



Additional information

Planning Committee

Wednesday, 4 August 2021, 6.00pm

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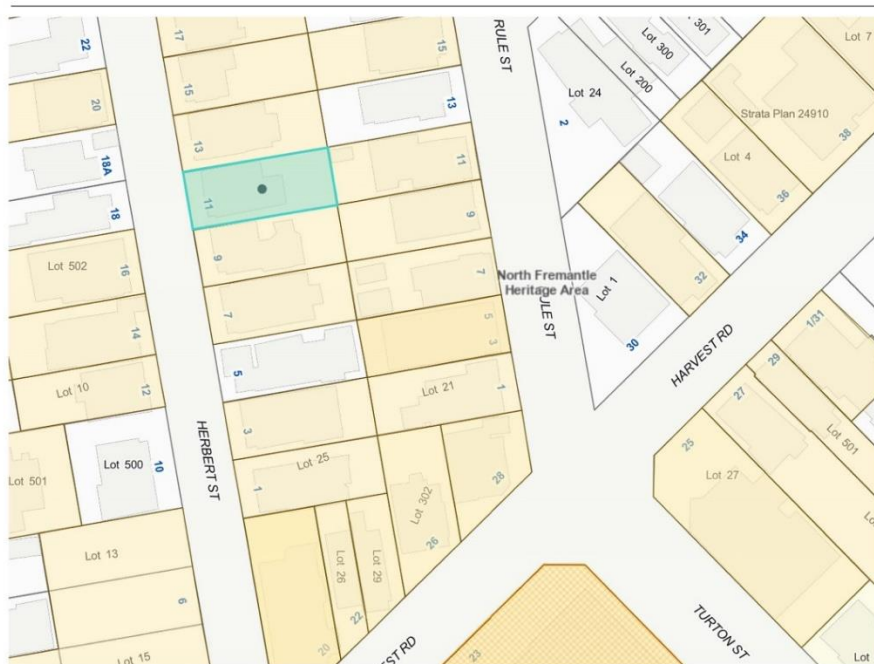
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**PC2108-1 HERBERT STREET, NO. 11 (LOT 13) NORTH FREMANTLE –
ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE (TG
DA0231/21)**

Additional Information 1 – Heritage assessment

Heritage Comment - Internal

Address: 11 Herbert Street, North Fremantle
Application number: DA0231/21
Proposal: Alterations and Additions
Requesting officer: Tom Geddes
Date: 21/06/2021



11 Herbert Street, CoF ESRI Mapping, 21/06/2021

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0231/21 and the affect that they will have upon the heritage values of 11 Herbert Street, North Fremantle. The proposed changes include:

- Alterations and Additions

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included in the State Register of Heritage Places – a referral to DPLH Heritage is **not** required.

Inherit

Inherit Database number - 22472

Heritage List and LHS

The Place is included on the City of Fremantle's Heritage List – Level 3.

Heritage Area

The place is included in the North Fremantle Heritage Area.

The North Fremantle Heritage Area is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings: N/A

BACKGROUND

Historical Information

Originally known as Mary Street, the majority of Herbert Street was developed between 1900 and 1910 (predominantly brick and stone houses), although some lots remained vacant until the immediate post-World War Two period (predominantly weatherboard houses). The street accommodated a mixture of owner/occupier residences and rental properties. Mary Street was gazetted as a public highway in 1905 and the name was changed to Herbert Street in 1922/23.



House, 11 Herbert Street is first recorded as being extant in 1911, when Thomas Needle was listed as living in the place. James H. Brown was recorded as living there from 1912 to 1915. While it is known that a number of tenants lived in the house from the 1920s until the early 1950s, ownership during this period is unclear.

A 1939 map shows 11 Herbert Street as being a brick house with steps leading to a half front verandah. There was a full length enclosed lean-to at the rear and no outbuildings in the back yard.

This place was included in the 'North Fremantle Heritage Study' (1994) as a place contributing to the development and heritage of North Fremantle. It was also included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) - RED -significant for contributing to the unique character of Fremantle.

Physical Description

House, 11 Herbert Street, is a single storey stone, brick and metal roofed cottage with asymmetrical facade constructed c1910. Walls are face brick and limestone with face brick quoins and reveals. The roof is hipped and gabled corrugated iron with no eaves. The verandah is under a separate bullnose corrugated iron roof with timber posts and has a simple timber balustrade. The front elevation is asymmetrical with a protruding front room with gabled roof. The wall to this part of the front elevation is all face brick. To the side of the protruding front room is the verandah with the wall behind being limestone with face brick quoins and reveals. This wall has the front door and a pair of timber double hung sash windows. There is a face brick and rendered corbel chimney intact. The house is elevated with a set of timber steps leading up to verandah level.



11 Herbert Street, North Fremantle, Street view, Googlemaps, 21/06/2021

IMPACT ASSESSMENT

Statement of Significance

House, 11 Herbert Street, is a typical brick, stone and iron single storey cottage dating from the c1910s.	
The place has aesthetic value for its contribution to the streetscape and the surrounding area.	Medium impact
It is representative of the typical building stock located within the residential areas of North Fremantle.	Medium impact
Historically significant as a representation of typical workers' houses in the North Fremantle area.	Medium impact

Impact on Significance

Aesthetic value	Medium impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	Medium impact
Scientific value	No discernible impact	Authenticity	Medium impact
Social value	No discernible impact	Historical evolution	No discernible impact
Rarity	No discernible impact	Streetscape	Medium impact
Representativeness	Medium impact		

Please note that the level of medium impact noted above relates to the carport and verandah alterations and additions and not the proposed additions to the rear.

Heritage Impact Comments

The proposed alterations and additions to 11 Herbert Street can generally be supported from a heritage perspective except the following items which will have a significant negative impact on the front façade of the building and the contribution of the place to this streetscape and the North Fremantle Heritage Area:

- The shortening of the front bullnose verandah as this is a significant element of the original building and is important to the individually listed place as well as the streetscape.
- The carport sited in front of the front building line.
- The shape of the awning above the front window should match existing (unless evidence can be shown that this was not bullnosed).

Under the *LOCAL PLANNING POLICY 2.9 - RESIDENTIAL STREETSCAPE POLICY* carports are not permitted forward of the front wall of the building.

*"2. Setback of Garages and Carports not under the main roof of the development
2.1 Garages, carports and outbuildings, except as provided for below, are to be setback in line with or behind the front wall of the dwelling."*

RECOMMENDATIONS:

Generally this proposal is supported on heritage grounds except:

- The shortening of the front bullnose verandah as this is a significant element of the original building and is important to the individually listed place as well as the streetscape.
- The carport sited in front of the front building line.
- The shape of the awning above the front window should match existing (unless evidence can be shown that this was not bullnosed).

