

B E S P O K E
projects

NSW



6 November 2020

Mr Tony & Mrs Allison Nicol
C/- Micris Design Pty Ltd
361 Stoney Creek Road
Kingsgrove NSW 2208

Attention: Mr Michael Di Ramio

Subject Alterations and Additions building works at 2 Tourmaline Street, Narrabeen

Dear Michael,

Reference is made to the Stop Work Order issued by Council, regarding the extent of demolition work undertaken on site at 2 Tourmaline Street, Narrabeen.

Bespoke Projects were engaged to undertake the works based on the construction drawings issued by Micris Design and formed part of the Construction Certificate issued by Broadline Consulting and understand that these drawings related back to an approved Development Consent.

Prior to commencing the work, a site meeting was organised where we had an understanding of the scope of works and a methodology to undertake the works that would meet the NCC and the design criteria stipulated by the structural engineer (Partridge Engineering) and also the coast engineer (Peter Horton) together with ensuring safe work practice was considered and met.

This scope of works and methodology was based around that the suspended slab, lower ground floor walls and ground floor walls were structural sound and considered suitable for the intended work and installation of the deep piers. The basis of this work involved multiple penetrations of 1mx1m, square cut outs through the ground floor suspended slab to achieve the deep piers.

Once demolition and strip out works began it was evident that the structural integrity of the suspended slab and the ground floor walls were compromised due to the construction quality of the existing block walls, the block walls were hollow with no concrete infill nor any vertical or horizontal bars, along with structural issues and concrete cancer of the suspended slab.

Thus at this point we requested that the project engineer visit the site, who after understanding our intended methodology that the existing suspended slab and block walls to the ground floor were not suitable and would need to be demolished.

Given that demolition works had already commenced it was a joint decision that demolition continue as to leave this at this stage was undesirable and unsafe. There fore demolition works continued to demolish suspended slab and ground floor walls.

Once the suspended slab was removed on inspection it was found that even the lower ground floor walls were also hollow with no concrete infill nor any vertical or horizontal bars. This posed a significate problem structurally when replacing the suspended slab.

Through Micris Design we obtained the view of the project engineer who agreed and advised that this new evidence of the existing block walls to the lower ground floor was not suitable and should be removed.

We then obtained the view of our piling contractor to see what method would be available to us to leave these walls in their present condition, unfortunately our piling contractor advised that given the location of the piers and the depth required a 40T machine would be necessary, thus he could not position the machine on site with the walls remaining in order to comply with the structural and coast engineering requirements.

Thus, once again it was decided to remove the lower ground floor walls in order to achieve the structural and coast engineering requirements.

We then engaged the services of a registered survey to ensure all sub ground structures and all externals walls were rebuilt identical to their original positions. On engineering advise and as per the documented structural design we began to shore the site to ensure all neighbouring structures were safe.

At this point we were issued the stop work order and all work ceased.

This letter is to confirm the sequence of events undertaken to ensure works were conducted safely, and to the NCC standard. The demolition works was necessary to ensure construction quality and complying to the design requirements of the project engineer and the coast engineer.

It was indented to replace the walls in their identical position, heigh and finished as shown on the construction drawings.

Should you have any questions, please feel free to contact the undersigned.

Yours faithfully,

Ellyas Ferris
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