

WD20018
26 February 2021

Wee Hur
8 Gillingham St
Woollongabba,
QLD 4102

Attention: Peter Scott

Peter,

RE: DEMOLITION TO EXISTING BUILDING 90-102 REGENT ST REDFERN NSW

Webber Design has completed a site walk on Wednesday 10th February to visually inspect the existing buildings at 90-102 Regent St. We understand that Council has requested that these building including the external façade and internal load bearing walls, floors and stair on 90 Regent St is maintained and kept. However for 92-96A Regent St the front façade including the rooms located towards the street side is required to be kept, all other internal walls and floors can be demolished.

Prior to our inspection we had completed a review of the existing floor plans available through the heritage architects report. The report indicated that the structures had probably undergone substantial modification since its construction in the 1890's with the multiple refurbishment over its lifetime has seen much of the original building fabric removed or demolished.

Our site inspection of the building revealed that the floorings especially on 90 Regent St exhibited significant deflection under low load towards the eastern end of the building with falls across the floor boards visually and perceptively noticeable. The actual fall was not measured however this is likely due to some settlement, potential damage or loss of strength in the floor joist likely due to the age of the building. We understand that the buildings have undergone several refurbishment over its lifetime and most likely the defects such as cracks, mortar deterioration etc. have been covered over with paint work. Significant investigative (intrusive) works to determine mortar strength, brickwork capacity, foundation capacity in order to maintain the existing façades and structure would be required.

In addition, significant temporary propping in the form of structural steelwork would be required during construction in order to safely support the façade temporarily and prevent it from structural collapse during construction. Underpinning works to the foundation will also most likely be required. We would recommend a temporary works contractor to review the proposal in close detail prior to any works being undertaken.

Strengthening works to the existing structure will be required to meet current code requirements for both lateral (earthquake) design and design floor capacity. The floor joists will need replacement in order to ensure the floors can support superimposed dead and live loads as required in the Australian standards.

Any proposal for integration between the new proposed development with the existing building will require significant amount of modification and replanning to the architectural and structural design in order to accommodate new foundation piles, floor slabs, columns, lift and stair cores. These works will likely be costly and time consuming in order to accommodate the existing structure during construction.

There is a very high possibility of structural damage that could occur to the existing building during the construction works. In some instances this is unavoidable due to the nature and condition of the façade and also construction taking place.

In our opinion the option to keep the existing building that has undergone substantial modification since its construction poses significant more structural issues and requires a full detailed analysis and strengthening in order to maintain the structure. Our recommendation is that the existing structure is demolished. Should there be state significant finishes or artefacts within the existing building that Council wishes to maintain we recommend that these be safely removed, stored and reconstructed in a manner that compliments the development.

Regards,
Webber Design Pty Ltd



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Senior Associate

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Project Name <div style="text-align: center;"> WEE HUR REGENT 90-102 REGENT ST. REDFERN NSW 2016 </div>	Project No. 20018
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REASON FOR ISSUE			
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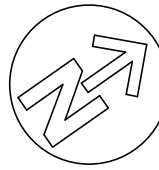
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Doc Ref	Job No. 20018 WEE HUR REGENT 90-102 REGENT ST. REDFERN NSW 2016 DOCUMENT TITLE	Day	05	25
		Month	02	02
		Year	21	21
		Current Rev		
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20018	S030	P1

