

29 January 2026

Project No: 10669

The trustee for Skermanic Settlement
40 Chandos Street
St Leonards NSW 2065

Attention: Graeme Skerrit
By Email: admin@pathways.com.au

Dear Graeme,

**Re: PATHWAYS LEURA VILLAGE SENIORS HOUSING (SSD-80068720)
BCA SUPPLEMENTARY STATEMENT**

1.0 INTRODUCTION

Reference is made to the engagement of AED to provide a *Building Code of Australia (BCA) Supplementary Statement* relating to proposed residential care building at the abovementioned property.

2.0 ASSESSMENT BASIS

The content of this correspondence reflects and relies upon –

- (i) The Building Code of Australia (BCA) 2022 Amendment 2.
- (ii) Architectural plans prepared by PBD Architects, Project No. 2441, Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
COVER PAGE	DA000	02	29.01.2026
PROPOSED BASEMENT SITE PLAN	DA030	02	29.01.2026
PROPOSED LOWER GROUND FLOOR SITE PLAN	DA031	02	29.01.2026
PROPOSED GROUND FLOOR SITE PLAN	DA032	02	29.01.2026
PROPOSED FIRST FLOOR SITE PLAN	DA033	02	29.01.2026
PROPOSED ATTIC LEVEL SITE PLAN	DA034	02	29.01.2026
PROPOSED ROOF LEVEL SITE PLAN	DA035	02	29.01.2026

Drawing Title	Drawing No.	Revision	Dated
BASEMENT LEVEL PLAN	DA100	02	29.01.2026
SECTIONS 01 & 02	DA300	02	29.01.2026
SECTIONS 03	DA301	02	29.01.2026

3.0 PURPOSE

To provide confirmation of BCA provisions compliance capability for the proposed development in the form of a supplementary statement that is to the request for additional information letter prepared by the Department dated 14th November 2025.

4.0 DISCUSSION

AED can confirm that it has reviewed the amended architectural plans as referenced for the proposed residential care development.

Our assessment has determined that the proposed development is capable of complying with the applicable Performance Requirements of BCA 2022 Amendment 2.

We do highlight, that *BCA Performance Solution(s)* will be necessary to address any deemed to satisfy non compliances, although such is considered to be achievable at the Construction Certificate phase.

In addition to this, BCA Clause E1D10 requires sprinklers to be installed throughout the building. The wet fire designer, JN, has confirmed an AS 2118.1-2017 Automatic sprinkler system will be installed throughout the building.

5.0 LIMITATIONS OF THIS STATEMENT

This report does not assess the following:

- Reliance on the referenced documentation does not relieve any other parties of their duties.
- All recommendations contained within the referenced reports and certification must be followed and implemented during construction and be finalised prior to occupation.
- Access and facilities for people with disabilities is addressed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Reporting on hazardous materials, WH&S matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire resistant levels of the building
- A granular level assessment of any fire services operations (including hydraulic, electrical or other systems). The assessment focuses on a high-level compliance audit of obvious system defects.
- Assessment of plumbing and drainage installations, including stormwater
- A granular level assessment of mechanical plant operations, electrical systems or security systems. The assessment focuses on a high-level compliance audit of obvious system defects.
- Heritage significance
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not be carried out)

- Provision of any construction approvals or certification under the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out
- BCA 2022 Amendment 2 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS 1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

6.0 CONCLUSION

The proposed residential care development, as identified in this statement, is capable of complying with the applicable Performance Requirements of BCA 2022 Amendment 2.

BCA Clause E1D10 requires sprinklers to be installed throughout the building. The wet fire designer, JN, has confirmed an AS 2118.1-2017 Automatic sprinkler system will be installed throughout the building.

Regards,



Kelly Smith
Associate Director
Building Surveyor – Unrestricted
BDC2593
for AED