Attachment E

Structural Report

LUKE TSOUGRANIS & ASSOCIATES PTY LTD

CONSULTING STRUCTURAL & CIVIL ENGINEERS

676 Bourke Street, Redfern, NSW 2016 Telephone: (02) 9319 2294 Email: info@ltaengineers.com.au ACN 098 674 296

Our Reference: 5785 21 February 2025
Your Reference: N/A Revision 03

Victoria St Invest Pty Ltd
95 Victoria Street
BEACONSFIELD NSW 2015

STRUCTURAL REPORT

Dear Sir/Madam,

RE: 93-95 Victoria Street, Beaconsfield NSW 2015

I inspected the existing party wall (on the common boundary between 95 Victoria St and 97 Victoria St) which is proposed to be retained as part of the proposed dual occupancy development at the above address, as detailed on the architectural plans by Supersoma Pty Ltd dated 3/09/2024.

The existing party wall between 95 Victoria St and 97 Victoria St (**the party wall**) is a single-storey brick masonry wall constructed from a single skin of 110mm bricks up to ceiling level. At the front of the property where a pitched roof exists, the party wall has been extended above ceiling level with a single skin of Hebel blocks to the underside of the roof. The timber battens supporting the pitched roof are continuous over the party wall.

The proposed new building will be designed to be structurally independent from the party wall and will not rely upon the party wall for vertical or lateral support.

As the party wall is independent from the proposed new building, it will not be detrimentally affected by the demolition process taking place at 95 Victoria St, provided that:

1. The demolition is to commence with removal of only the roof sheets and ceiling sheeting.
2. The existing timber ceiling/roof framing is to be secured to the top of the party wall. This will provide restraint to the party wall in the temporary condition, and will enable the internal walls to be demolished. At the front of the property (pitched roof end), the timber battens which continue over the party wall from the 97 Victoria St side are to be secured to the Hebel wall on the 95 Victoria St side as per the details shown on the attached structural drawing 5785-D1 (dated 21/02/25). At the rear of the property (skillion roof end), a similar detail will be adopted pending an inspection of the exposed roof framing.
3. Once the party wall is secured as described above, demolition is to proceed in a top-down process, starting with the rafters, ceiling joists and internal walls on the 95 Victoria St side.

4. After demolishing the existing building, the top of the party wall is to be flashed with Colorbond flashing along its entire length as protection against water ingress. (Note: This assumes the demolition will happen immediately, as opposed to taking place in stages which would leave the party wall exposed for a prolonged period of time.)

5. The entire face of the wall on the 95 Victoria St side is to be protected with a heavy duty plastic membrane fixed with pins to the wall. All pin holes are to be sealed with silicone. 600mm laps are to be provided at all joints, which shall be taped. Alternatively a single large tarpaulin may be used.

6. The party wall is to be tied to the new wall which is to be constructed alongside the common boundary as part of the proposed development with framing ties, as detailed on the attached structural drawing 5785-D2 (dated 21/02/25). This will provide restraint to the party wall in the permanent condition.

Please do not hesitate to contact the undersigned if you would like to discuss any further details.

Yours faithfully,

LUKE TSOUGRANIS & ASSOCIATES PTY LTD

L.TSOUGRANIS
MIEAust CPEng NER APEC Engineer IntPE(Aus)
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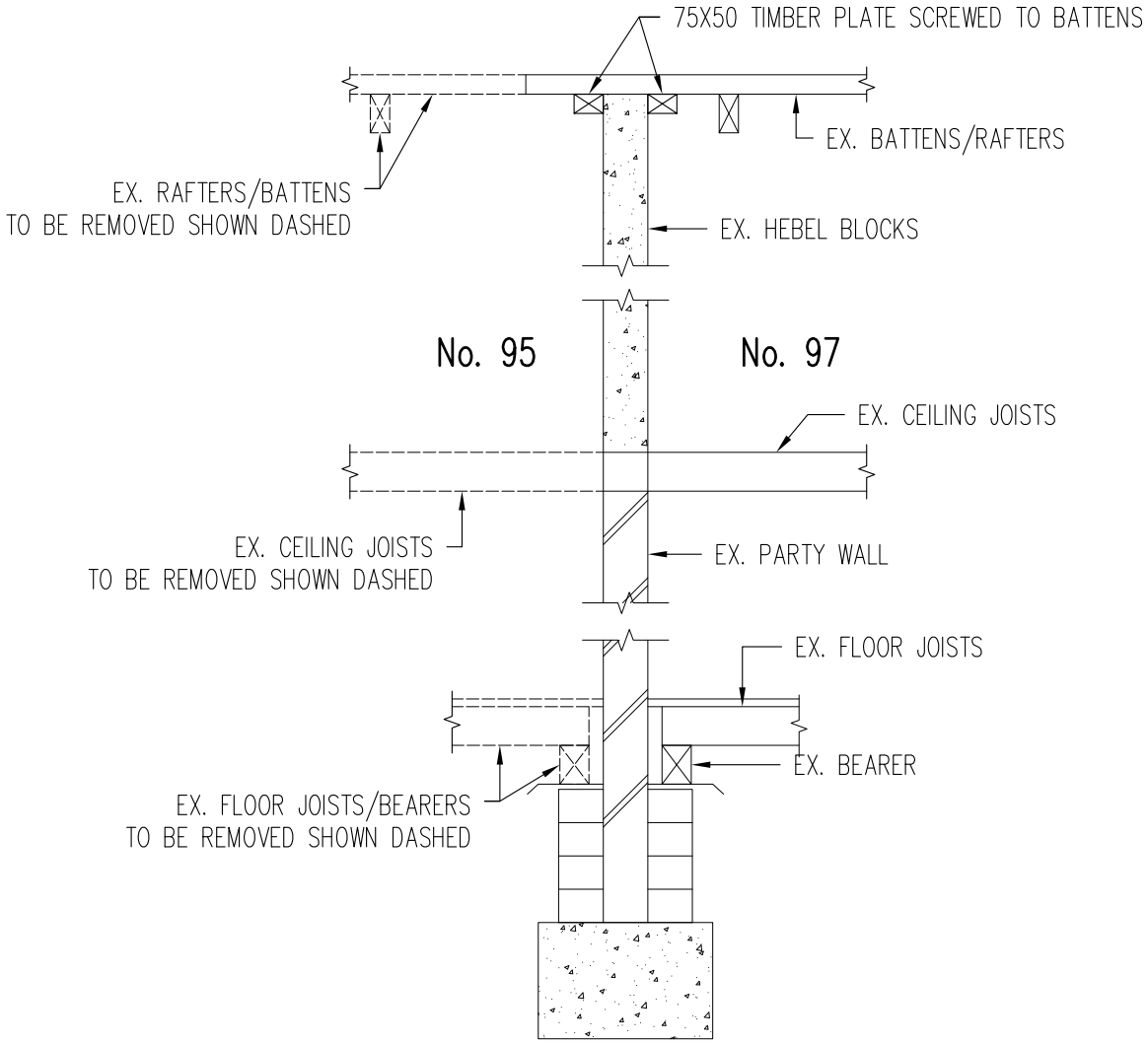
Your Reference:

95 VICTORIA STREET, BEACONSFIELD, NSW
FOR:



PARTY WALL SECTION – DURING DEMOLITION

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95 VICTORIA STREET, BEACONSFIELD, NSW
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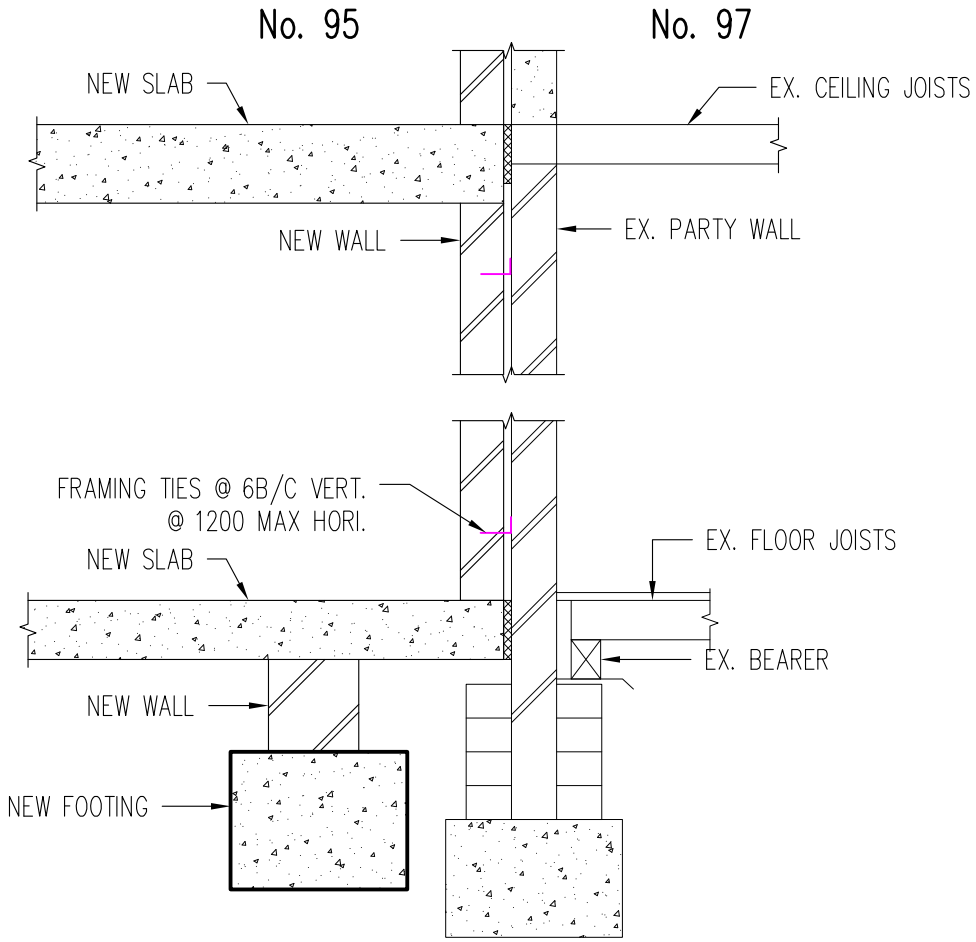

PARTY WALL SECTION – PERMANENT