STRUCTURAL BUILDING REPORT

PROJECT LOCATION
75 Queen St, Clarence Town

CLIENT NAME
Sue Terry
C/o Perception Planning

DRB PROJECT NUMBER
221911

DISCLAIMER

Project Number: 221911

Client: Sue Terry

This Report has been prepared on behalf of the Client noted above and in accordance with the agreement between DRB Consulting Engineers and the Client. It is intended solely for the use of the Client and shall not be relied upon by any third party without the written consent of the Client and DRB Consulting Engineers. No liability is accepted for unapproved use of or reliance on the contents of this report without prior written consent. DRB Consulting Engineers reserves the right to alter this report at any time without notification and reliance on information contained within.

Report Issues

Revision	Date	Description	Author
A	15/08/2022	FINAL ISSUE	CAL

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1 INTRODUCTION

DRB Consulting Engineers (DRB) were engaged by Sue Terry c/o Perception Planning to undertake a visual structural inspection of the existing granny flat structure located at 75 Queen Street, Clarence Town. The property is located in a rural suburban area and consists of a house dwelling and the detached granny flat structure.

Figure 1 - Location Plan

2 SITE INVESTIGATION

The property is located in a gently sloping rural residential area. The site is surrounded by neighbouring lots of a similar size. Site wind classification is N2 in accordance with AS4055 Wind loads for housing. The property has a house dwelling and a detached granny flat. This report is limited to the single storey detached granny flat

The granny flat is generally of lightweight timber framing construction with a sheet metal roof. Internal finishes were typically plaster walls and ceilings. Foundationally, the structure is supported by a concrete slab on ground. The presence of any piers was unable to be confirmed on site. The granny flat was generally in good condition with some cracking of non-structural significance evident in the internal finishes.

3 CONCLUSION

We, DRB Consulting Engineers Pty Ltd, being practising Structural Engineers as specified within the meaning of the National Construction Code of Australia, hereby certify that we have undertaken the structural engineering design review of the abovementioned structures in accordance with sound engineering practices and confirm that they are generally in accordance with the relevant Australian Standards including:

AS1170 – Structural design actions
AS1684 – Residential timber-framed construction
AS2870 – Residential slabs and footings
AS3600 – Concrete structures

4 RECOMMENDATIONS

The visible elements of the existing granny flat are structurally adequate. We observed no areas requiring rectification to achieve structural adequacy.

This structural design statement does not cover design of the following elements: -

- Structures other than the building structure mentioned above,
- Non-structural elements,
- Observations within this report relate to the building structure observed through visual inspection only. The condition of concealed areas such as roof spaces, structures concealed by claddings, and buried elements were not observed.
- Bushfire ratings, termite protection, waterproofing, roof drainage, claddings, etc. are outside of our area of expertise and are assumed to be covered by a BCA consultant.

Should you require any further advice or clarification of any of the above, please do not hesitate to contact us.

Yours faithfully

DRB CONSULTING ENGINEERS PTY LIMITED

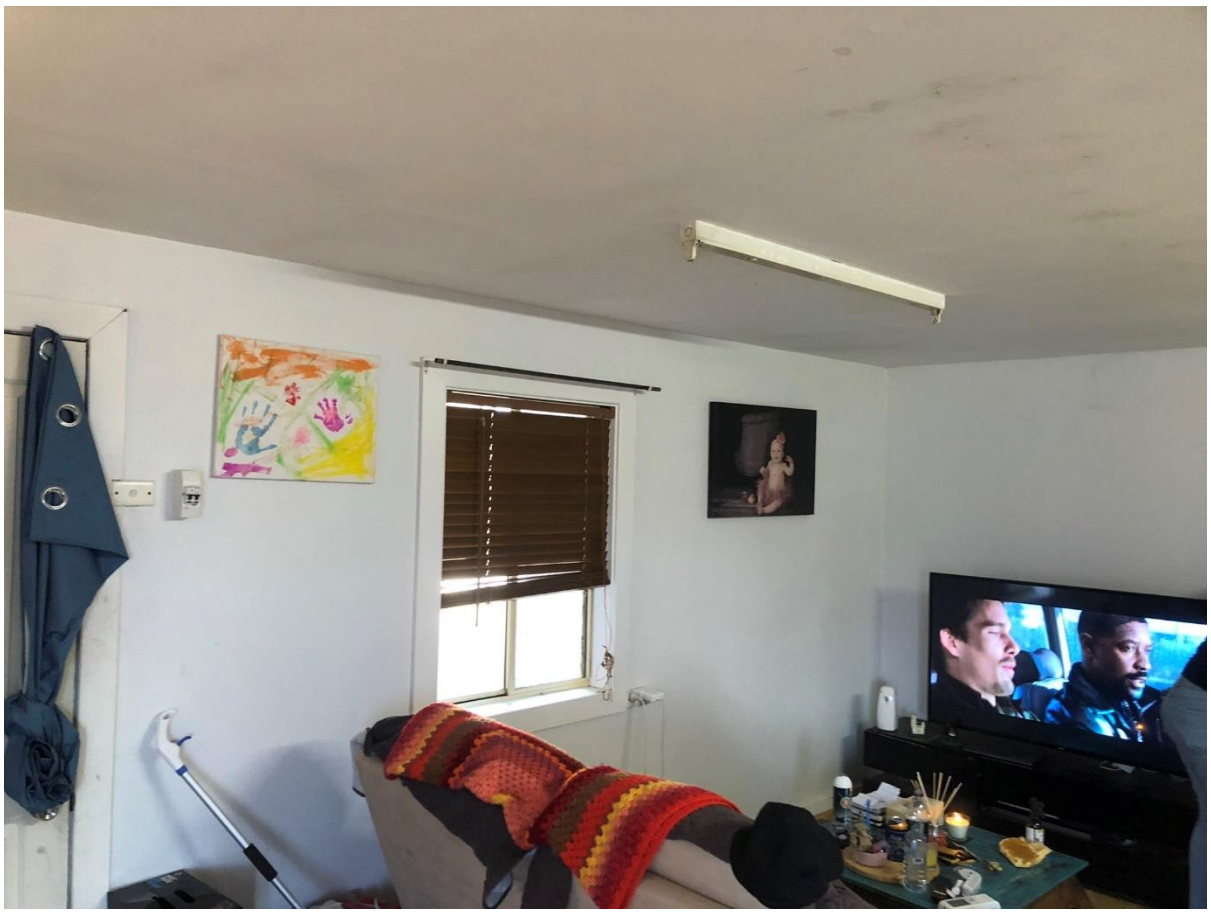
Callan Beamish
Structural Engineer
BEng (Civil) Hons GradIEAust

