



23 April 2024

Fortis
C/- Forge Venture Management
Level 2, 50 York Street
Sydney NSW 2000

Attn: Mark Handley
Email: mark.handley@forgevm.com

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

Reference is made to BM+G's BCA Compliance Statement for DA dated 30 June 2022, and detailed BCA Report Rev. 0 dated 17 February 2023.

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, 'S.4.55 01 Package' dated 22 April 2024.

Arising from our review, we note that ongoing BCA advice provided by BM+G during design development has been incorporated within the referenced plans.

In considering 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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