

Former Fishing Co-operative Building 11 Ocean Road South, Lorne

Adaptive Reuse Feasibility Report

August 2023



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Report Register

The following report register documents the development and issue of the Feasibility Report for the *Former Fishing Co-operative Building, 11 Ocean Road South, Lorne* as prepared by RBA Architects + Conservation Consultants in line with its quality management system.

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1 INTRODUCTION

1.1 Background

The future of the *Former Fishing Co-Operative Building* at 11 Ocean Road South, Lorne (subject site) has been subject to much conjecture since the Point Grey precinct was identified as an area for development by the Great Ocean Road Coast Committee (GORCC) in 2012.

Since 2012, several periods of community and stakeholder consultation have occurred, a design was awarded by competition with a permit granted, and a subsequent successful objection to the permit at VCAT in March 2022. A recent Community CoDesign Process has led to a re-designed proposal.

In 2020, The Great Ocean Road Coast and Parks Authority was established, replacing GORCC and other land managers along the Great Ocean Road.¹ For clarity, the abbreviation GORCAPA is used throughout this report.

1.2 Purpose

The purpose of this report is to describe the results of a review of the adaptive reuse potential of the existing building by RBA Architects + Conservation Consultants. Included in this review is consideration of the findings of an engineering report prepared by Structerre Consulting.

1.3 Location

The Former Fishing Co-Operative Building is located at 11 Ocean Road South, at the pier-head in Point Grey, Lorne.

To the north of the subject site is the Lorne Pier, to the north-west is the Lorne Aquatic Club, and on the west side of Ocean Road South is the Grand Pacific Hotel.

The Shipwreck Trail walking track follows the coastline and passes in front of the building. To the rear of the building is a boat ramp and car parking, providing access to a boat launch.

The primary façade of the building faces north-west onto the carpark. For clarity, this report describes the primary façade as the west façade. Consequently, the gable facing towards the pier is the north façade, the gable abuting the boat ramp access is the south façade, and the long elevation facing away from the Great Ocean Road is the east façade.

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GORCAPA Coastal and Marine Management Plan 2020 - 2025



Aerial, showing the approximate boundaries of subject site (dashed red).

1.4 Heritage Status

The subject site is not listed on the Victorian Heritage Register (VHR) and is not included in the Schedule to the Heritage Overlay in the Surf Coast Shire Planning Scheme.

1.5. Previous RBA Reports

Former Fishing Co-operative Building: Heritage Values Review (March 2021)

The *Heritage Values Review* distilled the history of the built fabric at the site in the context of the early fishing industry at Lorne and provided a review of the place's significance against the HERCON criteria. This established that the Former Fishing Co-Operative Building is considered to have heritage significance under the criteria for historical, representativeness and social significance.

The report provided a physical description, detailed the physical evolution of the building from 1949 to today (see image below) and undertook a comparative analysis with other former fishing co-operative buildings.



Aerial showing the footprint of the subject building and various construction dates:

- 1949 original building (dashed red),
- By 1968 hipped roof addition (dashed blue),
- By 1977 southern additions (dashed green),
- Late 20th century northern canopy (dashed yellow),

The Couta Ports, Bass Straight: Heritage Values Review (July 2021)

The Heritage Values Review of the subject site prompted a subsequent report on *The Couta Ports*. The Couta Ports Heritage Values Review identified fishing infrastructure at seven ports, including Lorne, associated with the main phase of the barracouta industry.

Four ports, including Lorne, were found to retain intact fishing infrastructure associated with the couta fishing industry in Victoria. Collectively, the fishing infrastructure at the ports was considered to have significance at a state level. The report recommended that the infrastructure be protected as a landscape of cultural heritage significance in the form of a serial listing on the Victorian Heritage Register, known as *The Couta Ports* and proposed a statement of significance.

Extracts from the proposed statement of significance as it relates to Lorne are reproduced below:

What is significant?

The fishing infrastructure at the Victorian ports of Queenscliff, Lorne, Apollo Bay and San Remo that facilitated the state's barracouta fishing industry during its peak phase from 1910s to 1960s.

At the port of Lorne is the remnant tram tracks which date to the late 1800s when a timber tramway was built for the local timber industry. The original tracks extended the length of the old timber pier (now truncated) and were likely utilised to transport the fish from the pier to the former fishermen's co-operative building. Remnant sections of the metal tracks extend from the base of the remnant timber pier and run alongside the co-operative building for its full length. A remnant section of the timber pier (approximately 25 metres by 4 metres) survives and a metal balustrade added.

