

In the Planning and Environment Court
Held at: Brisbane

No. BD 313 of 2010

Between: **JOHN EDWARD MYTTON BARNES and GEOFFREY
FREDERICK COOK**
Appellants

And: **SOUTHERN DOWNS REGIONAL COUNCIL**
Respondent

And: **THE CHIEF EXECUTIVE, DEPARTMENT OF
ENVIRONMENT AND RESOURCE MANAGEMENT**
First Co-respondent

And: **McCONAGHY GROUP PTY LTD
ACN 108 353 199**
Second Co-respondent

STRUCTURAL ENGINEERING EXPERTS' JOINT REPORT

Introduction

1. In accordance with the orders of the Court in these proceedings, the expert witnesses for structural engineering called by the Appellants and Second Co-respondent held a meeting of experts (by teleconference) in accordance with Part 3 of the *Planning and Environment Court Rules 2010* ("the Rules") on 3rd June 2011.
2. This document is the joint report prepared in accordance with Part 3 of the Rules:
 - (a) stating the joint opinion of experts in relation to an issue in dispute in the proceeding; and
 - (b) identifying the matters about which the experts agree or disagree and the reasons for any disagreement.

Matters upon which we agree

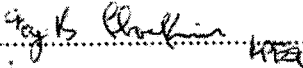
3. This south/west wing of the building which is in fact a clay brick masonry wall 230mm thick, being along Haig Avenue, consisting of English Bond with a height of approximately 2.4 metres.
4. Entailed in this section of the total building is toilets on the south side and the framing to this is in fact timber framing of the ceiling joists and a pitched roof of a hip roof with a cantilevered awning to a walkway, which is approximately 1.2 metres wide with three columns on saddles.
5. The remainder of the building to the north is in fact a timber framed section, and is chamfer boards and returns into a recess in the area, such that the stone masonry

section of plumb chambers being the extension of the residential section is to the east.


6. The area is such that all of the floor to this area is concreted.
7. The internal room section of the annex building is lined with FC wall and ceiling and is of normal construction of timber.
8. Note that there is water penetrating at the junction box gutter of the skillion roof from the two story stone building to this annex.
9. There are in-ground services present; water, sewerage etc, and the building section is approximately 5 metres wide by 10 metres long.
10. This is a section of Plumb Chambers which is a skillion roof to the two storied section to the south, and then a hip roof with a hip ridge valley on the back.
11. From inspection it is evident that the only defect in the building is the skillion roof of Plumb Chambers lower section. that this in fact abuts against the rear annex where the box gutter is leaking into the room of that area.
12. This enclosed room is approximately 5 metres wide by 7.5 metres long, and this is a lined room of FC ceilings and walls.
13. The building has no visible defects of infestation by termites, and the stud work appears to be sound with no defect of settlement, subsidence or rotation of foundations giving cause to out of alignment of the chamfer boards, supporting studs or ceiling/roof construction.
14. The rear section toilet area is unlined and is an open area with the female/male toilets.
15. This is 5 metres by 5 metres with a pitched roof of 50mm by 150mm ceiling joists at 900 centres, and that scarfed on this at the pitch of the roof at 10 degrees. These are 100mm by 50mm ceiling joists with battens being 75mm by 35mm at 900 centres supporting a corrugated iron roof of recent inclusion due to its presentation.
16. The wall to the corners has engaged piers and this has a return on the east and the west, and the awning is constructed of 75mm by 50mm joist at 1.2 metres centres and battens 70 x 30 at 600 centres supported by a head of 180mm by 50mm and columns being 75mm square.
17. The brick wall to the external has no defects indicating settlement or cracking, other than the minor crazy cracking of the render to the west and the south wall.
18. The remainder of the wall internally is painted.
19. Given the above, we are of the opinion that this building section is structurally sound for its intended purpose as an occupation room and ablution block.

There are no matters upon which we disagree

Signatures of experts participating in the joint report


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Roy Hoskins
Engineering expert for the Appellants

Date: 29th June 2011


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Andrew Farr
Engineering expert for the Second Co-Respondent

Date: 27 June 2011