

05 October 2012

Mr Anthony Green
Frasers Broadway Pty Ltd
Suite 11, Lumiere Commercial
Level 12, 101 Bathurst Street
Sydney NSW 2000

Dear Sir,

**BCA COMPLIANCE CAPABILITY STATEMENT - BLOCK 3B & 3C STUDENT ACCOMODATION
KENSINGTON STREET, SYDNEY**

Reference is made to the proposed modifications to the development proposal at the above mentioned property, which is to be the subject of a revised planning submission to the Department of Planning and Infrastructure. Reference is also made to the Building Code of Australia compliance report previously issued by City Plan Services RE111787.1 dated 7.5.2012.

The purpose of this statement is to verify the minor amendments proposed to the project plans referred to below have been assessed and are capable of complying with the Building Code of Australia (BCA) 2012.

1.0 BCA COMPLIANCE CAPABILITY

This statement has been provided to accompany the revised planning submission. It is our opinion that the proposed building works are capable of complying with the provisions of the Building Code of Australia 2012. Compliance capability of the proposed building works is subject to the resolution of minor non-compliances.

The non-compliances will be addressed prior to the issue of the Construction Certificate. Detailed construction drawings are to be provided at Construction Certificate application stage, demonstrating compliance with the BCA.

A preliminary assessment has revealed that the general design will also incorporate performance based solutions. The deemed to satisfy provisions of the BCA require sole occupancy unit doors to the residential parts of the building to be within 6m of a single exit or a point of choice to two available exits. The preliminary design indicates sole occupancy unit doors on residential levels appear to exceed the deemed to satisfy requirement of 6m. In this regard, it is anticipated that compliance with the performance requirements of the BCA can be achieved by the development of an alternative fire engineered solution.

2.0 PLANS ASSESSED

Drawings prepared by Tonkin Zulaikha Greer Architects, Project No. 11021:

Plan Title	Drawing No	Issue	Date
Block 3B/C: Level 1	A-203	A	Sept 2012
Block 3B/C: Level 2	A-204	A	Sept 2012
Block 3B/C: Level 3	A-205	A	Sept 2012
Block 3B/C: Level 4	A-206	A	Sept 2012
Block 3B/C: Level 5	A-207	A	Sept 2012
Block 3B/C: Level 6	A-208	A	Sept 2012
Block 3B/C: Level 7	A-209	A	Sept 2012

Should you need to discuss any aspect, please do not hesitate to contact the undersigned on (02) 8270 3500.

Yours faithfully,



Darren Bugg

For and on behalf of City Plan Services