

Ref: SSD-67419241

Date: 16 July 2025

The Department of Planning, Housing and Infrastructure
Development Assessment and Sustainability
Attn: John Martinez

Dear John,

Re: SSD-67419241
Property: 25 – 27 Leeds Street, Rhodes

The subject state significant application has been reviewed, and Council writes to formally object to the proposal for the following reasons:

Amended Conditions

The applicant has provided an amended condition set (appendix H – relationship to existing consent) that council seeks clarification on. In the amended condition set, condition No 45 'Amendments to Approved Plan / Additional Information – Council' and condition 48 'Engineering Plans in Public Domain' have been struck through. The relevance of this amended condition set and its relationship to any consent issued under the subject SSD application is not apparent. Council requests that the public domain works required to be delivered under condition 45 and 48 of the regional DA are transferred across to any consent issued by the Department.

Floor Space Ratio Exceedance

The application seeks to incorporate the 5% BASIX floor space bonus that could have been achieved, but will not meet the sustainable outcomes on energy and water scores required under clause 7.11 of the Canada Bay LEP. With the increase to the existing BASIX standards that came into effect on 1 October 2023, the proposal no longer meets the higher thermal performance standards and higher energy standards, and does not consider the new requirement to calculate and record embodied emissions of building materials. In order for the proponent to take advantage of any floor space uplift the energy and water target should be met or amended to reduce the exceedance to comply with the maximum floor space ratio limit for this site.

Developer contributions

Council requests that should consent be granted that a suitable condition is imposed to capture the affordable housing contributions identified under clause 6.12 of the Canada Bay Local Environmental Plan, 2013 and the City of Canada Bay Affordable Housing Contribution Scheme and the developer contributions under section 7.12 of the Environmental Planning and Assessment Act.

Yours faithfully,



Shannon Anderson
Manager Statutory Planning