

Clause 4.6 Variation Request | Floor Plate Size

*Amending SSDA - 25-27 Leeds
Street, Rhodes
SSD-101317213*

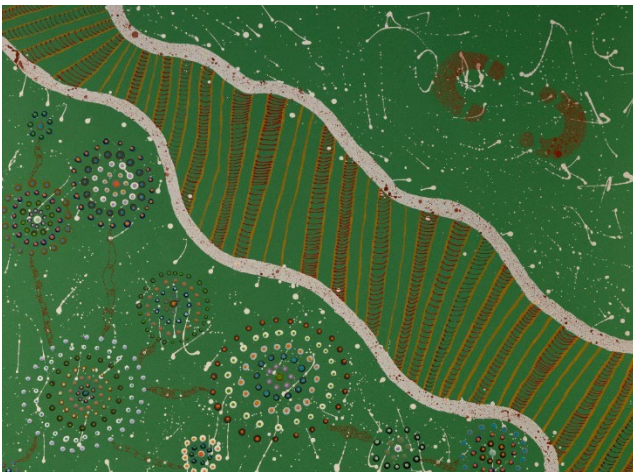
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Project Code P64567
Report Number Final - 23/02/2026

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Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Request to vary a development standard

Request to Vary CI 7.5(2) in Canada Bay Local Environmental Plan 2013

Address: 25–27 Leeds Street, Rhodes

Date: 23 February 2026

1. Site and Proposed Development

Site Description

The site is known as 25–27 Leeds Street, Rhodes and is located in the City of Canada Bay local government area (LGA) and is situated on the peninsula of East Rhodes.

The site is legally described as Lot 2 in DP1192949, Lot A in DP329241 and Lot C in DP367132. The site has a 75m frontage to the Parramatta River, a 144m frontage to Blaxland Road, an 88m frontage to Leeds Street and a 133m frontage to the adjoining site to the east. Overall, the site has an area of 11,692sqm and slopes approximately 6m down towards the Parramatta River.

Leeds Street is a light industrial area, and the site is in a landmark waterfront location along the Parramatta River. It is surrounded by public open spaces such as John Whitton Reserve, Mill Park and Uhr's Reserve. Rhodes Boat Ramp is also located adjacent to the site at the end of Blaxland Road.

Construction works have been commenced for demolition, tree removal, bulk earthworks and remediation under the existing consent. An aerial photograph is provided below.

