

Ref:6645:RY:rp

14 December 2023

Ray Waterhouse  
10/1114 Pittwater Road  
Collaroy NSW 2097

Dear Sir,

### **PROPOSED OPENING WITHIN PARTY WALL BETWEEN UNITS 10 AND 11, 1114 PITTWATER RD COLLARROY**

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We have reviewed the proposed alterations to units 10 and 11.

You have advised that you wish to create an opening in the masonry common wall between units 10 and 11 at the above address. The proposed opening is 1200mm wide and located entirely within the infill masonry wall. There is no proposal to remove any load bearing concrete column. Refer annotated plan below showing 2 locations discussed.

The building at 1114 Pittwater Road is a 12 level residential building constructed from reinforced concrete columns and walls supporting reinforced concrete floor slabs.

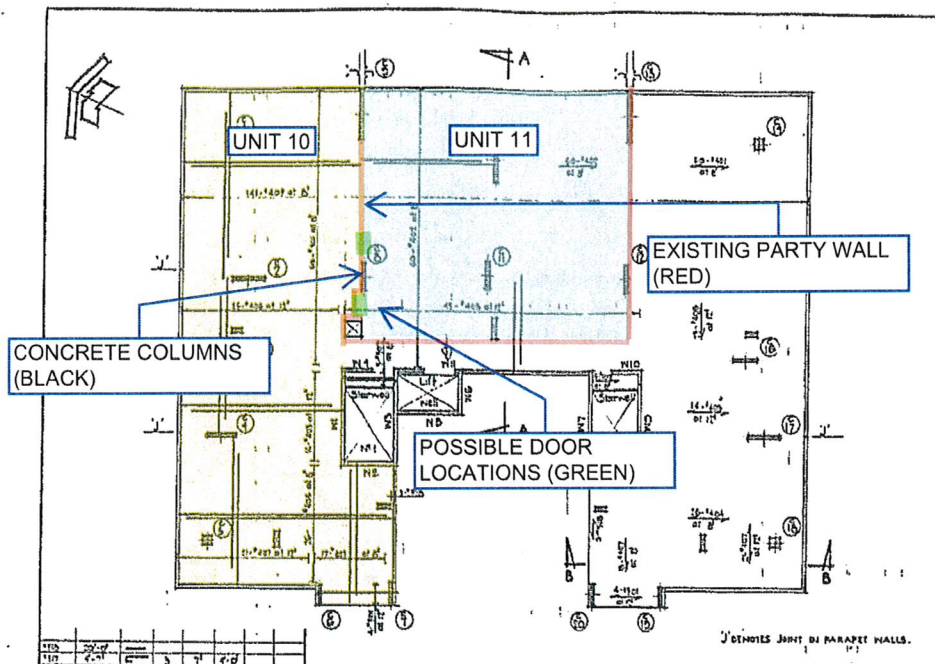
The internal walls of the units are constructed from non load bearing masonry units.

Although the masonry walls are designed as non load bearing, given the age of the building it is possible that some long term creep deflection may be resisted to varying degrees by some of the internal masonry walls. Where this occurs it is possible that removal of long sections of wall may release some of this long term creep deflection.

However, given the limited width of the proposed opening (1200mm) and the proposed location (close to a supporting column) it is very unlikely that any such deflection would be released by the construction of the proposed opening between units.

Both unit 11 and 10 are separate fire compartments within the building. Linking these two via an opening alters the fire compartment size.

The column located within the fire separating wall between units 10 and 11 is the same thickness as other columns within the building that sit entirely within a fire compartment. From a structural point of view we see no barrier to the introduction of a 1200mm wide door within the non load bearing masonry between the units 10 and 11.



Part plan of original structural drawings. Colour annotations by JTA. Not to scale.

We trust that this information is sufficient for your current requirements. Should you require any further information, please do not hesitate to contact the writer.

Yours faithfully  
**JAMES TAYLOR & ASSOCIATES**

A handwritten signature in black ink, appearing to read "Richard Yates".

**RICHARD YATES** B.E. (Hons) MIEAust CPEng NER 620330  
DEP 0001522  
PRE 0001083

**Director**