

ENQUIRIES: LLOYD WILKINSON  
PROJECT NO: 36170

Thursday, 23 November 2017

Attention: Mr James Greener

Perpetual Trustee Company Ltd  
ATF LALV Marsden Park Trust  
Suite 2, Level 29, 88 Phillip Street  
SYDNEY NSW 2000

Dear James,

**RE: LOT 23 & 24 HOLLINSWORTH RD, MARSDEN PARK – BUILDING 1A & 1B (SPEC)**

## Introduction

This letter relates to the fire safety design aspects of the proposed development comprising of 7 Warehouses located at Lot 23 & 24 Hollinsworth Rd, Marsden Park, and specifically to those fire safety design aspects of Building 1A & 1B (SPEC) that impact on planning and correspondingly on Development Approval issues.

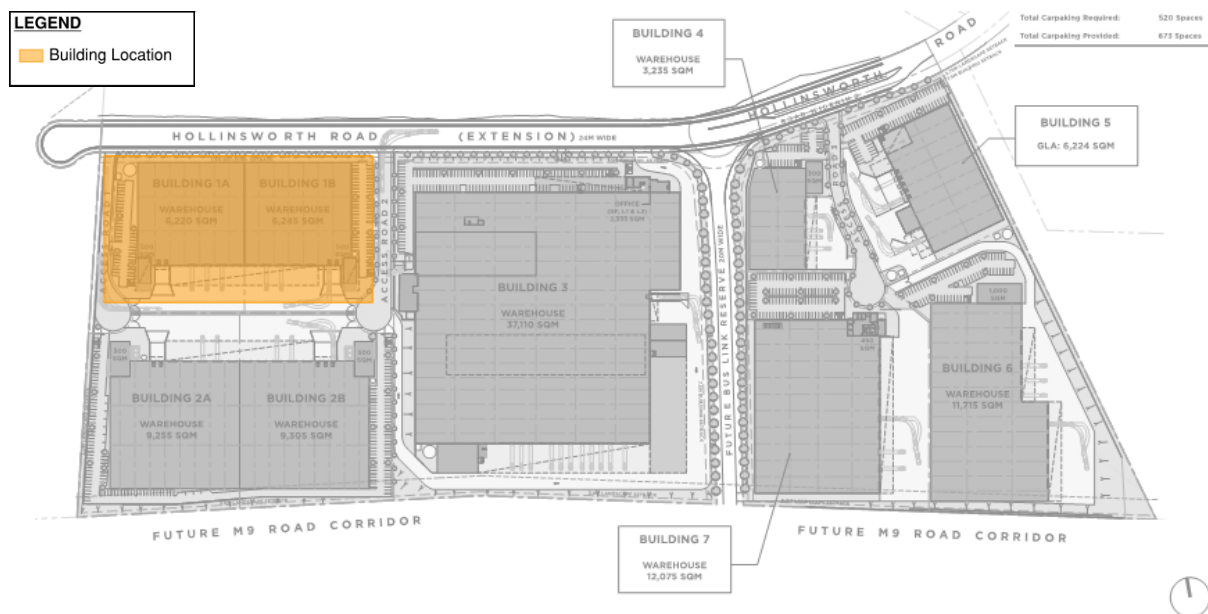


Figure 1: Site / Building Location

## To us, it's more than just work

Level 6, Building B, 207 Pacific Highway, St Leonards NSW 2065  
Phone +61 2 8484 7000 Fax +61 2 8484 7100 Email [sydney@wge.com.au](mailto:sydney@wge.com.au) [www.wge.com.au](http://www.wge.com.au)  
Wood & Grieve Engineers Limited ACN 137 999 609 trading as Wood & Grieve Engineers ABN 97 137 999 609  
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The proposed building is classified as Building Class 5 & 7b, it features office, outdoor car park, and single-storey warehouse spaces, and it has a rise in storeys of 2. On Ground level, the proposed building features office, outdoor car park, and single-storey warehouse areas. The remaining level is proposed to serve as offices. The building has an effective height of under 12 m, and has Type C Construction requirements.

A fire engineering review of the preliminary design has been undertaken by Wood and Grieve Engineers based on the following:

**Table 1 : Document Register**

Document Name/Description	Organisation	Date	Revision
BCA Capability Statement – Building 1 A & B	MBC Modern Building Certifiers	23 <sup>th</sup> November 2017	1
Architectural Drawings	Watch This Space Design	14 <sup>th</sup> November 2017	A

The fire safety design of the building will generally satisfy the Performance Requirements of the Building Code of Australia (BCA) by complying with the Deemed-to-Satisfy (DtS) Provisions.

However, there are some aspects of the design that are to be refined through performance based fire engineering to achieve compliance with the Performance Requirements of the BCA. Some of these aspects (i.e. vehicular perimeter access provisions) will be subject to final detailed design as well as liaison with FRNSW.

## Conclusion

Based on our review of the project drawings, it is concluded that the building would be able to comply with the Performance Requirements of the BCA without major changes to the current design.

Yours faithfully



**Lloyd Wilkinson**  
for **Wood & Grieve Engineers**