ACT Government
Infrastructure Canberra

**Our Ref:** iCBRFOI2627**/16**

schedule 2.2(a)(ii) [redacted]

Dear schedule 2.2(a)(ii)

**FREEDOM OF INFORMATION REQUEST**

I refer to your application under section 30 of the *Freedom of Information Act 2016* (the Act), accepted by Infrastructure Canberra (iCBR) on 4 August 2026.

In your information access request, you sought access to:

I request all briefing documents, meeting notes, internal and external correspondence, risk assessments and risk registers and any other relevant documents created since 1 July 2024, relating to:

1. Cost estimates and engineering challenges involved in the refurbishment of Callam Offices, including impact of heritage issues.
2. The procurement relating to the design of the new Woden Community Centre to be constructed on Callam Street.
3. The subsequent decision not to proceed with the construction of a new Woden Community Centre.
4. The decision to pursue a commercial lease in an existing building to provide community space and workspace for Woden Community Service in the Woden Town Centre, including requirements specification.
5. Any non-government stakeholder and community consultation associated with the decision not to proceed with the construction of a new Woden Community Centre and the decision to pursue a commercial lease in an existing building.

**Authority**

I am an Information Officer appointed by the Director General under section 18 of the Act to deal with access applications made under Part 5 of the Act.

In accordance with section 40 of the Act, iCBR is required to provide a decision on your access application within 30 days, which was 8 October 2026. On 30 September 2026, you agreed to an extension to 19 October 2026 to allow finalisation of your request. Therefore, a decision is due by 19 October 2026.

**Decision on access**

Searches were completed for relevant information, and twelve (12) items were identified as within the scope of your access request.

The records identified as relevant to your application are listed in the schedule enclosed. This provides a description of each document that falls within the scope of your request and the access decision for each of those documents.

My decision in relation to the documents relevant to your request summarised as follows:

- Partial access to five items;
- Full release of three items; and
- Four items withheld.

My decision is detailed further in the following Statement of Reasons.

**Statement of Reasons**

In making my decision on disclosing government information, I must identify all relevant factors in Schedules 1 and 2 of the Act and determine, on balance, where the public interest lies.

In reaching my access decision, I have taken the following into account:

**Factors <u>favouring disclosure</u> in the public interest (Schedule 2, Section 2.1)**

- Section 2.1(a)(i) – promote open discussion of public affairs and enhance the governments accountability;

I am satisfied that these are relevant considerations favouring disclosure in this case, and in the interests of enhancing open discussion, I afford them significant weight.

**Factors <u>favouring non-disclosure</u> in the public interest (Schedule 1)**

- Schedule 1.6 – Cabinet information;

Documents have been identified as being within the scope of your request, however, these documents contain information that is considered to be contrary to the public interest under section 1.6 of Schedule 1 of the Act. This information which will inform future Cabinet deliberations, which is exempt from release. The purpose of Cabinet information being exempt from release is to maintain the confidentiality of the Cabinet process and to uphold the principle of collective ministerial responsibility. This exemption was discussed in The Commonwealth v Northern Land Council [1993] HCA 24; (1993) 176 CLR 604 (21 April 1993). Paragraph 6 of the decision, states that:

… it has never been doubted that it is in the public interest that the deliberations of Cabinet should remain confidential in order that the members of Cabinet may exchange differing views and at the same time maintain the principle of collective responsibility for any decision which may be made. “

In reviewing these documents, I note the requirements of schedule 1 section 1.6(2) of the Act which states that the exemption for Cabinet Information does not apply to 'purely factual information' unless the disclosure of the information would involve the disclosure of a deliberation or decision of Cabinet and the fact of the deliberation or decision has not been officially published.

In the case of Parnell & Dreyfus and Attorney-General's Department [2014] AICmr 71, the Australian Information Commissioner stated that the term 'purely factual material' does not extend to factual material that is an integral part of the deliberative content and purpose of a document or is embedded

in or intertwined with the deliberative content in such a manner that it is impractical to separate it from the other content.

Having reviewed the documents, I consider that the purely factual information is an integral part of the deliberative content and as stated by the Commissioner, the analysis and views in the documents would be robbed of their essential meaning without incorporation of this material. I am also satisfied that disclosure of this purely factual information would involve the disclosure of future deliberations and decisions of Cabinet. I have therefore decided to withhold this information.

**Factors favouring non-disclosure in the public interest (Schedule 2, Section 2.2)**

- Section 2.2(a)(ii) – prejudice the protection of an individual's right to privacy or any other right under the *Human Rights Act 2004*;

I consider that the protection of an individual's right to privacy, especially in the course of dealings with the ACT Government is a significant factor as the parties involved have provided their personal contact information for the purposes of working with the ACT Government. I have considered this information and in my opinion the protection of individuals' personal details outweighs the benefit which may be derived from releasing them. I consider that individuals are entitled to expect that the personal information they have supplied as part of this process to the ACT Government will be dealt with in a manner that protects their privacy. Considering the type of information to be withheld from release, I am satisfied that the factors in favour of release can still be met while protecting the personal information of the individuals.

- Schedule 2.2(a)(xi) – prejudice trade secrets, business affairs or research of an agency or person.

I have also considered the impact of disclosing information which relates to business affairs. In the case of Re Mangan and The Treasury [2005] AATA 898 the term 'business affairs' was interpreted as meaning 'the totality of the money-making affairs of an organisation or undertaking as distinct from its private or internal affairs'. Schedule 2 Section 2.2(a)(xi) allows for government information to be withheld from release if disclosure of the information could reasonably be expected to prejudice the trade secrets, business affairs or research of an agency or person.

Documents identified as relevant to your request contain information about negotiations, pricing information and other sensitive commercial information with third-parties. I am satisfied that release of this information would have significant impact on the business affairs of the entities identified as this information is not publicly available. Accordingly, I have decided this information is not in the public interest to release.

**Charges**

I have decided to waive any charges in relation to this Freedom of Information application.

**Online Publishing – Disclosure Log**

Under section 28 of the Act, iCBR maintains an official online record of access applications called a Disclosure Log. Your original access application, my decision and documents released to you in response to your access application will be published on the iCBR Disclosure Log within three to ten working days after the date of the decision.

Your personal details will not be published.

You may view the iCBR Disclosure Log at: iCBR Disclosure Log

**Ombudsman Review**

My decision on your access request is a reviewable decision as identified in Schedule 3 of the Act. You have the right to seek ombudsman review of this outcome under section 73 of the Act within 20 working days from the day that my decision is published on the iCBR Disclosure Log, or a longer period allowed by the Ombudsman.

If you wish to request a review of my decision you may write to the Ombudsman at:

The ACT Ombudsman
GPO Box 442
CANBERRA ACT 2601
Via email: actfoi@ombudsman.gov.au

**ACT Civil and Administrative Tribunal (ACAT) Review**

Under section 84 of the Act, if a decision is made under Section 82(2) on an Ombudsman review, you may apply to ACAT for review of the Ombudsman decision.

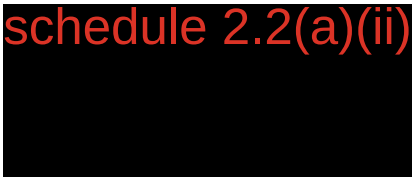
Further information may be obtained from the ACAT at:

ACT Civil and Administrative Tribunal
15 Constitution Avenue
GPO Box 370
CANBERRA CITY ACT 2601
Telephone: (02) 6207 1740
http://www.acat.act.gov.au

Should you have any queries in relation to your request, please contact me via email iCBR.FOI@act.gov.au.

Please ensure you quote your reference number: **iCBRFOI2627/16.**

Yours sincerely,




Izzie Gosling
Information Officer
**Infrastructure Canberra**
19/10/2026

# FREEDOM OF INFORMATION REQUEST SCHEDULE

Please be aware that under the *Freedom of Information Act 2016*, some of the information provided to you will be released to the public through the ACT Government's Open Access Scheme. The Open Access release status column of the table below indicates what documents are intended for release online through open access.

Personal information or business affairs information will not be made available under this policy. If you think the content of your request would contain such information, please inform the contact officer immediately.

Information about what is published on open access is available online at: iCBR Disclosure Log

| NAME | WHAT ARE THE PARAMETERS OF THE REQUEST |
|---|---|
| **iCBRFOI2627/16** | I request all briefing documents, meeting notes, internal and external correspondence, risk assessments and risk registers and any other relevant documents created since 1 July 2024, relating to:<br>1. cost estimates and engineering challenges involved in the refurbishment of Callam Offices, including impact of heritage issues<br>2. the procurement relating to the design of the new Woden Community Centre to be constructed on Callam Street<br>3. the subsequent decision not to proceed with the construction of a new Woden Community Centre<br>4. the decision to pursue a commercial lease in an existing building to provide community space and workspace for Woden Community Service in the Woden Town Centre, including requirements specification<br>5. any non-government stakeholder and community consultation associated with the decision not to proceed with the construction of a new Woden Community Centre and the decision to pursue a commercial lease in an existing building. |

| Section Ref No | Pages | Description | Date | Status | Reason for non-release or deferral | Open Access release status |
|---|---|---|---|---|---|---|
| **1.** | **-** | Decision Letter | 19/10/2026 | - | - | - |
| **2.** | **-** | Release Schedule | 19/10/2026 | - | - | - |

| Section Ref No | Pages | Description | Date | Status | Reason for non-release or deferral | Open Access release status |
|---|---|---|---|---|---|---|
| **3.** | **1 – 23** | Email and attachment (Northrop Structural Engineering Preliminary Assessment) | 25/03/2025 | Partial | Schedule 2.2(a)(ii) – Personal Privacy | Yes |
| **4.** | **24-27** | Email and attachment (Draft Comparison Assessment) | 29/07/2025 | Partial | Schedule 2.2(a)(ii) – Personal Privacy<br>Schedule2.2(a)(xi) – Business Affairs | Yes |
| **5.** | **28-29** | Email (Draft Comparison Assessment) | 31/07/2025 | Partial | Schedule 2.2(a)(ii) – Personal Privacy<br>Schedule2.2(a)(xi) – Business Affairs | Yes |
| **6.** | **-** | Email (ref 5) attachment: Turner and Townsend Report – High Level Cost Plan | 15/06/2023 | Withheld | Out of scope | No |
| **7.** | **-** | Email (ref 5) attachment: Callam Offices – Future Uses Study | April 2020 | Withheld | Out of scope | No |
| **8.** | **30-65** | Email and attachment (Recommended Conservation Works) | 18/02/2026 | Partial | Schedule 2.2(a)(ii) – Personal Privacy | Yes |
| **9.** | **66-72** | Email – Northrop Structural Engineering Report Comments | 17/03/2026 | Partial | Schedule 2.2(a)(ii) – Personal Privacy | Yes |
| **10.** | **-** | 2026-27 Budget – Business Case – Woden Community Centre | 06/03/2026 | Withheld | Schedule 1.6 – Cabinet in Confidence | No |
| **11.** | **-** | Cabinet Brief - iCBR C08 - Woden Community Centre | 28/04/2026 | Withheld | Schedule 1.6 – Cabinet in Confidence | No |
| **12.** | **73-75** | iCBR input - RSS Ministerial Statement - Budget Initiatives | 26/08/2026 | Full Release | N/A | Yes |

| Section Ref No | Pages | Description | Date | Status | Reason for non-release or deferral | Open Access release status |
|---|---|---|---|---|---|---|
| **13.** | **76-82** | RSS Input - Ministerial Statement - Post-Budget | 04/06/2026 | Full Release | N/A | Yes |
| **14.** | **83-84** | Budget Day Brief - Woden Community Centre - Delivery Options | 05/06/2026 | Full Release | N/A | Yes |
| **Total** | | | | | | |
| **11** | | | | | | |

| | |
|---|---|
| **From:** | Kane, Lucy |
| **To:** | Katrina Keller |
| **Cc:** | Rootes, Grant; Forner, Julia; Spears, Phillipa; Blume, Kristin |
| **Subject:** | Callam Offices - 26 03 25 - NORTHROP STRUCTURAL ENGINEERING REPORT |
| **Date:** | Wednesday, 25 March 2026 9:34:27 AM |
| **Attachments:** | image001.jpg<br>image002.png<br>image003.png<br>image004.png<br>26 03 13 - CR251712-01 Callum Offices Adaptive Reuse - Structural Engineering Report-SLA COMMENT.pdf |

OFFICIAL

Hi Katrina,

Thank you for providing the Northrop Structural Engineering Report. SLA and iCBR have both reviewed. There are a few comments in the document, our main questions are below in blue categorised as per the relevant sections in the report.

Now that we have the ARUP set of drawings can Northrop, please update the report in consideration of the additional detail received.

**Comments:**

**Anticipated Original Design Parameters:**
*Northrop NOTE: We believe this structure was likely designed prior to the introduction of a nationwide earthquake design standard. It is likely that structural upgrades would be required to achieve earthquake design compliance with modern codes. This may include the need to introduce some core element to each pod to improve the seismic performance of the structures*

- Could Northrop please elaborate on what sort of "core element" would be required. What would be the minimum inclusion required?
- Are Northrop envisioning the cores are outlined in the adaptive re-use Option B? Northrop document that a "*slab penetration may unbalance the original slabs spans. Detailed analysis would be required to determine if this change of load balancing impacts the overall design capacities of the slabs.*"
- Is there detailed analysis that can be done now to decrease the risk or provide pertinent information to a possible future developer?

**Deflection limits:**
*Given this structure is a deep waffle slab system, we do not anticipate substantial serviceability issues. "However a detailed survey requiring removal of the computer floor system would be required to verify this assumption."*

- Does Northrop recommend this should be undertaken?
- Can it be done partially by removing a few panels and inspection or is it more wholesale?
- What does this detailed survey involve?

**Condition Assessment:**
*"Constructed between 1977-1981… A design life of 50 years is standard as per the National Construction Code. "*

- Building will be 50 years old in 2031. Given that settlement is not anticipated to occur until 2031 or possibly later, what does Northrop estimate will be required works for

maintenance/refurbishment/monitoring at this time?

**Report Recommendations:**

*Cleaning of the façade is recommended to remove any of these build ups.*

- What sort of cleaning noting that PLA believe past cleaning has damaged concrete?

*Grout injections of cracking may slow this deterioration process*

- Can we please ensure this is included in QS costing?

The only way to determine the current rate of carbonation and future life expectancy of the concrete is to undertake destructive investigations and testing.

- Please describe extent of investigation and testing, whether it can be undertaken and repaired without damage to the Heritage asset.
- Also please confirm if recommended so as to provide pertinent information to a possible future developer?

non-structural cladding *'likely due for replacement'*

- *Can Northrop please confirm if cladding* needs to be replaced now because it would pose a safety risk if it wasn't – or is it non-essential work?

Recommendations **(General Note):**

- **Please include timeframes** to align with those as agreed for the PLA building condition report. ie *The protective paint coatings for the structural steel elements have likely reached end of life. The structural steel of the building should be painted with an appropriate paint protection system as per AS2312*

**Conclusion**

*Should the appropriate engineering investigations & assessments be undertaken and the recommendations considered in a suitable re-use strategy, it is possible that the building could be re-certified for an additional 50 year design life.*

- Please document the recommended engineering investigations & assessments in the conclusion section.

Please reach out if you have any questions or would like to discuss. See you online later.

Thanks,

**Lucy Kane**
Senior Development Manager, Urban Development South CBR – Place Delivery Group

02 6205 3260 Schedule 2.2(a)(ii)
480 Northbourne Ave
Dickson ACT, 2602

suburbanland.act.gov.au

*We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.*





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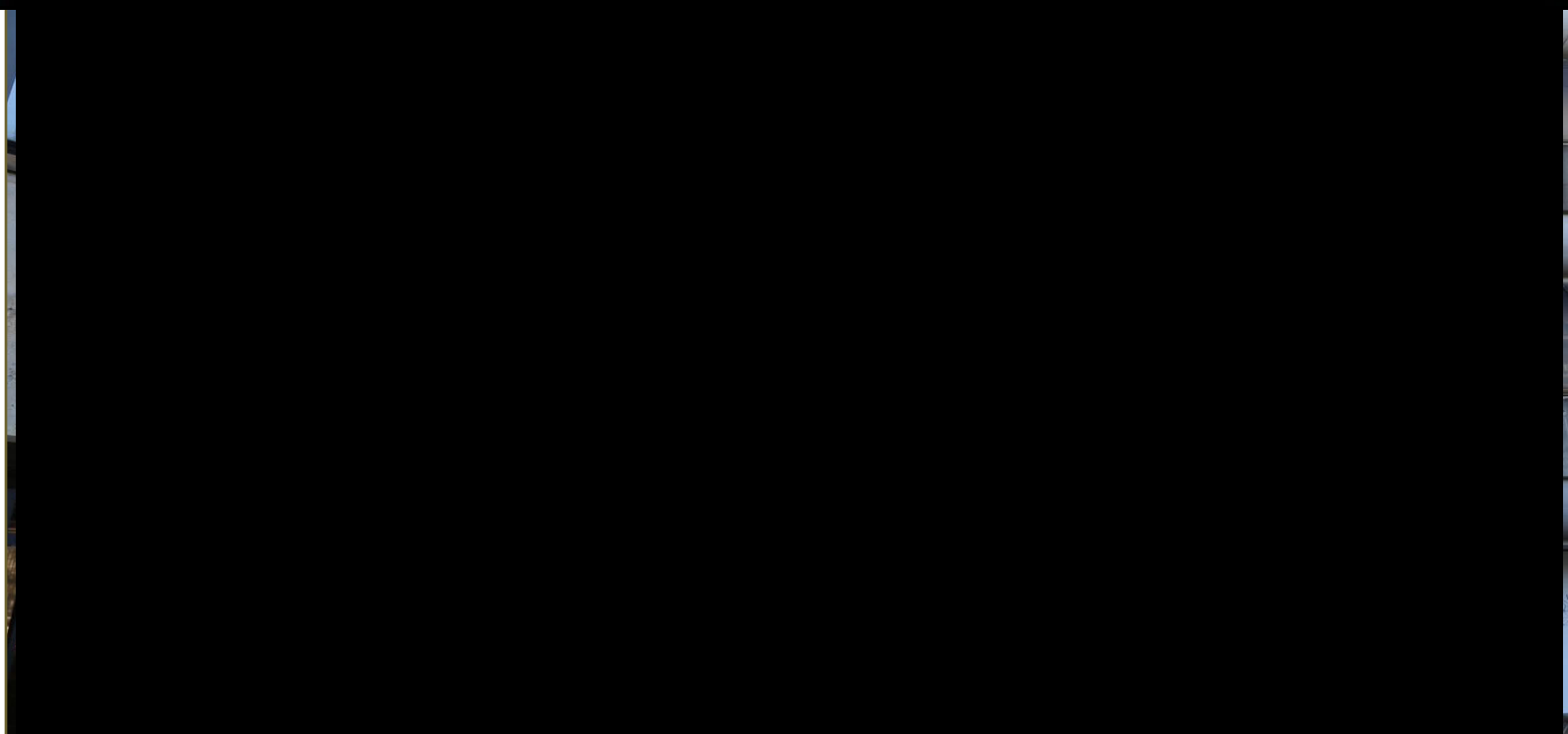
NORTHROP

STRUCTURAL ENGINEERING PRELIMINARY ASSESSMENT

# Callum Office Adaptive Re-use Strategy

Prepared for Philip Leeson Architects

NORTHROP.COM.AU



# Document Information

| | |
|---|---|
| PROJECT NUMBER: | 251712 |
| PROJECT NAME: | Callum Office Adaptive Re-use Strategy |
| REPORT TITLE: | Structural Engineering Preliminary Assessment |
| CLIENT: | Philip Leeson Architects |
| REVISION: | 1 |

| REVISION | STATUS | REVISION BY | VERIFIED BY | DATE | COMMENT |
|---|---|---|---|---|---|
| 1 | PRELIMINARY | Schedule 2.2(a)(ii) | | 20 February 2026 | FOR REVIEW |
| 2 | FINAL | Schedule 2.2(a)(ii) | | 13 March 2026 | FOR CLIENT REVIEW |
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Northrop Consulting Engineers Pty Ltd

ACN 064 775 088 | www.northrop.com.au

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# 1 Introduction

Northrop Engineers are engaged by Philip Leeson Architects to provide structural engineering advice related to the development of a Conservation Management Plan for Callam Offices.

