

13 August 2020



Project No: 10526

Pathways Property Group

Attention: Andrew Tetlow  
By Email: [andrew@carestruct.com.au](mailto:andrew@carestruct.com.au)

Dear Andrew,

**Re: 4-18 NORTHWOOD ROAD, 274 & 274A LONGUEVILLE ROAD, LANE COVE**  
**Building Code of Australia Capability Statement**

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Reference is made to the engagement of AED to provide BCA consultancy relevant to the proposed Mixed Use and Residential Aged Care Development as noted above.

Please note that AED has undertaken assessment of the architectural plans prepared by Morrison Design Group to determine the compliance status of the DA version plans relevant to the requirements of BCA 2019. The most recent BCA assessment report is 10526 – Rev 01 dated 29 July 2020.

It is advised that the current DA design plans will require advancement prior to Construction Certificate stage however the design is readily capable of achieving BCA compliance.

Should you have any questions regarding this letter please contact the undersigned.

Regards,

Anthony Doherty  
Associate Director  
AED