dwp

design worldwide partnership

20th January 2020

The Planning Secretary
Department of Planning, Industry & Environment
320 Pitt Street
Sydney, NSW 2000

Attention: Megan Fu
Project: Nihon University Newcastle Campus - SSD 9787
Re: Conditions of Consent B4 and B5

Dear Megan,

Reference is made to SSD 9787 Conditions of Consent B4 in relation to the Protection of Public Infrastructure requirements and B5 in relation to Pre Construction Dilapidation Report.

Please find attached a copy of the dilapidation report identifying the condition of all public infrastructure in the vicinity of the site, including roads, gutters and footpaths and the existing historic courthouse. The report has been forwarded to Newcastle Council and the Certifier.

In relation to the dilapidation reports of the existing condition of the neighbouring police station and hospital, the dilapidation surveys have been undertaken and copies of the reports forwarded to the Certifier, NSW Police and Hunter New England Local Health District respectively. NSW Police and Hunter New England Local Health District have requested that the reports be kept confidential and circulated only to the Certifier.

Should you require further clarification on the dilapidation reports please feel free to contact either Katherine Daunt or Edward Clode at dwp Australia Pty.

Yours sincerely,

Edward Clode
Design Director
Registered Architect – NSW ARBN 4100
Email: edward.c@dwp.com
File: 17-0347_A-d01-20_let
Encl.: BG&E Dilapidation Report - 07.11.2019

Copy: NSW Heritage Division

Nihon University—

Dilapidation Report



FOR / Newcastle Courthouse Reuse – Nihon University

CLIENT / Built PTY LTD

DOCUMENT NO / N19099-DIL-RPT-001 REV / A DATE / 7/11/2019

bgeeng.com—

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Appendices

Appendix A

Document *Control*

Revision	Date	Description	Prepared	Reviewed	Approved
A	7/11/2019	Pre-Construction/Demolition	TM	PS	PS
B					

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a) Using the documents or data in electronic form without requesting and checking them for accuracy against the original hard copy version; and

b) Using the documents or data for any purpose not agreed to in writing by BG&E.

1 INTRODUCTION AND BACKGROUND

Built PTY LTD (Built) have been appointed to conduct the works for the reuse of the former Newcastle Courthouse to form a new international campus for Nihon University. The development includes the reuse of the former Courthouse building (with heritage characteristics), as well as the demolition of the adjacent buildings to the east and west, and construction of new buildings in each of these locations.

BG&E were commissioned by Built to conduct a pre-construction Dilapidation Report for these works. The report was intended to detail the current condition of road and footpath pavements on both Church street and Bolton street, the (exterior) condition of the surrounding buildings including the walls on the property boundaries, and the internal and external condition of the heritage courthouse building to be retained.

2 INSPECTION

The inspection and photographic record was conducted by Thomas McCallum [BE(Civil)]. The inspection was conducted on two separate occasions. The first inspection was on the 1st of November and included the roads and footpath pavements of Church Street and Bolton street, the adjacent properties including walls on property boundaries, and the first two floors of the existing courthouse building to be retained. Figure 1, 2 and 3 below outline the order of the external inspection, level 1 inspection and level 2 inspection, respectively.

It is noted that the eastern and western buildings on the project site were not inspected as they the project scope includes their demolition.



Figure 1 - Order of External Inspection

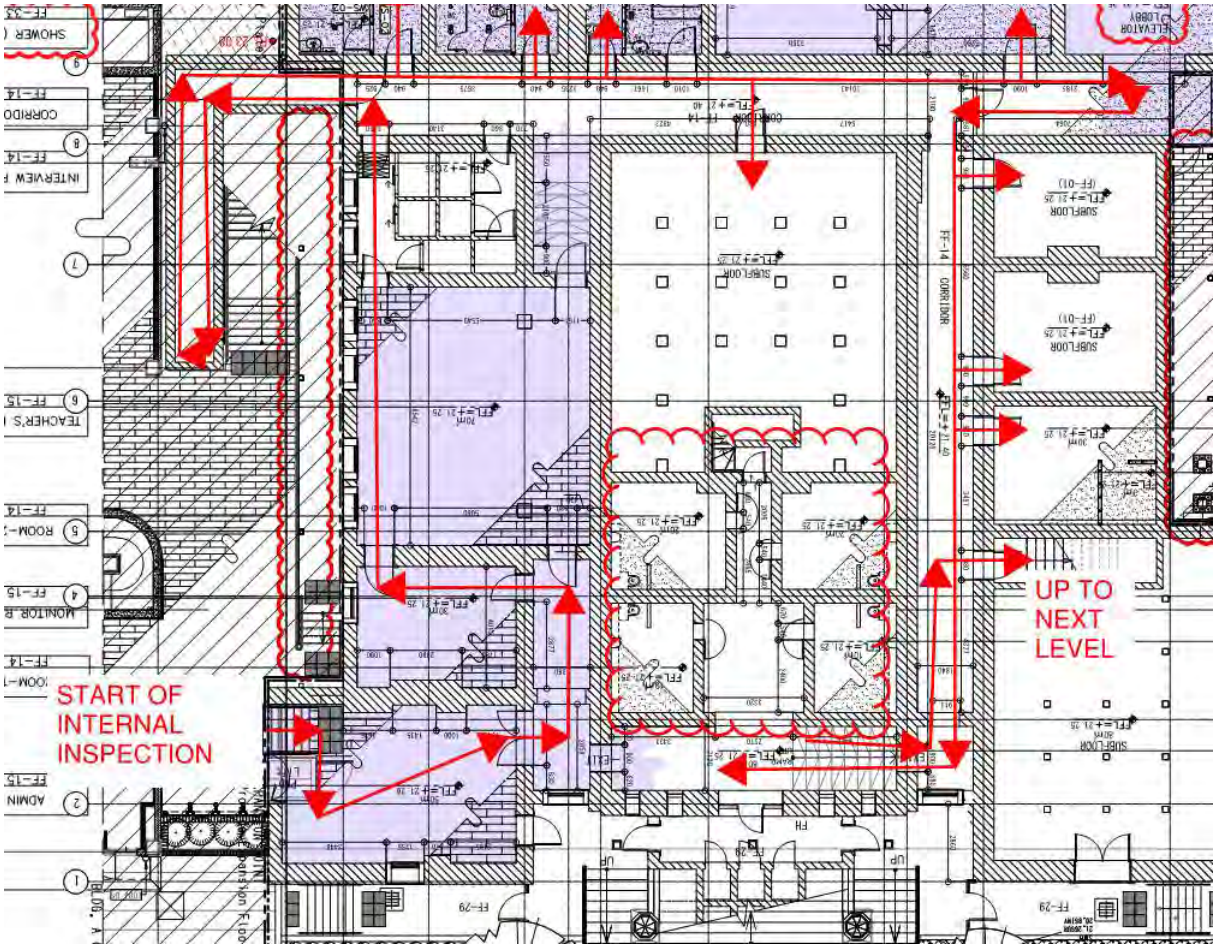


Figure 2 - Order of Level 1 Inspection

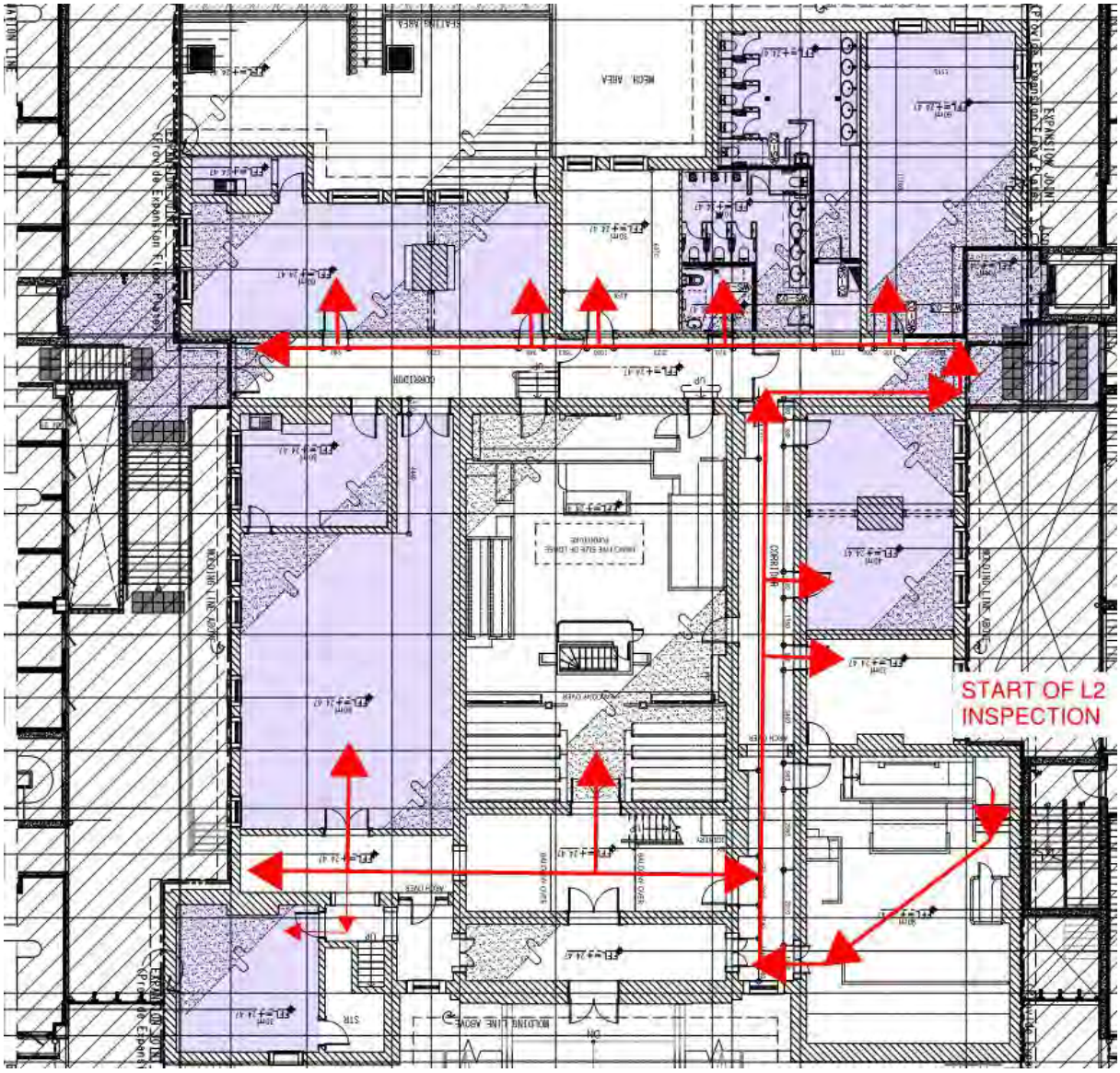


Figure 3 - Order of Level 2 Inspection

The second inspection was conducted on the 5th of November and included the third floor and roof area of the existing courthouse to be retained. This inspection also included some areas from the inspection one scope that were missed or required further inspection. This included the storage room in the south west corner of level 1, the "sub-floors" in the south west corner of level 1, the cells in the centre of level 1, and the access tunnel. These additional areas are outlined (clouded) in figure 4. It is noted that the floor level numbers relate to those assigned to each level by Built on the architectural drawings for the proposed upgrades to the existing courthouse building.

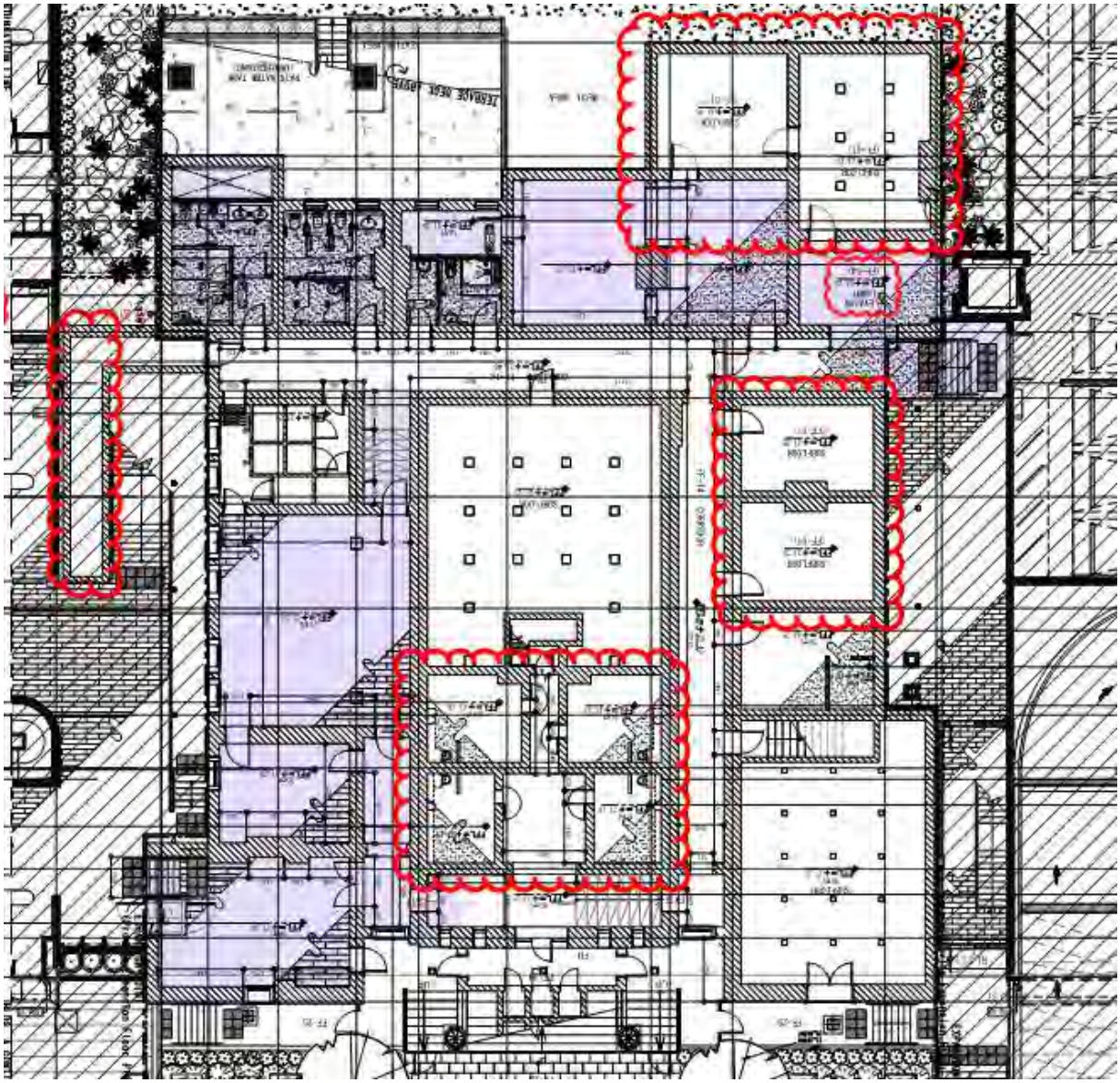


Figure 4 - Additional Areas Inpsection 2

Refer to Appendix A for a photographic summary of the inspection.

3 BUILDING CONDITION

General comments on the various inspection locations are as noted below, however please refer to Appendix A for full a compilation of photographs taken on the day. It is noted that for report brevity the size and quality of the image appearing on the pages of this report has been reduced to a suitable format. The original quality photographs have been saved and are available for additional review if necessary.

3.1 Church street and Bolton street road pavement and footpath pavements

The road pavement on Church street was in generally adequate condition, with cracking in the asphalt pavement but no extensive damage such as major potholes.

The southern footpath pavement was also in generally adequate condition commensurate with age and wear. It is noted that the existing pavers are to be removed and re-laid at a later date. The vast majority of the brick pavers were uncracked although minor fretting and chips at the edges were common. The fence (to be retained) on the northern face of the existing courthouse properties was in poor condition, with extensive cracking of the concrete base at various locations, and corrosion of the cast-iron or steel (exact type could not be ascertained by visual inspection).

The northern footpath pavement to the west of the Bolton street intersection was in generally adequate condition commensurate with age.

The road pavement on Bolton street was in fair condition, with widespread cracking found in the locations shown in the photographic record, but no major potholes of similar defects.

The northern footpath pavement to the east of the Bolton street intersection was in generally adequate condition. Photos are also available of the front face of the properties in this area.

3.2 Eastern Boundary of Proposed Site

The pavement along the eastern boundary of the proposed site was in generally adequate condition commensurate with age. This area is planned to be demolished but photos are available of the existing condition for record.

The precast walls of the police station were in poor condition due to extensive concrete spalling and exposed reinforcement evident at some locations. This is most likely to be due to chloride ion penetration from the adjacent surf coast, but may also be due to the original mix design

3.3 Southern Boundary of Proposed Site

The southern boundary of the site contains a brick wall that acts as a retaining wall to the adjacent lot. This wall is in poor condition as it is rotating towards the proposed development site at the top of the wall, bowing out in some locations and has substantial cracking in various locations. This appears to be primarily caused by backfilling soil against the wall on Health NSW site to the south. As the construction activities will include construction activities on this boundary, this wall will need attention for temporary stability.

3.4 Existing Courthouse Building – Level 1

Level 1 of the existing building includes general areas (waiting rooms, kitchens, hallways etc.), 5 sub-floor rooms, holding cells, an access tunnel to the police station, and one court room. The general areas are in adequate condition commensurate with age. Bubbling and other damage to wall plastering and paint from water leakage and rising damp were observed.

The structural timber and steel elements that can be seen in the sub-floor rooms are in generally adequate condition, with no major damage found. The walls of the access tunnel are in good condition with the exception of some water leakage at various locations.

The level 1 court room is in good condition with no major damage evident to any of the walls or timber features, although minor dents and scratches were observed.

3.5 Existing Building – Level 2

The timber ceiling of the first courtroom inspected on level 2 (North-West corner) was in poor condition with evidence of rot, termite activity and vermin infestation. The other timber elements (tables, door framing etc.) appear to be in generally good condition, although minor dents and scratches were observed. Most of the timber door and window framing throughout the hallways appear to be in good condition commensurate with age. The timber elements of other courtrooms and general areas on level 2 were in good condition commensurate with age, but water damage to walls was observed at various locations. Significant water leakage was found in the general room in the south-east corner of the level (refer photos 503-506).

3.6 Existing Building – Level 3 and Roof Areas

The existing building condition was poor on the upper levels of the building. There has been widespread and significant water leakage through the roof leading to water damage of various ceilings and walls, including in the upper level balcony of the main court room. The exterior roof is in fair condition, with most of the tiles (to be retained) un-damaged. There is a large crack in the brick wall above the door between the outdoor roof area and the level 4 storage room (photo 147). Various drain pipes have failed and will need replacing.

APPENDIX A

Photographic Record (Pre-construction)

