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15 October 2025

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ADVERTISED PLAN

Ref: 1049.010.LT.STR.001.A

Dear Jamie,

253 Barnard Street, Bendigo – Existing Building Structure Condition Assessment

As requested, SCE Australia (SCE) was engaged by E-Plus Architecture to undertake a site inspection of the existing building located at 253 Barnard Street, Bendigo. The aim of the inspection was to investigate the current condition of the existing building and provide comments in the form of a condition assessment letter on the existing buildings current structural integrity. Refer to figure 1 below for an aerial photo identifying the existing building that formed the scope of this condition assessment.



Figure 1: Aerial photo locating the building that formed the scope of this condition assessment.

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Based upon a site inspection undertaken by James Coughlin of SCE on 10 October 2025, the existing building was found to be a single storey building with a timber framed roof with metal roof sheeting, double skin masonry external walls, internal timber walls and a timber subfloor supported on timber stumps. It is understood that the existing building has been vacant for long period of time and has been subject to vandalism, squatting and a recent fire that is understood to have started in the neighbouring property at the rear of the existing building. Refer to figures 2 to 5 for photos showing the general condition of the existing building on the day of the SCE inspection.



Figure 2: Front of existing building facing Barnard Street.



Figure 3: Condition of fire damaged part of existing building.



Figure 4: Condition of fire damaged part of existing building.



Figure 5: Vandalised part of existing building.

All site inspections undertaken by SCE were of a visual nature from safely accessible vantage points. SCE did not enter parts of the damaged building where it was not safe to do so.

During the inspection SCE was able to visually observe severe damage to the existing timber roof rafters, timber ceiling joist, timber wall framing and timber subfloor to the rear two thirds of the building where a fire occurred in the existing building. Refer to figures 6 through to figure 9 below which show the fire damage to the rear two thirds of the building.

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Figure 6: Fire damaged timber roof rafters.



Figure 7: Fire damaged timber ceiling joists.



Figure 8: Fire damaged internal timber walls.



Figure 9: Fire damaged timber subfloor.

The existing subfloor structure appears to have subsided throughout the front third of the existing building and the timber floor material deflects noticeably when walked on, which suggests that the existing flooring material is compromised. Refer to figures 10 and 11 below.

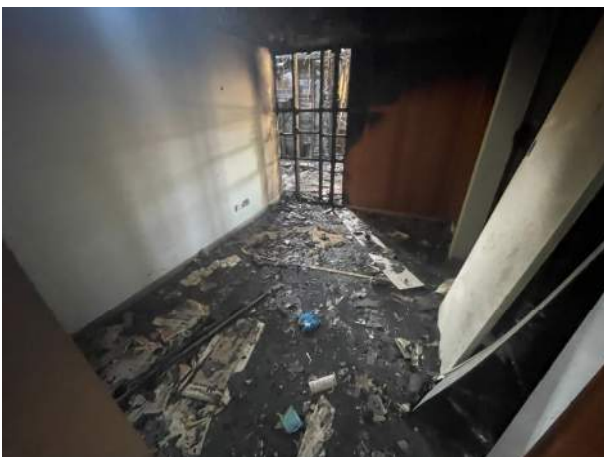


Figure 10: Compromised subfloor.



Figure 11: Timber subfloor condition.

Significant signs of mortar loss and cracks were identified in the external double masonry wall. Cracks of this nature typically indicate footing movement and the observed mortar loss between masonry units is typically a result of mortar that deteriorates over time. Refer to figure 12 and 13 below.



Figure 12: Cracking and mortar loss in masonry walls.



Figure 13: Cracks in masonry wall.

Based upon the findings of this condition assessment, we advise that the existing structure has fallen into a poor state of disrepair. The existing building that has been fire damaged is structurally compromised. Where the building has not been affected by fire damage, it has been vandalised and used by squatters. Taking into consideration the extent of the works required to return the existing building to a suitable condition, a large majority of the existing structure will need to be replaced and/or repaired. We believe the extent of works required to return the building to a suitable condition is not economically viable and is therefore recommended that the building is demolished.

We trust the above is satisfactory for your purposes at this time. Should you have any queries or wish to discuss any particulars noted in this letter, please do not hesitate to call.

Kind regards,



James Coughlin
Structural Engineer
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