Alongside the remnant pier is the new pier constructed in 2007. The new pier is about 197 metres long and 4 metres wide and is a concrete structure with timber decking and a metal balustrade.

At 11 Ocean Road South is the former fishermen's co-operative building constructed in 1949 with later additions that includes the eastern hipped roof (by 1968), southern additions (by 1977) and recent canopy to the north. The building envelope of the 1949 section is intact and has a rectangular footprint and gable roof. Whilst the face brick walls have been overpainted and openings modified, the building retains characteristics specific to the type, such as the raised floor/platform, recessed entry and stair and gabled vent (south elevation). The timber lined soffit and boxed eave detail remains.

1.6 Methodology

In preparing this report, the following has been undertaken:

- A site inspection of the subject site (on 15 July 2023),
- Preparation of measured Existing Conditions drawings (included as Appendix B)
- Assessment of the findings of the Structerre report against our observations,
- Brief review the two previous schemes,
- Development of Levels of Significance for the building, identifying areas of most heritage significance, and those where change may be considered.
- Development of initial ideas for adaptive reuse in the light of the assigned significance and the aspirations of the Community Co-design Group (CCDG) (included as Appendix C).

2 LEVELS OF SIGNIFICANCE

2.1 Introduction

While the site is not subject to any statutory heritage controls, this report recognises the significance of the site and building to the local community.

This section identifies the contribution of individual elements and attributes to overall significance, providing a practical framework for future development and decision-making. For the purposes of this report, the following commonly employed hierarchical system is adopted:

- 1. Primary Significance
- 2. Contributory Significance
- 3. Limited / No Significance

These categories are depicted graphically in section 2.5

2.2 Primary Significance

The fabric, elements, and areas of primary significance are considered essential for understanding and interpreting the cultural heritage significance of the place. Such attributes date to the time of original construction, or reflect the original use and functionality of the building, and are mostly intact.

Elements, fabric, and areas of primary significance should be retained and conserved, unless no feasible alternative becomes apparent after a full assessment of options.

External

- Views to the west (primary) façade and roof of the building from the Great Ocean Road,
- Original external brick walls and openings to the original footprint of the building.
- The pitched gable roof to the original footprint of the building and the c.1977 south addition, including the concrete 'Marsaille' profile roof tiles,
- Recessed entry and stair,
- Timber lined soffit and boxed eave detail,
- Timber lined spandrels to original portion of the building,
- Remnant tram tracks dating to the late 1880s,
- Remnant section of the timber pier.

Internal

• Raised floor to 1977 south addition, legible on the west (primary) façade.

2.3 Contributory Significance

The elements of contributory significance are those that play a contributory role in the understanding of the cultural heritage significance of the place. They are typically associated with later phases of development, where the element has been altered, or where legibility is limited.

Elements, fabric, and areas of contributory significance would preferably be retained and conserved, but offer greater flexibility concerning sympathetic new work and adaption, particularly where change is integral to the long-term viability of the place.

External

• The brick walls, hipped roof including concrete tiles, and slab of the c.1968 rear addition,

- Non-original openings to elements of primary significance
- Aluminium windows to west (primary) façade,

Internal

- Raised floors to current stores and kitchen,
- Internal layout of current exhibition space (formerly fishmonger),
- Fittings and fixtures within the c.1977 addition associated with fish processing, including beams and hoists.

2.4 Limited / No Significance

Elements of limited significance make only a minor, if any, contribution to the ability to understand the cultural significance of the place. They tend to be associated with more recent phases of development, or are of little interest from a heritage perspective (at least at the time of assessment).

Elements, fabric, and areas of limited or no significance can be removed or replaced by new fabric / elements in a way that has a minimal negative heritage outcome on elements of primary and contributory significance.

External / Internal

- Later additions to the north and east of the building, comprising restaurant areas outside the original building footprint, WCs, and storage / service areas. Typically these areas have brick walls with skillion / flat roofs or verandahs,
- Flat-roofed section of the c.1977 addition,
- · Painted external finish to brick walls of primary or contributory significance,
- Timber cladding to the north gable,
- Contemporary internal fabric, fittings and areas.

2.5 Mapped Significance

The image below is an approximate mapping of the Former Fishing Co-Operative Building's significance.



3 ADAPTIVE REUSE OPPORTUNITIES

3.1 Introduction

Successful adaptive reuse of the building – establishing a viable and compatible non-original use – is a considered process, optimally led by an experienced heritage practitioner. It explores how a historic building can be repurposed in a way that does not detract from its significance or character.