PHOTOGRAPHIC RECORD



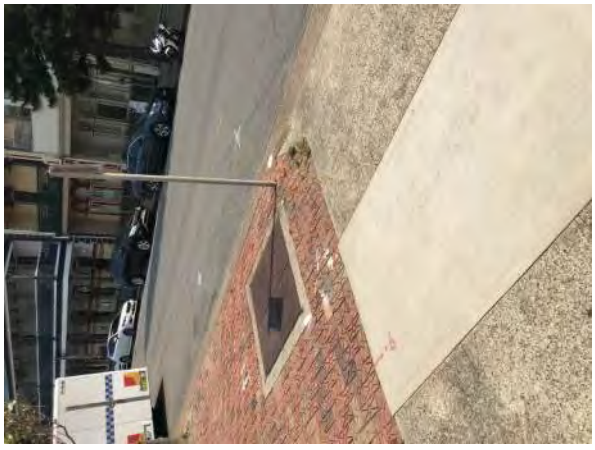
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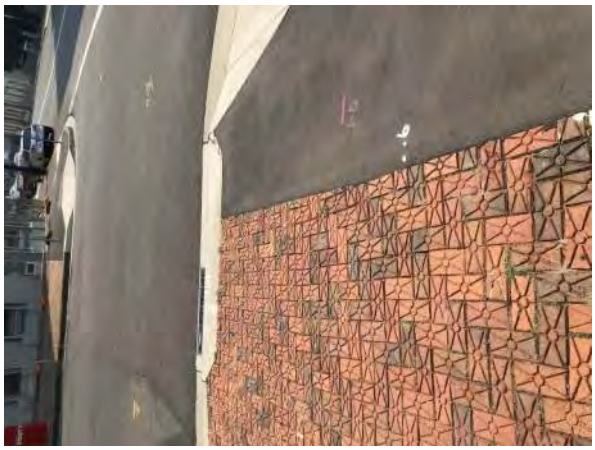
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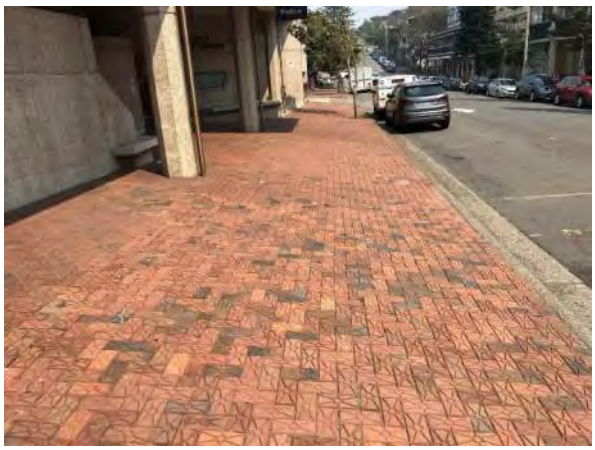
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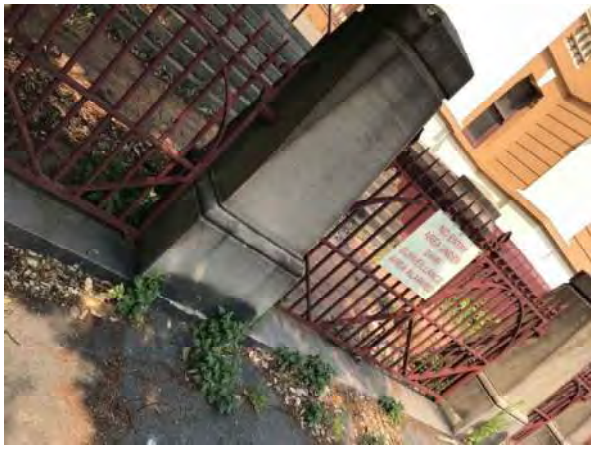
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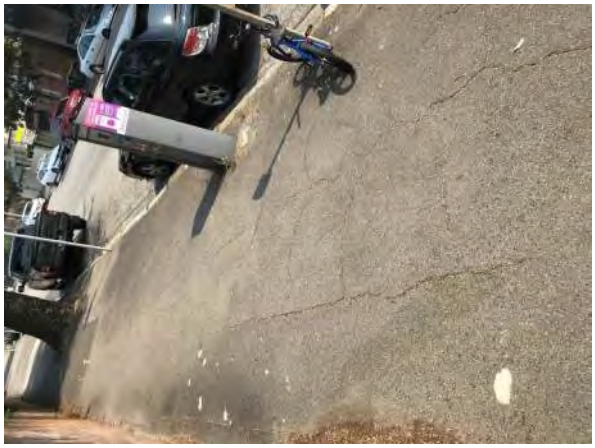
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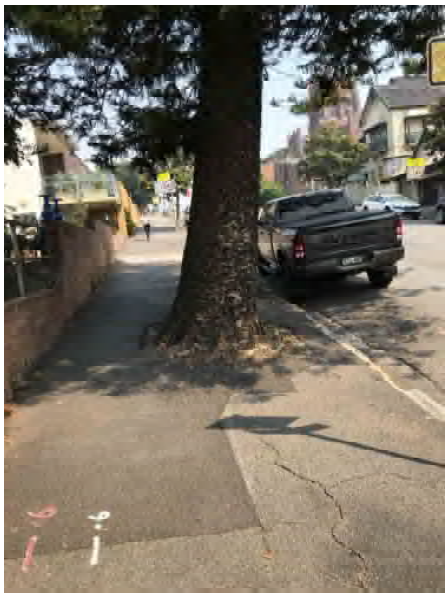
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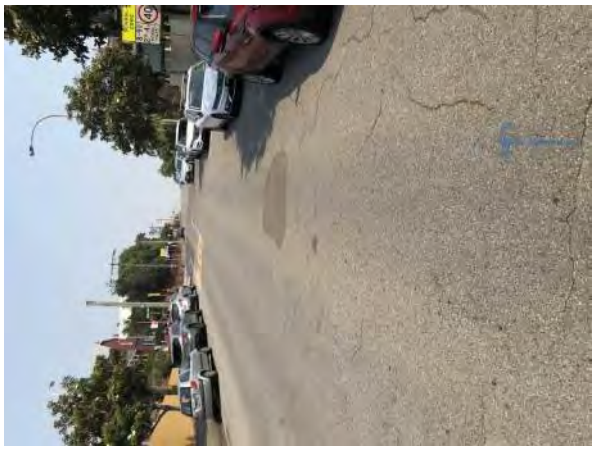
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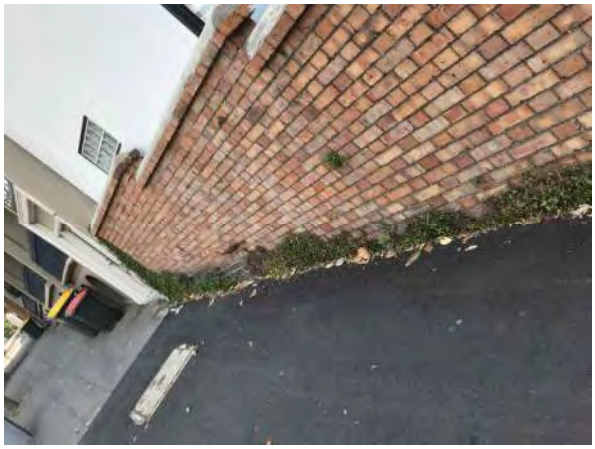
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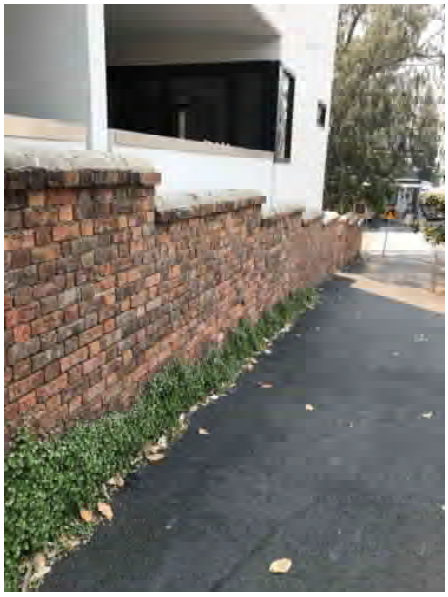
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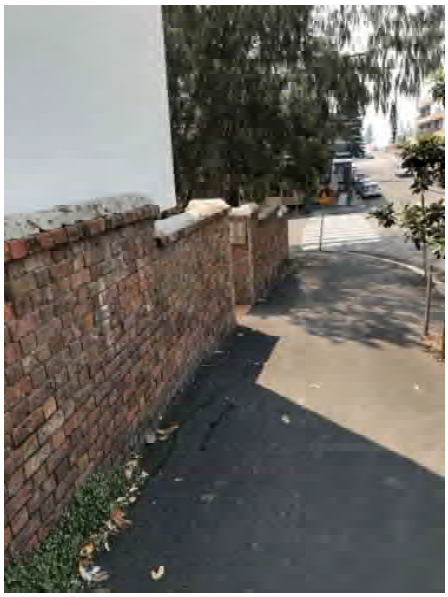
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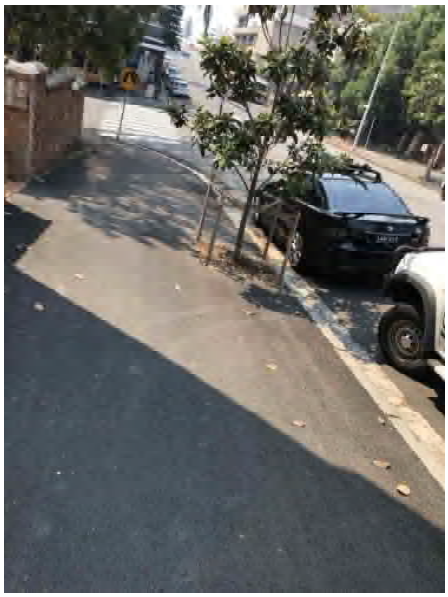
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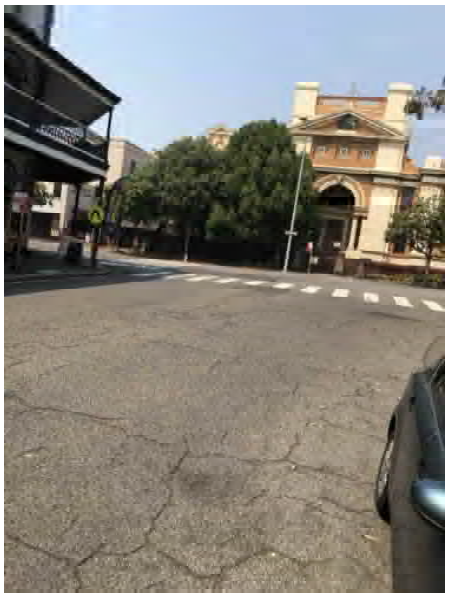
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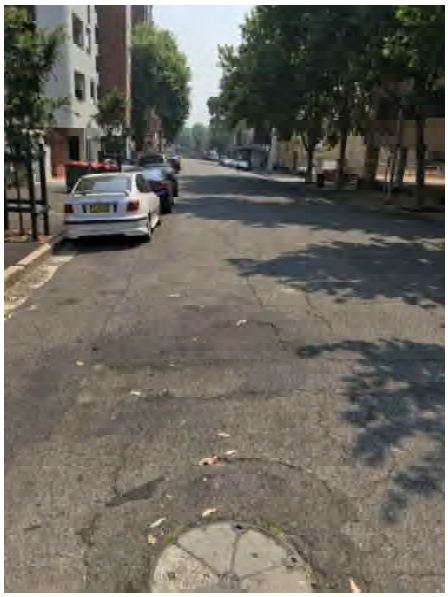
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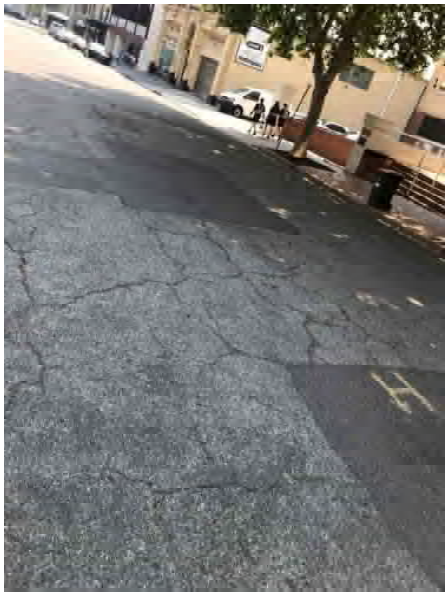
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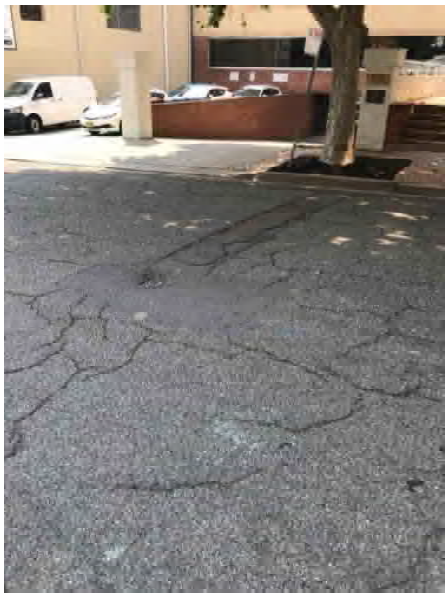
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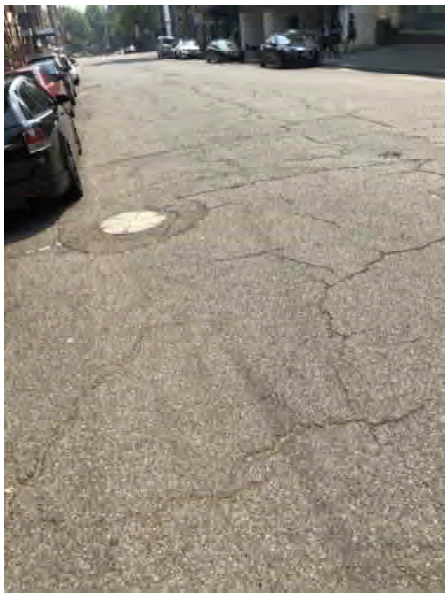
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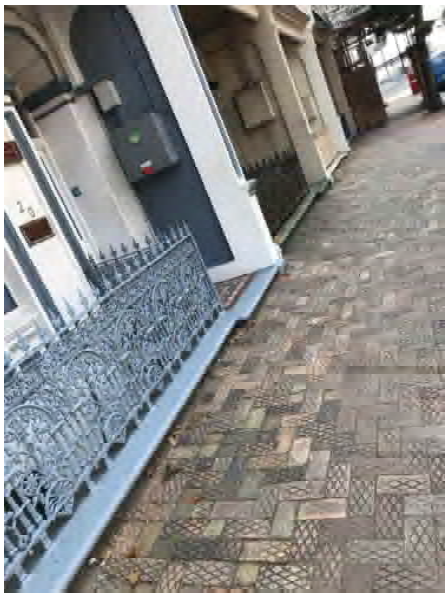
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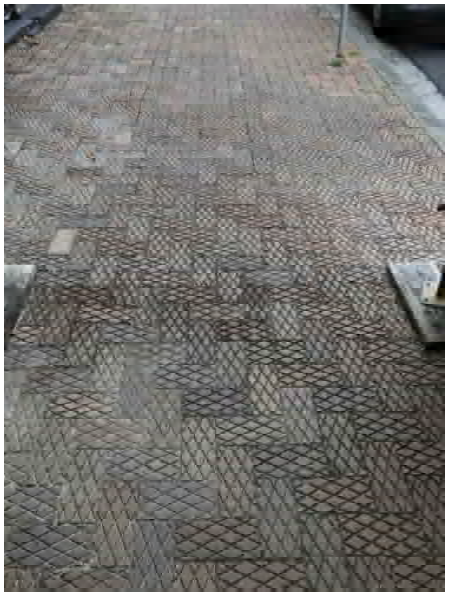
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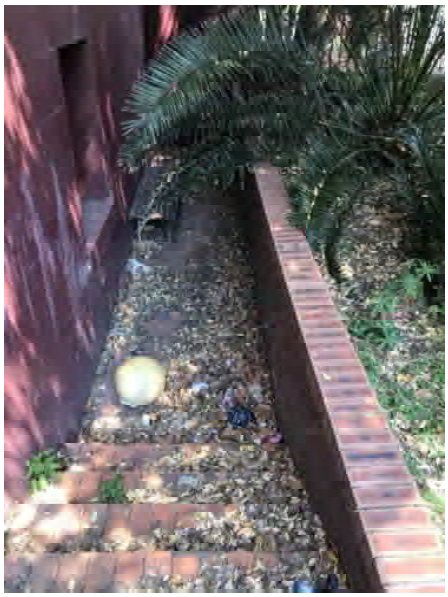
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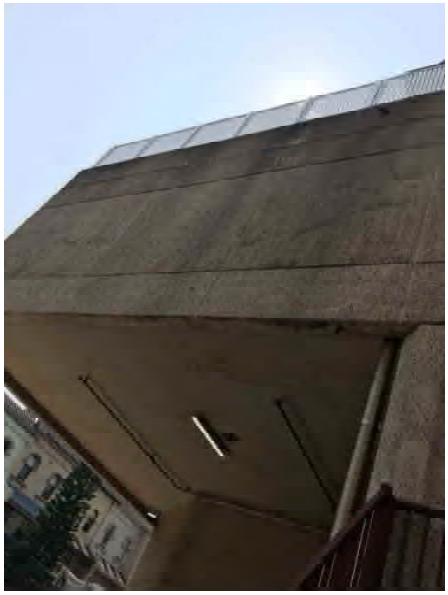
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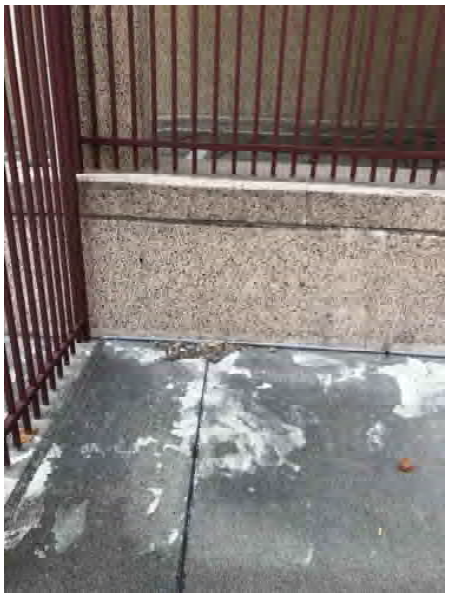
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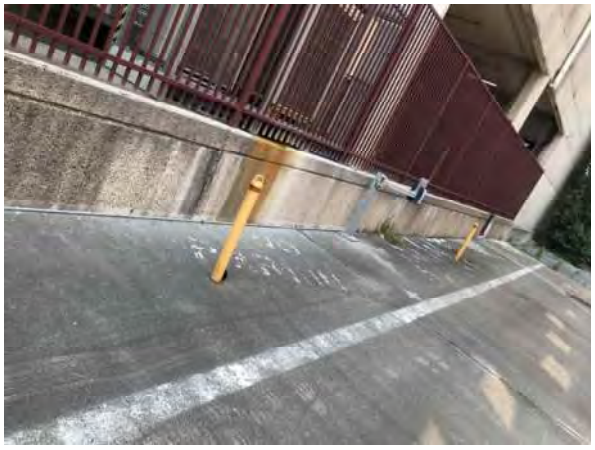
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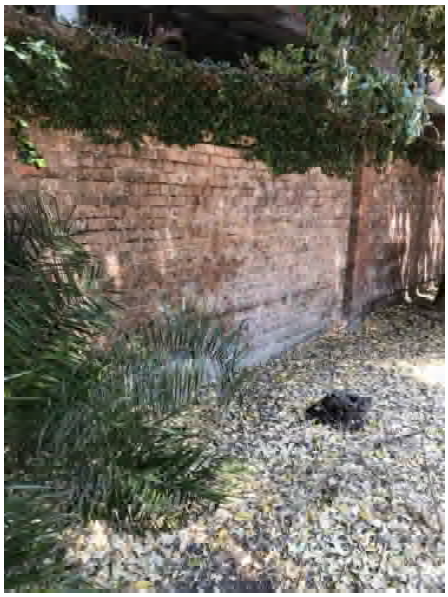
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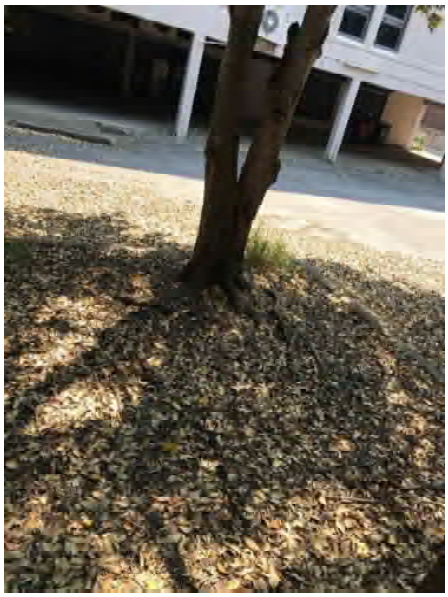
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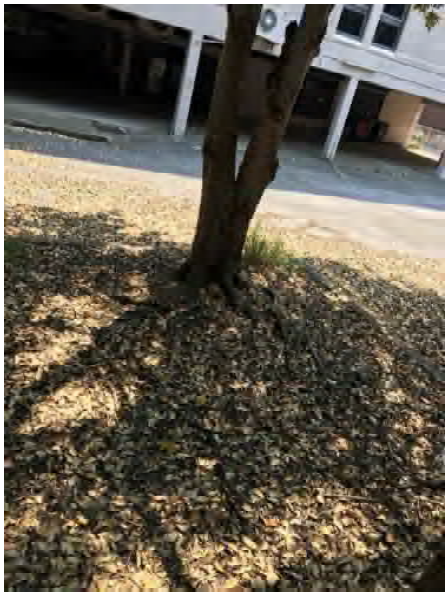
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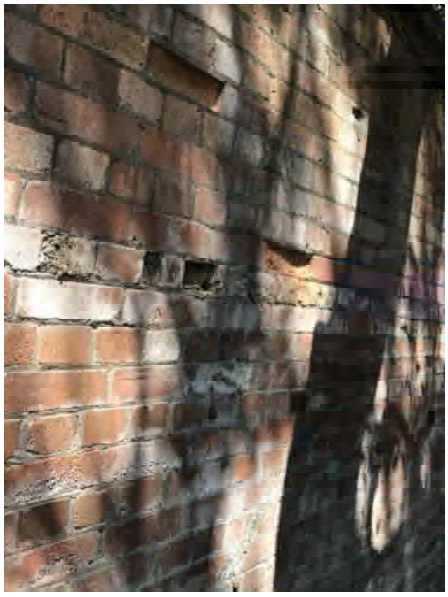
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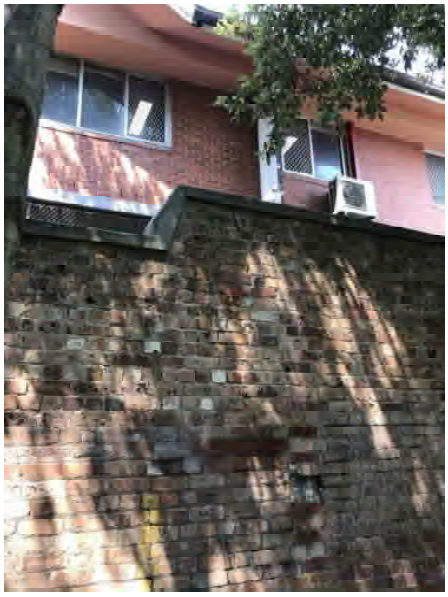
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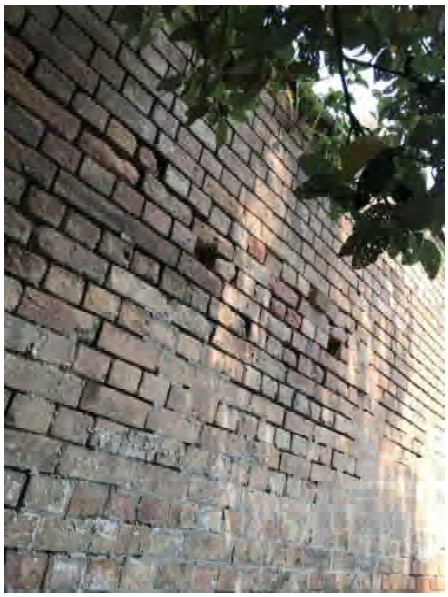
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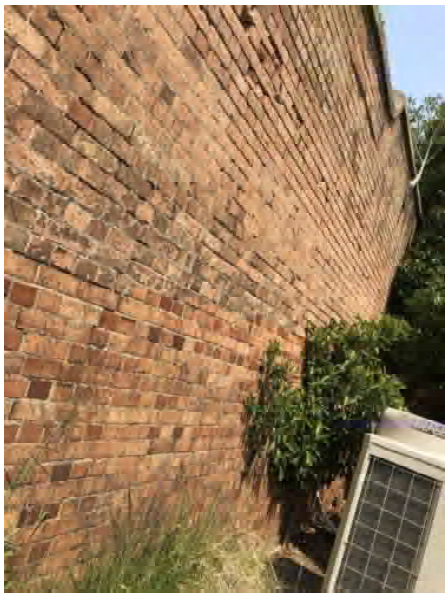
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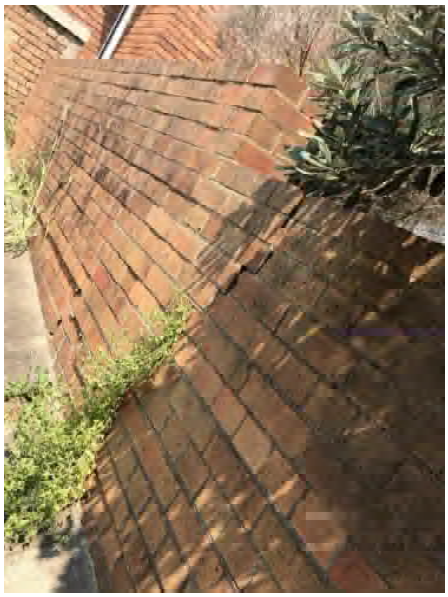
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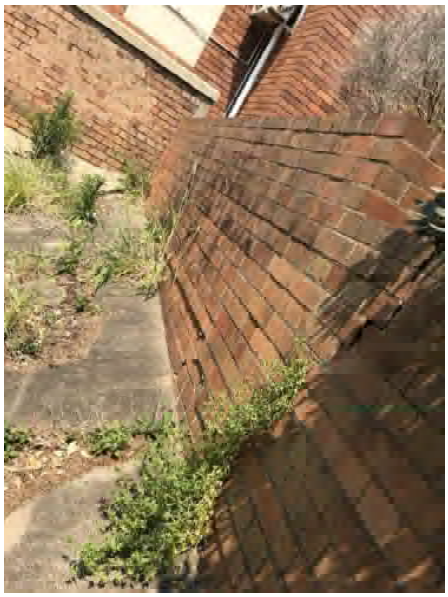
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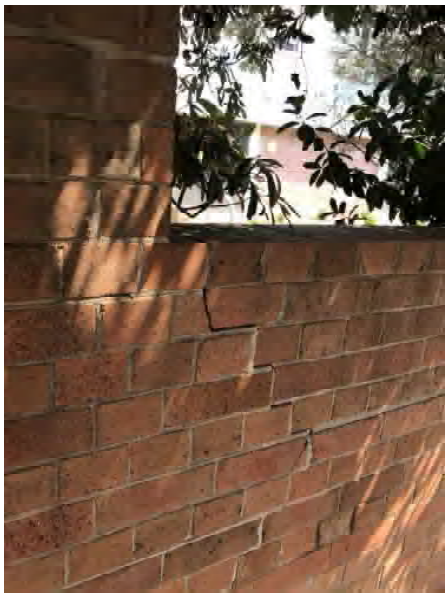
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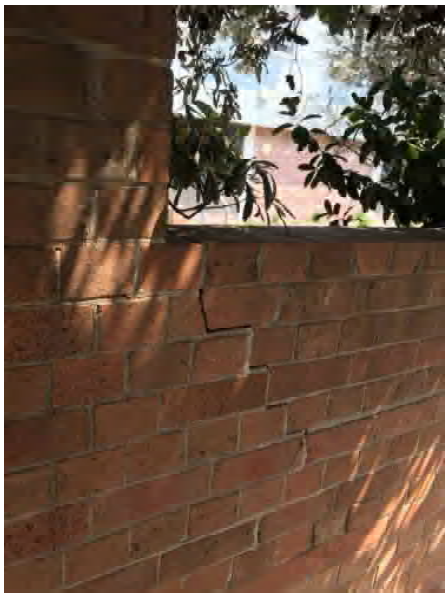
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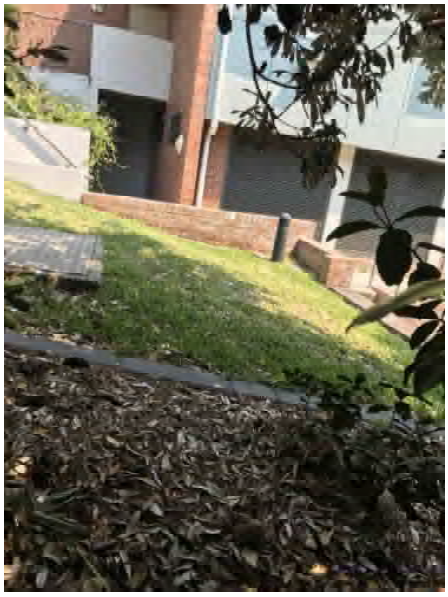
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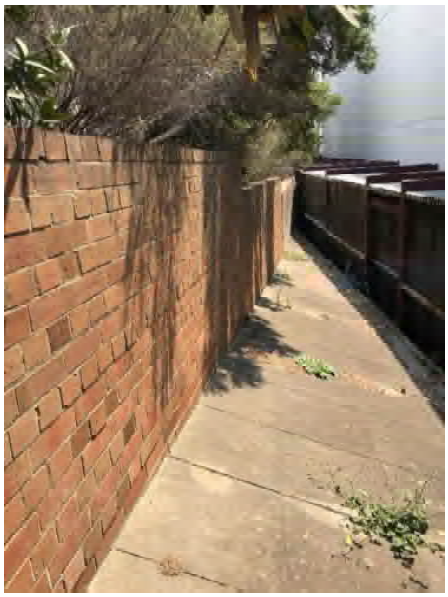
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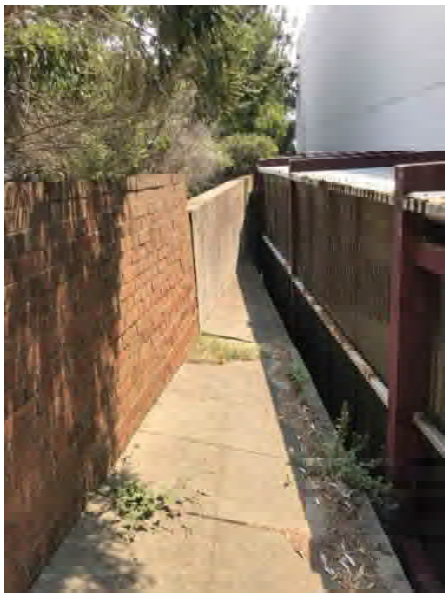
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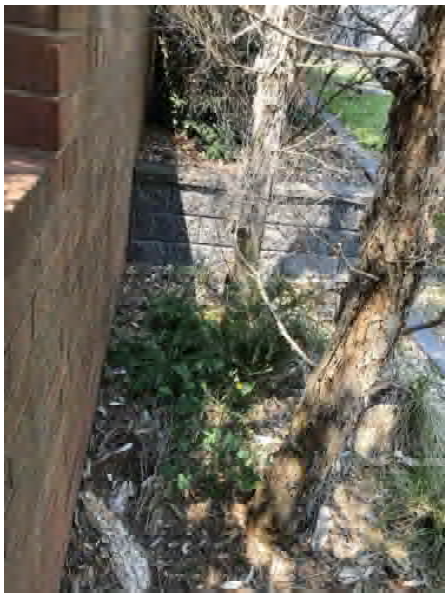
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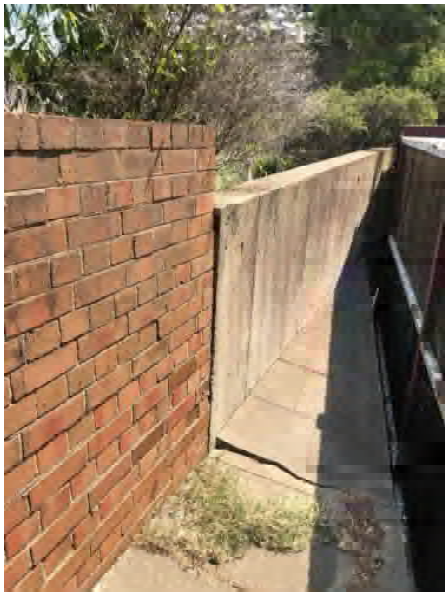
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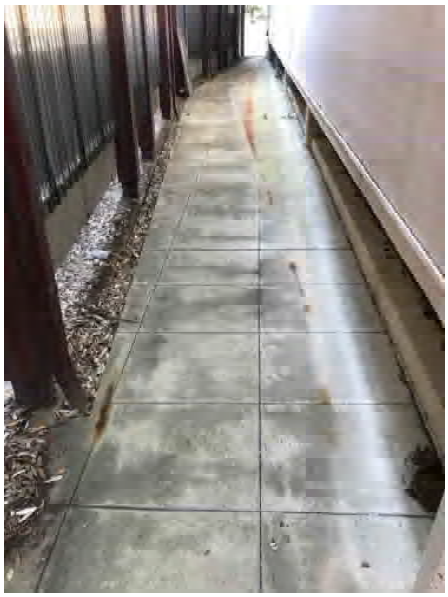
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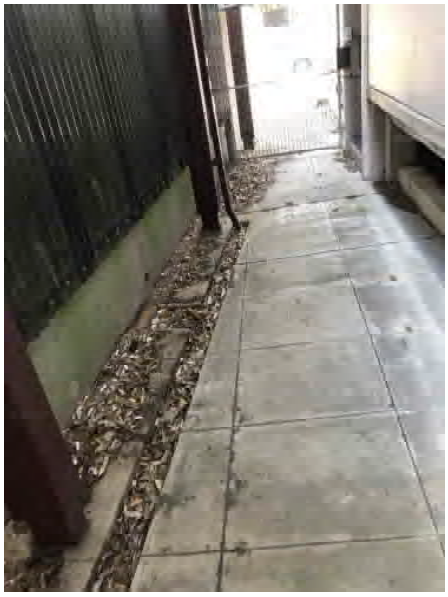
