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Shop 7/46 Gladstone Road  
Allenstown, QLD, 4700

## BUILDING CONDITION REPORT

**Address:** 7 Talford Street, The Range

**Description of Building:** Existing Dwelling

**Reason for Report:** Removal of Dwelling

### **ROCKHAMPTON REGIONAL COUNCIL**

#### **APPROVED PLANS**

These plans are approved subject to the current conditions of approval associated with

**Development Permit No.:** **D/45-2024**

**Dated:** **20 August 2024**



## **NCC Compliance**

### **Part 3**

#### **Surface Water Drainage**

Both the external & subfloor drainage do not allow for the adequate drainage of water, leading to excess movement in the soil surrounding the building.

#### **Termite Management System**

There is no visible or documented evidence of a termite treatment system, areas of the building have no visual barriers.

### **Part 4 - Footings & Slabs**

See engineering report – The footing system has no existing available engineering and does not allow for alterations or renovations, given the style of construction.

Footings/posts also show signs of concrete cancer, existing and repaired cracking.

Front of dwelling is supported and retained on stone and mortar wall.

### **Part 5 - Masonry**

External and internal walls are a <70mm concrete construction. The following issues are identified.

- No visible vertical articulation joints.
- Minimum 90mm external & 75mm internal specified in NCC
- No engaged piers either side of openings
- No lateral supports to top of wall/roof framing.
- Evidence of current and repaired cracking internal & External.
- No visible flashing to windows & Doors
- Isolated piers are undersized in design.
- Poorly supported bearers & Joist

### **Part 6 - Framing**

Visible timbers are inadequately supported and to today's standards are significantly undersized.

### **Part 7 – Roof Cladding & Gutters/Downpipes**

The following issues were noted with the roof cladding -

- Roofing material has been replaced and does not suit the era of construction.
- Batten Spacings appear to be inadequate.
- Roofing screws are not adequate for Cyclonic installation.
- Insufficient flashing to entry door roof

The following issues were found with the Gutters & Downpipes-

- Insufficiently designed box gutter system
  - The box gutter is showing signs of corrosion.
- Insufficient downpipe quantity and location
- Gutter size inadequate for Rockhampton Rainfall intensity
- No gutter Overflow measures incorporated in design.

### **Part 8 – Glazing**

Windows do not comply with current day Australian Standards & Manufactures specification, reveals and framing are showing signs of degradation, caused by lack of window flashings and opening weatherproofing.

### **Part 9 – Fire Safety**

There is not a correctly designed & installed smoke alarm system in the dwelling.

### **Part 10 – Health and Amenity**

The following issues were noted onsite with regards to Health and Amenity

- Lack of visible waterproofing to external walls
- Visible signs of existing water damage to bathroom structural members
- Cracking to external walls will detrimentally effect integrity of waterproofing systems
- In adequate natural lighting & ventilation
- There is no visible method of condensation management.
- No visible exhaust systems are installed.

### **Part 11 – Safe Movement and Access**

Stair treads and risers are inconsistent and show signs of deterioration.

Front door threshold is less than the minimum 50mm required.

Handrails/Balustrades do not comply with this part.

### **Part 13 – Energy Efficiency**

Given the method of construction, there would be no way to improve on the energy efficiency of the dwelling. 1<sup>st</sup> May 2024 also introduces 7 Star requirements in QLD.

### **Liveable Housing Design Standards**

Any renovations in nature will require the implementation of the Liveable Housing Design Standards, given the nature of construction this will require partial removal or internal and external walls to comply.

### **Garage & Fence**

The existing garage and Fence show significant signs of degradation and are no longer in a position of repair, for the safety of the neighbouring occupants and pedestrians, these structures should be removed at the earliest convenience of the building occupants.

### **Conclusion**

The existing dwelling does not comply with the current legislation, with no alterations, there is no requirement to bring the dwelling up to the current legislation, however, Without the appropriate renovations the building will continue to degrade until it naturally collapses. During this time, it will naturally detract from the character of the area and devalue the surrounding houses.