Additional Information 2 – Site photos



Photo 1: Subject site as viewed from Herbert Street

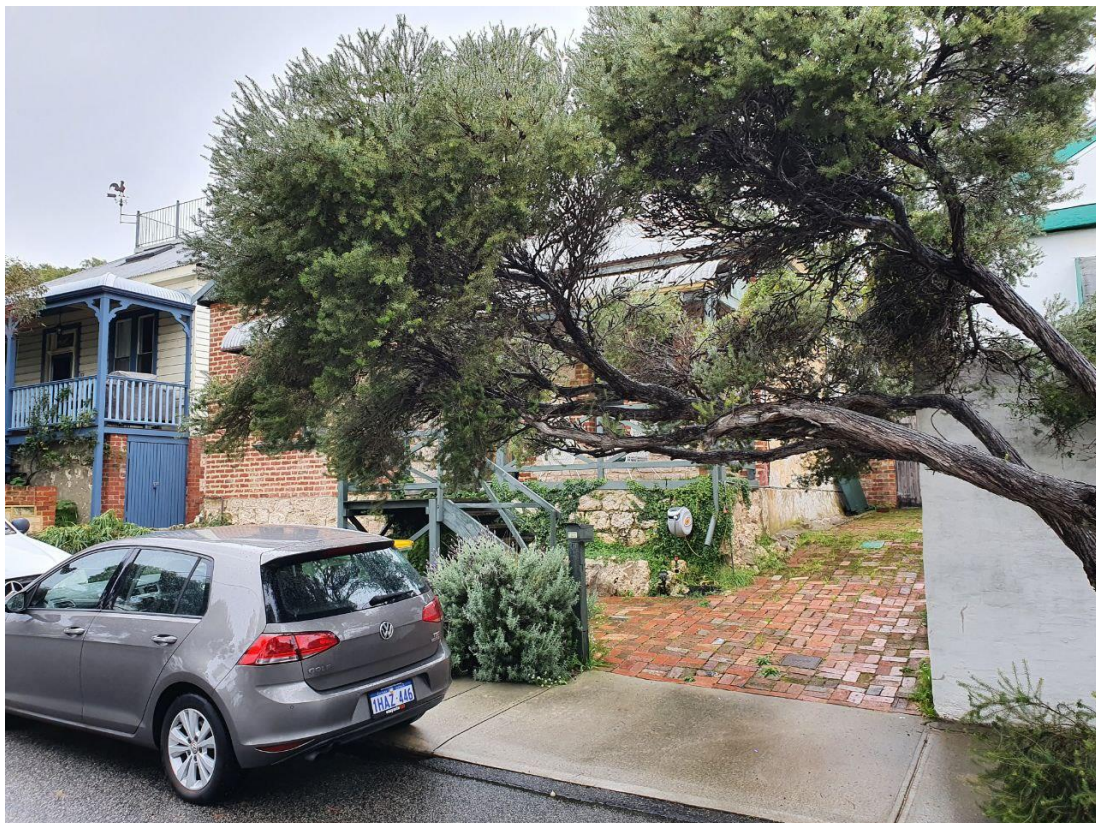


Photo 2: Subject site as viewed from Herbert Street

PC2108-2 TUCKFIELD STREET, NO. 7 (LOT 100) FREMANTLE –ANCILLARY DWELLING AND GARAGE ADDITIONS TO EXISTING SINGLE HOUSE (TG DA0196/20)

Additional Information 1 – Site photos



Photo 1: Subject site as viewed from Finnerty Street



Photo 2: Adjoining streetscape (south)



Photo 3: Adjoining streetscape (north)

Additional Information 2 – Heritage Assessment

Heritage Comment – Internal – REV 1.

Address: 7 Tuckfield Street, Fremantle
Application number: DA0196/20
Proposal: Proposed new two storey grouped dwelling
Requesting officer: Tom Geddes
Date: 7/07/2021



Inherit

Inherit Database number - 22224

Heritage List and LHS

7 Tuckfield Street is included on the City of Fremantle's Heritage List and on the Local Heritage Survey as management category Level 3.

NOTE:

- All of the adjoining properties on Finnerty Street are included on the City of Fremantle's Heritage List and LHS as Level 2. This is an intact streetscape.
- 7 Tuckfield Street has a secondary street frontage on Finnerty Street. The proposed building will address Finnerty Street. All of the adjoining properties in Finnerty Street are included on the City of Fremantle's Heritage List and LHS as Level

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Phone call 27 July 2020
- Onsite meeting 28 July 2020
- Ongoing discussions with applicant and owners from July 2020 – June 2021 result in the issue of revised plans 6 July 2021

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

In 1899 a cottage was erected on 7 Tuckfield Street for Edward George Mell, a mason.

Physical Description

The cottage at 7 Tuckfield Street is a single storey brick zincalume hipped and gabled roof house with Timber double hung sash windows.

The houses along Tuckfield and Finnerty Streets contribute to a substantially intact late nineteenth and early twentieth century residential streetscape close to the centre of Fremantle.

House adjacent at 18 Finnerty Street

In 1897 a cottage was erected at 18 Finnerty Street for Ellen Boyle and occupied by Alexander McMullen, a traveller. This cottage is a single storey, rendered stone and tile hipped roof house in the Victorian Georgian style with a symmetrical façade and a front verandah lining the facade. It has a central door with side light flanked by sash window and fixed pane adjacent on either side. The verandah roof is continuous with the main roof and is supported by masonry piers and rendered masonry balustrade. The building appears to have been altered in the Inter-War era but the original form is still clear.



Finnerty Street, Street view, Googlemaps, 7/07/2020

IMPACT ASSESSMENT

Statement of Significance

The heritage impact of the proposed development assessed against the statement of significance for 7 Tuckfield Street:

The place is an example of a brick residence representing the expansion of Fremantle in the gold boom period of the late nineteenth and early twentieth centuries.	No discernible impact as the proposed new dwelling is to the rear of this property and faces Finnerty Street.
The place contributes to a substantially intact late nineteenth and early twentieth century streetscape close to the centre of Fremantle.	No discernible impact to Tuckfield Street as the proposed new dwelling is to the rear of this property and faces Finnerty Street.

The heritage impact of the proposed development assessed against a common value in the statements of significance for houses located in Finnerty Street:

The houses along Finnerty Street contribute to a substantially intact late nineteenth and early twentieth century streetscape close to the centre of Fremantle.	Major impact to the Finnerty Street streetscape
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Impact on Significance

The impact of the proposed development assessed against heritage values set out in the Australia ICOMOS Burra Charter 2013:

Aesthetic value	Major impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	Medium impact
Rarity	No discernible impact	Streetscape	Major impact
Representativeness	No discernible impact		

Heritage Impact Comments

Whilst a development on this lot could be supported and it is acknowledged that this is a site with tight constraints, the current proposal will have a negative impact on the cultural heritage values of the Finnerty Street streetscape and therefore is NOT supported.

A proposed development on this site would need to respect the setbacks, building alignments, bulk and scale of the surrounding residential streetscape and will need to respect and take cues from the materials, roof forms and rhythm of the surrounding buildings.

It is noted that this place is individually included on the heritage list and other every property in this part of the street is also on the heritage list. Together these places form a cohesive heritage streetscape.

It is also to be noted that the site is opposite the State Heritage Listed Fremantle Arts Centre.

The proposal has been modified since the first internal heritage assessment was prepared for the first scheme but only some concerns have been addressed.

- The heavy nature and height of the structure to the front boundary line will have a negative impact on the residential streetscape. The weight of the structure has been somewhat reduced by the removal of the upper level balustrade, but it still does not read as a verandah element but rather like a more substantial portico.
- All houses in this street have a verandah element and/or garden which creates a transition zone between the public and private realms of the street and the house. The verandahs are relatively light weight and they read as a distinct element attached to the façade and separate from the main roof. The proposed building has a colonnade which reads more like a street wall with recessed space behind giving it a more urban and commercial form.
- The location of the upper balcony forward from the front wall of the house will have a negative impact on the streetscape because it will make the portico element heavier.
- The overall height of the building and the steepness of its roof has been reduced so that it does not overwhelm the streetscape as much as the original design. The impact of this structure on the surrounding single story houses is somewhat reduced by the fall down the street towards Ord Street.
- The use of many arched elements does not reflect the restrained and balanced form of the Victorian Georgian style houses in the street or the symmetrically arranged rectangular openings.
- The proposed building does not respond in a positive way to the existing significant heritage streetscape in terms of setbacks, bulk, scale, opening shapes and / or proportions.

RECOMMENDATIONS:

This proposal is NOT supported on heritage grounds.

Additional Information 3 – Applicant report



R'Code & Local Council policy - Satisfaction of the applicable "Deemed-to-comply" provisions, (Revision 2) & the objectives the applicable "Design Principles"

Project Type: Construction of a double Garage with Ancillary accommodation over.
Project Address: 7 Tuckfield St, Fremantle (second street façade – 16 Finnerty St).
Client Name: Anna Delany & Nick French
Applicable plans: Sam Martin A01-A11- Revision C.5.2, dated 01.07.21

Too whom it may concern,

After feedback from the City's Planning dept & Heritage officer we have made the following major revisions to revision B.3 of our planning application including:

- Dramatically increasing the ground floor front setback (much larger than existing street average)
- Dramatically increasing the upstairs setback so the bulk is in line with neighbours roof
- Large reduction in the overall height & scale of the building.
- Removing upper dormer windows in the upper roof.
- Reducing significantly the pitch of the roof, in turn reducing the height, bulk and scale.
- Providing the upstairs predominately inside the roof space to minimise height & appearance.
- Rotating the main façade to be parallel with the street.
- Reducing the parapet wall size and impact on the eastern neighbours
- Reducing the parapet wall size and impact on the western neighbours
- Reducing the bulk and scale of the ground floor façade, lightening it & thinning out of columns and keeping its mass to that of the adjacent neighbours.
- The proposed building responds in a positive aesthetic way to the existing significant heritage streetscape in terms of setbacks, alignment, bulk, scale, height, sight lines, roof forms and opening shapes/forms.