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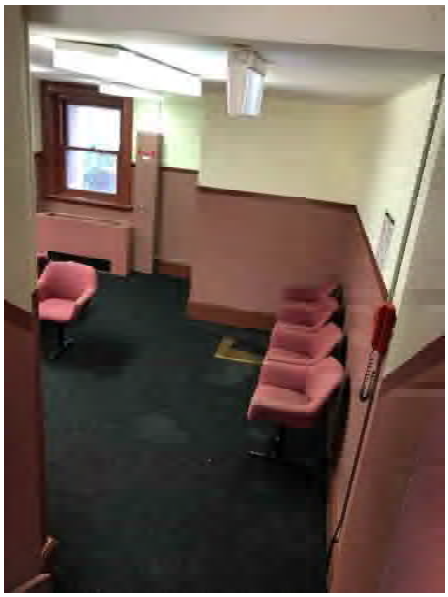
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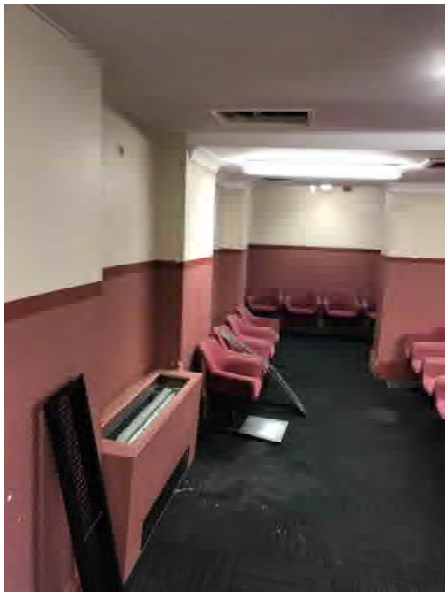
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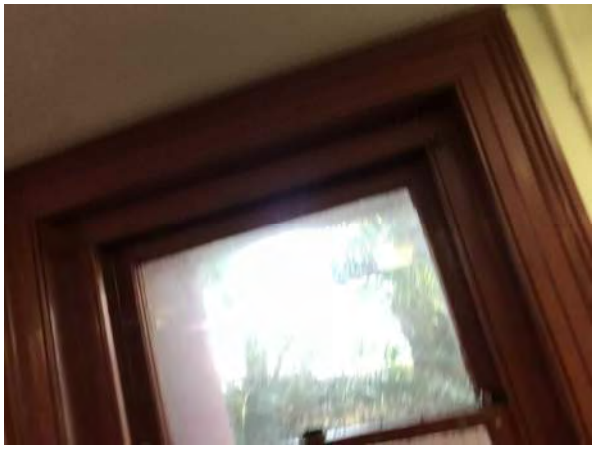
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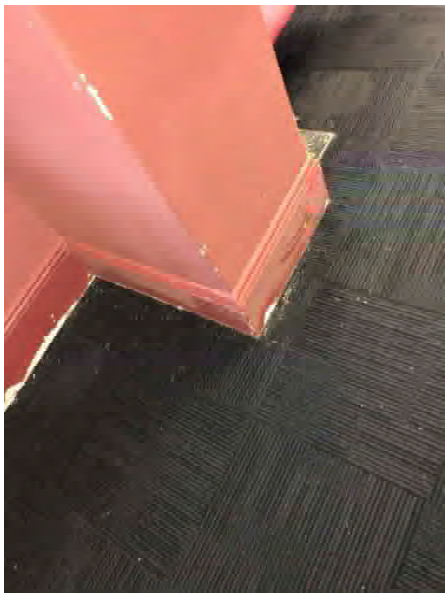
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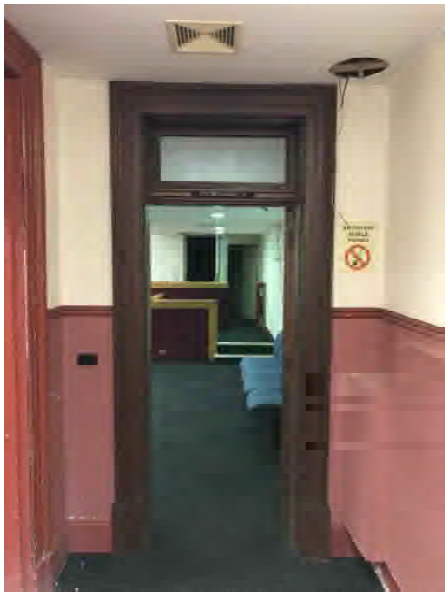
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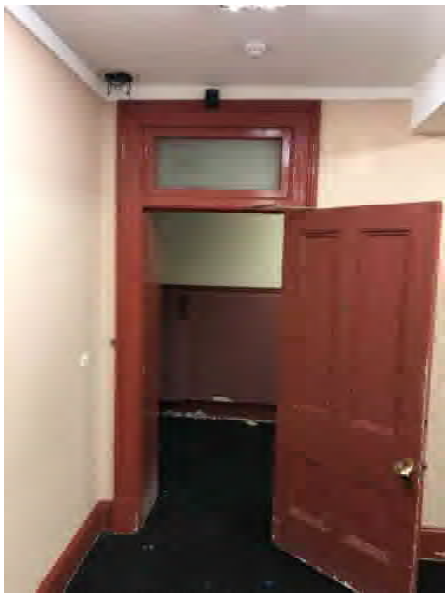
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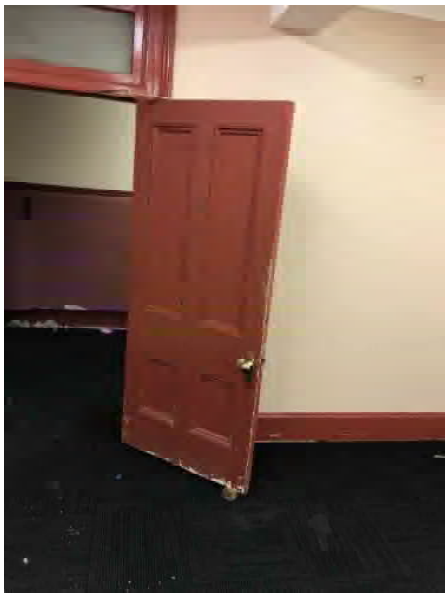
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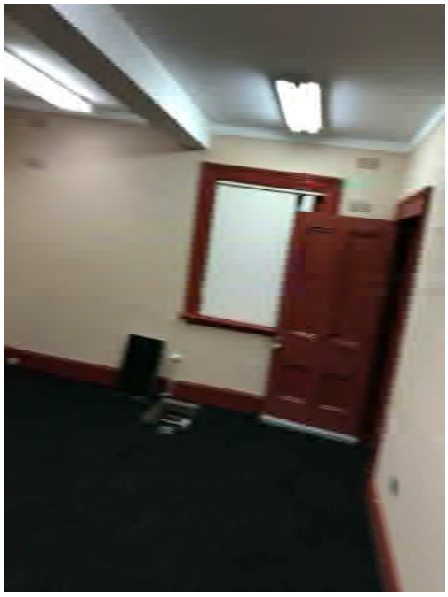
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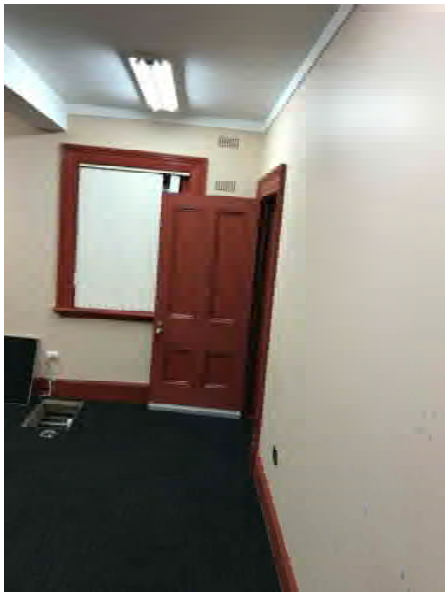
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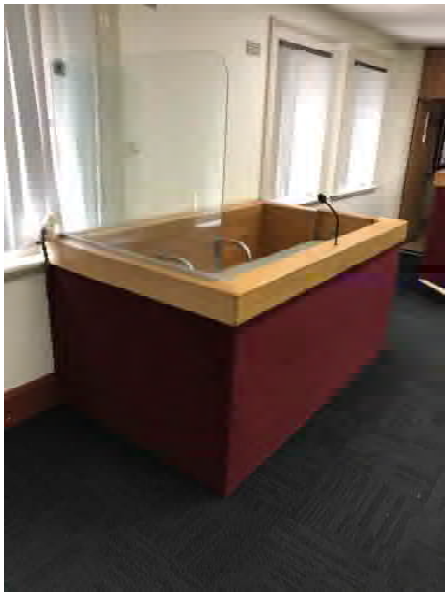
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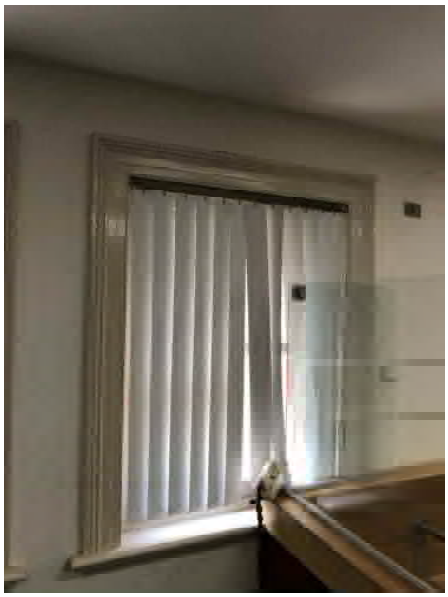
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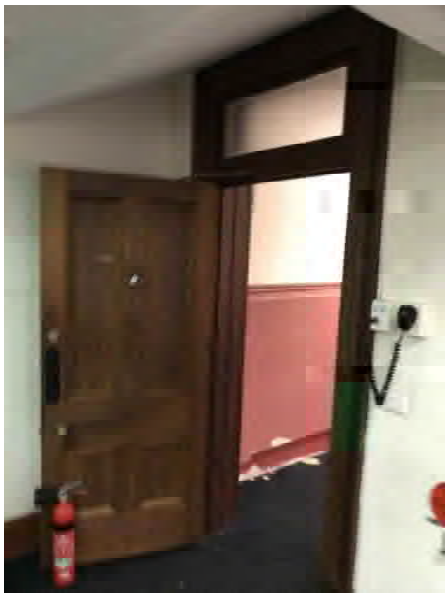
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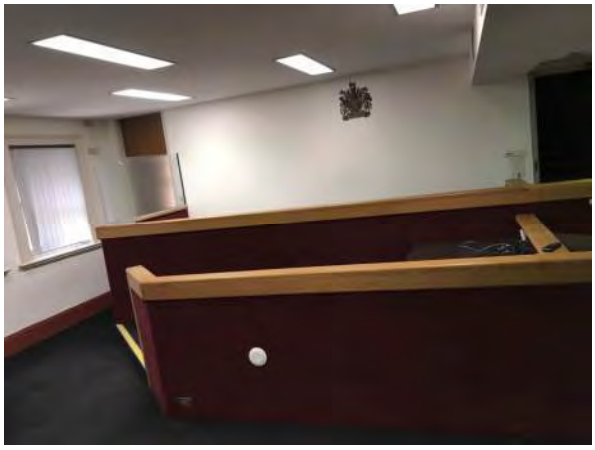
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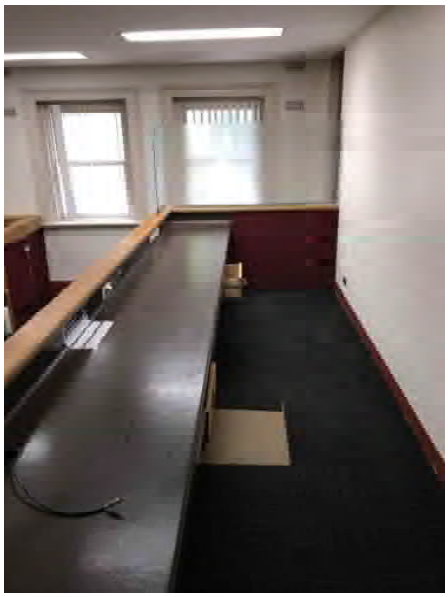
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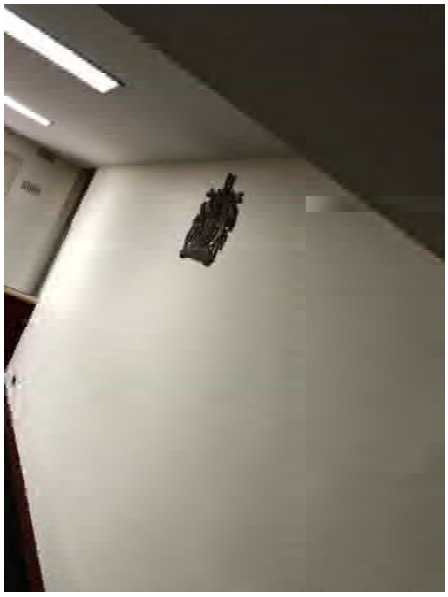
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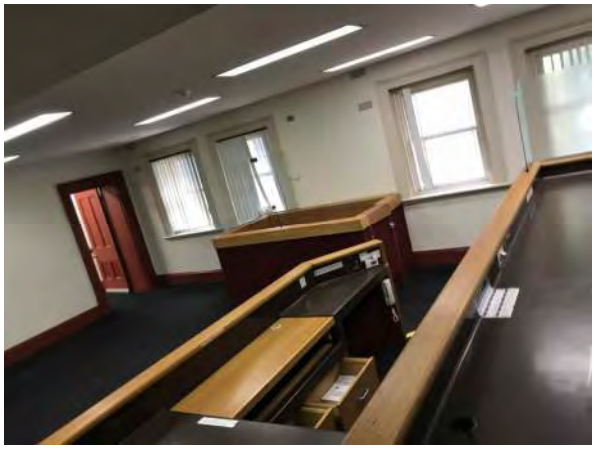
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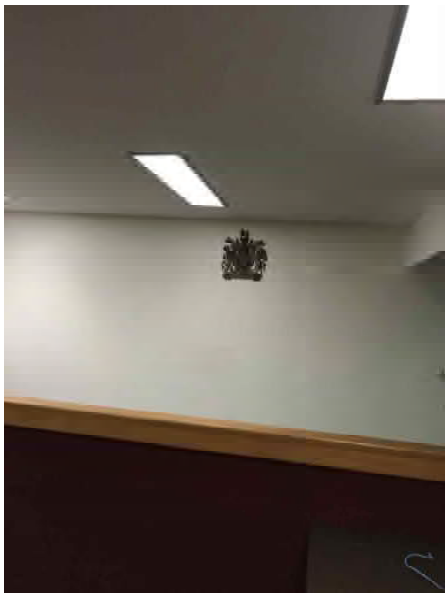
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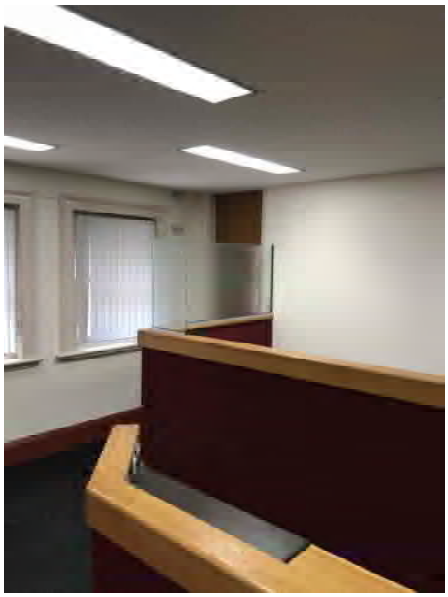
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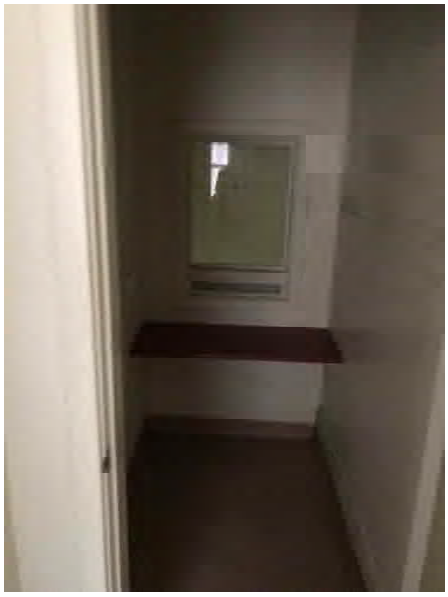
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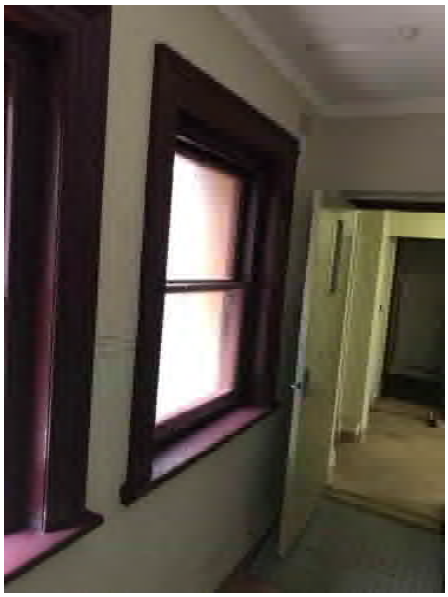
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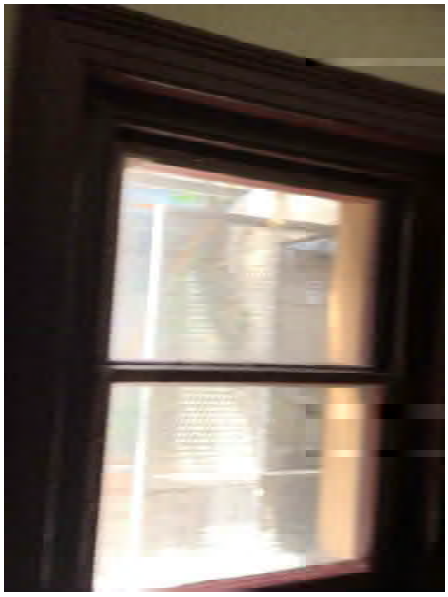
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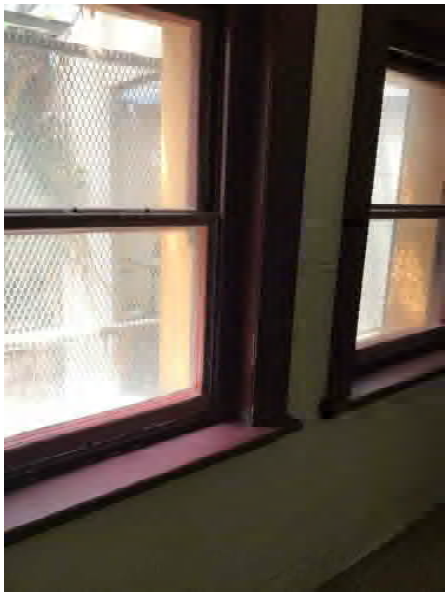
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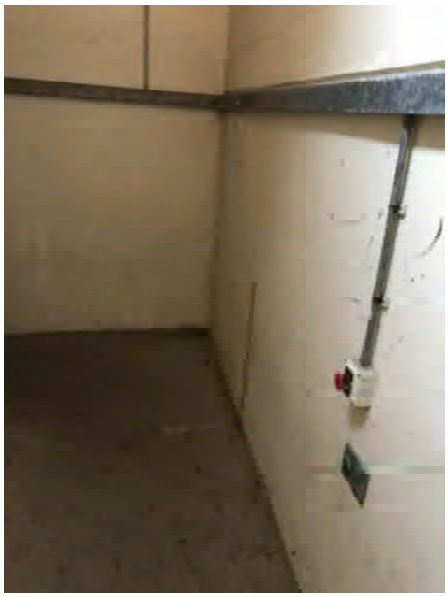
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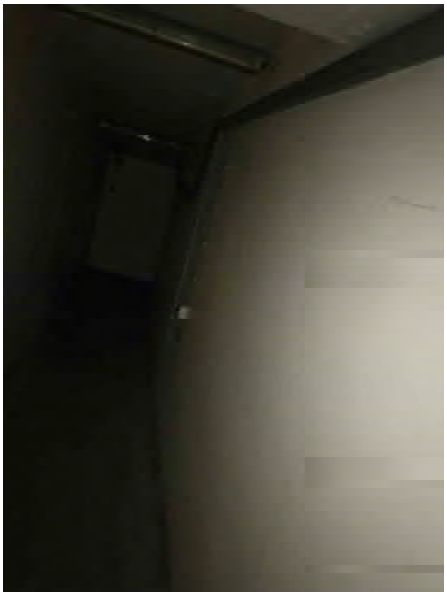
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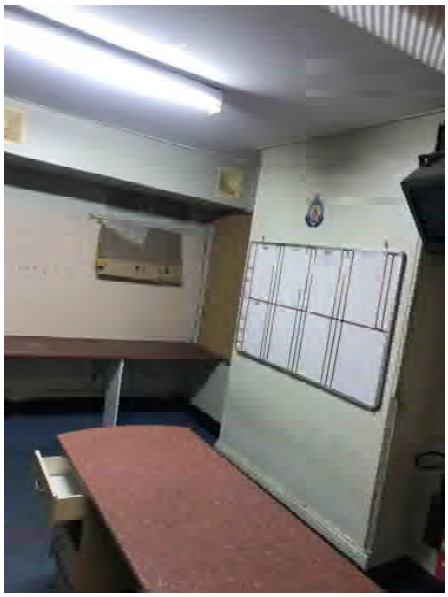
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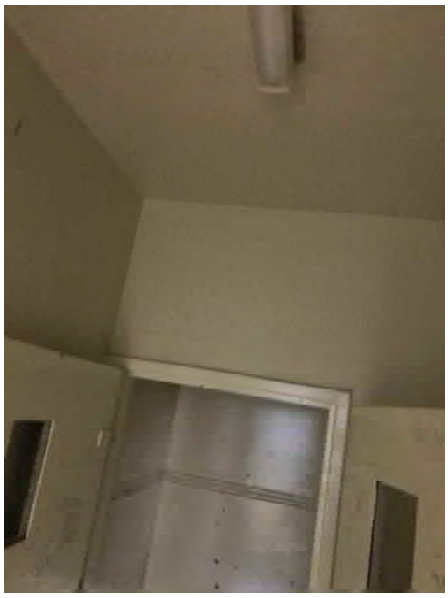
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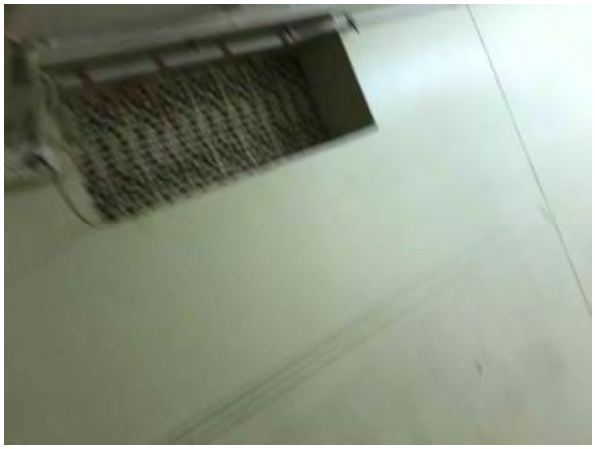
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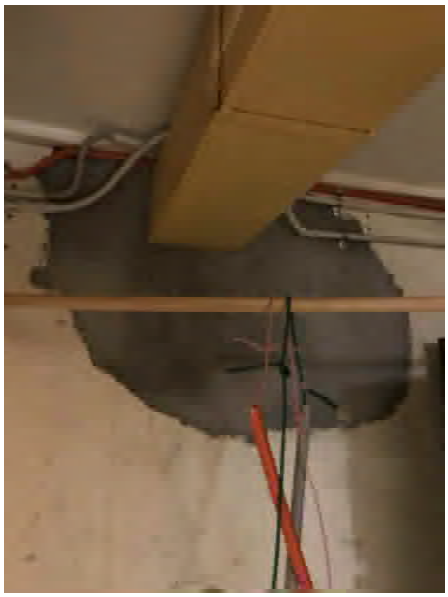
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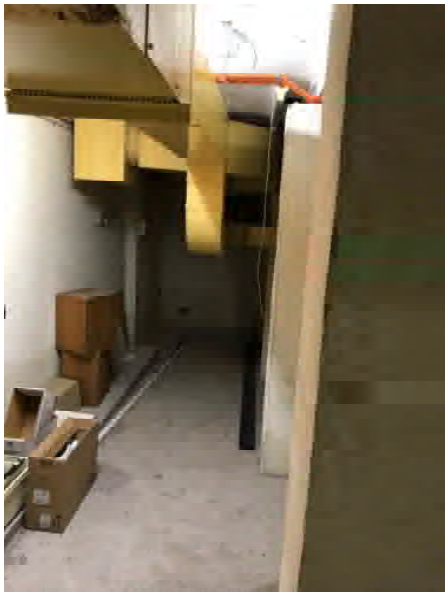
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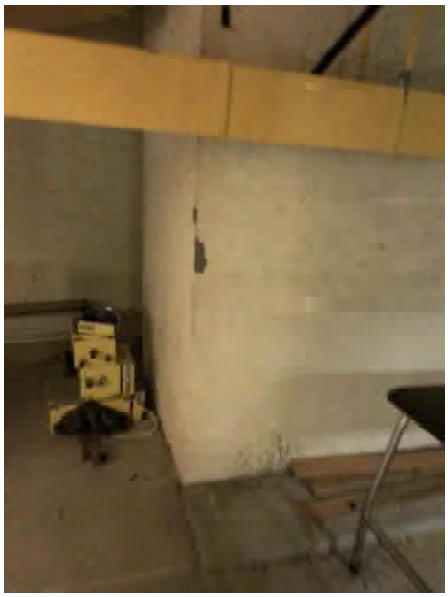
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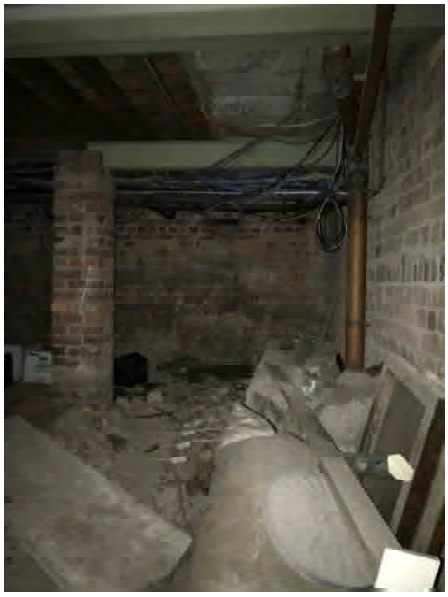
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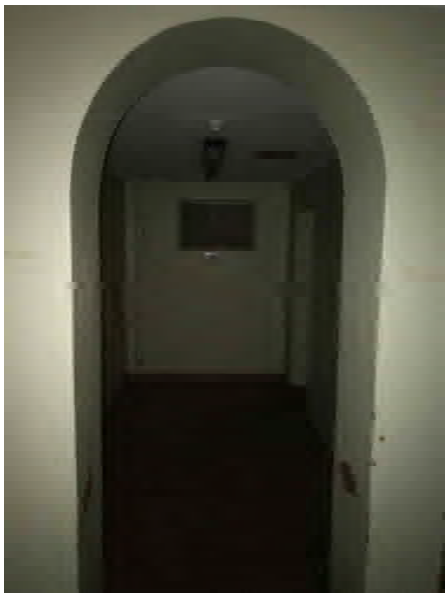
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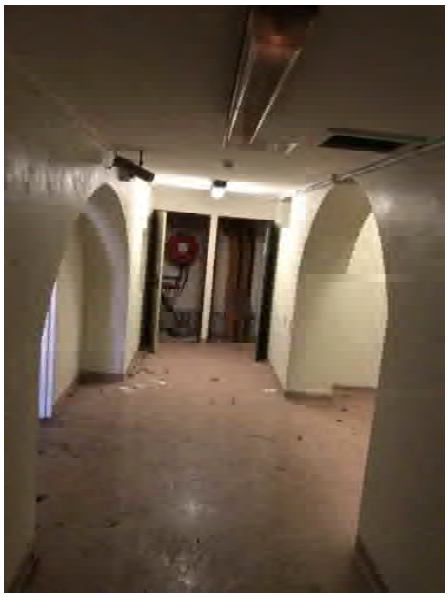
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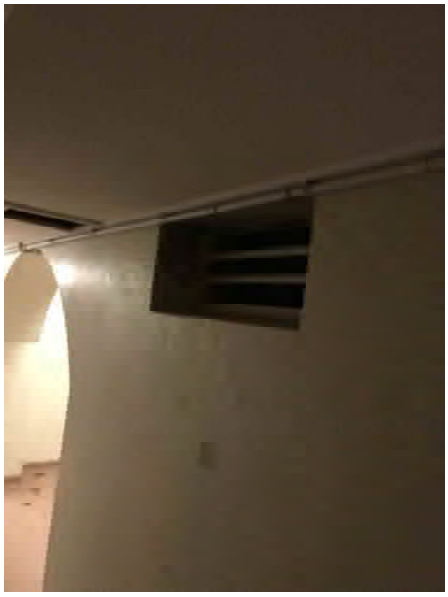
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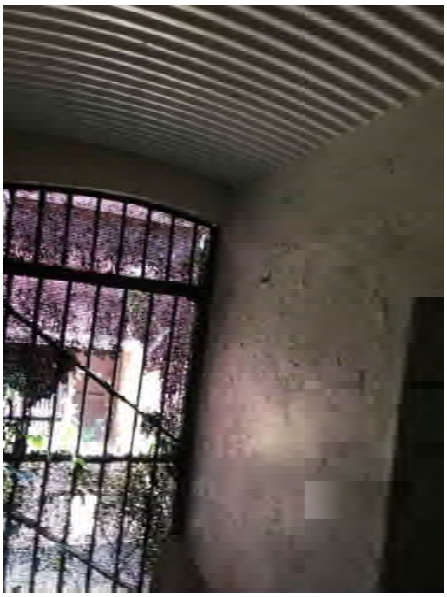
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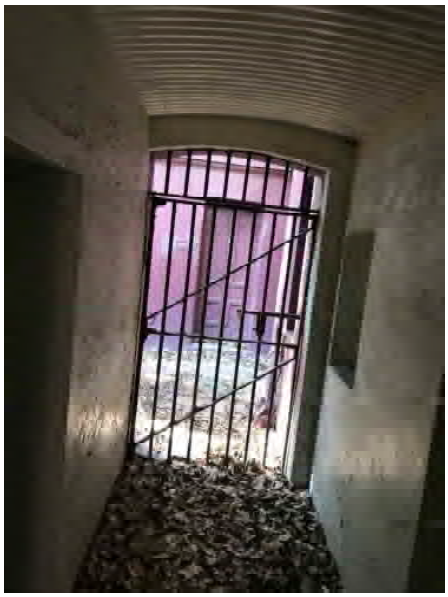
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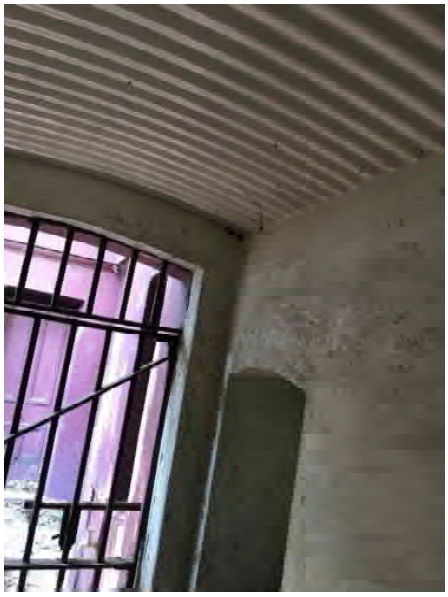
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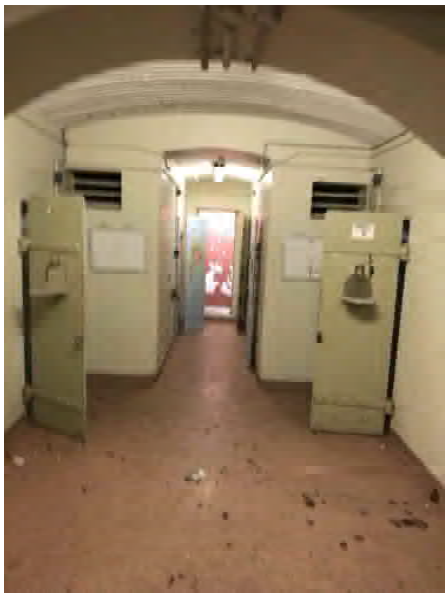
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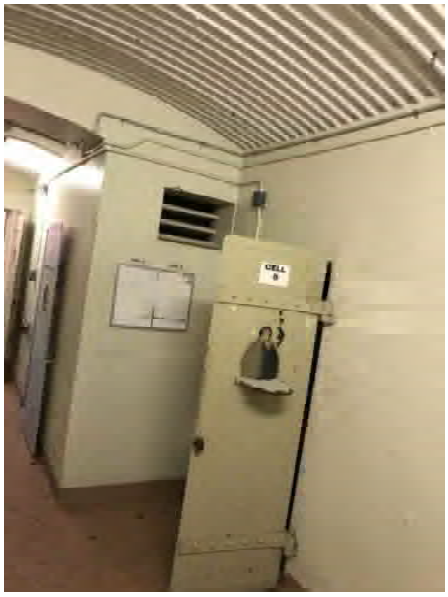