The significant fabric identified largely reflects the building's association with the (original) couta phase of use. Given the existing floor levels, the internal fit out, and the industrial refrigeration and storage areas, some degree of change would be required for the building to function effectively as a restaurant / café / exhibition space.

Guided by the identified levels of significance, it is RBA's opinion that the site offers substantial opportunity for adaptive reuse, as described below.

3.2 Opportunity to emphasise elements of primary significance

The existing fabric of primary significance is generally in good condition and fairly intact, however it is not readily interpreted as important. A piecemeal approach has been taken to additions and alterations, with changes made as necessary and likely on a limited budget. It is possible that this contributed to earlier proposals to demolish the building.

The design process for an adaptive reuse proposal would consider the overall functionality of the building and site for its proposed use, taking a holistic approach and ensuring fabric of primary significance is prioritised. A sensitively designed addition would improve legibility of the significant stages of development at the site, and provide space for the original form to 'breathe'.

To improve legibility of the original building form, the original north-east corner of the building should be reinstated.



Simplified diagram of elements of primary significance. Legibility is limited by various additions.

There are two main floor levels within the existing building – the restaurant & exhibition level, and the upper level (about 900mm higher) originally used for storage and processing. The extant upper level in the filleting/processing room is particularly representative of the original use of the building and of the co-op typology in general, with a roller shutter and projecting concrete sill. It also represents the use of the building by Christos Raskatos, with this space used as a stage during a performance at the 2013 Lorne Festival of the Performing Arts.

The filleting/processing room should be retained at its existing higher level. Its previous use as a stage would be suitable if the room was used as a multi-purpose exhibition or performance space. A ramp would be required to provide DDA compliant access.



'Christos performing his poetry at the 2013 Lorne Festival of the Performing Art: Festival Oysters and Oratory with Christos' (Source: Fishy Tales Exhibition)

Views to the primary façade and the pier from the Great Ocean Road should be retained, with the opportunity for views from the Point Grey Picnic Ground to be improved.



Key views of the site from the Great Ocean Road and from Point Grey Picnic Ground

3.3 Opportunity to consider change to elements of contributory significance.

A number of areas and elements of contributory significance have been identified. These areas reflect the building's original use, but their layout, accessibility and visibility limit legibility of their original function. They include a number of storage areas with raised floor levels and no natural light.

The preferred approach to these areas would be retention and conservation, however recognising that the existing amenity of the building is likely to limit compatible and economically viable adaptive re-use, change may be considered in these areas. This change may include the reduction in floor levels, the removal of walls, and/or the insertion of openings in order allow an appropriate new use for the whole of the building.

The potential impact of proposed changes should be carefully considered; preparation of a number of iterations may be required to determine the most suitable approach.

3.4 Opportunity to remove elements of limited / no significance

The later additions to the east and south of the original building have been identified as having little or no significance. Their poor presentation and unplanned layout detracts from the form of the original building. The removal of these structures would allow fabric of primary significance to be easily identified and interpreted.



Opportunity for removal of most later additions

3.5 Opportunity for sympathetic additions

With the removal of fabric of little or no significance, there would be sufficient space for a sensitively designed addition to the north and east of the original building.

With the internal alterations described above, this location would provide additional space for internal and external restaurant / café seating. It would offer improved views towards the remains of original timber pier and the new pier behind it, as well as views over the Bass Strait. Views of the primary façade from the Great Ocean Road and the pier would remain uninterrupted, while views from the Point Grey Picnic Area would be improved. Amenities including WCs, stores, and an access ramp to the retained higher floor level of the c.1977 addition could be provided in a dedicated building at the southern end of the addition.



Opportunity for improved views from an addition at the north and east of the building

The existing boat ramp access and parking should be retained, with the opportunity for the amenities building to also provide services for those using the boat ramp, including a fish wash and / or boat wash. Unlike the existing building,

which blocks public access around the north and east of the building, the provision of a footpath from the pier to the boat ramp could be considered.

An adaptive reuse concept design is included at Appendix C.

3.6 Interpretation

The site has considerable importance to the local community, and to the 'Couta Coast'. Further to it's use as a Fisherman's Co-op, the building was used by much loved local fisherman and poet Christos Raskatos, and most recently housed 'Fishy Tales' an exhibition of the history of the Lorne fishing industry.

An interpretation strategy would translate the site's heritage value into evocative themes and key messages, profile likely audiences, and consider potential interpretive elements or infrastructure. Improved interpretation of the timber jetty should also be considered. It should be noted that the presentation of the place, particularly significant building elements, fabric and areas, is an integral part of its interpretation.