The proposed residence complies with the R'codes and local council Policies in all areas, including the following;

Which, either satisfy the applicable "Deemed-to-comply" provisions of the R Codes & local planning policy for most items, or satisfy/meet the objectives the applicable "Design Principles" for the below reasons:

Sam Martin Building Design
PO Box 1757 Fremantle WA 6959
T (08) 9336 3594
ABN 986 838 841 30
residential + commercial
www.sammartin.net.au

1. The front ground floor Setback to Finnerty St.

The proposal has front setbacks to Finnerty St. ranging from 2.18m to 3.22m to the main wall of the building

Policy LPP 2.9 requires a minimum front setback of 5m for new residences, however:

These setback variations are justifiable and 'deemed to comply' with LPP 2.9 policy 1.1 Street setback as:

1. There is a clear precedent set by the neighbouring properties main front wall & their front verandah, The proposed setback of the building is consistent with & greater than the setback of these buildings of comparable height within the prevailing streetscape.
2. The proposed front arch columns are in keeping with the average, predominate setback of verandah posts of the adjacent buildings in this street. This is also in keeping with existing setback of the front of the adjacent buildings; this precedent exists on this particular site.
3. The setback provides an intimate link to the footpath and street in general, encouraging social/cultural interaction with the other residents of the street.
This intimacy with the street also articulates the façade of the building in a way that is consistent with, and harmonises with, the local vernacular/historical architecture.
4. Further down the street, 2 houses, the next building has its main wall at zero setback; our proposed front walls setback are consistent with & greater than the average of the street.
5. The front setback proposed, has no adverse effect on adjoining properties, the amenity or safety of the street, and makes good practical use of the small lot size.
6. We can't push the building back any further (it would also be out of kilter with neighbours) without detriment to its own amenity, and also we have a sewer that is causing us to need to be in line with the other neighbouring buildings. The proposed setback of the building does not result in a projecting element into an established streetscape vista.

2. The front upper/first floor Setback to Finnerty St.

The proposal has front upstairs setback to Finnerty St. ranging averaging 3m to the main wall of the building

Policy LPP 2.9 requires a minimum front setback of 7m for new residences, however:

This setback variation is justifiable and 'deemed to comply' with LPP 2.9 policy 1.1 Street as:

1. this is architecturally desirable as it corresponds to the average of the upper roof setback of existing dwellings on each adjacent property fronting the same street .
This setback to this portion of the building, is also in keeping with the scale, bulk and massing of the adjacent properties, and the predominate streetscape. It also helps reinforce/set an adaptable street setback that corresponds and is in harmony with both the heritage residences with their 2m setbacks.
2. The proposal corresponds to the average of the setback of existing dwellings on adjacent properties fronting the same street and is in keeping with the average setback of all the existing buildings to Finnerty St.
3. The proposed setback does not result in a projecting element into the established streetscape vista.
4. A 7m setback is physically impossible and would look inconsistent with the streetscape
5. The proposed set back is consistent with the setback of the roofed portion of the neighbouring residences, the massing of both are comparable and consistent, it fits in
6. There is a clear existing pattern in this Street of buildings built up very close to the front boundary.
7. It makes effective and good practical use of the available space on the site of the proposed residence, maximising the rear outdoor living area whilst still providing more than adequate

- space in front of the building and an inviting, historically sympathetic, architecturally appealing street scape.
8. The effect is an intimate/social relationship of the residence and the balcony with the footpath and community, comparable with a scale, bulk and massing of the adjacent properties, and the predominate streetscape.
 9. The proposed front setback has no adverse effect on adjoining properties, the amenity or safety of the street.
 10. A greater front setback would result in an increased impact on the rear neighbours.
 11. The kitchen is in the roof space, and its window is a dormer window out of the roof.
 12. As this portion of Finnerty St. is in a time of change with adjacent similar building sites down the street being developed in the future, we are hoping, with the articulation and setback of this proposed residence, to provide a façade that is a healthy balance between the historical setbacks up the street and the closer setback of the next building down Finnerty St.; endeavouring to provide a façade that will harmonise with this and the Art Centre precinct pattern of zero to near zero setbacks.
 13. Generally, the upper setback, and facade proposed:
 - Reflect the setback pattern of the immediate locality and adjacent buildings.
 - Match the traditional setbacks or the streetscape.
 - It is compatible with the context in terms of cultural heritage, form, bulk, scale, materials and design.

3. The eastern parapet wall/ boundary wall.

The proposal is on a narrow dogleg of the block & needs boundary/parapet walls, this should be acceptable as we have considered & consulted with the neighbours, and this should also be an acceptable development (Fremantle policy LPP 2.4) as:

1. The wall is adjacent to the neighbours existing house wall that has limited openings, and it is the neighbour's western wall, so our parapet will keep the late afternoon summer heat off their wall.
2. It is 2.9m high, yet over the 9m long to enable the garage to have 2 car bays.
3. The wall heights are consistent with the character of buildings in the immediate locality, the house it abuts has a same height parapet wall, so do various houses up and down the street, as do the duplex's common throughout this street and area.
4. The wall does not adversely affect the adjoining property.
5. It makes effective and good practical use of the available space on the site of the proposed residence, allowing a usable double garage area whilst still maximising the northern aspect and passive solar heating of this building as much as is possible.
6. It has no adverse impact on the eastern neighbour in regards to overshadowing & overlooking.
7. It ensures direct sun to major openings of habitable rooms and outdoor living areas of the adjoining property is not restricted.
8. Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas, and as we are being pushed to the east by the shape of the block and the sewer.
9. Positively contributes to the prevailing development context and streetscape.

4. The north parapet wall/ boundary wall.

The proposal is on a narrow dogleg of the block & needs boundary/parapet walls, this should be acceptable as we have considered & consulted with the neighbours, and this should also be an acceptable development (Fremantle policy LPP 2.4) as:

1. The wall is adjacent to the neighbours existing shed.
2. The proposed wall is low height and very short
3. The wall does not adversely affect the adjoining property.
4. The wall makes effective and good practical use of the available space on the site of the proposed residence, allowing a usable double garage area whilst still maximising the northern aspect and passive solar heating of this building as much as is possible.

5. The south-west parapet wall/ boundary wall.

The proposal is on a narrow dogleg of the block & needs boundary/parapet walls, this should be acceptable as we have considered & consulted with the neighbours, and this should also be an acceptable development (Fremantle policy LPP 2.4) as:

1. The walls are adjacent to the neighbours existing shed.
2. The proposed walls are short.
3. The wall does not adversely affect the adjoining property.
4. The walls make effective and good practical use of the available space on the site of the proposed residence, allowing a usable double garage area whilst still maximising the northern aspect and passive solar heating of this building as much as is possible.
5. It has no adverse impact on the eastern neighbour in regards to overshadowing & overlooking.
6. It ensures direct sun to major openings of habitable rooms and outdoor living areas of the adjoining property is not restricted.

6. Carbays

This proposed building provides 2 car bays, this is adequate :

1. It is easing the general lack of off street parking on Tuckfield St. & Finnerty st.
2. We are re-providing the existing 2 bays for the site.
3. It is in a high frequency public transport & bus route zone.
4. An electric bike store area will be provided at 7 Tuckfield st.

7. Heritage street scape of Finnerty st.

The proposed building responds in a positive aesthetic way to the existing significant heritage streetscape in terms of setbacks, alignment, bulk, scale, height, sight lines, roof forms and opening shapes/forms.

The proposed building & its aesthetic does not have a negative, detrimental impact on the heritage values of Finnerty st;

This building provides a positive, uplifting and optimistic contribution to the heritage streetscape, adding to the story of it, evolving the historical built traditions & architecturally enhancing the quality of the street.

The Front ground floor façade is in harmony with and responds to the neighbouring residences and is of comparable bulk and mass, with similar columns and general built area.

The front ground floor setbacks to the proposed building are greater than that of the neighbours, further minimising its proposed bulk.

The upstairs roof form is in keeping with the neighbours in regard to shape, bulk, height and front setback.

The alignment of the proposed façade is in keeping with the neighbours, being parallel to the street. The façade is light, uplifting and lyrical.

The proposal respects the setbacks, building alignments, bulk and scale of the surrounding residential streetscape, taking cues from materials, roof forms, & rhythm of the surrounding buildings.

The overall height of the proposed building is in harmony and of a comparable bulk scale and height with the neighbouring buildings.

The arched openings in the façade are in keeping with the over whelming historical residential use of arches, curves, bullnosed verandahs, circles, arched windows etc. in the local and immediate area.... Arches have been utilised as a historical form and way of creating an opening since the start of the colony.

Heritage streetscape & proposed buildings' opening form - Below are some examples of nearby arched forms & arched openings , curves and bullnoses used throughout the history of the colony. they are an appropriate form and have always been a great way of spanning an opening.





8. General Aesthetics & conclusion.

The main idea of the house is that of a modern yet ancient geological formation that feels as if it is somehow related to the art centre precinct, responding to the Finnerty street residences and is in harmony with the art centres proportions & stone gable ended buildings.

