



Project Name: Stage 4 - Mixed use development
Case ID: PDA-106618206

Proponent Details

Project Owner Info

Title	Mr
First Name	Max
Last name	Gran
Role/Position	Development Manager
Phone	0410196397
Email	max.gran@billbergia.com.au
Address	Suite 101 25 Angas St Meadowbank , New South Wales, 2114 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Sally	Flannery
Phone	Email	Role/Position
0283493862	sflannery@urbis.com.au	consulatan

Address

Level 8
123 Pitt Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	Stage 4 - Mixed use development
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD246,400,000.00
Indicative Operation Jobs	5
Indicative Construction Jobs	150
Number of Occupants	800
Number of Dwellings	352
Gross Floor Area (GFA) sqm	35,239
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	18

Description of the Development/Infrastructure

The proposed development comprises the detailed design and construction of Stage 4 of the Averill and Leeds Street Precinct, Rhodes. It involves demolition of existing development and the construction of two residential towers ranging from approximately 25 to 30 storeys, accommodating 352 apartments, with basement car parking and associated site works.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Stage 4 - Leeds and Averill Streets, Rhodes
Site Address (Street number and name)	1 Averill Street, Rhodes and 2 Leeds Street, Rhodes
Site Co-ordinates - Latitude	-33.82
Site Co-ordinates - Longitude	151.09

Local Government Area

Local Government	District Name	Region Name	Primary Region	
City of Canada Bay	Eastern City District	Sydney		

Lot and DP

Lot and DP
1 Averill Street, Rhodes - 11/739491
2 Leeds Street, Rhodes - 19/239579

Site Area

What is the total site area for your development?
Site Area sqm
2,913

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Permissible under the Canada Bay Local Environmental Plan 2013, as the site is zoned R4 High Density Residential - residential flat buildings are permitted with development consent. The land has been declared State Significant Development by Ministerial Order under section 4.36 of the Environmental Planning and Assessment Act 1979, and is identified as a specified site under Section 2 of the State Environmental Planning Policy (Planning Systems) 2021, enabling assessment and determination as SSD

HDA EOI Number

229650

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
R4 High Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Planning and Assessment Act 1979 (NSW)
Environmental Planning and Assessment Regulation 2021 (NSW)
Biodiversity Conservation Act 2016 (NSW)

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Ministerial State Significant Development Declaration for Averill Street and Leeds Street, Rhodes (s4.36 EP&A Act)
Concept State Significant Development Application and Rezoning Application – SSD 89441959
Project specific Secretary’s Environmental Assessment Requirements (SEARs) for SSD 89441959 (issued 5 September 2025)

Would the project vary any development standard?

Yes

Describe the nature of variation.

Max building Height and FSR

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Scoping Report_Stage 4_Averill_Leeds_St
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