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8 February 2026

Structural Integrity Report

CLIENT: [REDACTED]

SITE ADDRESS: No 8 Swanston Street, Geelong, VIC 3220 Australia

OUR REFERENCE NO.: 11990

REPORT VERSION.: V2

SCOPE: Structural Integrity Assessment of Heritage building

Contents

1. Executive Summary	3
2. Documentation Reviewed	3
3. Site Visit	3
4. Scope & Purpose	4
5. Findings by Element	4
6. Front Façade Retention and Reinstatement	5
7. Critical Safety Statement and Recommendations	6
8. Certification Statement	7
9. Disclaimer and Limitations	8
Appendix	9
Appendix A - Demolition Methodology Note	10
Appendix B - Site Photos	13

1. Executive Summary

This report presents findings of a structural integrity inspection of Fyfe House, a two-storey heritage timber dwelling with later cast-iron verandah and balcony elements. Based on my inspection on 11 December 2025, the structure is unsafe to enter and presents extreme structural hazards. The building is unstable, poses a danger to life and safety, and must be closed to the public.

It is my professional recommendation that full demolition of the existing structure be carried out in the interests of public safety. Two roof trusses appear to be in comparatively better condition and may be suitable for salvage; however, they can only be reused following engineering verification, including detailed inspection once removed and safely positioned at ground level. Demolition / careful dismantling is to be undertaken subject to Council approval and to the satisfaction of the Council Heritage Advisor and the engaged Heritage Practitioner. The reinstated building is to be a reflection of earlier/original building form, materials and detail.

2. Documentation Reviewed

- **Working Drawings**
 - Prepared by Ali Kaddour
 - Project No. 2225
 - Dated: 30 October 2024
 - Reviewed (pre-inspection)
- **Town planning Drawings**
 - Prepared by Ali Kaddour
 - Project No. 2225
 - Stamped Dated: 15 October 2024
 - Reviewed (pre-inspection)
- **Conservation Report & Façade Drawings**
 - Issued by Lucinda Owen Co
 - Dated: 20 June 2024
 - Reviewed (pre-inspection)
- **Engineering Report**
 - Issued by Ardam Services Pty Ltd
 - Dated: 15 August 2025
 - Reviewed (post-inspection)

3. Site Visit

- **Location:** 8 Swanston Street, Geelong
- **Purpose:** Review of structural integrity of front double-storey existing dwelling
- **Date of Inspection:** 11 December 2025

4. Scope & Purpose

The purpose of this assessment is to review the structural condition of the roof system, parapet and guttering, chimneys, external walls and façade linings, verandah and balcony structure, internal floor systems, substructure. The inspection identifies immediate risks and provides professional recommendations.

Based on the observed conditions, the dwelling is unsuitable for continued standing and is extremely unsafe. Extreme caution will be required by the demolition contractor to safely remove all structural elements due to the high likelihood of uncontrolled collapse.

4.1. Access Undertaken

A walkthrough inspection of the ground floor, first floor, and the roof space (via the existing roof manhole) was completed. All observations were made from areas that could be safely accessed without placing load on deteriorated or unstable structural elements. I visually inspected rooms, wall frames, ceiling spaces, roof members, balcony areas and accessible framing from doorways or stable standing points. Movement within the building was deliberately limited due to structural instability.

4.2. Limitations

Inspection access was restricted due to unsafe and decayed conditions within the dwelling. Several floor areas were missing, severely deteriorated, or structurally unsound, preventing safe movement within certain rooms. Debris and partial collapse also obstructed access in some locations. As a result, findings are based solely on visible and safely accessible areas, and concealed elements may be in equal or worse condition than observed.

5. Findings by Element

5.1. Roof System

Roof rafters display significant decay and likely termite damage. The roof structure is at risk of collapse. Two larger roof trusses appear to be in comparatively sounder condition; however, potential salvage is subject to engineering verification once removed and inspected at ground level.

5.2. Walls & Frame

Visible timber wall framing exhibits heavy decay, loss of section, and loss of structural integrity. Wall framing is unable to provide adequate load transfer or lateral stability.

5.3. Verandah & Balcony

The balcony is currently propped, with decking severely decayed and balustrade elements missing or compromised. Fascia/primary beams show deterioration. Several verandah posts are missing and have been replaced with temporary supports.

5.4. Floor Systems

First and ground floors contain large openings, brittle and decayed boards, and significantly compromised joists. Load paths have been altered or removed entirely. The associated chimney structure is deteriorated beyond repair.

5.5. Foundations / Substructure

The substructure was largely inaccessible. Observable portions suggest differential movement, and the existing front retaining wall is deteriorated and will require replacement.

