

Circle Z Design Pty Ltd

Structural Engineering

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Urban City Planning
PO Box 1201
WINDSOR NSW 2756

RE: Structural Certification of Existing Secondary Dwelling – 10-18 Fourth Rd Berkshire Park NSW

Dear Sir/ Madam:

This letter is to certify that I have inspected the existing secondary dwelling built inside the existing garage at the rear of the main dwelling at the above mentioned address as indicated in Figure 1. It has been requested that the existing dwelling be certified by a practising structural engineer for structural adequacy. As the purpose of the site visit was to review this area of the property, no other parts of the site or building unless attached to the inspected structures were reviewed at this time.



Figure 1: Site Photo showing part of building inspected (shown in red) (image courtesy of Six Maps)



Figure 2: View from inside existing garage of dwelling fit-out inspected



Figure 3: Image showing the plastic membrane under the slab

The dwelling has been constructed inside the existing metal clad and framed garage structure, situated over a concrete slab on ground.

From the inspection the following items were noted:

- The existing concrete slab on which the building is supported is protected from the ground by a plastic membrane, which appears to be continuous as it was visible in numerous areas of the slab;

- The internal fit-out for the dwelling inside the existing building are non-structural walls, and are independent from the structure of the original building, and so have not been reviewed; and
- No items are stored on the ceiling of the dwelling fit-out.

Based on that inspection, it is of my opinion that the existing secondary dwelling is considered structurally adequate for its intended purpose, and that it satisfies the requirements of the relevant Australian Standards and Codes of Practice, in particular:

- AS1170.0,1, and 2 – The Loading Codes;
- AS 4100 – Steel Structures;
- AS1684 – Residential Timber Framing; and
- AS 4055 – Wind Loads on Houses for a design wind classification N2.

No items shall be stored, and live load (personnel access) shall not be allowed on the ceiling of the secondary dwelling.

I trust this meets your requirements, however should you have any queries, please do not hesitate to contact the undersigned.

For and on behalf of Circle Z Design Pty Ltd,



Matthew Zahra MIEAust CPEng NER 2297557