



Project Name: Leeds Street & Averill Street Mixed Use
Case ID: PDA-87669986

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	23 ANGAS STREET MEADOWBANK , 2114 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LEEDS INVESTMENT PTY LTD
ABN	40601966036

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Belinda	Thomas
Phone	Email	Role/Position
0449829488	bthomas@urbis.com.au	Consultant

Address

AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Leeds Street & Averill Street Mixed Use
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD60,000,000.00
Indicative Operation Jobs	124
Indicative Construction Jobs	400
Number of Occupants	2,020
Number of Dwellings	2,020
Gross Floor Area (GFA) sqm	210,000
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	101

Description of the Development/Infrastructure

Concept and Stage 1 Proposal - plus Concurrent Planning Proposal. Refer to scoping report for description. Concept 9 residential building envelope towers ranging from 22 to 48 storeys, with 2,020 new apartments and 210,000 sqm of residential GFA. 15,020 sqm of non-residential GFA (retail). 16,325 sqm of public domain. Stage 1 - Demolition of existing structures and excavation followed by the construction of 3 x mixed-use towers ranging from 33 to 48 storeys. Planning Proposal to amend CBLEP

Stage 1 Details

Estimated Development Cost (excl GST)	AUD60,000,000.00
Operation Jobs	124
Construction Jobs	400
Number of Occupants	915
Number of Dwellings	915
Gross Floor Area (GFA) sqm	106,546
% of In-fill Affordable Housing	5

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	Leeds Street & Averill Street, Rhodes
Site Address (Street number and name)	1 & 7-11 Averill Street and 2-2A, 7-13, 8-16 & 17-23 Leeds Street, Rhodes
Site Co-ordinates - Latitude	-33.82370
Site Co-ordinates - Longitude	151.091

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

12/543915

1/236493

51/544063

241/1194187

240/1194187

25/547306

10/239579

27/547201

1/717645

13/239579

11/739491

28/547201

19/239579

18/239579

Site Area

What is the total site area for your development?

Site Area sqm

31,315

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

The site is located within the City of Canada Bay Local Government Area (LGA) and is located on land in Zone MU1 Mixed Use and Zone R4 High Density Residential under the provisions of the Canada Bay Local Environmental Plan 2013 (CB LEP 2013). Development for the purpose of ‘shop top housing’ is permissible with consent within the MU1 (Mixed Use) zone and ‘residential flat buildings’ in Zone R4 High Density Residential.

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)
MU1 Mixed Use, R4 High Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Canada Bay LEP 2013 BASIX SEPP Sustainable Buildings SEPP Housing SEPP Biodiversity and Conservation SEPP
List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).
HDA Approval
Would the project vary any development standard?
Unsure

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?
Yes

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 - Leeds & Averill Street Rhodes
File Name	site map