5 APPENDICES

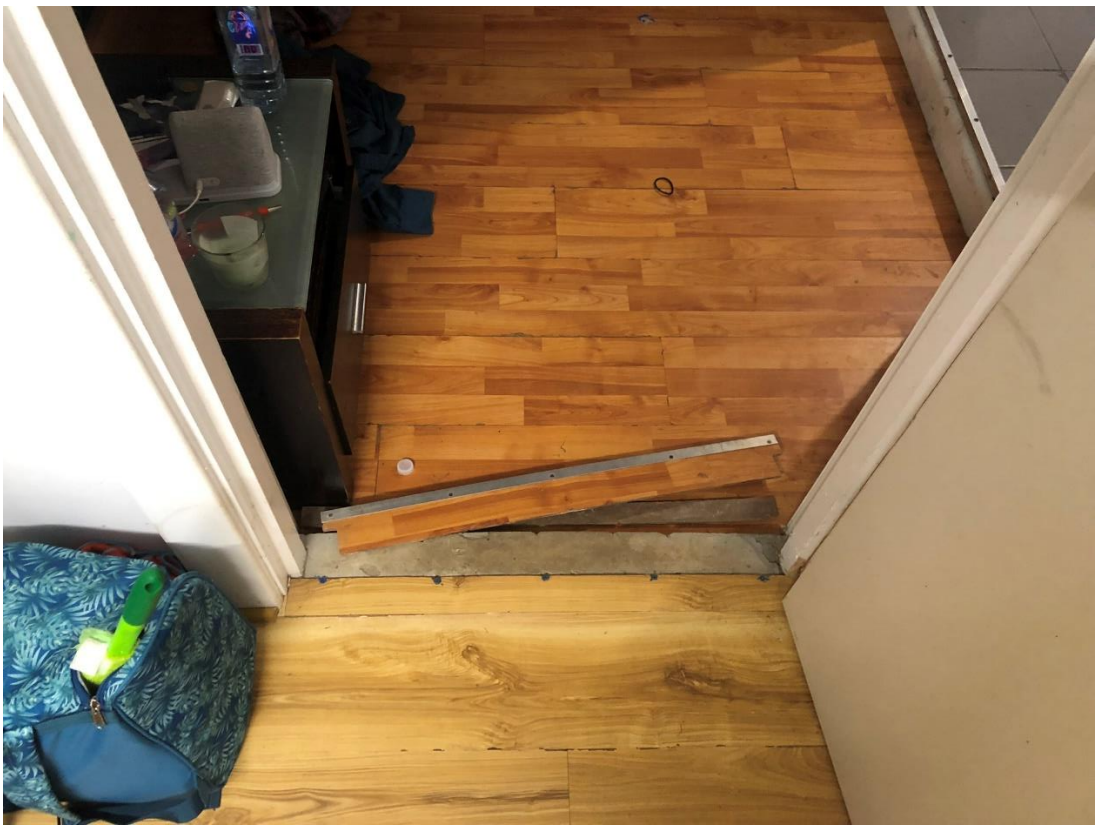
A APPENDIX A – PHOTOGRAPHS

Photograph 1 – Southern elevation at entrance to detached granny flat

Photograph 2 – Northern elevation of granny flat



Photograph 3 – Internal finishes of granny flat



Photograph 4 – Internal floor finishes over concrete slab