

Ref: MOD2025/0089

14 August 2025

The Trustee For Bh Australia 1 Trust  
Suite 101, 25 Angas Street

Dear Sir/Madam

**SECTION 4.55 (1A) APPLICATION NO: MOD2025/0089**

**RELATED DA NO: DA2023/0235**

**PREMISES: 27 Leeds Street RHODES NSW 2138, 25 Leeds Street RHODES  
NSW 2138**

**TITLE: Lot A DP 329241, Lot 2 DP 1192949**

I am pleased to advise that the Council has granted consent to your Section 4.55 (1A) Application, detailed above, subject to conditions (attached).

**Please note:**

1. The amendment has been made under Section 4.55 (1A) of the Environmental Planning and Assessment Act, 1979. In granting consent to the amendment, Council made an assessment of the application and considers that the modification is of minimal environmental impact and that the consent as modified is substantially the same development as the development originally consented to.
2. All conditions of the consent, as modified, must be complied with (i.e. the conditions contained within the original Notice of Determination, unless specifically modified by this consent or by consent to any earlier modification, remain valid).
3. **Amendments approved under this modification may require an amended Construction Certificate, or in the case of works already commenced/ completed under this modification, a Building Certificate will be required. Please consult with your Principal Certifying Authority before proceeding.**

Any further enquiries should be directed to Edna Sorensen on 9911-6555 between 8.30am - 10.00am, Monday to Friday.

Yours faithfully,



Shannon Anderson  
Manager Statutory Planning

# NOTICE OF DETERMINATION

OF A SECTION 4.55 (1A) DEVELOPMENT APPLICATION  
UNDER THE ENVIRONMENTAL PLANNING  
AND ASSESSMENT ACT, 1979



**APPLICANT:** The Trustee For Bh Australia 1  
Trust  
Suite 101, 25 Angas Street

**APPLICATION NO:** MOD2025/0089

**PAGE 2**

**PROPERTY DESCRIPTION -** 27 Leeds Street RHODES NSW 2138, 25 Leeds Street RHODES  
NSW 2138

Lot A DP 329241, Lot 2 DP 1192949

**MODIFICATION -** S4.55(1A) modification to DA2023/0235 for changes to basement design for compliance with condition 48 (Sea Wall Height) and removal of contamination-related conditions (13, 25, 63, 76, 78, 83, 93) in response to Detailed Site Investigation.

**TO DEVELOPMENT -** Integrated development including demolition of the existing structures on the site and site preparation; excavation for 2 basement levels with vehicular access via Blaxland Road; construction of a mixed-use development containing six (6) buildings ranging from 9 to 13 storeys and comprising: 7 retail premises, 249 apartments, landscape works including tree removal, through site links, communal and private open space and a foreshore park

## DETERMINATION

*Council advises that your Section 4.55 (1A) application to modify Conditions of Development Consent DA2023/0235 has been determined by:*

- **APPROVAL OF THE PROPOSAL TO MODIFY THE CONSENT SUBJECT TO THE CONDITIONS SPECIFIED ATTACHED ON THE FOLLOWING PAGE(S)**

**DETERMINATION DATE:** 14 August 2025

**BY** Delegated Authority

## RIGHT OF APPEAL

SECTION 8.9 OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 CONFERS ON AN APPLICANT WHO IS DISSATISFIED WITH THE DETERMINATION OF A CONSENT AUTHORITY A RIGHT OF APPEAL TO THE LAND AND ENVIRONMENT COURT. PURSUANT TO PART 17 RULE 1(1) OF THE LAND AND ENVIRONMENT COURT RULES 1996 ANY SUCH APPEAL MUST BE FILED WITH THE COURT WITHIN 6 MONTHS OF THE DETERMINATION OF THE APPLICATION.

**SHANNON ANDERSON  
MANAGER STATUTORY PLANNING**

A handwritten signature in black ink, appearing to be 'S. Anderson', with a long horizontal stroke extending to the right.

Date: 14 August 2025

**CONDITIONS OF APPROVAL**

New condition 1 below and deletion of conditions 13, 25, 63, 76, 78, 83 and 93:

New Condition 1:

**Approved Plans and Supporting Documents**

Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.

