

Ethos Urban  
173 Sussex St  
Sydney NSW 2000

Attn: Costa Dimitriadis

6<sup>th</sup> July 2023

## **GREAT SYNAGOGUE – REVIEW OF PREVIOUS CONDITION ASSESSMENT**

We report the findings from our recent site inspection.

### **1.0 DETAILS OF INSPECTION**

- 1.1 Date of inspection:** 23<sup>rd</sup> May 2023
- 1.2 Inspected by:** Alex Been – structural engineer for AC Been Consulting Engineers Pty Ltd
- 1.3 Purpose:** To compare the condition of the building to the previous condition assessment completed by Mott MacDonald and dated June 2020

### **2.0 INTRODUCTION**

We confirm the extent of observable defects in structural fabric of the building is generally as outlined in the Mott MacDonald report. Additional defects observed during our inspection, or changes in condition of defects previously observed are noted in the following table.

Defects listed in brackets for example (Defect 21) are defects previously listed in the Mott MacDonald report that appear to have altered since that condition assessment.

Photos included in the photo schedule that are not listed in the table are of defects that were previously noted by Mott MacDonald that have not substantially changed since that assessment.

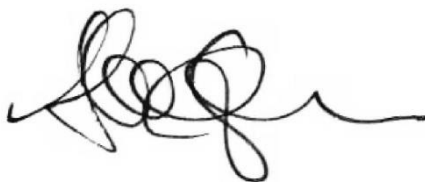
## 3.0 ADDITIONAL DEFECTS

Photo	Location	Defect Description	Discussion	Actions Required
P03	Succah north wall	Diagonal crack	Minor. Painted over.	N/A
P04	Succah west wall below windows	Diagonal crack	Minor. Painted over.	N/A
P05	Succah ceiling	Water penetration, stained ceiling	Potential roof leaking	Consider tracing leak to roof and re-sealing
P06	North stair	Water penetration, stained ceiling	Potential roof leaking	Consider tracing leak to roof and re-sealing
P07	Succah kitchen	Water penetration, stained ceiling	Potential roof leaking	Consider tracing leak to roof and re-sealing
P08	South stair SW corner wall	Crack	Minor defect	N/A
P09	South stair roof	Water penetration, stained ceiling	Potential roof leaking	Consider tracing leak to roof and re-sealing
P10	North stair L3 NW corner	Cracking in masonry wall common, hairline	Painted over, re-opened	Monitor
P11, P13 (Defect 12)		Bubbling paint and timber decay extends to west wall and in ceiling and along full south wall		
P18	Ladies Gallery eastern door	Minor cracking at top of doorway arch	Minor	Monitor
P19	Ladies Gallery, eastern wall and ceiling	Bubbling paint, water penetration	Roof leaks	Consider tracing leak to roof and re-sealing
P22	North tower east wall	Peeling paint	Water penetration	Monitor. Consider a programme of façade remediation
P25	South tower stair up from Men's floor	Vertical crack above stained-glass arch	Minor	Monitor
P26	South tower stair up from Men's floor	Vertical crack above stained-glass arch	Minor	Monitor

Photo	Location	Defect Description	Discussion	Actions Required
P27 (Defect 21)			Worsening	
P28 (Defect 22)			Worsening	
P30	South tower stairs	Upper stained-glass windows	Mould, spalling render	Weatherproof windows
P31	Choir level hallway	Cracking in wall	Minor	Monitor
P32	Choir level NW corner wall	Various hairline cracks	Minor	Monitor
P33, P34	Choir level locker room	Various hairline cracks	Minor	Monitor
P35	Men's floor ceiling, north side	Cracking in ceiling plaster	Minor	Monitor
P36	Basement stairs	Cracking in brick walls	Minor	Monitor
P39	Entry arch, Castlereagh St	Vertical crack in stone	Minor	Monitor
P40	Castlereagh St facade	Shrinkage cracking in render across façade, and water penetration	Likely to worsen over time	Monitor. Consider a programme of façade remediation
P41, P42, P43, P44	Elizabeth St facade	Mortar loss, fretting stone	Minor	Monitor. Consider a programme of façade remediation

We trust that the foregoing is of assistance. Please contact the undersigned for any further information.