3.7 Conservation and Maintenance

In general, fabric of primary significance appears to be in good condition. Should retention of part of the building be considered, the following conservation works and further investigations would be recommended.

• Remove the unsympathetic paint from the façade. Historic photographs suggest a two-tone brick construction which should be retained.



The original building during construction, with darker brick to the lower section (1948)

- Investigate the condition of the roof structure and Marseille profile concrete roof tiles. Given the water ingress into
 the roof space and subsequent internal ceiling damage, full replacement may be the most economical and
 sensible approach.
- Reinstate the timber lined soffit to the east side of the gabled roof.
- Remove the timber cladding to the north gable, and repair any damaged brickwork below.
- Prepare and follow a cyclical maintenance plan once initial works are complete.

4 FORENSIC BUILDING INVESTIGATION REPORT (STRUCTERRE)

4.1 Introduction

In September 2021, structural engineer Structerre issued a report for GORCAPA commenting on the condition of the subject building. The report identified concerns and made a set of recommendations.

The report identifies limitations in its analysis, including the lack of availability of structural drawings, the requirement to make assumptions regarding certification, limited access to all internal and external areas, and the inspection being limited to visual observation only.

RBA's detailed comments on this report are provided at Appendix A, with a summary provided below.

4.2 Engineer Observations

Structerre have identified several defects at the site, although the majority of these are located in areas of contributory or low / no heritage significance. As a part of an adaptive reuse scheme the partial demolition of these areas and replacement with carefully designed additions would eliminate the necessity for remediation of most identified defects.

Further investigation would be to areas which would be retained – typically those of primary heritage significance. These would include:

- Investigation of the condition of external roof cladding,
- Further investigation of roof structure,
- Opening-up of fabric in relevant areas including external and internal walls, suspended ceiling, and floor finishes to confirm method of construction and condition,
- Further structural investigation to areas of external cracking.

4.3 Engineer Recommendations

Most of our comments regarding the engineer's recommendations are covered in section 5.2 above.

However, in justifying the potential for demolition because 'there is little original or unique to the building in architectural terms', Structerre misrepresent, or misunderstand, RBA's March 2021 *Heritage Values Review* of the building which identifies a large amount of extant original fabric at the site. It also identifies that the building is a good example of a fishing co-operative building associated and anticipated in seaside towns such as Lorne. Rather than being significant for its 'uniqueness' the building is significant for its importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).².

It should be noted that the *Heritage Values Review* also identifies the historical and social significance of the building, which would be lost if the building were to be demolished.

Although changes have occurred at the site, it is disingenuous to represent this as a justification for demolition and to ignore the overall finding that the place is worthy of statutory heritage protection.

4.4 Engineer Conclusions

Structerre's report observes that "the wall cracking noted has most likely not reduced the structural integrity of the building..." whilst concluding that "...this office would describe the building [overall] as structurally unsound...". It is also noted that it was not possible for Structerre to undertake a full inspection of the roof.

²

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments [representativeness] of the HERCON criteria.

Should adaptive reuse be considered, further investigation should be carried out by an experienced heritage engineer, including full internal and external inspections. This investigation and subsequent conservation works could reasonably occur as a part of an adaptive reuse scheme for the site, and therefore be limited to fabric being retained.

5 CONCLUSION

Full demolition of the existing Lorne Co-op building, as suggested in the Structerre *Forensic Building Investigation Report* and previous design proposals is unnecessary, wasteful, and would have a negative impact on the heritage values of the place.

There is substantial opportunity for adaptive reuse of the building, including the removal of later additions and alterations, and a sensitively designed addition to the north and east. Together with an appropriate level of change to elements of contributory significance, these could provide the space and amenity required for a viable restaurant / café which retains and enhances fabric of primary significance, providing a positive heritage outcome.

It should be noted that the majority of the works recommended in the Structerre *Forensic Building Investigation Report* are not located in areas of primary significance, and these areas are therefore likely to be removed during any adaptive reuse. Further investigation by an experienced heritage structural engineer would be necessary should adaptive reuse be considered. A level of conservation works would likely be required during the adaptive re-use process to repair and maintain significant elements which have deteriorated over time.

