

15 November 2023

**Project No: 11120.1**

Iris Capital  
GPO Box 5479  
Sydney NSW 2001

Attention: Warwick Bowyer  
By Email: Warwick.Bowyer@iriscapital.com.au

Dear Warwick,

**Re: 75 THE CORSO, MANLY – THE STEYNE HOTEL  
BCA COMPLIANCE CAPABILITY STATEMENT**

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**1.0 INTRODUCTION**

Reference is made to the engagement of AED to provide a *Building Code of Australia (BCA) Compliance Capability Statement* relating to proposed pub bar refurbishment development at the abovementioned property.

**2.0 ASSESSMENT BASIS**

The content of this correspondence reflects and relies upon –

- (i) The Building Code of Australia (BCA) 2022.
- (ii) Architectural plans prepared by Squillace, Project No. IRI2211 Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
Cover Sheet	DA-001	Preliminary	04.07.23
Ground Level – Demolition Plan	DA-020	Preliminary	04.07.23
Level 1 – Demolition Plan	DA-021	Preliminary	04.07.23
Level 2 – Demolition Plan	DA-022	Preliminary	04.07.23
Roof Level – Demolition Plan	DA-023	Preliminary	04.07.23
Ground Level – Floor Plan	DA-100	Preliminary	04.07.23
Level 1 – Floor Plan	DA-101	Preliminary	04.07.23
Level 2 – Floor Plan	DA-102	Preliminary	04.07.23
Roof Level – Floor Plan	DA-103	Preliminary	04.07.23

Drawing Title	Drawing No.	Revision	Dated
Elevations Sheet 1	DA-201	Preliminary	04.07.23
Elevations Sheet 2	DA-202	Preliminary	04.07.23
Elevations Sheet – Detail View	DA-210	Preliminary	04.07.23
Section Sheet 1	DA-301	Preliminary	04.07.23
Section Sheet 2	DA-302	Preliminary	04.07.23
Round Bar Plan	DA-900	Preliminary	04.07.23

- (iii) BCA Compliance Assessment Report, Report No. 11120.1, Rev 1.0, dated 21.09.23.
- (iv) Fire Engineering DA Statement of Support, Revision 0, dated 28.09.23, prepared by GHD

### 3.0 PURPOSE

To offer a confirmation of BCA provisions compliance capability for the proposed pub bar refurbishment to accompany lodgement of a development application to Council.

### 4.0 DISCUSSION

AED can confirm that it has reviewed the architectural plans as referenced for the proposed public bar development.

Our assessment has determined that the proposed development is capable of complying with the applicable Performance Requirements of BCA 2022.

We do highlight, that *BCA Performance Solution(s)* will become necessary to address any deemed to satisfy non compliances, although such is considered to be achievable at the Construction Certificate phase.

### 5.0 CONCLUSION

The proposed public bar refurbishment development, as identified in this statement, is capable of complying with the applicable Performance Requirements of BCA 2022.

Regards,



Ben Murrow  
Senior Associate  
Accredited Certifier / Principal Certifying Authority (Building)  
BPB 2060  
for AED