

John Bagnall & Associates Pty Ltd

Consulting Civil & Structural Engineers

31 Stanton Road, Mosman, 2088, Australia

Phone: (02) 9960 8523 Email: jbagnall.au@gmail.com

9th November 2020

The Secretary
Owners' Corporation
1 Marjory Thomas Place
BALGOWLAH NSW

Dear Sir/Madam,

22015 - UNIT 1, 1 MARJORY THOMAS PLACE, BALGOWLAH

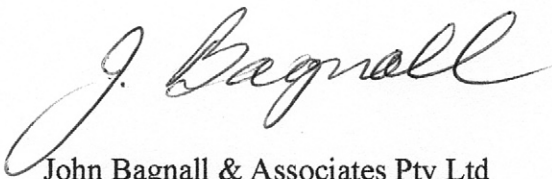
The existing construction of this building is considered to have adequate strength to support the proposed alterations as shown on the drawings prepared by David Boddam Whetham, Architect (DA.1, DA.2, DA.3), and this firm (22015 - S.10/DA.1, S.11/DA.2).

It is proposed to excavate the under floor space to give a storage, laundry and general use space. This would involve the underpinning of some of the existing walls and installation of steel beams to support the existing timber ground floor where brick walls and piers are removed. Two new windows and a doorway would be formed in the northern wall of the building and a new access opening formed under the master bedroom, with galvanised steel arch bars installed over all these openings.

As with any such works there is a chance that some minor cracks may develop, however any such cracking should not be structurally significant.

The unit above Unit 1 should be inspected before and after construction work, noting that the kitchen/dining wall in this upper unit has previously been removed.

Yours faithfully



John Bagnall & Associates Pty Ltd