Designed as the Woden East Government Offices which was to consist of 26 octagonal office pods., the reduced scheme of three pods was constructed between 1977-1981 as the Woden Tertiary and Further Education (TAFE) facility.

The building is designed with late twentieth-century style, comprising substantial off form unpainted concrete and glass to the building facades.

Refer original site concept masterplan is below:

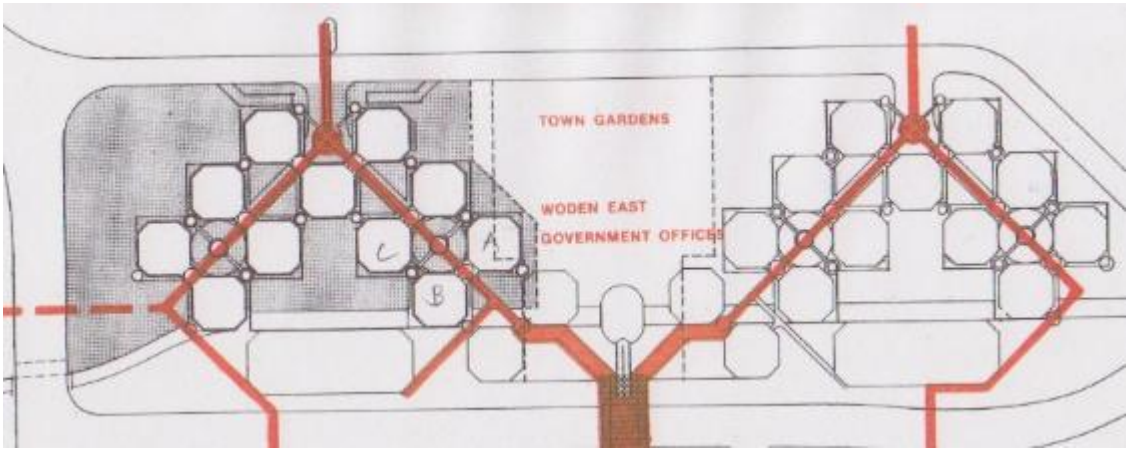



Figure 1 – Original Masterplan

# 2 Structural Engineering

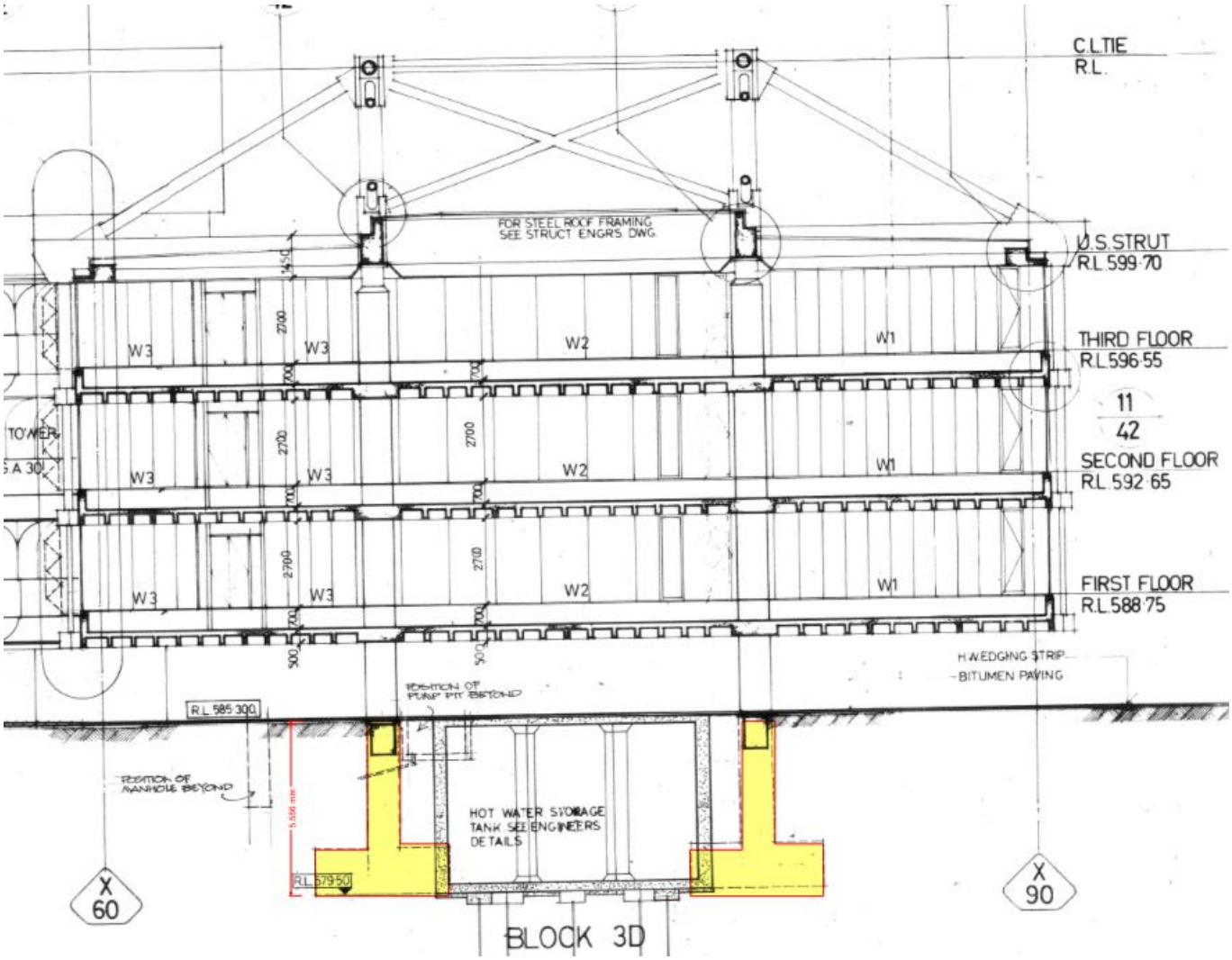
In this section we outline the anticipated ground conditions, required design life, structural design parameters, proposed footing solutions, proposed superstructure solutions.

## 2.1. Geotechnical Conditions

We have not been able to identify any existing structural drawing or geotechnical report to indicate the existing foundation system used on the structure

This site lies adjacent to the Yarralumla creek drain. This area of Canberra generally consists of deep soft soils with underlying rock. This rock depth does very depending on the original creek path, but close sites of which we have worked have identified rock between 2m & 12m below natural ground.

Original architectural drawings indicate that the main column may be constructed over deep large pad footings. Although we are not sure on the accuracy of these drawings. Based on our inspection of the structure, the foundations appear appropriate and to be performing well.

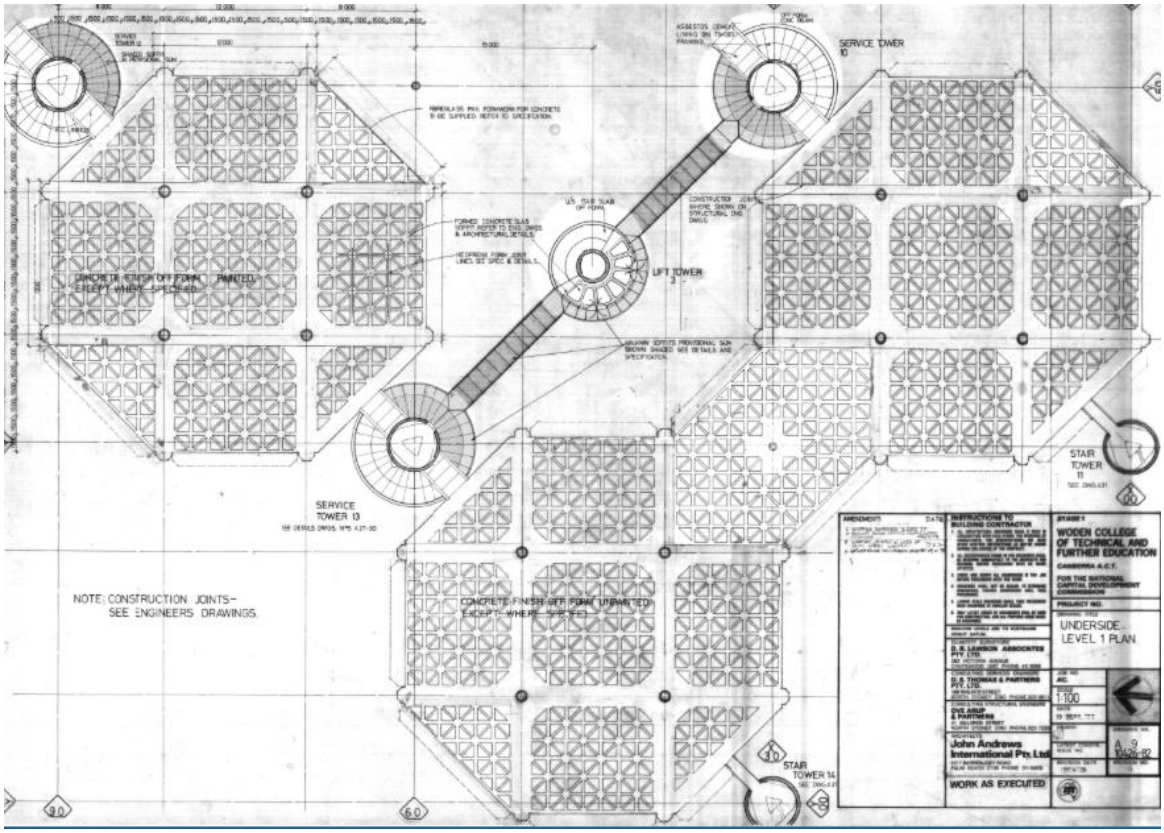



The current condition of the building does not indicate any issue relating to the performance of the structure

## 2.2. Structural Systems

This site consists of three existing building pods, 4 stories in height. The buildings are constructed using a unique concrete structure best describes as follows:

- Primary concrete and steel structure
- Octagonal floor plans, connected by interlinking service towers and link bridges
- 4 primary load bearing internal columns per pod that carry the weight of the floor units to ground
- A cantilever steel roof structure design to hang perimeter columns
- Perimeter hanging columns providing external support to typical floor plates via concrete 'knuckles'
- A raised lightweight computer floor system throughout each floor




## 2.3. Anticipated Original Design Parameters

### 2.3.1. DESIGN LIFE

The design life of the structure should have been a minimum 50 years.

### 2.3.2. DESIGN LOADS

We expect all the original structure would have been designed to the relevant loading codes of the time. We do not have original documentation that confirms all original design loads, including whether any additional SDL loading had been included above the base building imposed loads (live loads LL)

An image from the design flood loading plate is in the image below

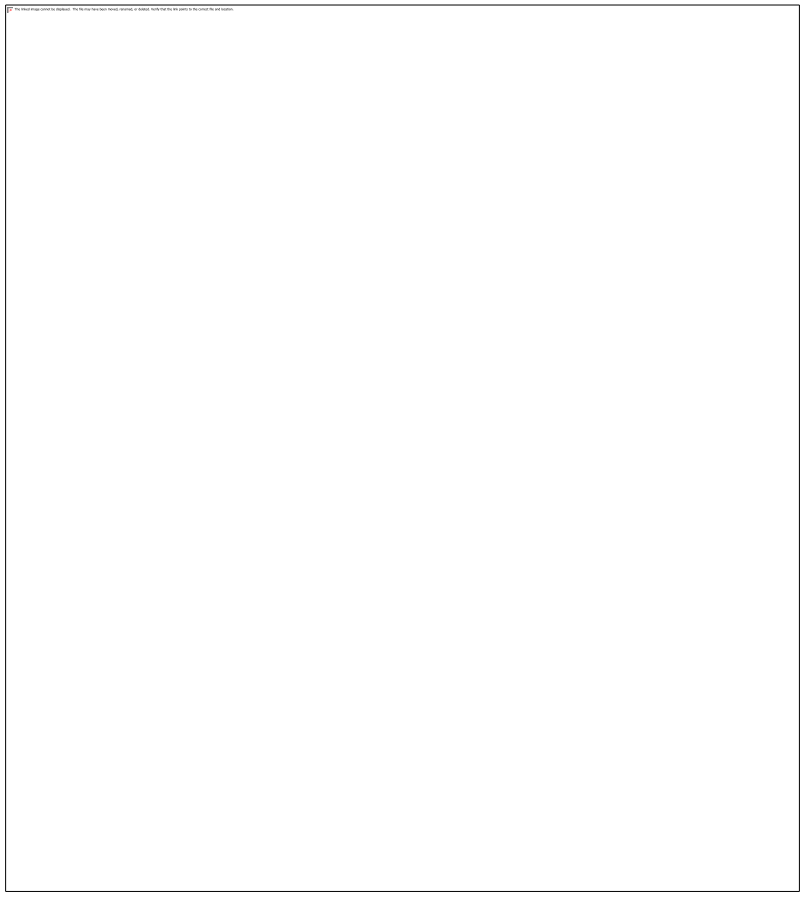


Figure 2 - Typical Floor Loading

2.3.2.1. Permanent Actions – Dead Load (DL)

Original Self-weight of the structure is considered Dead Load and would not be included in the allowable loads from the image above

2.3.2.2. Permanent Actions – Superimposed Dead Loads (SDL)

Superimposed Dead Loads shall be considered for services, insulation, toppings, finishes, partitions and ceilings. Ideally a minimum SDL would have been included. As this is not noted on the loading plate, we recommend all adaptive re-use consider any new SDL as a deduction from the specified design floor loading

2.3.2.3. Imposed Loads – Live Loads (LL)

Imposed loads on floor plates are assumed to have a maximum limit in the are to be compliant with AS/NZS1170.1.2016. The following load cases may be appropriate for various re-use opportunities:

DOMESTIC AND RESIDENTIAL ACTIVITIES

| AREA | UNIFORMLY DISTRIBUTED LOAD (UDL) | CONCENTRATED POINT LOADS |
|---|---|---|
| GENERAL AREAS | 1.5-2kPa | 1.8kN |
| BALCONIES | 2-4kPa | 1.8kN |
| CORRIDORS, HALLWAYS | 4.0kPa | 4.5kN |

COMMERCIAL ACTIVITIES

| AREA | UNIFORMLY DISTRIBUTED LOAD (UDL) | CONCENTRATED POINT LOADS |
|---|---|---|
| GENERAL USE OFFICE | 3kPa | 2.7kN |
| RESTURANT OR OTHER PUBLIC USE | 4kPa | 2.7kN |
| DANCE HALLS. STUDIO & GYMS | 5kPa | 3.6kN |
| CORRIDORS, HALLWAYS | 4.0kPa | 4.5kN |

Many of these potential building uses will be suitable within the existing loading capacity of the floor

2.3.2.4. Wind Loads

Wind loads shall be determined in accordance with AS/NZS1170.2 using the following site criteria:

| | |
|---|---|
| Region: | A2 |
| Importance Level (BCA Table B1.2a): | 3 |
| Annual Probability of Exceedance (BCA Table B1.2b): | 1:1000 (ultimate) |
| | 1:25 (serviceability) |
| Regional Wind Speed: | $V_{1000}$ = 46m/s |
| | $V_{25}$ = 37m/s |
| Terrain Category: | 3 |

We assume the structure has been designed for these loads

2.3.2.5. Snow Loads

Snow loads are not applicable for this site.

2.3.2.6. Earthquake Loads

Earthquake loads shall be in accordance with AS1170.4 using the following site criteria:

| | |
|---|---|
| Hazard Factor (Z) | 0.08 (Canberra) |
| Site Sub-Soil Class: | likely C (Pending Geotechnical advice) |
| Importance Level (BCA Table B1.2a): | 2-3 (pending re-use) |
| Annual Probability of Exceedance (BCA Table B1.2b): | 1:500 - 1:1000 (ultimate) |
| Probability Factor ($k_p$): | 1-1.3 |
| Earthquake Design Category: | II |

NOTE: We believe this structure was likely designed prior to the introduction of a nationwide earthquake design standard. It is likely that structural upgrades would be required to achieve earthquake design compliance with modern codes. This may include the need to introduce some core element to each pod to improve the seismic performance of the structures

2.3.2.7. Deflection of Structural Elements

For the design life of the structure, the maximum deflections of structural members and their effect on finishes should comply with the serviceability requirements of the structure.

2.3.2.8. Deflection limits

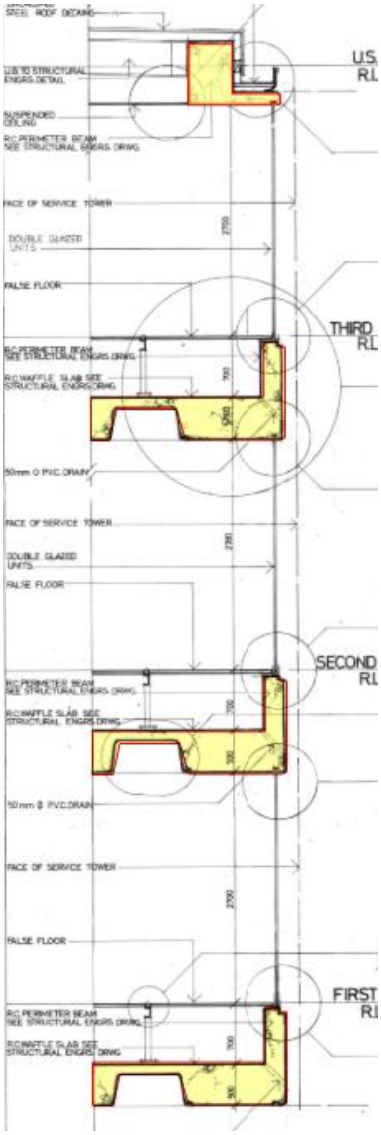
Maximum deflections shall be in accordance with Table 2.3.2 of AS 3600 – 2009, and as per the below table.

| STRUCTURAL ELEMENT | DEFLECTION LIMIT |
|---|---|
| FLOORS (NOT SUPPORTING BRITTLE ELEMENTS) | Total Long Term: Span/300 (max 25mm) |
| | Live Load: Span/500 |
| | Dead Load: Span/360 |
| STUD WALLS UNDER LATERAL LOADING | Span/500 |
| ROOF MEMBERS | Dead Load: Span/360 |
| | Live Load: Span/250 |
| | Wind: Span/150 |

Given this structure is a deep waffle slab system, we do not anticipate substantial serviceability issues. However a detailed survey requiring removal of the computer floor system would be required to verify this assumption.

