

Our Ref:

20189 203-223 Leura Mall. The Ritz Hotel - Structural Response to GYDE "Applicant Response' 221205

05 December 2022

**203 -223 LEURA MALL, LEURA. THE RITZ HOTEL
RESPONSE TO GYDE 'APPLICANT' RESPONSE - DATED 5 DECEMBER
2022**

INTRODUCTION

We respond to Blue Mountain City Council request to peer review the submitted Response by GYDE dated 05 December 2022 for the Proposed Residential Aged Care Facility, 203-223 Leura Mall, Leura, NSW 2780

EXTRACT FROM 'GYDE RESPONSE'

Page 5 - "Council Report - 5.10 Schedule 5 Heritage Conservation.
Applicant Response."

i)

"These documents (in conjunction with other submitted reports) identify that the applicant has submitted a scheme based on the heritage conservation analysis. This proposal is balanced, practical and respectful of the site conditions, heritage constraints, local character, neighbourhood amenity and the need to undertake works to establish a fit for purpose facility."

Our Response:

The 'heritage conservation analysis' is not complete as it does not address the 1914 West and South Wings to identify the significant heritage elements.

ii)

"In saying this we provide that the internal elements of the heritage building are required to be upgraded. These are appropriate and practical to establish a fit for purpose facility. It is noted that:

- The submitted structural report dated 17 June 2020 prepared by abvd design provides that: Both the ground and first floors to this building were observed as being as generally uneven, and dilapidated and bouncy in some areas. ... the current floor most probably won't comply with the loading code requirements."

Our Response:

The building was built when the Current Codes were not in existence and does not meet all the current requirements.

The uneven floor can be levelled by modern methods.

Bouncy floor do not comply with current serviceability criteria. This can be stiffened by additional members or strengthening.

Loading Requirements can be satisfied by additional members laid in conjunction with the existing.

The noted deficiencies do not justify demolition of the existing Heritage Listed structure.

iii)

"The updated Fire Safety Report prepared by GHD and dated 9 June 2022 says:

In particular, with the design incorporating heritage elements, there will by necessity be assessments of elements which may not meet the prescriptive requirements of the modern building code. At this point of time, it is noted that the drawings provide the following note: Amendment to retain existing external wall fabric of 1914 West and South Wings, retention, underpinning and refurbish methodology in accordance with heritage structural engineer's report and details. Proposed removal works remain to external and internal lining of external walls, internal partitions, existing flooring, and partial external walls where identified as later additions by heritage architect.

GHD supports this approach, as it balances the critical fire and life safety elements through the ability to incorporate modern building design into the floor and internal areas, while maintaining the external wall fabric."

Our Response:

No adequate investigation of the existing heritage fabric is undertaken to establish the extent of the fabric to be preserved, retained or modified to meet the fire requirements.

Available passive and active methods of controlling fire and travel routes are to be investigated in conjunction with a fire engineers with past experience of working on Heritage Listed Buildings and only then removal/alterations to the listed fabric is to be considered.

iv)

"A further letter attached, prepared by Accessible Building Solutions dated 5 December 2022 provides that the internal areas of the building are required to be upgraded to meet Disability Requirements."

Our Response:

This statement is very general. "upgraded" can mean, travel distance, size of openings, slope in the floor if any, handrails etc.

The noted statements are very open with out establishing the current fabric of their significance their condition.



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