

20 March 2017

BELLMONT

Jonathon Kresner
37 Paul Street
BONDI NSW

**RE: 37 PAUL STREET BONDI – UNIT 36
PROPOSED INTERNAL WALL DEMOLITION**

We have reviewed the proposed internal wall demolitions in unit 36 as requested.

A copy of the existing and proposed plans are attached herein.

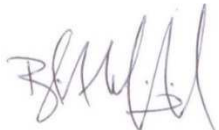
We advise that the walls proposed for demolition do not alter the structural performance of the building and therefore careful demolition can be undertaken. We note that with time, suspended slabs do sometimes deflect and apply loads to underlying walls. Such loads are not designed for and therefore are not considered to be of a structural nature. They may result in tiny movements of supported structures however due to small vibrations.

We also advise that we have considered the proposed installation of the outdoor spa on the north east corner of the balcony and confirm that the additional loads applied to the structure resulting from the spa of dimensions 2,000mm x 2,000mm x 800mm deep (and filled weight of 1565 Kg) are able to be safely supported by the structure without applying undue stress.

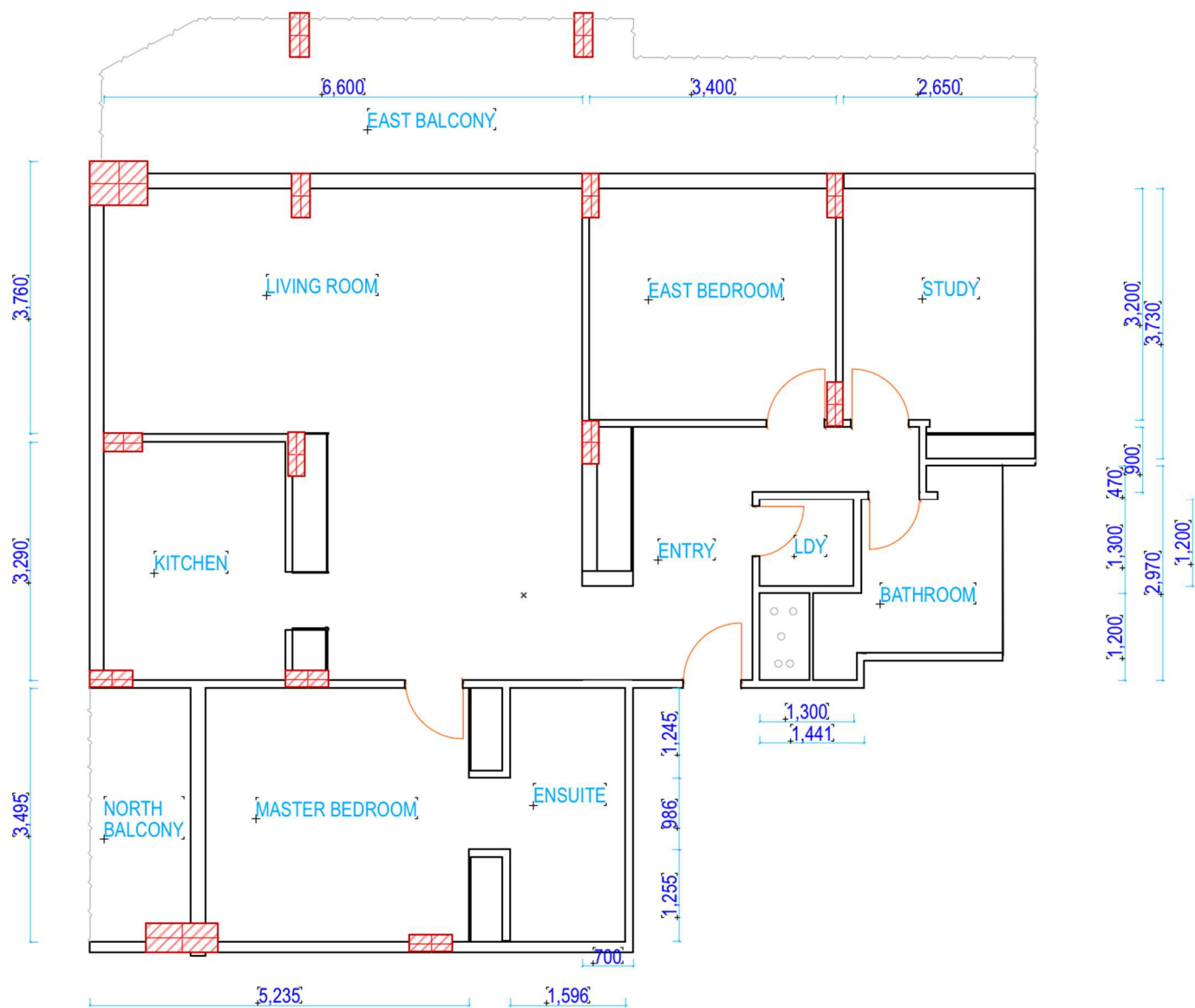
NOTE that we have not considered any BCA requirements with regard to placement of the spa so near to a balcony edge. It is likely to facilitate climbing and therefore may be considered a non-compliance.

