



25 March 2025

Fortis
C/- Forge Venture Management
Level 2, 50 York Street
Sydney NSW 2000
Attn: Mark Handley
Email: mark.handley@forgevm.com

Dear Mark,

**RE: 34-35 SOUTH STEYNE, MANLY, NSW
BCA COMPLIANCE STATEMENT FOR SECTION 4.55 SUBMISSION (MOD 3)**

Reference is made to BM+G's BCA Compliance Statement for DA dated 30 June 2022, detailed BCA Report Rev. 1 dated 13 May 2024, and BCA Compliance Statement for Section 4.55 Submission (Mod 2) dated 1 August 2024.

As instructed, we have undertaken a review of the proposed modifications to the development consent as detailed in architectural plans prepared by Durbach Block Jaggers, '1728 – Fortis Manly – S.4.55 – 03 Package' Revision DA-J dated 3 March 2025.

This modification (Mod 3) results in a proposal that is consistent with the original Mod. 2 submission. Our BCA Compliance Statement dated 1 August 2024 was prepared based on the Mod. 2 submission. As such, our assessment and comments provided for the Mod. 2 apply to the current proposal under Mod. 3.

As noted in our statement dated 1 August 2024, 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.

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

*A/BS National Accreditation, Building Surveyor, Accreditation No. 6560
Associate, RICS
Unrestricted Building Surveying Grade A1*

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