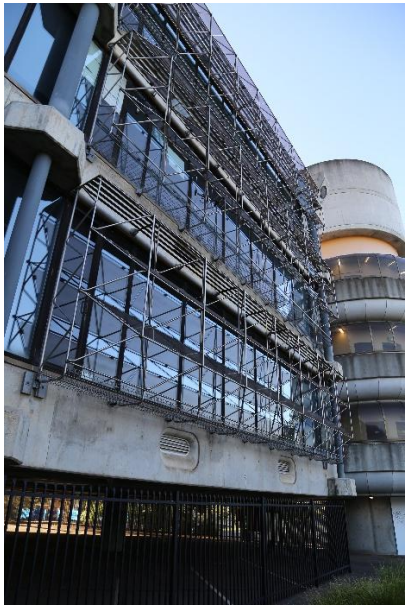
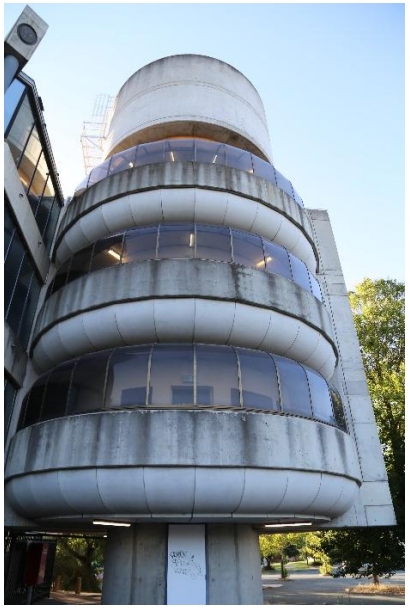
# 3 Condition Assessment

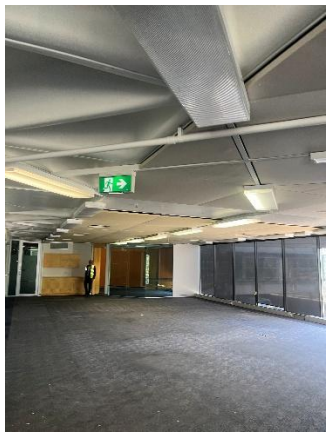
As outlined earlier in the report, the structure has been primarily constructed from concrete and steel. The brutalist nature of the architecture maintains a substantial amount of exposed unpainted concrete to the building perimeter. This is particularly evident in the concrete bands that wrap around the pods with a solid concrete band covering the waffle slab and computer floor system. These bands are highlighted in yellow below on the original architectural sections.



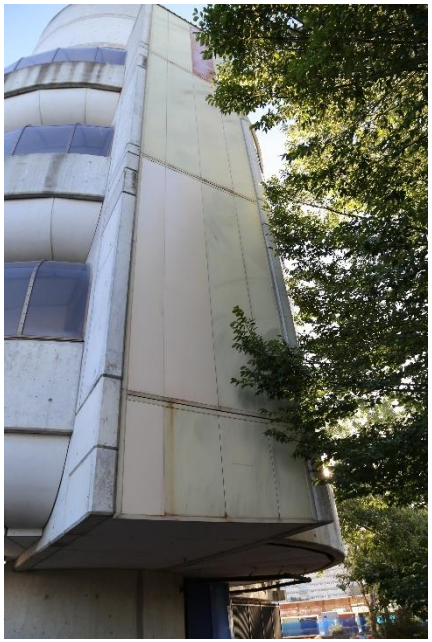

Concrete designed as per the concrete code is based on cover to reinforcing steel being a specified depth to provide sufficient concrete depth for carbonation to develop over time before impacting the reinforcement. As mentioned earlier in the report, a design life of 50 years is standard as per the National Construction Code.

| Item | Photograph | Defects/observations | Recommendations |
|---|---|---|---|
| Cracking to knuckles Surrounding External Hanging Structure |    | A variety of crazed, radial and shear style cracking does exist around the knuckle connections of the hanging columns and the concrete structure.<br><br>These knuckles are relatively high stress areas. The arrangement where the column penetrates full depth through the knuckle creates a weak point in the concrete between the column face and the slab edge. Many of the cracks visible will have been caused by drying shrinkage around the steel column. Such cracks would be considered low risk.<br><br>Other cracks such as radial cracks propagating from the base or shear cracks propagating from the edge beam would likely indicate cracking due to load. Most of these cracks have likely been in the structure for many years and do not necessarily indicate a failure of the structure.<br><br>Staining is evident in on the knuckle connection due to their exposed nature as water lands and washes down the vertical surface during rain events.<br><br>Minor instances of rust were observed at isolated locations. | Over time airborne particles will enter the concrete and change the PH of the concrete itself. This results in increased levels of carbonation and salt within the concrete structure. Once a particular level of PH is achieved, this will allow process of rusting the reinforcement & steelwork to occur.<br><br>Cleaning of the façade is recommended to remove any of these build ups<br><br>The level of carbonation developing cannot be estimated based on the visual staining of concrete alone. Should someone wish to understand the future life expectancy of the structure, then destructive investigations and testing would be required to confirm the rate of carbonation withing the concrete<br><br>Given the exposed nature of knuckles, the additional cracking will allow airborne salts and carbons deeper access into the concrete structure.<br><br>Grout injections of cracking may slow this deterioration process<br><br>Given there are no original structural drawings for further assessment, cracks would need to be monitored to determine if crack sizes are changing and whether more investigation is warranted. |

| Item | Photograph | Defects/observations | Recommendations |
|---|---|---|---|
| External Horizontal concrete bands Generally |   | As per the comment t on the knuckles above. The exposed concrete edge bands show staining. This is particularly evident at the shelf created between the window sill and the concrete band.<br>The beams show little cracking and not signs of current rust . | Washing of the façade to remove deposits that have built up on the structure will slow the rate of deterioration.<br>As per the knuckle comments, the only way to determine the current rate of carbonation and future life expectancy of the concrete is to undertake destructive investigations and testing |

| Item | Photograph | Defects/observations | Recommendations |
|---|---|---|---|
| Slabs and Column Condition |    | The visible soffits of the exposed external concrete structure appear in very good condition.<br>These slabs are protected by the extensive grid of drip groves designed into the perimeter of the waffle slab system.<br>The setback concrete columns are also in very good condition due to their protection from the elements | No action is recommended for these elements |

| Item | Photograph | Defects/observations | Recommendations |
|---|---|---|---|
| External Structural Steel |    | The structural steel itself was generally not showing signs of structural deterioration.<br>The protective paint coatings for the structural steel elements have likely reached end of life.<br>We do not know when the structural steel was last painted.<br>Given this building's reliance on the roof structure and hanging columns acting as primary building elements, deterioration of the steel should not be allowed. | The structural steel of the building should be painted with an appropriate paint protection system as per AS2312<br><br>Particular attention should be given to visible bolted connections that may be showing signs of early deterioration |

| Item | Photograph | Defects/observations | Recommendations |
|---|---|---|---|
| Glazing & Screening |  | Based on our observations from the ground, the current condition is considered fair.<br>We consider aluminium and stainless steel is in fair condition<br>It is likely that seals and sealants of the windows will be the items that will break down the earliest. No timeframe on when this might be can be given | No action is recommended for these elements |
| Non Structural Cladding |  | Some rust stains are visible in non structural cladding around the building | This cladding may have exceeded its design life and is likely due for replacement |

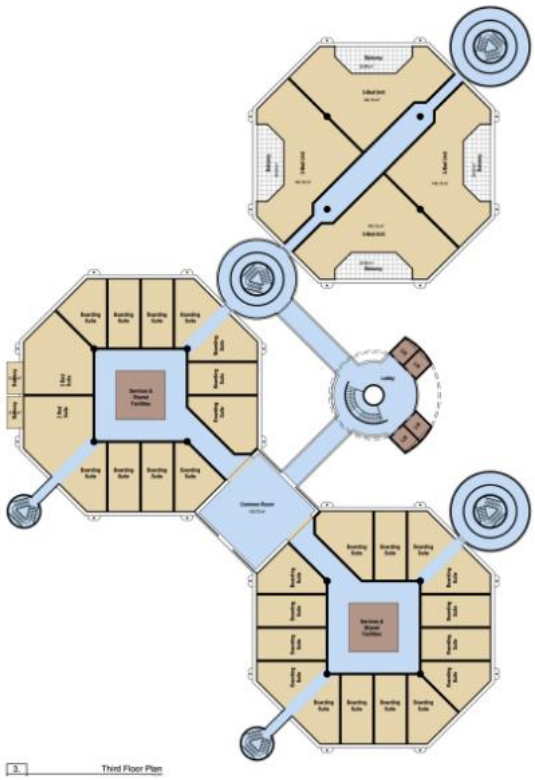
# 4 Adaptive Re-use Strategies

We have consulted with Philip Leeson Architects on various adaptive re-use strategies for the building. We make the following comments relating to the current proposed re-use strategies:

### OPTION A – EXTERNAL CIRCULATION UPGRADES

We understand this planning fundamentally maintains the existing structures in its current form. The potential re-use opportunities include:

- Hotel
- Small units/studios (no balconies)
- Boarding houses (no balconies)
- Larger units with introduction of balconies



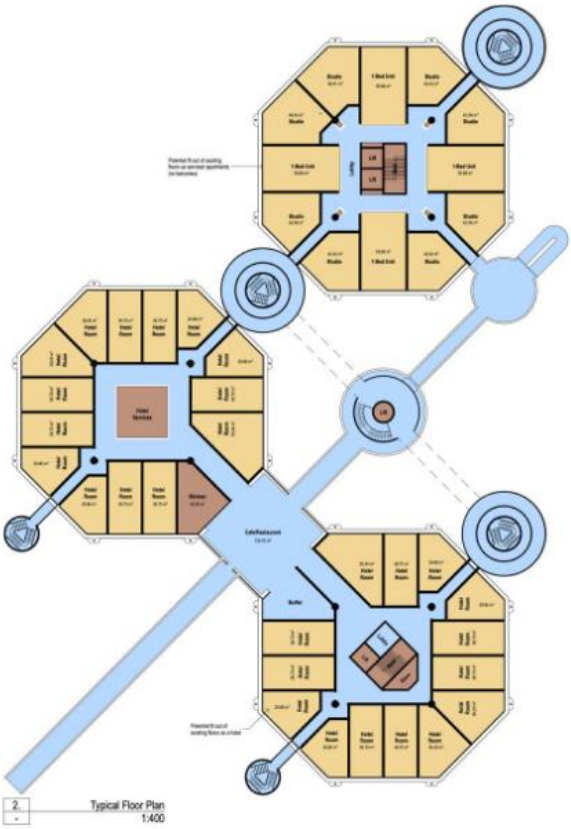

The change in use of the proposed options falls within expected allowable loadings for the building and we do not expect this to limit the re-use types outlined above

Some challenges for this re-use are as follows:

- It is likely that a false floor system will need to be maintained as the vertical circulation elements run to those higher floor levels.
- It is likely that fire rating between new units will need to be constructed from the top of the concrete floor to underside of the waffle above such that full fire and smoke separation is achieved.
- Party walls would be best to align with waffle ribs to facilitate ease of construction of the fire walls
- Balcony construction would need to be considered in detail. A solution to capture and drain the balcony (and prevent ingress under the false floor) would need to be determined
- The existing structure may or may not be compliant with modern seismic requirements

### OPTION B – NEW CORES

We understand this planning fundamentally maintains the existing structure generally in its current form, but introduces central cores to the buildings. The potential re-use opportunities remain the same as option A.




Again, the change in use of the proposed options falls within expected allowable loadings for the building and we do not expect this to limit the re-use types outlined above

Some challenges for this re-use are as follows:

- All comments for option A apply to option B
- The core elements can be designed in a way to improve the seismic performance of the structure
- The introduction of a central core will required the existing slab to be cut and penetrated. The penetrations will have the ability to be supported by new walls constructed from new foundations. However the penetration may unbalance the original slabs spans. Detailed analysis would be required to determine if this change of load balancing impacts the overall design capacities of the slabs

## OPTION C – INCREASED YIELD

We understand this option builds on Option B, but would ask the new central cores to do more work by continuing up to add a 6-10 storey apartment block above the existing structure

Previous comments on option A and Option B about loading and building challenges remain.

This option will require substantial foundation works to anchor a new core to accommodate the additional wind and seismic loads of a larger structure.



View from Easty Street

This works would need detailed engineering assessment to determine the feasibility moving forward

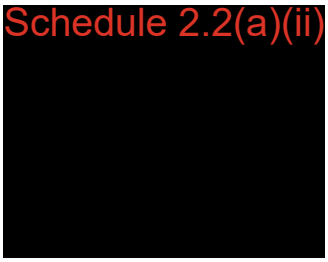
# 5 Conclusion

Overall, the existing Callam offices base building structure appears to be in good condition. Although maintenance can be undertaken, the structure does not appear to be at risk of any sudden deterioration or failure.

Should the appropriate engineering investigations & assessments be undertaken and the recommendations considered in a suitable re-use strategy, it is possible that the building could be re-certified for an additional 50 year design life. All re-use options appear at least conceptually to be feasible, however with increasing complexity will no doubt come increasing cost.

In undertaking this review, we exercised the same degree of skill, care and diligence normally exercised by consulting engineers in similar circumstances and this letter shall not be construed as relieving and other part of their responsibility.

We trust you find this helpful and we're available should you require further assessment on this matter.




Principal | Structural Section Manager
BE (Hons) MIEAust CPEng NER
On behalf of Northrop Consulting Engineers Pty Ltd

NORTHROP

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**From:** Spears, Phillipa
**To:** Rosin, Robert
**Cc:** Forner, Julia; Blume, Kristin
**Subject:** draft comparison assessment - Schedule 2.2(a)(xi)
**Date:** Tuesday, 29 July 2025 6:28:00 PM
**Attachments:** image001.png
image002.png
Callam Offices Turner Townsend v WT Partnership.docx

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Hi Robert
Thank you for your time today to have a quick chat regarding my attached high-level assessment Schedule 2.2(a)(xi) Callam's base building compliance costings.
As mentioned, my assessment is based on the following two draft documents, both documents are referenced in the October 2022 Ministerial Brief (Tracking No.: CMTEDD2022/1456) where Minister Steel agreed to cease upgrade work at Callam Offices and commence a body of work with regard to divesting the building - I'm hoping our Min's team will source the final version shortly for my final QA and data accuracy check –

- MPC Base Building Compliance Audit Base Building Compliance Audit & Updated Cost Estimate Report
- Schedule 2.2(a)(xi)

Schedule 2.2(a)(xi)

When I receive the final documents, I'll drop them into our share folder.
Please review this document with the lens the information is yet to be confirmed as the final, however the Schedule 2.2(a)(xi) is correct.
I'll keep you updated as the matter progresses.
Kind regards, Phillipa

**Phillipa Spears**
**Senior Director | Planning and Strategic Asset Management | Pipeline Capability and Estate**
**P** 02 620 59683 I Schedule 2.2(a)(ii) I **E** Phillipa.Spears@act.gov.au
**Infrastructure Canberra |** ACT Government
GPO Box 158 Canberra ACT 2601

# Schedule 2.2(a)(xi)

**Background:**

In 2019, ACT Property Group (ACTPG) engaged Cox Architects to complete an assessment of the building and recommended upgrades to meet the Property Council of Australia B-Grade commercial space standards and achieve a 5-star NABERS rating. Much of the recommended works required to meet the **PCA B-Grade** commercial standards were somewhat aesthetic in nature. Schedule 2.2(a)(xi) [redacted]

**In September 2022, MPC developed- Base Building Compliance Audit & Updated Cost Estimate on behalf of ACTPG**

- The purpose of the investigations is to ascertain the level of compliance within the existing building and provide a comprehensive building gap analysis.
- BCA Certifiers and Warringtonfire produced comprehensive reports that addressed a total of 39 non-compliance items mostly relating to fire compliance, access & egress, and cladding.
- There are specific upgrades that are mandatory under the *Emergencies Act (2004) – Maintenance of fire systems*, that extenuate from these reports, which must be addressed in the short term.

The following consultants were engaged to undertake compliance assessments of the Callam Office base building and critical building services:

- **Compliance:** BCA Certifiers – BCA Compliance Report (20 May 22)
- **Fire:** Warringtonfire – Fire Safety Design Advice (20 June 22)
- **Services**: LCI – Building Services Review Report (27 June 22)
- **Passive Fire**: Scorch Passive Fire Audit Report (27 April 2022)
- **Fire Barriers:** Warringtonfire – Review of Scorch Fire Barriers audit report (21 June 22)

BCA Certifiers assessed Callam Office base building compliance against the National Construction Code (NCC) and provided a high-level review of the existing building's life safety measures, against the Building Code of Australia (BCA), including recommendations to achieve compliance.

Warringtonfire undertook an onsite inspection and desktop review of the existing building against the fire-related deemed-to-satisfy (DTS) provisions of the National Construction Code Volume One – Building Code of Australia (NCC) 2019 Amendment 11 – ie sections C, D1, D2 and E. The report is intended to identify general fire safety requirements and issues that need to be resolved to comply with the performance requirements of the NCC. Warringtonfire also reviewed the Scorch fire barriers audit report and found that the fire stopping and fire compartmentation at Callam Offices has not been maintained in alignment with the Emergencies Act 2004, AS1851 and NCC codes.

LCI Consulting addressed the degradation to services at Callam Offices and reviewed overall end of life capabilities with the numerous infrastructure items. They provided a classification that could determine the physical condition of the services and its ability to service the occupants to an acceptable level.

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Scorch Passive Fire Audit Report addressed the specific areas found that do not comply with fire compartmentation procedures and constructability methods. This report is used to identify the deficiencies in fire stopping.

A summary of the findings were:

- Fire compliance for the building is required for the Combustible External Claddings (suspected), Fire compartmentation, Building Egress and Automatic fire suppression system.
- Recommended End-of-Life compliance for ACT Property Group to address HVAC, Electrical upgrade (including substation), lift replacement and polycarbonate walkway
- Other compliance and building improvements for ACT Property Group to consider are DDA compliance, BCA compliance, Building roof replacement and landscaping and miscellaneous signage.