<i>Approved Architectural Plans</i>				
<i>Drawing No</i>	<i>Rev No</i>	<i>Plan Title</i>	<i>Drawn by</i>	<i>Date</i>
DA-0101	24	SITE PLAN - EXISTING CONTEXT	SJB	12.07.2024 <del>22.09.23</del>
DA-0102	24	SITE PLAN - PROPOSED CONTEXT	SJB	12.07.2024 <del>22.09.2023</del>
DA-0103	24	SITE ANALYSIS	SJB	12.07.2024 <del>22.09.2023</del>
DA-0009	30	Basement 02	SJB	<del>23.05.2025</del> 04.11.2024
DA-1000	28 30	BASEMENT 01	SJB	<del>23.05.2025</del> 12.07.2024 01.05.2024 04.11.2024
DA-1001	28 30	GROUND FLOOR (LEVEL 01)	SJB	<del>23.05.2025</del> 12.07.2024 01.05.2024 04.11.2024
DA-1002	27	LEVEL 02	SJB	12.07.2024 9.04.2024
DA-1003	27	LEVEL 03	SJB	12.07.2024 9.04.2024
DA-1004	27	LEVEL 04 - 05	SJB	12.07.2024 9.04.2024
DA-1006	27	LEVEL 06	SJB	12.07.2024 9.04.2024
DA-1007	27	LEVEL 07	SJB	12.07.2024 9.04.2024
DA-1008	27	LEVEL 08	SJB	12.07.2024 9.04.2024
DA-1009	27	LEVEL 09	SJB	12.07.2024 9.04.2024
DA-1010	27	LEVEL 10 - 12	SJB	12.07.2024 9.04.2024
DA-1013	27	LEVEL 13	SJB	12.07.2024 9.04.2024

**CITY OF CANADA BAY**  
**NOTICE OF DETERMINATION**  
 UNDER THE ENVIRONMENTAL PLANNING AND  
 ASSESSMENT ACT 1979 (SECTION 4.55 (1A))

DA-1014	27	ROOF (LEVEL 14)	SJB	12.07.2024 9.04.2024
DA-1015	27	ROOF (LEVEL 15)	SJB	12.07.2024 9.04.2024
DA-1401	29	NORTH ELEVATION	SJB	12.07.2024
DA-1402	26	SOUTH ELEVATION	SJB	12.07.2024 13.03.2024
DA-1403	29	EAST ELEVATION	SJB	12.07.2024
DA-1404	28	WEST ELEVATION	SJB	12.07.2024 01.05.2024
DA-1405	29 30	BLDG A & B_PODIUM NORTH ELEVATION	SJB	23.05.2025 12.07.2024 04.11.2024
DA-1406	26 30	BLDG E & F_PODIUM SOUTH ELEVATION	SJB	23.05.2025 12.07.2024 13.03.2024 04.11.2024
DA-1407 BLDG	26 30	C, D & E_PODIUM EAST ELEVATION	SJB	23.05.2025 12.07.2024 13.03.2024 04.11.2024
DA-1408	29 30	BLDG A & F_PODIUM WEST ELEVATION	SJB	23.05.2025 12.07.2024 04.11.2024
DA-1501	26 30	SECTION A	SJB	23.05.2025 12.07.2024 13.03.2024 04.11.2024
DA-1502	26 30	SECTION B	SJB	23.05.2025 12.07.2024 13.03.2024 04.11.2024
DA-1503	26 30	SECTION C	SJB	23.05.2025 12.07.2024 13.03.2024 04.11.2024
DA-1601	24	DETAILED WALL SECTION - SHEET 01	SJB	12.07.2024 22.09.2023
DA-1602	24	DETAILED WALL SECTION - SHEET 02	SJB	12.07.2024 22.09.2023
DA-1603	24	DETAILED WALL SECTION - SHEET 03	SJB	12.07.2024 22.09.2023
DA-1604	26	DETAILED WALL SECTION - SHEET 04	SJB	12.07.2024 22.09.2023
DA-2511	21	EXTERNAL MATERIALS AND FINISHES	SJB	12.07.2024 30.05.2023
DA-4401	21	LHA GOLD - TYPICAL APARTMENT TYPE A & B	SJB	12.07.2024 30.05.2023