APPENDIX A

RBA detailed comments on Forensic Building Investigation Report (Structerre)

Please note: references to 'figure x' in the engineer observations refer to images and mapped locations within Structerre's Forensic Building Investigation Report.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
RESTAURANT AREA			
01 Cracking to slab		Significant cracking through concrete flooring in external area, 10-12mm in width across 6m, and a number of other smaller cracks in the flooring. See Figure 14.	The external dining area is a late 20 th century addition to the place and is of low/no heritage value. The observed fabric and defect could be removed with little to no heritage impact as a part of an adaptive reuse scheme.
02 Beam deflection and post connection		Beams in the outdoor dining area are 1 S0xS0mm, and assumed to be F8 grade hardwood which was a typical material used in the time of construction. Testing these beams for a 3.45m span shows a failure to meet current serviceability standards due to excessive deflection. These beams are secured to circular timber posts of approx. 100mm diameter via 1M12 bolt. The post itself is notched out approx. 20mm in width but due to long term warping or shrinkage the beam is now bearing on posts by approx. 10mm. A connection with 1 bolt is not considered secure, as the beam can still rotate around only one point of connection. The bearing area supplied is not sufficient. See Figure 17	The external dining area is a late 20 th century addition to the place and is of low/no heritage value. The observed fabric and defect could be removed with little to no heritage impact as a part of an adaptive reuse scheme

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
03 Internal cracking		Cracking and surface rust around entry door. See Figure 2.	The northern corner of the dining room is a late 20 th century addition to the place and is of low/no heritage value. The observed fabric and defect could be removed with little to no heritage impact as a part of an adaptive reuse scheme
04 Brick alignment	1 #36.50 442.50 S. #38.50 #59.50 K. # di3.80 K. # di3.80 K. # di3.80 K. # di3.90 K. # di	Brickwork near kitchen wall shows a significant non- alignment. It is unclear how this has arisen, possibly this is a sign of extension or renovation work, however it could also be a sign of slab movement. See Figure 3.	The 'closer' alignment of bricks nearer the floor suggests that that a different brick size or mortar height may be the cause of the non-alignment. The floor level appears to have been has been altered in this area, suggesting that the non-alignment may be a result of renovation work.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
05 Ceiling water damage	tollets the by the toleta	Major signs of water damage, plaster cracking, and cornice movement above bathroom entry. We are informed this is a problem spot for leaks, and surface rust and plaster separation is clear. It is well known that the presence of pooled water or even long term dampness can lead to significant health risks due to mould growth, and it is assumed that this is occurring in this property. See Figure 4.	The roof requires an investigation and likely material replacement. Further investigation required, although it is likely that material replacement to the roof cladding may be required.
06 Skylight failure		Skylights in all bathrooms show major rust issue and have gaps to the outside air, this is both energy inefficient and presents an entry for water to the roof structure. See Figure 6.	The bathroom area is a late 20th century addition to the place and is of low/no heritage value. The observed fabric and defects could be removed with little to no heritage impact as a part of an adaptive reuse scheme.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
07 Cornice/ceiling water damage		Major cornice sag is present in the female bathroom, with the roofline drooping up to 70mm and the bricks visibly water stained, this is present but less pronounced in the male bathroom. Significant water damage is in fact noted throughout all bathroom ceilings and while repair attempts have been made, it is also clearly ineffective due to continuing leaks and moisture infiltration. Patching or re-securing already damp plaster will never be effective and will only keep potentially mould ridden materials in the building. See Figure 7.	The bathroom area is a late 20th century addition to the place and is of low/no heritage value. The observed fabric and defects could be removed with little to no heritage impact as a part of an adaptive reuse scheme
08 Service location and access		The electrical fusebox is located in the male bathroom and is completely unsecure, merely covered by a sliding plywood panel. Patrons should not have access to electrical infrastructure, and it should never be located in a damp area such as a bathroom, especially considering the significant moisture issues previously discussed. This would require a rather extensive rewiring of the building to comply with current safety standards. See Figure 9.	The bathroom area is a late 20th century addition to the place and is of low/no heritage value. The observed fabric and defects could be removed with little to no heritage impact as a part of an adaptive reuse scheme

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
09 Skylight failure		Water damage is also heavily present in the main hallway near the bar and kitchen, again located directly beneath a skylight showing rust. A plywood panel has been installed to the ceiling to help repair the damage and even this is clearly warped from water exposure. The danger of damp and potentially mouldy materials in a food preparation area should not be understated. See Figure 10.	This area is a late 20th century addition to the place and is of low/no heritage value. The observed fabric and defects could be removed with little to no heritage impact as a part of an adaptive reuse scheme
10 Addition construction	<image/>	The addition/extension to the kitchen area is clearly of poor construction. Wires and piping are exposed, head room is inadequate, the fit and fixings do not comply with regulations and the walls are clearly sealed together with spray foam insulation. The roof structure comprises of metal sheeting directly on battens, supported by 100x55mm rafters at 1m centres. Calculations performed on these roof beams assuming a material similar to F8 pine shows that these fail modern serviceability checks due to excessive deflection. See Figure 12.	The ad-hoc north-eastern area is a late 20th century addition to the place and is of low/no heritage value. The observed fabric and defects could be removed with little to no heritage impact as a part of an adaptive reuse scheme

