



COMPLETE CONSTRUCTION ENGINEERING
PTY LTD

Consulting & Building Construction

9. Penguin Parade. HINCHINBROOK NSW 2168

T: (02) 8798 9525, M: 0419 183 175

E-mail: h_alijagic@bigpond.com

For: Muris Catic

Building Class: 1/1a

Location: 13 Gardere Avenue
Curl Curl NSW 2096

Date: 26.03.2023

Our Ref: 22/23

Subject: Alterations and additions -13 Gardere Avenue, Curl Curl NSW 2096

Further to my site inspection, conducted on the 13th day of March 2023, following are the results and the recommendations, which arise from the site conditions of the external double brick walls.

It has been recorded that all double brick walls have suffered extensive dilapidation to wall ties with majority of them being broken down and disconnected due to the rusting process, which in some cases had consumed entire wall tie within the wall's cavity.

It has been noted as well, from the structural engineering plans, that the upper levels of the subject structure are proposed to be supported with structural steel beams placed over the internal skin of external walls.

It has been recorded that the existing brick walls, both skins, have developed softness (dusting effect when exposed to surface rubbing and no drilling resistance to hammering effect), in particular the external skin.

This condition eliminates installation of remedial type of wall ties and therefore removal of all walls impacted by the above-described conditions is recommended.

Similar condition is recorded alongside the remaining western external wall between proposed bedroom 4 and the internal stairs.

Level of wall ties deterioration/rusting/disconnection within this wall is directly proportional to the wall height and it is recommended that the double brick wall below floor joists be remediated with stainless steel remedial type of wall ties as per plan S-5, section 5, dated 12.03.2023 and the remaining portion of wall above the existing floor level be removed and rebricked.

Furthermore, it has been recorded that upon initial excavation of the basement pad, the western double brick wall, between internal stairs and the living room, has no footing and as such is deemed structurally unfit to support proposed additional loads of upper levels.

This report is to be read in conjunction with the structural engineering plan S-13, dated 12.03.2023, and photographic record, which are attached to this report.

Responsibility for this document is acknowledged as follows:

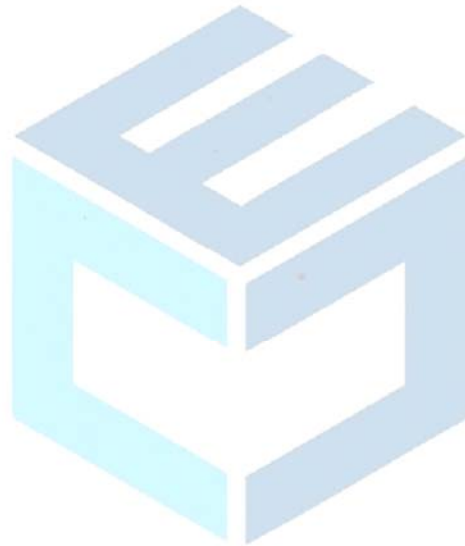
Name of the person signing : Hasan Alijagic BEng., MEng.Sci., PhD CEng

Position : Civil/Structural Engineer

Class 2 DBPS Registration Number: DEP0002437 (Drainage, Civil Eng., Structural Eng.)

