



Our reference: P240185

21 August 2025

Marathon Modular
By email

Attention: Lukas Vanderwalt

Dear Lukas

Re: William Carey Christian School Prestons
Building Code of Australia (BCA)

This correspondence has been prepared in response to a request from Council for further information below.

Please submit a report prepared by a suitably qualified Building Code of Australia consultant (Building Surveyor - Unrestricted), which:

- Assesses the existing adjacent buildings of each elevation and the interconnected building (via first floor walkway) that may be affected by the proposed development.
- Identifies any fire safety implications arising from the proposed works.
- Evaluates whether the existing buildings continue to satisfy the relevant BCA fire safety and egress provisions.
- Recommends any necessary fire safety upgrades, if applicable.

In response to the above request, the following is considered relevant.

The connecting walkway is open, so it does not unite the buildings for the purposes of BCA compliance and therefore the proposed building has no impact on egress or fire safety measures required in the existing buildings.

The adjoining existing single storey buildings are required to be Type C construction and are more than 3m from the new building and therefore there are no fire rating implications for the existing buildings.

The adjoining existing 2 storey building is required to be Type B construction (the proposed building has no impact on the Type of construction required). If existing load bearing external walls and any columns incorporated therein are non-fire rated as they are within 18m of the proposed building, they would be required to achieve an FRL in accordance with Table S521a or a Fire Engineered Solution would be required, if Council deems that the existing building needs to be upgraded. If external walls in the existing building are non-loadbearing, then they do not require an FRL as they are more than 3m from the proposed building. Existing openings in external walls of the existing building do not require protection as they are more than 6m (applies if walls loadbearing) or 3m (if walls are non-loadbearing) from the proposed building.



Anthony Protas Consulting Pty Ltd
BUILDING REGULATIONS CONSULTANTS

Should you need to discuss any issues, please do not hesitate to contact the undersigned on the below numbers.

Yours sincerely,

Anthony Protas
Accredited Certifier (BDC0332)
Anthony Protas Consulting Pty Ltd

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