

31/07/2024

**Ref: B3U014A3**

## NCC (NATIONAL CONSTRUCTION CODE) COMPLIANCE CAPABILITY LETTER

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The following NCC compliance capability letter has been prepared at the request of Binah for the purpose of assessing the proposed residential apartment building over basement car parking on the site located at 1 – 5 Canberra Ave, 4 – 8 Marshall Ave, 2 – 8 Holdsworth Ave, St Leonards NSW 2065.

The purpose of this letter is to provide a summary of the assessment of the proposed architectural plans and details for compliance with the prescriptive Deemed to Satisfy (DtS) Provisions of the National Construction Code (NCC) Volume One Edition 2022. This letter is provided with reference to our most recent compliance assessment report, reference 3U014-03, dated 31/07/2024.

The content of this letter is based on an assessment of –

- a) Architectural documentation prepared by Rothelowman, Project No. 221089, Dated 25/07/2024
- b) The DTS provisions of the Building Code of Australia 2022

We understand the above-mentioned proposed design will form part of a S4.55 modification lodgement which in summary relates to deletion of basement 5 from the overall design. On this basis, we advise that the requirements contained in our report mentioned above will generally remain applicable.

If you require any further information, please contact me.

Yours Faithfully

Steven Saad

A handwritten signature in black ink, appearing to read "Steven Saad", with a stylized flourish at the end.

M.Fire.Eng, M.Build.Surv.B.Build  
Certified Building Specialists Pty Ltd  
Accredited Certifier (Building) – BDC 0794  
Accredited Building Surveyor (Aust) AIBS - No. 7269