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28 August 2025

Lachlan Derrig
Time & Place
Level 34 - Suite 3402 Australia Square
264 George Street SYDNEY NSW, 2000

Re: S4.55 Mixed Use Development at 35-43 Belgrave Street, Manly, NSW, 2095

We have undertaken a review of the amended architectural plans submitted in support of the Section 4.55 Modification Application for the above project. This review considered the proposed modifications against the requirements of the Building Code of Australia (NCC 2022), the Disability Discrimination Act 1992 (DDA), and applicable Accessibility Standards, including the Disability (Access to Premises – Buildings) Standards 2010 and AS 1428 series.

We have accessed and reviewed the revised architectural drawings and associated documentation lodged with this modification application. The review was undertaken to confirm that the proposed changes do not adversely impact the project's capability to achieve compliance with the BCA and relevant accessibility requirements.

In conclusion, the proposed modifications do not present any significant compliance issues. We confirm that the amended design remains capable of satisfying all relevant provisions of the BCA, DDA, and accessibility standards, and no impediments to approval are anticipated at Construction Certificate or Occupation Certificate stages as a result of these changes.

We trust this letter provides the confirmation required by Council in its consideration of the Section 4.55 application. Should you require any further clarification, please do not hesitate to contact our office.

Please refer to the drawings and associated documents referred to in Appendix A below.

Regards,

Vijay Perumal
Director
BDC2299 (Building Surveyor – Unrestricted)
Certatude Pty Ltd
ACN 646 751 466

Appendix A

List of Drawings and Documents relied upon for this statement:

- Architectural Plans prepared by SJB Architects:

Drawing No.	Title	REV	Date
DA-0000	COVER	3	2025/08/15
DA-0112	FLOOR PLAN - GROUND	14	2025/08/15
DA-0113	FLOOR PLAN - LEVEL 1	13	2025/08/15
DA-0114	FLOOR PLAN - LEVEL 2	9	2025/08/15
DA-0115	FLOOR PLAN - LEVEL 3	9	2025/08/15
DA-0116	FLOOR PLAN - LEVEL 4	14	2025/08/15
DA-0117	FLOOR PLAN - ROOF	15	2025/08/15
DA-1401	ELEVATION NORTH	11	2025/08/15
DA-1402	ELEVATION EAST	10	2025/08/15
DA-1403	ELEVATION SOUTH	10	2025/08/15
DA-1404	ELEVATION WEST	10	2025/08/15
DA-6020	SHADOW DIAGRAMS (WINTER SOLSTICE) 9AM	8	2025/08/15
DA-6021	SHADOW DIAGRAMS (WINTER SOLSTICE) 12PM	8	2025/08/15
DA-6022	SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM	8	2025/08/15
DA-6040	SOLAR COMPLIANCE	5	2025/08/15
DA-6041	CROSS VENTILATION COMPLIANCE	5	2025/08/15
DA-6101	AREA PLANS GFA	8	2025/08/15