



Shayne Watson <shayne@councilapproval.com.au>

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**Re: Statement of Confidence for laundry Structure over existing deck; 2 Bardwell Crescent, Earlwood -Council Approval**

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**Santosh Paudel** <Santosh@grandengineering.com.au>  
To: Kalven Chang <kalven1910@gmail.com>  
Cc: Shayne Watson <shayne@councilapproval.com.au>

7 May 2025 at 16:52

Hi Kalven

Following the inspection at the above address we can confirm that the laundry superstructure (wall and roof framing) are generally in accordance with AS1684.2 and thus are structurally adequate.

Footing, Supporting posts and floor framing structures are not compliant as they are and need rectification/replacement to suit.

1. We will need to confirm if the existing concrete footing are minimum 450(sq)x450(Deep) and found on stiff undisturbed ground, new footing are required otherwise.
2. The supporting timber posts shall be clear off the ground using proprietary horseshoe anchors (alternatively galvanised steel posts may be used)
3. Floor framing structures(bearers and joists) that are moisture damaged shall be replaced to AS1684.2

A detailed specification of the above rectification can be provided on site to a licensed builder upon your request and the structural adequacy certificate for the new laundry will be provided upon satisfactory completion of the rectification works.

Please feel free to contact me if you wish to discuss further on this matter.

Regards,

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