Yours faithfully



**AC Been Consulting Engineers Pty Ltd**

**ALEX BEEN**

**DIRECTOR**

BE, MHERITCONS, CPENG, NER



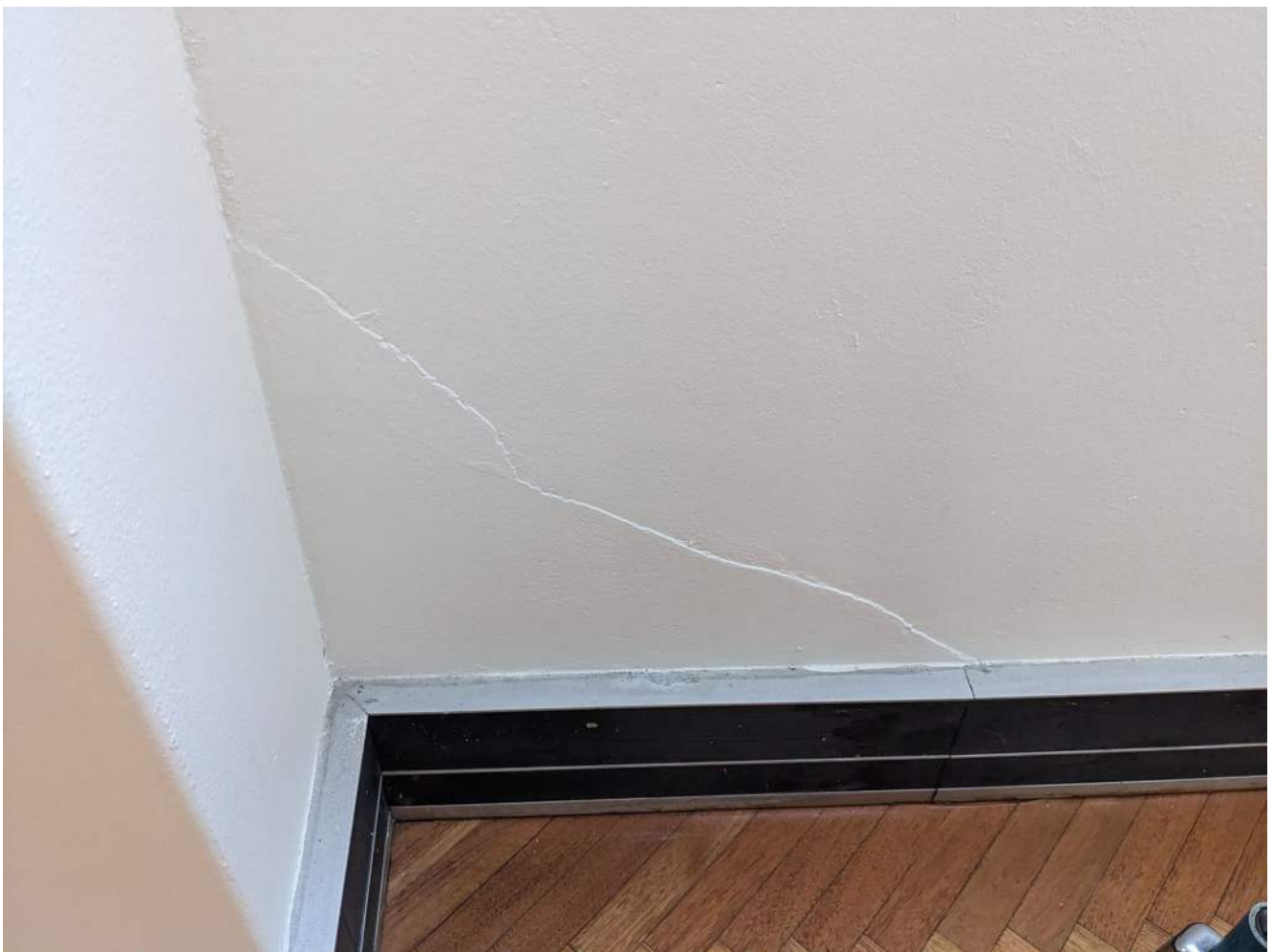
P01