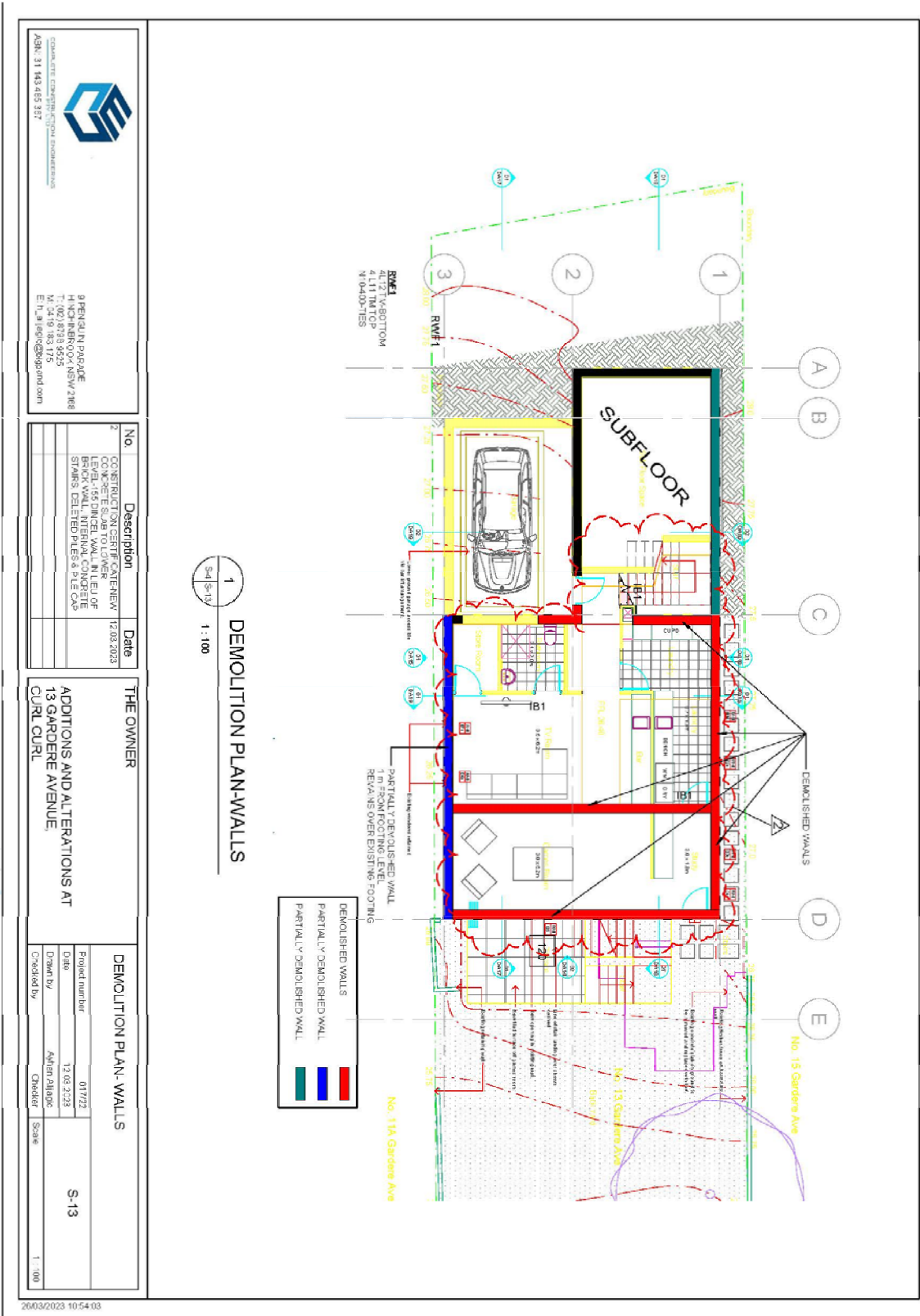
Class 2 DBPS Registration Number: PRE0001604 (Civil, Structural)

Digitally signed by Dr. Hasan Alijagic
DN: cn=Dr. Hasan Alijagic, o, ou=Complete Construction Engineering Pty Ltd, email=h_alijagic@bigpond.com, c=AU
Date: 2023.03.26 11:41:20 +11'00'



