

Wednesday, 11 March 2026

Job No: 2023/0001

Landen Dev No.8 Pty Ltd
c/- Impact Group
Level 16, 99 Walker Street
North Sydney NSW 2060

Email: marcellot@impactgroup.com.au

Attention: Marcello Tuteri

**RE: BCA / Access Compliance Statement for DA Submission
40 Memorial Avenue, Bella Vista**

A review has been undertaken of the proposed amendments to Buildings A and B, specifically the building raised by 1.4 m to RL 58.7. The purpose of this review was to assess whether the change affects the outcomes of the broader design assessment documented in Steve Watson and Partners' BCA Report 2025/0081 R1.3 and Access Report 2025/0081 R1.2, prepared on behalf of Landen Dev No. 8 Pty Ltd.

Based on our assessment, we confirm that the revised design remains generally consistent with the compliance pathways and recommendations outlined in our BCA and Access reports. Subject to the incorporation of detailed design documentation and the performance solutions identified within those reports, the development is capable of achieving compliance with the Building Code of Australia 2022 Amendment 2.

If you have any queries, please do not hesitate to contact me.

Kind regards,



Anthony Ljubicic
Director
Steve Watson and Partners Pty Ltd