Feeling like a windswept, eroded part of the bed-rock of Fremantle, that has a slightly commercial look as is appropriate to this end of the street. Internally; Gallery like spaces, stripped back to basic masonry. Bringing a much-needed garden feel to the streetscape.

Adaptable layout, in a multi-generational sense & made to last hundreds of years enabling a real energy efficiency short & long term.

The proposed building responds in a positive way to the existing significant heritage streetscape in terms of setbacks, alignment, bulk, scale, height, sight lines, roof forms and opening shapes/forms

The proposed residence, I believe, is compatible with the context in terms of cultural heritage, form, bulk, scale, materials and design. It doesn't adversely affect adjacent properties, and it would fit in very well, being a great addition to a wonderful street, streetscape & neighbourhood.

For any further information, or queries, please don't hesitate to contact me.

Thank you
& Kind regards,

Sam Martin 0410 393 098.

PC2108-3 JOSLIN STREET, NO. 34 (LOT 1668), HILTON – DEMOLITION OF A SINGLE HOUSE – (NB DA0182/21)

Additional Information 1 – Site photos



Photo 1: Joslin Street streetscape

Additional Information 2 – Heritage Assessment

Heritage Impact Statement – DEMOLITION OF PLACE

Address: 34 Joslin Street, Hilton
Application number: DA0182/21
Proposal: Demolition of all buildings on site
Requesting officer: Nathan Blumenthal
Date: 22/06/2021



34 Joslin Street, Hilton Aerial photograph, CoF Intramaps, August 2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0182/21 and the affect that they will have upon the heritage values of 34 Joslin Street and the Hilton Heritage Area. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is NOT included on the State Register of Heritage Places – a referral to DPLH Heritage is not required.

Inherit

There is no place record for 34 Joslin Street on the Inherit database.

Heritage List

34 Joslin Street is NOT included on the City of Fremantle's Heritage List.

Heritage Area

34 Joslin Street is part of Hilton Garden Suburb Precinct Heritage Area Which was designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4. Development in this heritage area is assessed against the requirements of the Local Planning Policy 3.7 - "Hilton Garden Suburb Precinct" Heritage Area Local Planning Policy

Local Heritage Survey (formerly Municipal Heritage Inventory)

34 Joslin Street is NOT included on the Local Heritage Survey

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Site visit on 11/6/21 but no internal access possible due to safety concerns

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

Reports provided by applicant

- Termite Inspection Report – Bug Busters, 2/7/21
- Structural Engineer's Report – Ausmac 27/5/21

BACKGROUND

Historical Information

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.

It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.

Hilton was developed in two phases resulting in the distinctive areas of houses West of Collick Street (built mainly in the 1940's and 1950's) and east of Collick Street (built mainly in the 1960's).¹ Joslin Street was developed in the first phase of development of Hilton. The street was named after the Joselin family who were early residents of Fremantle. One family member was employed with the Fremantle City Council for more than fifty years and was, for many years, Works Supervisor.²

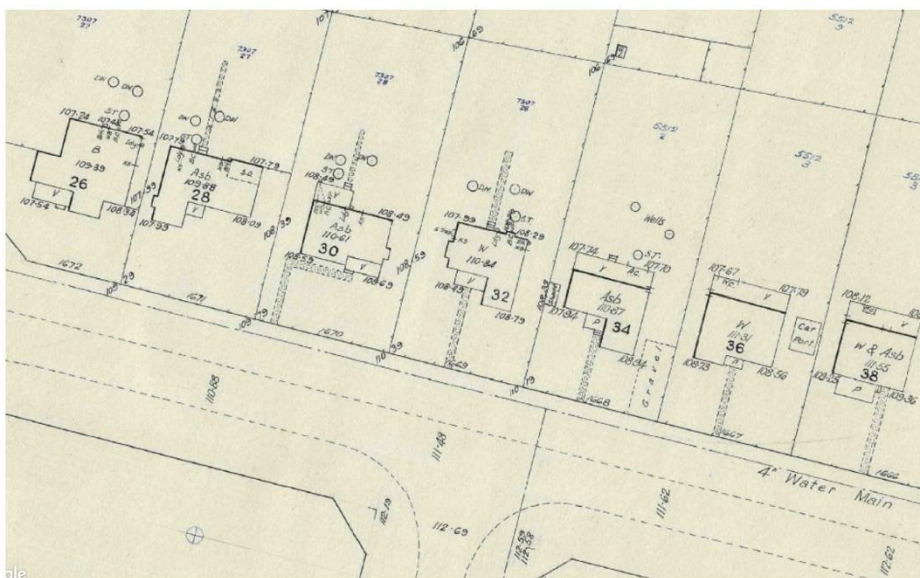
¹ Hilton Residential Redevelopment Policy & Urban Design Guidelines

² City of Fremantle Local History Collection

34 Joslin Street can be seen in the earliest aerial photograph of the Hilton taken in 1953. By this time most of the inner part of the suburb has been developed including Joslin Street with some empty sites remaining on the outer blocks. The house is clearly shown on the Metropolitan Drainage Plan 2357 from 1962. The 'L' shaped asbestos house with a small front porch and a verandah that runs the full length of the back of the building has remained unaltered until now.



Aerial photograph 1953

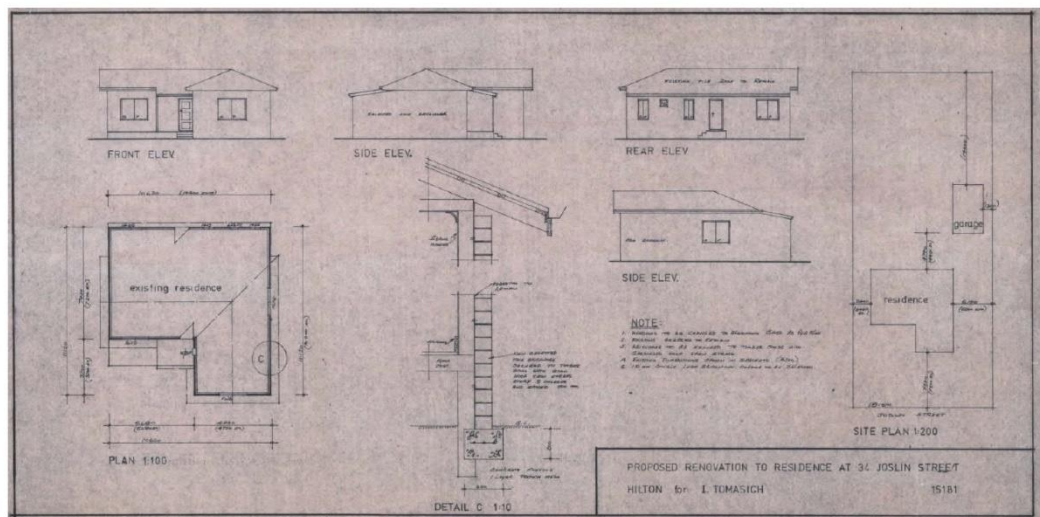


Part of Metropolitan Drainage Plan 2357, revised July 1962. State Records Office of WA

In 1969, 34 Joslin Street was transferred to M & N Cusack & co. Pty Ltd of 295 South Street Fremantle. In March 1976 the property was transferred to Michael John Cusack, plumber of Lot 13 Masters Road, Armadale before being quickly transferred to Pardu Nominees Pty Ltd of 65 Hay Street Subiaco in March of that year and then to Ivan Tomasic, machine operator, and his wife Draga Tomasic of 34 Montreal Street White Gum Valley in November 1976.³

The following year building licence 9638/1977 was issued for the installation of a prefabricated steel framed garage (3400 x 6400mm). This garage is still on site.

In 1981 the existing timber framed residence was clad in a skin of brick veneer.⁴ Construction details indicate that the original external asbestos cladding was retained, and the new brickwork was secured to the timber studs with galvanised hoop straps at every 5 courses. The timber windows were replaced with aluminium sliders as a part of these works, but the existing tile roof was retained. Ivan Tomasic was recorded as an owner builder.



Plan for installation of brick veneer and aluminium windows, 1981, Property file, City of Fremantle Archives.

There are a number of examples of houses in Hilton which were clad with brick veneer in the 1970s and 1980s. When Hilton was developed in the 1940s and 1950s the State Housing Commission constructed mostly timber framed houses due to the high cost of constructing in brick and it was not until the 1960s that they started to construct brick homes.⁵ Brick construction however remained the preferred option for many homeowners in the late Twentieth Century as it was considered a symbol of quality construction so retrofitting brick veneer construction or the use of faux brick sheet cladding became popular ways to improve the presentation of timber homes.