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DA-4402	21	LHA TYPICAL PLATINUM APARTMENT TYPE C	SJB	12.07.2024 <del>30.05.2023</del>
DA-5001	30	DRIVEWAY SECTION	SJB	<del>23.05.2025</del> 04.11.2024
<b><i>Approved Landscape Drawings</i></b>				
LD-DA000	2	COVER SHEET & DESIGN STATEMENT	Land and Form	27.09.2023
LD-DA001	2	PLANTING SCHEDULE & LEGENDS	Land and Form	27.09.2023
LD-DA002	2	LANDSCAPE COMPLIANCE CALCULATIONS	Land and Form	27.09.2023
LD-DA010	2	PRECINCT PLAN	Land and Form	27.09.2023
LD-DA011	2	TREE MANAGEMENT PLAN	Land and Form	27.09.2023
LD-DA100	2	GROUND FLOOR & PUBLIC DOMAIN PLAN	Land and Form	27.09.2023
LD-DA100	3	FORESHORE PARK	Land and Form	22/07/2024
LD-DA110	2	LEVEL 2 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA120	2	LEVEL 3 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA130	2	LEVEL 6 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA140	2	LEVEL 9 COMMUNAL OPEN SPACE PLAN	Land and Form	27.09.2023
LD-DA150	2	LEVEL 10-12 ROOFTOP PLAN	Land and Form	27.09.2023
LD-DA170	2	TYPICAL TOWER F PLAN	Land and Form	27.09.2023
LD-DA400	2	SECTION A – TYPICAL FORESHORE SECTION	Land and Form	27.09.2023
LD-DA401	2	SECTION B – LEEDS LANE & POOL TERRACE SECTION	Land and Form	27.09.2023

LD - DA900	2	TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION	Land and Form	27.09.2023
1.1	-	LANDSCAPE - FORESHORE PROMENADE	-SJB	-
1.2	-	LANDSCAPE - FORESHORE PROMENADE	-SJB	-
1.3	-	LANDSCAPE - FORESHORE PROMENADE	-SJB	-

Development shall take place and operate in accordance with this consent accompanied by statements, commitments and recommendations contained within the following documents:

***Approved Documents***

<b><i>Document No</i></b>	<b><i>Rev No</i></b>	<b><i>Document Title</i></b>	<b><i>Prepared By</i></b>	<b><i>Date</i></b>
P00423	007	Noise and Vibration Impact Statement	E-LAB Consulting	15 July 2024
1354250M_05	-	BASIX Certificate	Integreco Consulting Pty Ltd	2 May 2024
610.31040-R02	1.0	Environmental Wind Tunnel Study	SLR	June 2023
22.432r02v08	08	Traffic Impact Statement	Traffix	September 2023
22378W	-	Waste Management Plan	Salt	September 28, 2023
22-277	E	Accessibility Compliance Report	Access Link Consulting	13 October 2023
222-N156	3	Section J Report	Integreco Consulting Pty Ltd	June 23

22282-07BCA	7	Building Code of Australia Assessment Report	Custom Development Certification	30 August 2023
A201022.0990.00_v3f 35963PNrpt	3 1	Geotechnical Site Investigation Report Geotechnical Investigation	ADE Consulting Group JK Geotechnics	6 February 2023 12 July 2024
A101022.0861 22148RP01	2 4	Detailed Site Investigation	ADE Consulting Group Reditus Consulting Pty Ltd	19 June 2023 9 September 2024
A101022.0861. ASSMP	2	Acid Sulfate Soil Management Plan	ADE Consulting Group	19 June 2023
-	-	Arboricultural Impact Assessment	Bluegum Tree Care and Consultancy	June 2023
-	2	Biodiversity Assessment	Molino Stewart	March 2023
-	-	Endorsement of Acid Sulphate Soil Management Plan	Reditus	25 July 2024
22148	1	Dewatering Management Plan	Reditus	21 October 2024
22.432r01v05	-	Traffic Impact Statement	TRAFFIX	6 November 2024

In the event of any inconsistency between the approved plans and approved documents and a condition of this consent, the condition prevails.