6. Front Façade Reinstatement (Structural Considerations)

The front façade is not considered structurally viable for retention (including façade propping, bracing, or pinning/tie-back to a new frame) due to the building's advanced deterioration and the absence of reliable load paths and connection capacity required to safely resist temporary retention forces.

Façade retention is only feasible where the retained wall can behave as a stable structural plane—i.e., where it has adequate member capacity (studs/plates/lintels), continuous load paths, and sound fixings/connections capable of transferring temporary restraint loads (wind, out-of-plane suction/pressure, vibration, handling forces, and tie-back reactions) into a stable temporary works system. In this case, the existing front wall and its supporting fabric are severely deteriorated and cannot be relied upon to resist those actions safely.

6.1. Why façade retention is not safe or reliable

From a structural safety perspective, retaining the façade is not recommended for the following reasons:

Compromised wall substrate

The façade cannot be treated as a stable structural wall plane because the supporting timber framing and connections are severely deteriorated and unreliable.

No reliable anchorage for retention forces

Temporary bracing/tie-backs require sound structure to anchor into. In this case, the existing fabric at the façade line cannot safely resist tie-back reactions, increasing the risk of sudden failure.

High sensitivity to temporary actions

During staged works the façade would be exposed to wind, vibration and handling forces. With degraded members and uncertain connection behaviour, the risk of uncontrolled collapse is unacceptably high.

Unstable interface at balcony/verandah line

The front balcony/verandah is already compromised and propped, creating an unstable interface at the façade line and increasing unpredictability during partial demolition or retention works.

7. Critical Safety Statement and Recommendations

The dwelling is unsafe for entry. Multiple areas exhibit missing or collapsed floors, compromised or missing walls, and severely deteriorated balcony/verandah elements. In numerous locations, it is uncertain whether floor surfaces can safely support body weight. The structure is unstable and presents a danger to life and safety.

Accordingly:

Close the site to the public immediately.

No further entry should occur by any person other than the appointed demolition contractor operating under a controlled method of work.

Proceed directly to controlled demolition.

No additional site access should occur until demolition works commence. The demolition contractor must proceed with extreme caution given the high likelihood of uncontrolled structural failure.

Adopt strict demolition controls.

Establish exclusion zones, install protective hoardings, and sequence works to avoid disproportionate collapse. All personnel should use elevated work platforms or remote methods where practicable to avoid loading decayed elements.

Two roof trusses may be salvaged and reused only after detailed engineering assessment, moisture testing, grading/defect assessment, connection redesign, and load-rating verification, refer to Appendix B for photos for roof trusses.

Final sequencing is to be confirmed in the contractor's SWMS.

Reconstruction using new structural members is required to achieve compliance with structural safety standards while allowing for heritage reinstatement as a reflection of earlier/original building form, materials and detail.

8. Certification Statement

I, [REDACTED] a suitably qualified and registered Structural Engineer, certify that this report has been prepared based on:

- my site inspection of 11 December 2025,
- my professional engineering assessment of the visible and safely accessible structural elements, and
- my review of relevant documentation provided at the time of assessment.

This report represents my independent, professional opinion of the structural condition of the existing dwelling at 8 Swanston Street, Geelong, and the conclusions reached have been made in accordance with accepted engineering principles, structural risk assessment practices, and my duty of care to public safety.

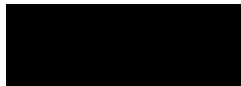
The recommendations herein are based on conditions observed at the time of inspection. Given the advanced deterioration of the structure and the presence of unsafe or inaccessible areas, concealed elements may be in equal or worse condition.

This report is issued for the exclusive use of the client, the appointed building surveyor, and relevant authorities for the purposes of assessing the structural integrity of the building and guiding subsequent demolition and redevelopment works. It is not to be reproduced or relied upon by third parties without my written consent.

I confirm that the recommendations— including full demolition of the existing structure for reasons of public safety, and limited salvage of only two roof trusses pending verification — reflect my professional judgment and obligations under the applicable engineering standards and statutory requirements.

If you have any queries, please do not hesitate to contact me at your convenience.

SIGNATURE



SIGNED:

ENDORSED BUILDING ENGINEER



REGISTRATION NO:

PE0003881

Date:

28 January 2026

9. Disclaimer and Limitations

Purpose & Scope

This report is provided solely to inform structural safety decisions for the existing dwelling at 8 Swanston Street, Geelong. It addresses structural condition and risk; it is not a design certificate, building permit, or a substitute for contractor method statements.

Inspection Basis

Conclusions are drawn from a visual assessment of safely accessible areas at the time of inspection. No invasive testing or concealed-element verification was undertaken.

Evolving Conditions

The structure is in an advanced state of deterioration. Findings reflect conditions observed on the inspection date only and may change with time, weathering, handling, or partial collapse. Recommendations should be re-confirmed if site circumstances alter.