³ Title for 34 Joslin Street

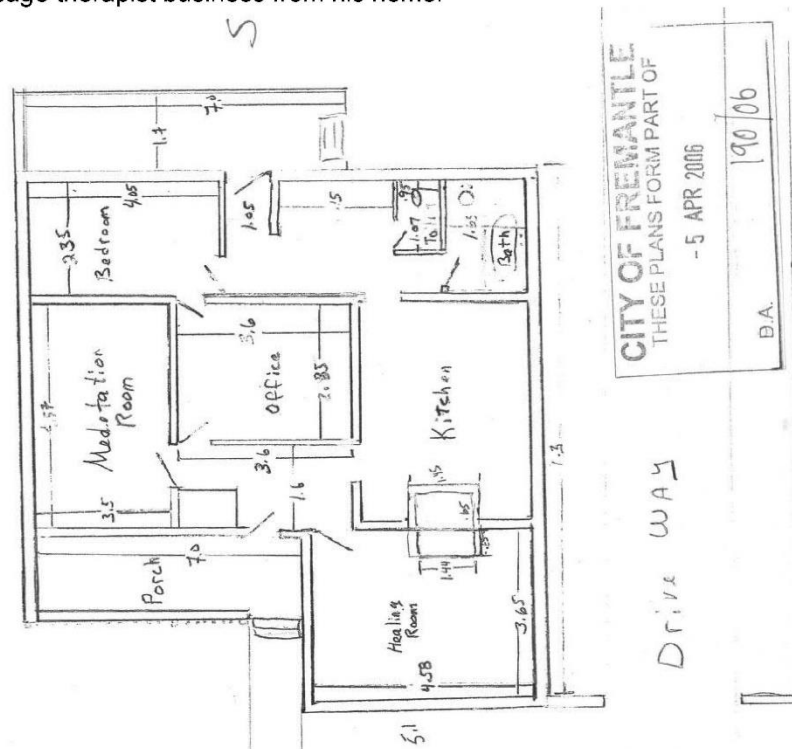
⁴ BL1992/1981 – Brick Veneer existing residence

⁵ 61 Houses South Hilton, Kelsall Binet Architects and Kristy Bizzaca, 2001

In 1985 34 Joslin Street was transferred to Ian Gordon Ralston, clerk and Jaqualine Grace Smith, shop assistant of 17 Carmody Street Hamilton Hill. In 1993 it was transferred to Robert Murray Smith of 16 Glyde Street, Narrogin.⁶

In 1994 the City of Fremantle prepared the Hilton Residential Redevelopment Policy & Urban Design Guidelines to identify the cultural heritage significance of the area and make recommendations for its protection and conservation. 34 Joslin Street was not identified in the Preliminary Survey of Important Houses in Hilton. This was most likely because the 1980s brick veneer concealed the original house.

A Sketch plan showing the room layout of 34 Joslin Street is attached to DA190/2006 for home occupation. At this time the property owner is listed as Bob Smith of 9 Chadwick Street Hilton. The applicant was the occupant Gene Shafer who was planning to operate a massage therapist business from his home.⁷



34 Joslin Street remained in the ownership of Robert Smith until 2021 when it was sold on his behalf by the Public Trustees due to his ill health. By this time the property was vacant and had fallen into disrepair. A fence was erected around the property to prevent public access due to concerns about public safety.⁸

⁶ Title for 34 Joslin Street

⁷ DA190/2006, 34 Joslin Street Archived Property file, City of Fremantle

⁸ Email 21/2/21, 34 Joslin Street file, City of Fremantle

Physical Description

Hilton has a distinctive and cohesive character created by the parks, streetscapes, mature trees, areas of indigenous vegetation and the stock of relatively intact modest predominantly timber mid 20th century housing. The suburb consists mainly of slightly irregular, almost rectangular shaped blocks. However the defining characteristic of the former estate is the semi-circular form of the streets that radiate eastwards from the east end of the school reserve to form a group of four curved streets before joining the more regular gridded layout of the other streets. The radiating streets combined with the sloping site gives the landscape of the eastern part of the former estate a distinctive picturesque quality, a quality that is enhanced by the reserves of open land contained within it.⁹

34 Joslin Street is located near the intersection of the roughly straight Joslin Street and the curved Rennie Crescent. It overlooks a small triangular park created where the two geometries intersect. Joslin street contains many original timber framed houses from the first stage of development by the State Housing Commission with some later infill development in brick construction.

34 Joslin Street is a typical State Housing Commission timber framed and fibrous cement sheet clad house from the 1950s which has been modified by the addition of brick veneer cladding. The simple form of the house with its L shaped plan, hip and gabled cement tile roof and face brick chimney are still legible but the 1970s style chocolate brick veneer and white concrete verandah balustrade conceal the age of the house.



34 Joslin Street, 2020.

External changes include:

- Removal of the small square front porch and replacement with a verandah that extends from the projecting bay across the front façade. The verandah has face brick columns and a balustrade of painted cast concrete corbels and handrail.

⁹ 61 Houses South Hilton, Kelsall Binet Architects and Kristy Bizzaca, 2001

- Replacement of most original external windows with aluminium sliders, except for one remaining timber, horizontal format window in the enclosed back verandah. This window has a pair of casement sashes flanking a fixed pane and horizontal glazing bars and is typical of the era. The front door has also been replaced.
- Construction of chocolate coloured brick veneer around exterior of house. The single leaf of brick veneer is set off the stud wall to form a cavity. The fibrous cement sheet external cladding to the stud wall is visible through the gaps around the sub-floor access hatch and where brickwork has broken away at a window sill.

The condition of the house is extremely poor, and the property owner has received structural advice that it is unsafe for access. When viewed externally several roof planes can be seen to undulate indicating the failure of structural roof timbers. A hole in the roof above the entry hall is visible and rainwater is entering the building. Timber trims such as fascia boards have fallen off and some verges to gables have also collapsed and show termite activity. Internal photographs provided by the property owner show that most ceilings have collapsed. Broken ceiling joists and rafters show evidence of extensive termite damage. Termite activity can also be seen in wall studs and noggings. Refer to record photos attached.

Further information was provided by the applicant in June 2021. The report by Bug Busters has many photographs of the interior of the house attached which show widespread termite damage and fungal wood rot. A large termite nest was found in the sub-floor space and termite damage to structural and decorative timbers was described as 'extensive and severe'. Termite damage to the roof and ceiling structure was particularly severe and areas of severe damage was also found in timber wall framing and parts of the floor structure. Fungal wood rot was found in the roof and floor structures and may have contributed to the extensive termite activity.

HERITAGE IMPACT ASSESSMENT

Statement of Significance

34 Joslin Street, Hilton is part of the "Hilton Garden Suburb Precinct" Heritage Area. The proposed demolition of the place was assessed against the following values identified in the statement of significance for the place:

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.	Major impact
It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House	Minor impact

design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.	
Hilton has aesthetic value for its parks, streetscapes, mature trees, areas of indigenous vegetation and birdlife. Its stock of relatively intact modest housing, including both timber and brick cottages, set on large lots, many with mature trees and gardens, contribute to the ambiance of the area and create a distinct and cohesive streetscape character.	Major impact
It has social value to the people who live there for the range of community facilities provided and the diversity of the local community including private owners, Department of Housing tenants, elderly people and families.	No discernible impact

Heritage values

The impact of the proposed demolition of 34 Joslin Street on the Hilton Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Major impact	Condition	No discernible impact
Historic value	Minor impact	Integrity	Major impact
Scientific value	No discernible impact	Authenticity	Major impact
Social value	Minor impact	Historical evolution	No discernible impact
Rarity	Major impact	Streetscape	Major impact
Representativeness	Minor impact		

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

The key heritage issue in assessing this application is if the extent of modification and deterioration has reduced the heritage significance of the place so that it has little significance and no longer contributes to the heritage values of the Hilton Heritage Area.

34 Joslin Street is an original 2 bedroom, timber framed Hilton House dating from the 1950s which has been clad with a brick veneer. The simple form and massing of the house, the hipped and gable tile roof and the face brick chimney are still visible from the street and contribute to the established streetscape of the historic Hilton Garden Suburb. The installation of brick veneer cladding and the loss of the original front porch and most of the timber casement sash windows has reduced its contribution to a degree but these changes could be reversed in future.

Based on recent experience with similar buildings in Hilton and physical evidence at the house, it is highly likely that the 1980s brick veneer to 34 Joslin Street is a largely free-standing element that could be removed with minimal damage to reveal the original wall cladding below. A comparative example is 93 Collick Street which was clad in brick veneer in the 1970s. In 2020 the demolition of 93 Collick Street was not approved and recently the brick veneer has been removed to reveal the house below in a largely intact state. 93 Collick Street now makes a greater contribution to the heritage area.