**Other authority/agency requirements**

WaterNSW General Terms of Approval	General Terms of Approval	19 July 2024
TfNSW (Sydney Trains)	Concurrence Letter and Operational Conditions	28 November 2023
Ausgrid	Response under clause45(2) of the State Environmental Planning Policy (Infrastructure) 2007	16/12/2023

**Consented Stormwater Drainage Design**

Drawing	Revision	Plan Title	Prepared by	Dated
---------	----------	------------	-------------	-------

**CITY OF CANADA BAY**  
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 ASSESSMENT ACT 1979 (SECTION 4.55 (1A))

No	Number			
S22164/CI B -0200		Siteworks and Drainage Plan	BG&E	05.06.24
S22164/CI A -0210		Basement Siteworks and Drainage Plan	BG&E	05.06.24
S22164/CI A -0220		Ground Floor Siteworks and Drainage Plan	BG&E	05.06.24
S22164/CI B -0340		Drainage Details	BG&E	05.06.24

- The approved Stormwater Drainage Plan as identified above is for Concept Only. The designer is responsible for providing sufficient information and/or updates to the Stormwater Drainage Plan suitable for Construction Certificate approval.
- Should any changes be required to the approved stormwater drainage plan as referred to above, the amended design shall achieve equivalent performance standards in accordance with Council's "Appendix 2 - Engineering Specifications of the Canada Bay Development Control Plan".
- Construction Certificate Approval does not include approval for works external to the property. Where the proposed design extends beyond the property boundary, separate approval under Section 138 of the Roads Act 1993.

In the event of any inconsistency between the approved plans and approved documents and a condition of this consent, the condition prevails.

**Condition reason:** To ensure all parties are aware of the approved plans and supporting documentation that applies to the development

**SHANNON ANDERSON**  
**MANAGER STATUTORY PLANNING**



Date: 14 August 2025

**STORAGE TOTALS**

Level	Count
BASEMENT 2	124
BASEMENT 1	118
A & B - GROUND	13
Grand total	255

**PARKING TOTALS**

PARKING TYPE	COUNT
VISITOR - ACCESSIBLE	1
VISITOR	11
RETAIL - ACCESSIBLE	2
RETAIL	30
RESIDENTIAL	254
CARSHARE	6
CAR WASH BAY	1
Grand total	305

