

34 PROCTORS ROAD, DYNMYRNE

Planning BLD 19362
Communication Timeline



Photo: 30 October 2015



Prior to our planning being approved we requested to remove 2 chimneys on our property

MERINDA HOMESTYLES
21-a-Gaiging Ave
South Hobart TAS
ph: 03 628 4000
www.merindahomestyles.com.au

To whom it may concern

After a lengthy discussion on how to retain the rear northern side chimney as required by Heritage Dept, I designed a steel frame support system that appeared to solve the problem of fireplace removal and retention of chimney.

This design was slightly modified by the Structural Engineer, passed his approval and was submitted to Council.

On demolition of the fireplace and surrounding walls it was reportedly found by the Builder that due to the way the chimney flue was built, there was a safety problem if the support structure was built as designed.

The cascading effect of the chimney height may long term not be stable. I agreed that the stability was now an issue for me.

Further discussions did not resolve the problem, other than of building a false lightweight framed and brick tile clad structure to resemble the existing chimney.

It was always noted that heritage dept. requirements be met, or further discussions be made to the dept on a proposed resolution, demolition being a possible outcome.

I left the discussion at this point and until now did not know of the outcome.

Michael Baker
Residential Designer
Merinda Homestyles
CC1511

To whom it may concern

In regards to the chimney at 34 Proctors road it had always been the intention of the client and the builder to retain it. The steel and temporary propping had all been allowed for in the contract and the design to support it had been drafted prior to any demolition. However after the internal walls and ceiling had been removed it became evident there was not enough ceiling space in reality to safely carry out the work. A bit like balancing an upright snooker cue on the palm of your hand there was not enough chimney between the ceiling and the roofing iron to continue without the risk of the chimney toppling over. At this point the chimney was freestanding rather than enclosed because the walls adjacent to it had already been removed as per the plan. These walls acted as buttresses and had helped to stabilise the fireplace in its original state. The clients were advised of these concerns.

They consulted their designer to try and find an alternative solution but with such limited space an alternative solution could not be found. The clients then instructed the builder to remove the chimney and eliminate any risk of injury.

regards

OCONBuilt
Charlie Greenwood
Operations Manager
OCON Built
P: 03 6248 4000 M: 0412 550 069
A: 1/8 Stanton Place, Cambridge TAS 7170
PO Box 174, Lindisfarne TAS 7015
W: www.oconbuilt.com.au
E: charlie@oconbuilt.com.au

Attempted to contact Jeff Kraftt again on several occasions and was eventually a few weeks later advised that he no longer was with the Council Decision was made purely for safety reasons to dismantle the chimney stack



The RHS Chimney has been retained
The LHS Chimney was not able to be safely retained.

RESOLUTION

We respectfully seek your approval to modify our plan to remove the stack.. The renovation has been completed in a very sympathetic fashion to the style and period of the house.

BEFORE APPROVAL

Upper Photo demonstrates that the LHS back Chimney was not visible from the street from all angles.
Lower Photo demonstrates that the LHS Chimney was only just visible from the street

The RHS Chimney has been retained
The LHS Chimney was not able to be safely retained.

PLANNING APPROVED DEC 2019

Our planning was approved when we agreed to retain one fireplace and retain the stack on the proviso that we would be able to prop up the Chimney stack with a sub-structure

DURING BUILD MARCH 2020

SITUATION

During the build it was discovered that the plan that had been submitted was not possible to be delivered safely and was not a viable solution.

This was due to the following reasons:

- The design was not able to be constructed because it was considered unsafe as the distance between the ceiling and roofline was significantly less than anticipated on the Plan.
- This meant that the plan of constructing a support brace was not possible as there was not enough space. (See attached testimonials from our designer and Builder)
- Prior to this being determined the adjoining walls has been demolished and the chimney was in danger of collapsing without the support

MARCH 2020

APRIL 2020-JAN 2021

COMPLICATION

Made multiple contacts with Council and advised what we had done to make the site safe. I was advised to write and confirm the details. We did make the decision to continue as we were able to make safe and keep the builders employed during a very strange and very challenging time in Hobarts only lockdown. In June 2020 we returned to Melb. to pack up and return to Hobart but we were unable to with the lockdowns in Melb. We returned in Jan 2021 and re-contacted council to address the issues. Provided HCC with details and photos when requested. This was f our own undertaking as we were transparent and sought an amended planning approval. Applied for Planning variation and denied
Resubmitted application and paid fees to allow Chimney removal to be approved.
We never intended for this to occur. We have incurred extra cost in attempting to resolve this in this way, We have been honest transparent and extremely safety conscious. We have respectfully declared our position at each step and have also added value to the streetscape by honouring the character and heritage of our Property

PRESENT

MERINDA HOMESTYLES

21-b-Grayling Ave

South Hobart 7004

abn 19 608 840 040

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