Street elevation, 93 Collick Street showing 1970s brick veneer cladding, original timber framed windows and courtyard wall with original porch and hip and gable roof beyond, August 2020



93 Collick Street following the removal of the 1970s brick veneer cladding to reveal the largely intact original Hilton house, June 2021. The brick tie straps were fixed to the face of the original external wall cladding.

Apart from the fact that 93 Collick Street was a more intact example of an original Hilton House than 34 Joslin Street, the major difference between these two places is their physical condition. 93 Collick Street had received very little maintenance and had signs of minor termite damage, but it was structurally sound, highly intact and capable of conservation without the loss of original heritage fabric.

The structural frame of 34 Joslin Street has been severely damaged by termite activity. The roof of the building undulates indicating major structural deterioration and it has collapsed in places leading to inundation and water damage. All the ceilings in the house have collapsed revealing extensive termite activity in both the ceiling joists and many roof timbers. Where internal wall cladding has been removed for inspection it has revealed extensive termite activity in timber wall studs and noggings. The condition of the timber floors boards appears to be fair when viewed from inside the house but inspection of the sub-floor space revealed termite activity and fungal wood rot in floor joists and bearers. A large termite nest was found in the underfloor space.

To treat termite activity and repair damage to the wall structure the brick veneer, external asbestos wall cladding and internal wall cladding will need to be removed and much of the wall structure may need to be replaced damaged studs, plates and noggings and new windows will need to be installed in the timber frame. To repair the floors some floorboards will need to be taken up to replace damaged joists and bearers. The entire roof and ceiling structure will also need to be replaced.

34 Joslin Street is not individually listed on the Heritage List but is rather is a place that contributes to the heritage significance of the Hilton Heritage Area. The approach taken to assessing charge to individually listed heritage places is different to those that contribute to a heritage area. When assessing the impact of changes to contributing heritage area places the primary concern is to maintain its contribution to the heritage area. The form and massing of the main body of the building; key external features such as chimneys, porches and windows; and original external finishes such as wall cladding, all need to be retained and not obscured by new development. Modification to the interior of the building is generally not considered unless it will impact upon the exterior presentation.

It is anticipated that certain elements in original Hilton houses may need to be replaced as they age, such as weatherboards, roof cladding and timber windows, but this is acceptable if they are replaced with new items that replicate the original form and detail. The replacement of structural elements that do not affect the external presentation of the place will have no impact on the heritage significance of the heritage area.

The extensive work required to replace damaged building fabric at 34 Joslin Street will result in the loss of much original building fabric but the form and external character of the place is capable of being reinstated in a way that would mean it still had some significance in the context of the Hilton Heritage area. Therefore, from a heritage perspective the demolition of 34 Joslin Street is not acceptable as it will reduce the significance of the heritage area. However, Council can consider a wider range of issues when assessing this application, such as the extent of repair works required to make it safe and habitable.

RECOMMENDATIONS:

The proposal to demolish 34 Joslin Street is NOT supported on heritage grounds.

RECORD PHOTOGRAHS

Photographs from site visit 11/06/2021

NOTE: access to the interior of the property was not possible as the building is unsafe due to collapsing ceilings and parts of the roof.



PHOTOGRAPH 1 Joslin Street elevation (south) showing deteriorated roof trims, eaves and bowing and collapsing section of roof.



PHOTOGRAPH 2 Detail of collapsing section of roof above front entry hall



PHOTOGRAPH 3 – Front porch and oblique view of west side elevation.



PHOTOGRAPH 4 – East elevation showing deteriorated gutter and collapsing eaves. Note sub-floor access hole to base of wall and the original red face brick chimney.



PHOTOGRAPH 5 North-east corner of the house. Note the different character of the bricks to the original rear porch and steps and the later brick veneer addition.



PHOTOGRAPH 6 Original timber window sill and asbestos clad timber framed wall visible where part of brick veneer wall has been removed



PHOTOGRAPH 7 Sub-floor access hole, east elevation. The original asbestos clad stud framed wall can be seen behind the later brick veneer addition indicating that the original external wall cladding and trims are still intact and were not removed when the veneer was added.



PHOTOGRAPH 8 The original asbestos wall cladding and window sill can be seen where part of the brick veneer cladding has been removed.

RECORD PHOTOGRAPHS PROVIDED BY APPLICANT – attached to cover letter date 21 April 2021



PHOTOGRAPH 9
Interior of Hall showing collapsed ceiling.



PHOTOGRAPH 10
Lounge showing collapse ceiling and bowing roof timbers. Light entering the roof space indicates a hole in the roof probably around the chimney.



PHOTOGRAPH 11
Bedroom 2. Wall cladding removed to reveal
termite damaged timber wall studs and noggings
to internal wall of house.



PHOTOGRAPH 12
Kitchen looking toward enclosed rear verandah –
other side of wall shown in photograph 10.
Termite activity in timber wall studs and
collapsing ceilings with termite damaged ceiling
joists.



PHOTOGRAPH 13
Kitchen. Collapsing ceiling and termite damaged ceiling joists.



PHOTOGRAPH 14
Sub-floor space (from termite inspection report June 2021). Termite damaged floor joist and extensive white mould fungal wood rot.

Additional Information 3 – Applicant’s Structural Inspection Report



AUSMAC
STRUCTURAL ENGINEERS

19 May 2021

Attn: Corey Parsons
SIDI Construction Pty. Ltd.
Unit 1, 290 South Street
Hilton WA 6163

RE: Inspection report - #34 Joslin Street, Hilton

As requested by Sidi Construction Pty. Ltd., an engineer from this office has visited the abovementioned site on 17th May 2021 to carry out an inspection of the residence to assess its structural condition.

This inspection was performed as a consequence of a request from the Fremantle council’s heritage coordinator to confirm the extent of the damage to the house.

The building in question is of a timber framed construction with a single skin of brick veneer around the external perimeter. The roof is of a timber framed construction and has concrete tiled cladding.

Please note that this report is based on visual observations and is therefore limited to what could be visually inspected. Due to the dilapidated and precarious condition of the existing structure, no additional ceiling or wall cladding was removed to further our inspection. Due to safety concerns, we did not enter the roof space or under-floor space.

Following are our observations of the building.

8a Wongan Ave
White Gum Valley WA 6162
T: 6261 2936
E: structural@ausmacengineers.com.au

Ausmac Structural Engineers Pty Ltd
ABN: 89 115 710 695

Roof Structure:

The roof framing was constructed using Jarrah battens, rafters, joists and strutting beams.

From what could be observed internally within the house due to the collapsed ceilings, a large percentage of the roof structure is showing damage caused by termite attack. It was observed that many of the supporting rafters had collapsed due the weight of the roof cladding being placed on the compromised structure.

External observation showed that due to roof sagging, the roof structure had also collapsed at other locations that couldn't be viewed from inside the building due to intact ceilings.

Due to the amount of structural damage that was visible, it is our opinion that the other parts of the roof that couldn't be viewed would also likely be damaged by termite attack. It's therefore our opinion that a very large percentage of the roof structure is so damaged that is it beyond repair and would need to be replaced in its entirety.

Wall structure:

The interior walls were constructed out of Jarrah wall frames with Jarrah top and bottom plates, wall studs and mid-height noggings.

A portion of the kitchen wall cladding was removed to reveal the wall studs which showed top to bottom termite attack. Also portions of window architraves were removed and showed the same level of top to bottom termite attack. This level of termite damage is so severe that the walls where this occurs would have no structural integrity to be able to withstand the loading that they would need to resist.

Only a further inspection by the removal of the internal wall cladding will reveal the true extent of the damage, but it is our opinion that there is a very high likelihood that this level of termite attack shown in these two exposed locations, is prevalent throughout the building. It is therefore entirely likely that the timber framed walls are beyond repair and would need to be replaced in their entirety.

The external brick walls showed very few signs of damage and could be considered to be structurally sound.

Floor structure:

The floor was constructed from Jarrah stumps, bearers, joists and tongue and groove plank cladding.

Very limited observations could be made of the under-floor structure, other than through a small access doorway on the eastern side of the house. From what could be observed at that location, the floor structure seemed to be structurally sound and no termite damage was observed. However, this observation is of a very small portion of the floor structure and is therefore unlikely to be a good representation of the entire floor system. The floor plank cladding also seemed to be in reasonably good condition considering its age other than small amounts of weathering at exposed locations, i.e., rear door. Because of the precarious nature of the building and due to safety concerns, no amount of usual

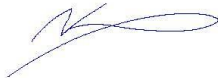
floor loading (stomping) was done other than through walking and no noticeable floor sagging was observed.

