

IN THE HERITAGE COUNCIL OF VICTORIA

**IN THE REGISTRATION HEARING – FORMER ORIENTAL HOTEL, 57 NELSON PLACE
WILLIAMSTOWN**

14/000936

WITNESS STATEMENT OF MARK LAURENCE SHELDON

I, Mark Laurence Sheldon, structural engineer, of 850 Collins Street, Melbourne Victoria, make the following statement in the abovementioned proceedings:

1. I am a structural engineer and Technical Director at Aurecon Australasia which conducts business at 850 Collins Street, Melbourne Victoria.
2. I have the qualifications and experience set out in a document attached to this witness statement (Attachment 1). In summary I have substantial experience and expertise in the field of structural engineering. I have also led numerous multidiscipline projects. I have a sound understanding of how buildings are constructed. I have also led many remedial engineering, projects involving condition assessments and refurbishment projects.
3. I have been assisted in the formatting and presentation of this witness statement by Nick Sutton of Planning and Property Partners Pty Ltd. I adopt the content of this statement as my evidence before the Heritage Council. The views expressed in this witness statement are my own.
4. This witness statement has been prepared in response to written instructions provided to me by Planning and Property Partners Pty Ltd which are attached (Attachment 2)
5. In general terms I am instructed to:
 - Review the material supplied to me in relation to the Heritage Council Registration Hearing concerning former Oriental Hotel;
 - Review the expert evidence I previously prepared in respect of the former Oriental in VCAT proceeding P625/2013;
 - Consider and formulate my own opinions with respect to the following matters, within the limits of my expertise:

- whether any relevant facts have changed since I formulated my previous expert evidence in respect of the Former Oriental Hotel that affect my earlier opinion(s).
- whether the expert opinion(s) previously expressed by me concerning the Former Oriental Hotel remain unchanged, or otherwise.
- Prepare a witness statement which sets out the conclusions I have reached and clearly states the basis or assumption which I have made which form part of the reasoning by which I reach my conclusions. My witness statement should enclose my earlier evidence concerning the former Oriental Hotel.

Previous Involvement

6. I have previous experience with the former Oriental Hotel. In 2013, following a series of inspections, I prepared an expert witness statement dated 7 June 2013. My statement of evidence in relation to the former Oriental Hotel is provided as Attachment 3 of this statement.

Opinions

7. As noted above, I prepared an expert witness statement dated 7 June 2013. In June 2013, I also:
 - a. Gave evidence to the Tribunal that was consistent with my written statement of evidence.
 - b. In the course of giving evidence, presented a series of drawings showing the results of a data cloud survey of the walls as colour contours on each face of the building. This shows, in summary, the curvature of each wall. A copy of these drawings is provided as Attachment 4 of this statement.
8. My opinions on the condition of the building at the time I gave evidence to the Tribunal in June 2013 can be summarised as follows:
 - a. The structure was not safe to enter.
 - b. The south east corner of the building is beyond repair and needs to be demolished.
 - c. The extent of the movements in the external walls is severe. Regardless of any rectification techniques employed, it will not be possible to return the walls to plumb position.

- d. In addition to the south east corner, there is a real risk that the walls or parts of the walls will collapse or are not possible to repair, and would have to be completely or partially removed and reinstated.
9. Since giving evidence to VCAT in relation to the Former Oriental Hotel in 2013 I have, as part of responding to the instructions given to me in this case, considered:
- a. The application to nominate the Former Oriental Hotel for inclusion in the Victorian Heritage Register;
 - b. The recommendation of the Executive Director to the Heritage Council; and
 - c. All submissions to the recommendation of the Executive Director.
10. I note that nothing in any of the material which I have considered in response to my instructions in this matter in any way causes me to alter my opinion in relation to the condition of the building.

Declaration

11. I declare that I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Heritage Council of Victoria.

Dated:

6/7/14.

Signed:



MARK LAURENCE SHELDON