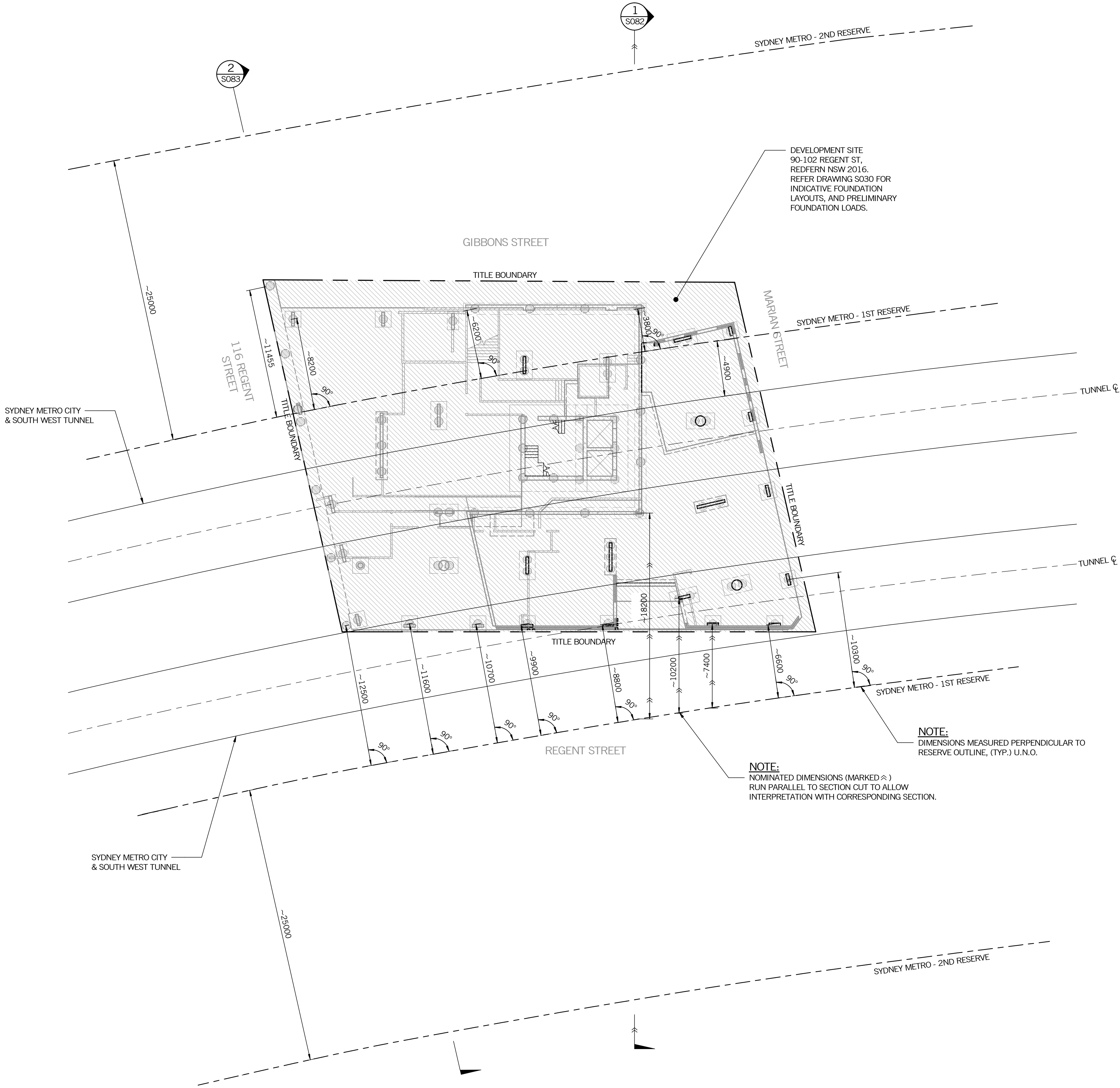
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Rev.	Description	Eng.	Draft.	Date
P1	ISSUED FOR CO-ORDINATION	BT/AJ	PAC	05.02.21
P2	PRELIMINARY ISSUE	BT/MA	PAC	25.02.21

DRAWING REFERENCE	REFERENCE No.
DRAWING INDEX	S000
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STEEL DETAILS	S990-S991