P02



P03



P04



P05



P06



P07



P08



P09



P10





P11



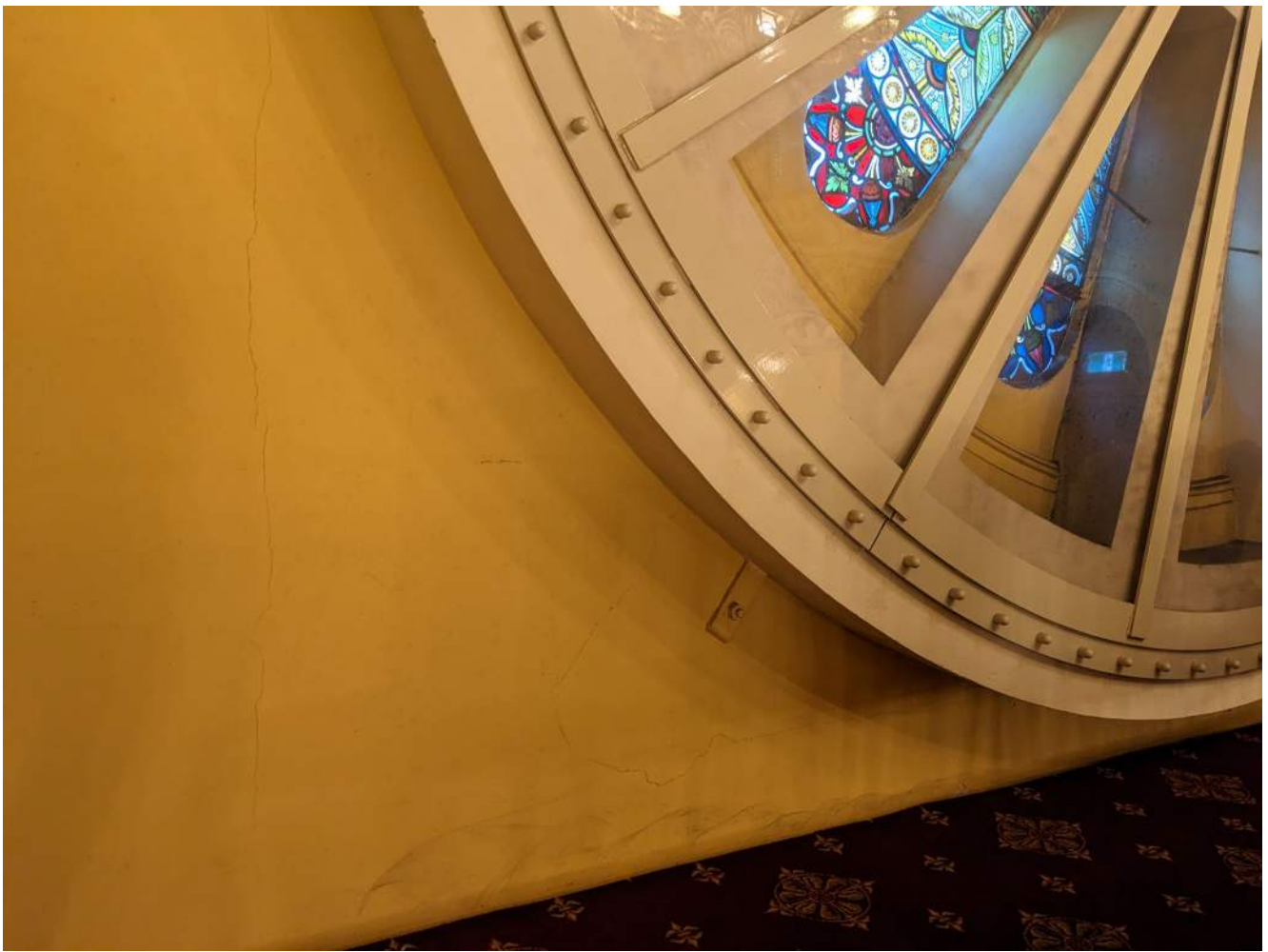
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P13



