14/07/2025

Project No. P01608
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Engineering Lab NSW Pty Ltd
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Dear Timothy,

RE: Richmond River High School – REF Letter

Introduction

This letter relates to the fire safety design of the proposed Richmond River High School development which consists of the construction of a new 3 storey high school located at Dunoon Road, North Lismore (also known as 163-170 Alexandra Parade, North Lismore). 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: Richmond River High Campus General Arrangement Plans – Rev M, 04/07/2025 prepared by EJE Architecture.
- BCA Report: Building Code of Australia 2022 Report – Richmond River High Campus School – Rev E, 02/07/2025 prepared by GroupDLA.

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 require further refinement through performance-based fire engineering to satisfy the Performance Requirements of the Building Code of Australia.

Conclusion

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

Kind Regards,

E-LAB Consulting

Josh Raines | Associate Fire Safety Engineer

Fire Engineering

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