

3 July 2023

Neoscape
223 Liverpool Street
Darlinghurst, NSW 2010
Attention: Ernie Du Plessis

Dear Ernie,

**RE: THE ALEXANDER, 4 ALEXANDER STREET, COLLAROY NSW 2097
BCA COMPLIANCE STATEMENT FOR SECTION 4.55 SUBMISSION**

Reference is made to Blackett Maguire and Goldsmith's BCA Assessment Report Rev. 0 dated 22 May 2023.

As instructed, we have undertaken a review of the proposed modifications to the development consent as detailed in architectural plans prepared by PBD Architects, Rev. B 'Final Draft for S4.55 (8) Application' dated 9 June 2023.


Arising from our review, we note the following:

- + The inclusion of the additional Basement Storeroom will result in an increase in the Rise in Storeys for the building from three (3) to four (4). The key implication of the increase in Rise in Storeys from a BCA compliance perspective is the requirement for sprinkler protection. In this regard, we note that a sprinkler system complying with FPAA101H is proposed to the building in accordance with BCA S18C3(1)(d).
- + Adjustments will be required to the list of required fire engineered Performance Solutions arising from the proposed additional storey and sprinkler protection; however, these are considered relatively minor in nature.

Notwithstanding the above, we are satisfied that the proposed development, as modified, can readily achieve compliance with the NCC Building Code of Australia (BCA) pursuant to section 19 of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021, subject to compliance with the abovementioned BCA Report, which will be revised upon receipt of detailed documentation and prior to issue of the Construction Certificate. In this regard, we note that compliance will be achieved by a combination of complying with the BCA Deemed-to-Satisfy and Fire Engineered Performance Solutions satisfying the relevant BCA Performance Requirements. Furthermore, we are of the opinion that any design changes that are required for BCA compliance will be relatively minor in nature and can be undertaken during detailed design at Construction Certificate stage without giving rise to the need for a further s.4.55 Modification Application.

We trust that the above is of assistance however please do not hesitate to contact the undersigned on 02 9211 7777 should you have any queries or require any further information.

Yours faithfully,



Tony Heaslip
Director

BM+G

*AIBS National Accreditation, Building Surveyor, Accreditation No. 6560
Associate, RICS
Unrestricted Building Surveying Grade A1*

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