COMPLETE CONSTRUCTION ENGINEERING
PTY LTD

Appendix A-Plan S-13



Appendix B-Photographic record





Rusty & disconnected
wall tie

Rusty & disconnected
wall tie



Rusty & disconnected
wall tie



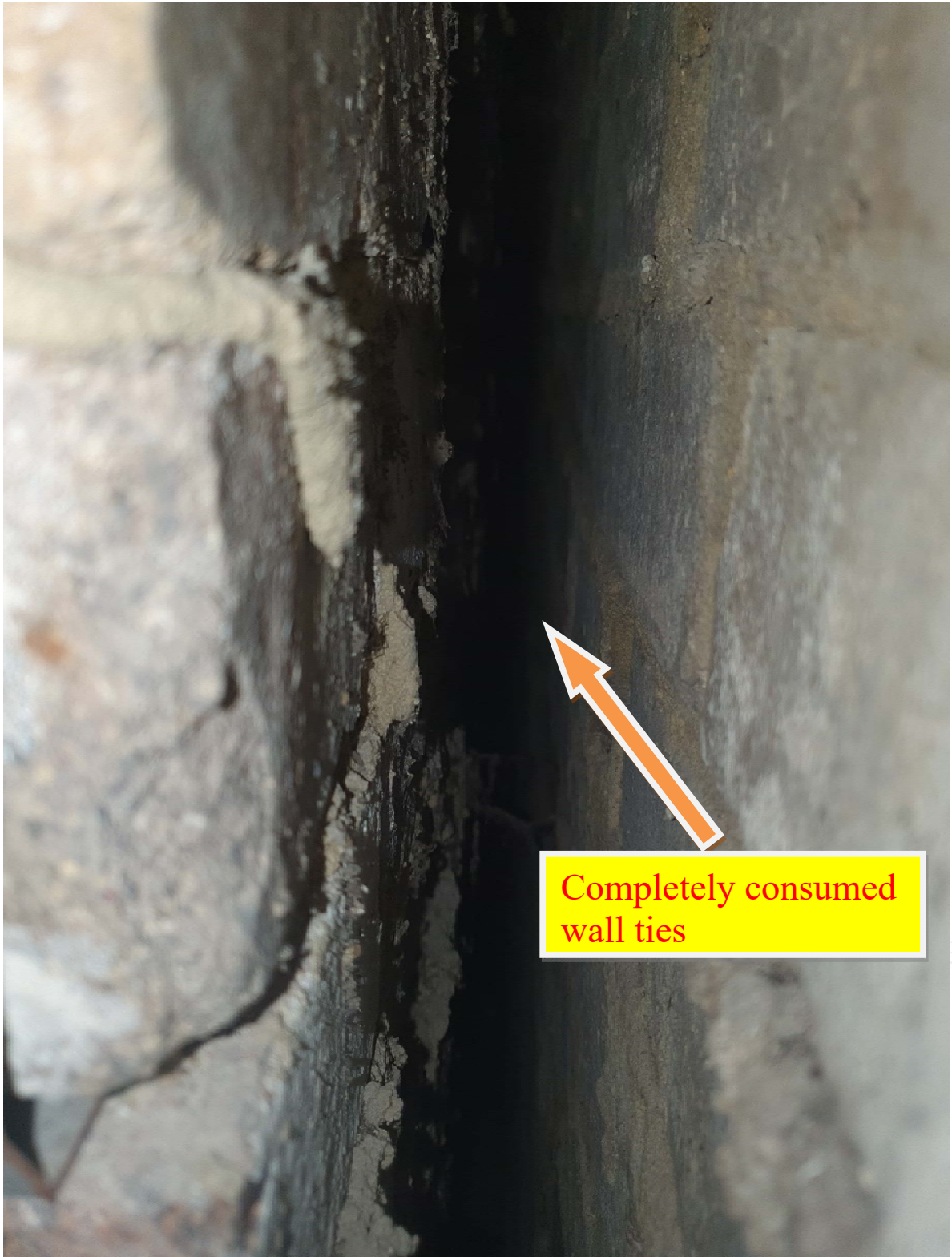


Rusty & disconnected
wall tie





Completely consumed
wall ties



Completely consumed
wall ties



Completely consumed
wall ties