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
FISHERY AREA			
11 Wall construction	(no image)	External walls to the rear section are double brick walls with 80mm cavity, it is unclear if reinforcement has been used in these walls and as such we can not perform calculations. The walls do appear to be mostly plumb and in good condition. Walls to the older central section were not able to be inspected due to space and access constraints.	Further investigation required.
12 Roof construction (southern addition)		The ceiling system for the newer, rear section comprises of 130x35mm joists at 600mm centres, supported into a double 200 PFC running 7.32m. Ceiling joists fail current serviceability checks, however the central PFC sections do comply with current requirements in terms of strength and serviceability. This double PFC appears not to be secured into the walls in any way other than by the loads applied to it. The member simply rests in a notch in the brickwork of approx. 100mm which would not be considered best practice in current construction. Roof beams are also 200 PFCs at approx. 1.3m centres supporting a tiled roof on 90x35 rafters at 450mm centres. While the roofing beams do show visible deflection, they do pass strength and serviceability checks. Unfortunately all the steel members in this section show significant rust, this office suggests once 10% of a members cross sectional area is lost due to rust it should be	Further investigation required by experienced heritage structural engineer.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
		replaced. Due to the age of the beams it is hard to say exactly how much has been lost, but based on visual estimates the rust is certainly pervasive and most likely has exceeded the 10% requirement, thus necessitating a replacement of the roofing structure. See Figures 20, 21.	
13 Roof construction (original building)		The older, central section of the building is constructed of hand made hardwood trusses held together via bolted iron plates. Due to long term timber shrinkage and a lack of information about the grade used, this office could not attempt to perform calculations on these members. The members all appear to be in good condition and not warped. Not all areas of this roof space were able to be inspected due to space constraints and significant internal step downs in the restaurant and historical society section. There were significant gaps in the tiles observed, and this is certainly where water has infiltrated the roof area. An external inspection of the roof condition was not possible due to the height of the building. It would be expected that in the process of replacing the previously mentioned rusted steel members, all the tiles are checked for damage and reinstalled as necessary to prevent leaks. See Figures 22-25.	Further investigation required by experienced heritage structural engineer.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
14 Steel gantry (fishery)		A steel gantry has been installed along the internal wall of the fishery section, it is currently supported on another small section of steel beam and the connection between these members is unclear and could allow for rotation. The members rest on internal walls of an unknown construction and it is also unknown if the flooring below has been designed to account for the isolated loads that this would impose when in use. See Figure 28.	Should be retained if possible. Further investigation required by experienced heritage structural engineer.
15 External stairs	(no image)	The concrete stairs going up into this section would not be compliant with current regulations due to an overly high step which is a trip/fall hazard.	Check stairs and ensure DDA compliance in any adaptive reuse of the site.
16 Crack over door		A 5mm crack runs horizontally over the doorway from the fishery section down to the historical society, approx. 2m in length. See Figure 27.	Conservation should be undertaken as a part of an adaptive reuse scheme for the site.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
17 Air conditioner unit failure		Large air conditioning units are located in multiple rooms in this rear section, the majority appear to have failed or leaked as stagnant water has pooled over the surface of the concrete slab which is an obvious hazard with many issues. The air conditioning units are also supported on a steel gantry which results in the loads being transferred to the slab at an isolated point rather than distributed, and it is unlikely that this was ever designed for. See Figure 26.	The flat roofed area in the south-east corner is part of a later addition at the site and is of lower heritage value. The observed fabric, defects and machinery could be removed with little to no heritage impact as a part of an adaptive reuse scheme
18 Inappropriate propping		Internally, a number of ad-hoc cool rooms have been set up with more air conditioning units mounted in the ceiling, these too have failed and water has ponded over the floor, the stagnant smell indicating that this has been a long term problem. The ceiling for these sections is supported on two Aero props which are strictly designed as temporary supports only, and not intended for long term use. The base plates of the props show significant rust and most likely would also warrant disposal of the prop. See Figure 41	The props may be holding up a false insulated ceiling for the coolroom, in which case their removal would occur alongside the other defunct refrigeration infrastructure.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT	
19 Cool room access	(no image)	Two rear freezers/cool rooms have been physically blocked off from entry via screwed in metal brackets, these areas have obviously not been inspected and we can not comment upon the conditions inside.	Areas at the rear (east side) of the building are later additions and of lower heritage value. Consideration could be given to their removal.	
20 Structure condition	(no image)	The historical society section of the building comprises entirely of false walls and ceilings, so the true condition of the structure is unknown however in consultation with the asset owner we were informed that conditions were very poor.	Further investigation required by experienced heritage structural engineer.	
EXTERNAL CONDITIONS				
21 Exposed steel members		The steel members over the external truck access door are significantly rusted and would most likely require replacement due to loss of cross sectional area. New member must be designed to meet the exposure conditions of a site directly on the water. See Figure 29.	Conservation / replacement should be undertaken as a part of an adaptive reuse scheme for the site.	