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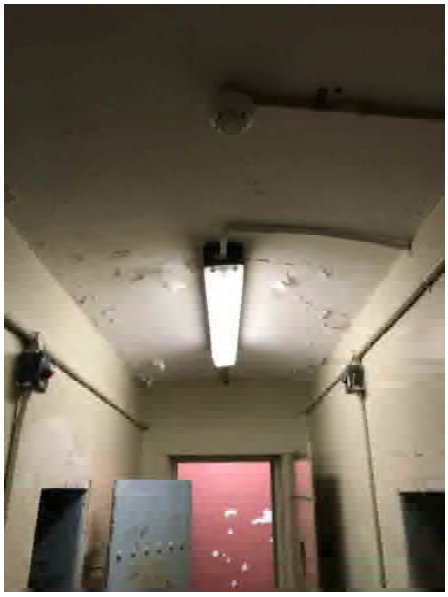
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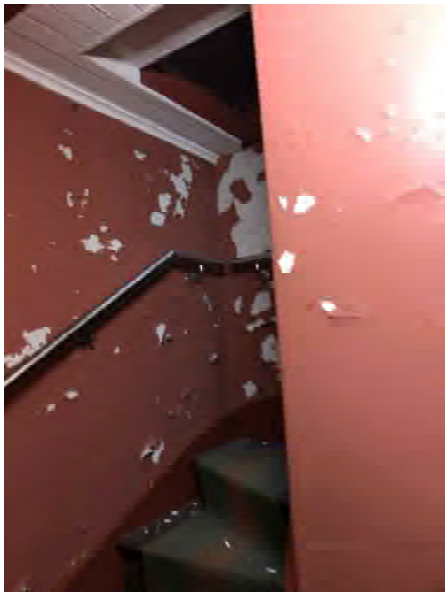
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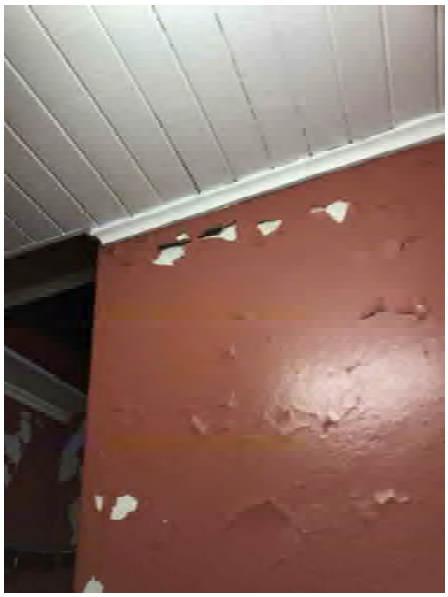
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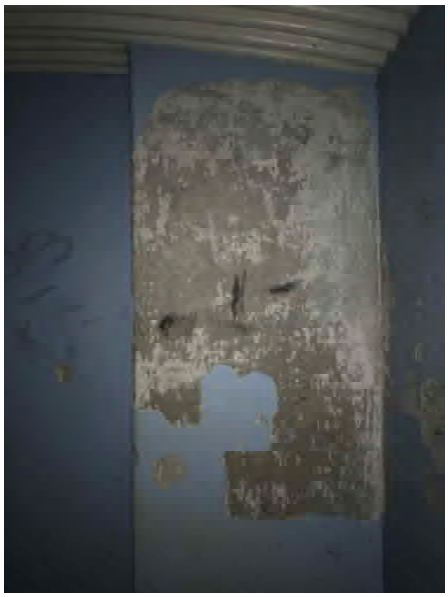
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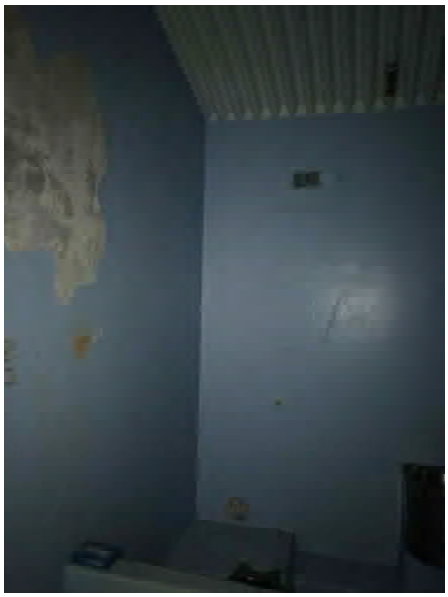
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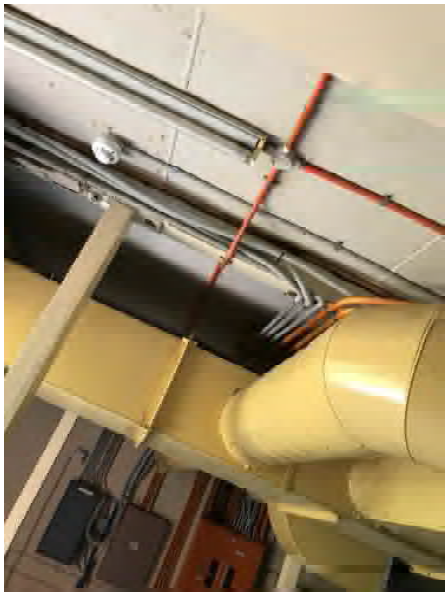
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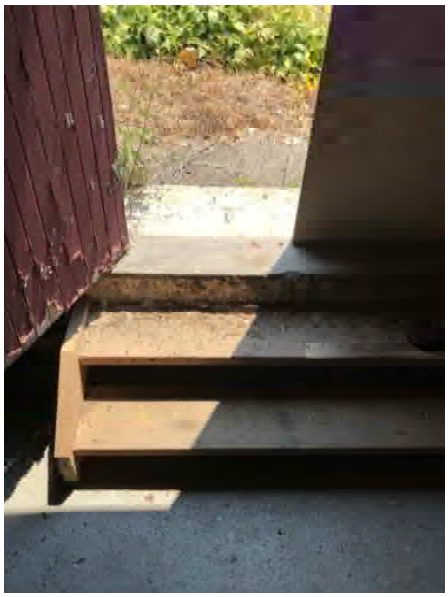
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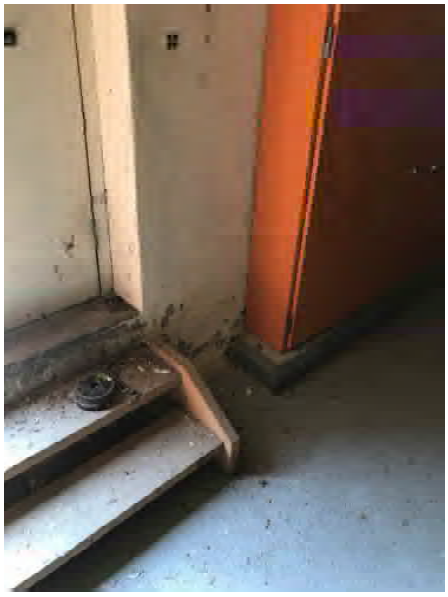
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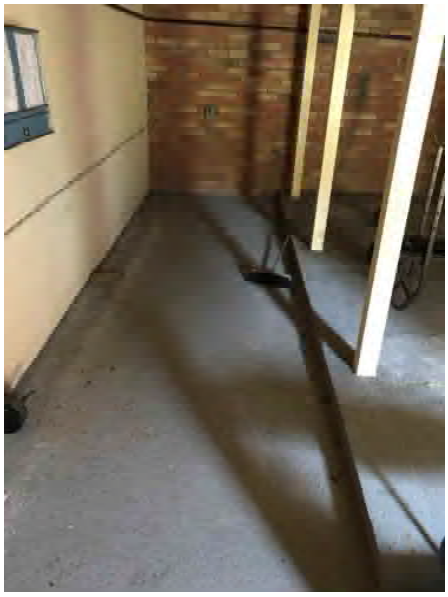
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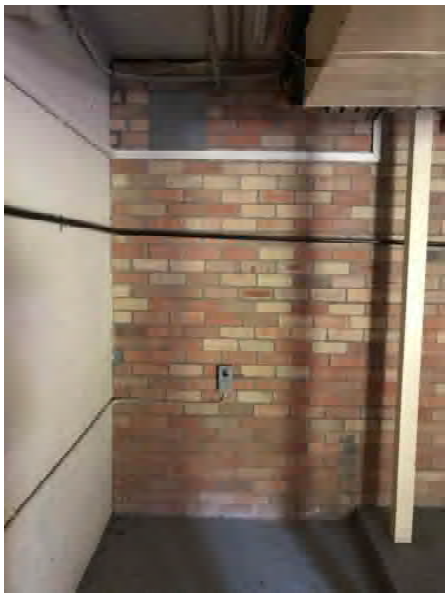
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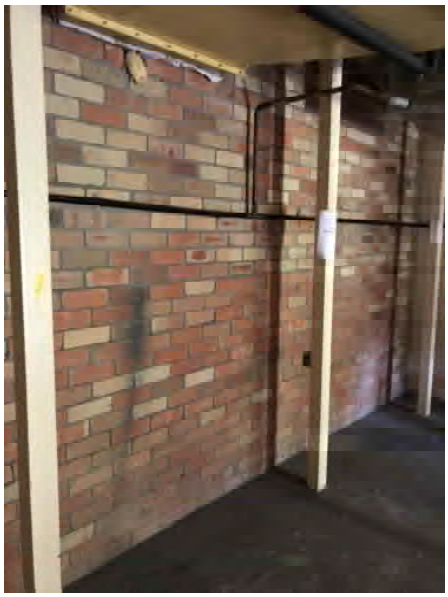
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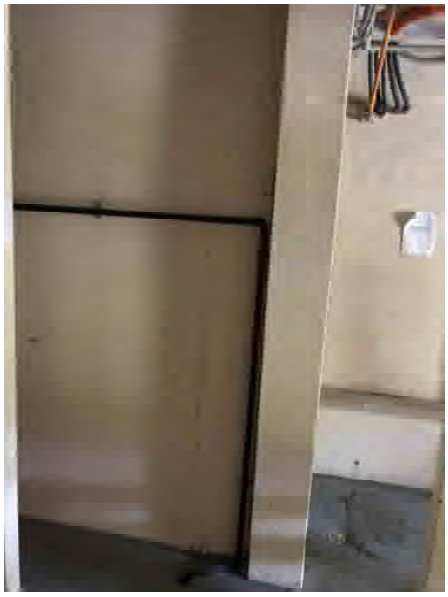
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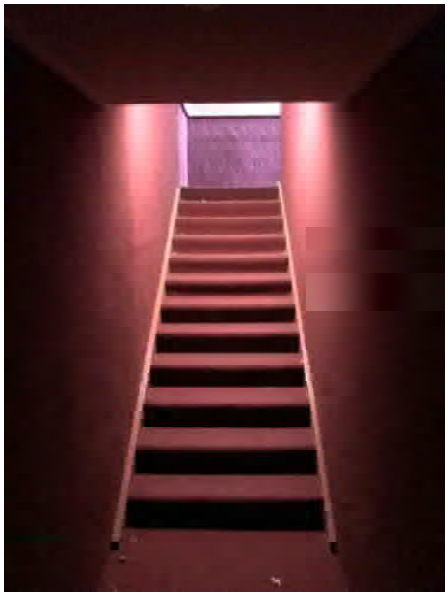
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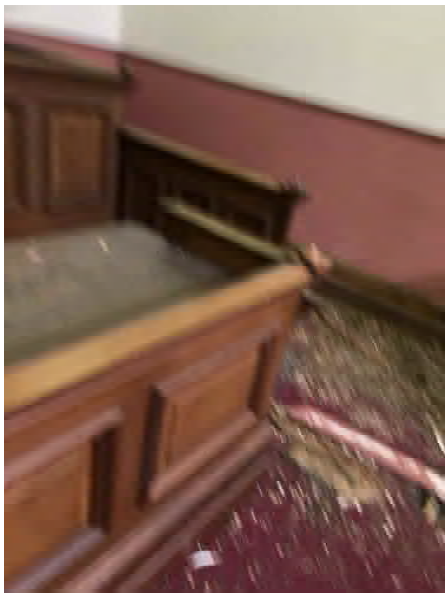
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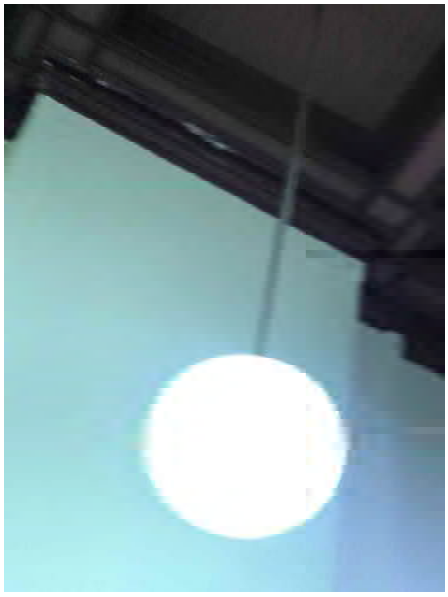
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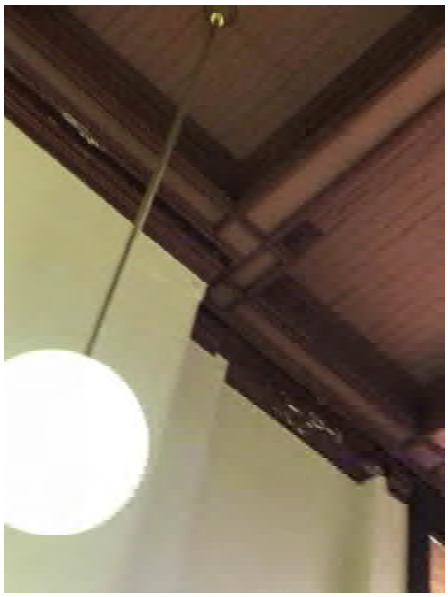
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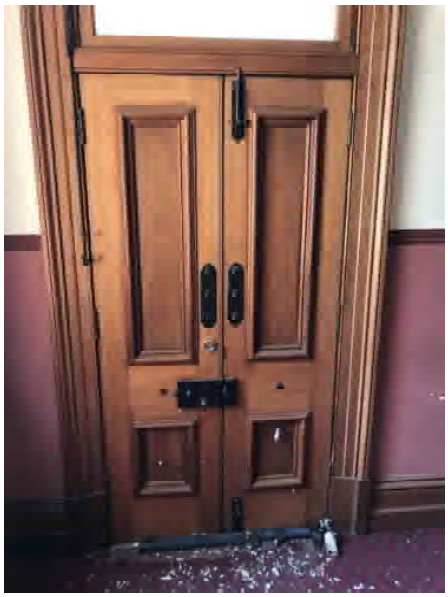
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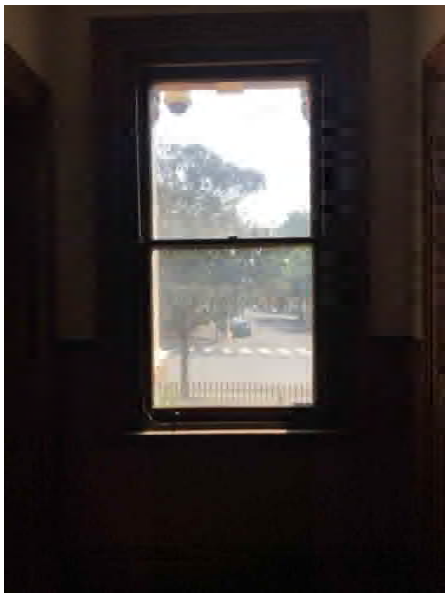
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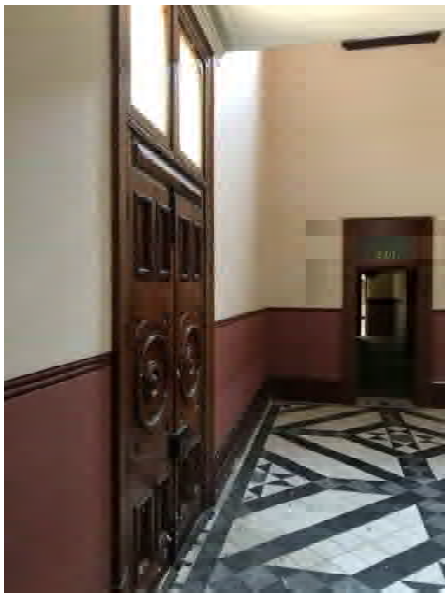
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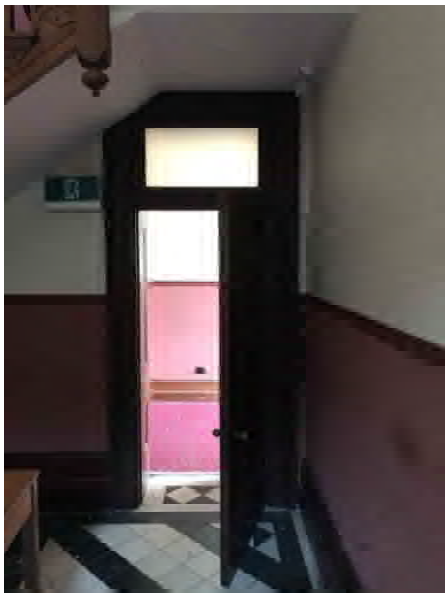
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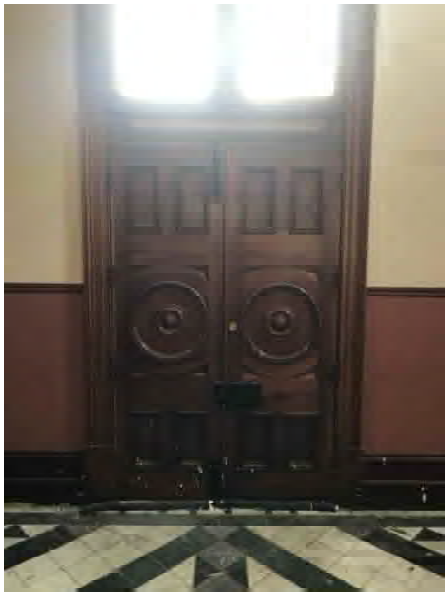
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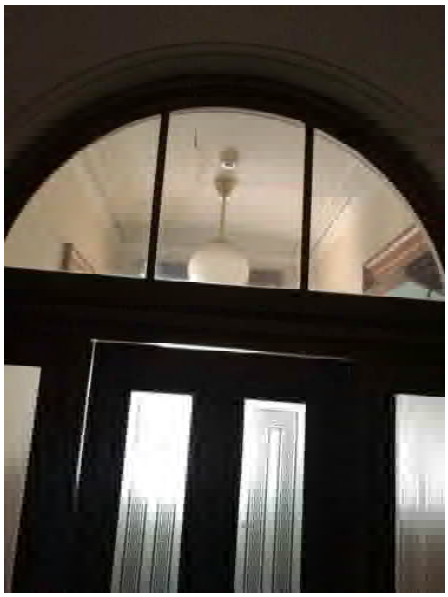
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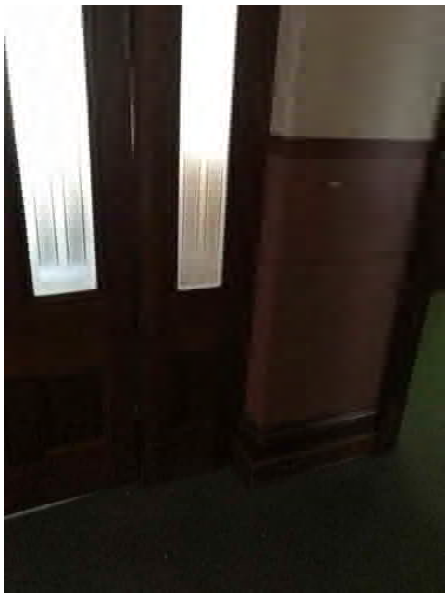
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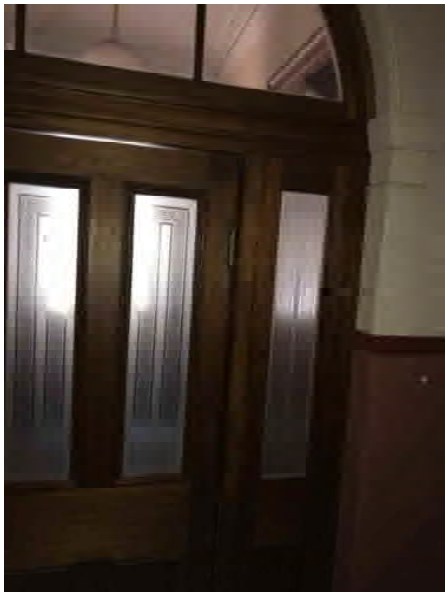
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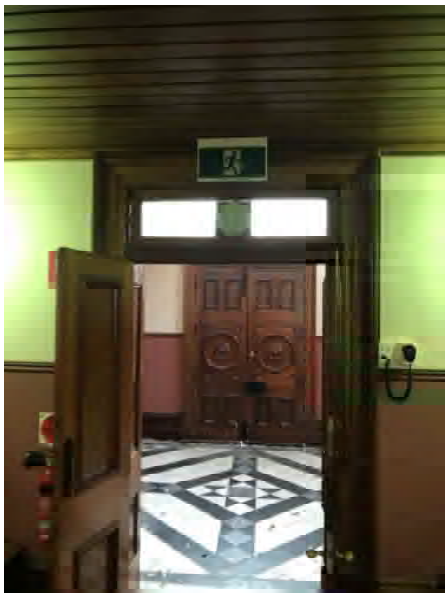
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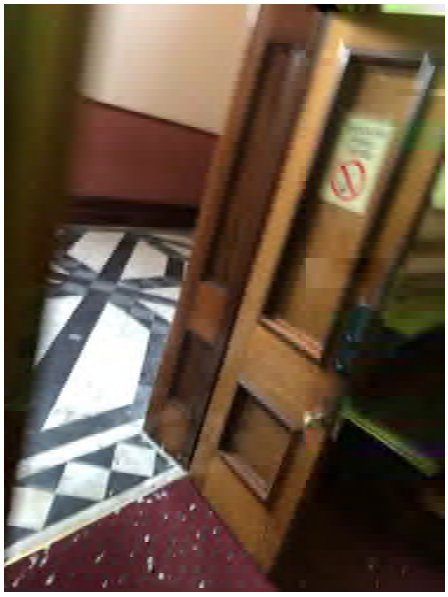
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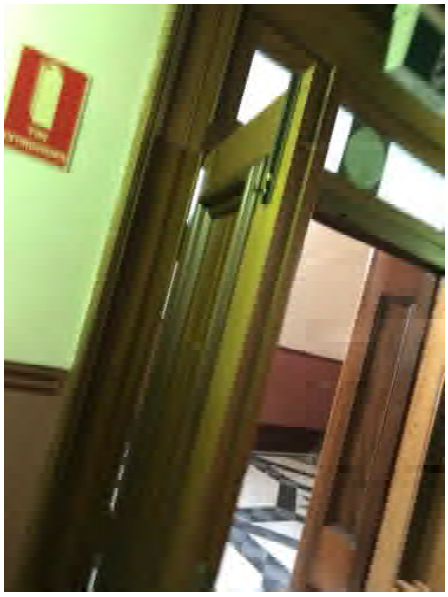
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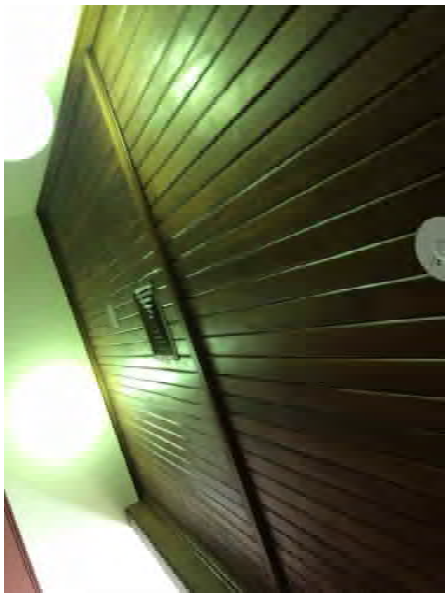
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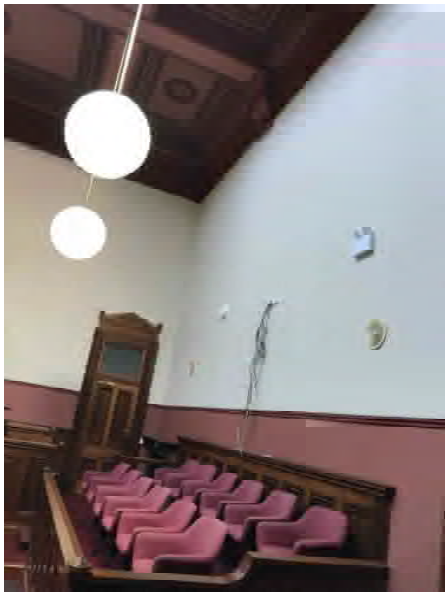
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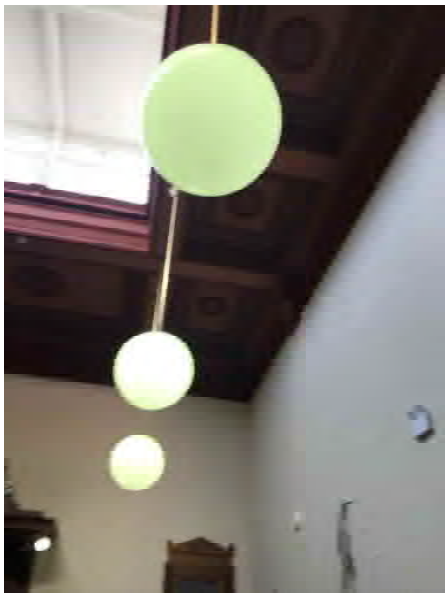
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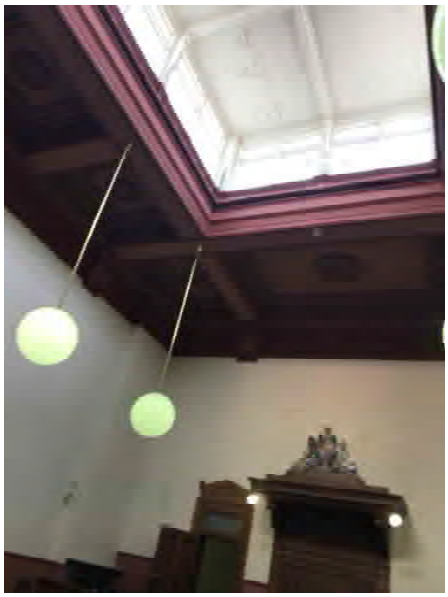
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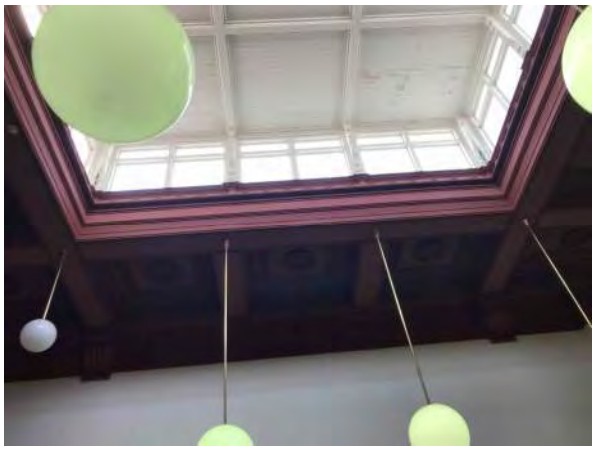
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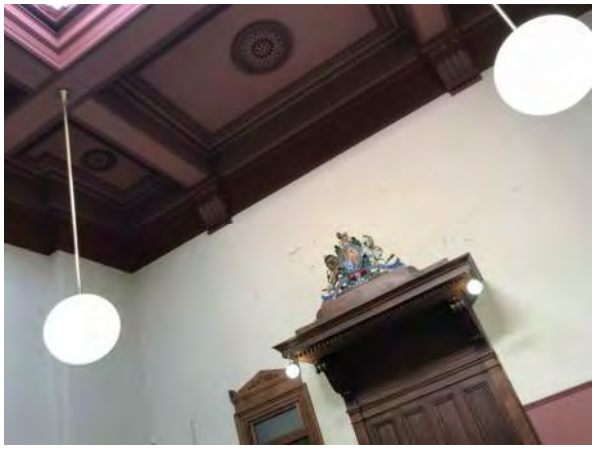
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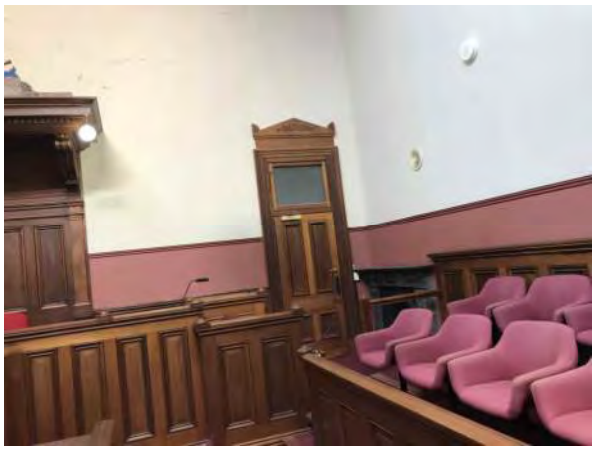
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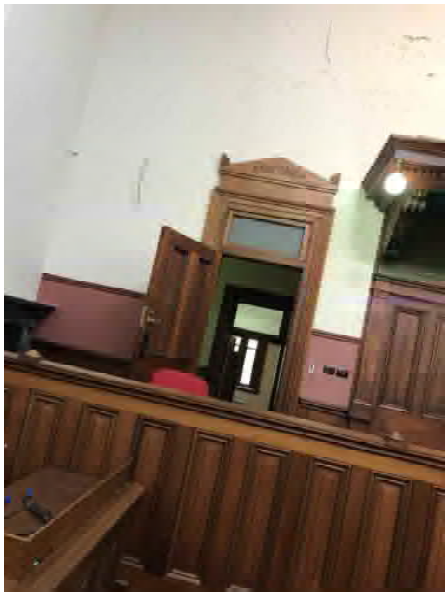
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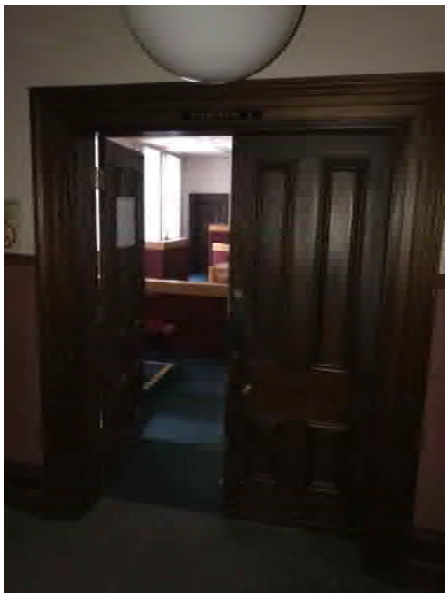
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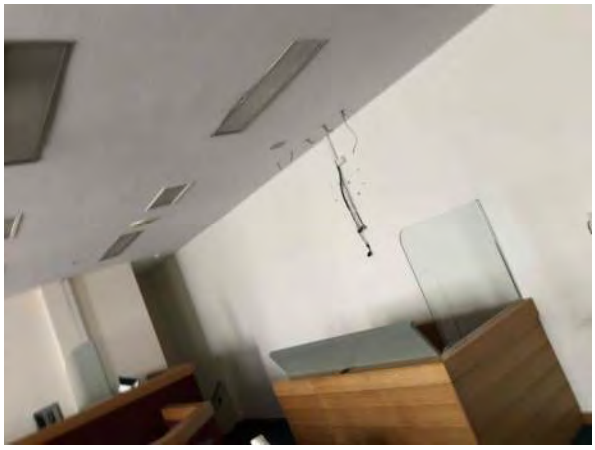
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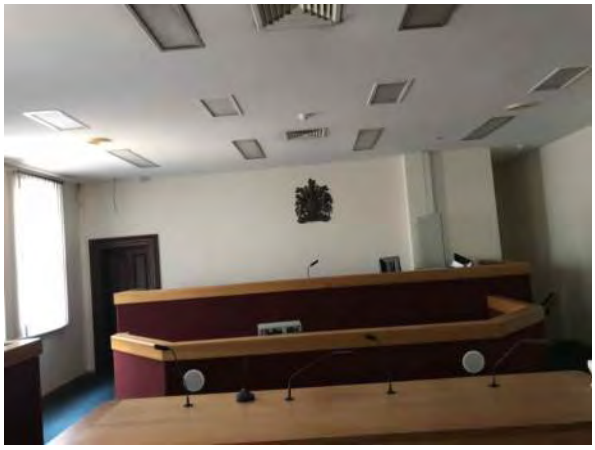
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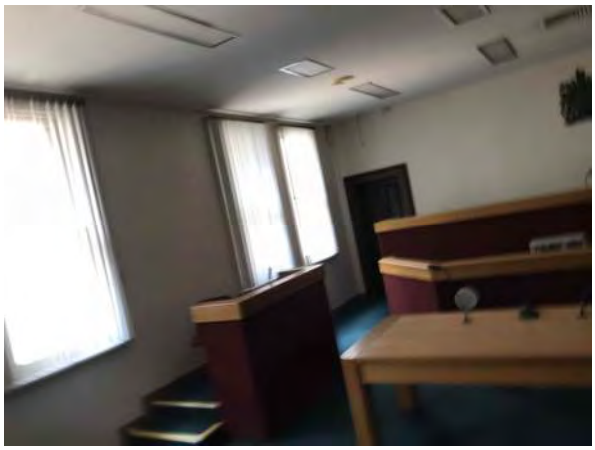
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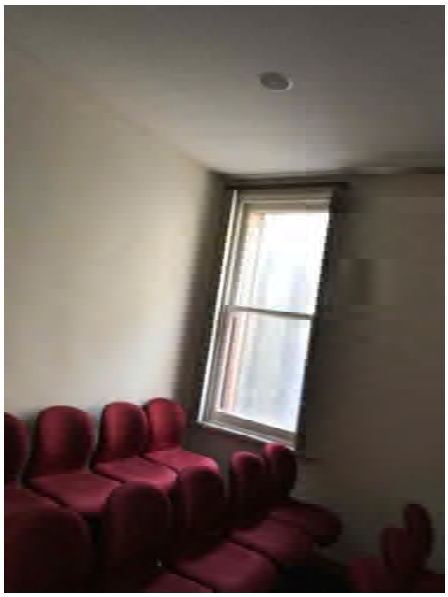
