

13 June 2023

Jeremy Hung  
Berry Road Development Pty Ltd  
Shop 24/25, 1 Hipper Street  
Homebush NSW 2410  
Jeremy.Hung@jqz.com.au

RE: 26-50 Park Rd, 27-47 Berry Rd, 48-54 River Rd, St Leonards (Area 22 & 23)  
Ref: 116057-r1

Dear Jeremy,

Reference is made to our engagement to undertake the BCA and Access Assessment for the subject building in accordance with the Deemed-to-Satisfy Provisions of the Building Code of Australia 2019 Amendment 1, Disability (Access to Premises-Buildings) Standards 2010, SEPP65 and Council's Local DCP's.

These assessments led to the preparation of the BCA Assessment Report (116057-BCA.r1) and Access Assessment Report (116057-Access.r2).

Within these reports, reference is made to a specific sets of architectural plans prepared by DKO Architecture, that were assessed at the time of their preparation. This document is to confirm that the plans being submitted by DKO Architecture that form part of this RFI submission align and are consistent with the plans that were assessed and referenced within each of the above reports and documentation.

The assessment applied in these reports would be applicable to the current plans being submitted, the recommendations and requirements included within these reports would be applied as submitted as part of the original Development Application.

It is noted that the total number of apartments had reduced from 314 to 306 and as such from an accessible assessment point of view has reduced the required number of adaptable apartments in accordance with the Lane Cove DCP 2009 to 62 units instead of the original 63 units. As such the subject plans will still accommodate the required 62 adaptable units within the building including the parking allocated within the building.

The plans being submitted as part of this RFI submission and forming part of this document are as follows:

Liability limited by a scheme approved under Professional Standards Legislation.

Jensen Hughes Pty Limited, Trading as BCA Logic  
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Architectural Plans Prepared by Smart Design Studio			
Drawing Number	Revision	Date	Title
DA200	C	05/06/2023	Basement 4
DA201	C	05/06/2023	Basement 3
DA202	C	05/06/2023	Basement 2
DA203	C	05/06/2023	Basement 1
DA204	C	05/06/2023	Ground Floor Plan
DA205	C	05/06/2023	Level 1 Floor Plan
DA206	C	05/06/2023	Level 2 Floor Plan
DA207	C	05/06/2023	Level 3 Floor Plan
DA208	C	05/06/2023	Level 4 Floor Plan
DA209	C	05/06/2023	Level 5 Floor Plan
DA210	C	05/06/2023	Level 6 Floor Plan
DA211	C	05/06/2023	Level 7 Floor Plan
DA212	C	05/06/2023	Level 8 Floor Plan
DA213	C	05/06/2023	Level 9 Floor Plan
DA214	C	05/06/2023	Level 10 Floor Plan
DA215	C	05/06/2023	Level 11 Floor Plan
DA216	C	05/06/2023	Level 12 Floor Plan
DA217	C	05/06/2023	Roof Plan
DA301	C	05/06/2023	West Elevation - Park Road
DA302	C	05/06/2023	East Elevation - Berry Road
DA303	C	05/06/2023	North Elevation - DCP Park
DA304	C	05/06/2023	South Elevation - River Road
DA305	C	05/06/2023	East Elevation - Green Spine
DA306	C	05/06/2023	West Elevation - Green Spine
DA307	C	05/06/2023	North Elevation - New Road
DA308	C	05/06/2023	South Elevation - New Road
DA309	C	05/06/2023	Section 1
DA310	C	05/06/2023	Section 2
DA311	C	05/06/2023	Section 3

If you require any further information or explanation of the above, please do not hesitate to contact the undersigned.

Sincerely,

*Jensen Hughes*

DocuSigned by:  
*Benjamin Long*

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Benjamin Long

Team Lead/Manager of Building Regulations