

Ref: 25009.2-CS

Date: 13 November 2025

Attention: Jack Maalouf

DASCO Property Development Services Pty Ltd
Level 2, 9 George Street
NORTH STRATHFIELD NSW 2137

BCA DESIGN CAPABILITY STATEMENT

RE: Section 4.55 application proposal for 14-16 Marshall Avenue, 2-10 Berry Road and 5-9 Holdsworth Avenue St Leonards NSW 2065 [DA56/2023]

Reference is made to the proposed construction of a multi residential building comprising 225 residential sole occupancy units, communal open spaces and associated basement carparking located at 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road St Leonards NSW 2065.

The purpose of this BCA Design Capability Statement is provided to accompany a Section 4.55 application to council based on a broad review of the proposed design documentation prepared by PTW, as listed below –

Plan No.	Title	Revision	Date
DA-A130010	DA DRAWINGS SITE PLAN	E	07.11.2025
DA-B1B0909	DA DRAWINGS BASEMENT 03 PLAN	B	15.05.2025
DA-B1B0910	DA DRAWINGS BASEMENT 02 PLAN	K	15.05.2025
DA-B1B1010	DA DRAWINGS BASEMENT 01 PLAN	K	15.05.2025
DA-B1B0909	DA DRAWINGS GROUND FLOOR PLAN	L	17.09.2025
DA-B1L0110	DA DRAWINGS LEVEL 01 PLAN	M	07.11.2025
DA-B1L0210	DA DRAWINGS LEVEL 02 PLAN	M	07.11.2025
DA-B1L0310	DA DRAWINGS LEVEL 03 PLAN	K	07.11.2025
DA-B1L0410	DA DRAWINGS LEVEL 04 PLAN	L	07.11.2025
DA-B1L0510	DA DRAWINGS LEVEL 05 PLAN	L	07.11.2025
DA-B1L0610	DA DRAWINGS LEVEL 06 PLAN	L	07.11.2025
DA-B1L0710	DA DRAWINGS LEVEL 07 PLAN	L	07.11.2025
DA-B1L0810	DA DRAWINGS LEVEL 08 PLAN	L	07.11.2025
DA-B1L0910	DA DRAWINGS LEVEL 09 PLAN	L	07.11.2025
DA-B1L1010	DA DRAWINGS LEVEL 10 PLAN	M	10.11.2025
DA-B1L1110	DA DRAWINGS LEVEL 11 PLAN	M	10.11.2025
DA-B1L1210	DA DRAWINGS LEVEL 12 PLAN	M	10.11.2025
DA-B1L1310	DA DRAWINGS LEVEL 13 PLAN	L	10.11.2025
DA-B1L1410	DA DRAWINGS LEVEL 14 PLAN	C	07.11.2025
DA-B1L1510	DA DRAWINGS LEVEL 15 PLAN	C	07.11.2025
DA-B1L1610	DA DRAWINGS LEVEL 16 PLAN	C	07.11.2025
DA-B1L1710	DA DRAWINGS LEVEL 17 PLAN	C	07.11.2025
DA-B1R0F10	DA DRAWINGS ROOF PLAN	G	07.11.2025
DA-C010010	DA DRAWINGS EAST ELEVATION	G	07.11.2025
DA-C020010	DA DRAWINGS SOUTH ELEVATION	G	07.11.2025

Plan No.	Title	Revision	Date
DA-C030010	DA DRAWINGS WEST ELEVATION	G	07.11.2025
DA-C040010	DA DRAWINGS NORTH ELEVATION	H	10.11.2025
DA-C050010	DA DRAWINGS GREEN SPINE WEST ELEVATION	G	07.11.2025
DA-C060010	DA DRAWINGS GREEN SPINE EAST ELEVATION	G	07.11.2025
DA-C070010	DA DRAWINGS AREA 13 SOUTH ELEVATION & AREA 15 NORTH ELEVATION	E	07.11.2025
DA-C910010	DA DRAWINGS MATERIALS AND FINISHES BOARD	D	15.05.2025
DA-D110010	DA DRAWINGS SECTION BLDG 14-15	H	17.09.2025
DA-D120010	DA DRAWINGS SECTION BLDG 13-15	H	17.09.2025

It is considered that the proposed design documentation referenced above, is capable of complying with the relevant deemed to satisfy provisions and/or performance requirements of the Building Code of Australia (BCA) Volume 1 2022 Amendment 2.

Where compliance is to be obtained via a performance-based solution for any BCA provision, it is considered that any such solution/s will not necessitate significant changes to the proposed design.

Regards,



Nicolas Hurtado
 Director | **NEST CONSULTING GROUP**

Grad.Dip. Fire Safety Engineering (UWS)
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