P14



P15



P16



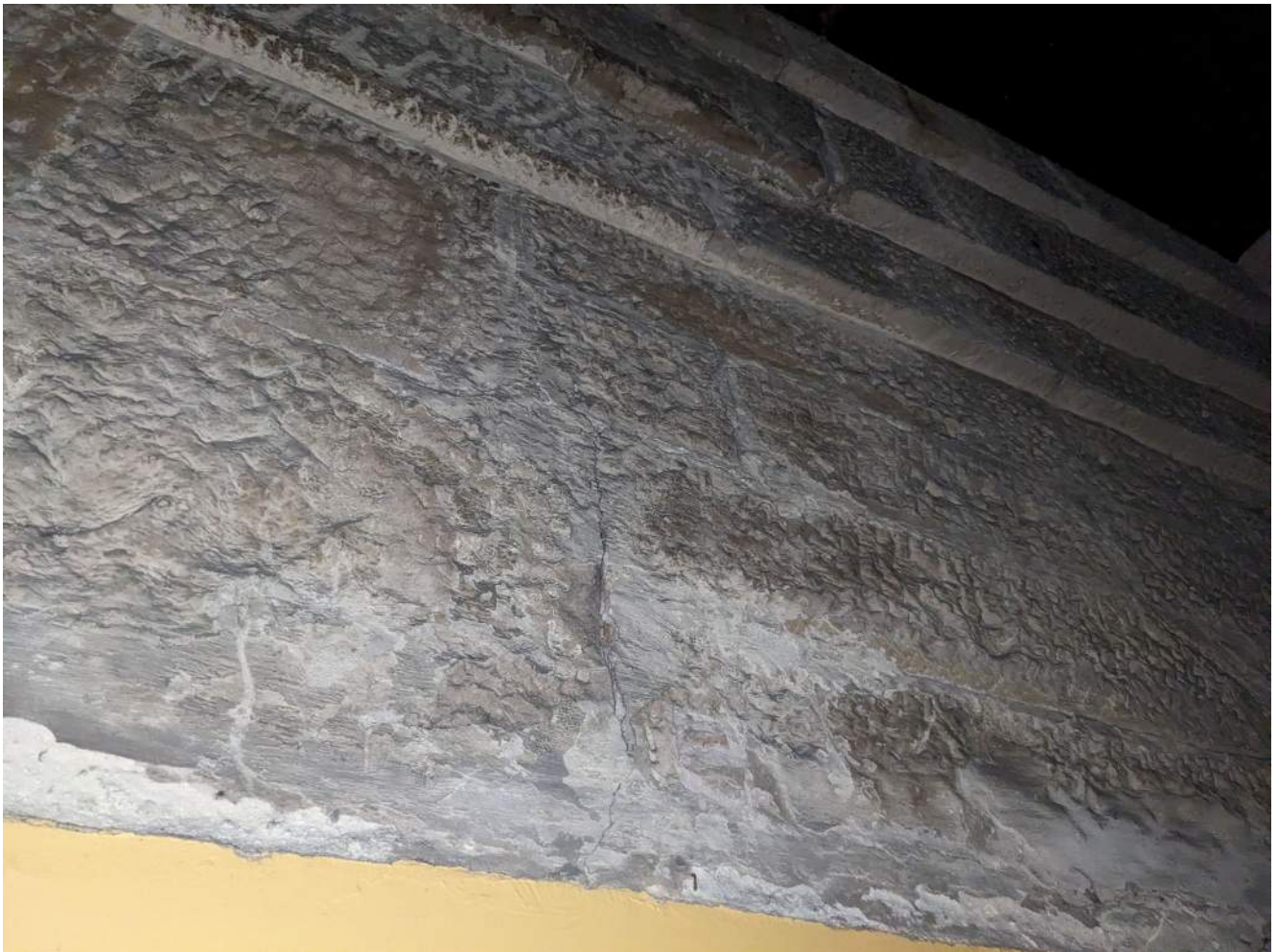
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P19