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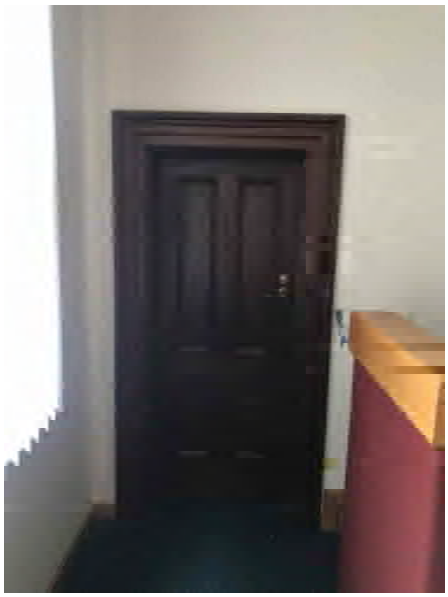
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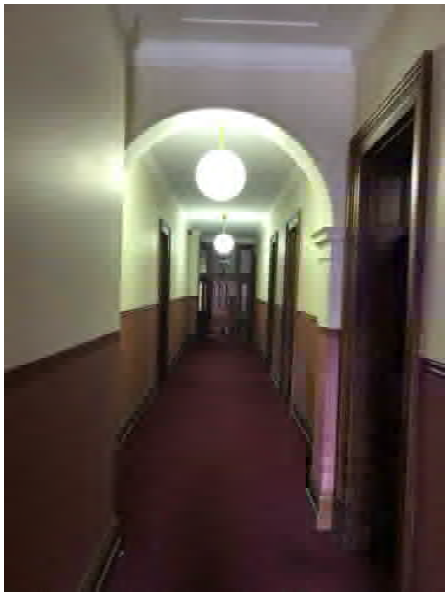
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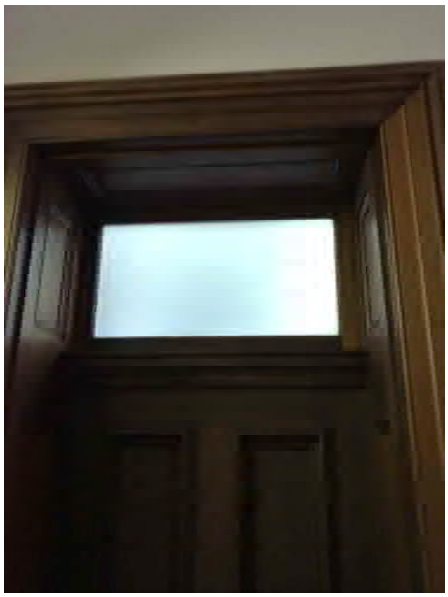
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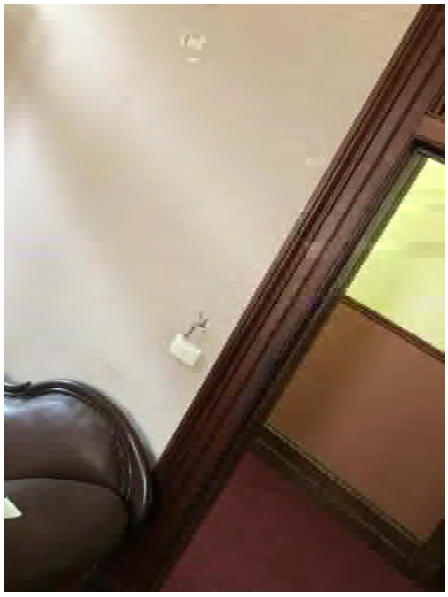
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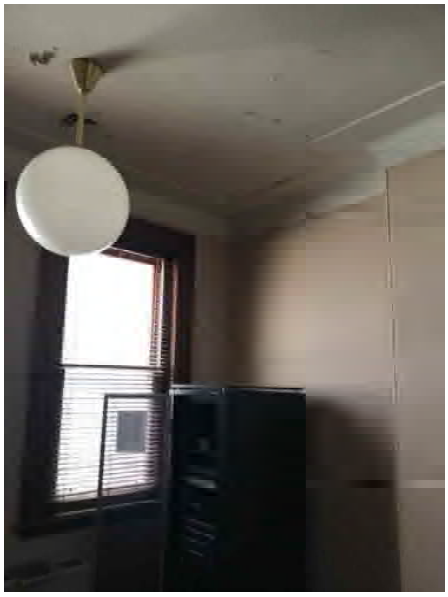
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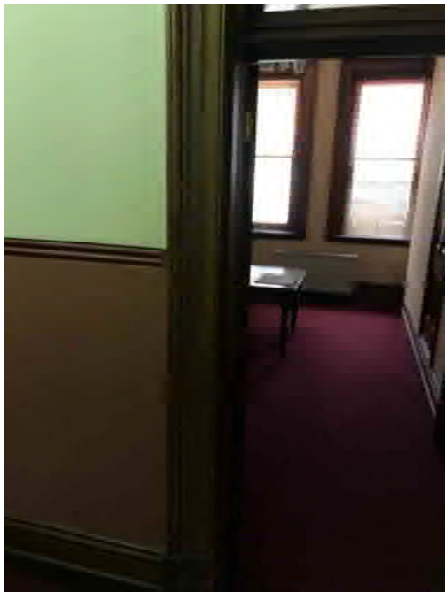
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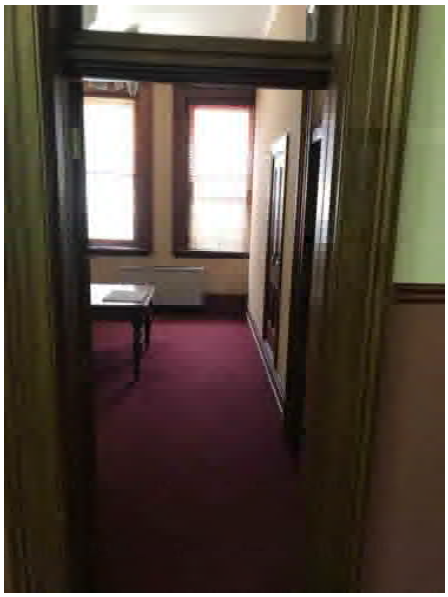
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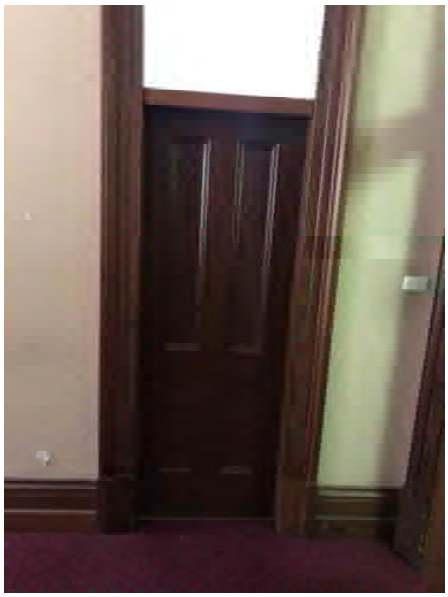
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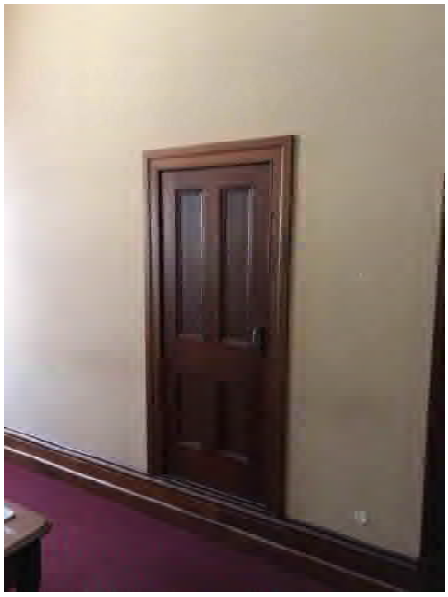
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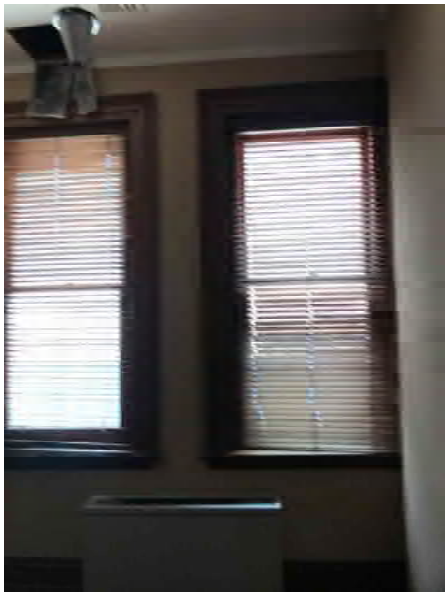
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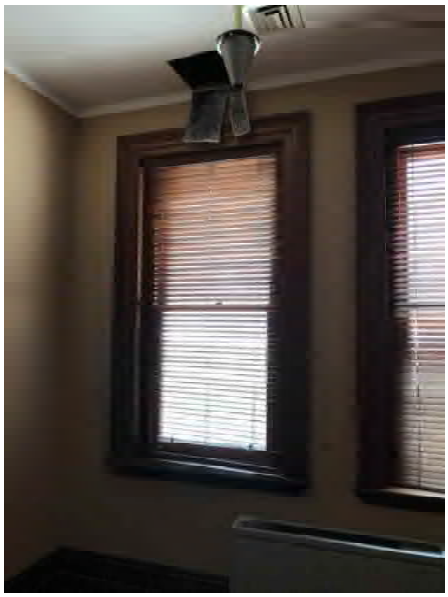
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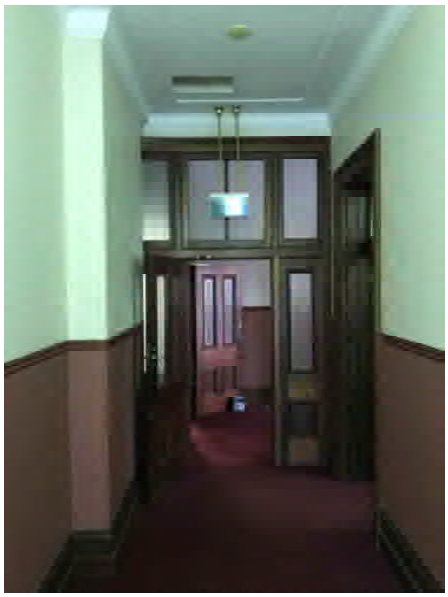
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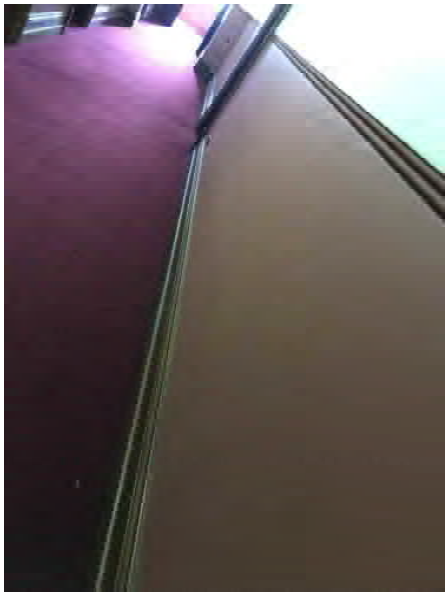
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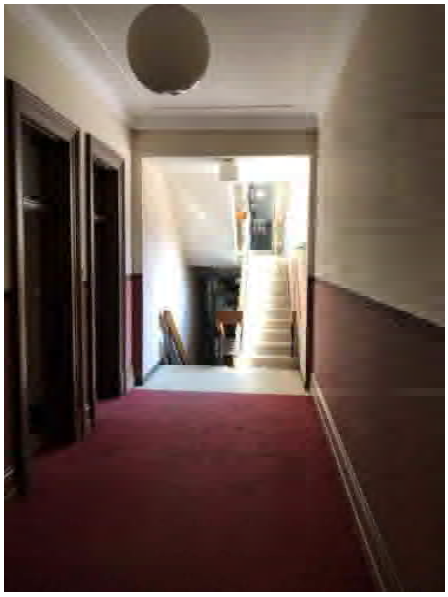
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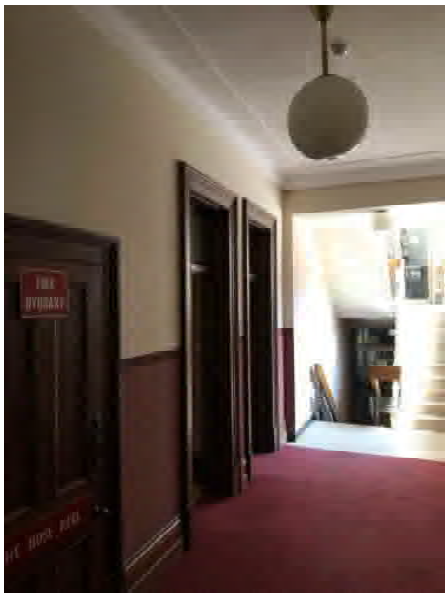
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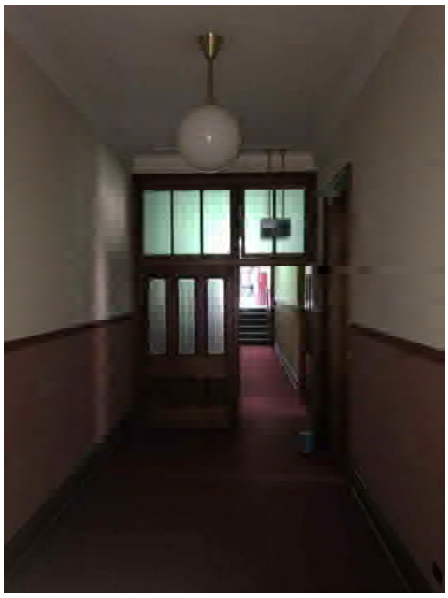
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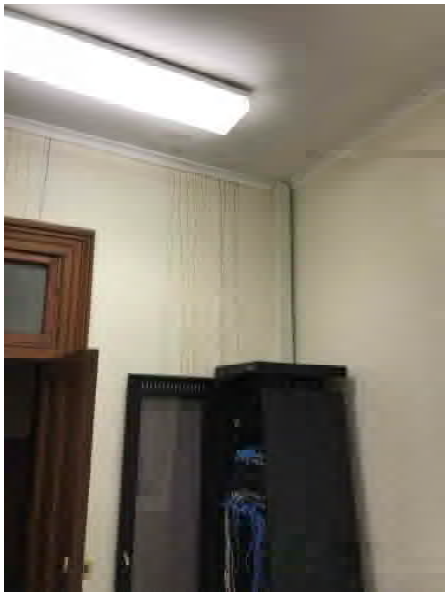
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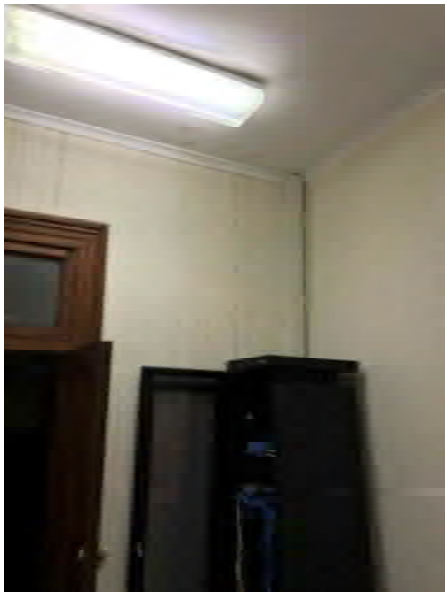
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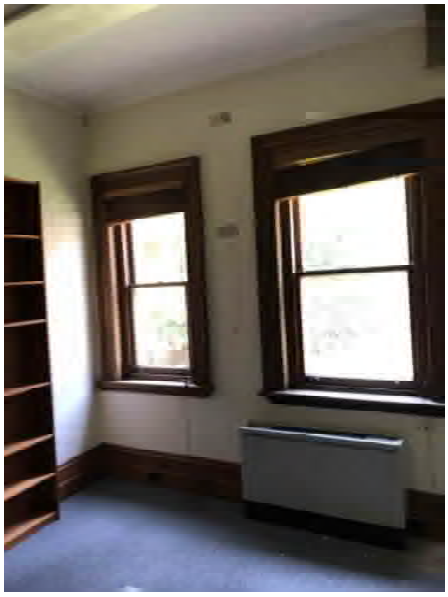
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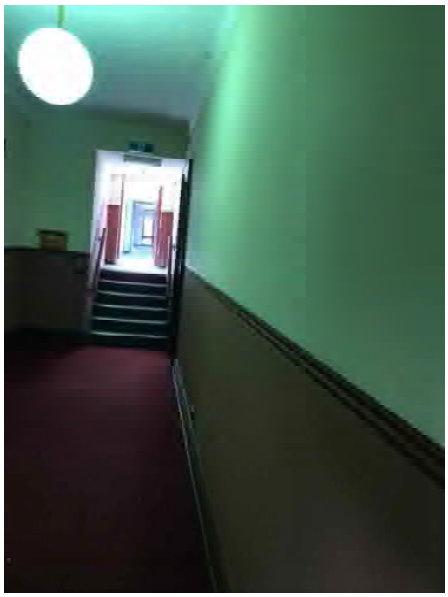
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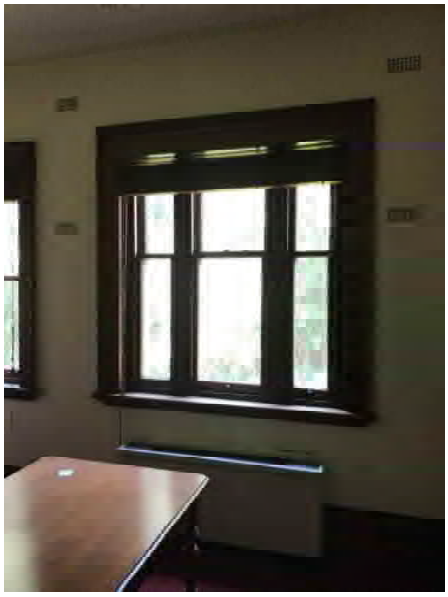
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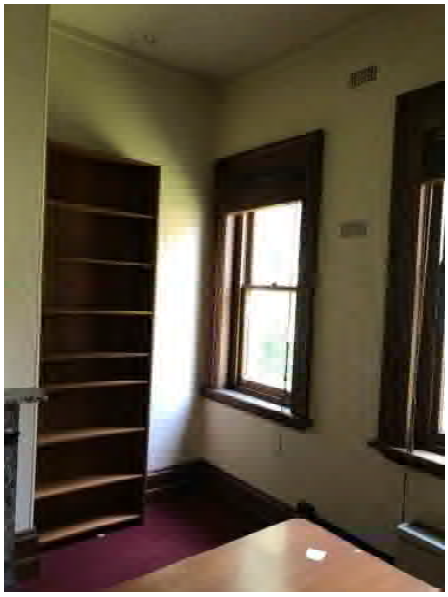
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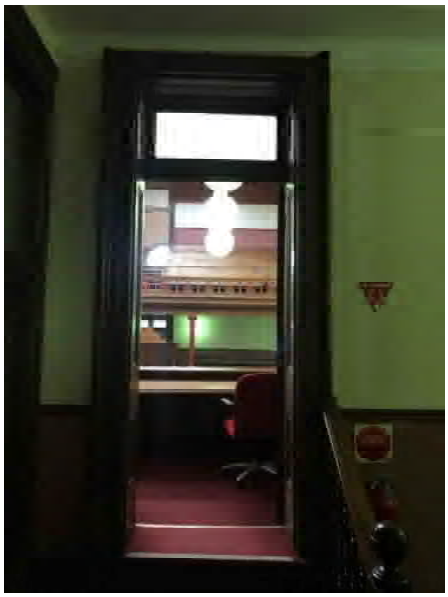
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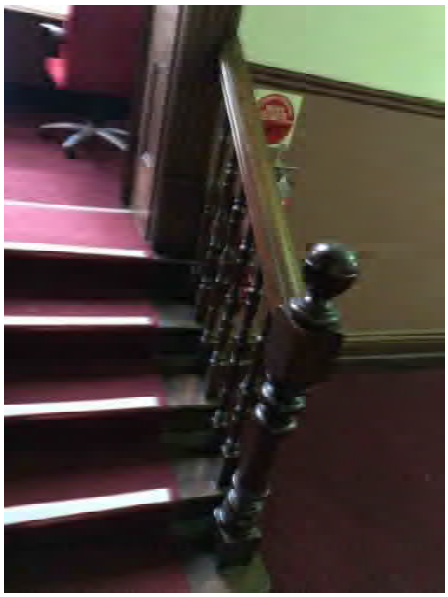
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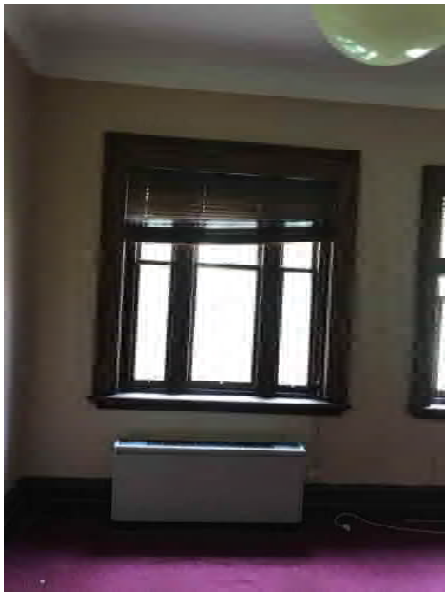
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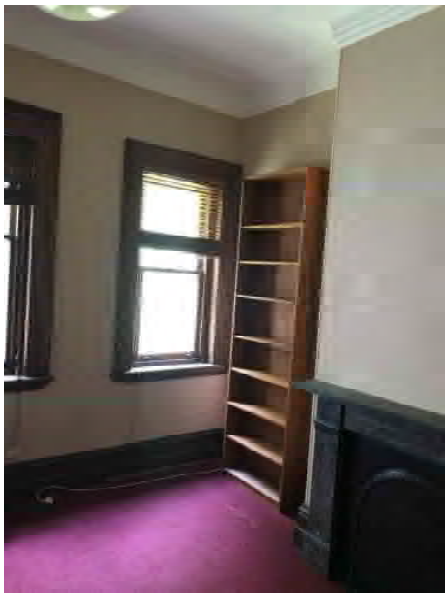
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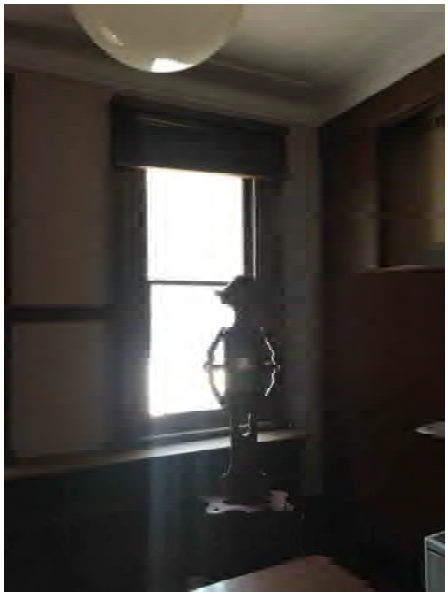
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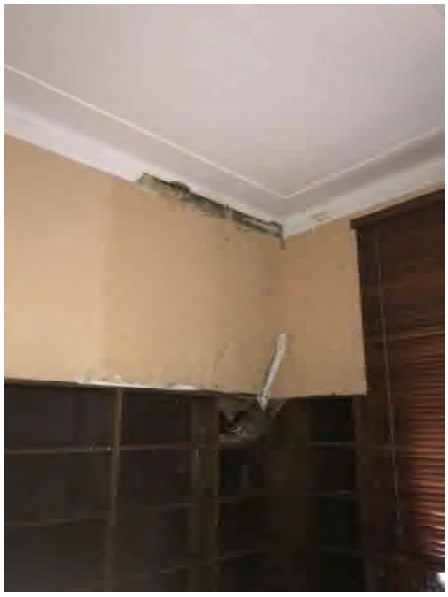
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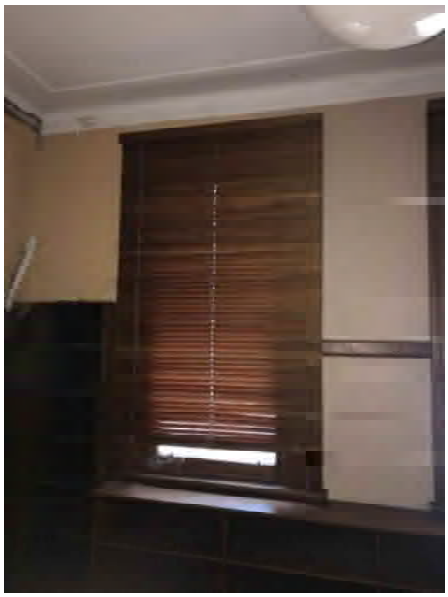
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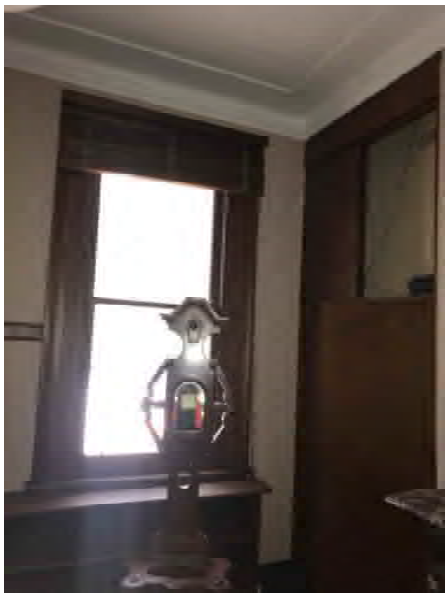
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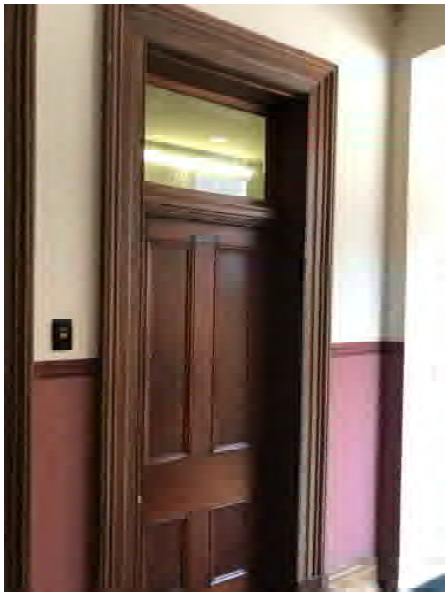
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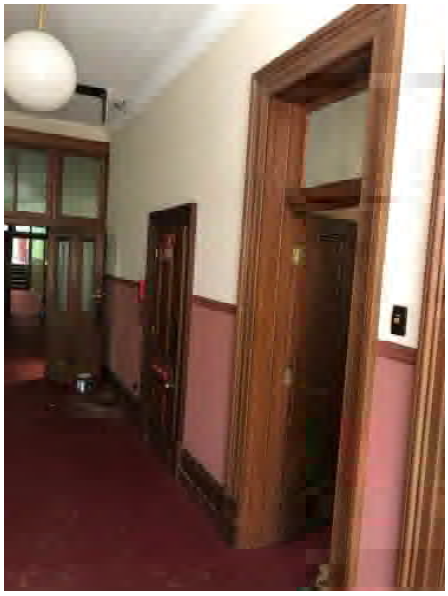
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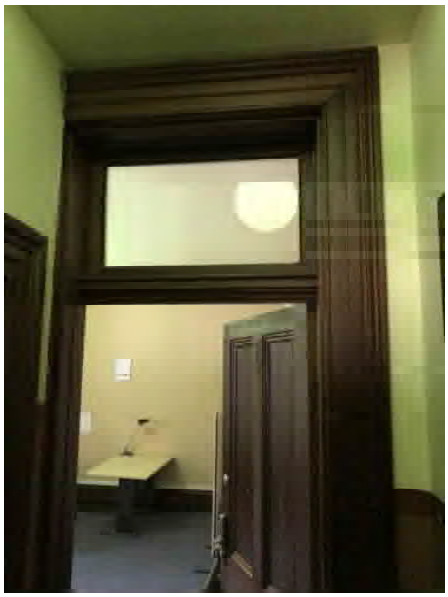
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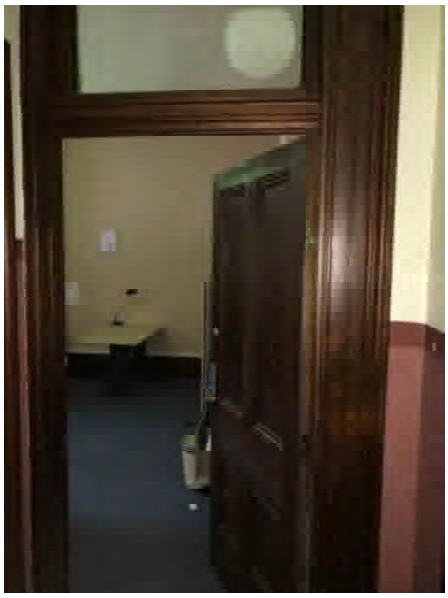
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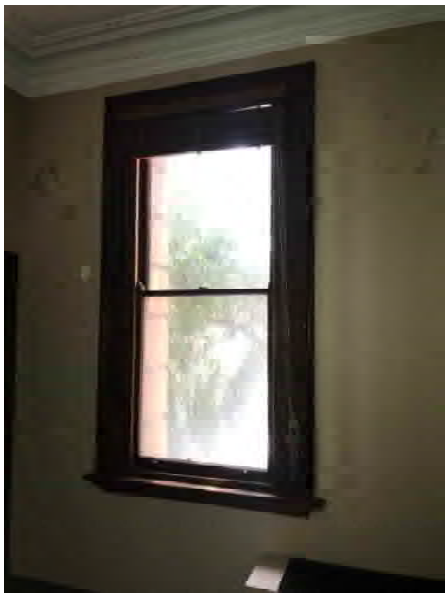
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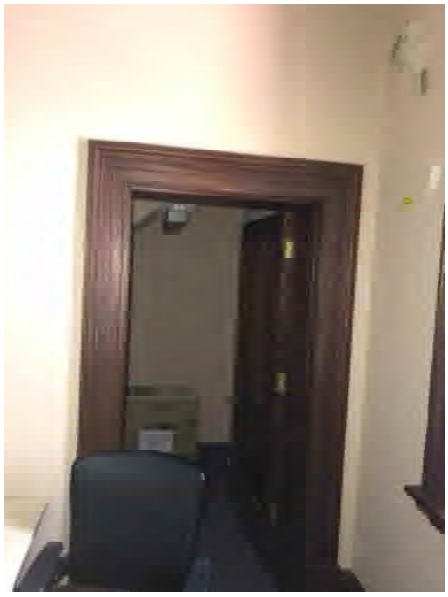
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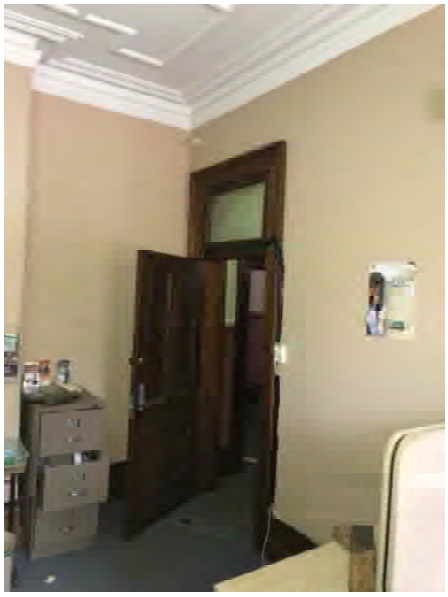
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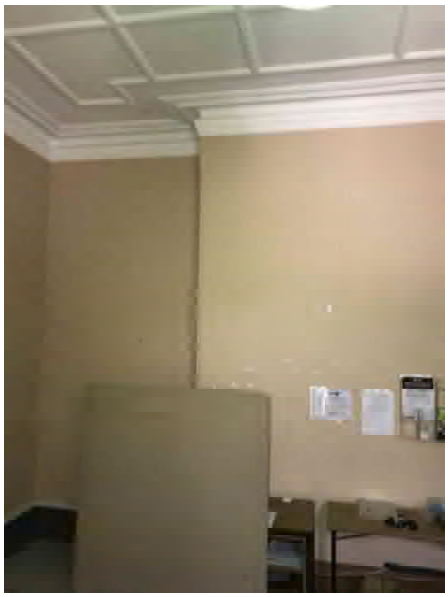
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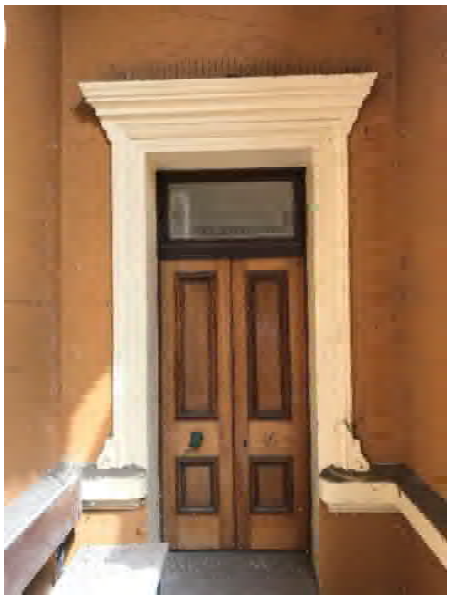