Schedule 2.2(a)(xi)

[redacted]

DRAFT

**From:** Rosin, Robert
**To:** Spears, Phillipa
**Cc:** Forner, Julia; Blume, Kristin
**Subject:** RE: draft comparison assessment - Schedule 2.2(a)(xi)
**Date:** Thursday, 31 July 2025 9:02:01 AM
**Attachments:** 230915 SLA Dev Phillips Options - Cost Plan Report Rev 2.pdf
Callam Offices - Future Uses Study - April 2010.pdf
image006.png
image007.png
image008.png
image009.png
image010.png
image011.gif
image012.jpg
image013.gif
image001.png

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OFFICIAL

Hi Phillipa,

See below responses from Atlas to the queries we have been discussing:

Schedule 2.2(a)(xi)

Schedule 2.2(a)(xi)

Schedule 2.2(a)(xi)

3. Could you confirm what the documentation supplied by SLA was (snip from Section 4.3.1 below) that the Callam Office building cost estimate was based on?

In the previous engagement we'd been provided copies of the:

- *Callam Offices Conservation Management Plan* (GML Heritage, 2021)
- *Callam Offices Conservation Management Plan* (GML Heritage, 2010)
- *The Callam Quarter. Planning and development: section 80 phillip and callam offices* (Pegrum and Associates, date unknown)
- *Callam Offices Future Uses Study (Townsend +Associates Architects, 2010.*

Schedule2.2(a)(xi)

Happy to catchup when you want to run through these and the WT numbers.

Regards,

**Robert Rosin**
Development Manager

**T:** 02 62051879

**Suburban Land Agency | ACT Government**
480 Northbourne Avenue, Dickson ACT 2602 | GPO Box 158 Canberra ACT 2601

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**From:** Spears, Phillipa
**Sent:** Wednesday, 30 July 2025 1:22 PM
**To:** Rosin, Robert
**Cc:** Forner, Julia ; Blume, Kristin
**Subject:** RE: draft comparison assessment - Turner Townsend v WT Partnership

OFFICIAL

Thanks Robert for the update.
I'll update you further when I receive the final versions of the reports to assist with your assessment.

**Phillipa Spears**
**Senior Director | Planning and Strategic Asset Management | Pipeline Capability and Estate**
**P** 02 620 59683 I Schedule 2.2(a)(ii) I **E** Phillipa.Spears@act.gov.au
**Infrastructure Canberra |** ACT Government
GPO Box 158 Canberra ACT 2601

**From:** Rosin, Robert <Robert.Rosin@act.gov.au>
**Sent:** Wednesday, 30 July 2025 11:55 AM
**To:** Spears, Phillipa <Phillipa.Spears@act.gov.au>
**Cc:** Forner, Julia <Julia.Forner@act.gov.au>; Blume, Kristin <Kristin.Blume@act.gov.au>
**Subject:** RE: draft comparison assessment - Turner Townsend v WT Partnership

OFFICIAL

Hi Phillipa,
Thanks for the assessment you have done on the Callam costs.
Schedule2.2(a)(xi) [redacted]
I have also asked for clarification on the apparent discrepancy in the Atlas report on quoted fitout rate.
Regards,

**Robert Rosin**
Development Manager

**T:** 02 62051879

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**From:** Spears, Phillipa <Phillipa.Spears@act.gov.au>
**Sent:** Tuesday, 29 July 2025 6:28 PM
**To:** Rosin, Robert <Robert.Rosin@act.gov.au>
**Cc:** Forner, Julia <Julia.Forner@act.gov.au>; Blume, Kristin <Kristin.Blume@act.gov.au>
**Subject:** draft comparison assessment - Turner Townsend v WT Partnership

| | |
|---|---|
| **From:** | Spears, Phillipa |
| **To:** | Kane, Lucy |
| **Cc:** | Blume, Kristin; Wales, PhillipB; Forner, Julia; Rootes, Grant; Smith, NathanJoseph; Kanthasamy, Mohan |
| **Subject:** | FW: Callam Offices - Callam Draft Condition Report - comments due to SLA 13 February 2026 |
| **Date:** | Wednesday, 18 February 2026 2:17:00 PM |
| **Attachments:** | image001.png<br>image002.png<br>26 01 13 - Draft Condition assessment and recommended conservation works.pdf |

Hi Lucy

Apologies again for our delay in providing our comments back.

The below observations relate to the attached document – understanding the purpose of the report is to provide during the sale process the buyer an understanding of heritage and building condition and works required.

- PLA has provided a condition assessment and heritage fabric schedule, with recommended works categorised into short term (within 12 months), medium term (1 – 5 years) and long term (greater than 5 years) priorities. This provides a useful and sensible high-level framework for understanding heritage risks, life safety and sequencing potential interventions.
- However, no budget estimates have been included against the identified Heritage priority works. The inclusion of indicative cost estimates would significantly assist forward planning, prioritisation and alignment with capital and maintenance programs.
- It is noted that condition assessment was limited to visual inspection, with access and visibility constrained in several locations.
- PLA has also advised that ESBS has been engaged to prepare a base building services assessment, which is not yet available
- The base building services assessment will be critical in determining the building's risk profile, particularly whether it can remain compliant while unoccupied.
- The attached report does not clearly capture risks associated with vacancy, including implications of decommissioning HVAC or other services.
- While the attached assessment provides a useful high-level overview, it would be beneficial if it were tailored to the building's intended status (vacant versus recommissioning). This would better support government in understanding:
    - current risks while the building remains vacant;
    - and the scope of works required should recommissioning be pursued.

Please let me know if we can be of further assistance.

Kind regards, Phillipa

**Phillipa Spears**
**Senior Director | Planning and Strategic Asset Management | Pipeline Capability and Estate**
**P** 02 620 59683 I Schedule 2.2(a)(ii) **E** Phillipa.Spears@act.gov.au
**Infrastructure Canberra |** ACT Government
GPO Box 158 Canberra ACT 2601







**From:** Kane, Lucy <Lucy.Kane@act.gov.au>
**Sent:** Monday, 19 January 2026 5:02 PM
**To:** Spears, Phillipa <Phillipa.Spears@act.gov.au>; Wales, PhillipB <PhillipB.Wales@act.gov.au>; Blume, Kristin <Kristin.Blume@act.gov.au>
**Cc:** Forner, Julia <Julia.Forner@act.gov.au>; Rootes, Grant <Grant.Rootes@act.gov.au>
**Subject:** Callam Offices - 26 01 19 - Callam Draft Condition Report

OFFICIAL

Hi All,

Please see attached the Callam Offices Draft Condition Report sent through late last week by Philip Leeson Architects. I have done a quick review but wanted to share today to give you a chance to look through prior to our meeting on Wednesday.

If you could consolidate iCBR comments, we will aim to return to PLA with both our teams comments next week.

Thanks,

**Lucy Kane**
Senior Development Manager, Urban Development South CBR – Place Delivery Group

02 6205 3260 | Schedule 2.2(a)(ii)
480 Northbourne Ave

# 1 Condition assessment and heritage fabric schedule

This section identifies original fabric that remains to Callam Offices and provides an overview of identified building defects together with recommendations for conservation works and further investigations. The inventory documents issues that were identified during site inspections in November and December 2025, focusing on original fabric rather than the internal fit-outs, the majority of which post-date the construction of the building as the Woden Technical College.

The key structural features of the building appear generally to be in reasonable condition whilst other aspects of the building envelope, including the windows and polycarbonate sheeting to the covered walkways, have deteriorated. It is noted that the original as-built drawings suggest that there was a heavy reliance on a variety of sealants to the building envelope and it appears that many of these have reached/are reaching end of life. Internally, the majority of identified defects were noted on Level 3 and are associated with water ingress, both to the blocks and the covered walkways. The resolution of the intersection of the service towers and the blocks appears to have been poorly designed from a maintenance perspective, with considerable debris and detritus accumulating in these locations as well as several water leaks noted.

## 1.1 Priority of recommended works

Each of the recommended works have been assigned a priority level in the inventory. These levels have been developed on the basis that the building is likely to remain vacant for a few years as the site is prepared for sale/divestment. These levels are defined in the table below.

| | | |
|---|---|---|
| Short-term | ıin 12 months | works are required to stabilise the rapid deterioration of significant fabric or a required to ss a defect that poses a considerable safety risk.<br>in this category typically relate to areas where deterioration has progressed to a lerable degree and may relate to fabric that is of relatively high level significance or es/infrastructure that is critical to the safety of people. |
| | | aken if the building was to be temporarily used before a major refurbishment project.<br>oric of moderate to high level of significance, works typically relate to areas which are ning to deteriorate. Where fabric is of low significance, works in this category are ally required to address safety, contamination issues or basic occupant comfort. |
| Long-term | ears | ategory of works is less urgent in terms of the conservation of significant fabric, though is required to extend the life of this fabric or improve conditions and/or functionality.<br>in this category could be contemplated as part of the future adaptive reuse of Callam s and might best be undertaken at this time for practical or economic reasons (e.g. all at |

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| | | |
|---|---|---|
| | | works could be undertaken as part of the same program of works if scaffolding is d). |
| Investigate | cs | ied defect may have further implications. This may include the need for specialist input or ctive physical investigations. |

## 1.2 Limitations

The review of the building condition was undertaken by Philip Leeson Architects and specific questions were raised with the structural engineer (Northrop) who visited representative areas of the building. A review of existing base building services was undertaken by ESBS, though did not include supplementary tenant systems that are unlikely to remain in place as part of a future use for Callam Offices. Similarly, modern fit-outs, including floor finishes and partitions, have not been assessed as part of this condition assessment.

The inspection of Callam Offices which informed the development of the condition inventory and schedule of works was limited to a visual assessment from ground level and accessible parts of the building interiors. Visibility was restricted in several locations by vegetation and the close proximity of other components of the building. Inspection of the west part of Block A was also limited due to the location of the floodway and the active construction site which had blocked off access to Callam Street.

A limited review of the roof was undertaken from areas above the service towers where safe access gangways have been installed. Some sections of the interior were not reviewed, including Level 2 of Block B which was secured for a previous tenant (Digital Data and Technology Solutions). A review of the building at height (for example to inspect the gutters or façades) was beyond the scope of this assessment as were invasive investigations/opening up to understand the extent of potential damage. Detailed inspection requiring special access equipment or tools, as well as tests involving operation of building services was also excluded.

## 1.3 Condition inventory and schedule of works

The recommended works included in the inventory have been prepared on the assumption that original fabric would be retained as part of a future program of major works/adaptive reuse of the building. It is however acknowledged that this may not be the case, as some modification of the building may be required to facilitate a feasible new use. The schedule primarily addresses condition issues, with reference to a few specific compliance issues also included to supplement the discussion provided in the Constraints and Opportunities chapter. When contemplating change to the building or potential use, reference should be made to the other technical reports that have been prepared for Callam Offices, including a BCA Compliance Report prepared by BCA Certifiers in May 2022. A Fire Safety Design Report has also been prepared by Warrington Fire in June 2022 and identifies additional issues from a fire safety perspective.

When planning and undertaking works, consideration must also be given to the hazardous materials and their appropriate management, including both asbestos containing material and lead paint which have been identified at the site. Identified hazardous materials have been recorded in the Hazardous Materials Survey and Management Plan prepared by Robson Environmental and dated February 2022. This report identifies asbestos cement sheeting and asbestos in some mastics.

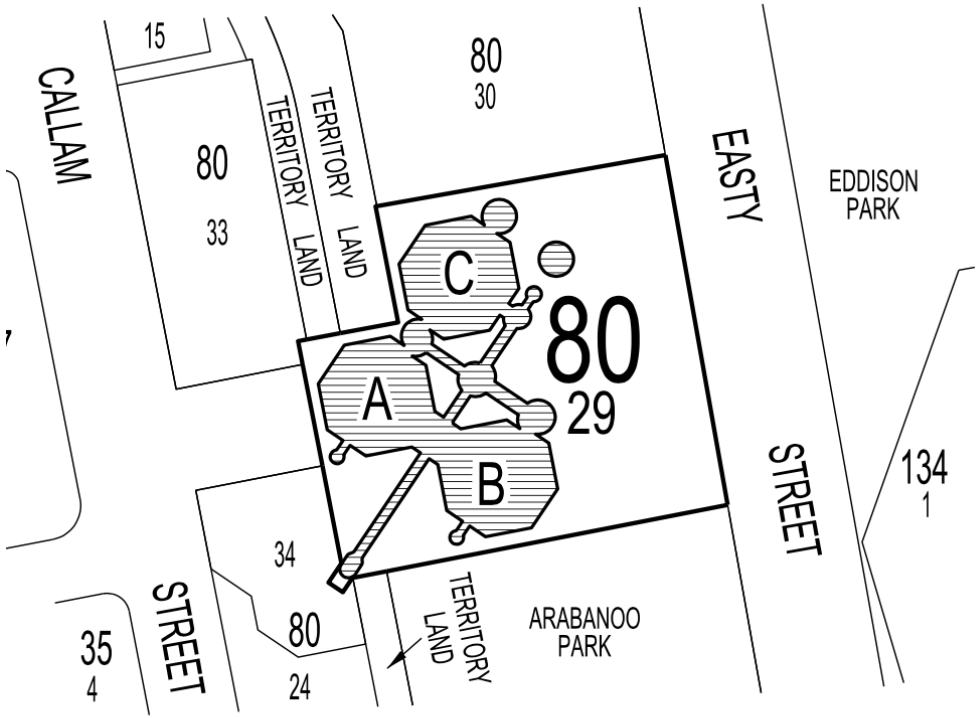
DRAFT

*Cleaning*

A build up of grime, debris and biological growth impacts on the appearance of the building, particularly the enclosed walkways (including those to the service towers) where there is a considerable build-up of material on the polycarbonate and dark staining to the external concrete balustrades. It is understood that this has been a longstanding issue at Callam Offices which has resulted in recommendations to undertake regular, cyclical cleaning in past reports. Whilst regular cleaning of durable elements (such as the polycarbonate) is essential for maintaining a reasonable appearance, it seems that there are some challenges/shortcomings with the design and detailing of parts of the building that make them more susceptible to becoming dirty and potential premature deterioration of the original fabric.

In particular, the dark staining to the balustrades indicates that these elements are remaining fairly wet, which is in turn likely impacting on the longevity of the concrete. Subsequently, as part of a future program of major works to Callam, it is recommended that methods to reduce frequent wetting of the balustrades be investigated, including possible installation of a flashing to the top of the balustrade or changes to the configuration of the polycarbonate covers so they protect the horizontal surface of the concrete below. This is likely to assist with improved longevity compared with frequent cleaning of the concrete which has the potential to damage the concrete surface and establish decay mechanisms in the future.

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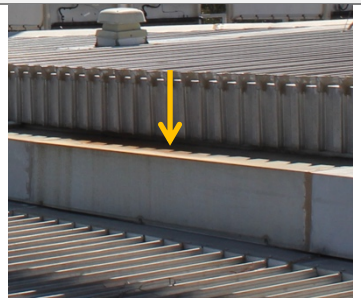



LOCATION PLAN

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| | | | |
|---|---|---|---|
| **Blocks A, B and C** | | | |
| (original with a mix of later and original roof mounted plant) | <br><br> | reasonable condition, though extensive sealant has been applied to the roof at most junctions, including where the flashing abuts the concrete beams and where the roof sheeting is tuned down. Sealant has also been applied around penetrations. A number of penetrations and Decktites are likely to limit/prevent the flow of water from the roof as the occupy most of the width of the trays (between the ribs).<br><br>Stains are evident to numerous ceiling tiles on Level 3 of each Block, including in about 15 locations to Block A. Whilst there is now a relatively limited amount of roof mounted plant to this Block, the original drawings show that there were a large number of exhausts to this part when it was the Woden Tafe. Based on a limited review of the roof from accessible walkways, it appears that the penetrations through the roof have simply been capped. Several of the leaks to the roof appear to correspond with the location of these elements, whilst others appear to coincide with the concrete beams that project through the roofing (i.e. the flashings at the junction of the roof sheeting and concrete beams are also likely leaking).<br><br>Some discolouration was evident to the flat metal sheeting over one of the concrete beams that forms part of the roof. Its appears that water may | ctive leaks to the roof. This may require spection during rain and removal of the ceiling es. All active leaks should be addressed, which ay involve the application of further sealant in e short-term, noting that this approach is a poor ng-term solution.<br><br>spect discoloured flashing to roof beam to nderstand the cause of discolouration.<br><br>**edium-term:** If the building is to be used, a eries of isolated repairs to the roof may be stified to limit ongoing leaks. This might involve moval of redundant penetrations and the stallation of back-pans to limit the reliance on ealants.<br><br>**ong-term:** Where the roof sheeting has been ompromised, full roof replacement may be stified as part of a future major works program. |

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| |  | pond in this area, though it is not clear if the discolouration is rust or other material (e.g. dirt).<br>Minor lifting of flashings to the perimeter of the building was also noted, though does not appear to be an issue at this stage. | |
| Box gutters (original with later overflows) | <br> | Stains to the ceiling are evident to the south side of the Block A and may be associated with leaks to the box gutter above. Distant views of these areas from elevated walkways on the roof indicate that water may pond in these locations. This may allow water to seep through the joints in the sheeting.<br>In areas where inspection of the box gutters at close proximity was possible, they appeared to be in good condition. It is however noted that considerable mastic/sealant has been applied at the joints along the length of the gutter.<br>Overflows have been retrofitted to the upper part of the box gutters. | **vestigate (short-term):** confirm if there are ctive leaks to the box gutters. All active leaks ould be addressed, which may involve the plication of further sealant in the short-term, ting that this approach is a poor long-term lution.<br>eplacement of the box gutter to the south side of ock A may be required if it has corroded.<br>**ong-term:** Replacement of the box gutters may e warranted as part a future major works ogram. |

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| External suspension structure – concrete elements (original) | <br><br> | Crazing is evident to several of the visible concrete knuckle joints, including those located in line with eaves and those above the roof. There are also fine cracks to many of the concrete slab support brackets (projecting element where the steel hangars are embedded), with some of the more pronounced located to Block C (third floor level, west and north sides) and Block A (second and third floor levels, north side).<br><br>White deposits (assumed to be salts) are evident to several of the circular panels to the eaves knuckle joints and to the underside of the ground floor slab support brackets. There are also deposits below some of the brackets to other slabs, which have mostly formed on the surface of the steel members.<br><br>Previous cementitious repairs are apparent to many of the concrete slab support brackets. Biological growth is evident to the sides of a few of these brackets, suggesting that they have relatively high surface moisture levels.<br><br>A small section of steel has been exposed to one of the brackets to Block C (Level 3, south side).<br><br>There appears to be some rusted flat metal sheeting that projects from the underside of the concrete bracket to the east side of Block C at Level 3. | **vestigate (medium-term):** Noting that salts can use damage to many building materials, it is commended that testing be undertaken to nfirm that the deposits are salts and their type. hilst concrete is usually fairly salt resistant, ystals growing in the pores of concrete can lead salt scaling and the cracking and spalling of the rface. Testing should inform if ongoing removal the salts is warranted.<br><br>**edium-term:** Inspect all brackets at height and pair/replace deteriorated cementitious toppings the top surface of the concrete brackets so that ey appropriately shed water.<br><br>spect exposed section of steel at height to certain if it is reinforcing and/or if it can be moved. If steel needs to be retained, localised moval of concrete may be required to allow for rrosion to be removed the steel and application a corrosion inhibitor. Patch repair the concrete sing a mix that matches the colour, texture and rosity of the original concrete.<br><br>eview projecting flat metal sheeting to underside one of the Block C brackets at height to etermine if any remedial action is required.<br><br>**vestigate (long-term):** When new uses are oposed for the building, conduct a detailed ructural evaluation to determine the building's ructural capacity, residual service life, and ness for the proposed use. |