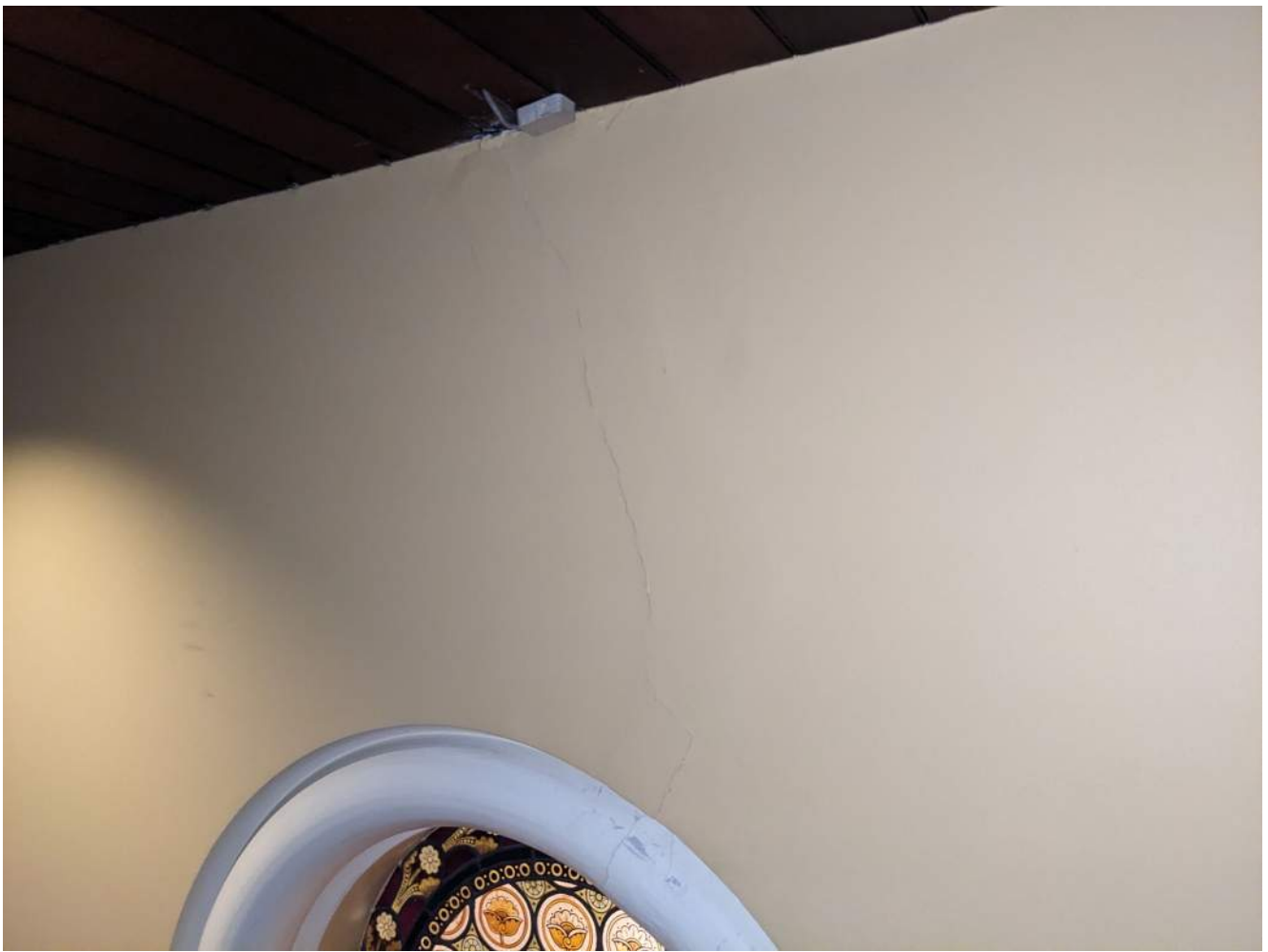
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P21



