



Addendum to Structural Report

for

Empire Bay Marine Structure

for Crown Lands

Revision Information

Project:	16B Sorrento Rd, Empire Bay
Document Title:	Addendum to Structural Report
Client:	Department of Planning and Environment – Crown Lands
Revision:	A
Status:	Issue for Information
Revision Date:	28 August 2023
Author:	Karlie Collis
Verifier:	Neil Petherbridge

Limitation Statement

Northrop Consulting Engineers Pty Ltd (Northrop) has been retained to prepare this report based on specific instructions, scope of work and purpose pursuant to a contract with its client. It has been prepared in accordance with the usual care and thoroughness of the consulting profession for the use by Crown Lands. The report is based on generally accepted practices and standards applicable to the scope of work at the time it was prepared. No other warranty, express or implied, is made as to the professional advice included in this report.

Except where expressly permitted in writing or required by law, no third party may use or rely on this report unless otherwise agreed in writing by Northrop.

Where this report indicates that information has been provided to Northrop by third parties, Northrop has made no independent verification of this information except as expressly stated in the report. Northrop is not liable for any inaccuracies in or omissions to that information.

The report was prepared on the dates shown and is based on the conditions and information received at the time of preparation.

This report should be read in full, with reference made to all sources. No responsibility is accepted for use of any part of this report in any other context or for any other purpose. Northrop does not purport to give legal advice or financial advice. Appropriate specialist advice should be obtained where required.

To the extent permitted by law, Northrop expressly excludes any liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this report.

		Date
Prepared by	KC	28/08/2023
Checked by	NP	28/08/2023
Admin	HB	28/08/2023

1.0. Additional comments

We have been asked to provide a response to a specific query about the potential to relocate the existing boat shed structure at the above-mentioned address. The structure is discussed in detail in our Structural Report dated 18 November 2023.

In our report we note that the subfloor and flooring structure is structurally inadequate with many structural members failed and deteriorated. Lifting and relocation of this structure would require, as a minimum, reconstruction of the floor framing, coupled with additional works on the upper framing. Our previous report outlines the condition of the joists and bearers, with many failed and others with significant section loss.

Due to the irregular arrangement of joists, replacement joists would be unable to be placed from outside the line of the structure. Similarly, connections between wall and floor framing, as well as connections between structural members above the floor framing would need to be made, which would involve extensive construction works within the building.

Remediation of the framing would require workers to be exposed to the dangers of working below and within the unstable structure. Similarly, we should reiterate our concerns that the structure could collapse at any time and that any construction works would likely increase this risk of collapse.

We would not recommend that any workers are exposed to this level of risk to safety and therefore, in our opinion, we consider it would be unsafe to attempt to lift or move the structure.