Figure 1 Aerial Photo



Source: Nearmap

Proposed Development

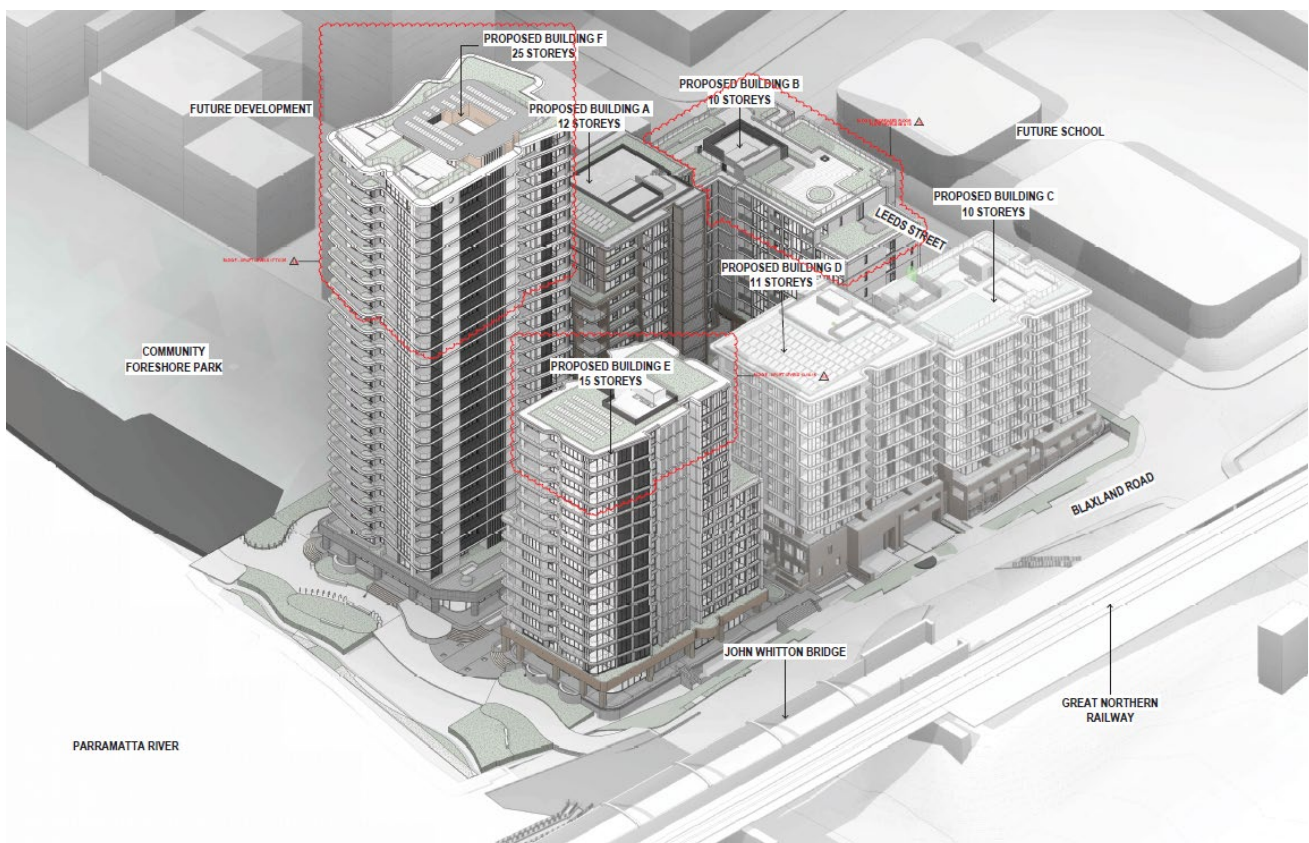
The Amending SSDA seeks approval for the following changes to the approved mixed-use development (SSD-67419241):

- 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 (9.78m) to Building E.
- Provision of eight additional levels (26.3m) 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, minor adjustments to basement layout, including to structural walls and car parking bays, and minor amendments to rooftop services screen height on Building A, C and D.

The proposed amendments will result in a total of 59 additional dwellings (49 market dwellings and 10 affordable dwellings).

All other aspects of the approved development, including early works, parking, public domain and landscaping, stormwater management, waste management, access arrangements, staging, associated works (including the seawall and substation arrangements) and Buildings A, C or D, remain unchanged.

Figure 2 Axonometric Site Plan



Source: SJB

2. Planning Instrument, Development Standard and Proposed Variation

What is the planning instrument you are seeking to vary?

The application seeks to vary the Canada Bay Local Environmental Plan 2013 (CBLEP).

What is the site's zoning?

The site is zoned MU1 (Mixed Use) under the Canada Bay LEP 2013 (CBLEP).

What is the development standard to be varied?

The standard proposed to be varied is the Clause 7.5(2), which relates to the maximum floor plate size of towers in the Rhodes Precinct, as follows:

7.5 Minimum building separation and maximum floor areas above building podiums in Rhodes Precinct

(1) *Development consent must not be granted to development that results in a building in the Rhodes Precinct being separated from another building by less than—*

(a) *for a building higher than 14 storeys but not higher than 20 storeys—24 metres, or*

(b) *for a building higher than 20 storeys—40 metres.*

(2) Development consent must not be granted to development that results in the gross floor area of a floor of a building in the Rhodes Precinct exceeding 750 square metres.

(3) *This clause does not apply in relation to the podium of a building in the Rhodes Precinct.*

(4) *Subclause (2) does not apply in relation to a building on Lot 101, DP 624798, 34 Walker Street, Rhodes.*

This development standard is not excluded from the operation of Clause 4.6 of the CBLEP.

