

Our ref: J140115

Date: 7 October 2014

High Quality Building Pty Ltd
C/- Ghazi Al Ali Architect

Attn: Jakub Urge

Dear Jakub,

**Proposed student accommodation and residential flat building
175 – 177 Cleveland Street, Redfern**

I refer to our BCA capability report dated 1 May 2014 and the letter from NSW Planning and Environment dated 9 September 2014 requesting further information.

With regard to the egress travel distance from sole occupancy units on levels 1 – 4, our report stated:

It is recommended that the following matters be given further design consideration to comply with the BCA utilising either the 'deemed to satisfy' provisions or via an alternative solution under the performance requirements:

(i) The distance of travel from student sole occupancy units on levels 1-4 to the egress stairway is up to 13.5m which does not comply with the maximum of 6m permitted by BCA Clause D1.4.

I can confirm that compliance with BCA Clause D1.4 is proposed to be addressed via a fire engineered alternative solution which will demonstrate compliance with BCA Performance Requirement DP4. This will occur at the time of issue of construction certificates.

Should you require further information, please contact me as detailed below.

Yours faithfully



Geoff Smith
Building Certifier
Vic Lilli and Partners

