

11/08/2025

Project No. P01629  
Graham Keeping  
Sterling Project Solutions Pty Limited  
36 Mort Street  
Balmain NSW 2041



**Engineering Lab NSW Pty Ltd**  
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117 York Street  
SYDNEY NSW 2000  
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Dear Graham,

## **RE: Ecove | Rhodes East Mixed Use Development – DA Letter**

### **Introduction**

This letter has been prepared for Ecove Group Pty Limited (Ecove) to accompany a State Significant Development Application (SSDA) (SSD-68363729) for the construction and operation of a mixed use development comprising retail, emergency services facility, seniors housing and residential uses on land identified as 15-17 and 25-27 Blaxland Road and 440-442 Concord Road, Rhodes (the site). Specifically, this letter considers fire safety design aspects that impact planning and Development Approval issues.

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

- Architectural Drawings: General Arrangement Plan Ecove Rhodes – 01/08/2025 prepared by Bates Smart Architects Pty Ltd
- BCA Report: Regulatory Compliance Report Ecove Mixed Use Development 15-29 Blaxland Road, Rhodes – 04, 11/08/2025 prepared by McKenzie Group Pty Ltd

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 reviewed design that required further refinement to be acceptable for assessment through performance-based fire engineering to satisfy the Performance Requirements of the Building Code of Australia. These aspects of the building shall be coordinated between E-LAB and the design team as part of the future design.

### **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 with further consideration to the current plans.

Yours sincerely,

Joshua Raines | Associate Fire Engineer  
E-LAB Consulting | Fire Engineering

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