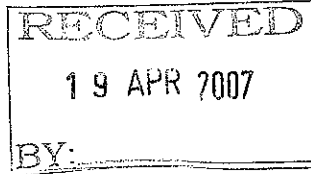


Our ref: 14891 RG



CONSULTING ENGINEERS

19 Canning Street, Launceston 7250
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E-mail: admin@daleluck.net.au

18th April, 2007

Break O'Day Council
PO Box 21
ST HELENS TAS 7216

Attention: Jennifer Russell

Dear Jennifer,

RE: PAVILION BUILDING - ST MARYS RECREATION GROUND

I carried out an inspection of the above building on Tuesday 3rd April 2007 in your presence.

PURPOSE OF INSPECTION

- To report on whether the existing timber structure is capable of being re-roofed and having a new plaster board ceiling installed in the building
- To report on the adequacy of bracing of the building
- To make comment on the condition of the timber floor
- To point out any deficiencies in the structure of the building

EXISTING CONDITIONS

The existing structure is of timber construction throughout.

- Roof framing consists of 125 x 50mm hard wood rafters @ 600 crs with collar ties. However the rafters have bent at the collar tie location and steel tie rods have been placed at wall top plate level in 6 locations along the building. This is not very satisfactory
- There is no ceiling and infact the existing structure will not support a ceiling
- Roof bracing is not sufficient. It does not comply with today's Wind Code. Roof bracing is being provided by the corrugated iron cladding
- Walls are of timber stud construction and clad on the outside with vertical hardwood boards in fair condition. Internal linings are hard board. There is no way of checking the extent of any wall bracing without removing all the internal linings

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- RISK ASSESSMENT

- The timber floor appears to be in very good condition. There is no detectable spring in the floor. Some deterioration of external wall cladding has occurred where concrete ramps have been built adjacent to the wall cladding

REMEDIAL WORK REQUIRED

- Clear out drains along the east and west sides of the building where silt and debris have built up
- Replace roof cladding with new custom orb Colorbond complete with flashings and eaves gutter and down pipes
- The existing external cladding of vertical timber boards is generally sound for its age. There is no need to replace the cladding. Replace individual rotten and split boards. Repaint exterior
- The need to put in a ceiling, and address the problem of a lack of bracing may be overcome with the addition of some steel portal frames. These would be placed inside the building at approximately 4.0 metre centres.

They will perform the dual purpose of supporting a new ceiling and the lack of lateral bracing in the building. Installing portal frames will mean that the outside building appearance will remain the same

Should you wish us to prepare a design of the portal frame with associated footings and bracing etc we would be pleased to submit a quotation to you.

I trust that the above fulfills your requirements at this time.

If you have any queries, please ring me.