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| External suspension structure – steel elements (original) |  | There is some colour variation to the steel tension members located above the roof which is likely associated with the deterioration of the finish. Rust is evident to the upper surface of these elements on part of Blocks B and C, indicating that they require a new protective coating. | **ong-term:** Consideration should be given to the plication of a new protective coating to prevent rrosion of the steel. This will require cleaning of e steel, including removal of all existing surface rrosion. The new coating should match the lour of the original (historic photographs ggest that they were a dark grey colour). |
| Steel framing to plant areas and roof mounted plant (mostly original) |  | The paint finish to the exposed steel beams has deteriorated, exposing the primer and the underlying steel which has some minor surface corrosion. | **ong-term:** Consideration should be given to the plication of a new protective coating to prevent rrosion of the steel. This will require cleaning of e steel, including removal of all existing surface rrosion. |
| Waffle slabs |  | Some fine cracks are evident to the underside of the slabs, mostly to the ribs.<br>An area of localised spalling was evident adjacent to service penetrations to Block A. | **vestigate (long-term):** When new uses are oposed for the building, conduct a detailed ructural evaluation to determine the building's ructural capacity, residual service life, and ness for the proposed use. |

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| Concrete perimeter beams and upstands | <br><br> | The concrete beams to the perimeter of the blocks incorporate and upstand that conceals the space between the waffle slabs and the false floors. Visually, these appear to be in good condition with some fine cracks and localised erosion/damage as identified below.<br><br>Externally, the most common defect are fine cracks that appear to emanate from the majority of concrete brackets that support the slabs. These cracks generally extend horizontally/diagonally from the bracket towards the corner of the beam and then upwards through the upstand, in close proximity to the corners which have generally been filled with caulking.<br><br>Other fine cracks are mostly located adjacent to penetrations for mechanical grilles and outlet pipes. A more substantial crack is located adjacent to one of the third floor grilles to Block B on the south side.<br><br>The beam to the link between Blocks A and B at Level 2 also appears rough at the Block A end, though it was difficult to see this area from ground level owing to the screens. The roughness may be associated with a previous patch repair.<br><br>There is also more pronounced erosion below one of the outlet pipes to the link between Blocks A and B (first floor level). An area below at least one other has been patch repaired.<br><br>A few eroded/missing ‘concrete’ plugs were identified, including to the south side of Block B. | **vestigate (long-term):** When new uses are oposed for the building, conduct a detailed ructural evaluation to determine the building’s ructural capacity, residual service life, and ness for the proposed use.<br><br>s part of a future program of major works, plugs ould be refilled and patch repairs should be ndertaken to fill areas that have eroded. |

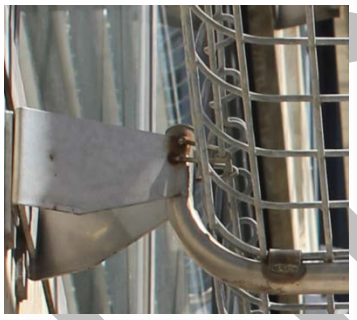
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| Windows, including external access doors – frames (original) |   | The window frames appear to be an early plastic (presumably PVC) type that have relatively fine/slender frames when compared with modern PVC-framed windows.<br><br>Externally, several window frames appear to have broken, possibly because the material has become brittle. This includes one of the frames to the east side of Block C, at Level 1, as well as a couple to Level 2, and a few broken frames to the south side of Block B. In other locations, there appears to be deformation to the frames.<br><br>Additionally, many of the mitred joints at the corners also appear to have opened up/failed. There also appears to be some discolouration of the frames externally.<br><br>Internally, stains and deposits to the frames suggest that there is water leaking around a number of windows.<br><br>Several degraded seals were also evident as were loose/detached seals. Several windows had unity | **vestigate (medium-term):** Continue to monitor ndition of windows to confirm that they remain ecure and that they prevent water from entering e building.<br><br>**ong-term:** It is possible that window-frames ave reached the end of their serviceable life and at replacement is required as part of a future ajor upgrades project. New window frames ould reflect the proportions and colour of the iginal window frames. |

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| | <br> | sealant that appears to have been retrospectively applied. | |
| Windows – glazing (mix of original and replacement) |  | There is a mix of original double glazing and replacement glazing to each of the Blocks.<br>Condensation is evident between the leaves of glass to several of the original glazing units, indicating that the seals have failed and that they are due for replacement. In some instances, the seals have degraded to an extent where they were no longer attached.<br>One cracked pane of glass was also noted on north-east side of the Level 3 link between Blocks A and B as well as to the south side of Block C at Level 3. | **edium-term:** Broken glass should be reinforced, paired or replaced to limit further breakage and aintain a secure building envelope.<br>**ong-term:** Full replacement of glazing may be arranted if full replacement of the associated ames is to be undertaken as part of a major ogram of works. High performance glazing could e considered to improve the performance of the uilding envelope, though generally the ppearance should reflect that of the original hich had a high degree of transparency when ewed from the exterior. |

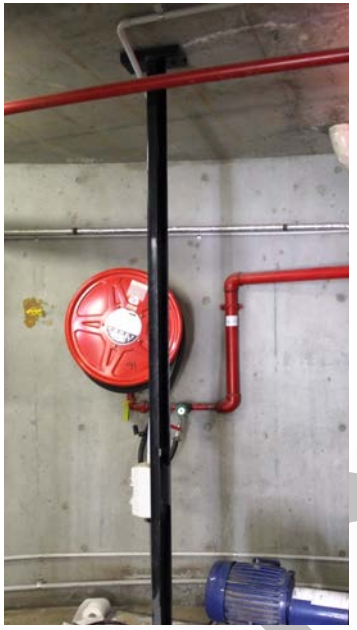
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| | | A film appears to have been applied in several areas (e.g. to the plant rooms) and is now bubbled and presents poorly. | |
| Louvres to plant rooms (1992) |  | There is one broken louvre to the north side of Block A, Level 2. | **hort-term:** Check broken louvre to confirm if it is ecurely held in place. If loose, resecure to event it from falling.<br>**ong-term:** The louvres are not an original ement and could be replace with glazing or other aterials that are sympathetic with Callam ffices. This might include new mechanical grilles. |
| Sun shades (original) |  | The sun shades, including both the glazing and the stainless steel frames, appear to be in reasonable condition. It is understood that previous occupants of the building have indicated that the functionality of these (to shade internal workspaces) was limited.<br>Rust was evident at several of the visible welded joints.<br>Some minor deformation (including dents) was noted to several of the stainless steel louvres, including to the south-east side of Block C at Level 2. These louvres are located to the top of each bank of sun shades at each floor level. | **edium to long-term:** Where the external angways are to be used for access to the façade ter a period of little to no use, a structural praisal should be undertaken to verify their ngoing suitability for work at height.<br>**ong-term:** The condition of the sun shades ould be reviewed at height as part of any major ture upgrades project to Callam Offices.<br>more detailed review of the effectiveness of the unshades at different times of day and different easons would be required to understand how eir efficacy could be improved. It may be more raightforward to upgrade the glazing to the uildings windows to provide improved internal onditions. |

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| Downpipes (likely original) |  | There are downpipes that capture water from the roofs of Blocks A, B and C in the attached service towers. These seem to be partly concealed in inaccessible core areas, which prevented visual inspection. The bottom of the downpipes are visible in the three sprinkler valve enclosures at ground floor level. | **vestigate (medium-term):** It would be prudent undertake CCTV inspections of all downpipes ven that they cannot be readily inspected inside e service towers. |

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| Concrete plant rooms to service towers (original) |   | Some salt is evident to the underside of the concrete roof to the Block A service tower. This may be associated with current/past damage to the waterproof membrane. Salts were also apparent to the floor and the lower parts of the walls, though it is not known if this is associated with leaks to the roof or from the hot water plant.<br><br>Salt deposits and staining to the walls and concrete plant room slab of the Block C service tower indicate that there have been leaks to this area in the past. | **vestigate (short-term):** Confirm if there are ctive leaks to the Blocks A and C service towers nd rectify as necessary. |

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| Central lift tower, walls of lift overrun (original) |  | Spalled concrete is evident to the concrete drum above Level 3. There is possibly a section of reinforcing that has been exposed. Staining adjacent to the spall and the area above indicates that this location is subject to greater wetting than other areas. | **vestigate (medium-term):** Inspect damaged ea at height to better understand the extent of amage and if the reinforcing has been exposed.<br>steel is exposed, localised removal of concrete ay be required to allow for the corrosion to be moved from the steel and the application of a rrosion inhibitor. Patch repair the concrete using mix that matches the colour, texture and |
| Central lift tower, roof (original) |  | There appears to be rust inside the gutters.<br>Marks to the roof sheeting also suggest water may be ponding adjacent to the lift overrun. | **vestigate (short-term):** Confirm if there are ctive leaks to the roof or gutters and rectify as ecessary.<br>**ong-term:** Replacement of the gutters and the etal roof sheeting (if water is ponding) may be ppropriate as part of a major program of works to allam Offices. The format/profile of new roofing nd guttering should match the original. |
| Entry lobby (circular part original) |  | The soil levels in parts of the adjacent garden beds are higher than the internal floor levels. This appears to allow water to enter the lobby with white deposits evident to the paved floor and concrete wall adjacent to the stair. | **hort-term:** Reduce soil and mulch levels in djacent sections of garden beds to limit water gress and prevent unnecessary damage to iginal fabric. |

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| Rendered walls to service towers (original) |  | Staining (possibly rust) is also evident to external rendered walls (concrete block) below the plant room to the Block A service tower, just above the flashings. There is also some damaged and cracked render. | **vestigate (long-term):** Investigate cause of aining by removing a cracked section of render.<br>**ong-term:** Damaged areas should be tendered and painted to match the original, oting that historic coloured photographs indicate at the colour of the render was much brighter an the current colour. |
| Concrete walls to service towers (original) | <br> | Several cracks and previous repairs were noted to the concrete walls (including beams) of the service towers. This included:<br>• A fine crack where the beam to the Block A service tower adjoins Block A.<br>• Previous repairs (caulking) is evident where Block C adjoins the associated service tower.<br>• A small section of concrete has broken off at the junction of Block B with the associated service tower (at the base of the wall to Level 1). Some embeded steel has been exposed and has rusted. | **vestigate (long-term):** When new uses are oposed for the building, conduct a detailed ructural evaluation to determine the building's ructural capacity, residual service life, and ness for the proposed use.<br>**ong-term:** Localised repairs of cracked and amaged concrete should be undertaken as part a program of major works to the building. This ay be limited to localised patch repair. |

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| Metal wall panels to service towers (original) | <br> | Prefinished metal wall panels have been used to clad parts of the service towers. This sheeting is noted to be steel sheet faced foam core Formawall on the Woden Tafe drawings (an insulated panel). It is not clear if these panels are non-combustible as required by the BCA.<br><br>Externally these appear to be in fair condition, with minor dents and some discolouration, including rust staining to several areas. Runoff has left rust marks on the sheeting and concrete elements below.<br><br>Internally, damage is apparent to the base of the panels, particularly where the vinyl skirting has detached and rust is evident behind. Some rust is also evident at the vertical joints. There is also damaged finish/bubbling paint below the soap dispensers where the walls appear to have been subject to more frequent wetting.<br><br>There appear to be a several replacement sheets to the Blocks B and C service towers which have a different texture and a slightly different colour. One of the sheets to Block C service tower | **vestigate (short-term):** Test a sample of the adding to determine if the cladding is mbustible.<br><br>**edium to long-term:** If the building is to be sed and the material is combustible, the metal adding should be replaced with a complaint adding system. The format of new panels should atch the format of the existing and should have similar colour and texture.<br><br>**ong-term:** Even if the material is non-mbustible, wholescale replacement as part of a ture adaptive reuse project is likely to be opropriate due to the condition of the panels and e joints. |

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| |  | appears to have extensive surface rust where the coating is no longer in place. The flashings appear to be steel and have some rust where the coating has been damaged.<br>There is a build-up of material/debris to the corners of several panels to the Block A service tower on the west side. This is possibly degraded sealant. | |
| Service tower windows (original) |  | It is understood that several seals to the windows have been replaced in the past where they have failed. The windows appeared to be in fair condition during the site inspections. | |
| Elevated walkways: polycarbonate (original) |  | The curved polycarbonate does not meet the requirements of the BCA as it would be considered a wall and a roof, both of which are required to be non-combustible. Polycarbonate is not a suitable form of construction within a Type A construction building.<br>Crazing is evident to the sheets, particularly the curved upper parts. It is unclear if this is due to stresses in the material (mechanical stress) or other factors (e.g. chemical factors). Colour variation is also evident between sheets, possibly due to the replacement of some sheets. | **edium to long-term:** If the building is to be ɜed, the polycarbonate to the walkways should ɛ removed and replaced with a non-combustible glazed material. The transparency, colour and ırved format of the replacement material should flect the original, though some modification to e design may be necessary to overcome nctional shortcomings including:<br>• Improved detailing is required where the polycarbonate adjoins the concrete balustrade to both minimise water ingress to the interior and reduce ongoing damage to |

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| | <br> | Biological growth is evident the lower part of the sheeting, presumably due to the degradation of the neoprene gaskets which would have originally helped to prevent water ingress.<br>Water from the polycarbonate sheeting discharges onto the horizontal upper surface of the concrete balustrades. The system appears to leak in numerous locations as evidenced by staining and white deposits to the balustrades and walkway.<br>There is considerable build-up of debris and droppings at the junction of the service towers and the blocks. | the outer face of the concrete balustrades through excessive wetting. This may involve installation of a flashing that directs water off the top of the concrete balustrades.<br>• Improves the thermal performance of the walkways which are very hot in summer and cold in winter.<br>• Limits the accumulation of dirt, debris and bird droppings, particularly to the service towers and lift tower.<br>t is assumed that full replacement of the metal raming would be required to suit the new naterial and address the issues listed above. |
| Elevated walkways: concrete (original) |  | There are white deposits evident in areas where there appears to be water ingress. Minor cracking and spalling is evident to several of these areas, including in the following locations:<br>• Where a covered walkway intersects with the service tower to Block B at Level 3.<br>• To the north-east side of the Block C service tower at Level 1.<br>• Where a covered walkway intersects with the service tower to Block A, Level 2.<br>• To the balustrade of the lift tower at Level 3. | **vestigate (medium-term):** If deposits are eleterious salts, remove surface deposits.<br>**edium to long-term:** When replacement of olycarbonate is undertaken, cracked and spalled oncrete should be repaired. This may be limited the removal of damaged material and localised atch repairs if the cause of damage (e.g. rusting ings for the polycarbonate) has been ddressed.<br>eaning could be undertaken as part of a ogram of works to replace the polycarbonate eeting. Cleaning methods should be selected |

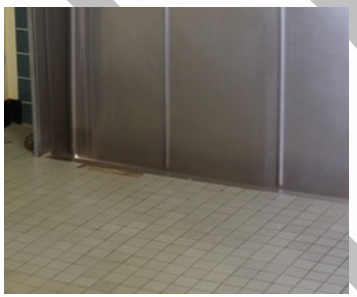
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| | <br> | There are white deposits in a several locations to the north-east side of the Level 1 covered walkway extending between the Block A service tower and the lift tower. This indicates this walkway has a higher number of leaks than others.<br>Corrosion is evident to the base plates where the framing for the polycarbonate is secured to the concrete. In some instances, this may have caused adjacent cracks/spalls.<br>The external vertical sides of the balustrades are badly discoloured/dirty. Given other concrete sections of the building generally have a cleaner appearance, it is likely the discolouration is due to high moisture levels and biological growth.<br>Previous repairs are also evident to parts of the exterior, including at the junction of the bridge with | ıd refined based on trials to a determine a ethod that is both effective and avoids damage. |
| Elevated walkways and service tower soffits (original with some sections replaced with corrugated metal) |  | It is noted that the original fibre cement soffit linings to one of the walkways and part of the Block B service tower has been replaced by curved corrugated metal sheeting. There are gaps between the metal sheeting to the service tower, possibly due to inadequate fixings.<br>Some sections of flat asbestos sheeting below the service towers appear to have been replaced (presumably with fibre cement). | **ɔng-term:** A consistent finish to the curved ɔffits would preferably be reinstated as part of a ture major upgrades project. Soffits would eferably have a smooth finish to match the iginal asbestos cement sheeting as the esthetic of the corrugated sheeting is not mpathetic with Callam Offices.<br>se of aluminium panels may be possible and ay limit the need for additional supports. If this is ɔt practicable, new supplementary supports may |

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| | | | e required to allow for the use of flat metal heeting. |
| Soffit to service towers (mix of original and later material) |  | There are damaged sections of soffit sheeting to the service towers, including stained, deformed and loose sheeting. One section of broken sheeting was also evident to the Block C service tower and there was a section of missing sheeting to the Block A service tower.<br>The soffit sheeting has been identified as asbestos containing material by Robson Environmental. | **edium term:** Manage material in accordance th the Robson Environmental asbestos register.<br>**ong-term:** Replace soffit lining with fibre cement heeting as part of future upgrade works. New heeting should match the configuration and yout of the existing. |
| Stairwells (original) |  | There appear to have been leaks to some of the stairwells in the service towers with staining and salt deposits evident to the walls. | **vestigate (short-term):** Confirm if there are ctive leaks to the roof and plant rooms. This may quire inspection during rain. All active leaks hould be addressed. |
| Ceilings between service towers and blocks (likely original) |  | Water damage is evident in several locations where the service towers adjoin the blocks. This includes the service tower adjacent to Block A at Levels 1 and 2. | **vestigate (short-term):** Confirm if there are ctive leaks (e.g. to hydraulic services) and rectify s necessary.<br>**ong-term:** Replacement of damaged ceilings ould be required as part of a future major ogram of works. |