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PHOTOGRAPHIC RECORD



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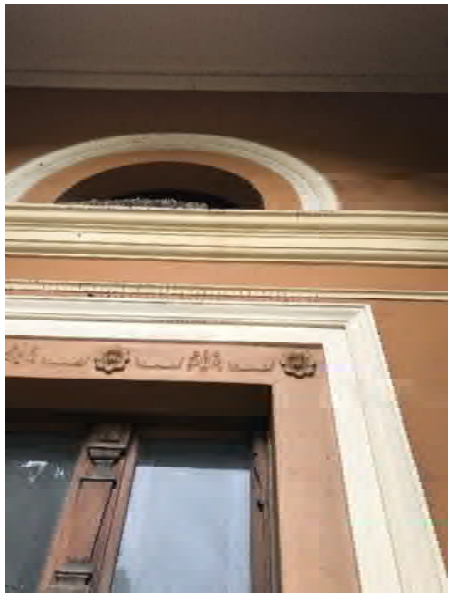
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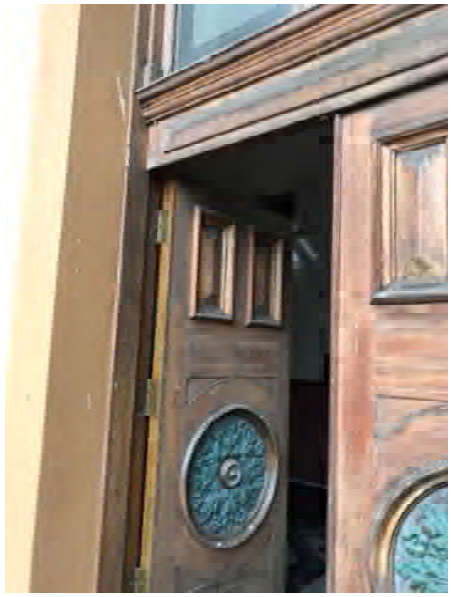
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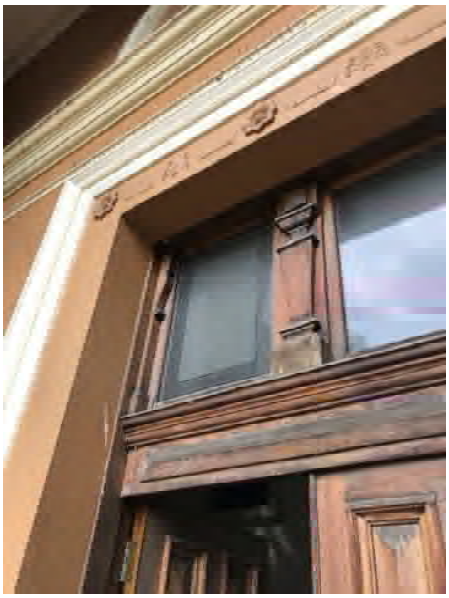
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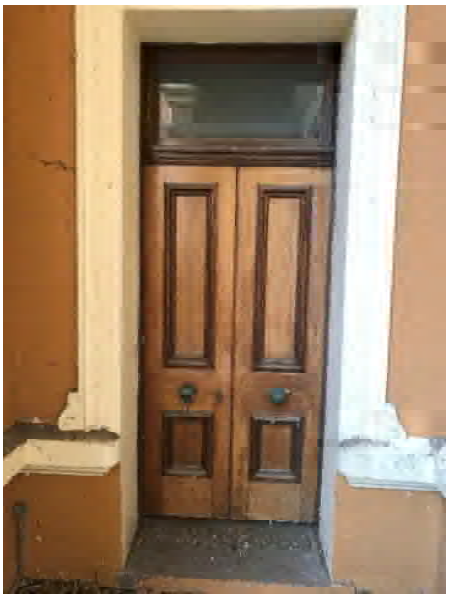
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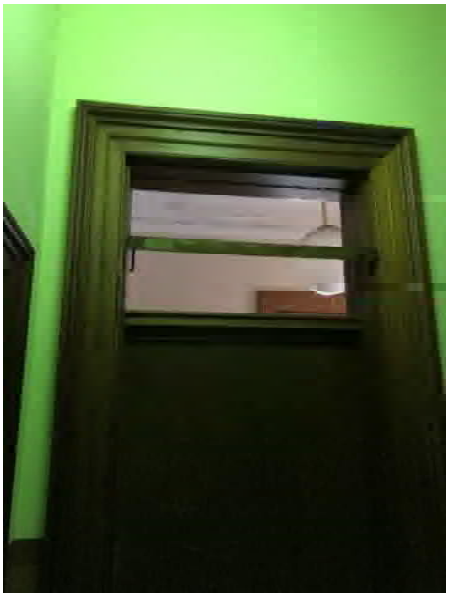
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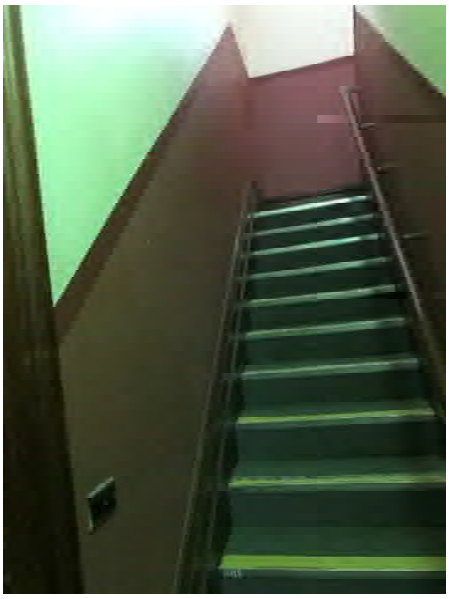
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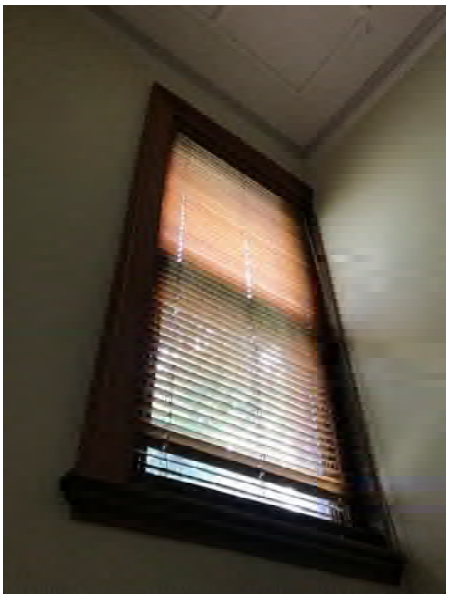
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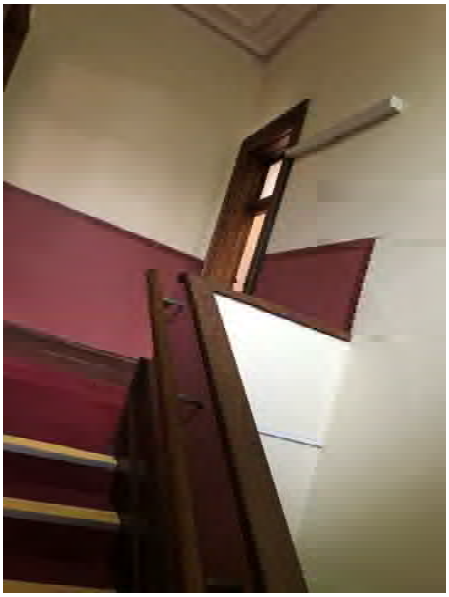
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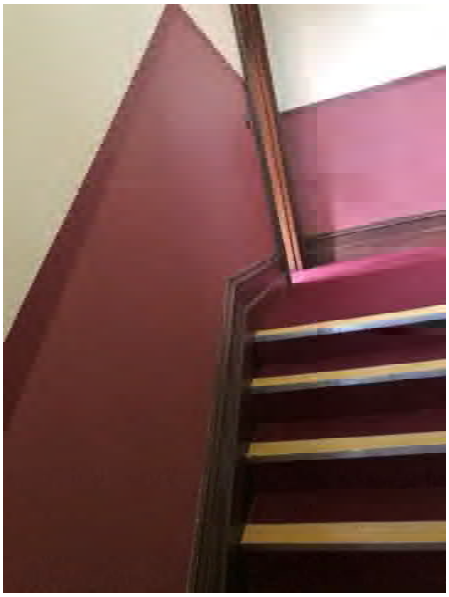
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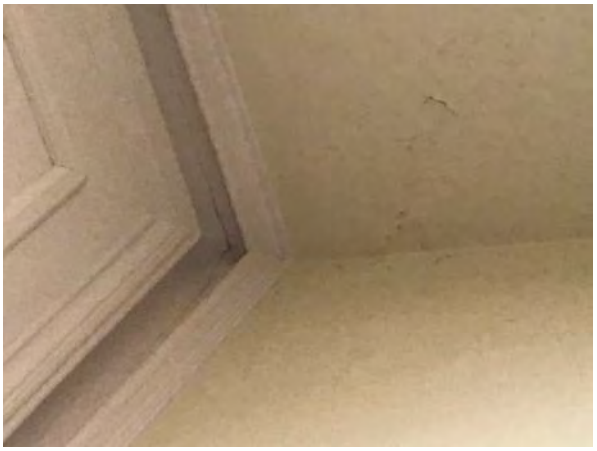
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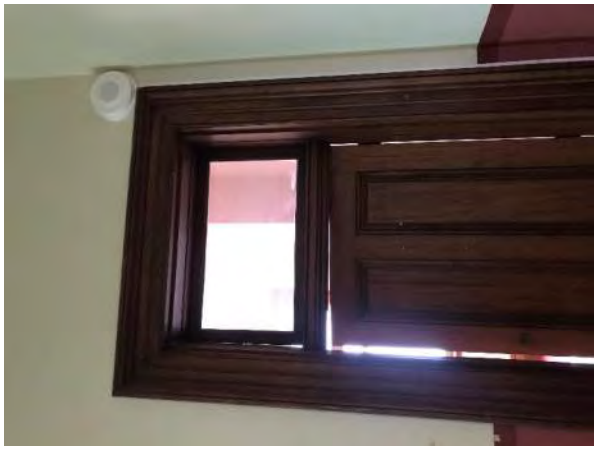
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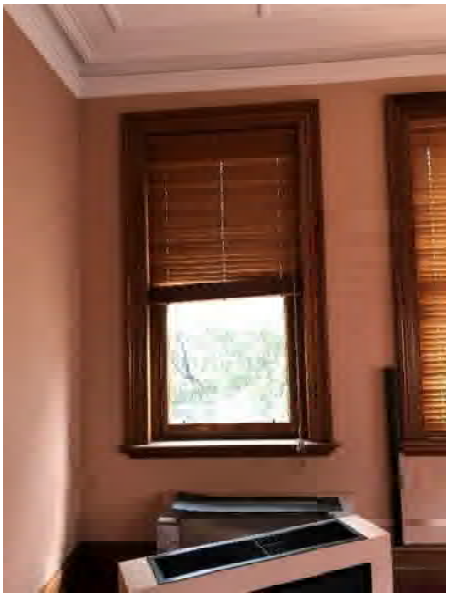
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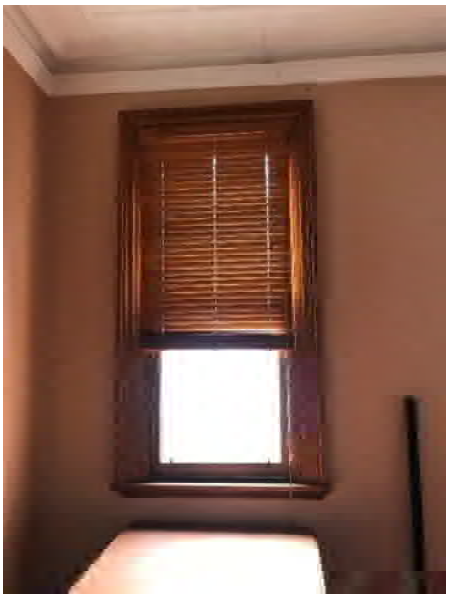
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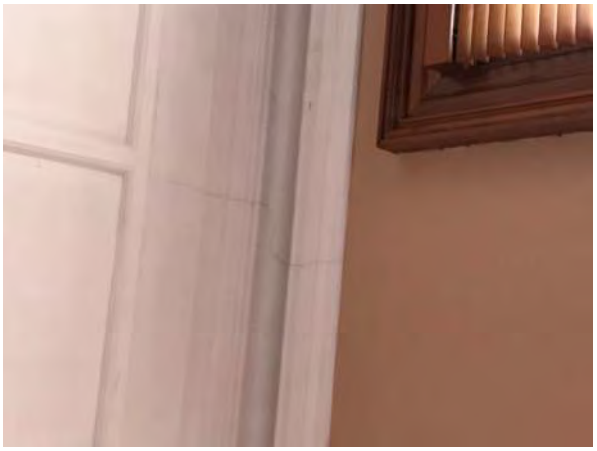
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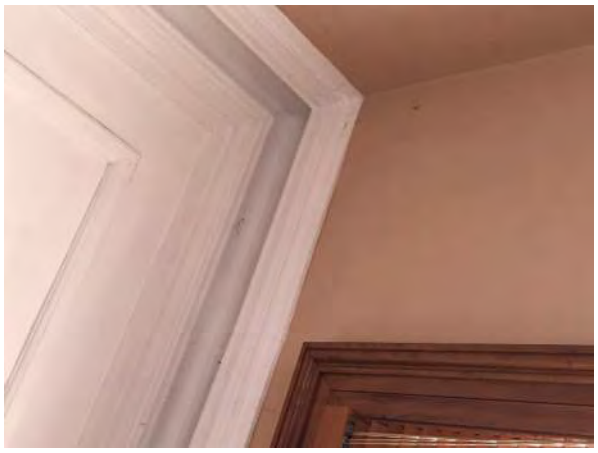
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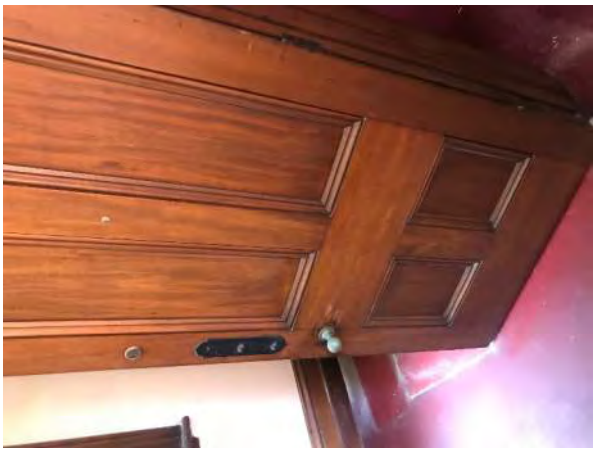
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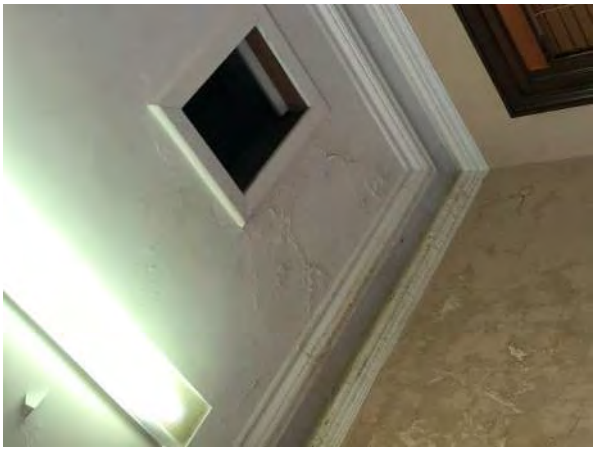
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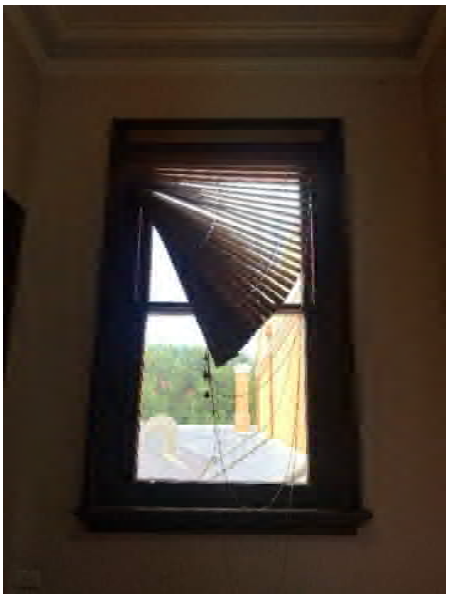
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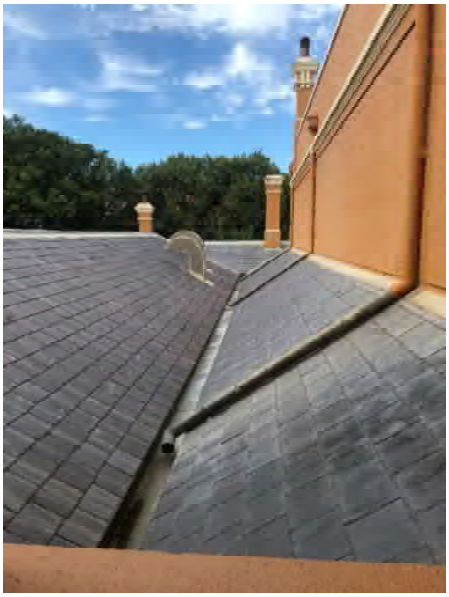
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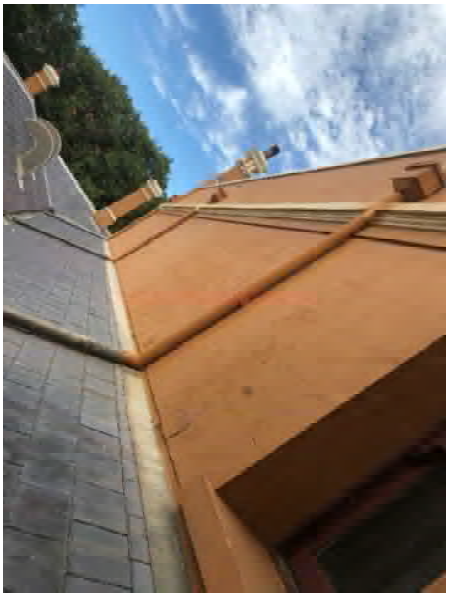
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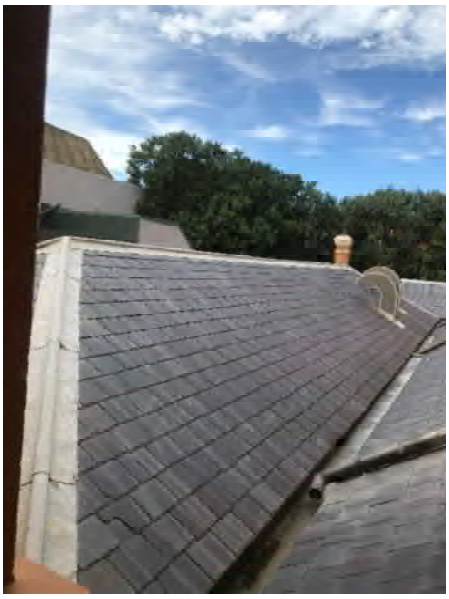
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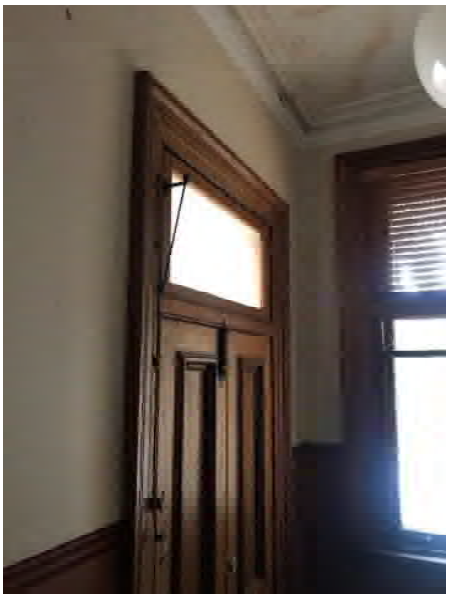
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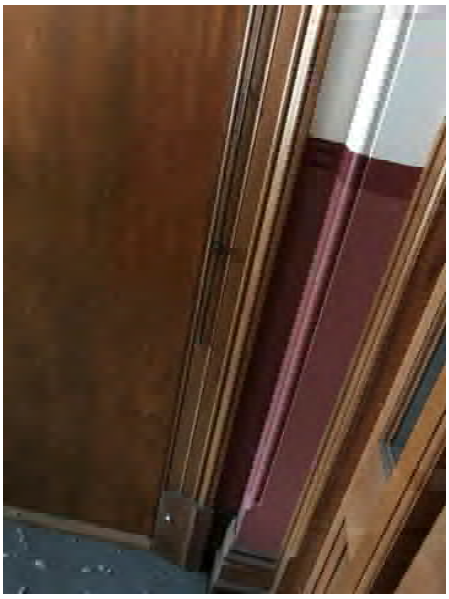
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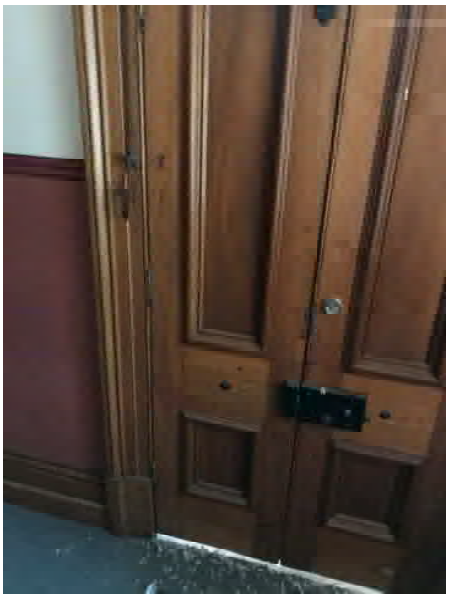
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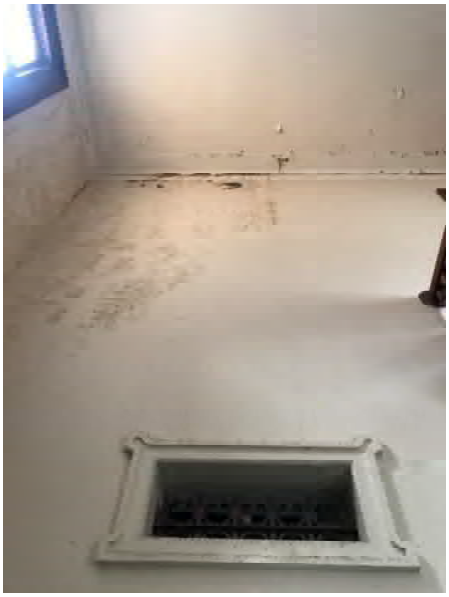
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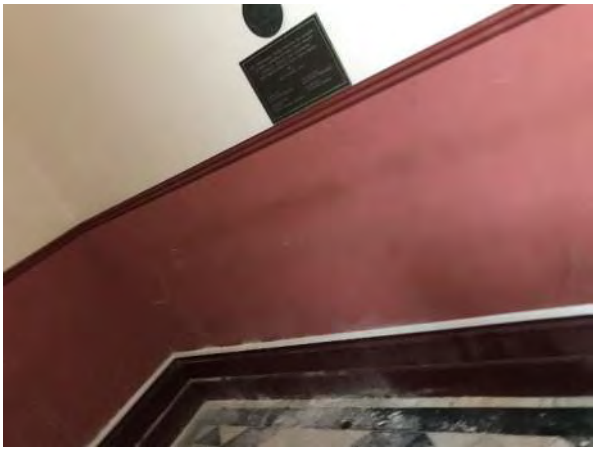
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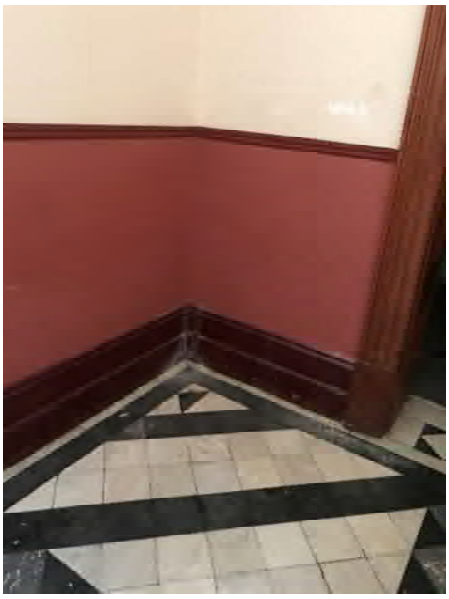
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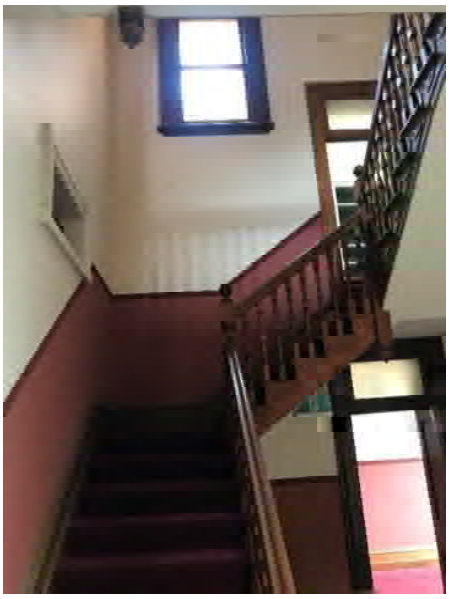
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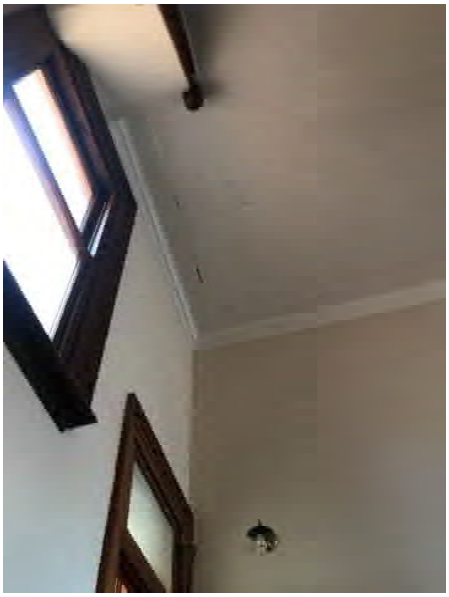