Should you have further queries please contact the undersigned on 0405 430 897.

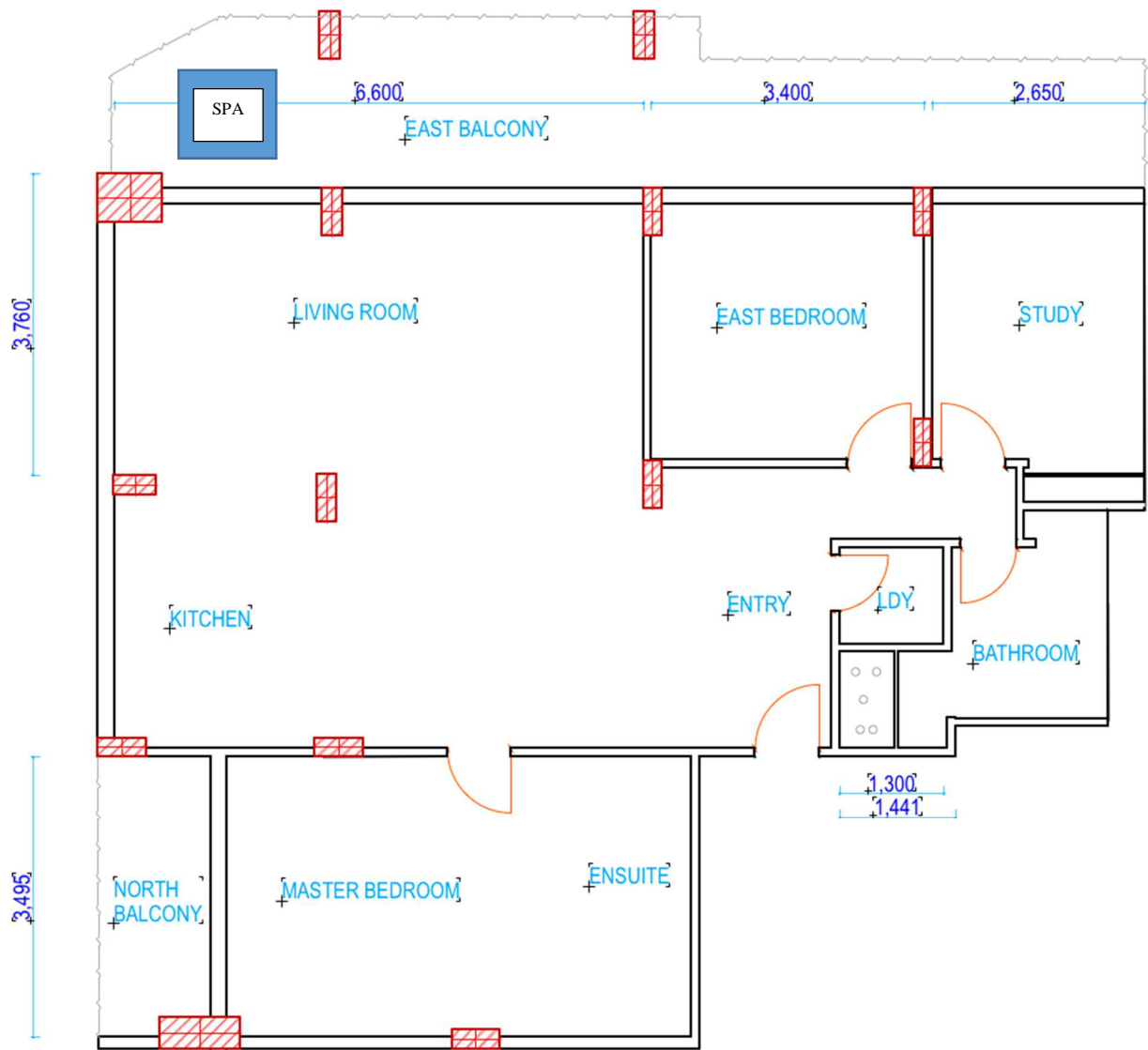
Yours faithfully,
BELLMONT FAÇADE ENGINEERING PTY. LTD.



Bill Moisisdis
Director - Building Diagnostic & Engineering Services



Existing Plan – unit 36



Proposed Plan – unit 36