

28 August 2024

Our Ref: 22113

MHDP Architects
Level 2, 271 Alfred Street North
NORTH SYDNEY NSW 2060

Attention: Kelvin Tan

Email: kelvint@mhdp.com.au

69 Bassett Street, Mona Vale
Compliance capability statement for Amending DA

1.0 Introduction

Reference is made to the engagement of this office to assess and affirm the compliance capability of the S4.55 application relevant to the proposed works at the subject site. The purpose of our high-level accessibility assessment is to provide confirmation of the ability of Compliance of the Development Application package submission to Northern Beaches Council.

2.0 Assessment Basis

The following information was relied upon for this assessment:

- The accessibility provisions under the Building Code of Australia (BCA) 2022 – Volume 1, as includes:
 - All of Part D4.
 - Clauses F4D5, F4D6, D4D7, F4D12, E3D7 and E3D8.
- AS 1428.1-2009, AS 1428.4.1-2009 and AS 2890.6-2009, as relevant.
- Disability (Access to Premises – Building) Standards 2010 and Amendment Standards 2020.
- Architectural plans prepared by MHDP Architects, Project No 2204, Revision dated 28/09/23, Revisions E dated August 2024.
- DA Phase access report issued by this office, 22113 revision R1.1 dated 04/04/23.

3.0 Exclusions

This statement should not be construed to infer assessment or reporting on the following matters:

- Detailed assessment for construction documentation phase purposes.
- Any part of the BCA not specifically reference above.
- Any Australian Standard unless specifically mentioned.
- Work Health & Safety considerations.
- Disability Discrimination Act 1992.
- Any federal, state & local; guidelines / policies / legislation.
- Technical assessment for door operating forces, lighting levels, slip resistance ratings and luminance contrast levels.
- Does not relieve any other party of their obligations.

4.0 Assessment

We have undertaken a desktop review of the above referenced drawing, specifically in relation to the proposed modifications and our original access design assessment, and confirm that the plans are suitably detailed and readily capable of compliance with the relevant access related Deemed-to-

Satisfy and/or Performance Provisions of the Building Code of Australia and relevant Australian Standards.

The following works are proposed.

- Amendment of roof material and construction type
- Increase height of roof pitch and parapet
- Additional structural column north of the café
- Removal of internal voids
- Amendments to windows
- Minor amendments to internal layout
- Amendments to external finishes

Although demonstrating compliance with the BCA at DA assessment stage is not a prescribed head of consideration, Council has an obligation to consider whether the proposal, as lodged, is indicatively capable of complying with the BCA - without significant modification to those plans for which approval is sought.

In this regard, we confirm compliance capability and suggest that detailed and specific accessibility compliance matters shall be addressed to the satisfaction of the appointed Certifying Authority prior to the issue of the Construction Certificate.

We trust this meets your needs, however, should you require any additional information with respect to this matter, please do not hesitate to contact the undersigned at anthony@ai-consultancy.com.au.

With thanks,

A handwritten signature in grey ink, appearing to read 'AB', with a long horizontal flourish extending to the right.

Anthony Banham
Director

For Ai Consultancy