Reliance & Use

This report is issued for the client, the appointed building surveyor, and relevant authorities. It must not be relied upon by other parties without the author's written consent. Any use outside its stated purpose is at the user's own risk.

Third-Party Information

Where the report references drawings, prior reports, or notices supplied by others, those materials are assumed to be accurate and complete. No responsibility is accepted for errors or omissions in third-party documentation.

Implementation & Responsibility

Demolition and subsequent works must be performed by appropriately qualified contractors under suitable safety controls and statutory approvals. The engineer is not responsible for construction means and methods, temporary works, or site safety management.



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Appendix

Appendix A - Demolition Methodology Note

Demolition / careful dismantling is to be undertaken subject to Council approval and to the satisfaction of the Council Heritage Advisor and the engaged Heritage Practitioner. Where salvage or reconstruction of significant elements is required, dismantling shall be undertaken carefully to maximise retention of identifiable heritage fabric where safe.

The following demolition methodology is recommended to ensure the safe and controlled removal of the existing structure at 8 Swanston Street, Geelong. This methodology reflects the building's severely compromised structural condition, including missing floors, decayed framing, unstable chimney, and deteriorated balcony and verandah elements. The objective is to prevent uncontrolled collapse and protect workers, neighbouring properties, and the public.

1. Site Safety and Exclusion Zones

- 1.1. Establish a full exclusion zone around the perimeter of the dwelling prior to commencement of any works.
- 1.2. Install solid hoarding and warning signage at all public interfaces, including the footpath and street frontage.
- 1.3. Only authorised demolition personnel are permitted entry. No other trades or visitors are to enter the structure under any circumstances.

2. Pre-Demolition Preparation

- 2.1. Disconnect and isolate all services (electricity, water, gas, NBN) prior to commencement.
- 2.2. Conduct a hazard assessment for:
 - asbestos (if applicable),
 - lead paint,
 - potential concealed void collapses,
 - timber decay and termite-affected regions,
 - unstable masonry (chimney).
- 2.3. The demolition contractor shall prepare a Safe Work Method Statement (SWMS) specific to this structure's instability.

3. Access and Work Platforms

- 3.1. No personnel are to stand on existing floors, balcony, verandah, or roof structures due to high collapse risk.
- 3.2. Access to upper areas must be via:
 - elevated work platforms (EWP),
 - boom lifts,
 - scissor lifts, or
 - external scaffold towers (not relying on building structure for support).
- 3.3. No ladders, temporary platforms, or internal propping systems are to rely on the existing structure.

4. *Structural Sequencing – Controlled Dismantling*

To minimise the risk of uncontrolled collapse, the structure should be dismantled in the following order:

4.1. **Remove Non-Structural and Loose Elements**

- Corrugated cladding sheets (where safely reachable with EWP).
- Loose or hanging timber members.
- Deteriorated fretwork, balustrade fragments, failing verandah components.

4.2. **Roof Removal**

- Remove roof sheeting and battens from EWPs.
- Dismantle rafters and ridge elements in small, manageable sections.
- The two “potentially salvageable” roof trusses should be removed intact, craned down to ground level, and placed on supports for later engineering inspection.

4.3. **Chimneys**

- Chimneys must be carefully dismantled by hand from the top down, using an EWP.
- No person may stand on or lean load onto the roof or chimney structure.
- Masonry should be lowered to the ground in controlled manner (not dropped).

4.4. **Upper Floor & External Walls**

- Remove upper-level wall framing systematically from the exterior.
- Avoid reliance on existing floors; all removal should be done using EWPs.
- Take care with any remaining load paths to avoid sudden structural releases.

4.5. **Ground Floor Walls & Substructure**

- Remove ground-level wall framing once upper loads have been eliminated.
- Dismantle subfloor remnants, deteriorated joists, and bearers.
- Break up any remaining footing fragments (if present) and remove debris.

5. *Heritage Salvage Protocol*

Where heritage elements are intended for reuse (e.g., two roof trusses, select cast-iron components, etc):

5.1. Salvage must occur prior to general demolition.

5.2. Components shall be:

- de-nailed,
- tagged/labelled,
- moisture tested,
- inspected for structural soundness, and
- stored under cover on level supports.

5.3. Engineering verification is required before any structural reuse decision.

6. Waste Handling and Removal

- 6.1. Segregate waste streams: timber, metal, masonry, heritage salvage items.
- 6.2. Remove debris progressively to avoid accumulation and load concentration.
- 6.3. Maintain safe access paths around machinery at all times.

7. Final Site Clearance

- 7.1. Remove any remaining foundation or retaining wall elements earmarked for replacement.
- 7.2. Level and clear the site in preparation for new works.
- 7.3. Conduct a final safety sweep prior to releasing the site for reconstruction.

