

Our Ref: 244026 L24-06-24 Rev.A

24th June 2024

Break O'Day Council 32-34 Georges Bay Esplanade St Helens TAS 7216

ATTENTION: J IHNEN

Dear Jake

BODC - STRUCTURAL ASSESSMENT - ST MARYS RECREATION GROUND - HAREFIELD RD, ST MARYS

Collective Consulting carried out a structural inspection and brief photographic survey of the Pavilion Building at St Marys Recreation Ground on the afternoon of the 6th May 2024. We have carried out a limited structural assessment with a view to establishing the extent of structural damage along with potential causes. Our recommendations have been made to assist council in their decision making regarding this building.

1 // INSPECTION NOTES

Typical damage observed was as follows:

- Major displacement and outward bowing of external walls between steel tie rods.
- Deflection of roof sheet.
- External downpipe cut off right at building corner resulting in ponding water.
- Water stains to end wall interior cladding, due to potential water ingress or roof condensation.

Wall and roof damage has largely been caused by long term timber sagging related to the age of the material, and wind load damage due to insufficient bracing.

Due to the age of the building and past repairs, we expect further movement to continue slowly with the exception of the end walls. End walls show minimal signs of displacement.

Generally, the floor, external claddings, and foundations are in good condition given the age of structure, however ongoing maintenance should be expected.

2 // RECOMMENDATIONS

After considering the above and discussions in conjunction with yourself, our findings and general recommendations are as follows:

It is our view that the structure has exceeded its design life and that works to extend the life of the building will not be economically rational. We expect the building will exhibit further movement and deflection with or without minor modifications. The building is not suitable as a habitable or conditioned space, and modifications to the building will not make it compliant. The National Construction Code (NCC), defines conditioned space as a space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by air-conditioning.

We recommend the following options:

Option 1: Demolish and construct a new portal frame structure.

Option 2: The building may be used for storage purposes without modifications. This being the case, it is unlikely that structural failure would result in injury or death, however damage to stored items may occur in this scenario.

Should the council elect to retain the building, we recommend the following works are completed to prolong the building life.

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Foundations:

- Install air drain to perimeter of wall to prevent rising damp and vent sub-floor to atmosphere.
- All roof water is to be directed to an underground drainage system and dispersed away from the building. New gutter and stormwater infrastructure may be required.
- Currently there is no subfloor ventilation for existing timber floor. Vents should be cut into blockwork to allow air circulation.

Walls / Roof:

- Given the outward bowing of the external walls, the roof structure in current condition would not be capable of supporting any additional ceiling, insulation or services.
- Reinstate top plate in accordance with AS1684.
- Install additional proprietary 16mm Reidbraces in between existing steel tie rods to limit displacement.
- Bird proof.

If you wish for Collective to prepare a design for a replacement structure, we would be happy to submit a fee proposal to you.

We have included with this assessment a record of the condition survey conducted as part of the process of preparing this assessment. This survey details the issues noted throughout the building and provides a photographic record of the condition of the building at that time.

Yours faithfully,

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John Hayes Graduate Engineer B.E.Hons (Civil) // GradIEAust

Matthew Peart Director // Senior Structural & Civil Engineer B.E.Hons (Civil) // M.E.M // MIEAust // CPEng // NER



PHOTOGRAPHIC SURVEY



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