

30 October 2019

Altus Group
Level 12, 1 Mark Street
Sydney NSW 2000

Attention: Noel Whaley

Dear Noel,

**Re: 33 BIRKLEY ROAD, MANLY
LODGEMENT OF DEVELOPMENT APPLICATION FOR SRPINKLER TANK AND PUMP
BCA CAPABILITY STATEMENT**

Reference is made to the Development Application that is proposed to be submitted to Northern Beaches Council on behalf of Uniting Care Ageing by City Plan Services for the proposed installation of a Sprinkler Tank and Sprinkler Pumps on Level 01 of the development at 33 Birkley Road, Manly.

The Sprinkler Tank and Sprinkler Pumps are being installed in order to comply with the BCA Audit Report (Revision 2) dated 20 July 2019 which was prepared by Blackett Maguire + Goldsmith and subsequently accepted by Council and which is subject to a Fire Safety Order issued by Council.

Note: It is noted that the fire safety works required by the abovementioned BCA Audit Report are not subject of the proposed Development Application.

Upon review of the Drawing No. 1090105 - F300 (P2) dated 15 October 2019 prepared by JHA which is titled 'Level 01 Nursing Home Water Storage & Pump Room Plan', Blackett Maguire + Goldsmith can confirm that the works are capable of complying with the requirements of the Building Code of Australia 2019 subject to the installation of the Automatic Fire Suppression System infrastructure being installed in accordance with the requirements of AS 2118.1 – 2017.

Furthermore, and upon review of the subject Fire Services Drawings, egress from the subject part of the building has not been detrimentally affected. This will be reconfirmed upon the submission of Architectural Drawings prior to the issue of any subsequent Construction Certificate post the determination of the Development Application.

If you have any questions regarding any of the above or would like to discuss any matter in further detail, please do not hesitate to contact me.

Yours sincerely,



Adam Durnford
Associate Director
Blackett Maguire + Goldsmith Pty Ltd