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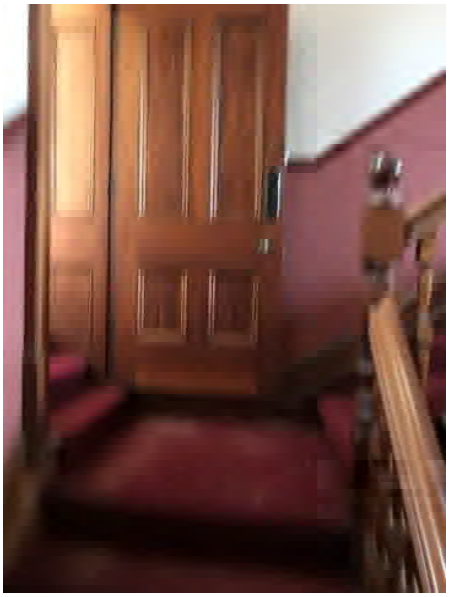
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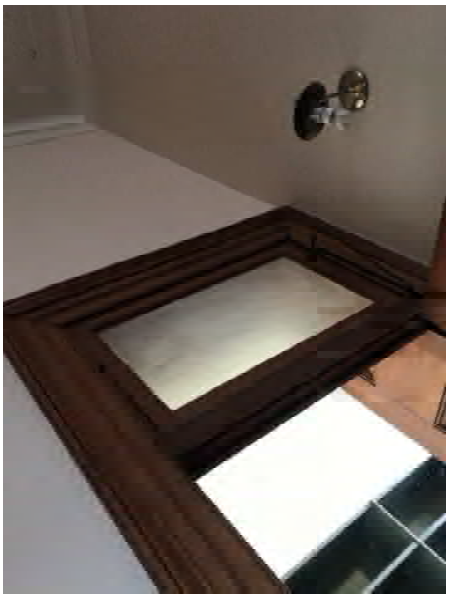
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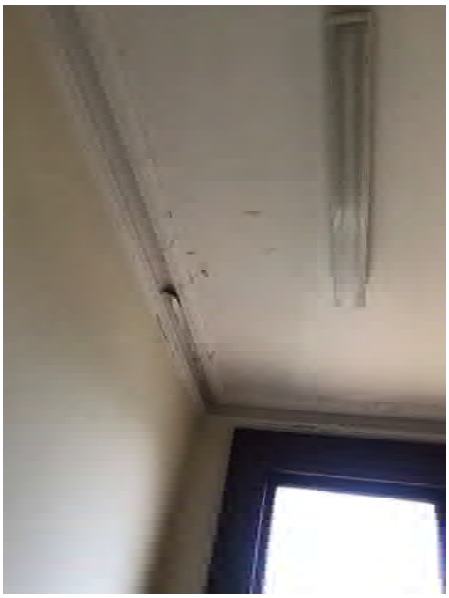
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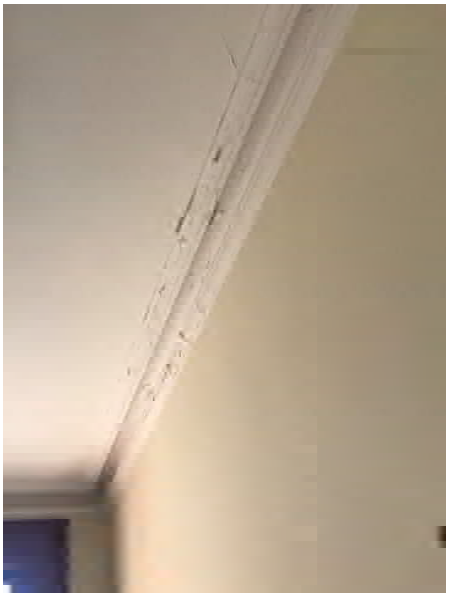
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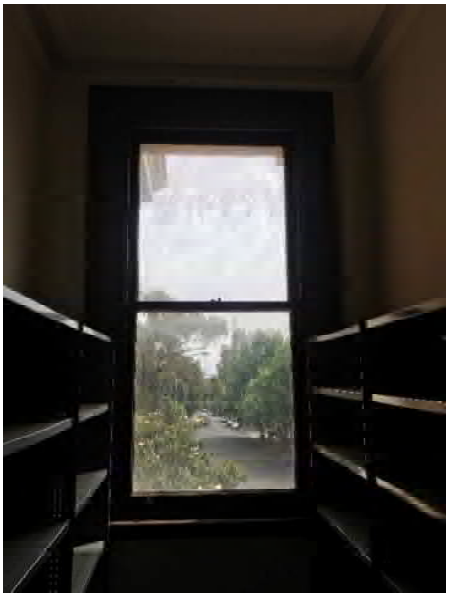
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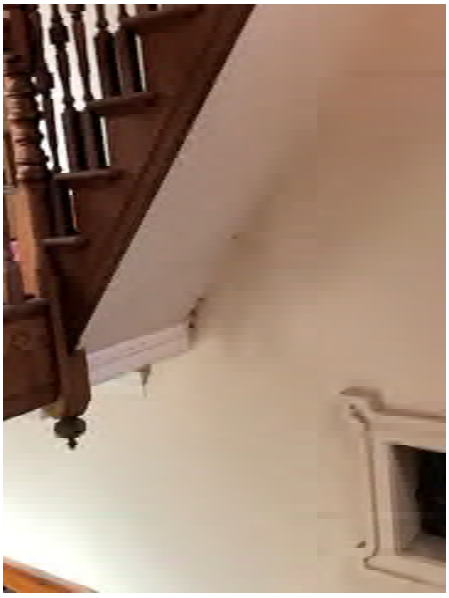
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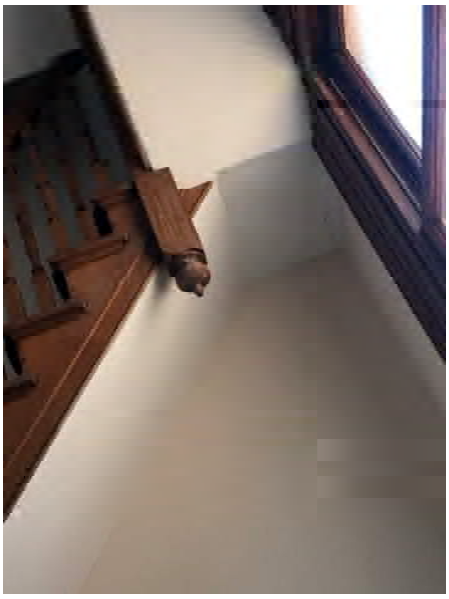
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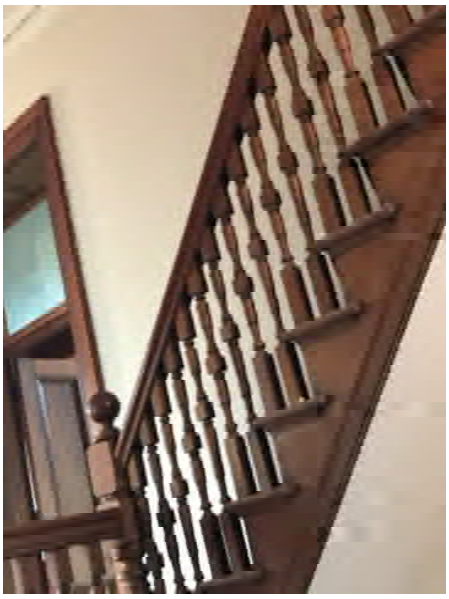
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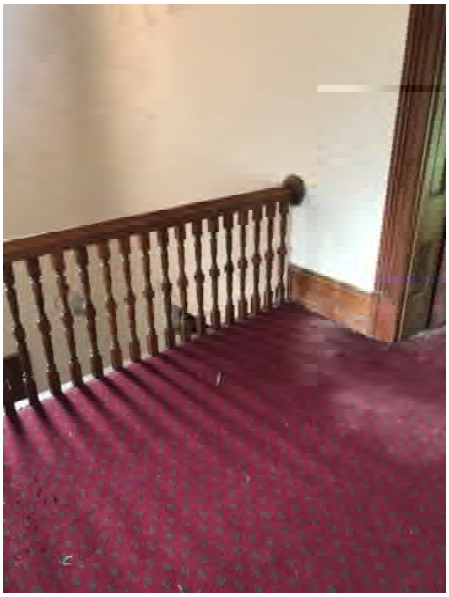
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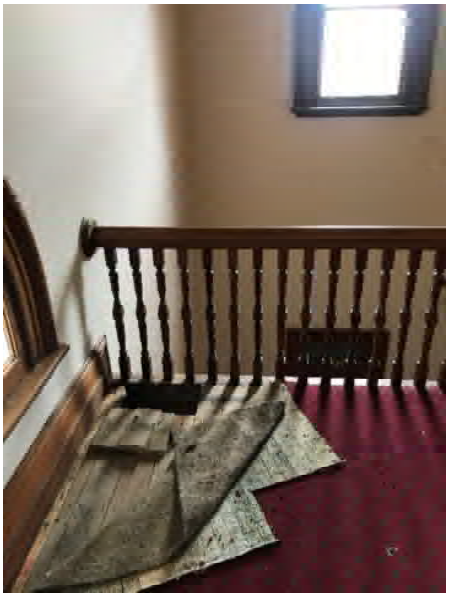
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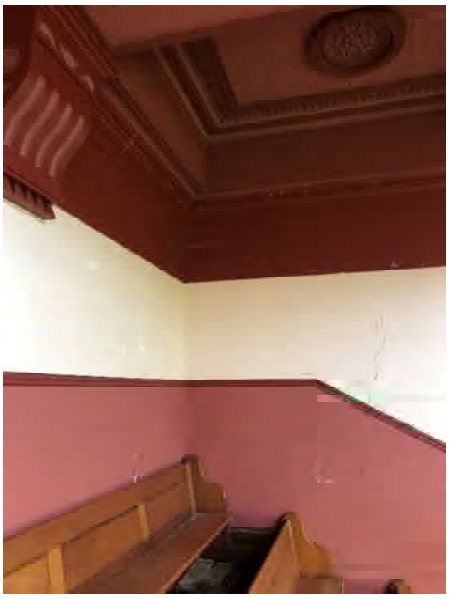
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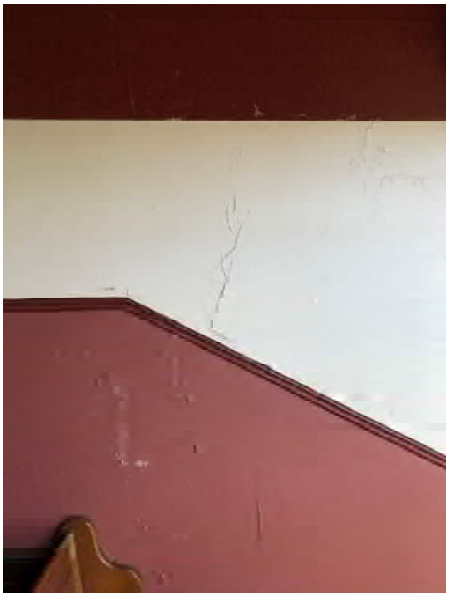
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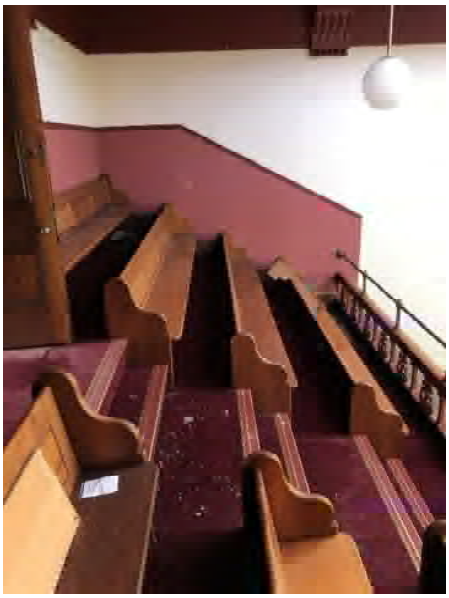
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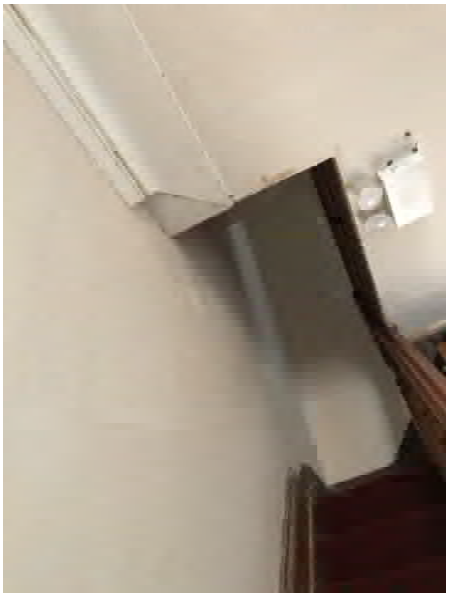
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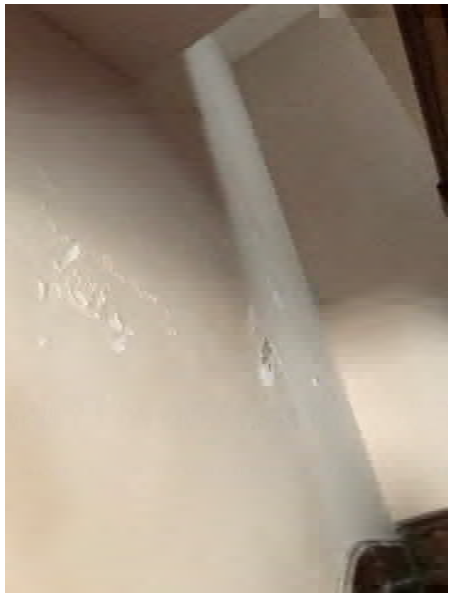
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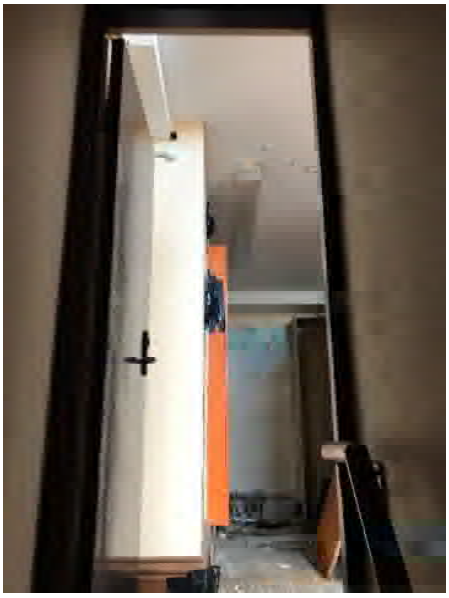
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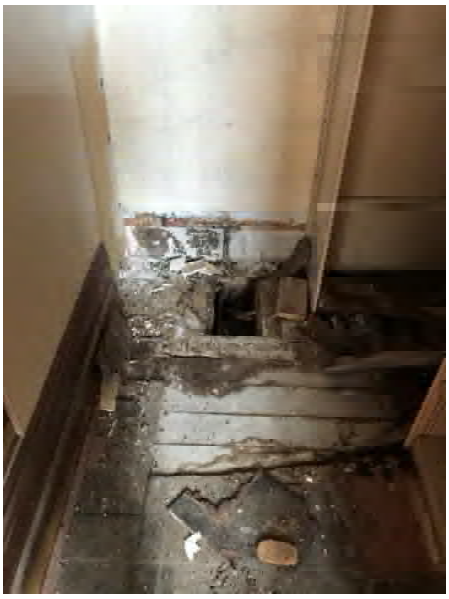
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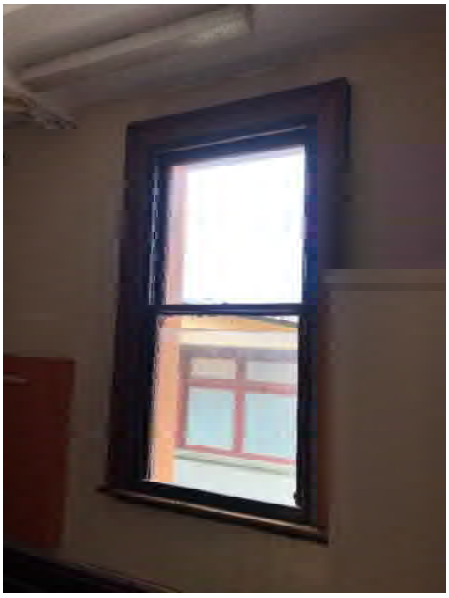
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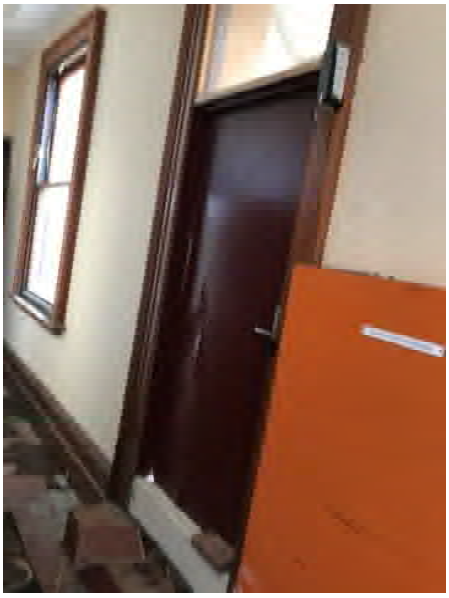
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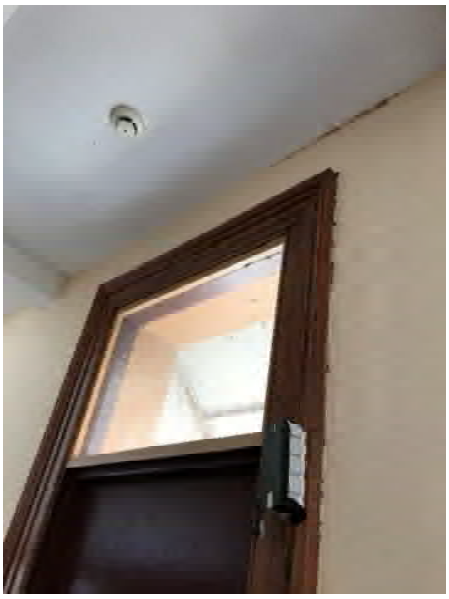
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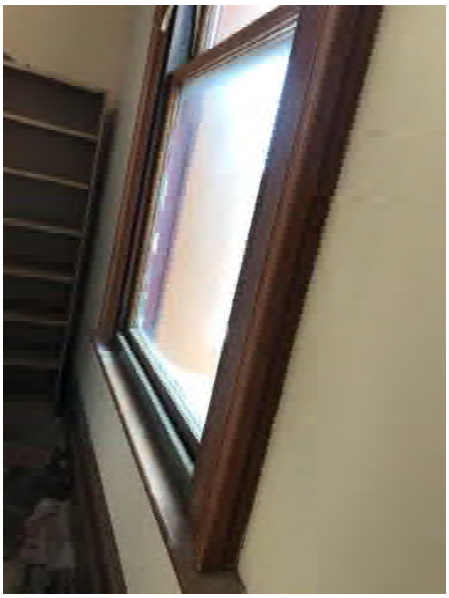
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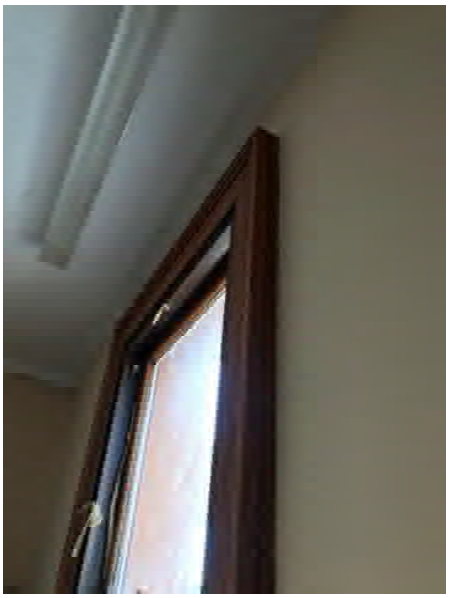
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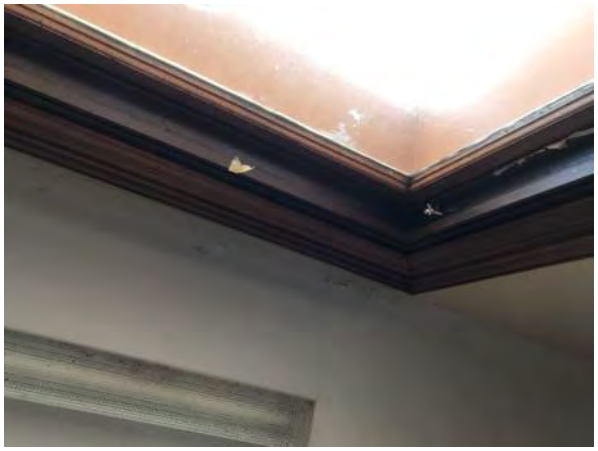
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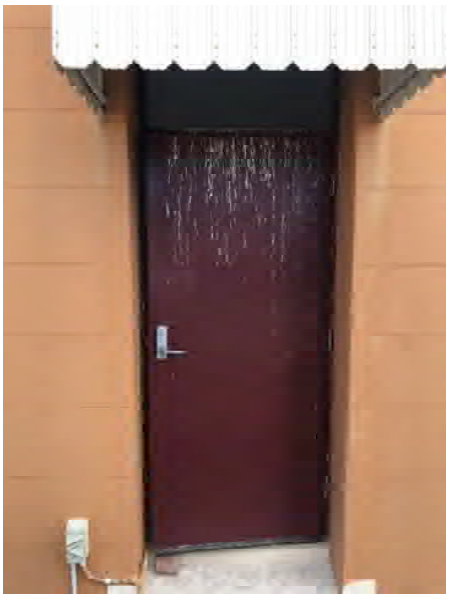
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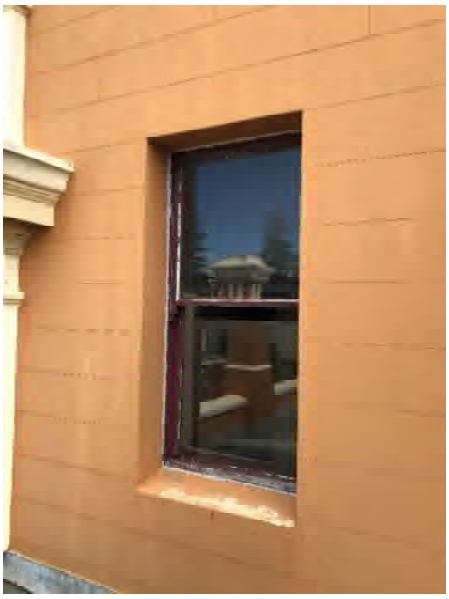
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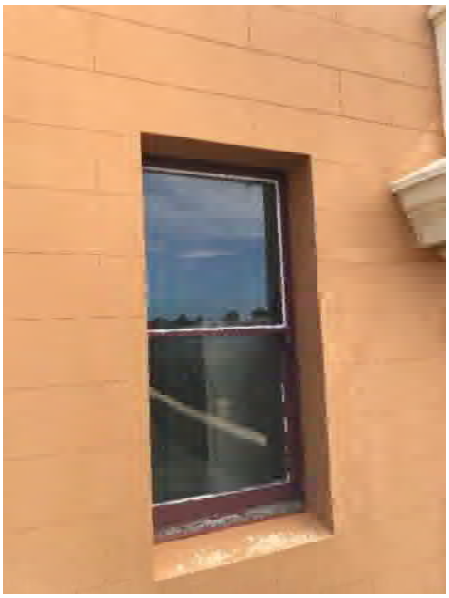
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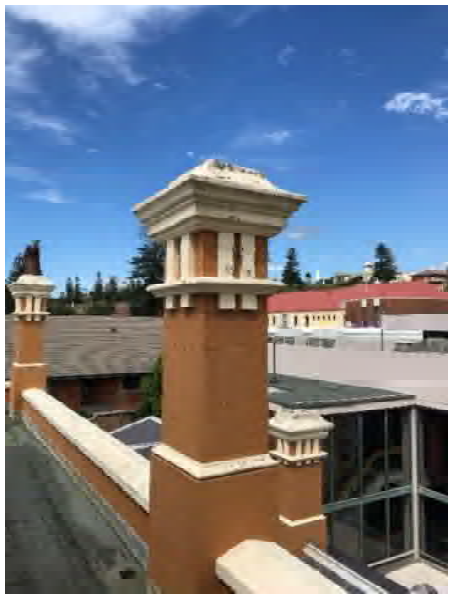
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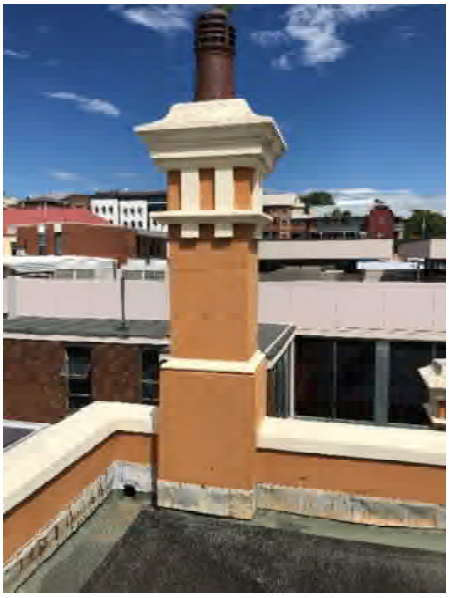
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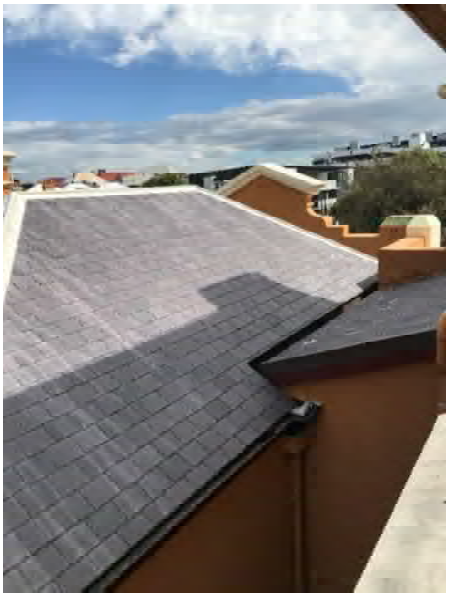
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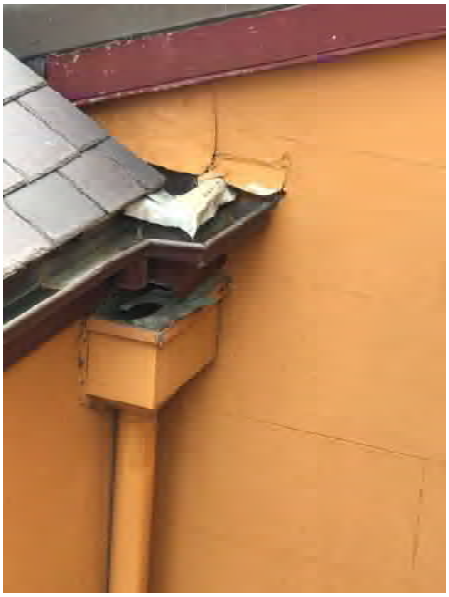
