

15/02/2024

Landmark
Angus Nguyen
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Our Reference: A23_05_LTR01

4 Delmar Parade and 812 Pittwater Road Dee Why NSW

Mixed Use Building - Proposed Basement Modification

BCA Compliance Statement

Absolute BCA has been engaged by Landmark to review the proposed modifications to the basement level(s) against the recommendations of the previously issued BCA compliance report (By Absolute BCA -Report Number A23_05_BCA Revision 2 dated 29.09.2023).

The following plans were reviewed:

Drawing Number	Drawing Title	Modifications
TP00.00	Cover Sheet	1. Drawing list amended with updated revisions
TP01.00	Basement 3	1. Basement Level 3 introduced
TP01.01	Basement 2	1. Northern shoring wall moved south 2. Ramping basement levels changed 3. Carparks and storage reconfigured 4. Structure adjusted 5. Stairs added adjacent to Lift A 6. Basement 2 level raised
TP01.02	Basement 1	1. Northern shoring wall moved south 2. Ramping basement levels changed 3. Carparks and storage reconfigured to accommodate structure 4. Structure adjusted 5. Stairs added adjacent to Lift A 6. Grease arrestor moved to basement for access
TP03.01	Sections	1. Basement 3 introduced 2. Basement 2 level adjusted
TP03.02	Sections 2	1. Basement 3 introduced 2. Basement 2 level adjusted 3. Basement slab ramping adjusted
TP06.21	Storage Schedule	1. Basement storage adjusted to reflect changes noted above
TP10.01	Development Summary	1. Basement area adjusted to suit changes

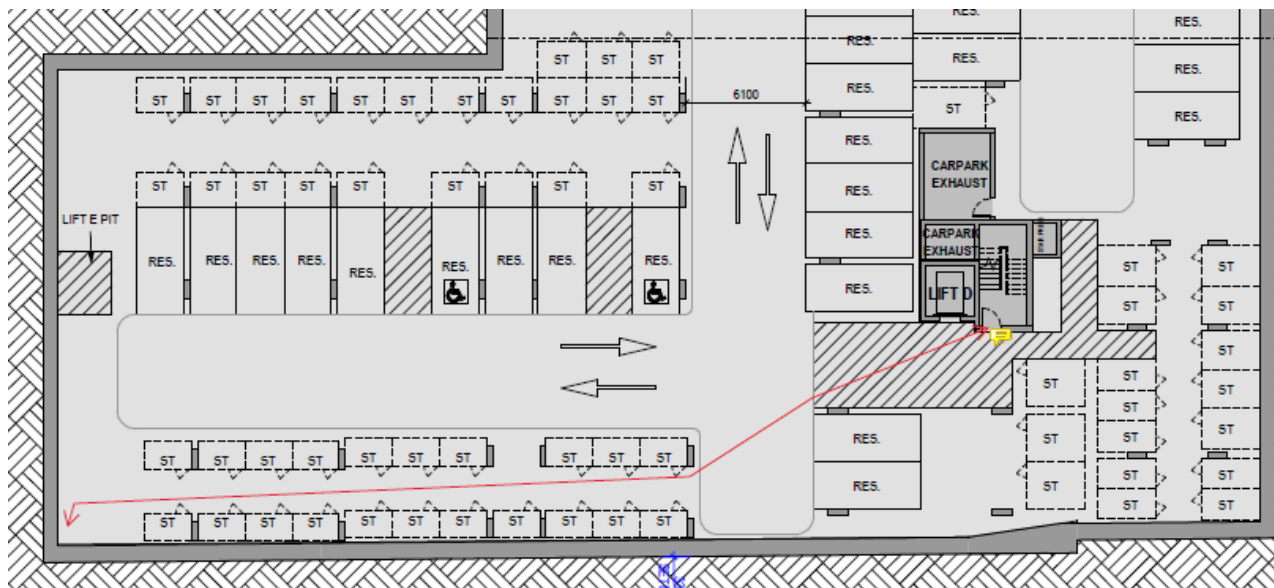


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Absolute BCA have reviewed amended proposal and advise the recommendations of the original report remain unchanged, subject to the note 1 below.

Note 1- Extended travel distances & distances between alternative exits in the basement levels has previously been identified as issues requiring fire engineering (which is typically provided at CC stage).

The proposed new basement level 03 sees an increase in the 'dead-end' travel distance to approximately 50m (to closets of 2 alternative exits). It is recommended that in-principle support for the current design be obtained from the fire engineer Or alternatively, an additional exit be provided for the western end of basement 03.



Should you wish to discuss any aspect of this proposal, please do not hesitate to contact the undersigned.

Kind regards

Paul O'Shannassy

Director

Absolute BCA & Accessibility Consulting Pty Ltd

Accredited BCA Consultant / Certifier (Highest Level) BDC No. 0825

Qualified DDA Accessibility Consultant with ACAA ACAA No. 0594

Accredited Level 1 Building Surveyor AIBS Accreditation No: 8189

AIBS Accredited Body Corporate Member No: 7197 MAAC



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