

Job No. 2022/0949

Tuesday, December 06, 2022

Attention: John Clague

Rygate & West Consulting Ltd Pty  
PO Box 107  
Ulladulla NSW 2539

Dear John,

**RE: BCA Compliance for 61 Train Street Broulee**

Steve Watson & Partners can confirm we have provided a pre-certification BCA assessment & report on a concept level drawings for the above mentioned project.

Building Code of Australia (BCA) compliance will be addressed as part of project's design development and upon Construction level drawings being prepared and developed, we can confirm the development will be compliant with the BCA at the time the construction certificate is issued as required by Section 19 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

The abovementioned clause also requires design and construction of the buildings to be consistent with the development consent, therefore Council can be satisfied that the ongoing BCA compliance requirements for the Construction Certificate will not unduly result in design variation away from the approved DA. If such design variation occurrences present themselves then a 4.55 modification will be sought.

Given the above NSW legislative requirements, BCA compliance will be prerequisite for the Construction Certificate and not addressed specifically as part of DA assessment process.

If you have any queries please do not hesitate to contact me.

Kind regards,



**Jason Krzus**  
Building Certifier  
Steve Watson and Partners Pty Ltd