Yours faithfully,
DALE P. LUCK & ASSOCIATES



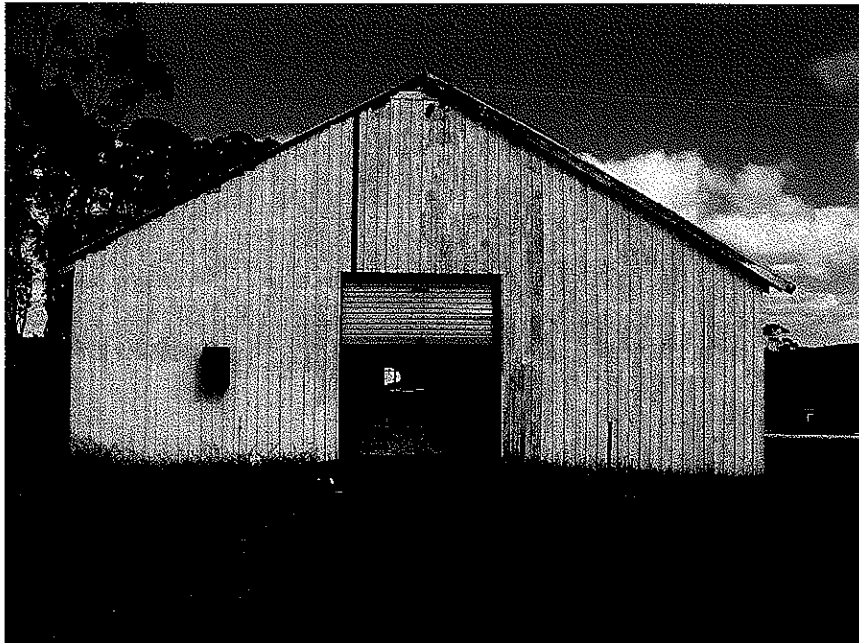
Rodney J. Gowland MIEAust CPEng

Encl. Sketch & Photos

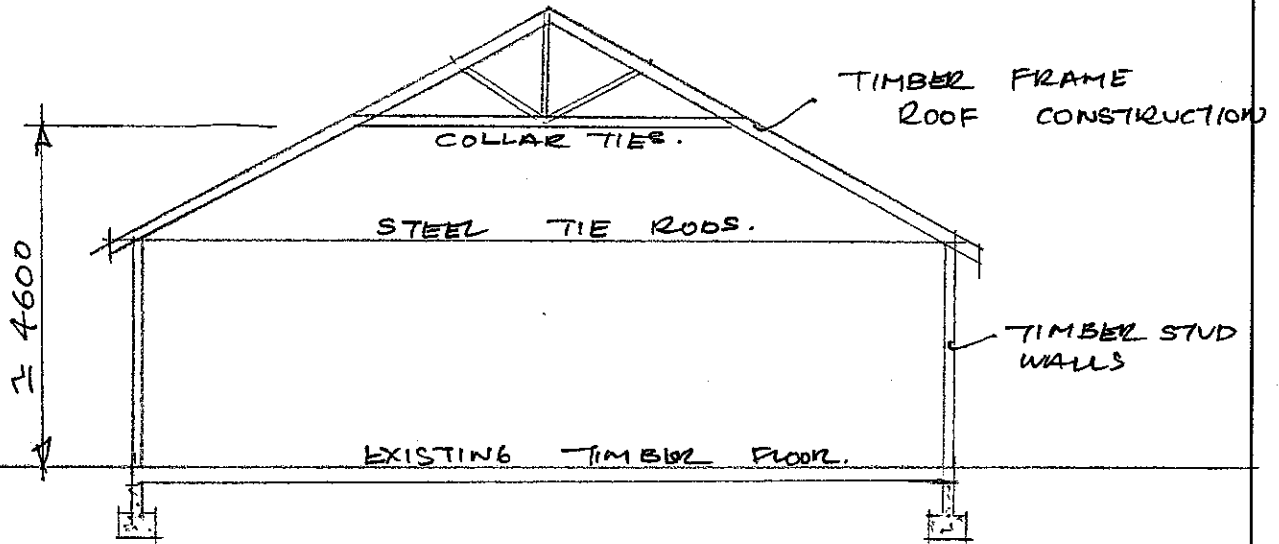




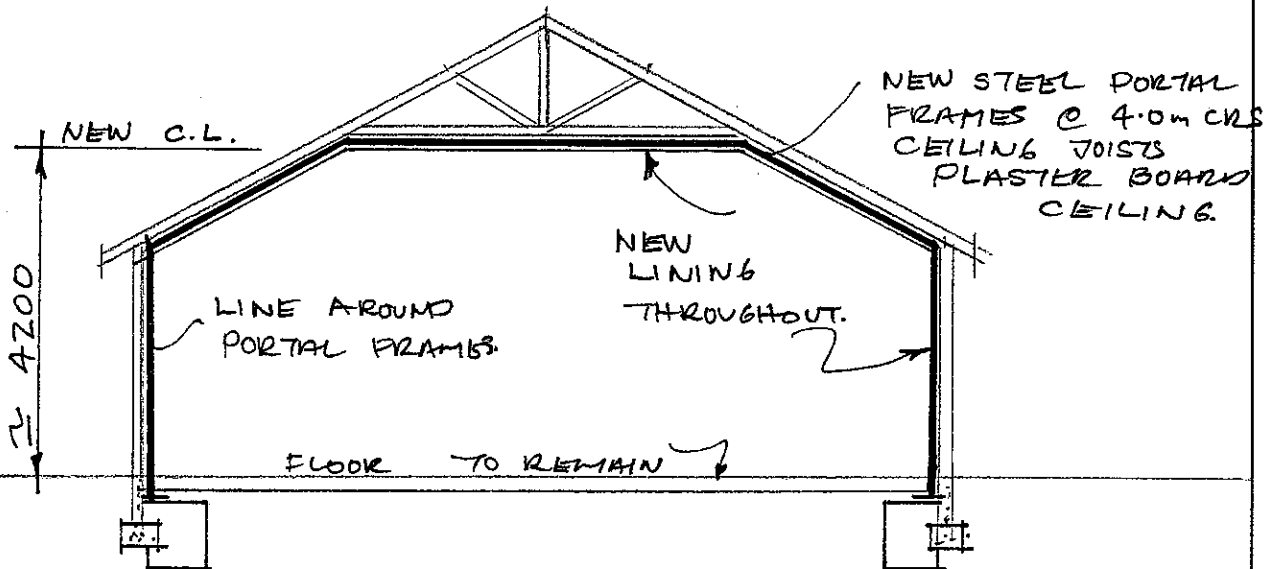




Client BREAK O' DAY COUNCIL CONSULTING ENGINEERS
Project ST. MARYS REC GROUND PAULION
Prepared by ROD GOWLAND Date 18.4.07 Sheet 1 of 1
Reference Drawings File No. 14891



EXISTING CROSS SECTION



PROPOSED CROSS SECTION.