Type of development standard?

The request is seeking to vary the development standard relating to the maximum floor plate size of towers in the Rhodes Precinct.

What is the numeric value of the development standard in the environmental planning instrument?

The development standard sets a maximum floor plate size of **750sqm** for towers in the Rhodes Precinct.

What is the difference between the existing and proposed numeric values? What is the percentage variation (between the proposal and the environmental planning instrument)?

The Amending SSDA proposes additional levels to Building B, E and F.

Their floor plate sizes are set out below:

- Building B tower floorplate: 750sqm.
- Building E tower floorplate: 598sqm.
- Building F tower floorplate: 569sqm

Building E and F comply with the LEP floorplate control.

DPHI has noted that Buildings A / B and Buildings C / D are considered as one building each respectively.

No changes are proposed to Buildings C and D under the Amending SSDA, therefore this clause 4.6 variation request relates to Building B only, which is joined to Building A (which has a floorplate size of 474sqm).

Their combined floor plates would be:

- Building A / B combined floor plates: 1,224sqm **(63.2% variation)**.

Visual representation of the proposed variation

The figure below provides a visual representation of the floor plate sizes of the development. The non-compliant floor plates are Building A / B (Building C / D floorplates already approved and unchanged by the Amending SSDA).

Figure 3 Floorplate Size Diagram



Source: SJB

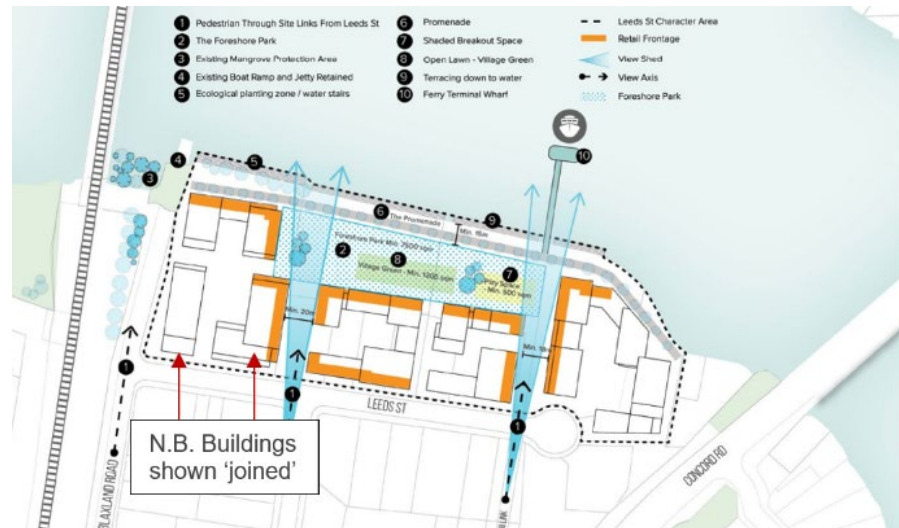
3. Justification for the Proposed Variation

How is compliance with the development standard unreasonable or unnecessary in the circumstances of the particular case?

Key Questions	Response
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(a) Are the objectives of the development standard achieved notwithstanding the non-compliance?

The floor plate configuration and overall site layout are directly informed by the structure plan in the Canada Bay Development Control Plan (refer DCP page K-176), which anticipates a joined building arrangement at this location. The proposed built form is generally consistent with that structure plan and responds to the site’s waterfront setting and strategic role within the precinct.



The architectural scheme prepared by SJB, and endorsed through the design excellence process, establishes a clear hierarchy of built form across the site, with variation in height, articulation and materiality used to express individual buildings. Each building is provided with a separate lobby and lift core, reinforcing legibility and functional separation notwithstanding the joined floor plate arrangement.

The resulting built form supports a cohesive precinct outcome while maintaining clear differentiation between buildings. The proposed variation to Clause 7.5(2) does not undermine the achievement of design excellence.

