



12 February 2026

Saul Moran
Development Director
Billbergia Group
101/25 Angas St
Meadowbank
NSW 2114

Dear Saul,

25–27 Leeds Street, Rhodes | Amending SSDA Design Integrity Panel Meeting

1 Introduction

This letter has been prepared on behalf of the Design Integrity Panel (**DIP**) in relation to the Design Integrity Process for the Amending State Significant Development Application (**SSDA**) at 25–27 Leeds Street, Rhodes.

This letter provides a record of the matters that were discussed in the DIP Session on Friday, 30 January 2026 and is based on the design material presented by **SJB**. The DIP for Leeds Street comprises three Panel members, in accordance with the Terms of Reference (**ToR**).

The members of the DIP have been selected in consultation with the Government Architect NSW (**GANSW**) and are outlined in Table 1.

Table 1 DIP Members

DIP Member	Role / Position	Nominee Of
Paulo Macchia FRAIA (Chair)	Director Design Governance – GANSW	GANSW
Robert Nation	Principal – Nation Architects	Proponent (Billbergia)
Tony Caro	Principal – Tony Caro Architecture	Canada Bay Council

The DIP session was held via Microsoft Teams and was attended by key members of the **SJB** and **Urbis** team alongside the Proponent.

Key stakeholders were also invited to attend the DIP session as observers including representatives from the NSW Department of Planning, Housing and Infrastructure and Canada Bay Council.

2 Design Integrity Panel

The purpose of the DIP Session was to undertake a preliminary review of the proposed Amending SSDA scheme and provide guidance prior to formal lodgement. Per the ToR, the DIP is to review and provide advice on the design to ensure the achievement of ‘design excellence’.

The following table reflects the Panel’s observations and feedback provided during the DIP Session. This feedback is based on the design presentation by SJB on 30 January 2026. The comments have been grouped into ‘focus areas’ which are based on the key areas of design principles and the response provided by the Design Team.

Table 2 DIP advice (DIP Session No. 1)

Focus Areas	Commentary and Advice	
Scope		
<i>Scope of advice</i>	1.1.	The Panel confirmed the scope of advice includes: <ul style="list-style-type: none"> The development / building and its impacts (on and off site). Consideration of ‘design excellence’ per the Canada Bay LEP; and Consideration of ‘design integrity’ (i.e., continuation of competition winning elements).
	1.2.	The Panel noted that the following matters were outside the scope of this advice: <ul style="list-style-type: none"> Consideration of the Walker Street footbridge and the associated Voluntary Planning Agreement (VPA) with Canada Bay Council. Consideration of cumulative development impacts, the capacity of Rhodes Station and/or surrounding road network. Consideration of the merits of the ‘Leeds Street & Averill Street’ HDA Project immediately adjoining to the east (soon to be lodged with DPHI).
Discussion		
<i>Site metrics</i>	1.3.	The Panel acknowledged the of the submitted presentation.
	1.4.	The Panel noted that deep soil requirements are met.
	1.5.	Internal and communal open space provisions remain consistent with the previously reviewed scheme.
<i>Lift provision and parking</i>	1.6.	The Panel noted that the introduction of an additional lift within the taller building (Building F) results in an average of 39.3 apartments per lift, which is considered acceptable, noting the previous scheme provided 39 apartments per lift.
	1.7.	The Panel queried why parking numbers have not changed despite the uplift. The Applicant advised that some of the affordable housing parking will be redistributed to the market housing given the site’s proximity to the train station.

Focus Areas	Commentary and Advice	
<i>Public domain</i>	1.8.	The Panel noted that the quality of the on-site public domain.
	1.9.	The north/south pedestrian route has been thoroughly investigated and is well resolved. No change is proposed to this aspect of the proposal.
<i>Height and density</i>	1.10.	The Panel acknowledged that the Housing Delivery Authority (HDA) scheme immediately adjacent to the east has altered the wider precinct context and considers the proposed distribution of height to be responsive to this changing context.
<i>Bridge infrastructure</i>	1.11.	The Panel acknowledged the footbridge as an essential piece of infrastructure and noted that its development approval was granted in 2019, with the VPA being introduced at a later stage.
	1.12.	The Applicant confirmed responsibility for ongoing maintenance of the bridge.
<i>Foreshore</i>	1.13.	The Panel sought clarification on the scope of any changes to the foreshore, including the seawall. The design team advised that no change is proposed to the approved foreshore design.
<i>Communal open space</i>	1.14.	The Panel queried whether communal open space equating to 25% of the site area is appropriate, given the level of development intensification. The design team advised that proposed public open space provision in the vicinity has more than doubled, increasing from approximately 7,000m ² to 16,000m ² . This land is currently privately owned but will, in turn, be dedicated to Council.
	1.15.	The design team has focused on providing a diverse range of internal communal facilities, including a gym, putting green and party room, with a strong emphasis on functionality.
	1.16.	The Panel encourages further exploration of increased communal open space provision on the rooftops.
<i>Strategic Planning Considerations</i>	1.17.	The Panel sought to better understand the broader context of the proposal, including the ultimate development capacity of Rhodes.
	1.18.	While the uplift associated with the proposal is considered in isolation, the Panel noted the need for DPHI staff to assess cumulative impacts across the wider precinct and ensure there is enough capacity to support ongoing growth.
	1.19.	The Panel acknowledged that the Department will (in their planning assessment role) have regard to Canada Bay LEP provisions relating to design excellence, overshadowing, wind, transport matters (dwelling cap) etc.
	1.20.	The Panel noted that some matters, including overshadowing impacts to the south (future school site and adjoining Billbergia development site), could not be fully assessed due to insufficient information and will require further consideration by DPHI.

Focus Areas	Commentary and Advice
Conclusion	
<i>Concluding remarks</i>	<p>1.21. The Panel notes that the design proposes significantly higher density and height than previous proposals, however it remains consistent with the competition winning scheme design principles, particularly when considered within the broader density uplift context proposed for the precinct and as presented at the meeting.</p> <p>1.22. It is capable of achieving 'design excellence' in this amended form, provided that matters raised in these minutes are addressed to the satisfaction of the relevant consent authorities.</p> <p>1.23. There are some matters for which the Panel does not have sufficient information to fully assess, including overshadowing impacts to the south.</p> <p>1.24. The Panel encourages DPHI to review information (available at the time of assessment) regarding the land uses to the south to make a holistic assessment of cumulative overshadowing impacts.</p> <p>1.25. The Panel emphasised the importance of considering the proposal within its wider precinct context.</p>

3 Panel Endorsement

The Panel Chair confirms that this letter is an accurate record of the DIP review and advice and that the DIP acknowledges the observations, comments and clarifications by consensus.

This letter is to be used to guide further detailed design refinement of the **SJB** scheme.

The Panel endorses the progression of the proposal to lodgement of the 'Amending' development application for State Significant Development, for the reasons outlined in this letter.

Design Integrity Panel (DIP) endorsement

Name	Signature	Date
Paulo Macchia FRAIA (Chair) Director Design Governance (GANSW)		12/02/2026

Yours sincerely,



Sarah Noone
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