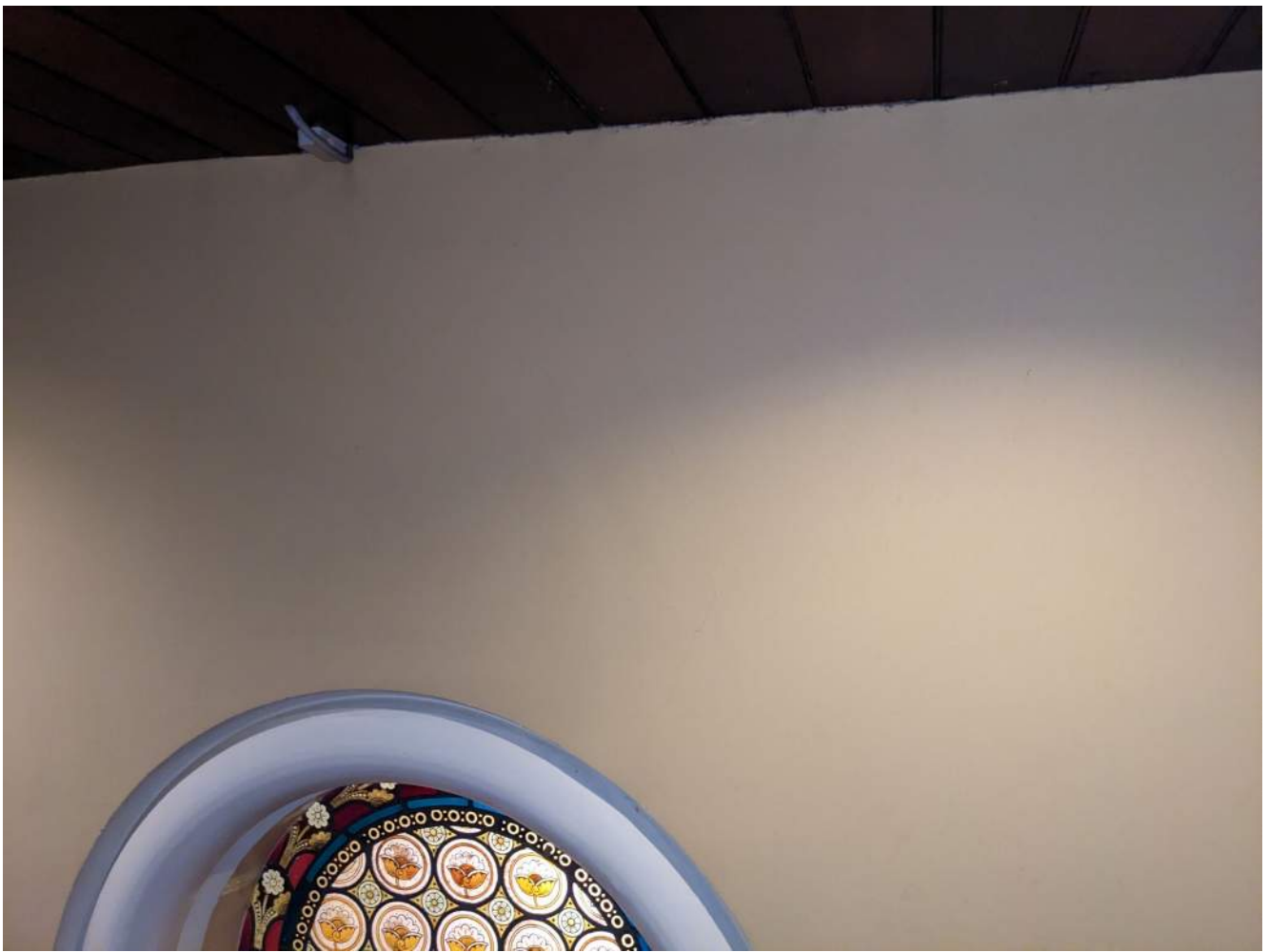
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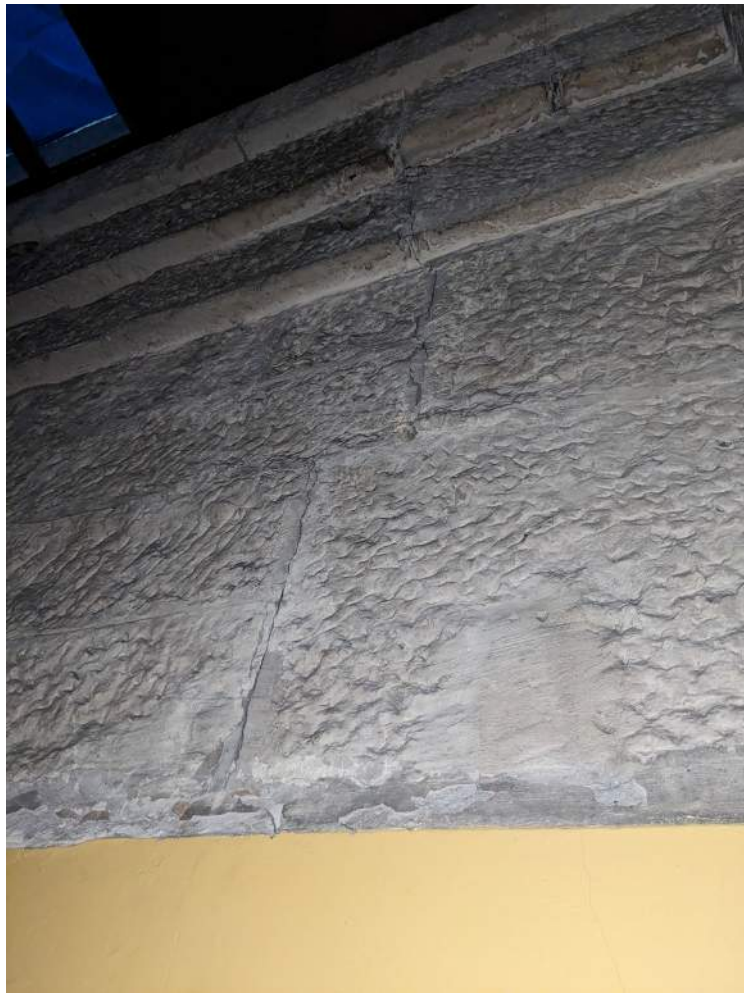


