

17 February 2025

Paul Simmons  
92 Narrabeen Park Parade  
Warriewood, NSW  
By e-mail: [paul@abilitysda.com.au](mailto:paul@abilitysda.com.au)

**Re: Limited Condition Report – Structural  
to  
92 Narrabeen Park Parade  
Job N° 2307015**

Dear Sir/madam

We refer to the architectural plans prepared by ID Studios, which detail the proposed works at 92 Narrabeen Park Parade in Warriewood.

We have been commissioned by the owners to comment on the structural adequacy of the existing dwelling post demolition works and site investigations.

**Observations**

From test pits dug on site, it has been found that the existing footings are 300mm deep and not in accordance with the current Australian Standards. It is believed that the footings were built to the requirements of ordinance 70, a standard that was superseded in 1989. The house exhibits many cracks in the façade. Whilst hairline, these cracks indicate foundation movement (refer Photo 1-4).

Further, soft demolition revealed areas of structural mechanisms in the roof structure that cannot be repaired without reconstruction (refer Photo 5 & 6).

After the soft demolition and removal of external cladding, the structure has been left exposed to weather and internal floor coverings have been destroyed and cannot be salvaged. In addition, water has entered the internal areas of the building that were intended to be retained which are now damaged beyond repair (refer Photo 7&8).

**Recommendations**

Due to the foundation moment, structural damage and inadequate existing structural frame, we recommend that the existing building is demolished.

Further, the geotechnical report prepared by JK Geotechnics notes the site to be in a potential landslide area. Their recommendation is for all new footings to be taken down to the underlaying sandstone. For good building practices we recommend that the existing walls be reconstructed in the same location, but with compliant footings, pierced to rock.

Yours faithfully,

**NORTHERN BEACHES CONSULTING ENGINEERS P/L**

A handwritten signature in blue ink, appearing to read 'Stewart McGeady'.

**Stewart McGeady**

BE (Civil), MIEAust., PDP, PRE, DEP.  
(Director NB Consulting Engineers)

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Photo 1

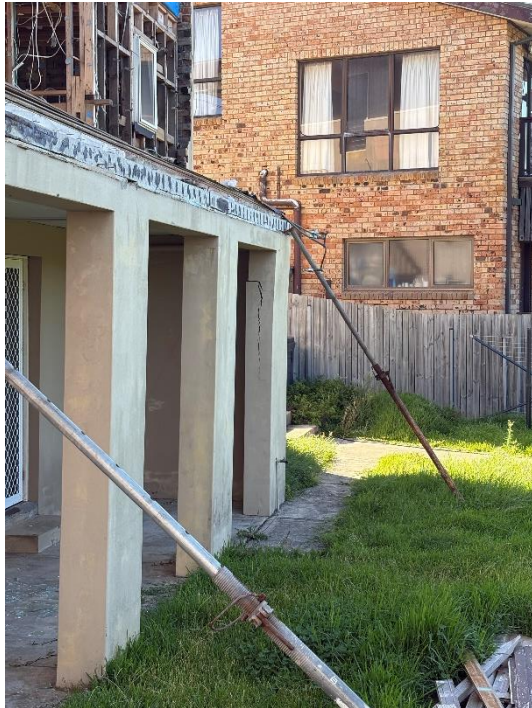


Photo 2



Photo 3

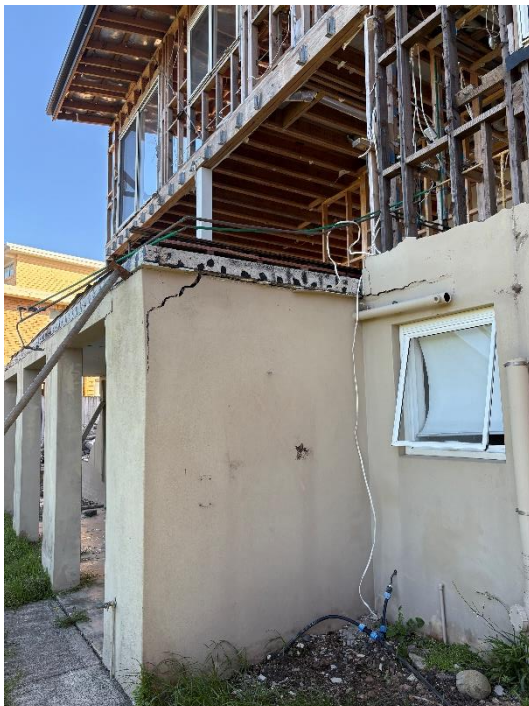


Photo 4





Photo 5



Photo 6

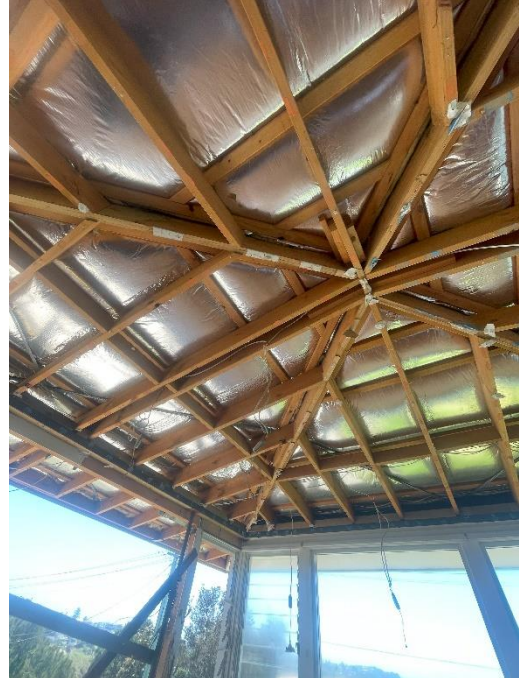


Photo 7



Photo 8