INCLUDING 6 CAR SHARE SPACES AND 1 CAR WASH BAY

**PARKING BY LEVEL**

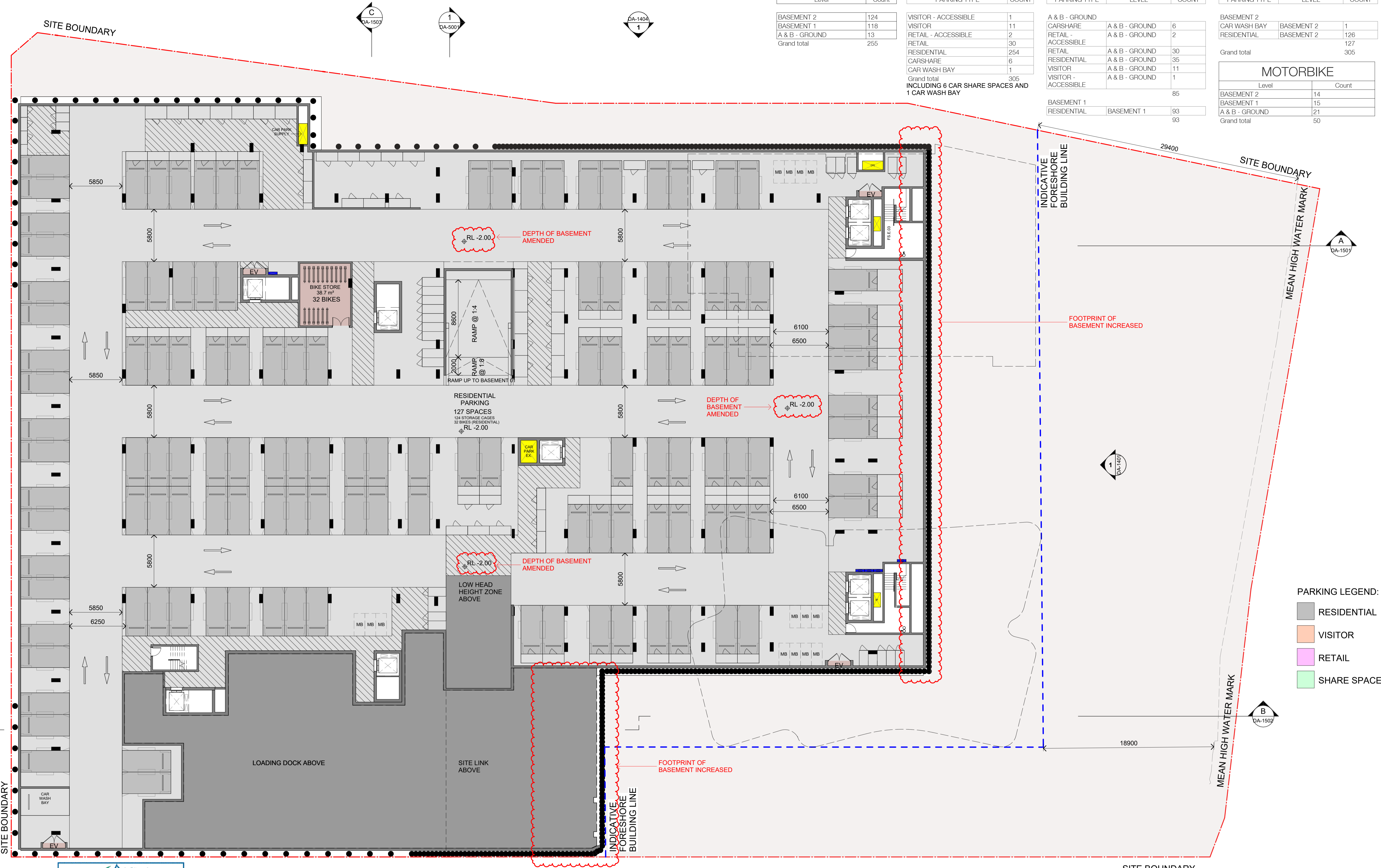
PARKING TYPE	LEVEL	COUNT
A & B - GROUND	A & B - GROUND	6
CARSHARE	A & B - GROUND	2
RETAIL - ACCESSIBLE	A & B - GROUND	30
RETAIL	A & B - GROUND	35
RESIDENTIAL	A & B - GROUND	11
VISITOR	A & B - GROUND	1
VISITOR - ACCESSIBLE	A & B - GROUND	85
BASEMENT 1	BASEMENT 1	93
RESIDENTIAL	BASEMENT 1	93

**PARKING BY LEVEL**

PARKING TYPE	LEVEL	COUNT
BASEMENT 2	BASEMENT 2	1
CAR WASH BAY	BASEMENT 2	126
RESIDENTIAL	BASEMENT 2	127
Grand total		305

**MOTORBIKE**

Level	Count
BASEMENT 2	14
BASEMENT 1	15
A & B - GROUND	21
Grand total	50



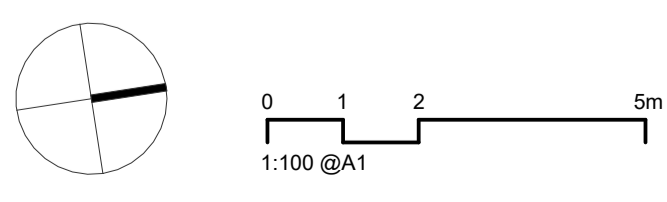
**PARKING LEGEND:**

- RESIDENTIAL
- VISITOR
- RETAIL
- SHARE SPACE

City of Canada Bay  
**SECTION 4.55 APPLICATION**  
 Mod. No MOD2025/0089  
 Dev. Application No DA2023/0235  
 Determined 8/8/2024  
 Modified on 14/8/2025  
 Per GENERAL MANAGER

