



21 June 2024

Civia
 35 Richards Avenue
 SURRY HILLS NSW 2010

Attention: Mino Howard

Dear Mino,

**RE: BCA COMPLIANCE ASSESSMENT
 1102 BARRENJOEY ROAD, PALM BEACH NSW 2108**

This statement has been prepared to verify that Concise Certification Pty Ltd have undertaken a review of the referenced architectural documentation for the purpose of determining whether amended plans require changes to the BCA Report prepared by Patrick Cameron from Code Consultancy Group, dated 5 March 2022 as requested by Northern Beaches Council in the excerpt below:

Building Control Officer

*"The BCA report prepared by Code Consultancy Group (CCG) DATED 5/3/2022 was based on drawings prepared by Rob Mills Architecture and noted as Revision A.
 These drawings have now been amended as per Condition 1 of the Draft Conditions.
 A note/letter from the BCA consultant is required stating that the amended plans do not require changes to the BCA report.
 If the response is that there are no changes required then the current Building Referral Response of 19/4/2022 remains applicable.*

Peter Rowan is the officer who prepared the above comments , if they need to be discussed.

As instructed, we have undertaken a review of the below referenced Architectural Drawings prepared by Innovate Architects dated 18 June 2024

Drawing No.	Drawing Name	Revision
DA.01	SITE PLAN ANALYSIS	D
DA.02a	MASSING HEIGHT CONTROL	D
DA.03	DEMOLITION PLAN	D
DA.04	SITE PLAN	D
DA.05	PROPOSED BASEMENT PLAN	D
DA.06	PROPOSED GROUND FLOOR PLAN	E
DA.07	PROPOSED FIRST FLOOR PLAN	D
DA.08	PROPOSED SECOND FLOOR PLAN	D
DA.10	PROPOSED WEST ELEVATION	D
DA.11	PROPOSED ELEVATION - NORTH, SOUTH & EAST	D
DA.15	SECTIONS	D
DA.16	SECTIONS	D
DA.60	MATERIALS AND FINISHES	D
DA.78	3D PERSPECTIVES	C
DA.80	A4 & A5 CLERESTORY IMAGERY	C
DA.81	WASTE MANAGEMENT ACCESS PLAN	B

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Arising from our review, we are satisfied that the proposed development, as documented in the referenced drawings, can readily achieve compliance with the Building Code of Australia (BCA) by a combination of complying with the BCA Deemed-to-Satisfy and Fire Engineered Performance Solutions and does not warrant changes to the previously issued BCA Report.

If you have any questions or require further information, please do not hesitate to contact me or contact the undersigned by phone on [1300 057 046](tel:1300057046) or via email: pat@concise.com.au.

Yours faithfully,



Patrick Cameron
Technical Lead - BCA & Passive Fire

Registered Certifier (Building Surveyor – Unrestricted)
FPAS Accredited Assessor (Passive Fire – Inspect & Test)

Concise Certification Pty Ltd