It has already been stated by the assessing engineer that no renovations would be supported in any nature using the current subfloor system, given the method of construction including undersized concrete wall, there is no current construction method that will allow for the rectification and upgrade of the existing structure. There is in my professional opinion only one option, to demolish the existing structures and rebuild a new dwelling to appropriately reflect the character of the surrounding area.

Regards



**Luke Bray**

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**LIABILITY LIMITED BY A SCHEME APPROVED UNDER  
PROFESSIONAL STANDARDS LEGISLATION**



Member  
Australian Institute of Building Surveyors  
Professional Standards Scheme



*Proud Member*



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**Dated: 20 August 2024**



CERTIFICATE NO: BN8380R01

OWNER'S NAME : N/A  
SITE ADDRESS : 7 Talford St., Rockhampton  
DESCRIPTION OF BUILDING : Existing residence  
BUILDER : N/A  
APPLICABLE DRAWINGS : Nil

**I certify that:**

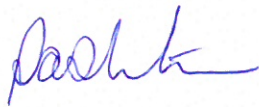
1. The following structural design calculations have been carried out by me
  - a. Assessment of structural adequacy of Members and Connections including footings.
2. **Findings:-**
  - a. The existing building was constructed prior to the Building Act 1975.
  - b. There was no requirement for soil testing, or engineered design at the time of construction.
  - c. The building is not suitable for cyclonic wind loadings.
  - d. The building is not suitable for any additional loads.
3. The building has exceeded the expected lifespan of fifty years.
4. The building foundations and footings are not suitable for the additional loading of a second storey to be added.
5. Upgrading of the footings for the additional load is not viable.