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client

**Billbergia**  
 creating communities®

Project  
 25-27 LEEDS STREET  
 25-27 LEEDS STREET, RHODES  
 Country: WANGAL  
 Drawing Name  
 BASEMENT 02

Date  
 23.05.2025  
 Scale  
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 Sheet Size  
 @ A1  
 Drawn  
 JR  
 Chk.  
 NH  
 Job No.  
 6652  
 Drawing No.  
 DA-0009  
 Revision  
 / 31

**SJB Architects**  
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 Surry Hills NSW  
 2010 Australia  
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 www.sjb.com.au

**STORAGE TOTALS**

Level	Count
BASEMENT 2	124
BASEMENT 1	118
A & B - GROUND	13
Grand total	255

**PARKING TOTALS**

PARKING TYPE	COUNT
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INCLUDING 6 CAR SHARE SPACES AND 1 CAR WASH BAY

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PARKING TYPE	LEVEL	COUNT
A & B - GROUND	A & B - GROUND	6
CARSHARE	A & B - GROUND	2
RETAIL - ACCESSIBLE	A & B - GROUND	2
RETAIL	A & B - GROUND	30
RESIDENTIAL	A & B - GROUND	35
VISITOR	A & B - GROUND	11
VISITOR - ACCESSIBLE	A & B - GROUND	1
Grand total		85

