

31 July 2023

Project No: 11120

Iris Capital
GPO Box 5479
Sydney NSW 2001

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

Dear Warwick,

**Re: 42 NORTH STEYNE, MANLY
ACCESSIBILITY COMPLIANCE CAPABILITY STATEMENT – SECTION 4.55**

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 mixed use development at the abovementioned property.

2.0 ASSESSMENT BASIS

The content of this correspondence reflects and relies upon –

- (i) Access provisions of Building Code of Australia (BCA) 2022.
- (ii) AS 1428 Design for access and mobility Part 1: General requirements for access – New building work.
- (iii) Architectural plans prepared by Squillace, Project No. IRI2014, Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
Cover Sheet	DA-000	E	22.06.23
Lower Basement Plan	DA-098	F	22.06.23
Basement Floor Plan	DA-099	F	22.06.23
Ground Floor Plan	DA-100	F	22.06.23
Level 1 Floor Plan	DA-101	F	22.06.23
Level 2 Floor Plan	DA-102	E	22.06.23
Level 3 Floor Plan	DA-103	E	22.06.23
Level 4 Floor Plan	DA-104	H	22.06.23
Roof Plan	DA-105	F	22.06.23
East and West Elevations	DA-201	F	22.06.23

Drawing Title	Drawing No.	Revision	Dated
North and South Elevations	DA-202	G	22.06.23
Section A	DA-401	F	22.06.23
Section B	DA-402	E	22.06.23
Section C	DA-404	C	22.06.23
Adaptable Unit Layout	DA-505	-	-

3.0 PURPOSE

To offer a confirmation of BCA access provisions compliance capability for the proposed development to accompany lodgement of a Section 4.55 application to Council to modify a development consent.

4.0 DISCUSSION

AED can confirm that it has reviewed the amended architectural plans as referenced for the proposed mixed use development.


Our assessment has determined that the proposed development is capable of complying with the applicable Performance Requirements of BCA 2022 and relevant legislation and MDCP2013.

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 mixed use development, as identified in this statement, is capable of complying with the applicable Performance Requirements of BCA 2022 and MDCP2013.

Regards,



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