Conclusion:

As we are not builders, we cannot voice opinion on the viability of repairing this structure. However, and as stated above, it's our opinion that the entire roof and most of the timber framed walls would need to be removed and replaced to ensure the structural integrity of the building is restored.

Should you have any queries, please do not hesitate to contact this office.

Yours faithfully,



Karl Ristovski MIEAust CPEng
Senior Engineer

Additional Information 4 – Applicant’s Termite Inspection Report



2/50 Howe Street, Osborne Park 6017
PH: 9493 1313 FAX: 9493 1311
Email: info@bugbusters.com.au Web: www.bugbusters.com.au
WA Health Department Licence No 166 ABN 98 930 548 693

Visual Timber Pest Inspection Report in Accordance with AS 4349.3

Client:

Re: Structure at: **34 Joslin Street Hilton**

Inspection Date: **2nd July 2021** Inspection Report No: **26949**

Summary Only

IMPORTANT DISCLAIMER

- ◆ This Summary is supplied to allow a quick and superficial overview of the inspection results.
- ◆ This Summary is NOT the Report and **cannot be relied upon on its own.**
- ◆ This Summary must be read in conjunction with the full report and not in isolation from the report.
- ◆ If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.
- ◆ The Report is subject to Terms and Limitations.

ACCESS

Are there any Area(s) and/or Section(s) to which Access should be gained? **Yes, read report in its entirety.**

TIMBER PEST ACTIVITY

Were active subterranean termites (live specimens) found? **Yes, read report in its entirety.**

Was visible evidence of subterranean termite workings or damage found? **Yes, read report in its entirety**

Was visible evidence of borers of seasoned timbers found? **No, read report in its entirety.**

Was evidence of damage caused by wood decay (rot) fungi found? **Yes, read report in its entirety.**

For complete and accurate information You
must refer to the following complete
Visual Timber Pest Report.

TERMS & LIMITATIONS:

Important Information Any person who relies upon the contents of this report does so acknowledging that the following clauses which define the Scope and Limitations of the inspection form an integral part of the report.

1. THIS IS A VISUAL INSPECTION ONLY in accord with the requirements of AS 4349.3 Inspection of buildings Part 3: Timber pest inspections. Visual inspection was limited to those areas and sections of the property to which reasonable access (See Definition) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation/sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of Timber Pests which may only be revealed when the items are moved or removed. In the case of Strata type properties only the interior of the unit is inspected.
2. SCOPE OF REPORT: This Report is confined to reporting on the discovery, or non discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), borers of seasoned timber and wood decay fungi (hereinafter referred to as "Timber Pests"), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE) and European House Borer (*Hylotrupes bujulus Linnaeus*) were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found. If *Cryptotermes brevis* (West Indian Dry Wood Termite) or *Hylotrupes bujulus Linnaeus* are discovered we are required by law to notify Government Authorities. If reported a special purpose report may be necessary.
3. LIMITATIONS: Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by Timber Pests. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of Timber Pests will not occur or be found.
4. DETERMINING EXTENT OF DAMAGE: The Report is NOT a structural damage Report. We claim no expertise in building and any inexpert opinion we give on timber damage CANNOT be relied upon. The Report will not state the full extent of any timber pest damage. The Report will state timber damage found as 'slight', 'moderate', 'moderate to extensive' or 'extensive'. This information is not the opinion of an expert. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.
5. MOULD: Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. No inspection for Mould was carried out at the property and no report on the presence or absence of Mould is provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the Other Information (5.11) section of this report. If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.
6. DISCLAIMER OF LIABILITY: No liability shall be accepted on account of failure of the Report to notify any Termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).
7. DISCLAIMER OF LIABILITY TO THIRD PARTIES: This Report is made solely for the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the Report wholly or in part. Any third party acting or relying on this Report, in whole or in part, does so at their own risk.
8. COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation then one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by arbitration. The Arbitrator will also determine what costs each of the parties are to pay.

VISUAL TIMBER PEST REPORT

1. BRIEF DESCRIPTION OF STRUCTURE(S) INSPECTED:

- 1.1 Building: **Domestic single storey house**. Construction: Floor: **Timber floors with concrete areas and timber piers**. Walls: **Built from brick veneer**. Roof: **Tiled roof with timber frame**. Outbuilding(s): **Shed and garage (built from metal and asbestos)**. Fences etc: **Colourbond and fibro fences**.

Any building or part of a building that is constructed on a concrete slab is always more susceptible to termite attack because of possible concealed termite entry.

- 1.2 Areas Inspected: Only structures, fences &/or trees within 50m of the building but within the property boundaries were inspected. The areas inspected were: - **Interior, Roof Void, Subfloor, Exterior, Fences, Out Buildings, Grounds**, Other areas also inspected, if any, were:
- 1.3 Areas NOT Inspected: No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.
- 1.4 Other Area(s)* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason(s) why include:

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

- 1.5 Area(s) in which Visual Inspection was Obstructed or Restricted and the Reason(s) why include: **Interior restricted as ceilings have caved in - Roof space was inspected inside of the house**

Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas.

- 1.6 High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:
- 1.7 Was the property furnished at the time of inspection? **No**.

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of Timber Pest Activity. This evidence may only be revealed when the property is vacated. A further inspection of the vacant property is strongly recommended in this case.

2. SUBTERRANEAN TERMITES:

- 2.1 Were active termites (live insects) present at the time of the inspection: **Yes**.

If the answer was "none found at the time of the inspection" then the following termite description is not applicable. Go to 2.2.

If the answer was "yes" then the termites are believed to be ***Coptotermes Spp*** **at the time of the inspection**. The termites have the potential to cause **extensive and severe** damage to structural and decorative timbers and were located mainly in, but not necessarily limited to, the following areas: **in various walls frames and floor joists throughout and a large termite nest underneath the house**.

- 2.2 A termite nest **was not** located.
- 2.3 Visible evidence of subterranean termite workings and/or damage was found in but not necessarily limited to: **Extensive damage found throughout the roof (have been absolutely damaged), internal wall/frames and various floor joists are starting to be eaten out (it is possible that the only thing holding up the house is the outer single brick walls)**.

NOTE: Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high.

- 2.4 Was any evidence of timber damage visible? **Yes**.

We claim no expertise in building. **Extensive and severe** termite damage was visible. (PLEASE REFER TO 2.3)

VERY IMPORTANT:

- 2.5 If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, you must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out to reduce the risk of further attack.

- 2.6 General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.
- 2.7 **No signs of a termite treatment were found or** evidence of a possible previous termite treatment.

WARNING: If evidence of drill holes in concrete or brickwork or other signs of a possible previous treatment is reported then the treatment was probably carried out because of an active termite attack. Extensive structural damage may exist in concealed areas. You should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimated cost of repairs as the damage may only be found when wall linings etc are removed.

Normally if a termite treatment has been carried out then a durable notice should be located in the meter box indicating the type of termite shield system, treated zone or combination has been installed.

- 2.8 **No durable notice was found during the inspection.**

This firm can give no assurances with regard to work that may have been previously performed by other firms. You should obtain copies of all paperwork and make your own inquiries as to the quality of the treatment, when it was carried out and warranty information. In most cases you should arrange for a treatment in accord with "Australian Standard 3660" be carried out to reduce the risk of further attack.

3. **BORERS OF SEASONED TIMBER**

- 3.1 *Lyctus brunneus* (powder post beetle) is not considered a significant pest of timber. Damage is confined to the sapwood so treatment or timber replacement is not usually required. However, you should have a building expert investigate if any timber replacement is required.

- 3.2 *Anobium punctatum* (furniture beetle) and *Calymnaderus incisus* (Queensland pine beetle) must always be considered active, unless proof of treatment is provided, because, unless the timber is ground up, one cannot determine conclusively if activity has ceased. Total timber replacement of all susceptible timbers is recommended. A secondary choice is treatment. However, the evidence and damage will remain and the treatment may need to be carried out each year for up to three years.

- 3.3 Was visible evidence of borers found? **No evidence located.**
No damage was found at the time of the inspection

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

- 3.4 Borer activity is usually determined by the presence of exit holes and/or frass. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist that is not discernible at the time of inspection.

