

09th August 2022

To Whom It May Concern

Address: 349 – 357 Beamish St, Campsie

Re: Upcoming S4.56 Lodgement

We refer to our role as the Principal Certifier on this development and have been requested to provide an opinion on the proposed S4.56 lodgment which we understand primarily relates to the increasing of the building height.

Based on our assessment, we advise that this modification is a necessity driven by the new legislation changes to the NCC which now requires the provision of an automatic fire sprinkler system in the building. This requirement now also affects floor to ceiling heights in order to comply with ADG which are also required to achieve compliance. In forming our opinion, we refer to the architectural advice and sections provided within this document to illustrate the necessity for the subject modification.

If you require any further information, please contact me.

Yours Faithfully

Steven Saad

A handwritten signature in black ink, appearing to read "Steven Saad", written in a cursive style.

M.Fire.Eng, M.Build.Surv.B.Build
Certified Building Specialists Pty Ltd
Accredited Certifier Grade A1 (Building) – Unrestricted BPB - 0794
Accredited Certifier Grade C10 (Fire Engineer) BPB -0794
Accredited Building Surveyor (Aust) AIBS - No. 7269

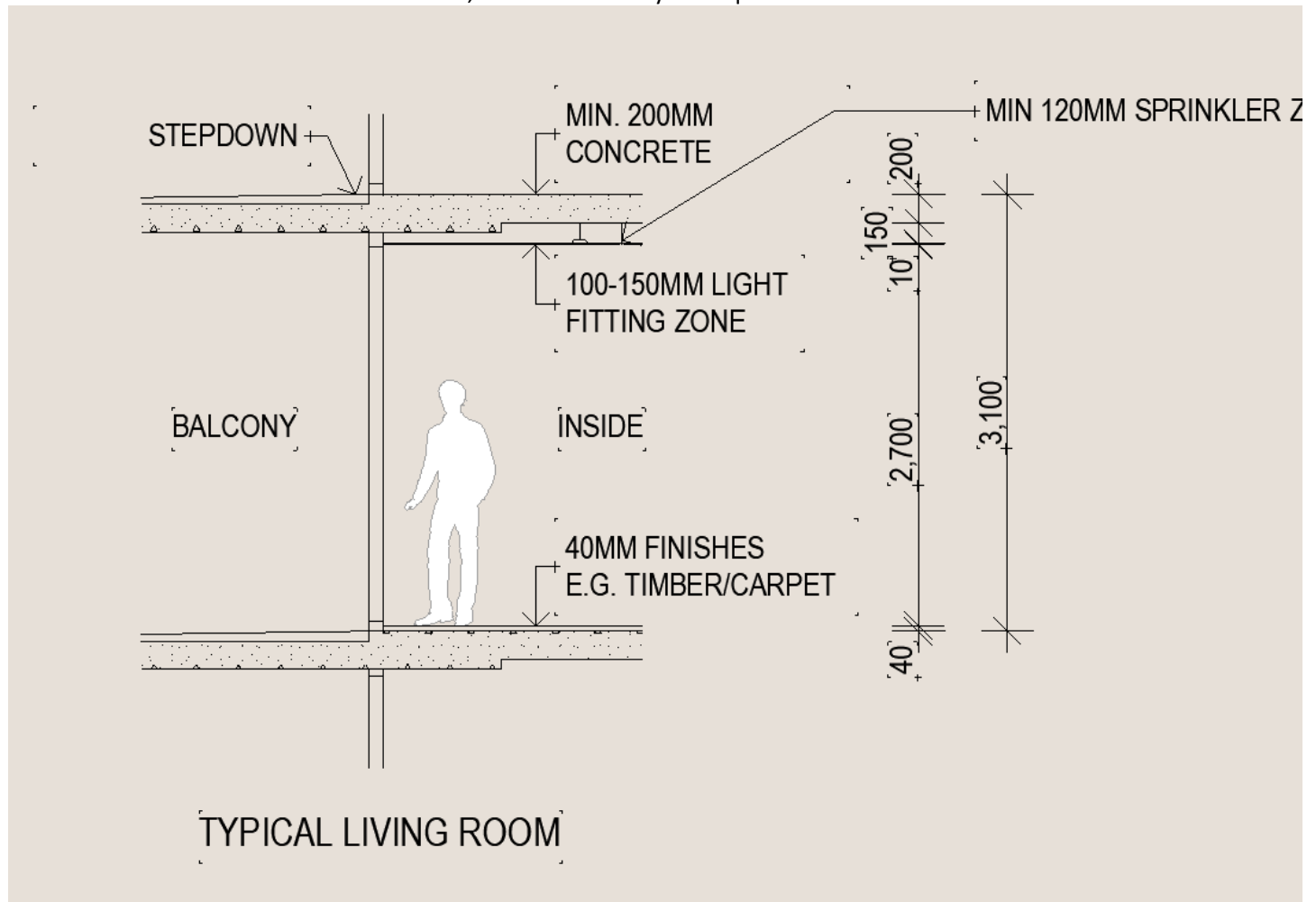
Kaycee La Rosa

From: Georges Jreije <Georges@urbanlink.com.au>
Sent: Monday, 25 July 2022 4:24 PM
To: Michel Samaha | probject
Cc: Reina Menhem | probject; Joseph Alha
Subject: RE: 349-357 Beamish Street, Campsie | BCA Letter for Modification Application

Hi Michel,

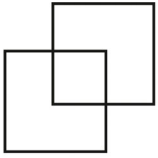
We can provide the below section showing an indication as to how the 2.7m can be achieved with a 3.1m floor to floor. Increasing the floor to floor height is required to achieve the ADG required 2.7m in habitable areas. The main change from BCA 2016 (when the application was approved) to the current BCA (2019) is the compulsory addition of Sprinklers to any building 4 storeys and over.

The below section shows the minimums required but tolerance is required as not all areas are the same. Additionally in areas where there is a transfer in structure, thicker slabs may be required.



Kindly,

Georges Jreije
CEO | Architect
B. Des. Arch, M. Arch, M. Urban Dev. & Design
NSW ARB 10993



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From: Michel Samaha | prodject <michels@prodject.com.au>
Sent: Friday, 22 July 2022 5:24 PM
To: Georges Jreije <Georges@urbanlink.com.au>
Cc: Reina Menhem | prodject <reinam@prodject.com.au>; Joseph Alha <joseph@jgroup.com.au>
Subject: 349-357 Beamish Street, Campsie | BCA Letter for Modification Application

Hi Georges,

Please see below request from the PCA is order for them to provide us with the further information that was requested by the Townplanner.

In order to provide such a letter, we would need written verification from the architect outlining why the 3.1m is required. The reasons for this is because we don't know the required spatials, we only know the minimum required head clearances to be achieved.

Could you please assist?

Please let me know if you require any clarification.

Best Regards,

Michel Samaha | Managing Director

