

3 May 2016

Jesse Cheung
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Email: jessecheung@crowngroup.com.au

Dear Jesse,

**Re: 134-140 Marsden Street, Parramatta (V by Crown)
Egress Provisions Separating Serviced and Residential Apartments**

Reference is made to our recent discussions and engagement on the project as the BCA Consultant.

As requested we have reviewed the general BCA Compliance of the overall development and prepared under separate cover detailed BCA Assessment Reports. The purpose of this correspondence though is to provide specific comment on the egress compliance provisions regarding the separation of the proposed serviced and residential apartments at levels 2 to 9 with the relevant egress provisions of D1 and D2 of the BCA.

For the purpose of the BCA Description, the building may be described as follows

Rise in Storeys (Clause C1.2)

The current design of the building has a rise in storeys of thirty-one (31) as per the previous design.

Classification (Clause A3.2)

The building has been classified as follows.

Class	Level	Description
2	Part Ground Floor & Part Levels 1-29	Residential Apartments
3	Part Levels 2-9	Serviced Apartments
6	Part Ground Floor	Retail Areas
7a	Basements 1 - 6	Car parking and ancillary areas
7b	Mezzanine	Storage
9b	Part Basement 1, Level 1, Level 2	Interpretation Centre / Archaeology, music room, TV room, games room, meeting room, library, gym and pool area
6/9b	Level 26	Bar area

It is acknowledged that the 'mezzanine' level incorporates several storage rooms, likely to accommodate ancillary equipment/materials for the uses within the development. Whilst it is not comparable to a 'warehouse' use, the storey has been conservatively interpreted as a Class 7b part, therefore needing 4 hours fire rating. This has been discussed with the Certifying Authority where concurrence has been received for the avoidance of doubt.

Effective Height (Clause A1.1)

The current design of the building has an effective height of more than 50m (being 95.68m) between RL 9450 and RL 105.130.

Type of Construction Required (Table C1.1)

Type A Construction.

Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of:-

- | | | | |
|---------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| • Class 9b | - | Maximum Floor Area | 8,000m ² |
| | | Maximum Volume | 48,000m ³ |
| • Class 6 | - | Maximum Floor Area | 5,000m ² |
| | | Maximum Volume | 30,000m ³ |
| • Class 7a | - | The carpark is to be sprinkler protected and as such there are no maximum floor area or volume limitations for this area. | |
| • Class 2 & 3 | - | The Class 2 & 3 portions of the building are not subject to floor area and volume limitations of C2.2 as Table 3 of Specification C1.1 and Clause C3.11 of the BCA regulates the compartmentation and separation provisions applicable to buildings, or building portions, of Class 2 classifications. | |

Fire Compartments

The following fire compartments have been assumed:

1. The basement carpark and loading dock;
2. The storage and back-of-house area mezzanine level;
3. Retail/residential levels Ground – Level 2, (due to atrium);
4. Archaeology area at Basement 01; and
5. Each floor of the residential levels 3-29

Exits

The following points in the building have been considered as the exits:

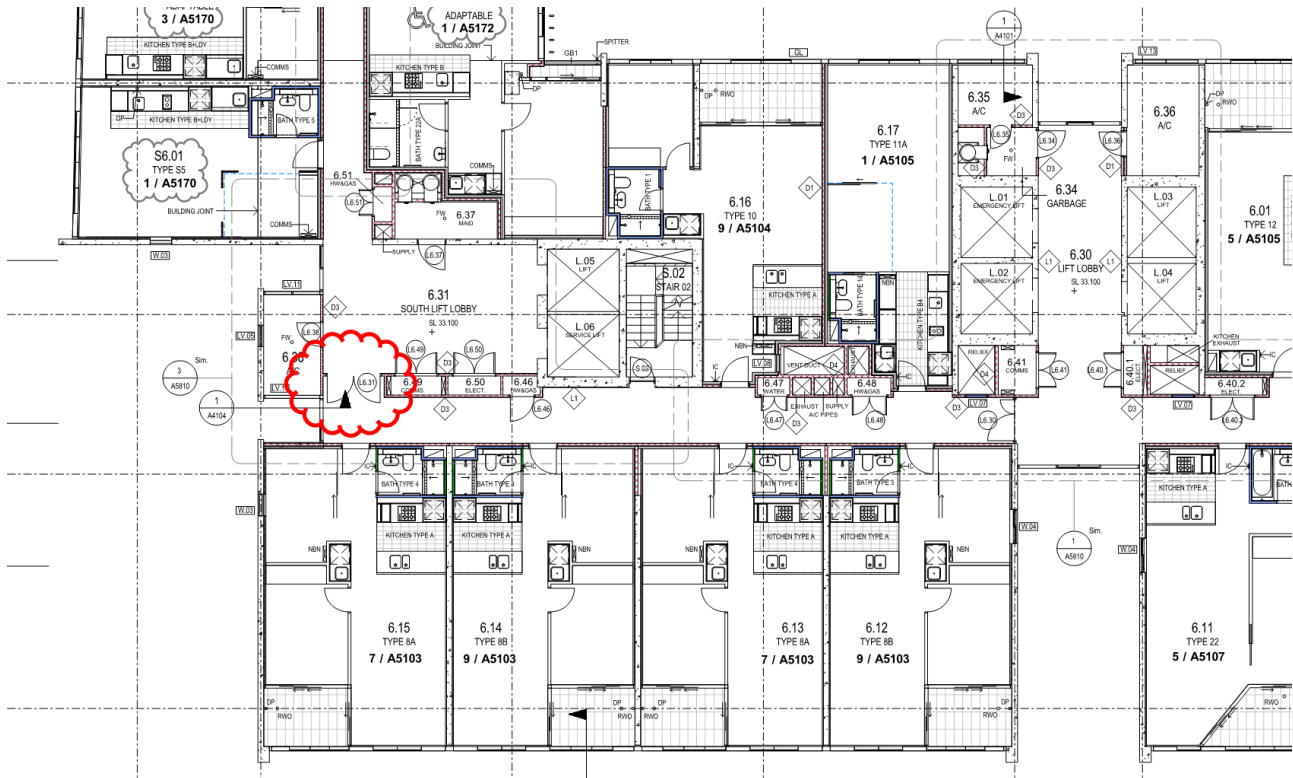
- A. Fire-isolated stairways 2 and 4 from the basement levels;
- B. Fire-isolated stairway 4 and stairway between gridlines L and M from the archaeology area;
- C. The top riser of Stair E4 leading to Marsden Street on the ground floor from the main lobby;
- D. The sliding doors to Hunter Street on the ground floor from the main lobby;
- E. The exit is the point where open space is reached near the entry to the Plaza at the corner of Marsden and Macquarie Street.
- F. The top riser of Stair E2 leading to Macquarie St.
- G. The doors to Stair 1 and 2 from the Mezzanine area;
- H. Fire-isolated stairways 1, 2 and 3 from the residential levels;
- I. The door from the loading dock to Stair 2 discharging to Hunter Street;
- J. The external doorways of all retail tenancies;
- K. The stairways associated with the Plant and roof at Levels 28 and 29.
- L. The swing doors from the substation and switch room at ground level.

Climate Zone (Clause A1.1)

The building is located within Climate Zone 6, being in the Parramatta Local Government Area.

Maintaining Egress Compliance

Outlined in the part plan below, is the separating doorway between the Serviced and Residential apartments which is typical on levels 2 to 9:



To maintain secure separation, this egress door will remain securely locked at all times, other than during a fire alarm within the building. The door will be provided with an electric strike mechanism that automatically releases upon either a power failure or fire alarm within the building. This will then enable persons an alternate egress pathway to reach the fire isolated stairways that serve the subject levels.

Egress is required from the Serviced apartments area to reach Stair 02 to enable compliant egress travel distances of D1.4 and D1.5 of BCA to be achieved. As such illuminated egress signage will be provided over the above clouded doorway as well as separate signage to the effect "Emergency Egress Only During Fire Alarm". This way occupants within the serviced apartments portion will not be able to access the residential corridors on a day to day basis and only pass through the doorway in the event of a fire alarm situation.

Such security arrangement to this doorway will still satisfy the provisions of D2.21 of BCA. Subject to this electric strike mechanism being provided. Compliance with the relevant provisions of Parts D1 and D2 will be achieved whilst still maintaining security between the Serviced and Residential apartment portions.

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

Yours faithfully,

Stuart Boyce
Director
BCA Logic Pty Ltd