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
22 External cracking	528	A full height crack runs vertically in the external wall of the restaurant section, the location appears to correspond to the internal double brick wall that is supporting roof loads and previously formed the end of the building. The current width is 1-2mm but evidence of previous repair is present and painting may obscure further extent of cracking. See Figure 30.	Further investigation required by experienced heritage structural engineer. Conservation should be undertaken as a part of an adaptive reuse scheme for the site.
23 Exposed PFCs		It can be observed from the rear of the building that the PFC's supporting the roof cantilever approx. 600mm to support an eave. These beams have suffered even more rust damage than the internal ones and as such we again iterate the need to replace these. See Figure 31.	Conservation / replacement should be undertaken as a part of an adaptive reuse scheme for the site.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
24 External cracking above windows Missing downpipe	<image/>	An 8-10mm crack runs horizontally along the top of the two rear windows, indicating a degree of slab movement towards the South most corner of the building. This movement is most likely caused due to long term wetting of the underlying sand soil, thus causing a lack of strength and a drop in the slab. It is observed that the downpipe in the South corner of the building has been removed or broken off and any water caught on the roof has freely pooled against the foundations in this area. This has clearly been a long term issue as there is significant moss growth up the brickwork and the ground is visibly saturated. See Figures 32-34.	Further investigation required by experienced heritage structural engineer. Conservation should be undertaken as a part of an adaptive reuse scheme for the site. Area with downpipe is part of a later addition at the site and is of lower heritage value. The fabric could be removed with little to no heritage impact as a part of an adaptive reuse scheme



OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
26 Redundant machinery		Large equipment of unknown purpose lies exposed to the elements at the rear of the property. This shows major rust with holes through a metal container as large as 100mm diameter. Whilst this office are not experts in electrical matters, it does not appear that the wiring and installation would be considered safe or adequate for outdoor use, especially in a highly corrosive and moist environment. See Figure 36.	The machinery is of low/no heritage significance and could be removed as part of an adaptive reuse scheme.
27 Wall failure		In a rear storage area which houses further electrical switchboards, a brick wall is providing support to roof beams. This brick wall features "hit and miss" brickwork which has unfortunately failed and shows deformation throughout. This wall would either need to be replaced or the owners may confirm that the roof system also is supported on the second brick wall located behind. See Figure 38.	The 'hit and miss' brick wall is a later addition to the place and is of lower heritage value. Consideration could be given to its removal.

OBSERVATION NO.	ENGINEER IMAGE	ENGINEER OBSERVATION	RBA COMMENT
28 Outstructure construction issues		An additional outstructure was located to the rear, displaying the same construction quality issues as the previously mentioned one. Fixings are significantly rusted and again we would doubt that any authorisation or inspection was ever given by the relevant authorities. See Figure 39.	The ad-hoc north-eastern area is a late 20th century addition to the place and is of low/no heritage value. The structure could be removed with little to no heritage impact as a part of an adaptive reuse scheme
29 External wall deviation	(no image)	External walls are mostly plumb, minor deviation is seen mainly in the restaurant area by approx. 5mm.	Conservation should be undertaken generally as a part of an adaptive reuse scheme for the site.



