

File 2012/0649

Wednesday 8th July 2015

Legacy Property
Level 8, 9-13 Young Street
Sydney NSW 2000

E-mail: tjolly@legacyproperty.com.au

Attention: Trevor Jolly

**RE: Capitol – 253 – 255 Oxford Street, Bondi Junction
Building height - Lift over run and fire stairs**

Dear Trevor,

Steve Watson and Partners are the Principal Certifying Authority (PCA) on the above mentioned project. At your request, we have carried out a BCA assessment of the proposed design for level 21 to determine the requirement for fire stairs and lifts to this space.

The current design of the building proposes a communal landscaped area on level 21 of the building. In order to comply with the Building Code of Australia there are a number of provisions which must be met with regard to access and egress, to and from this area.

These include:

- Two fire isolated exits must be provided from this storey, as the building is over 25m in height (BCA Clause D1.2).
- Lift access must be provided to the communal space to ensure persons with a disability are able to access the area. (BCA Clause D3.1)
- The lift which travels to this floor must be able to accommodate a stretcher, so that occupants can be evacuated by stretcher if required. (BCA Clause E3.2).

If you would wish to discuss these requirements further, please do not hesitate to contact me on 9283 6555.

Kind regards,



Les Palma
Building Regulations Consultant
Steve Watson & Partners Pty Ltd