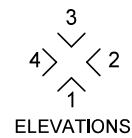
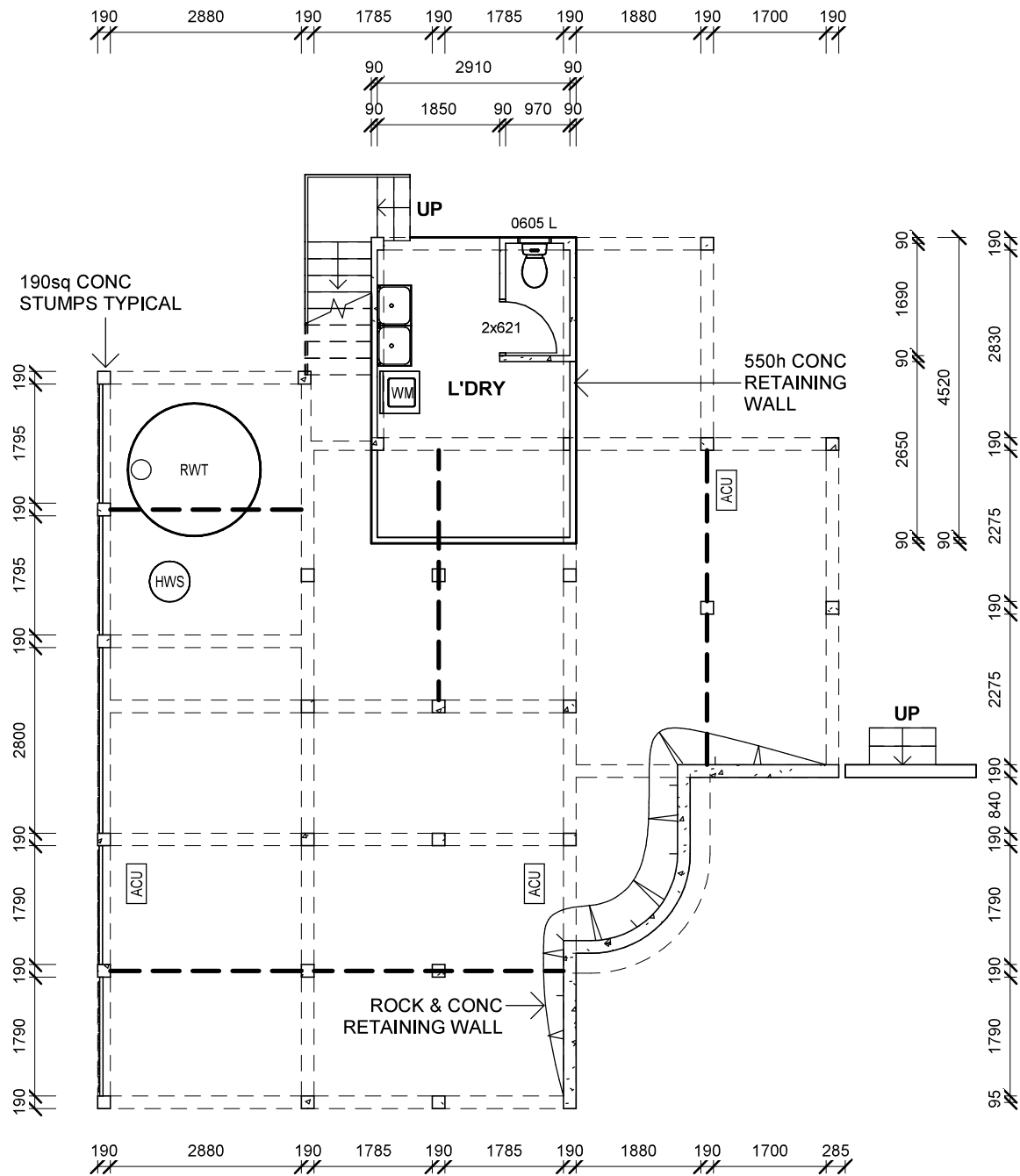
6. The aesthetic aspects of the house can be reproduced in the new construction.
7. **Recommendations**
  - a. The house should be rebuilt with the same aesthetic features reproduced.
  - b. This is the only viable option.
8. The basis of the design was:-
  - a. Design wind velocity 50 m/s (C1)
  - b. Floor Live Loads - 1.5 kPa
  - c. Allowable foundation bearing pressure - 150 kPa