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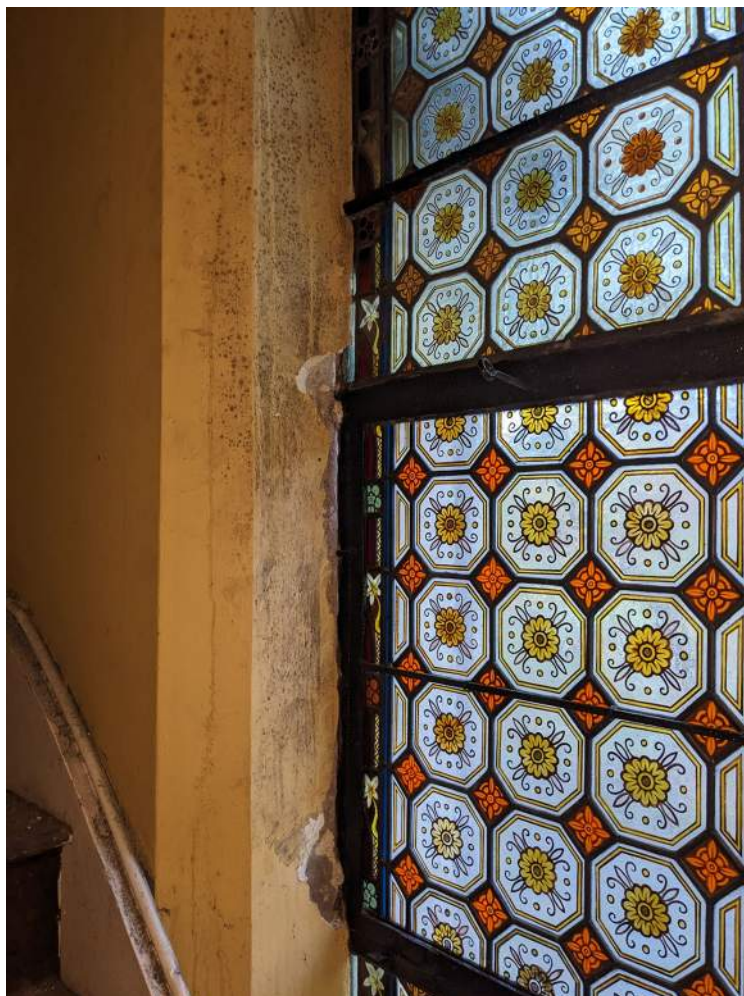
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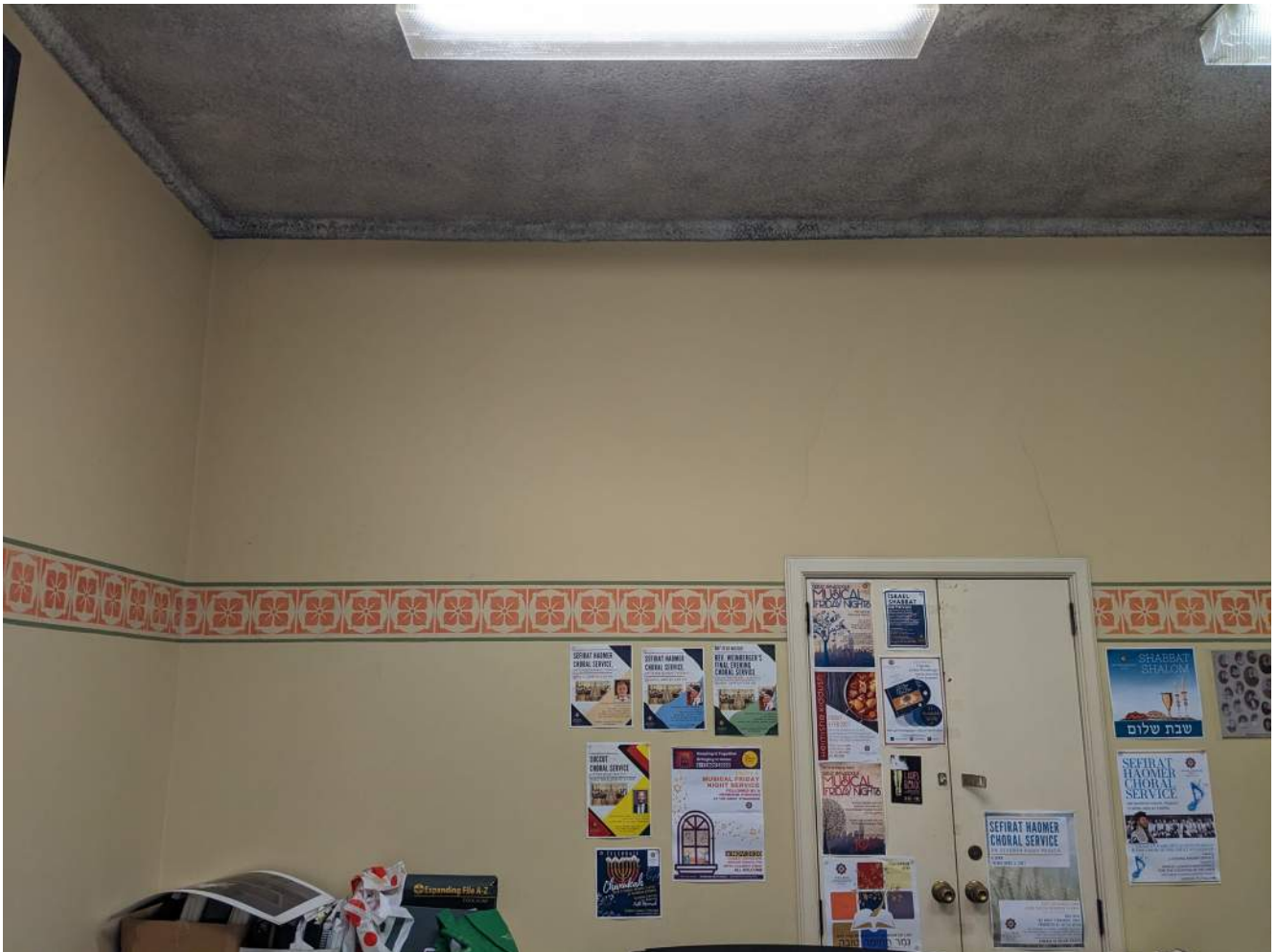
