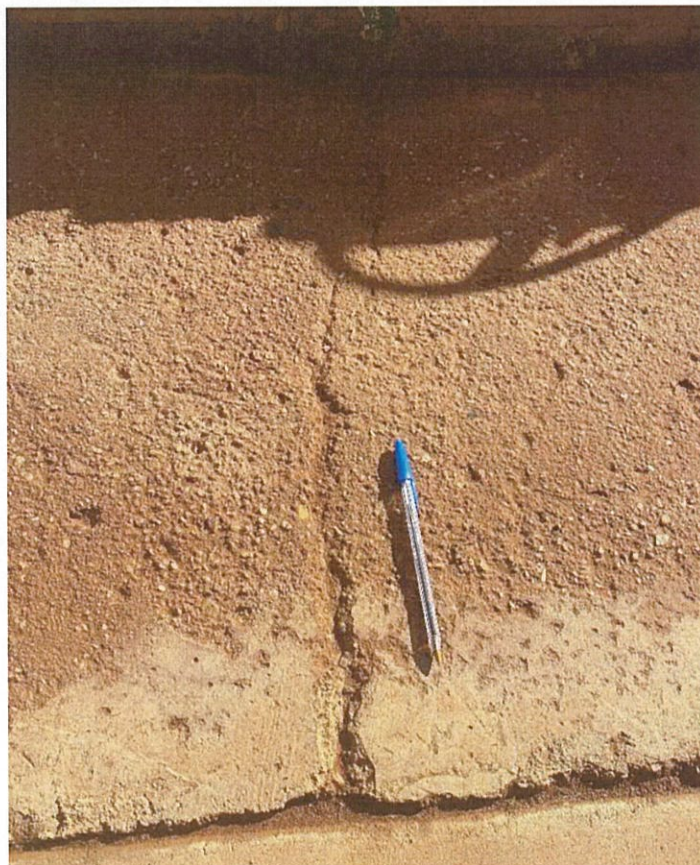


Figure 20: Carport, cracking in concrete



Figure 21: Carport leading to backyard, cracking in concrete

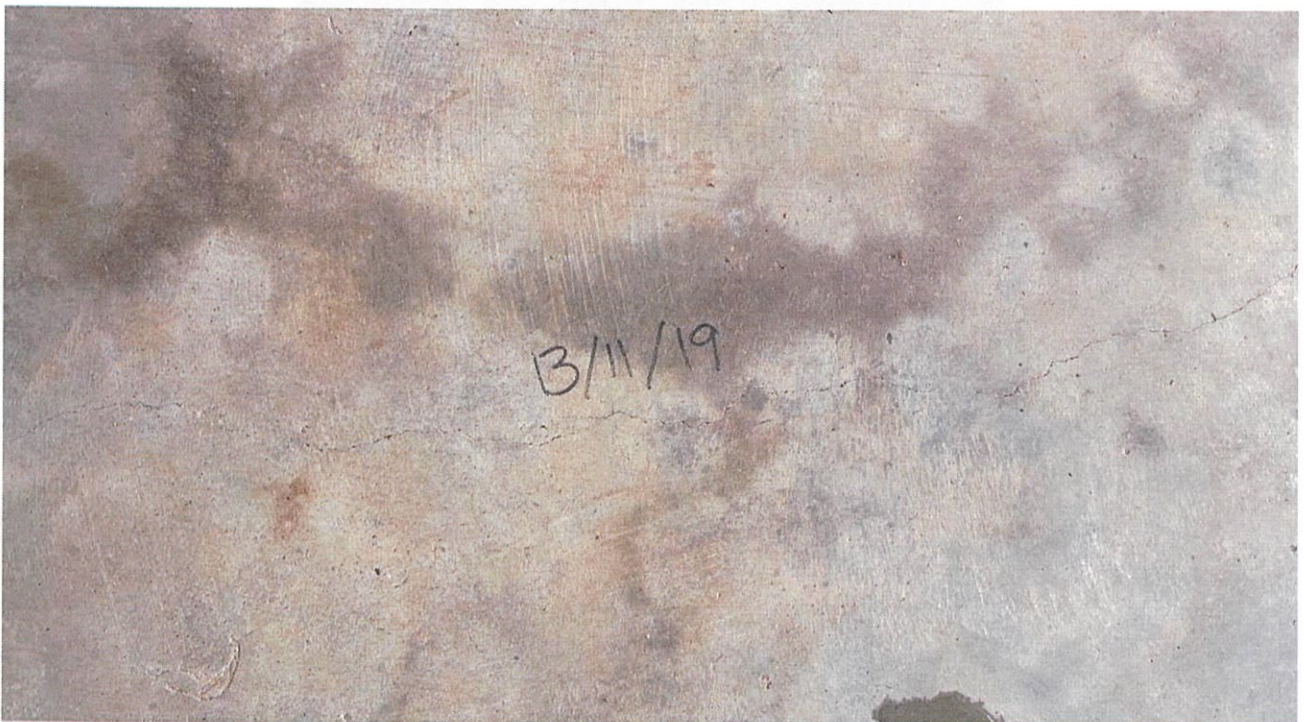


Figure 22: Carport, cracking in concrete

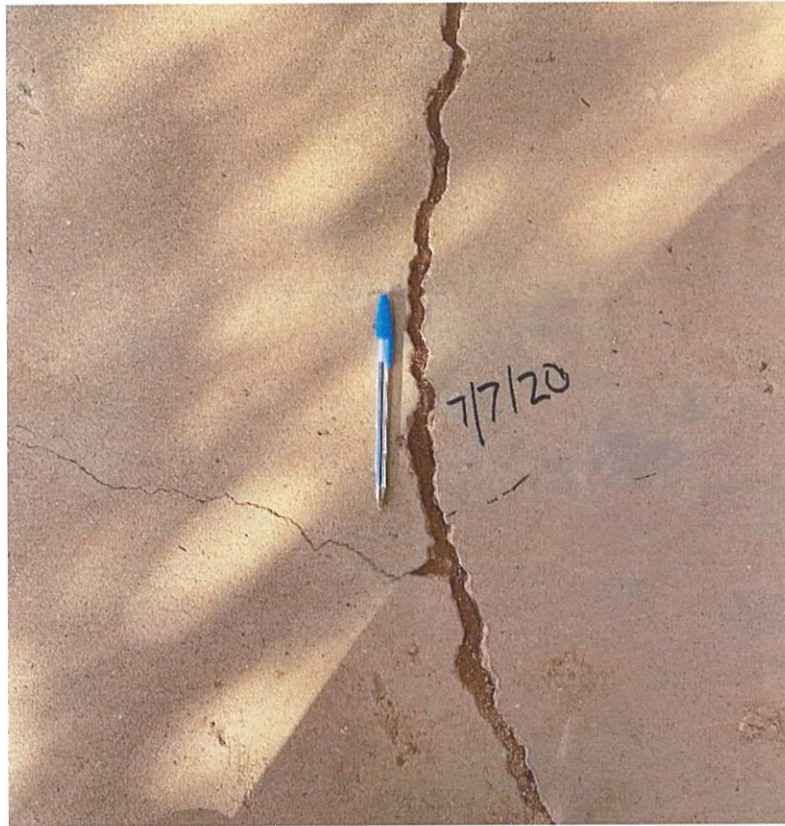


Figure 23: Carport, cracking in concrete



Figure 24: Carport/Verandah, cracking in concrete



Figure 25: Front Verandah, cracking in concrete



Figure 26: Front Verandah, cracking in concrete



Figure 27: Front Verandah/tiles at front door, cracking in concrete/tiles