

3 May 2023

Matt Burrow  
Neoscape  
223 Liverpool Street  
Darlinghurst, NSW 2010  
mburrow@neoscape.com.au

RE: 357-359 New South Head Rd; Double Bay  
Ref: 115126-CC-r1

Dear Matt,

Reference is made to our engagement to undertake an assessment of the building in accordance with the Deemed-to-Satisfy Provisions of the Building Code of Australia 2019 Amendment 1 and for the preparation of the respective BCA Assessment Report and Access Assessment Report.

These assessments led to the preparation of the following:

- BCA Report: Reference 112605-BCA-r3 dated 26 April 2023
- Access Report: Reference 112605-Access-r3 dated 26 April 2023

Within this report, reference is made to a specific sets of architectural plans prepared by Walsh Architects, that were assessed at the time of their preparation. This document is to confirm that the plans being submitted by Walsh Architects that form part of the S4.56#2 submission have been further reviewed and will align and are primarily consistent with the plans that were assessed and referenced within the above report and therefore the recommendations and requirements will still be applicable to the design.

When assessing the modified plans, it has been identified that there is an item that will need to be further addressed via additional details at the Construction Certificate Stage. The below item will need to be updated and addressed accordingly during detailed design:

**Clause D1.10 – Discharge from Exits**

- + The Ground Floor discharge Stair 07 is noted to have a point where the 1000mm clear width will diminish to approximately 800mm due to a handrail extension. During the detailed design it would be required to ensure that the required 1000mm clearance is maintained throughout the entire path of travel to reach the road.

Liability limited by a scheme approved under Professional Standards Legislation.

Jensen Hughes Pty Limited, Trading as BCA Logic  
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**Clause D2.20 – Swinging Doors**

- ✚ The door leading into the newly proposed pump room on the Ground Floor does not swing in the direction of egress. This would be sufficient with the provision of a hold open devices; however, this is required to be a self-closing fire doors as it is located on the path of travel from a fire-isolated exit. Therefore, as part of design development it would be required to ensure this door would swing in the direction of egress.

The plans being submitted as part of the S4.56#2 submission and forming part of this assessment are as follows:

Architectural Plans Prepared by Walsh Architects			
Drawing Number	Revision	Date	Title
DA000	3	23.03.23	SITE PLAN
DA002	3	23.03.23	BASEMENT
DA003	3	23.03.23	GROUND FLOOR
DA004	3	23.03.23	LEVEL 1
DA005	3	23.03.23	LEVEL 2
DA006	3	23.03.23	LEVEL 3
DA007	3	23.03.23	ROOF PLAN
DA008	3	23.03.23	ELEVATIONS – NORTH
DA009	3	23.03.23	ELEVATIONS - EAST
DA010	3	23.03.23	ELEVATIONS – SOUTH
DA011	3	23.03.23	ELEVATIONS - WEST
DA012	3	23.03.23	INTERNAL ELEVATIONS

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Sincerely,

*Jensen Hughes*

DocuSigned by:  
  
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Benjamin Long  
 Manager of Building Regulations