

7 April 2022

Regis Aged Care Pty Ltd
Level 2, 615 Dandenong Road
ARMADALE VIC 3143
C/- Morrison Design Partnership

Attention: Vee Chin

Dear Vee,

**RE: 181 Forest Way, Belrose.
BCA COMPLIANCE STATEMENT FOR SECTION 4.56 SUBMISSION**

Reference is made to the proposed Section 4.56 Application to the relevant consent authority for the modifications to the Development Consent for the subject residential development.

As instructed, we have undertaken a review of the proposed modifications as detailed on 'Design Development' architectural plans prepared by Morrison Design Partnership and referenced over page. The proposed development consists of a four (4) storey residential aged care development incorporating carparking, communal areas, resident sleeping areas, and staff facilities.

Arising from our review, we are satisfied that the proposed development, as modified, can readily achieve compliance with the National Construction Code Series, Building Code of Australia 2019 Amendment 1 (BCA) pursuant to Section 19 of the Environmental Planning & Assessment (Building Certification and Fire Safety) Regulation 2021. Prior to the issue of a Construction Certificate, a detailed review of the relevant BCA provisions will need to be undertaken in order for all aspects of the design are identified to demonstrate that, upon completion of the development, compliance with the BCA will be achieved. In this regard, we note that compliance will be achieved by a combination of complying with the BCA Deemed-to-Satisfy provisions, and also addressing the relevant BCA Performance Requirements of the BCA by way of formulation of Performance Solutions (both from Accessibility requirements, Fire Safety requirements and also weatherproofing of external walls).

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

Yours Sincerely,



Brian Maguire
Director

Blackett Maguire + Goldsmith Pty Ltd
A1 Registered Certifier (NSW) – BDC No.0241

Referenced Documentation relied upon.

- Architectural drawings prepared by Morrison Design Partnership:

| Drawing No. | Revision | Date | Drawing No. | Revision | Date |
|-------------|----------|-----------|-------------|----------|-----------|
| DA021 | D | 5/04/2022 | DA050 | N | 5/04/2022 |
| DA101 | E | 5/04/2022 | DA102 | O | 5/04/2022 |
| DA103 | O | 5/04/2022 | DA104 | O | 5/04/2022 |
| DA105 | E | 5/04/2022 | DA200 | G | 5/04/2022 |
| DA201 | G | 5/04/2022 | DA300 | F | 5/04/2022 |
| DA500 | F | 5/04/2022 | | | |