

Fire Safety Engineering Design Review for Amending SSDA



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25-27 Leeds Street, Rhodes, NSW (Amending SSDA)

Project Address: **25-27 Leeds Street, Rhodes, NSW**
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Prepared for:
Billbergia Pty Ltd

Document verification history

Issue No	Date	Document control - Purpose of issue	Prepared by	Checked by	Approved by
1-0	14/01/2025	Preliminary review and assessment of drawings for Amending SSDA	Euan Hyun	Ho Yong Tiong	Ho Yong Tiong



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1. General

Scientific Fire Services has undertaken a preliminary review and assessment of the architectural drawings/concepts proposed for the Amending SSDA associated with the development located at 25-27 Leeds Street, Rhodes, NSW.

The following provides a summary of the fire safety risk engineering aspects and 'in-principle' support for the fire engineering performance solution identified.

2. Purpose

The preliminary fire safety engineering review was undertaken to determine 'in-principle' whether the design will achieve compliance with the Performance Requirements of the Building Code of Australia (BCA) (ABCB, 2022) development.

Based on the information provided (Project Background and Description supplied by Billbergia Pty Ltd on 14-01-2026), the Amending SSDA seeks approval for the following changes to the previously approved mixed-use development:

- Infill of the upper levels of Building B, maintaining the approved 10-storey height and replacing the previously approved part 8 and part 10 storey articulation
- Provision of three additional levels to Building E
- Provision of eight additional levels to Building F
- Minor miscellaneous amendments, including the introduction of concrete awnings to the eastern elevation of Building E, minor reconfiguration of bicycle parking at ground level and minor adjustments to basement layout, including to structural walls and carparking bays.

3. Statement of Endorsement

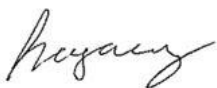
Based on the BCA Statement provided by Certatude (Ref: 230213-07BCA (Amending SSDA Statement) dated 15-12-2025), SFS can confirm that the proposed design are capable of achieve compliance to the Performance Requirements of the Building Code of Australia (BCA)(ABCB 2022)

The formulation of the Performance Based Design Brief (PBDB) represents the next step in the approvals process. Scientific Fire Services shall commence the process of developing this document and will provide a formal comprehensive PBDB submission. As part of the process, a Fire Engineering Brief Questionnaire (FEBQ) document shall be prepared in accordance with the Fire and Rescue NSW pro forma and formally submitted as part of the referrals process.

Finally, and in order to ensure that the client can obtain a Construction Certificate for the proposed building works, Scientific Fire Services will prepare a Fire Safety Engineering Report (FSER) incorporating stakeholder conditions, comments and advice to the satisfaction of the Principle Certifying Authority (PCA).

On the basis of the review of the proposed design issues identified herein, Scientific Fire Services can confirm that the documentation in relation to the subject development will achieve fire safety design compliance to the relevant Performance Requirements of the National Construction Code Series – Volume 1, Building Code of Australia (BCA), 2022.

I trust the above is satisfactory for your current purposes. Should you have any queries, please do not hesitate to contact me on (02) 9221-3658 or email to hoyong.tiong@scifire.com.au.



Ho Yong Tiong
Director
Scientific Fire Services

Certifier – Fire Safety – BDC05205

Appendix A. Architectural Drawings

DA-0000	COVER
DA-1000	BASEMENT 02
DA-1000A	BASEMENT 01
DA-1001	GROUND FLOOR (LEVEL 01)
DA-1002	LEVEL 02
DA-1003	LEVEL 03
DA-1004	LEVEL 04
DA-1005	LEVEL 05-08 TYPICAL
DA-1009	LEVEL 09
DA-1010	LEVEL 10
DA-1011	LEVEL 11
DA-1012	LEVEL 12
DA-1013	LEVEL 13
DA-1014	LEVEL 14-16
DA-1017	LEVEL 17
DA-1018	LEVEL 18-24
DA-1019	ROOF - DO NOT ISSUE
DA-1401	NORTH ELEVATION
DA-1403	EAST ELEVATION
DA-1406	BLDG E & F_PODIUM SOUTH ELEVATION
DA-1408	BLDG A & F_PODIUM WEST ELEVATION
DA-1502	SECTION B
DA-2521	AXONOMETRIC - NORTH
DA-2522	AXONOMETRIC - SOUTH
DA-2523	AXONOMETRIC - EAST
DA-2524	AXONOMETRIC - WEST
DA-6020	VIEW FROM THE SUN (WINTER SOLSTICE) 9AM/10AM
DA-6021	VIEW FROM THE SUN (WINTER SOLSTICE) 11AM/12NN
DA-6022	VIEW FROM THE SUN (WINTER SOLSTICE) 1PM/2PM
DA-6023	VIEW FROM THE SUN (WINTER SOLSTICE) 3PM
DA-6030	SHADOW DIAGRAMS (WINTER SOLSTICE) 830AM
DA-6035	SHADOW DIAGRAMS (WINTER SOLSTICE) 1230PM
DA-6036	SHADOW DIAGRAMS (WINTER SOLSTICE) 1PM
DA-6037	SHADOW DIAGRAMS (WINTER SOLSTICE) 2PM
DA-6038	SHADOW DIAGRAMS (WINTER SOLSTICE) 3PM
DA-6041	HEIGHT PLANE DIAGRAM
DA-6100	AREA PLANS - SHEET 01
DA-6101	AREA PLANS - SHEET 02
DA-6102	AREA PLANS - SHEET 03
TOTAL: 39	