

24 November 2023



Project No. BD01641

Ross Milne  
ACOR Consultants Pty Ltd  
Suite 2, Level 1, 33 Herbert St  
St Leonards NSW 2065

Dear Ross,

## **RE: Alexandria Health Centre – SSD-59006709 Letter of Support**

### **Introduction**

This letter relates to the fire safety design of the proposed Alexandria Health Centre located at 28-32 Bourke Road, Alexandria NSW 2015. The development consists of a multi-level health facility with basement carparking. Specifically, this letter considers fire safety design aspects that impact planning and Development Approval issues.

The application specifically seeks consent for the following in accordance with the Concept SSDA approval:

- Site establishment including earthworks.
- Construction of the Alexandria Health Centre:
  - Total GFA of 11,436sqm
  - Maximum FSR of 3.85:1
  - Maximum height of 34.95m, Max RL. 45.4
- Ancillary development including:
  - Car parking – 77 car parking spaces distributed across basement, ground, and ground mezzanine levels.
  - Utility infrastructure and services connections.
  - Building identification signage and wayfinding signage.
  - Stormwater management
  - Landscaping
- Laneway for vehicle and pedestrian access along with western boundary of the site
- Operation of the Alexandria Health Centre as a mental health hospital and medical centre with ancillary uses.

A review of the preliminary design has been undertaken by E-LAB Consulting based on the following received documentation:

- Architectural Drawings: Stage 2 SSDA – Revision A, 19 October 2023 prepared by Warren and Mahoney Architects.
- BCA Report: BCA capability statement Stage 2 – SSDA submission –23 October 2023 prepared by Blackett Maguire + Goldsmith.

The fire safety design will generally satisfy the Performance Requirements of the Building Code of Australia by complying with the Deemed-to-Satisfy provisions. However, there are some aspects of the design that required further refinement through performance-based fire engineering to satisfy the Performance Requirements of the Building Code of Australia.

Compliance with the Secretary’s Environmental Assessment Requirements (SEARs) will be demonstrated as part of the Performance Based Design Brief (PBDB) process, which will be undertaken in accordance with the Environmental Planning and Assessment (EP&A) Act and Regulations, as well as Fire & Rescue’s Guidelines and Position Statements.

As part of the requests by Fire & Rescue NSW, a determined Development Consent (SSDA) should be provided for significant projects, such that Fire & Rescue can undertake a holistic review of the entire development.

## Conclusion

Based on our review of the project drawings the proposed development would be able to comply with the Performance Requirements of the Building Codes of Australia without significant redesign to the current plans.

Yours Faithfully,



**Etienne Jordaan | Technical Director**

**E-LAB Consulting | Fire Engineering**

**C-10 Accredited Certifier BDC3185 (NSW Fire Safety)**

**Design Practitioner – Fire Safety Engineering (DEP0001595)**

**Professional Engineer – Fire Safety (PRE0001129)**

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