

Job No. 2016/1744

Thursday, March 15, 2018

APG  
Level 08, 210 George Street  
Sydney NSW 2000

Attention: Cian Fitzgerald

**RE: Clarification on BCA Egress Requirement from Roof Level of proposed Innovation Centre Loreto Kirribilli**

This letter is intended to confirm the egress requirements relating to the roof level of the proposed Innovation Centre.

The roof space is not considered a storey as it is not a covered space. However, Clause D1.4 requires that travel distances be assessed for "floors". As a result, travel distances must also be assessed from a space on an open roof.

If the fire stair on the northern side is removed, there will only be access to a single exit from this space. The distance to the single exit will exceed the 20m permitted by Clause D1.4 of the BCA. Therefore the second fire stair on the northern side is required for the travel distances from the roof space to comply with the DTS provisions of the BCA.

**D1.4 Exit travel distances**

- (c) **Class 5, 6, 7, 8 or 9 buildings** — Subject to (d), (e) and (f)—
- (i) no point on a floor must be more than 20 m from an *exit*, or a point from which travel in different directions to 2 *exits* is available, in which case the maximum distance to one of those *exits* must not exceed 40 m; and

If you have any queries please do not hesitate to contact me.

Kind regards,



Steven Vukman  
Building Regulations Consultant  
Steve Watson and Partners Pty Ltd