- 3.5 Borer recommendations: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

4. **FUNGAL DECAy CAUSED BY WOOD DECAy FUNGI**

- 4.1 Was evidence of wood decay fungi (wood rot) found? **Yes. Found in but not necessarily limited to There is white mould building up underneath the house (pictures of the mould attached). Wood rot and mould was found underneath the house, also timbers in the roof have been affected, this is what would of been the conducive condition for the termites to have attacked the house in the first place. With the wet weather we have had and the roof collapsing in, it is the reason for the ceiling to of caved in and the smell of mould throughout the house.**

4.2 **Extensive damage was found in the above**

We claim no expertise in building and if any evidence of fungal decay or damage is reported you should consult a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

5. **CONDITIONS THAT ARE CONDUCTIVE TO TIMBER PESTS**

- 5.1 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Hot water overflows should be plumbed away from the building.

At the time of the inspection **leaks were found to be present in: the roof, as it has collapsed in from termite activity/damage**

We claim no expertise in building and if any leaks were reported then you must have a plumber or other building expert determine the full extent of damage and the estimated cost of repairs.

- 5.2 Moisture: At the time of the inspection **high moisture readings were found throughout the house due to the roof collapsing**

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection.

If a high moisture was reported then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs.

- 5.3 Drainage: Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We claim no expertise in plumbing and drainage, however it appears that drainage is generally **inadequate**.

Where drainage is considered inadequate a plumber, builder or other building expert must be consulted.

- 5.4 Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out? **No, no leaks found at time of inspection.**

- 5.5 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for Timber Pests to establish themselves within a property.

We claim no expertise in building, however, the ventilation appears to be generally **inadequate**. Where ventilation is considered inadequate a builder or other expert should be consulted.

- 5.6 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply? **No, arrange for slab edge to be exposed.**

Note: A very high proportion of termite attacks are over the slab edge. Covering the slab edge makes concealed entry easy. This is particularly true of infill type slab construction. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2.

Please Note: Double Brick houses built in Western Australia usually have the footings and first course of bricks below ground level.

- 5.7 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **No, arrange for weep holes to be exposed.**

Please Note: Double Brick houses built in Western Australia usually have the weep holes and first course of bricks below ground level.

- 5.8 Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

We claim no expertise in building. However, in our opinion the termite shields appear to be **inadequate**.

If considered inadequate a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

- 5.9 Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation: **Loose timber piles throughout the yards**

- 5.10 Comments on other Conducive Conditions:

- 5.11 Other information: **Mould and wood rot from a build up of extensive water and termite damage throughout the roof, walls, subfloor and inside the house. In my opinion this house poses a real health risk and is too far gone to be repaired. Due to being a high safety risk, large amount of termite activity and damage, wood rot damage and mould found throughout this property no treatment warranty can be applied**

6. **OVERALL ASSESMENT OF THE PROPERTY:**

- 6.1 Where the evidence of live termites or termite damage or termite workings (mudding) was found in the building(s) then the risk of a further attack is extremely high. Where evidence of live termites or termite damage or termite workings was found in the grounds but not in the buildings then the risk to buildings must be reported as high to extremely high.

- 6.2 At the time of the inspection the DEGREE OF RISK OF SUBTERRANEAN TERMITE INFESTATION to the overall property was considered to be **extremely high**.

Please Note: Western Australia is classed as a High Risk area for termites and this may be why the degree of risk has been considered High.

- 6.3 SUBTERRANEAN TERMITE TREATMENT RECOMMENDATION: A management program in accord with AS 3660-2000 to protect against subterranean termites is considered to be **essential** and a **termite treatment** proposal **is not attached**.

- 6.4 FUTURE INSPECTIONS: AS 3660.2-2000 recommends "regular competent inspections should be carried out at least on an annual basis but more frequent inspections are strongly recommended". It goes on to inform that "regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimized".

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every **6 months but not more than 12 months**.

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS:

Any structure can be attacked by Timber Pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot, etc. Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by timber pests. Any timber in contact with soil such as form-work, scrap timbers or stumps must be removed from under and around the buildings and any leaks repaired. You should endeavour to ensure such conditions DO NOT occur around your property.

We further advise that you engage a professional pest control firm to provide a termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that “*the provision of a complete termite barrier will impede and discourage termite entry into a building. It cannot prevent termite attack. Termites can still bridge or breach barriers but they can be detected more readily during routine inspections.*”

You should read and understand the following important information. It will help explain what is involved in a timber pest inspection, the difficulties faced by a timber pest inspector and why it is not possible to guarantee that a property is free of timber pests. It also details important information about what you can do to help protect your property from timber pests. This information forms an integral part of the report.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected. The Australian Standard 4349.3 defines reasonable access as “areas where safe, unobstructed access is provided and the minimum clearances specified in the Table below are available or, where these clearances are not available, areas within the consultant’s unobstructed line of sight and within arm’s length. Reasonable access does not include removing screws and bolts to access covers.” Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

Area	Access hole	Crawl space	Height
Roof interior	450 x 400mm	600 x 600mm	Accessible from 2.1m step ladder or 3.6m ladder placed against a wall.
Subfloor	500 x 400mm	Vertical clearance Timber floor: 400mm to bearer, joist or other obstruction. Concrete floor : 500mm	
Roof Exterior			Accessible from a 3.6m ladder.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs pose special problems with respect to termite attack. If the edge of the slab is concealed by concrete paths, patios, pavers, garden beds, lawns, foliage, etc then it is possible for termites to affect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions. It is strongly recommended that you have a termite inspection in accordance with AS 3660.2 carried out every 6 to 12 months.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in service in Australia. Independent data compiled by State Forestry shows 1 in every 5 homes is attacked by termites at some stage in its life. More recent data would indicate that this is now as high as 1 in every 3. Australia’s subterranean termite species (white ants) are the most destructive timber pests in the world. In fact it can take “as little as 3 months for a termite colony to severely damage almost all the timber in a home”.

How Termites Attack your Home The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite Damage Once in contact with the timber they excavate it often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and cost two to five thousand dollars (or more) to treat.

Subterranean Termite Ecology These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence. Especially if gardens have been built up around the home and termite barriers are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite barriers protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber though. A clear view of walls and piers and easy access to the sub-floor means that detection should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Older damage that has dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of protective barriers and regular inspections is a necessary step in protecting timbers from termite attack.

BORERS OF SEASONED TIMBERS

Borers are the larvae of various species of beetles. The adult beetles lay their eggs within the timber. The eggs hatch out into larvae (grubs) which bore through the timber and can cause significant structural damage. The larvae may reside totally concealed within the timber for a period of several years before passing into a dormant pupal stage. Within the pupal case they metamorphose (change) into the adult beetle which cuts a hole in the outer surface of the timber to emerge, mate and lay further eggs to continue the cycle. It is only through the presence of these emergence holes, and the frass formed when the beetles cut the exit holes that their presence can be detected. Where floors are covered by carpets, tiling, or other floor coverings and where no access to the underfloor area is available it is not possible to determine whether borers are present or not. This is particularly the case with the upper floors of a dwelling.

Borers of 'green' unseasoned timber may also be present. However these species will naturally die out as the timbers dry out in service. Whilst some emergence holes may occur in a new property it would be unusual for such a borer to cause structural damage, though the exit holes may be unsightly.

Anobium borer (furniture beetle) and Queensland pine borer These beetles are responsible for instances of flooring collapse, often triggered by a heavy object being placed on the floor (or a person stepping on the affected area!) Pine timbers are favoured by this beetle and, while the sapwood is preferred, the heartwood is also sometimes attacked. Attack by this beetle is usually observed in timbers that have been in service for 10-20 years or more and mostly involves flooring and timber wall panelling. The *frass* from the flight holes (faeces and chewed wood) is fine and gritty. Wood attacked by these borers is often honeycombed.

Lyctus borer (powder post beetle) These borers only attack the sapwood of certain susceptible species of hardwood timber. Since it is a requirement that structural timbers contain no more than 25% Lyctus susceptible sapwood these borers are not normally associated with structural damage. Replacement of affected timbers is not recommended and treatment is not approved. Where decorative timbers are affected the emergence holes may be considered unsightly in which case timber replacement is the only option. Powder post beetles mostly attack during the first 6-12 months of service life of timber. As only the sapwood is destroyed, larger dimensional timbers (such as rafters, bearers and joists) in a house are seldom weakened significantly to cause collapse. In small dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may result in collapse. Replacement of these timbers is the only option available.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually reside in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Destruction of affected timbers varies with the symptoms involved. Removal of the moisture source usually alleviates the problem. Fungal decay is attractive to termites and if the problem is not rectified it may well lead to future termite attack.

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification then contact the inspector prior to acting on this report.

The Inspection was carried out by: **Derry Rive**

(Name of Inspector)

State Licence No: **7918**

Dated this **2nd** day of **July** 2021

SIGNED FOR AND ON BEHALF OF: **BUG BUSTERS PTY LTD**

Signature: *J Wills*

Additional Information 5 – Applicant's Photos

