



Ref: 92456-C1

10 February 2021

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

**Proposed Additions to Residence at**  
**18 Libya Crescent, Allambie Heights**  
**For Mr M & Mrs N Blackband**

This is to certify that a visual inspection was made by us at the above address on 9<sup>th</sup> February 2021.

The existing residence is of brick veneer construction with a timber floor and a tiled roof and has sub floor brick walls around the perimeter with internal brick bearer piers comprising brick footings bearing on rock. A brick veneer addition with a timber floor and a metal deck roof appends at the rear having footings of concrete construction bearing on rock. Both exterior and interior walls have 90mm studs, with a ceiling height of 2.45m. The rear addition has varying ceiling heights of 2.4m to 3m, however, is not affected by the proposed first floor addition.

Some slight stepped cracking is located in the north-eastern sub-floor brick wall due to old foundation movement as well as some hairline cornice cracking throughout the residence from timber frame shrinkage.

**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 metal roof as shown on the concept drawings V010 sheets 1 to 5 prepared by Ross Allen for Cape Cod Australia Pty Ltd.

First floor packers shall be designed to transfer upper storey loads to the external walls and to stud clusters in internal walls.

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.

Studs which support beams shall bear directly onto a new (or existing) brick bearer pier.

While the overall condition of the bearer piers was approved by us the builder shall verify that individual bearer piers under concentrated loads from the upper storey beams are properly located and adequately founded.

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

### **SITE SOIL CLASSIFICATION**

The site has been assessed as class “A” (*non-reactive - rock*) 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



**KNEEBONE & BERETTA CONSULTING PTY LTD**

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Ref: 92456-C2

10 February 2021

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

**Proposed Additions to Residence at**  
**18 Libya Crescent, Allambie Heights**  
**For Mr M & Mrs N Blackband**

This is to certify that we have made a visual inspection at the above site on 9<sup>th</sup> February 2021 and have assessed the wind classification in accordance with AS/NZS1170.2-2011 and AS4055-2012 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>10.1m</i>
<i>Shielding</i>	-	<i>Partially Shielded from east, south &amp; west</i> <i>Unshielded from north</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