POINT GREY

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А	EXISTING CONDITION	27/07/2023	2023.38	JULY 2023
В	EXISTING CONDITION	28/07/2023	DRAWING NO. A-022	DRAWN ND/ST
			REVISION B	CHECKED PH
			ISSUE PRELIMINARY	SCALE 1:100@A3

APPENDIX B

RBA Existing Conditions Drawings



	NO.	REVISION	DATE	PROJECT NO.	DATE
	А	EXISTING CONDITION	27/07/2023	2023.38	JULY 2023
)	В	EXISTING CONDITION	28/07/2023	DRAWING NO. A-021	DRAWN ND/ST
-				REVISION B	CHECKED PH
				ISSUE PRELIMINARY	SCALE 1:100@A3



NO.	REVISION	DATE	PROJECT NO.	DATE
А	EXISTING CONDITION	28/07/2023	2023.38	JULY 2023
В	EXISTING CONDITION	28/07/2023	DRAWING NO. A-025	DRAWN ND/ST
			REVISION B	CHECKED PH
			ISSUE PRELIMINARY	scale 1:100@A3





B1		B1	(1)	<u>B1</u>	<u>(1)</u>	B1	
WX 04	WX 03						

02 WEST ELEVATION SCALE 1:100

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GENERAL INFORMATION	PROJECT	CLIENT	R3 TRAYDECK TYPE METAL ROOFING	rba@rbaarchitects.com.au EMAL WEB
The Contractor shall verify all dimensions on site prior to commencing any works (including shop drawings). Figured dimensions take precedence on this drawing and scaled dimensions are not to be used.	LORNE CO-OP POINT GREY	ROB MCKENDRICK PLANNING & PROPERTY PARTNERS	 (81) BRICKWORK (PAINTED) (82) BRICKWORK (UNPAINTED) (11) TIMBER (LADDING 	

___ RIDGE 11.63M

🗩 RIDGE (REAR) 6.02M

→ GUTTER 8.43M → SOFFIT 8.23M

FFL UPPER 5.09M

FFL RESTAURANT 4.24M













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recipient and the acceptance of the same constitutes an agreement	SOUTH AND EAST	LORNE	(R1) CONCRETE 'MARSAILLE' PROFILE ROOF	FITZROY STREET 4C/171	B EXISTING CONDITION	28/07/2023	DRAWING NO.	DRAWN
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The Contractor shall verify all dimensions on site prior to commencing	LORNE CO-OP	ROB McKENDRICK	B1 BRICKWORK (PAINTED)				ISSUE	SCALE
any works (including shop drawings). Figured dimensions take	POINT GREY	PLANNING & PROPERTY PARTNERS	B2 BRICK WORK (UNPAINTED)				PRELIMINARY	1:100@A3
precedence on this drawing and scaled dimensions are not to be used.			1 TIMBER CLADDING					

🗩 RIDGE 11.63M

🗩 RIDGE (REAR) 6.02M

➡ GUTTER 8.43M

SOFFIT 8.23M

➡ FFL UPPER 5.09M

FFL RESTAURANT 4.24M

___ RIDGE 11.63M

APPENDIX C

RBA Adaptive Re-use Concept Design



RETAIN FABRIC OF PRIMARY SIGNIFICANCE



ADD DINING AREA AND AMENITIES, REFERENCING EXISTING BRICK PIERS



LOWER FORM TO ALLOW FULL EXPRESSION OF ORIGINAL GABLE AND CONTINUED SIGHT LINES FROM PICNIC AREA



ROTATE PIERS FOR ADDITIONAL VIEWS



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GENERAL INFORMATION

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PROJECT POINT GREY LORNE

LOCATION POINT GREY LORNE

CLIENT ROB MCKENDRICK PLANNING & PROPERTY PARTNERS

DRAWING TITLE CONCEPT DIAGRAMS ADAPTIVE REUSE FEASIBILITY PROPOSED

RBA ARCHITECTS + CONSERVATION CONSULTANTS PTVL FITZROV STREET 4C/1 ST KILDA VIC AUSTRALIA 3182 613 9525 5666 TEL rba@rbaarchitects.com.au EMAI www.thaarchitects.com.au WFR



PROJECT NO. 2023.28 DRAWING NO. A-150 REVISION B ISSUE PRELIMINARY DATE JULY 2023 DRAWN ST CHECKED PH SCALE NTS

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 B
 ADAPTIVE REUSE FEASIBILITY
 28/07/2023



	NO.	REVISION	DATE	PROJECT NO.	DATE
t	A A	ADAPTIVE REUSE FEASIBILIT	Y 28/07/2023	2023.38	JULY 2023
r F	ΒA	ADAPTIVE REUSE FEASIBILIT	Y 28/07/2023	DRAWING NO. A-201	DRAWN PH
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🗩 RIDGE 11.63M

→ GUTTER 8.43M → SOFFIT 8.23M

FFL HIGHER 5.09M

FFL LOWER 4.19M







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																						44





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FFL HIGHER 5.09M

FFL LOWER 4.19M