Managing Environmental Impacts

The visual impacts of the development have been assessed in the Visual Impact Assessment prepared by Urbis, which concludes that the visual effects of the proposal are reasonable and acceptable when viewed from public places, including the Parramatta River.

Despite the floor plate non-compliance, the development complies with relevant LEP overshadowing controls and manages impacts on surrounding properties and public open spaces. Building orientation and layout have been designed to maximise views to the water, mitigate rail noise and deliver high levels of internal amenity, with apartments exceeding the ADG minimum requirements for solar access and natural ventilation.

Visual privacy is addressed through building separation, façade articulation and the use of privacy screens where required to meet the objectives of the ADG. Wind mitigation measures recommended by SLR have been incorporated into the architectural design, ensuring outdoor spaces function in accordance with their intended use.

Key Questions	Response
	<p data-bbox="480 226 644 255"><u>Sustainability</u></p> <p data-bbox="480 277 1433 416">The proposal incorporates a comprehensive ESD strategy that exceeds BASIX energy and water requirements, including provision of 11.4% deep soil planting and 37.7% tree canopy coverage. These outcomes are achieved independently of, and are not compromised by, the proposed floor plate variation.</p> <p data-bbox="480 439 1023 468">(a) to allow for a mix of land uses that will—</p> <p data-bbox="528 472 1378 539">(i) provide an appropriate balance between residential, retail, commercial and other land uses within the Rhodes Precinct, and</p> <p data-bbox="528 566 1410 667">The proposal delivers a balanced mix of residential, retail and public land uses consistent with the strategic planning framework for the Rhodes Precinct.</p> <p data-bbox="528 689 1422 936">The development comprises 401 apartments, with approximately 15% of total gross floor area dedicated to affordable housing, making a meaningful contribution to housing supply and affordability objectives. Ground level retail and commercial tenancies activate the public domain, support local employment and reinforce the mixed-use character envisaged for the precinct, particularly in proximity to the foreshore park and promenade.</p> <p data-bbox="528 958 1433 1133">The proposal also delivers substantial public realm outcomes, including approximately 5,000 square metres of publicly accessible foreshore open space and a continuous waterfront promenade, together with through-site links connecting Leeds Street to the Parramatta River. These elements collectively support a balanced and integrated land use outcome.</p> <p data-bbox="528 1155 1310 1223">The proposed variation to the maximum floor plate size does not compromise the delivery or functionality of this land use mix.</p> <p data-bbox="528 1238 1410 1339">(ii) encourage the provision of a range of services and facilities to help meet the needs of the population and users of the Rhodes Precinct, and</p> <p data-bbox="528 1368 1406 1507">The proposal supports the provision of services and facilities through its mixed-use composition, combining residential accommodation, retail tenancies and publicly accessible open space within a highly accessible waterfront location.</p> <p data-bbox="528 1529 1437 1704">The residential component provides housing diversity, including affordable housing, while the 1,451 sqm of ground floor retail space will accommodate services that meet the day to day needs of residents, workers and visitors to the precinct. These uses will activate key pedestrian routes and enhance the usability of the public domain.</p> <p data-bbox="528 1727 1430 1865">The inclusion of a foreshore park, promenade and through-site pedestrian connections further contributes to the provision of recreational and community infrastructure within the precinct. The proposed floor plate variation does not impede the achievement of these outcomes.</p> <p data-bbox="528 1883 1203 1912">(iii) generate employment in the Rhodes Precinct, and</p> <p data-bbox="528 1939 1425 2042">Construction activities will support a range of jobs across the building and supply chain sectors, providing short-term economic benefits to the local and regional economy. Ongoing employment will be generated through</p>

