

24th February 2015

Crone Partners
Level 2, 364 Kent Street
Sydney NSW 2000

Attention: Vanessa Dudman

Dear Vanessa,

**RE: BCA Assessment Report Statement for Modification Application
23-41 Linfield Avenue and 7, 11 Havilah Lane, Lindfield NSW**

This Building Code of Australia (BCA) Statement has been prepared to accompany an application to modify the Minister for Planning & Infrastructure's approval of Project Application MP 08_0244 for the mixed use development at 23-41 Lindfield Avenue and 7, 11 Havilah Lane, Lindfield.

The purpose of this statement is to provide confidence to the Consent Authority that prior to the issue of any modified development consent for the proposed works at 23-41 Lindfield Avenue and 7, 11 Havilah Lane, Lindfield that the building design shall fully comply with the Performance Requirements of the Building Code of Australia (BCA), as applicable within New South Wales.

The proposed modifications to the development comprise the integration of Lot D in DP 347906 and Lot 4 in DP 713505 (39 and 41 Lindfield Avenue) into the development site and resulting amendments to the design of the mixed use development. Accordingly the modified description of development is summarised as follows:

1. Demolition of existing structures on the site;
2. Excavation of the site;
3. Construction of a mixed use development with a maximum gross floor area (GFA) of 15,540m², comprising:
 - 2,720m² GFA retail floorspace at ground floor within a single storey retail podium;
 - 141 residential apartments in two (2) towers above the retail podium;
 - Four (4) levels of parking for 255 vehicles;
 - 898m² of communal open space at podium level between the two towers;
 - associated landscaping, servicing and infrastructure; and
 - fit-out and use of the proposed major retail tenancy as a supermarket.
4. FSR at 3.91:1 (0.68:1 retail and 3.23:1 residential).

An Assessment of the approved Development Drawings has been undertaken by BCA Logic and it can be confirmed that subject to further design development that the design can readily comply with the provisions of the Building Code of Australia (BCA), 2014. The changes proposed to the current approved design included in the modification have been reviewed and it is considered that compliance with the BCA2014 will readily be able to be achieved.

Should you require any further information please contact the undersigned.

Regards

A handwritten signature in black ink, appearing to be 'W. Hunter', written over a horizontal line.

Warwick Hunter
Manager
BCA Logic Pty Ltd