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Dear Sirs,

RE: CHIMNEY – 8 COGENS PLACE, GEELONG

BRIEF

To inspect and report on the stability of the above chimney in accordance with town planning permit – PP-157-2026. A site inspection was conducted on the 31st March, 2026. Photographs were taken and have been attached to this report in Appendix A

DISCUSSION

The construction of the chimney is typical of the era. Kiln fired red bricks with what appeared to be a very weak mortar mix. The part of the chimney above the roof line is definitely weather affected with the mortar already breaking down. When scrapped the sand easily falls away compromising the bed joints. This shall continue to deteriorate over time. In some areas there appears to have been an attempt to repair the mortar, but without complete removal this is only a temporary measure.

We have in the past designed steel structures to support the chimney above the roof level, but all unsuccessful. During the installation the section above the roof loses stability, becomes unstable, as the mortar is further compromised with the vibrations during the installation. The final result was complete demolition to ensure no damage to persons or property.

RECOMMENDATIONS

In consideration of our on-site observations and the preceding determination we can only advise the complete chimney be demolished for safety reasons We cannot guarantee the structural integrity of the chimney above the roof line if the decision is to try to maintain this section.

Should you require any further information, do not hesitate to contact me at your earliest convenience.

Yours faithfully

ATT: Appendix 'A'

APPENDIX - A

Photographs

Ref No: 9821 – 31/03/2026

9821 - 8 Cogens Place, GEELONG - 31/03/2026



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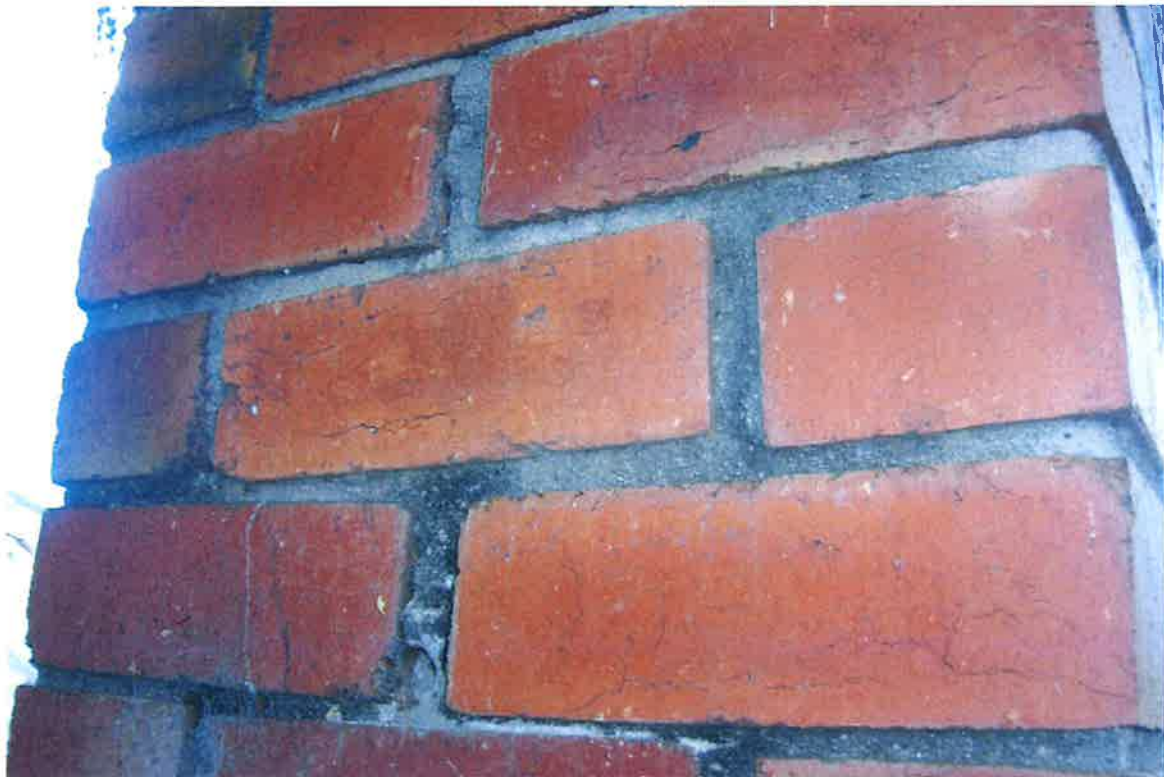


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9821 - 8 Cogens Place, GEELONG - 31/03/2026



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9821 - 8 Cogens Place, GEELONG - 31/03/2026



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