



KNEEBONE & BERETTA CONSULTING PTY LTD

CONSULTING STRUCTURAL & CIVIL ENGINEERS

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Unit 18 7 Anella Avenue CASTLE HILL NSW 2154

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Member of:



Ref: 93579-C1A

13 December 2024

Cape Cod Australia Pty Ltd
P O Box 2002
NORTH PARRAMATTA NSW 1750

Proposed Additions to Residence at
51 Boyle Street, Balgowlah
for Mr Ben & Mrs Libby Walstab

This is to certify that a visual inspection was made by us at the above address on 22 November 2024.

The existing residence is of semi-detached full brick construction with a timber floor and a tiled roof and has a brick walls with sandstone footings bearing on firm ground.

A timber framed addition with a timber floor and a tiled roof appends at the rear having footings of brick construction bearing on firm ground. The rear addition consisted of 90mm stud walls, with a ceiling height of 2.9m.

Some previously patched and hairline cracking is evident in the brickwork above windows and doors in the original part of the residence apparently as a result of old foundation movement.

STRUCTURAL ADEQUACY

We are reasonably satisfied that the building is structurally adequate to support the additional loading of a properly constructed timber framed second storey with a tiled roof as shown on the concept sketch plans prepared by Scott McDougall for Cape Cod Australia Pty Ltd and in accordance with the specification below and that the proposed addition will not affect the structural integrity of the adjacent semi at no 49.

First floor packers shall be designed to transfer upper storey loads to the external and internal brick walls and to new stud clusters in the rear ground floor with new or existing subfloor pier to be site checked.

Some further cracking may occur as the building adjusts to the new load but this will not adversely affect the overall structural adequacy subject to proper ongoing maintenance of the building and of the site in accordance with AS2870.

While the overall condition of the existing brickwork was found to be in good condition, upon removal of walls, roof framing, modification of subfloor, if the mortar in the brickwork is found to be in a deteriorated condition (soft, loose or missing). Remedial works will be required to restore the strength of the wall including either localised patch repair, reconstruction or providing alternative wall construction.

This certificate does not include structural adequacy in respect of any concealed defects due to dry rot or termite activity in the timber framing.

DIRECTORS:

ANGELO J VARDOUNIOTIS BE MIEAust CPEng NER

MARK D THOMAS BE MIEAust CPEng NER

Because the site is within 1km of ocean/harbour marine grade bricks, mortar and ties shall be used in accordance with AS3700.

SITE SOIL CLASSIFICATION

The site has been assessed as class “M” (*moderately reactive - clay*) in accordance with AS2870.

Please note that to the extent this certificate is based on a visual inspection, this certificate does not extend to any matters concealed or not reasonably apparent on a visual inspection. Further this certificate may only be relied upon by the addressee in the absence of our written consent.



for MARK D THOMAS
KNEEBONE & BERETTA
CONSULTING Pty Ltd



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Member of:



Ref: 93579-C2

28 November 2024

Cape Cod Australia Pty Ltd
P O Box 2002
NORTH PARRAMATTA NSW 1750

Proposed Additions to Residence at
51 Boyle Street, Balgowlah
for Mr Ben & Mrs Libby Walstab

This is to certify that we have made a visual inspection at the above site on 22 November 2024 and have assessed the wind classification in accordance with AS/NZS1170.2-2011 and AS4055-2021 as follows:-

<i>Region</i>	-	<i>A</i>
<i>Terrain Category</i>	-	<i>3</i>
<i>Topographical Zone</i>	-	<i>T2</i>
<i>Eaves Height</i>	-	<i>5.9m</i>
<i>Shielding</i>	-	<i>Partially Shielded from East</i> <i>Fully Shielded elsewhere</i>
<i>Wind Speed</i>	-	<i>W33N</i>
<i>Classification</i>	-	<i>N2</i>

Please note that this certificate may only be relied upon by the addressee in the absence of our written consent.

for

MARK D THOMAS
KNEEBONE & BERETTA
CONSULTING Pty Ltd