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Suite 1.03, 77 Dunning Ave
Rosebery
NSW 2018 Austr

Ref: 211633

29 April 2022

RDO Architecture Pty Ltd
49 Shepherd Street
Chippendale NSW

Attn: Rob Harper

RE:

Alterations & Additions 1A The Serpentine, Bilgola Beach NSW

Dear Rob,

Following our site inspection of the existing structure on 28 April 2022, we have concerns regarding the effect of the level of the natural ground and trees directly adjacent to the southwest edge of the house.

Due to the garden bed being above the cladding level and hence timber framing, the existing wall frame has rotted, and tree roots have penetrated the floor space below the timber framed floor. Due to a lack of cross ventilation in the area, the natural ground below the floor is damp, offering an ideal environment to attract termites. Please refer to the attached pictures.

We propose to replace the entire side wall of the house to the top of the existing strip footing and then install a concrete or solid block wall to raise the level of the timber framing above the surrounding ground level and include penetration in such a wall to promote cross ventilation of the subfloor.

Therefore, to address our concerns and to achieve a structurally adequate solution in accordance with the Building Code of Australia and Australian standards, we request that the level of the external garden bed be lowered along the southwest side of the house. To achieve such a solution, we recommend that the trees directly adjacent to the house will need to be removed.

If you would please forward our recommendation to the relevant stakeholders and advise of the outcome.

Thank you.

Yours faithfully,

A handwritten signature in blue ink that reads "L. Bone".

Lewis Bone
Sydney Structural Manager
B.E.(hons); MEngSci; MIEaust.



External view of South west Wall



Internal Timber Framing of South West Wall and Floor