*Certification*



*Stephen Strachan RPEQ 2968*

*Date: 6 Sept, 2023*



1 Existing Ground Floor Plan  
1 : 100

**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

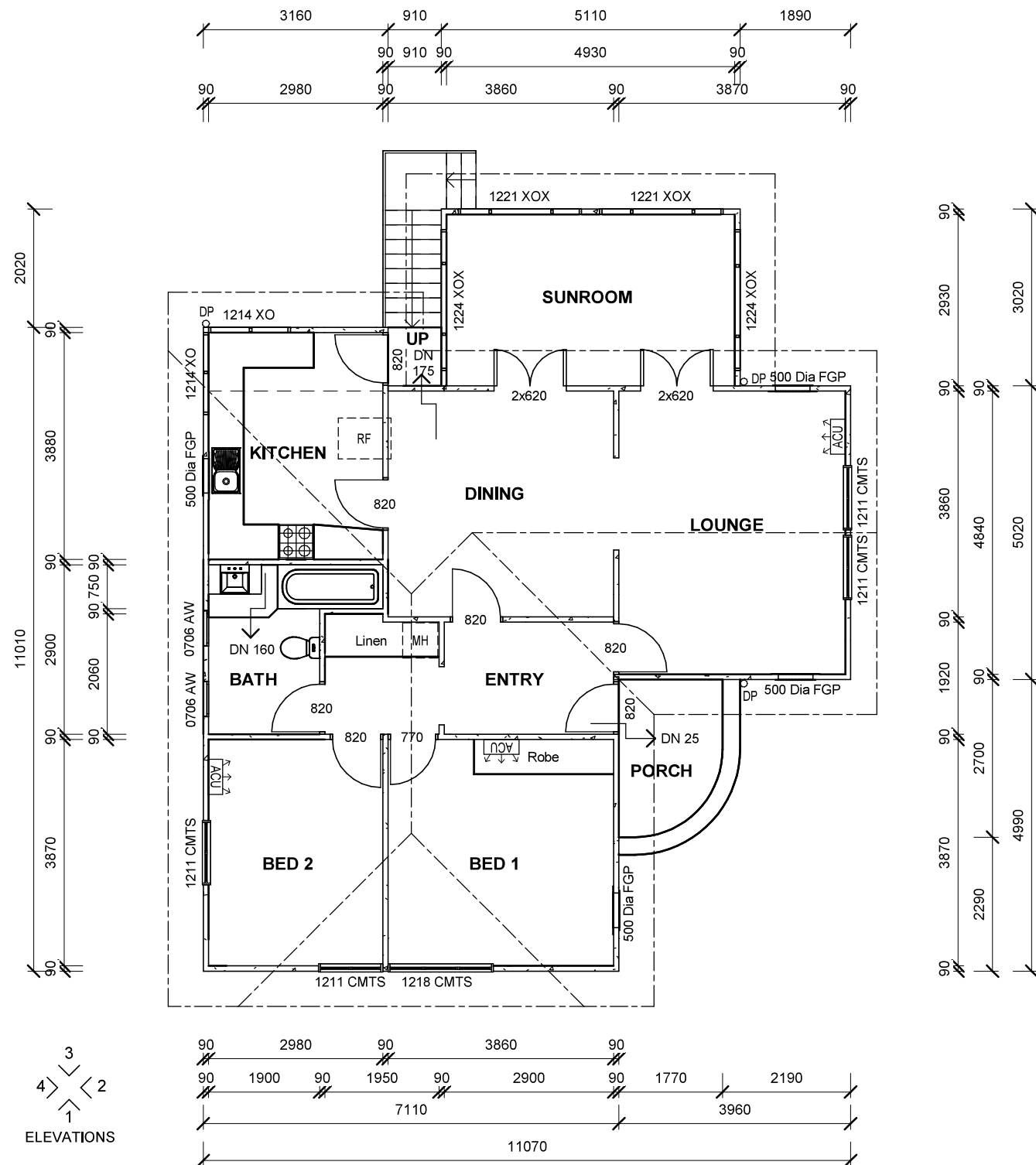
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**Development Permit No.: D/45-2024**

**Dated: 20 August 2024**

**AS AMENDED BY COUNCIL 28  
MAY 2024**

REVISIONS	NO.	DATE	DESCRIPTION
	1	20/05/23	PRELIMINARY PLAN 01
<b>PROPOSED ADDITIONS - DEMOLITIONS</b> <b>FOR S MYLREA</b> <b>AT 7 TALFORD STREET</b> <b>THE RANGE</b>			
BUILDER :		WIND SPEED	PROJECT NUMBER
DATE : APRIL 2023		C1	2306 - 02
CAD FILE : 2306 MYLREA		PLAN SIZE: A3	SHEET 02 OF 07 SHEETS
REVISION			1



1 Existing First Floor Plan  
1 : 100

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
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**Development Permit No.: D/45-2024**  
**Dated: 20 August 2024**

**AS AMENDED BY COUNCIL  
 ON 28 MAY 2024**

REVISIONS	NO.	DATE	DESCRIPTION
	1	20/05/23	PRELIMINARY PLAN 01

**PROPOSED ~~ADDITIONS~~ DEMOLITION**  
**FOR S MYLREA**  
**AT 7 TALFORD STREET**  
**THE RANGE**

BUILDER :	WIND SPEED <b>C1</b>	PROJECT NUMBER <b>2306 - 03</b>
DATE : APRIL 2023	PLAN SIZE: <b>A3</b>	SHEET 03 OF 07 SHEETS
CAD FILE : 2306 MYLREA	REVISION	<b>1</b>