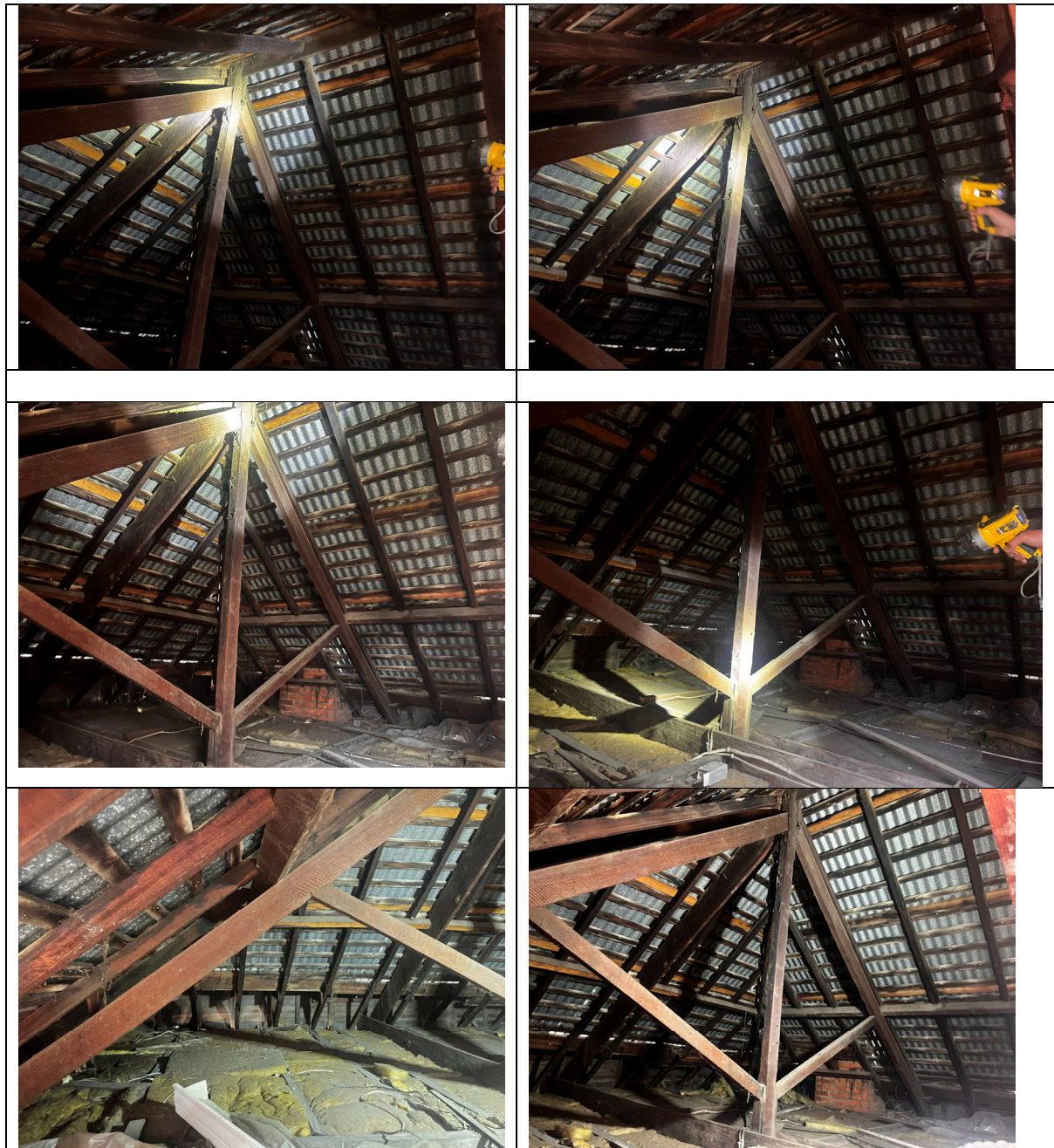
8. Demolition Methodology Summary

This structure requires a controlled, top-down, external-access demolition approach due to its extreme instability and risk of collapse. No person should rely on or load any part of the existing building during the demolition process. Salvageable heritage elements must be removed carefully and stored for engineering assessment.

Appendix B - Site Photos

Roof Structure – Potential Truss Salvage (x2)

Photos show two roof trusses potentially suitable for salvage subject to engineering verification after removal and ground-level inspection.



Roof System – Hip Beams

Photos show hip beams with severe deterioration and termite damage.





Framing & Subfloor

Photos show severely deteriorated timber framing/subfloor members in accessible areas.





Frontage & Retaining Wall

Photos show deteriorated frontage and retaining wall, requiring replacement.



Balcony / Verandah

Photos show balcony/verandah with severely deteriorated structural elements (unsafe; demolition required).

