

2 November 2022

#22-0618

Ms Munnings
59 Johnson Street,
FRESHWATER, NSW, 2096

CERTIFICATE OF EXISTING STRUCTURAL ADEQUACY **At: 59 Johnson Street, Freshwater**

Bruce Lewis of Peninsula Consulting Engineers carried out a site inspection at the above residential premises in June 2022. The purpose of the visit was to inspect and comment on the capacity of the existing structure to support the proposed additions and alterations as per approved Architectural plans. The plans generally detail a ground and first floor addition to be located central over and within the existing structure. The existing studio is in poor condition and should be replaced. The studio boundary wall is not NCC compliant. Refer to completed drawings #22-0618, S01-S23, for upgrades proposed.

The assessment consisted of a walk over style inspection of the building. The existing residence is assumed to be a full brick and brick veneer, timber and concrete floored structure with a conventionally framed roof. The assumption is to be confirmed by the builder prior to commencing works.

In summary, the dwelling is considered sound and provides an adequate structure for the proposed works, provided that engineering plans are complied with and that all structural works are certified during construction. All demolition shall conform to Work Cover requirements and the relevant Australian Standards. All construction works shall conform to the relevant Australian Standards. The structure and footings shall be maintained and repaired as required for a building of its age.

However, some minor brickwork cracking may occur as the building adjusts to the new load distribution. This is not expected to adversely affect the buildings overall structural integrity.

Note: This certification does not cover any defects to the structure that were not accessible at the time of inspection. If in the event that defects to the existing building are uncovered during construction or become apparent after construction is complete, then the engineer should be informed and inspect the areas of concern and prepare a specification for remedial works. (These works will be carried out at hourly rates.)

If the building is founded on clays of classification 'M' or 'H' movement and cracking is to be expected with changes in the moisture content of the supporting clay.

We trust that this certificate meets with your requirements. Please contact the author if further clarification is required.

Yours Faithfully,



Bruce Lewis
Principal BE(Civil) Cpeng NPER
Peninsula Consulting Engineers