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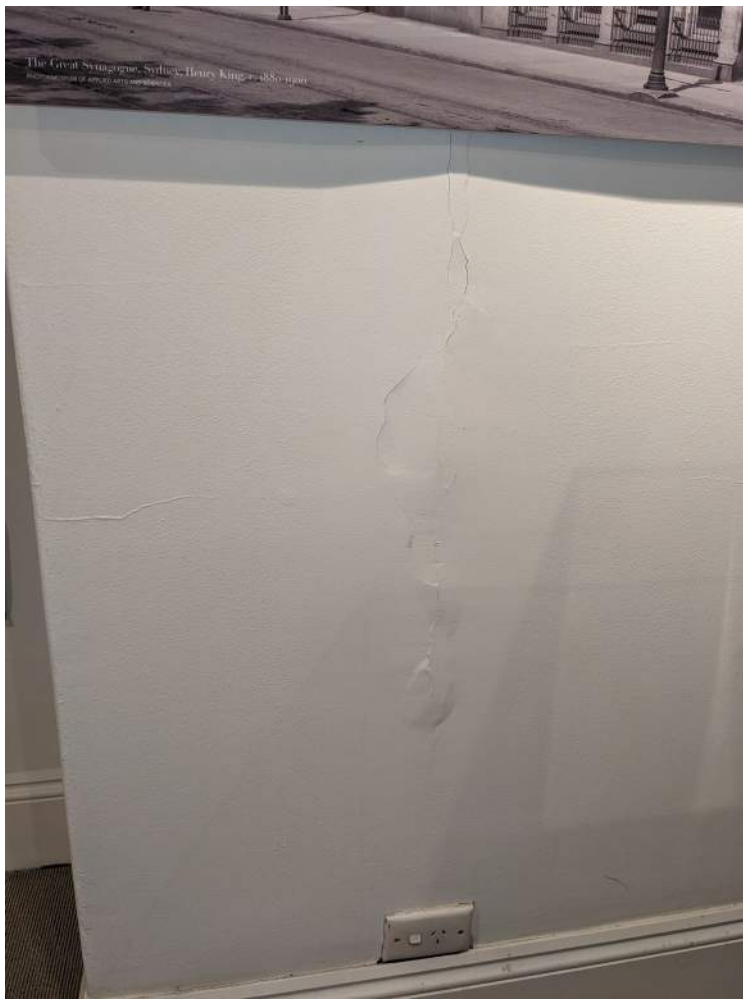
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P38



P39



P40



P41



P42





P43



P44