



26 February 2020

Our Ref: PRO-04686-J3F9

Cecil Koutsos C/- Momentum Projects Group
Suite 3, Level 3,
273 Alfred Street,
North Sydney NSW 2060

Attention: Anna Soryal
Email: Anna@momentumprojects.com.au

Dear Anna,

5 Commonwealth Parade, Manly NSW 2095
Access for BCA2019 Consistency Statement for Section 4.55 Lodgement

This letter, as a result of a review of architectural plans detailed in *Appendix A*, determines capability of compliance with the Deemed-to-Satisfy provisions of Part D3 and Clauses E3.6, F2.2 & F2.4 of the Building Code of Australia (BCA) 2019 Volume One, suitable for Section 4.55 lodgement purposes.

Upon review of the architectural plans detailed in *Appendix A*, this letter highlights areas throughout the building which are capable of complying with the Performance Requirements of the BCA through either Deemed-to-Satisfy (DtS) compliance or via Performance Solution undertaken prior to the issue of the Construction Certificate (CC) and which include the following Deemed-to-Satisfy variations:

- **Clause D3.1, Table D3.1 & AS 1428.1** – Not less than one (1) of each type of common room or facility required to be accessible. Continuous accessible path of travel (CAPT) not provided to and within basement floor bin room and to one standard visitor space (*BCA & Access Performance Solution Recommended*);
- **Clause D3.1, Table D3.1 & AS 1428.1** – Continuous accessible path of travel (CAPT) not provided to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level or any level served by a lift or ramp (*BCA & Access Performance Solution Recommended*); and
- **Clause D3.3 & AS 1428.1** – Reduced handrail extensions of non-fire isolated stairway flights in lieu of handrail extensions as required by Clause 11 of AS 1428.1-2009 (*BCA & Access Performance Solution Recommended*).

All areas of the development are to comply with the Deemed-to-Satisfy (DtS) provisions of Part D3 and Clauses E3.6, F2.2 & F2.4 of the Building Code of Australia (BCA) 2019 Volume One throughout the construction process with the exception of the abovementioned Deemed-to-Satisfy variations recommended to be addressed via BCA & Access Performance Solution undertaken prior to the issue of the Construction Certificate (CC).

It is the opinion of this office that this development is capable of achieving compliance with the relevant Performance Requirements of the Building Code of Australia (BCA) 2019 Volume One and is suitable for Section 4.55 lodgement purposes.

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'M. Tatian', with a stylized flourish at the end.

Mardiros Tatian

Director

Building Innovations Australia Pty Ltd

M.Fire.Eng (Master of Fire Engineering)

Grad.Dip.Bld.Survey (Graduate Diploma of Building Surveying)

B.Med.Sci (Bachelor of Medical Science)

Building Professionals Board, NSW- A1 Accredited Certifier BPB 2572



APPENDIX A: REFERENCED DOCUMENTATION

The following documentation was used in the preparation of this letter:

Drawing No.	Title	Rev.	Project No.	Date	Drawn By
A1.00	BASEMENT PLAN	PR8	CPM	14/01/2020	Platform Architects
A1.01	GROUND FLOOR PLAN	PR8	CPM	14/01/2020	Platform Architects
A1.02	LEVEL 1 PLAN	PR8	CPM	14/01/2020	Platform Architects
A1.03	LEVEL 2 PLAN	PR8	CPM	14/01/2020	Platform Architects
A1.04	LEVEL 3 PLAN	PR5	CPM	14/01/2020	Platform Architects
A2.02	NORTH ELEVATION	PR5	CPM	14/01/2020	Platform Architects
A3.01	SECTION AA	PR3	CPM	14/01/2020	Platform Architects