



DEMOLITION PROPOSAL. GROUND LEVEL VISUAL INSPECTION p. 1 of 2

CLIENT: Harvey Hamersley. Ph: 0448 150 120.

DATE: Inspected 12 noon onwards. 23 August 2021. Report 31 August 2021.

JOB: Ground level inspection of two severely dilapidated stone buildings for possible demolition.

ADDRESS: No.33761, Victoria Location 720 Brand Highway, Greenough, City of Greater Geraldton

TOPOGRAPHY: Flat, well drained, Wind Region B, Terrain Category 2.5, Site Class A.

BUILDING/STRUCTURE REPORT: Attended by Harvey Hamersley, the owner. Fine weather.



Above, we see the layout of the buildings. At far left there is the old stable & workshop from the 1920's. Then the building with the red corrugated steel roof is the 'new' homestead built in the 1920's. The right half of the photograph is the main heritage dwelling from the 1870's.

All the buildings are being considered for demolition, but only the 1870's homestead can be considered to be heritage. The following photos show the extreme level of dilapidation.



Above & to the left we see the extreme state of decay. The roof of 150 years ago had shingle cladding. But that was replaced a few decades later by corrugated iron when it became available. Inspection of the building shows nothing of historical value: The walls are standard poor stonework, and the roof is decayed typical jarrah framing, many, well preserved, examples of which exist today. So there is nothing remarkable or in preservable condition



On the left, the replacement small house is from the same 1920's period as the stable & workshop.

It is totally gutted inside, and as can be seen by the collapsing roof profile, the roof frame is termite & water affected and fallen in several places.

The only recognizable feature is the chimney. But the mortar work is a home handyman effort, as seen next:

On the left we see the 1920's stable & workshop. Notice the brick pier on the far right that is leaning badly. This is due to an inadequate footing.

There is nothing of interest in the construction of its roof. Only the stone wall on the left is repairable, but left as self-standing may not resist the strong southerly winds in this area.

There are better examples in this shire, eg. Greenough Museum & Hamlet.

CONCLUSION: As noted above, the dilapidation of these buildings is too far gone for meaningful restoration. Any repairs would be very expensive, would be lengthy, and would use new materials throughout. They would effectively be a mere copy, and would have little in common with the original construction, which would have to be removed for repair construction.

It is advised that the present buildings be demolished and the land used for general beautification, such as a garden or horticulture. Some walls may be preserved, reduced in height to improve wind resistance, possibly with shade-cloth, and as wind breaks to shelter a range of plants that show what may be grown in this locality.

Please address any queries to the undersigned.

For Engineering Online Australia Pty Ltd,
Structural Engineers.

Sam Nejad.

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RPEQ 10237, EC 37262, 127021 ES, CC5771J, PE0001597.

Principal Engineer, Director.