Key Questions	Response
	<p>the operation of retail tenancies and the management and maintenance of the development and public domain areas.</p> <p>The proposed variation to the maximum floor plate size does not adversely affect the delivery of these employment outcomes.</p> <p>(iv) establish a significant new people-oriented public domain and foreshore area and other vibrant public plazas and public spaces,</p> <p>The proposal delivers a substantial and high quality public domain outcome, including approximately 5,000 square metres of publicly accessible foreshore open space, a waterfront promenade and a network of through-site links that improve permeability and pedestrian access between Leeds Street and the Parramatta River.</p> <p>Active frontages along these pedestrian routes, together with extensive landscaping (including deep soil zones and significant tree canopy coverage), will enhance the amenity, usability and visual quality of the public domain.</p> <p>The non-compliance with Clause 7.5(2) does not affect the ability of the proposal to deliver a people-oriented, accessible and vibrant public realm consistent with the objectives of the Rhodes Place Strategy.</p> <p>(b) to support growth in the Rhodes Precinct by ensuring the provision of appropriate infrastructure that is sensitive to environmental impacts.</p> <p>The proposed variation to the maximum floor plate requirement does not affect the provision or performance of infrastructure servicing the development.</p>
<p>(b) Are the underlying objectives or purpose of the development standard not relevant to the development?</p>	<p>N/A – see above</p>
<p>(c) Would the underlying objective or purpose be defeated or thwarted if compliance was required?</p>	<p>N/A – see above</p>

Key Questions	Response
<p>(d) Has the development standard been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard?</p>	<p><i>N/A – see above</i></p>
<p>(e) Is the zoning of the land unreasonable or inappropriate so that the development standard is also unreasonable or unnecessary?</p>	<p><i>N/A – see above</i></p>

As demonstrated above, the objectives of the floor plate size development standard are achieved notwithstanding the proposed contravention.

Are there sufficient environmental planning grounds to justify contravening the development standard?

There are sufficient environmental planning grounds to justify contravening the development standard:

- The proposed floor plate arrangement for Building A/B has previously been approved under the Regional DA (DA2023/0235) and the original SSD approval (SSD-67419241).
- The proposed variation is consistent with the structure plan in the Canada Bay Development Control Plan and reflects the site planning approach endorsed through the original design competition and subsequent Design Integrity Panel (DIP) review. The joined floor plate arrangement is an anticipated outcome of the DCP structure plan for this location.
- The proposal has been reviewed by the DIP, which confirmed that the overall design approach (including the floor plate configuration) achieves a high-quality architectural and urban design outcome consistent with the planning objectives for the Rhodes Precinct.
- Strict compliance with the 750sqm maximum floor plate requirement would constrain the implementation of the DCP structure plan and reduce design flexibility. The proposed variation allows the development to respond appropriately to site-specific conditions, including the adjacency to the rail corridor and the Parramatta River, while maintaining legible and distinct building identities through separate lobbies, lift cores and articulated façades.
- The proposed floor plate outcomes do not result in excessive bulk. While Buildings A/B and C/D are joined in accordance with the DCP structure plan, other buildings on the site remain well below the 750sqm control (including Building E at 598 square metres and Building F at 569 square metres), reinforcing variation in scale and form across the site.
- The variation enables efficient use of the site and directly facilitates the delivery of approximately 5,000 square metres of publicly accessible open space, including a foreshore park, waterfront promenade, activated ground floor frontages and through-site links that enhance pedestrian permeability and public access to the Parramatta River.
- Larger floor plates support improved apartment layouts and environmental performance, enabling apartments to exceed the ADG requirements for solar access and natural ventilation and supporting the achievement of strong ESD outcomes across the development.
- The proposal delivers a balanced mixed-use outcome consistent with the objectives of the MUI zone, comprising 401 dwellings (including approximately 15% affordable housing), 1,451 square metres of retail floor space and significant public domain works that support employment, housing diversity and precinct activation.
- Notwithstanding the variation:
 - The objectives of Clause 7.1 of the CBLEP (which underpin Clause 7.5) are achieved.
 - The proposal complies with relevant LEP overshadowing controls, including those applying to the Foreshore Park and surrounding public spaces.
 - The Visual Impact Assessment concludes that the proposal will not result in significant adverse visual impacts and remains compatible with the existing and emerging built form of the precinct; and
 - Wind conditions within accessible outdoor spaces will be suitable for their intended use.

For these reasons it is deemed there are sufficient environmental planning grounds to justify the contravention of the development standard.

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