

Tuesday, April 01, 2025

Job No: 2023/2093

Kevin Lam
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**RE: Section 4.55 Application for Design Changes – BCA Statement
54-58 Beaconsfield Street, Newport**

This letter of support confirms that Steve Watson and Partners have carried out a preliminary BCA review and confirm that the design changes are capable of complying with the Performance Requirements of the BCA2022, by way of complying with the Deemed-to-Satisfy Provisions or a Performance Solution (to be prepared at CC stage).

The assessment has been undertaken on the Plans listed in the below table.

SHEET	SHEET NAME	REV	DATE
AR-S4-000	COVER PAGE	1	25/03/2025
AR-S4-001	PROJECT INFORMATION	1	25/03/2025
AR-S4-002	SITE PLAN	1	25/03/2025
AR-S4-100	BASEMENT FLOOR PLAN	1	25/03/2025
AR-S4-101	GROUND FLOOR PLAN	1	25/03/2025
AR-S4-102	FIRST FLOOR PLAN	1	25/03/2025
AR-S4-103	SECOND FLOOR PLAN	1	25/03/2025
AR-S4-104	ROOF PLAN	1	25/03/2025
AR-S4-200	ELEVATION SHEET 01	1	25/03/2025
AR-S4-201	ELEVATION SHEET 02	1	25/03/2025
AR-S4-300	SECTION SHEET 01	1	25/03/2025
AR-S4-301	SECTION SHEET 02	1	25/03/2025
AR-S4-400	SCHEDULE OF COLOURS AND MATERIALS	1	25/03/2025
AR-S4-500	LANDSCAPE AREA	1	25/03/2025
AR-S4-501	HEIGHT LIMIT DIAGRAM	1	25/03/2025
AR-S4-502	4.2M HEIGHT ENVELOPE DIAGRAM	1	25/03/2025
AR-S4-503	CROSS VENTILATION DIAGRAM	1	25/03/2025
AR-S4-504	STORAGE CALCULATION DIAGRAM	1	25/03/2025
AR-S4-600	SOLAR ACCESS VIEWS	1	25/03/2025
AR-S4-601	SOLAR ACCESS VIEWS	1	25/03/2025
AR-S4-700	LOBBY B PERSPECTIVE	1	25/03/2025
AR-S4-701	LOBBY A PERSPECTIVE	1	25/03/2025
AR-S4-702	SHADOW DIAGRAMS	1	25/03/2025

Should you have any queries or concerns, please do not hesitate to contact me on 9283 6555.

Kind regards,



Jarryd Beckman
Senior BCA Consultant
Steve Watson & Partners Pty Ltd