SYDNEY METRO ASSET PLAN - OVERLAY
SCALE: 1 : 200

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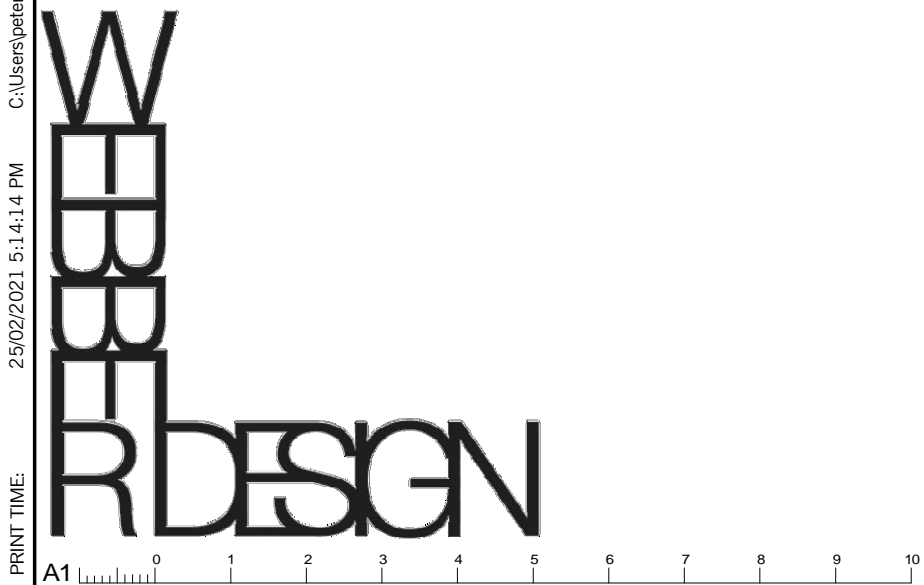
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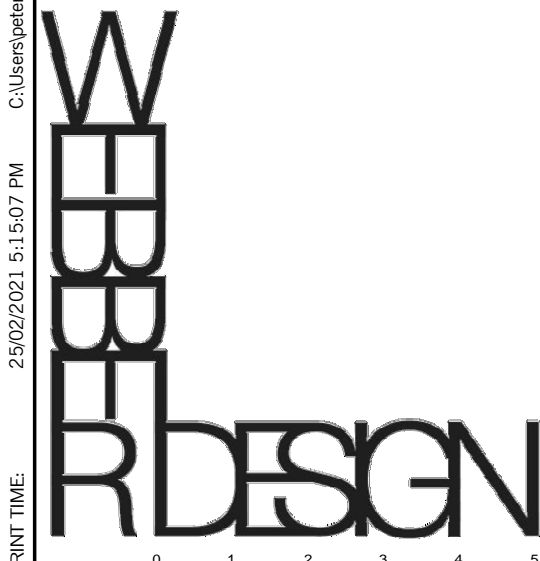
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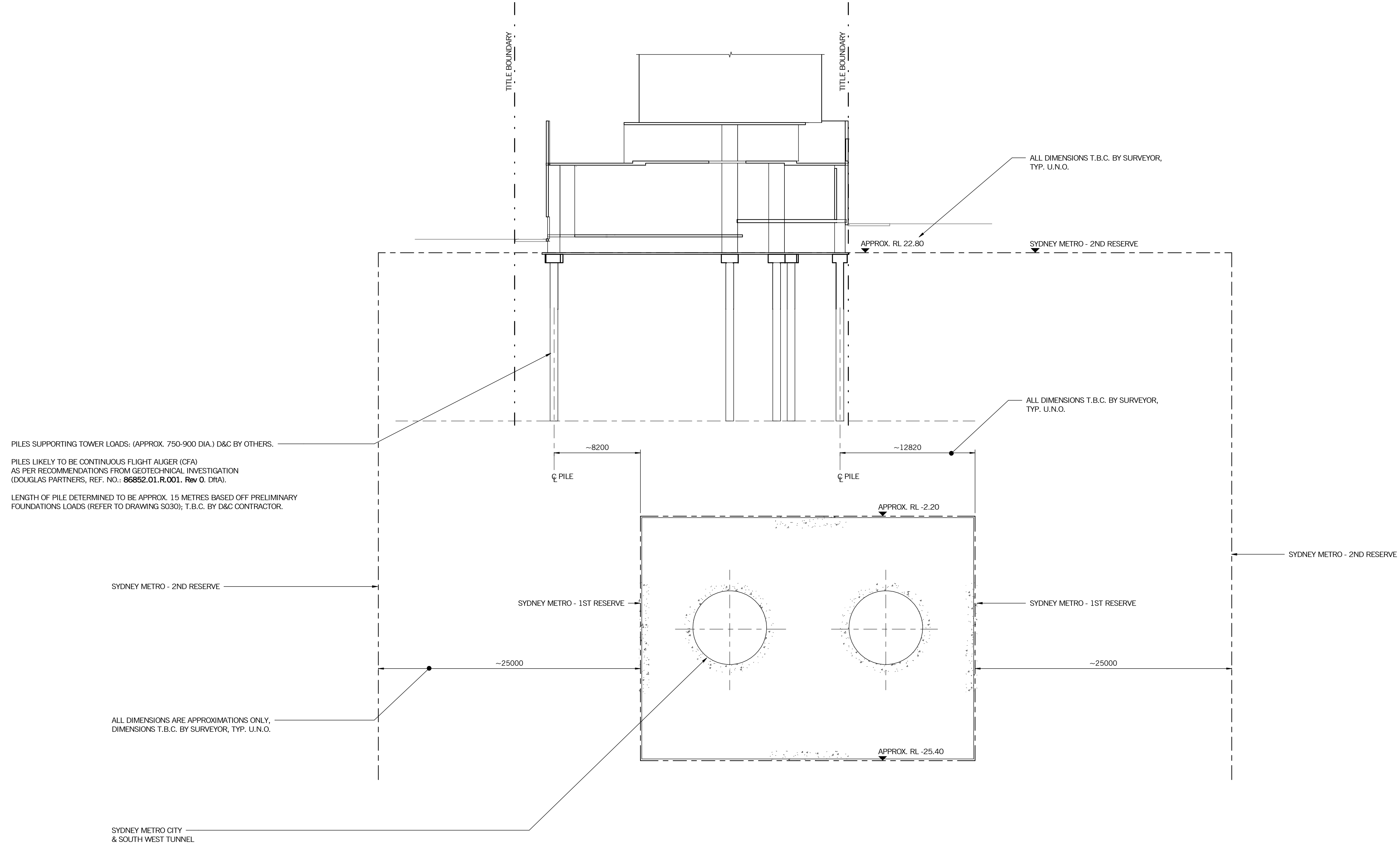


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SECTION 2
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JOB No.	DRAWING No.	REV.
20018	S083	P1