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| Bathroom ceilings (likely original) |  | Water stains and damage evident to several bathroom ceilings. It is not clear if these are associate with leaks to the plumbing or compromised waterproofing. | **vestigate (short-term):** Confirm if there are ctive leaks to the plumbing and rectify as ecessary.<br>**ong-term:** Replacement of damaged ceilings ould be required as part of a future major ogram of works. Causes of previous leaks ould also be addressed as part of upgrade orks, noting that refitting of the spaces, ssuming they continue to be used as athrooms) would likely involve new waterproof embranes and plumbing. |
| (original) |  | chrome plated pipes, remain. Many of the base plates and lower sections of pipe have visible corrosion. The plating to some of the handbasins has also been lost allowing the underlying steel to corrode. | asins would preferably be retained and furbished. This would involve the replacement of sted components, including the base plates with ew. Changes to the location of the handbasins ould be considered to improve functionality.<br>here retention of the hand basins is not acticable, a representative sample would eferably be retained. |
| Bathroom floors (unknown date) |  | including several to the shower to the Block C service tower where there appears to have previously been a large circular penetration in the slab. | actively used, rectify potential trip hazards (e.g. place missing tiles). |

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| Curved service enclosures (original) |  | Fibre cement sheeting with some broken sections evident. The gaps between the walls and the base have been fitted with mesh, presumably to keep vermin out.<br>The doors appear to be steel lined with fibre cement sheeting.[1] Some minor rust was evident. | |
| **Open walkways** | | | |
| north (original) |  | lobby to Block C, adjacent to the mesh infill panel. This is possibly associated with the corrosion of embedded steel.<br>White deposits are evident to the underside of the walkway, where water appears to seep through the joints.<br>There is considerable biological growth to the outside, vertical face of the concrete balustrade, beneath both the steel stair and the metal infill panel to the balustrade.<br>It is understood that the current balustrades to the stair and walkway do not meet BCA requirements as they are too low in some areas and the metal sections are considered climbable. | eleterious salts, remove surface deposits.<br>**ong-term:** Remove section of concrete adjacent the balustrade crack to confirm cause. If caused corrosion of steel, further localised removal of ncrete may be required to allow for corrosion to removed and application of a corrosion hibitor. Patch repair the concrete using a mix at matches the colour, texture and porosity of e original concrete.<br>anges to the metal elements (or replacement of e elements) of the open walkway could be nsidered to prevent excessive biological growth concrete (due to excessive moisture in ncrete). These metal elements were designed |

[1] Sampling from the door by Robson Environmental did not detect asbestos

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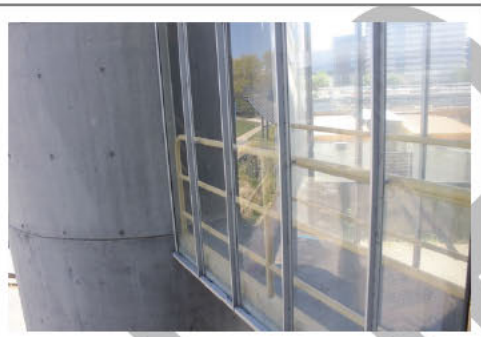
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| |  | | s temporary items and their replacement would low for provision of compliant balustrades.<br>e-seal joints in concrete using flexible sealant. |
| Open walkway – south (original) | <br> | Considerable white deposits are evident to the underside of the walkway. Deposits are also evident to the outer face of the lower balustrade walls. Aggregate is visible where there are salt deposits, suggesting that there has been some erosion of the surface in these locations. The extent of deposits and damage is considerably greater than that to the north walkway and appears to be associated with water moving through both the joints, as well as the concrete itself.<br>There is also an area with relatively deep voids to the underside, adjacent to Block A. It is not clear if this has existed since construction or if concrete has been lost from the surface due to deterioration.<br>The colour of the balustrades varies considerably with areas where localised cleaning has been undertaken (presumably to remove graffiti) lighter than other areas. It is possible that this variation is due to previous applications of an anti-graffiti coating. | **vestigate (medium-term):** If deposits are eleterious salts, remove surface deposits.<br>**ong-term:** A review of drainage, including the cation of outlets, number of outlets, and falls to e walkway should be undertaken to ascertain ason for deposits and deterioration. This could e undertaken by way of a flood test. Additional utlets, changes to the fall of the walkway (e.g. via troduction of a topping) and/or introduction of a ew membrane and walkway surface may be quired to prevent ongoing water ingress through e concrete.<br>review of the soffit at height should also be ndertaken to better understand the condition of e concrete, including at the junction with Block |

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| | | It is understood that the current balustrades to the stair and walkway do not meet BCA requirements as they are too low in some areas and the metal sections are considered climbable | |
| **Fire Stair Towers (to Blocks A and B) and Glazed Links** | | | |
| original) |  | towers that service the adjoining sections of roofs to Blocks A and B.<br>Algae growth to the downpipe in the Block B fire stair tower indicates that the downpipe has active leaks, possibly due to a blockage. Water and biological growth were also apparent on the ground level floor. | block/replace PVC downpipe as necessary.<br>ently clean the floor of the stairwell to remove ological growth.<br>**vestigate (medium-term): I**t would be prudent undertake CCTV inspections of all downpipes confirm their efficacy. |
| |  | the fire stair tower to Block A, which may be a result of current or previous leaks to the roof.<br>The roof to these towers are exposed concrete set below concrete parapets, covered with metal cappings. The roofs extend to and drain into the box gutters to the main roofs. There are clear, dome shaped polycarbonate skylights located centrally over the stairs. The concrete and skylights appear to be in reasonable condition though there is evidence of water leaks through the concrete above the side glazing to the links | active leaks to the roof. This may require spection during rain. All active leaks should be ddressed, which may involve the application of rther sealant in the short-term, noting that this pproach is a poor long-term solution. |

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| | | | |
|---|---|---|---|
| |  | | |
| Concrete walls (original) |   | The base of the emergency exit tower to Block B appears to have been patch repaired using a cementitious material. It is possible this is associated with previous mechanical damage (e.g. from excavation), though this is not known.<br>There is a localised area of rough concrete to the Block A emergency stair tower which appears to be a construction defect (poor compaction). | **ong-term:** Consideration could be given to patch pairing the rough area of poorly compacted ncrete as part of a major works program to allam Offices. This would assist reduce the rate carbonation. |

| Item | Photo | Defects / observations | Recommendations |
|---|---|---|---|
| Glazed links to fire stair towers – roof (original) |  | White deposits are evident to the underside of the concrete roof structure, both inside and outside the link (Block A tower). This appears to be where water backtracks along the soffit, though may also be associated with leaks in the roof. | **Investigate (short-term)**: Confirm if there are active leaks to the roof. This may require inspection during rain. All active leaks should be addressed, which may involve the application of further sealant in the short-term, noting that this approach is a poor long-term solution.<br>**Long-term**: An alternate flashing arrangement could potentially be considered as part of a major program of works to limit water backtracking along the soffit. Whilst this would alter the appearance, it would likely extend the longevity of the concrete. Any new elements should be designed to be as discrete as possible. |
| Glazed links to fire stair towers – walls (original) |  | The lower part of the glazing is very dirty where the glass is in close proximity to the internal steel kerb (presumably difficult to clean). Another section appears to have a viscous substance between the structural steel and the glazing which has deteriorated. | – |

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| Item | Photo | Defects / observations | Recommendations |
|---|---|---|---|
| **Other elements** | | | |
| Link between Blocks A and B (altered), and 1992 lift addition |  | Water staining was evident to the ceiling within the link connecting Blocks A and B, including at Level 1. The cause was not readily apparent and is possibly associated with leaking pipes. | **Investigate (short-term)**: Verify if there are active leaks to this area and rectify if there are ongoing leaks. |
| Graffiti, painted concrete (originally unpainted) |   | Several original unpainted concrete elements have been painted, presumably to conceal graffiti as these are generally located at ground level or to the south open walkway which is accessible to the public. This includes the lower parts of the emergency exit towers to Blocks A and B. | **Short and medium-term**: Areas that are already painted could continue to be overpainted in the short to medium-term to cover any new graffiti. Unpainted concrete should not be overpainted and removal of graffiti should be undertaken using cleaning methods that do not damage the concrete. If a suitable method has not been established, undertake trials to determine a methodology that is both effective and avoids damage. This may involve the use of a paint remover followed by pressurised hot water (the pressure must be controlled to avoid scarring).<br><br>**Long-term**: Consider removal of paint to areas that were originally unpainted concrete as part of any future major works to Callam Offices. The car park retaining wall is likely to continue to be graffitied given its location and retention of a painted finish to this element may be more practical. |

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| Item | Photo | Defects / observations | Recommendations |
|---|---|---|---|
| Retaining wall to undercroft (original) |  | There is a substantial crack/break where the west retaining walls adjoins the emergency exit stairwell. No reinforcing was evident in this location and the west retaining wall appeared to remain vertical. There also appears to have been some opening up of the joint where the south retaining wall abuts the stairwell.<br>There is evidence of damp with some peeling paint to the west side. | **Investigate (medium-term):** Monitor the crack and joints to understand if there is active movement or further degradation of the area.<br>**Long-term:** The broken section of concrete could be replaced with new. |
| **Building services** | | | |
| 1992 Gas fired boilers (two remain, one has been replaced with four smaller boilers) |  | Failure of one of the two boilers would result in the lost of heating to an entire block. These boilers have reached the end of typical economic life. | **Medium-term:** If building is to be occupied, consideration should be given to replacing the 1992 gas fired boilers. |
| Smoke exhaust fan (original) | | One of three fans has been electrically tagged out and another is in fault. These are safety services that are required to operate in a fire alarm, and are therefore a safety risk to iCBR in their current state. | **Short-term:** Repair or replace both smoke exhaust fans.<br>**Medium-term:** If building is to be occupied, consideration should be given to the installation of new fans that comply with current regulations. |
| Electrical switchboards (varying ages) | | Some lighting and power circuits do not have earth leakage current protection (i.e. residual current devices or RCDs), which is a safety issue. | **Medium-term:** If building is to be occupied, consider upgrades to provide earth leakage current protection to lighting an power circuits. |

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| Item | Photo | Defects / observations | Recommendations |
|---|---|---|---|
| Emergency lighting (unknown) | | Some emergency lighting and exit signs are non-operational and are likely to require replacement. | **Short-term**: Repair or replace emergency exit signs that are non-operational. |
| Sprinklers (mostly original) | | Window blinds have been installed over some wall wetting drenchers that serve to protect openings in external walls that are separated into different fire compartments. These, together with the configuration of the mullions, likely compromise the performance and efficacy of the drenchers.<br>The location of the external sprinklers means that limited water is likely to reach the windows. | **Medium-term**: If building is to be used, engage fire services consultant to assess if the sprinkler system (internal and external) is sufficient. Undertake rectification to provide appropriate protection, noting that change to original concrete elements would need to be carefully considered to minimise heritage impacts. |
| Mains potable (cold) water (original) | | High mains water pressure of 950kPA in system, which is beyond the maximum 500kPA permitted in AS/NZS 3500.1 | **Short-term**: Consider installation of pressure reducing valve at incoming cold water mains to building to reduce risk of burst pipes etc. |
| Domestic Hot Water (varies between 2009 and 2024) | | No tempering valves are likely to have been installed to the system in Blocks B and C, which is a scalding risk as hot water is being supplied form hand wash basins above 60°C. | **Medium-term**: If building is to be occupied, install tempering valves where they do not exist. |

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| Item | Photo | Defects / observations | Recommendations |
|---|---|---|---|
| Circular lift (2007 lift in original lift shaft) |   | This lift has been tagged out of service since September 2025. It is understood that iCBR have concerns regarding the use of the lift. Typical economic life is 20 years. | **Medium-term:** If building is to be occupied, replacement of the lift is likely to be required. |
| Lift located in 1992 addition. |  | The lift went into fault during the site visits. It is understood that iCBR also have concerns regarding the use of the lift. | **Medium-term:** If building is to be occupied, replacement of the lift is likely to be required. |

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# 2 Schedule of Cyclical Maintenance

## 2.1 Introduction

Whilst gradual deterioration of building fabric is inevitable over time, insufficient maintenance can result in more rapid deterioration of fabric which can be expensive to rectify if not properly addressed. It may also result in the loss of significant heritage fabric which can impact on the heritage values of the place. The maintenance of building services and other critical infrastructure is also essential for securing the building and maintain occupant and public safety. Implementation of an inspection and maintenance plan would help to ensure that unnecessary deterioration is prevented or circumscribed.

It is acknowledged that there are numerous challenges associated with managing and maintaining a place such as Callam Offices, especially given its size, complexity and current condition. It is also noted that the building has recently become unoccupied which means that passive surveillance to identify any emerging /recurring issues will be considerably less. Subsequently, it will be particularly important to regularly inspect the building for reasons of security, safety and building condition.

## 2.2 Maintenance plan

Routine inspections and maintenance actions at Callam Offices should be undertaken in accordance with the tasks identified in the table below. The actions, including the recommended frequency, have been developed on the basis that the building is likely to remain vacant for the next few years. The key purpose of the inspection and maintenance activities is to preserve the security of Callam Offices whilst the building is unoccupied and to take measures to prevent unnecessary deterioration and maintain public safety.

Where defects are identified during routine inspections, steps should be taken to address these in a manner that is sympathetic to the building. It is not necessary to remove signs of use or wear and tear, as a patina is an acceptable aesthetic for heritage places.

| Frequency | Location | Element | Inspect / Maintenance Activity |
|---|---|---|---|
| Ongoing | Landscape | Gardens, lawn | Continue to maintain gardens and lawn in line with current ACT Government policy. |
| | Security | Access and monitoring systems | Continue to maintain all security systems and monitor for unauthorised access and vandalism.<br>Continue to address/clean graffiti as it emerges. |
| 6 months | Roofs | Penetrations, flashings, gutters, downpipes, and sumps | Clear debris and blockages.<br>Check for deterioration (e.g. damaged sealant) and remedy all identified leaks.<br>Confirm water is not ponding in the box gutters and sumps and that rainwater is effectively discharging. |

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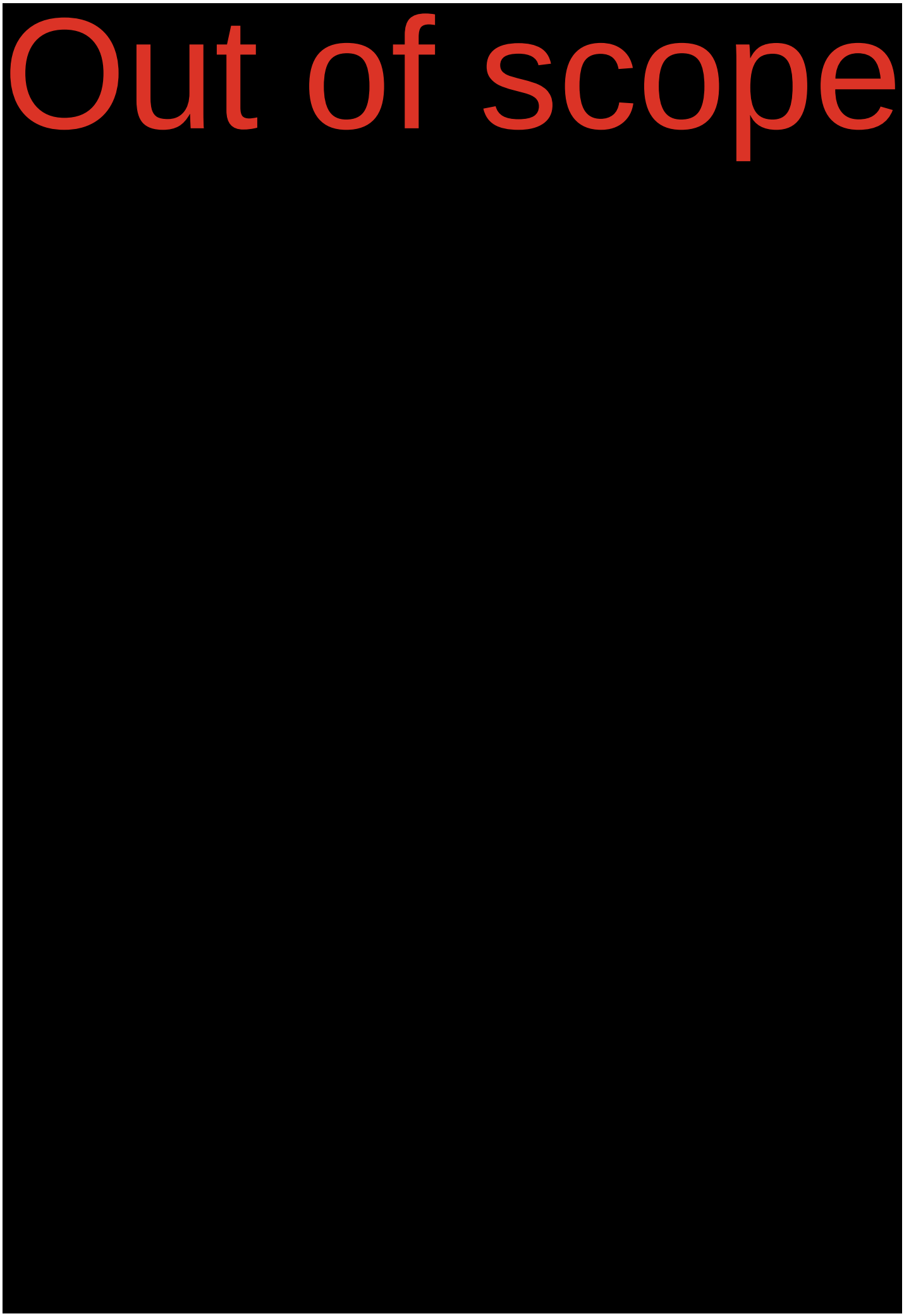
| Frequency | Location | Element | Inspect / Maintenance Activity |
|---|---|---|---|
| | Building | Building envelope | Check for rodent and damaging insect activity. Block entry points as required taking care not to damage significant fabric. |
| | Building interiors | All elements | Check for musty air and moisture damage. |
| | Windows and doors | Glazing and frames | Check for broken glazing and further damage to window frames. Replace broken glass. Where frames are badly damaged, it may be necessary to provide additional fixings to support the glazing. |
| | Landscape | Trees | Continue to inspect and prune trees to maintain public safety and keep vegetation from growing against the building (e.g. to maintain access). |
| Yearly | Roof | Cladding | Inspect for damage and efficacy. Repair any leaks. |
| | Walkways | Polycarbonate | Clean polycarbonate walkways to remove dirt and bird droppings. |
| | Plant rooms | Floors | Clean open plant rooms to remove dirt, droppings, dead birds etc. |
| | Building structure | Cladding and flashings, fascias etc. | Visually review condition of visible structural elements to check for deterioration, including cracking, white deposits etc. |
| | Walls | Concrete, sandwich panels | Monitor condition of cladding, including condition of sealants, presence of rust etc. Where sealants are found to be degrading, they should be replaced, noting that removal would need to be undertaken by a licenced asbestos removal if the material contains asbestos. |

