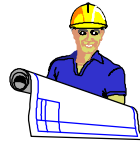


ANDY'S DESIGN & DRAFTING



18WEDDIN ST GRENFELL NSW 2810
M:0407 273876 B:(02)6343 2926 E: dwkshop@bigpond.com
ABN 72 739 979 498

Inspection Report—Condition Report

Property

78 GEORGE STREET GRENFELL 2810

4A/18/DP758473

5/18/DP758473

6/18/DP758473

4B/18/DP758473

5A/18/DP758473

4G/18/DP758473

5B/18/DP758473

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INSPECTION REPORT

Client Oliver's Hardware

Inspection Date Friday 29th July 2022

Inspected By Andy Reidy

Brief:

Please attend site and provide a report on

- *Condition of Buildings that provide facilities for Retail Premises trading as Oliver's Hardware
To support a proposed application to Demolition/develop site*

Property Description:

Local Environmental Plans: *Weddin Local Environmental Plan 2011 (pub. 5-12-2011)*

Land Zoning R1: *General Residential: (pub. 5-12-2011)*

Heritage: *Grenfell Urban Conservation Area Significance: Local*

Flood Planning: *Flood Planning Area*

Land Title: *7 separate Lots*

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Current:

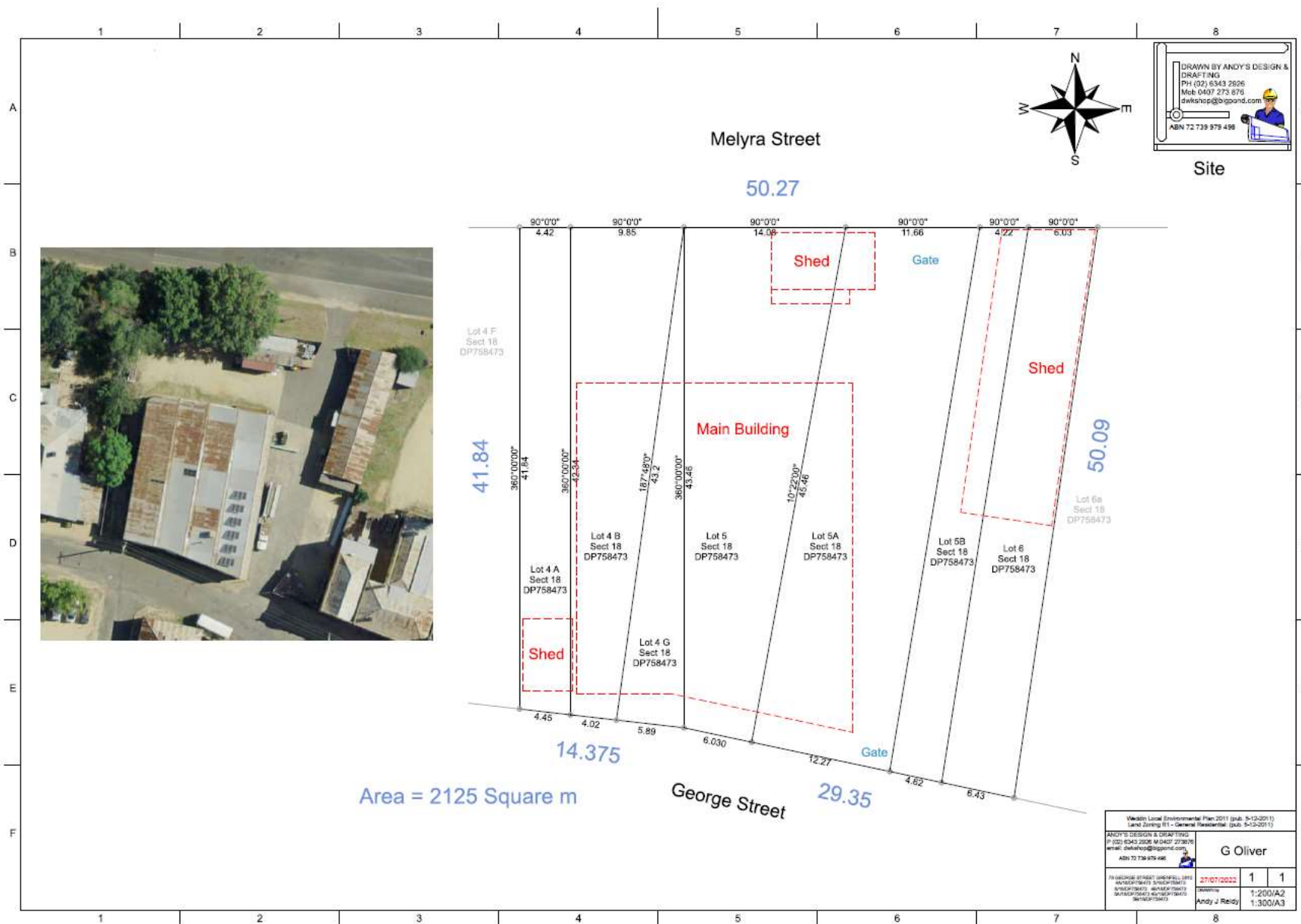
4 Buildings on 2125 sqm of Land located in Grenfell Urban Conservation area
Buildings **NOT LISTED** in schedule 5 Weddin Local Environmental Plan 2011

1. *Smaller shed (recent Construction)*
2. *Large shed – Main Retail*
3. *2 Smaller sheds*

Smaller shed (E4) recent approved structure
All other sheds older construction between 50 to 70 years

Construction of Large shed/smaller sheds

Timber Frame
Truss Roof
Framed sub floor on stump posts
Concrete slab (Eastern Shed)



DRAWN BY ANDY'S DESIGN & DRAFTING
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Victorian Local Environmental Plan 2011 (pub. 5-12-2011) Land Use Planning (LUP) - General Residential (pub. 5-12-2011)			
ANDY'S DESIGN & DRAFTING P (02) 6343 2826 M 0407 273 876 email: dwkshop@bigpond.com ABN 72 739 979 498			
PREPARED BY: ANDY'S DESIGN & DRAFTING DATE: 27/07/2022 DRAWN BY: Andy J Reidy		G Oliver 1:200/A2 1:300/A3	
1	1	1	1

General Condition - Buildings

Sub Floor Frame: Main Building



Timber stump piers
Evidence of Movement off Framework



Internal Framework: (Main/secondary sheds)

Broken structural Members

Water staining



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Exterior/Roof



Summary Of Building Condition:

Condition:

1. Internal/External cosmetic damage/wear
2. Current standard (section J Energy efficiency) would not be met
3. Consistent maintenance/repair required
4. Failing structure
5. Amenities below current standards/requirement for staff/public

Structural:

1. Failure of sub floor frame
2. Damaged/missing/failed support piers
3. Failed Guttering
4. Damaged Roof Framework

Recommendations:

Development of site to revert to Residential
(community benefit)

Relocation of Business to Industrial Zone
(community/owner benefit)

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