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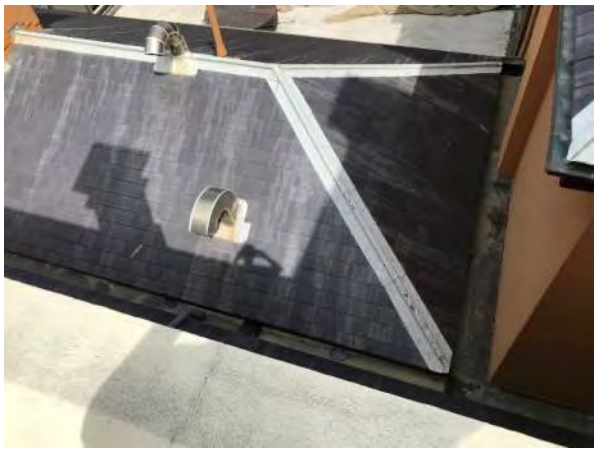
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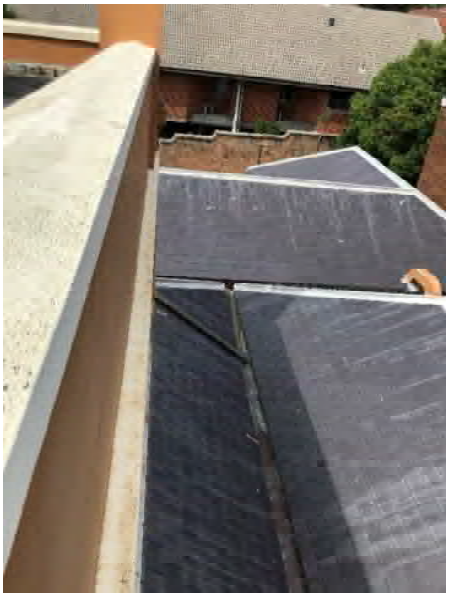
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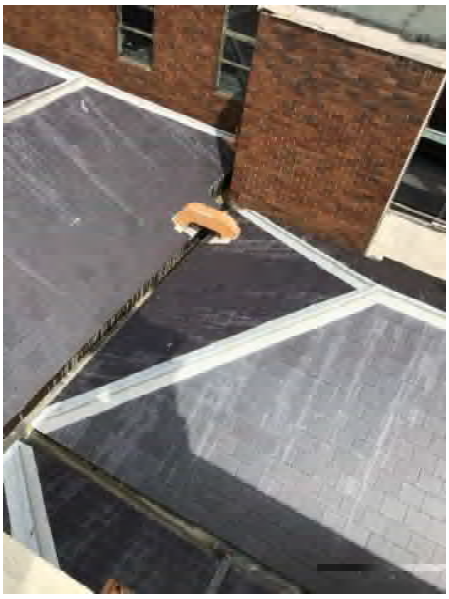
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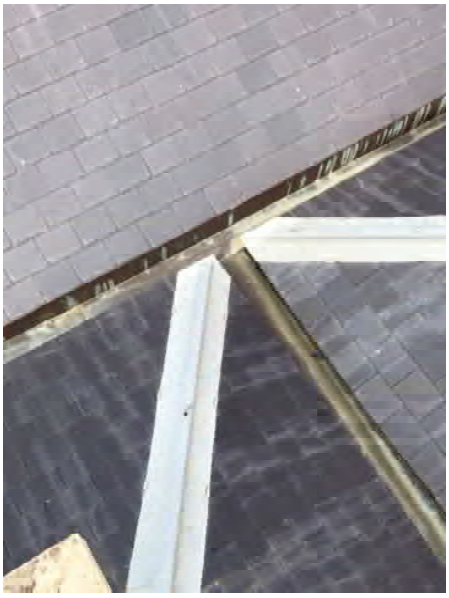
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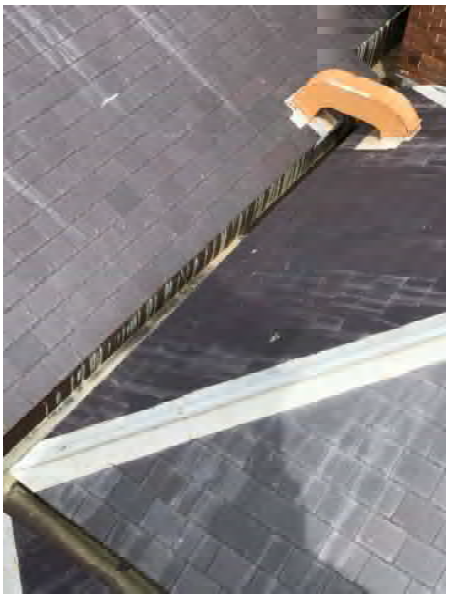
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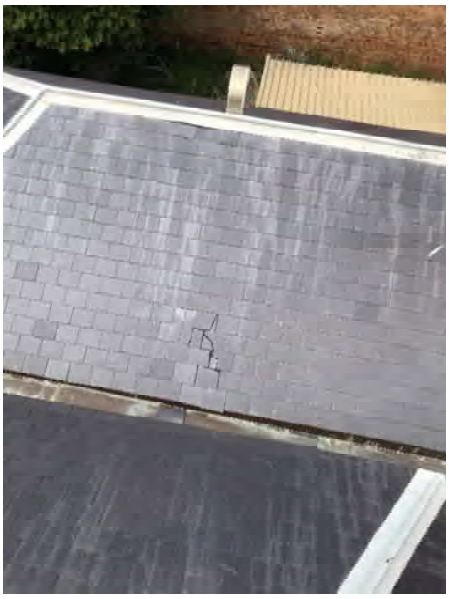
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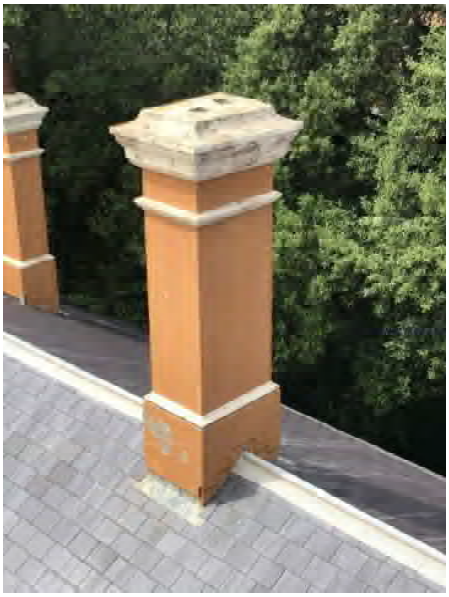
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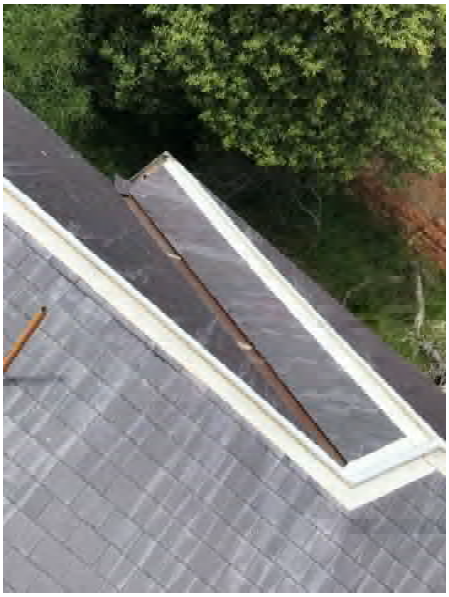
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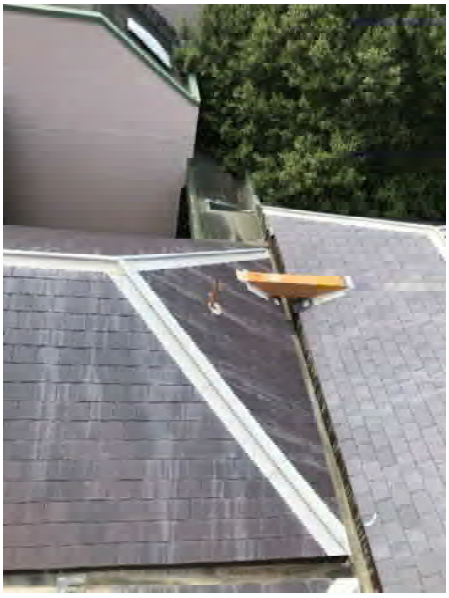
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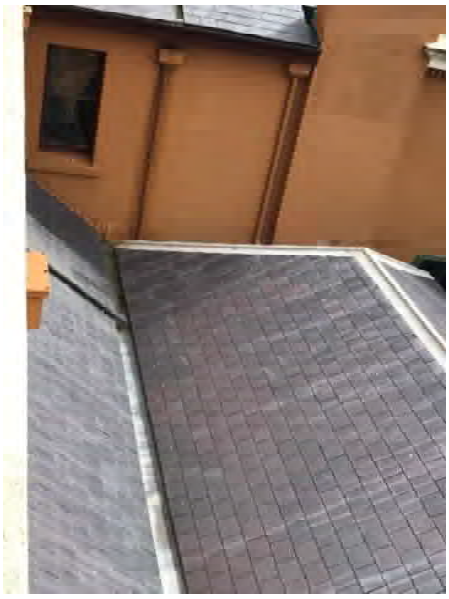
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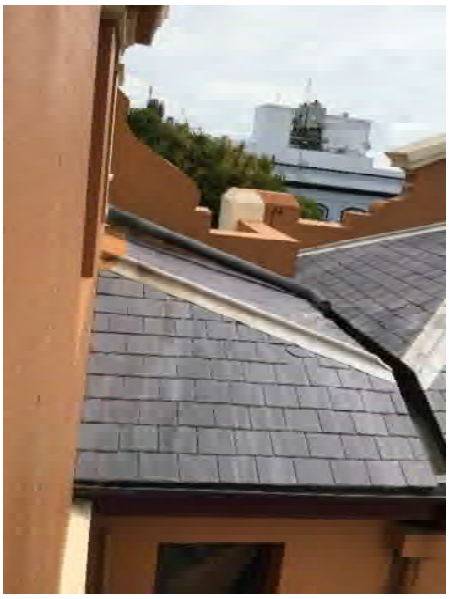
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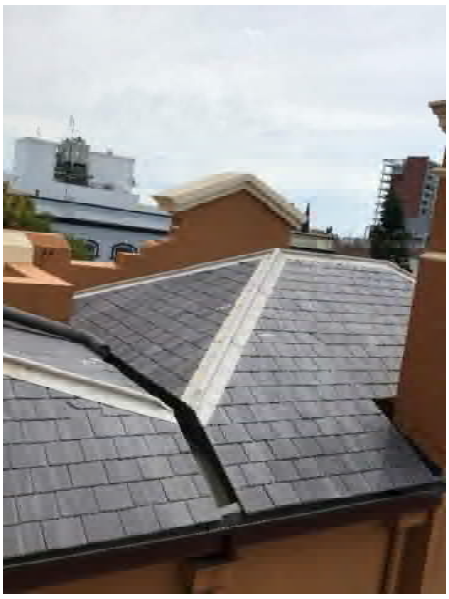
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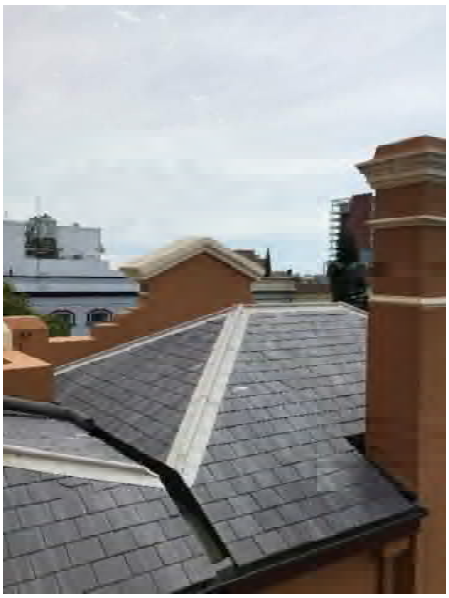
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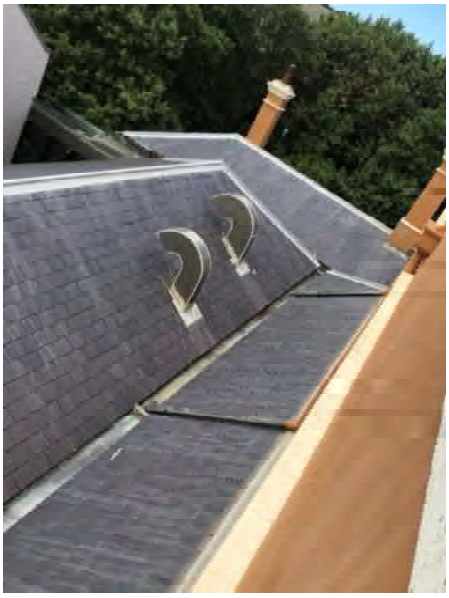
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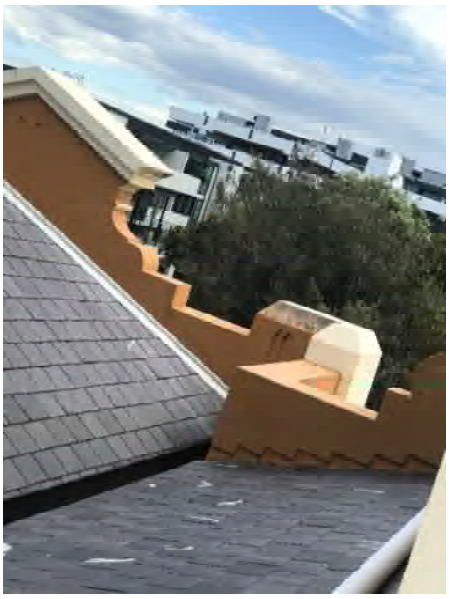
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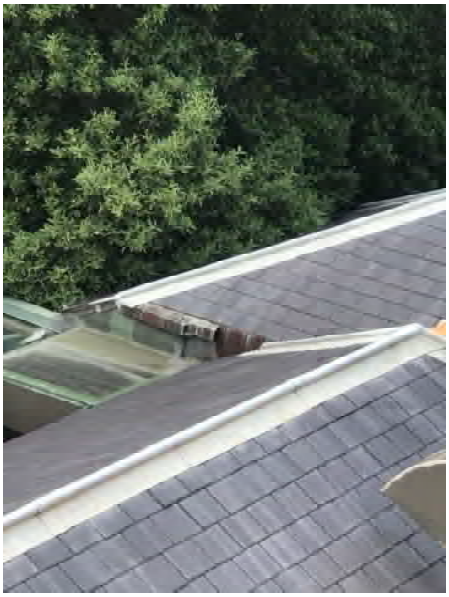
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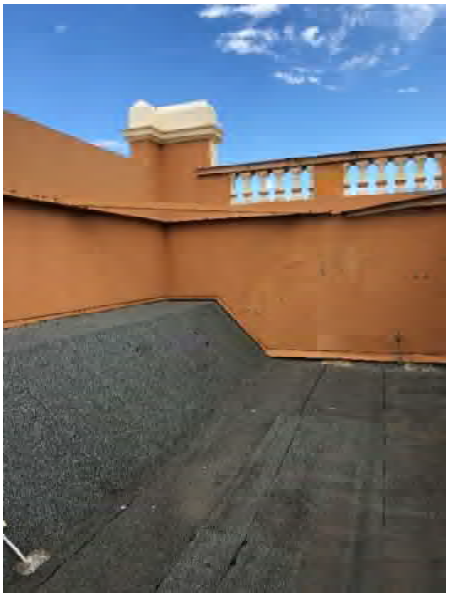
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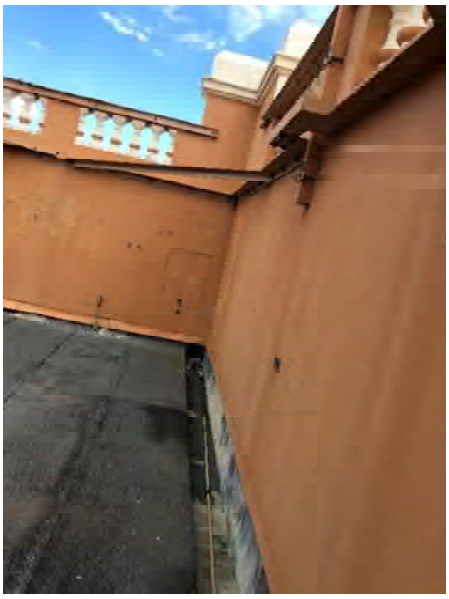
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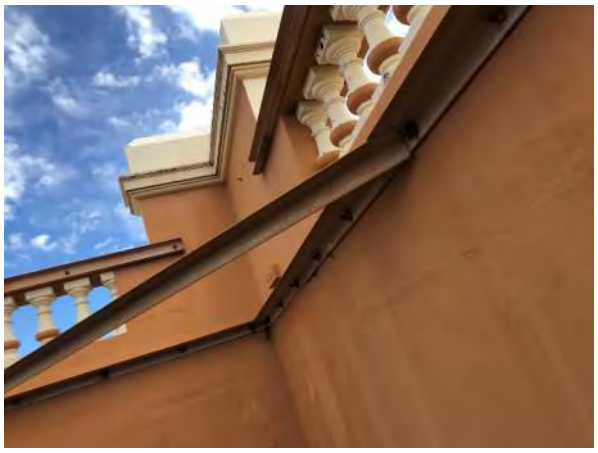
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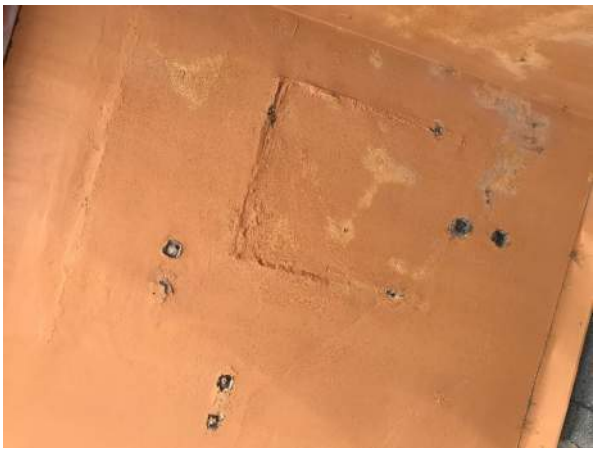
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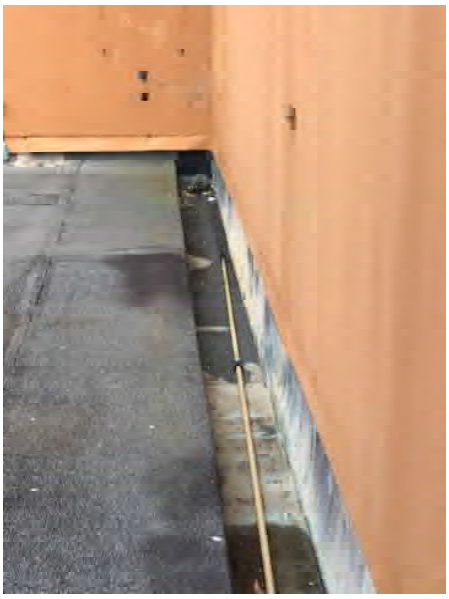
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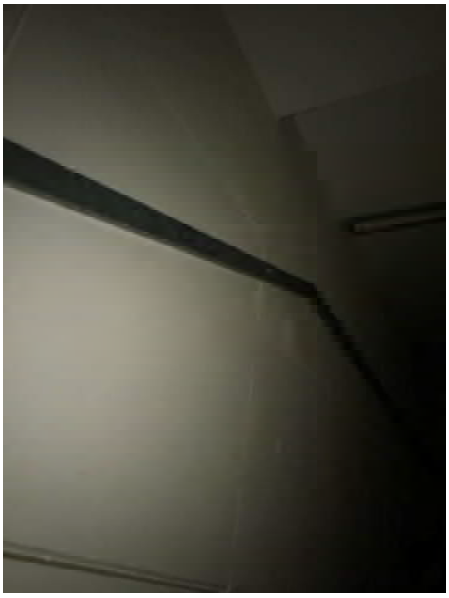
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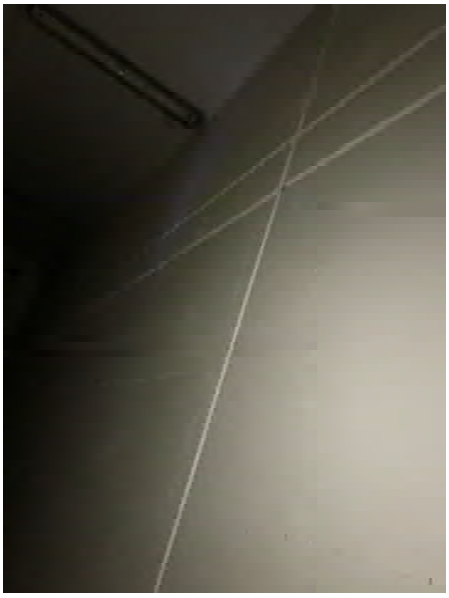
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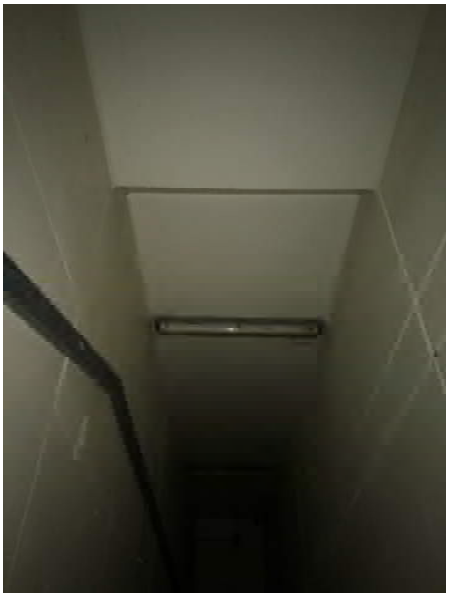
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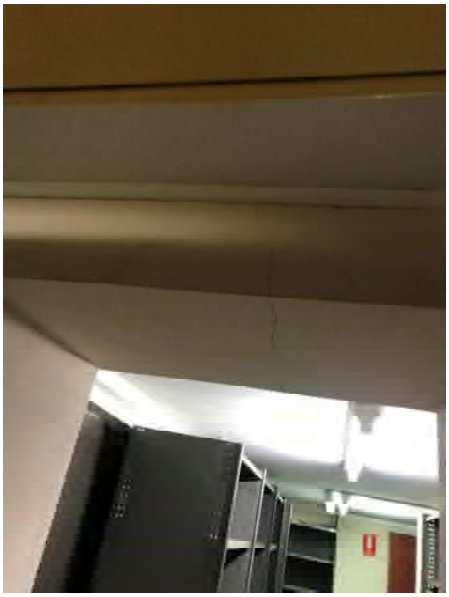
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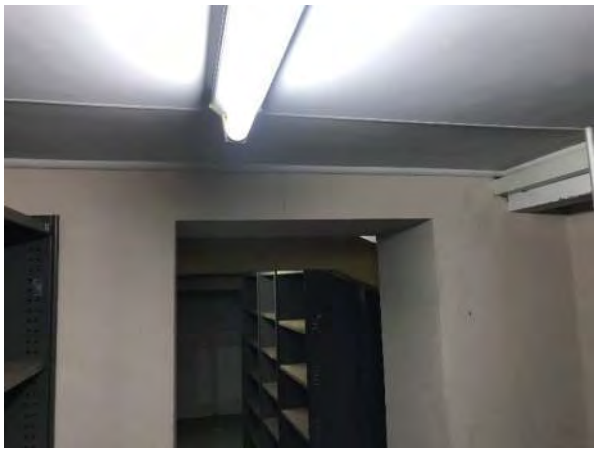
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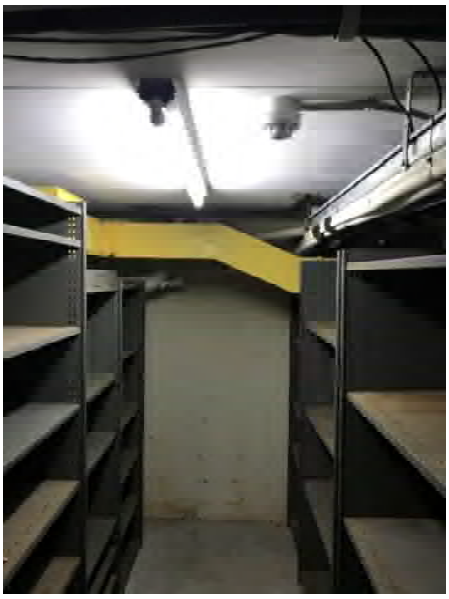
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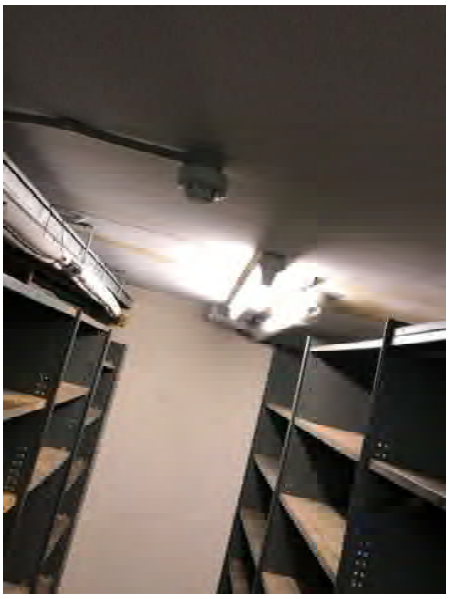
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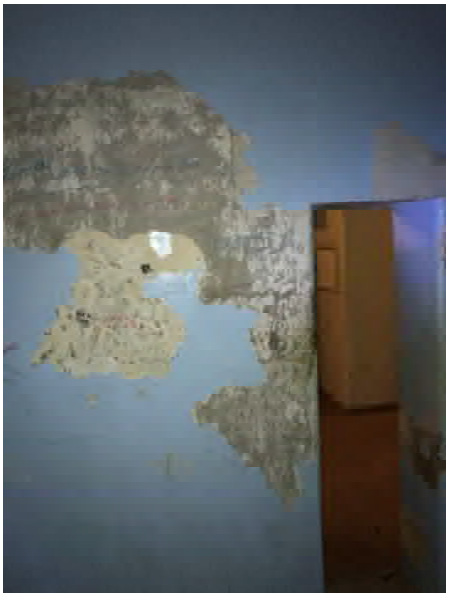
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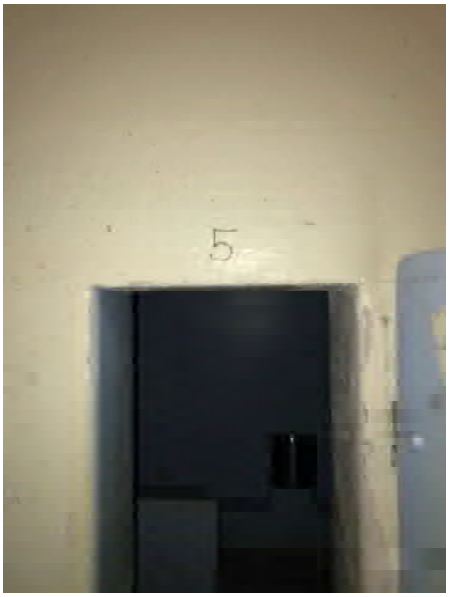
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