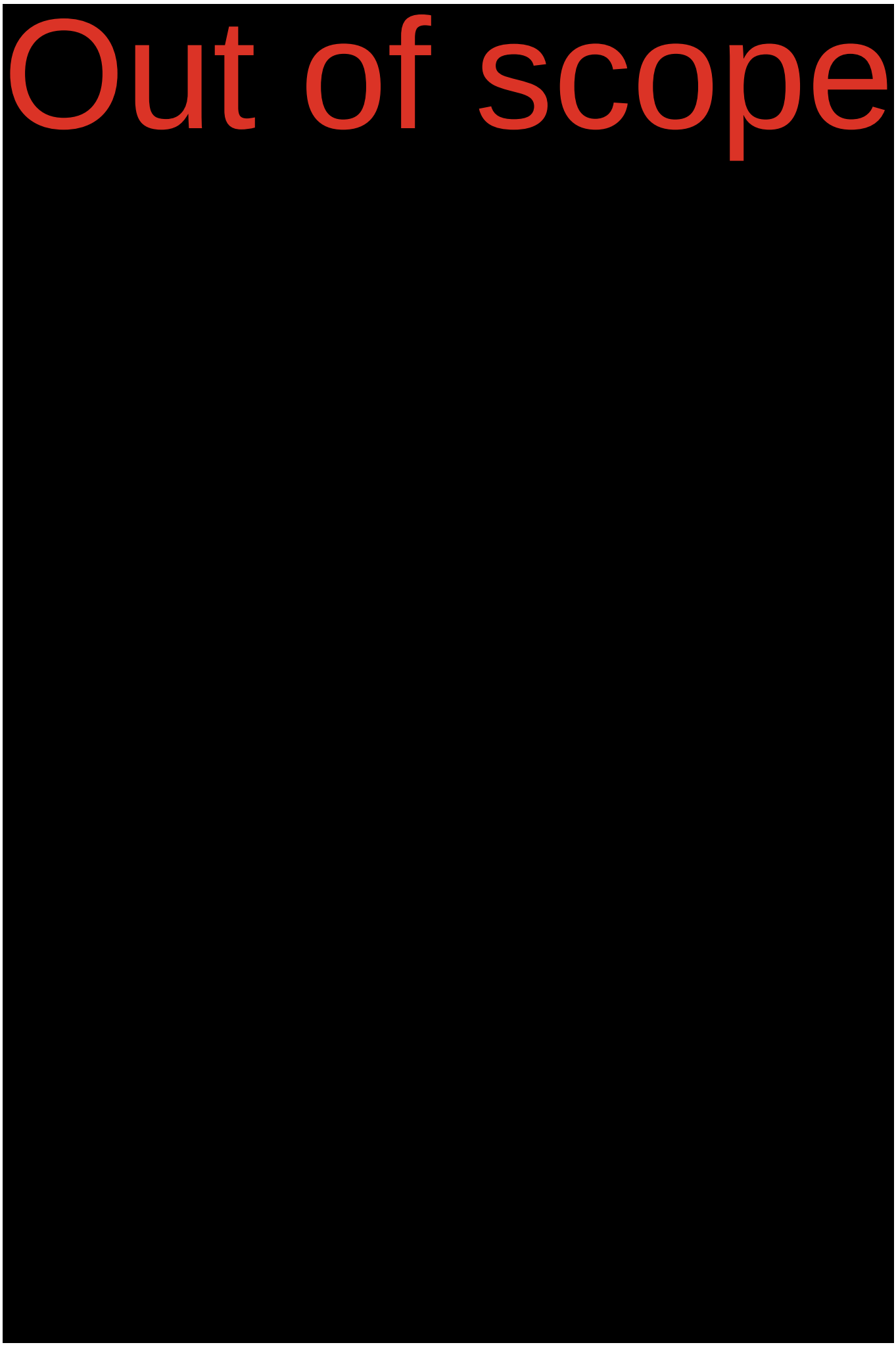
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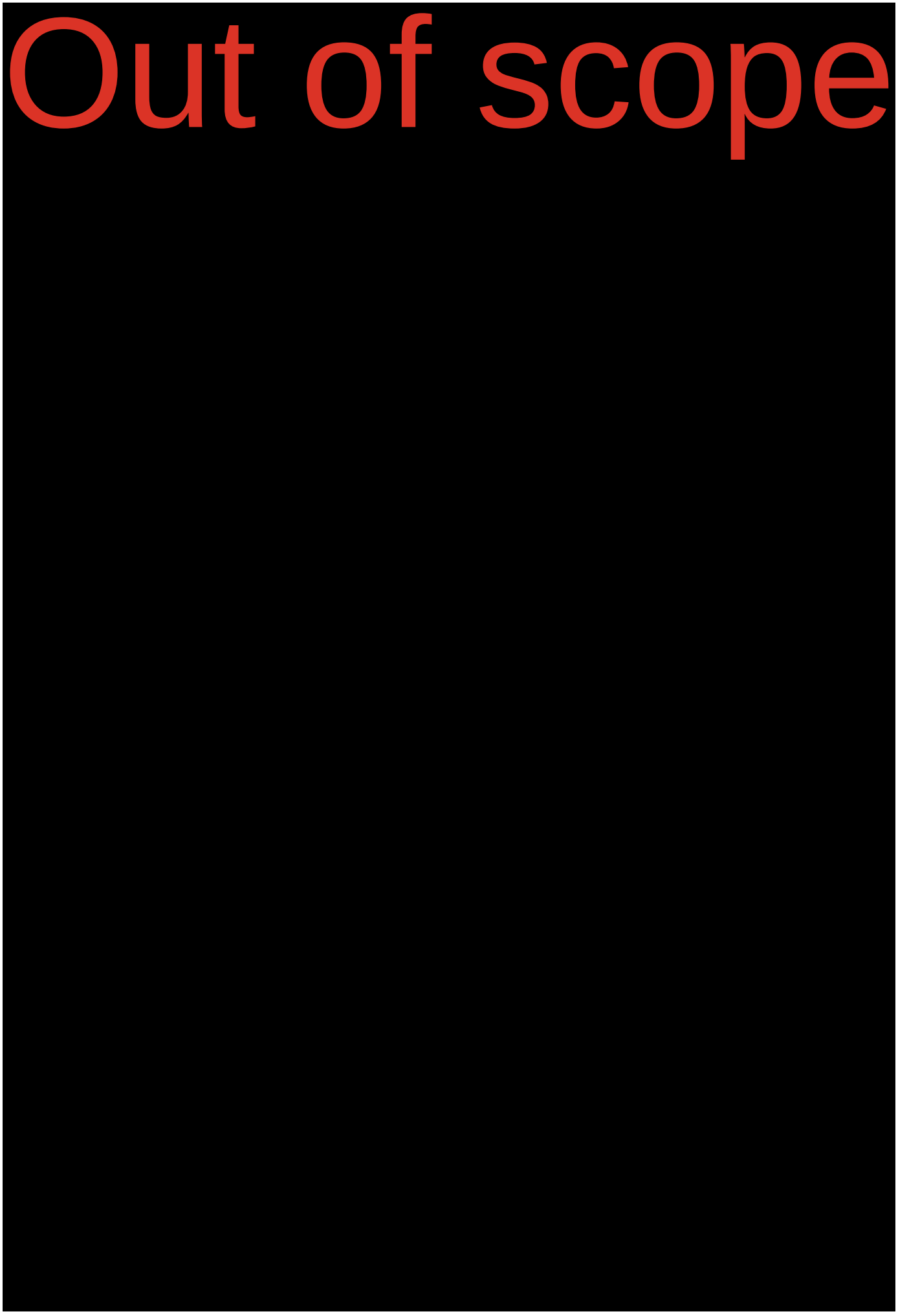
Awaiting further input on this section from services engineers.

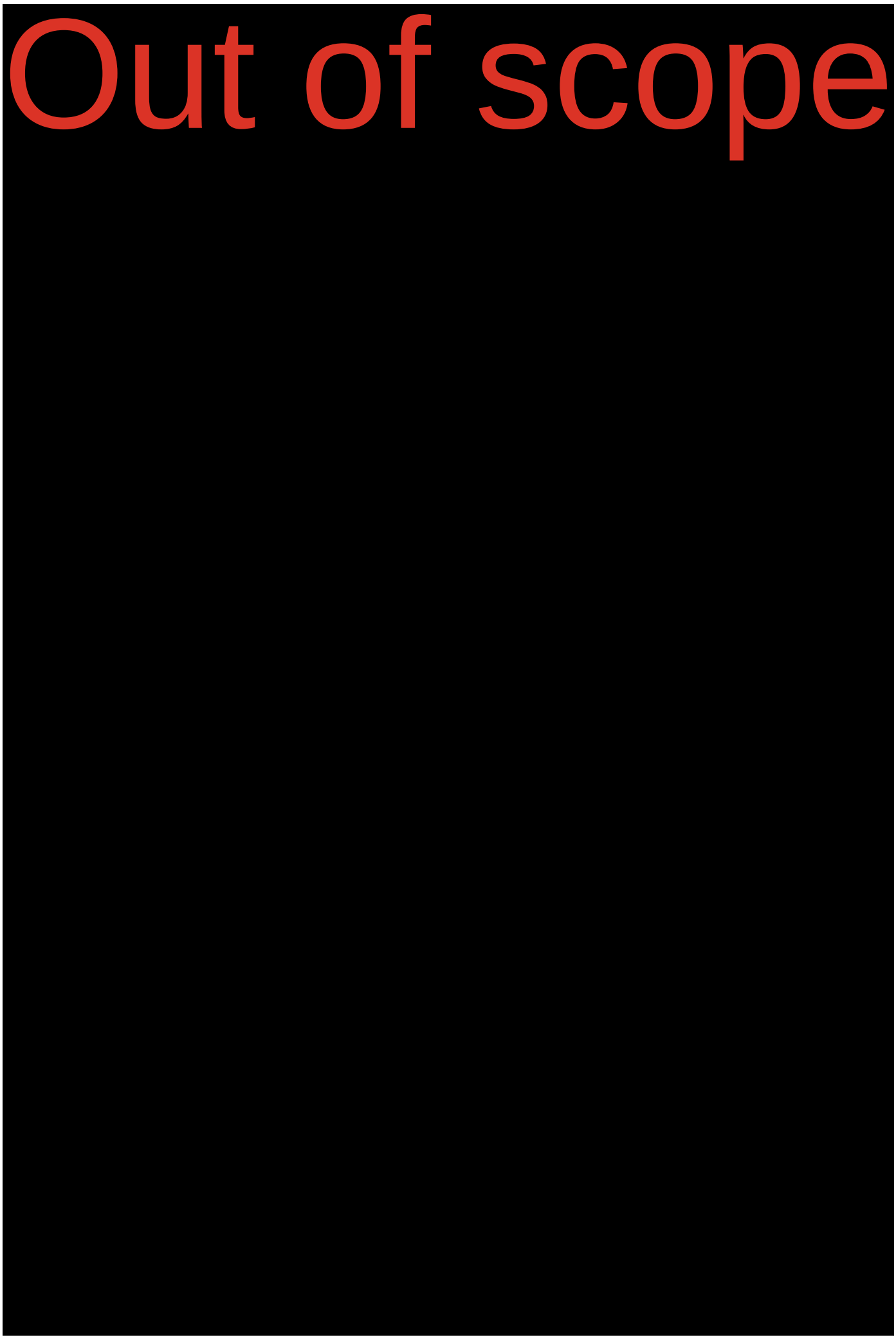
- Fire suppression systems, fire alarms, hydrants, emergency lighting, generators, and sprinklers
- Water systems. Annual testing required of backflow prevention device installed as part of heating system in Block C as required by Access Canberra. Annual testing of thermostatic mixing valves.
- HVAC Systems. Circulate water in heating and cooling systems
- Lifts – assume they are to be kept out of service.
- Insurer notificiation.

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Out of scope


Out of scope


Out of scope


Out of scope




**From:** Kane, Lucy <Lucy.Kane@act.gov.au>
**Sent:** Tuesday, 17 March 2026 9:19 AM
**To:** Spears, Phillipa <Phillipa.Spears@act.gov.au>
**Cc:** Blume, Kristin <Kristin.Blume@act.gov.au>; Rootes, Grant <Grant.Rootes@act.gov.au>
**Subject:** Callam Offices - 26 03 17 - NORTHROP STRUCTURAL ENGINEERING REPORT

OFFICIAL

Hi Phillipa,

Please see attached the draft structural report by Northrop Engineers for your review and comment. We have done our initial review, there are a few comments in the document, our main questions are below in blue categorised as per the relevant sections in the report.

Out of scope

Could you please send through **iCBR comments by 24 March**.

**SLA Comments:**

**Anticipated Original Design Parameters:**
*Northrop NOTE: We believe this structure was likely designed prior to the introduction of a nationwide earthquake design standard. It is likely that structural upgrades would be required to achieve earthquake design compliance with modern codes. This may include the need to introduce some core element to each pod to improve the seismic performance of the structures*

- Could Northrop please elaborate on what sort of "core element" would be required. What would be the minimum inclusion required?
- Are Northrop envisioning the cores are outlined in the adaptive re-use Option B? Northrop

document that a "*slab penetration may unbalance the original slabs spans. Detailed analysis would be required to determine if this change of load balancing impacts the overall design capacities of the slabs.*"

- Is there detailed analysis that can be done now to decrease the risk or provide pertinent information to a possible future developer?

**Deflection limits:**

*Given this structure is a deep waffle slab system, we do not anticipate substantial serviceability issues. "However a detailed survey requiring removal of the computer floor system would be required to verify this assumption."*

- Does Northrop recommend this should be undertaken?
- Can it be done partially by removing a few panels and inspection or is it more wholesale?
- What does this detailed survey involve?

**Condition Assessment:**

*"Constructed between 1977-1981… A design life of 50 years is standard as per the National Construction Code. "*

- Building will be 50 years old in 2031. Given that settlement is not anticipated to occur until 2031 or possibly later, what does Northrop estimate will be required works for maintenance/refurbishment/monitoring at this time?

**Report Recommendations:**

*Cleaning of the façade is recommended to remove any of these build ups.*

- What sort of cleaning noting that PLA believe past cleaning has damaged concrete?

*Grout injections of cracking may slow this deterioration process*

- Can we please ensure this is included in QS costing?

The only way to determine the current rate of carbonation and future life expectancy of the concrete is to undertake destructive investigations and testing.

- Please describe extent of investigation and testing, whether it can be undertaken and repaired without damage to the Heritage asset.
- Also please confirm if recommended so as to provide pertinent information to a possible future developer?

non-structural cladding *'likely due for replacement'*

- *Can Northrop please confirm if cladding* needs to be replaced now because it would pose a safety risk if it wasn't – or is it non-essential work?

Recommendations **(General Note):**

- **Please include timeframes** to align with those as agreed for the building condition report. Ie *The protective paint coatings for the structural steel elements have likely reached end of life. The structural steel of the building should be painted with an appropriate paint protection system as per AS2312*

**Conclusion**

*Should the appropriate engineering investigations & assessments be undertaken and the recommendations considered in a suitable re-use strategy, it is possible that the building could be re-certified for an additional 50 year design life.*

- Please document the recommended engineering investigations & assessments in the conclusion section.

Please reach out if you have any questions or would like to discuss. See you online this afternoon.

Thanks,

**Lucy Kane**
Senior Development Manager, Urban Development South CBR – Place Delivery Group

02 6205 3260 | Schedule 2.2(a)(ii)
480 Northbourne Ave
Dickson ACT, 2602

suburbanland.act.gov.au

*We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.*





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and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, nor
disclose its contents to any other person.

Mister Speaker,

It is my privilege to provide an update on the initiatives in the 2026-27 budget under my portfolios that will support our growing region.

[Intro]

**Public Service**

**Woden Community Centre**

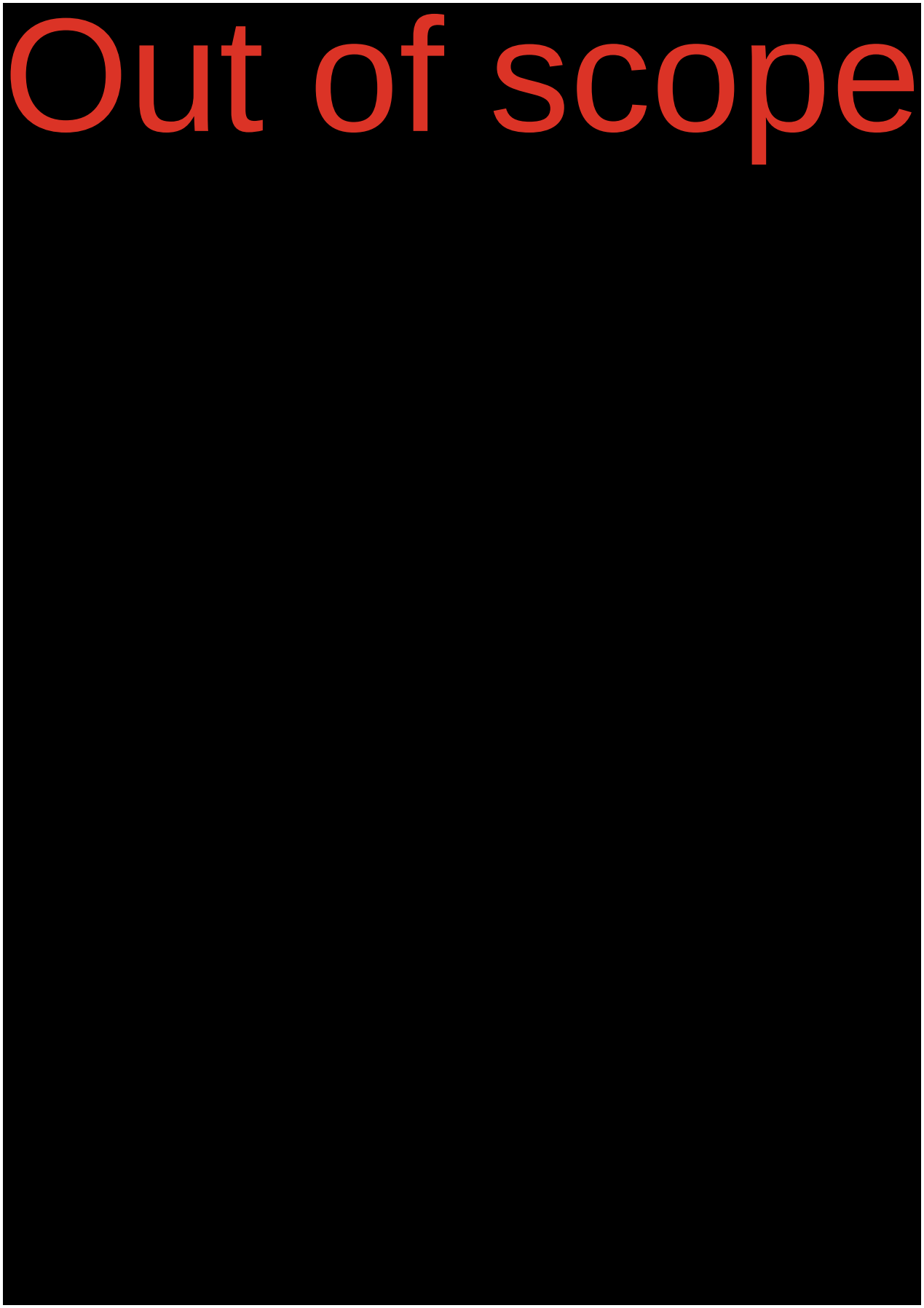
The ACT Government is continuing to progress the lease procurement for a new Woden Community Centre.

This centrally located and accessible facility will provide an important new home for Woden Community Services and a valuable resource for the broader Woden community.

The new centre will provide flexible spaces for programs, meetings and community activities, in a location that is close to public transport and other essential services.

As we progress this work, Infrastructure Canberra will be working closely with Woden Community Centre to ensure the design of the new facility reflects the needs of the organisation and the community it serves.

Out of scope


Out of scope




**Closing**

[Closing statement]

END

ACT Government
Infrastructure Canberra

# Dot Point Request

**Requestor:**

**Subject: Input to Post-Budget Min Statement**

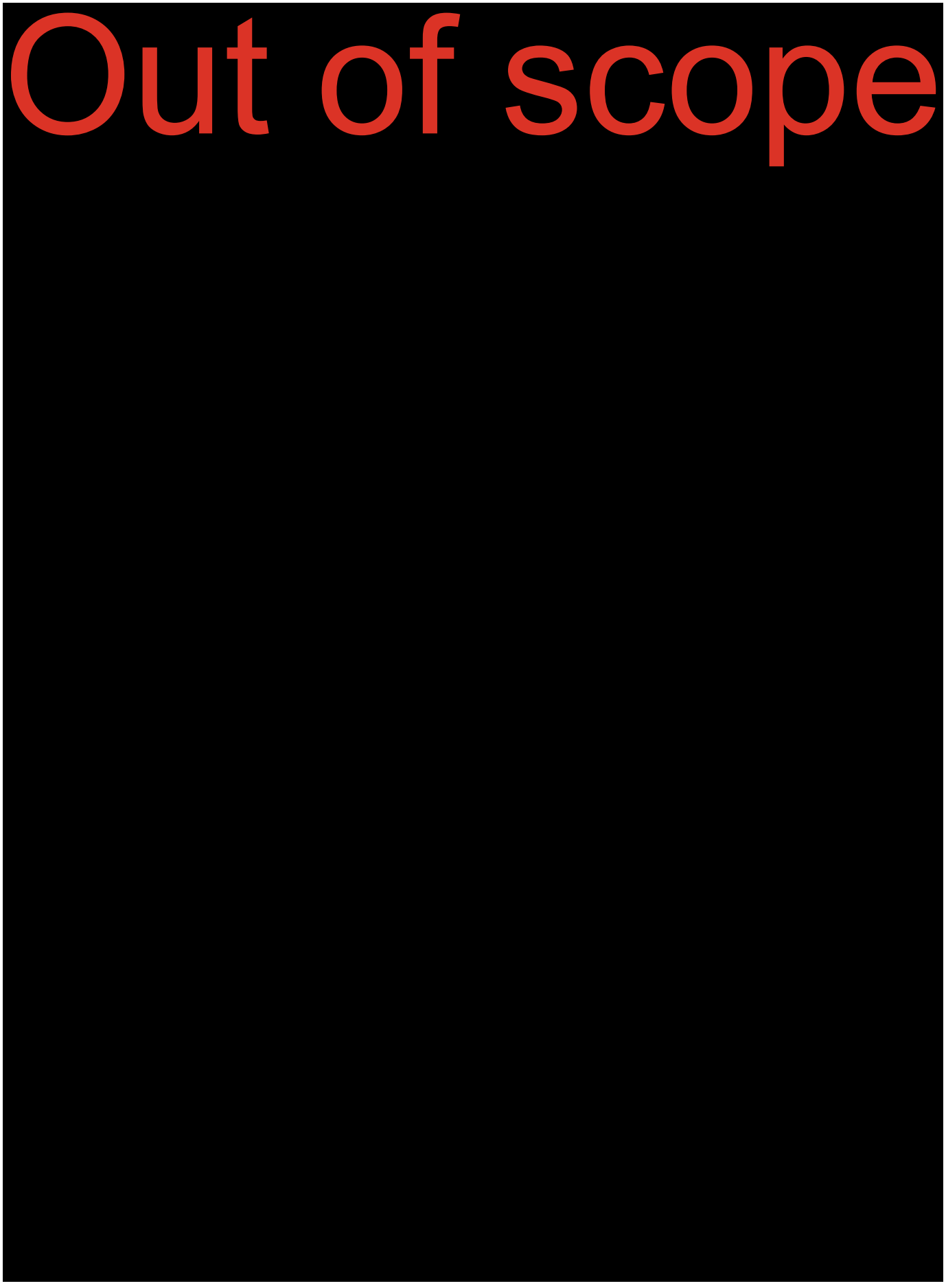
**Reference number:** 26/0074053

**iCBR input:**

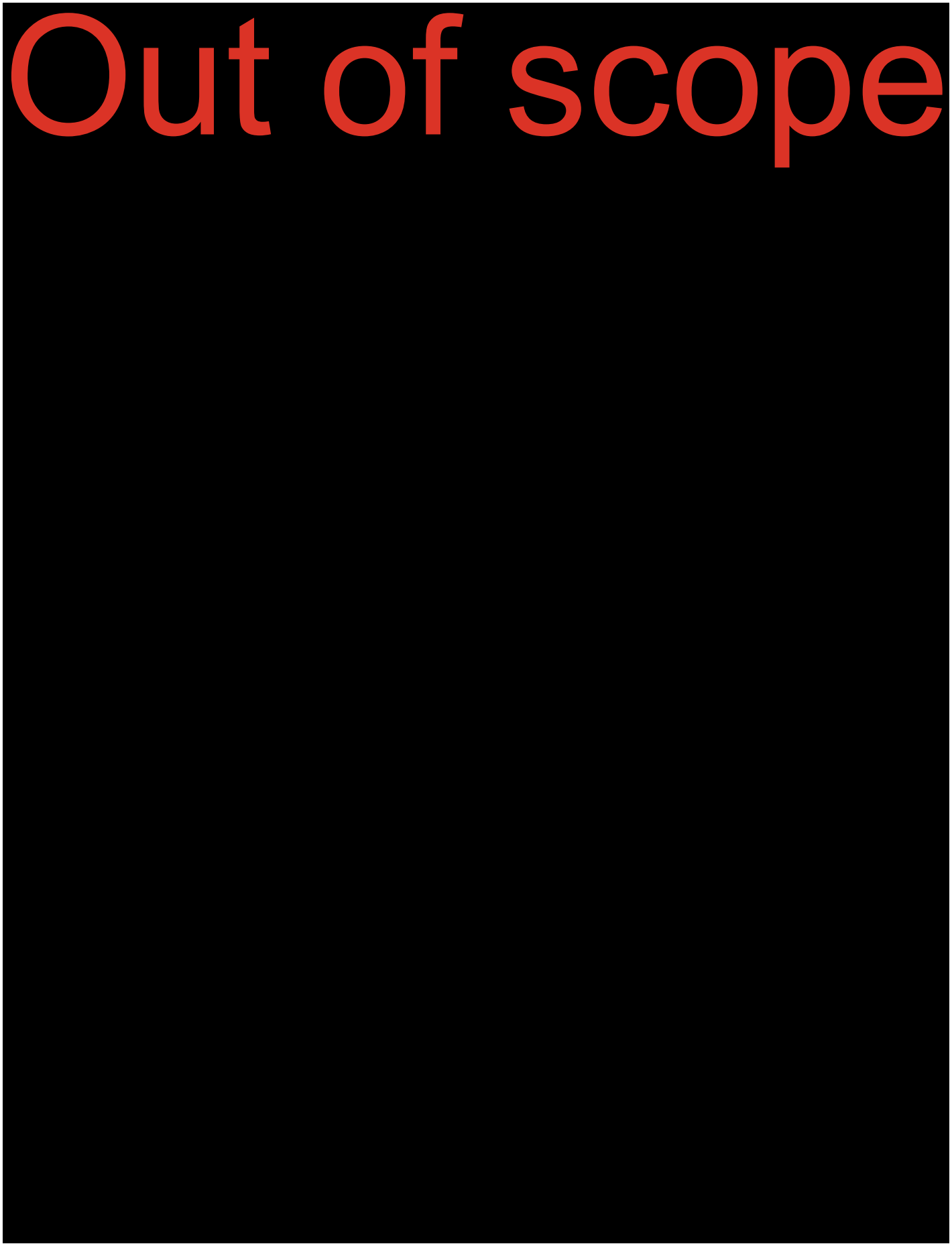
Initiatives funded in the 25-26 budget with a particular focus on the items that have been completed.



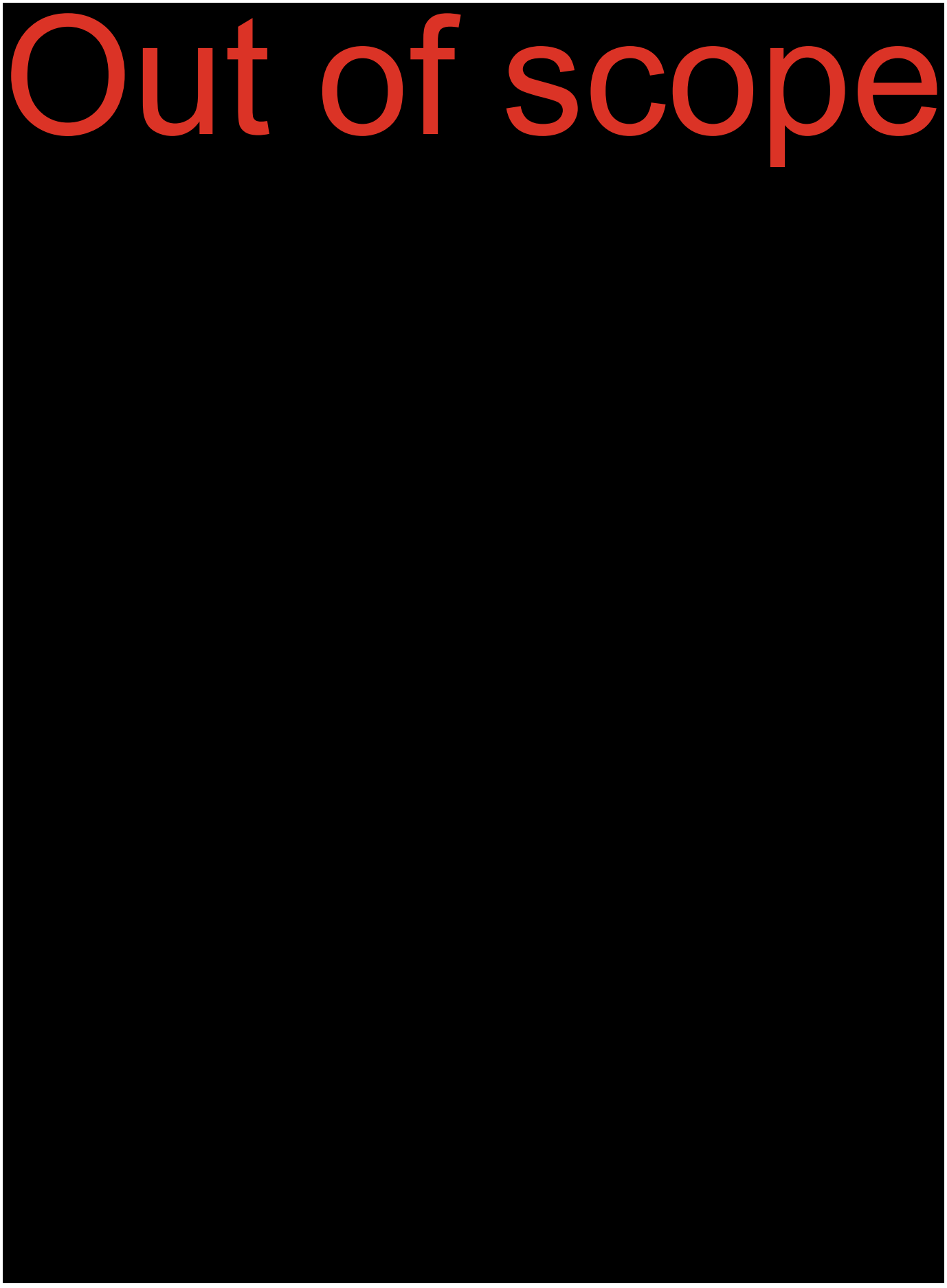
ACT Government
Infrastructure Canberra



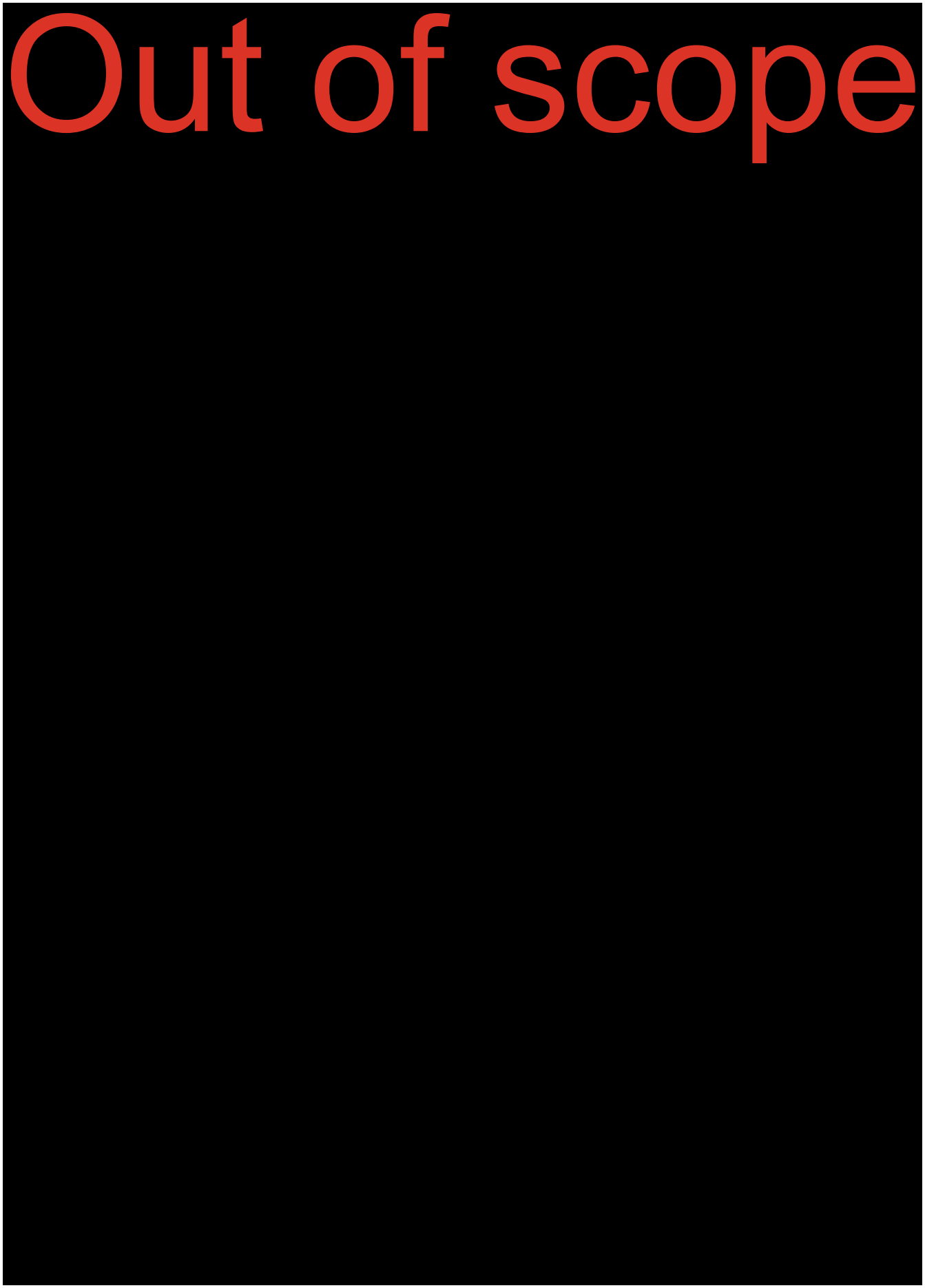
ACT Government
Infrastructure Canberra



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Out of scope

[redacted]

ACT Government
Infrastructure Canberra

Out of scope

**Woden Community Centre**

- The Government will deliver a new Woden Community Centre through a commercial lease of a fit-for-purpose space within the Woden Town Centre.
- The new community centre will be located near the public transport interchange and town centre and will accommodate Woden Community Services and provide important community space for other groups to host programs, meetings and other activities.

Out of scope

# 2026-27 - BUDGET DAY BRIEF

**Portfolio/s:** Public Service

## *ICBR C08 - Woden Community Centre - Delivery Options*

| IMPACT TYPE | 2026-27 $'000 | 2027-28 $'000 | 2028-29 $'000 | 2029-30 $'000 | Total $'000 |
|---|---|---|---|---|---|
| Expense | NFP | NFP | NFP | NFP | NFP |
| Offset | NFP | NFP | NFP | NFP | NFP |
| Depreciation | NFP | NFP | NFP | NFP | NFP |
| **Net Expense** | **NFP** | **NFP** | **NFP** | **NFP** | **NFP** |
| Capital | NFP | NFP | NFP | NFP | NFP |
| Capital Offset | NFP | NFP | NFP | NFP | NFP |
| **Net Capital** | **NFP** | **NFP** | **NFP** | **NFP** | **NFP** |
| FTE | 0.00 | 0.00 | 0.00 | 0.00 | |

**Talking points**

- The ACT Government is committed to delivering a new community centre facility in Woden and will now achieve this through a fit-for-purpose leased space in the Woden town centre, shifting from a standalone new build to a leased facility within an existing building.
- The new community centre will be located near the public transport interchange and town centre activities in a location close to public transport and services.
- The new community centre will accommodate Woden Community Services and provide important community space for other groups and organisations with flexible spaces for programs, meetings and other activities.
- In contrast to a standalone new build, a centrally located, accessible, leased facility will better support Woden Community Services and the broader community sooner, providing flexible spaces for programs, meetings and activities in a location close to public transport and services.
- The Government has provisioned funding for a lease commencing in 2027-28, subject to finalising procurement and undertaking necessary fit-out that ensures the community receives a modern, high-quality facility.
- This initiative builds on recent Government actions in this area, including the 2024-25 Budget initiative Better community infrastructure – a new community centre for Woden.
- This approach balances strong investment in community infrastructure with the current fiscal environment, delivering value for money, reducing delivery risks and delays, and enabling the Government to make the best use of public funds, including broader precinct opportunities.

- The funding has been listed as **Not for Publication (NFP)** in the budget papers so as not to compromise the commercial negotiations to be undertaken on the leasing arrangements.
- Woden Community Services will continue to operate from its current commercial premises in Shea Street, Phillip until the new location is fully operational.
- Importantly, this also enables the previously agreed site of the new Woden Community Centre at Block 34 Section 80 Philip to be considered by government as part of future planning for the surrounding precinct.