BASEMENT 1	BASEMENT 1	COUNT
RESIDENTIAL	BASEMENT 1	93
Grand total		93

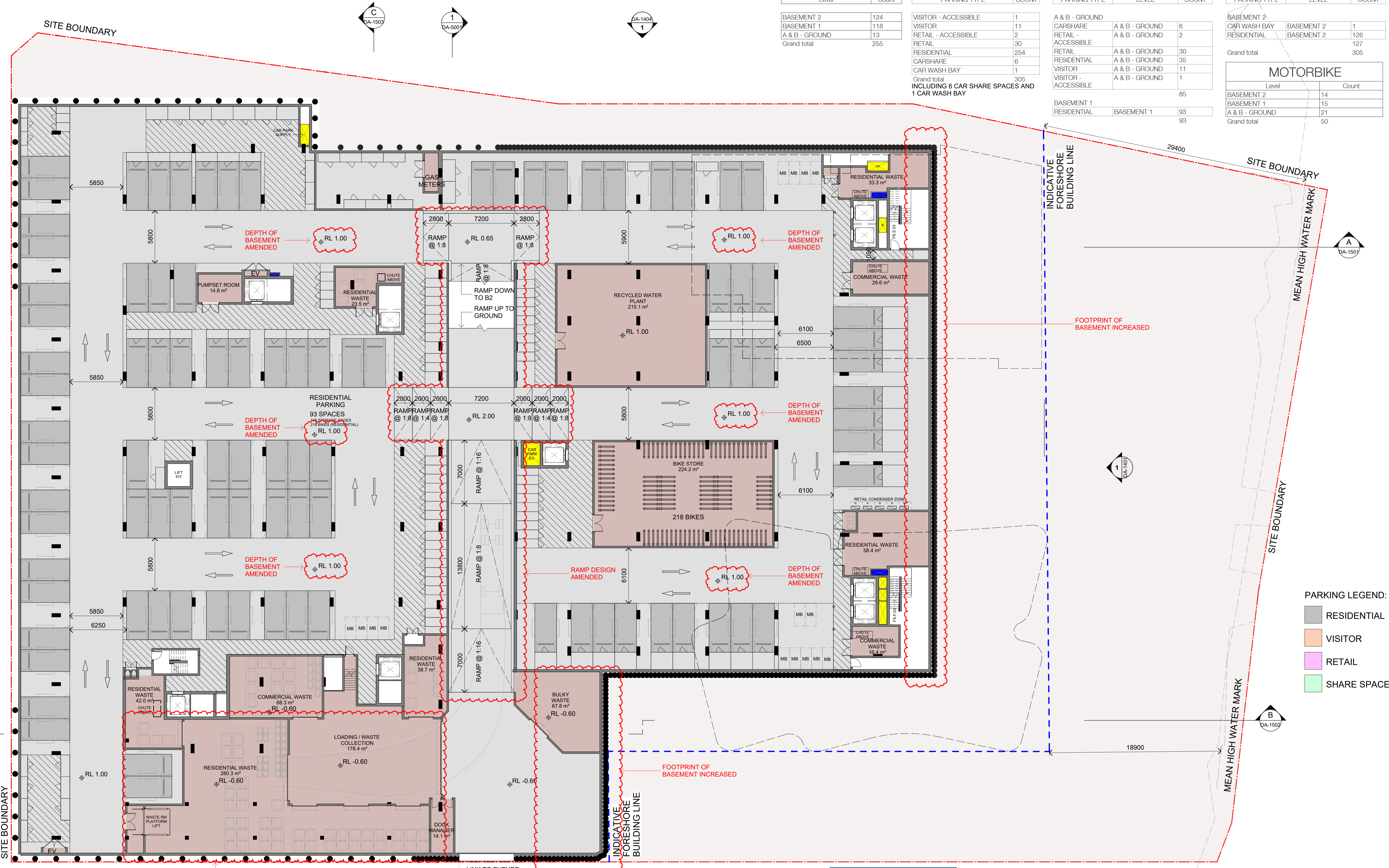
**PARKING BY LEVEL**

PARKING TYPE	LEVEL	COUNT
BASEMENT 2	BASEMENT 2	1
CAR WASH BAY	BASEMENT 2	126
RESIDENTIAL	BASEMENT 2	127
Grand total		305

Level	Count
BASEMENT 2	14
BASEMENT 1	15
A & B - GROUND	21
Grand total	50

**MOTORBIKE**

Level	Count
BASEMENT 2	14
BASEMENT 1	15
A & B - GROUND	21
Grand total	50

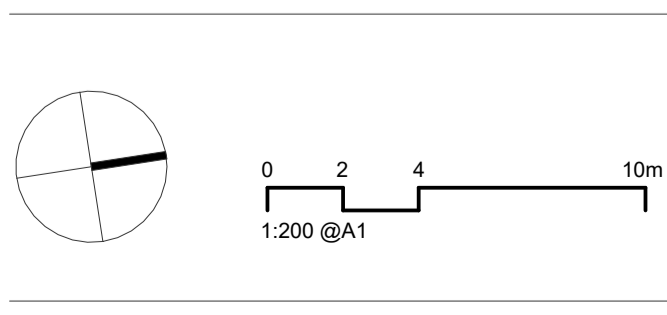


**PARKING LEGEND:**

- RESIDENTIAL
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
20	29.05.2023	FOR INFORMATION	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
22	06.06.2023	FOR INFORMATION	JR	NH
24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
25	11.03.2024	DRAFT FOR CLIENT REVIEW - (RESPONSE TO COUNCIL)	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
27	09.04.2024	RESPONSE TO COUNCIL (WASTE)	JR	NH
28	01.05.2024	RESPONSE TO COUNCIL RFI (TRAFFIC)	JR	NH
30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client	Project
Billbergia creating communities®	25-27 LEEDS STREET 25-27 LEEDS STREET, RHODES Country: WANGAL



City of Canada Bay  
SECTION 4.55 APPLICATION  
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Project  
25-27 LEEDS STREET  
25-27 LEEDS STREET, RHODES  
Country: WANGAL  
Drawing Name  
BASEMENT 01

Date  
23.05.2025  
Scale  
1 : 200  
Sheet Size  
@ A1  
Drawn  
JR  
Chk.  
NH  
Job No.  
6652  
Drawing No.  
DA-1000  
Revision  
/ 31

**FOR APPROVAL**

SJB Architects  
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2010 Australia  
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www.sjb.com.au

**STORAGE TOTALS**

Level	Count
BASEMENT 2	124
BASEMENT 1	118
A & B - GROUND	13
<b>Grand total</b>	<b>255</b>

**PARKING TOTALS**

PARKING TYPE	COUNT
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VISITOR	11
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**PARKING BY LEVEL**

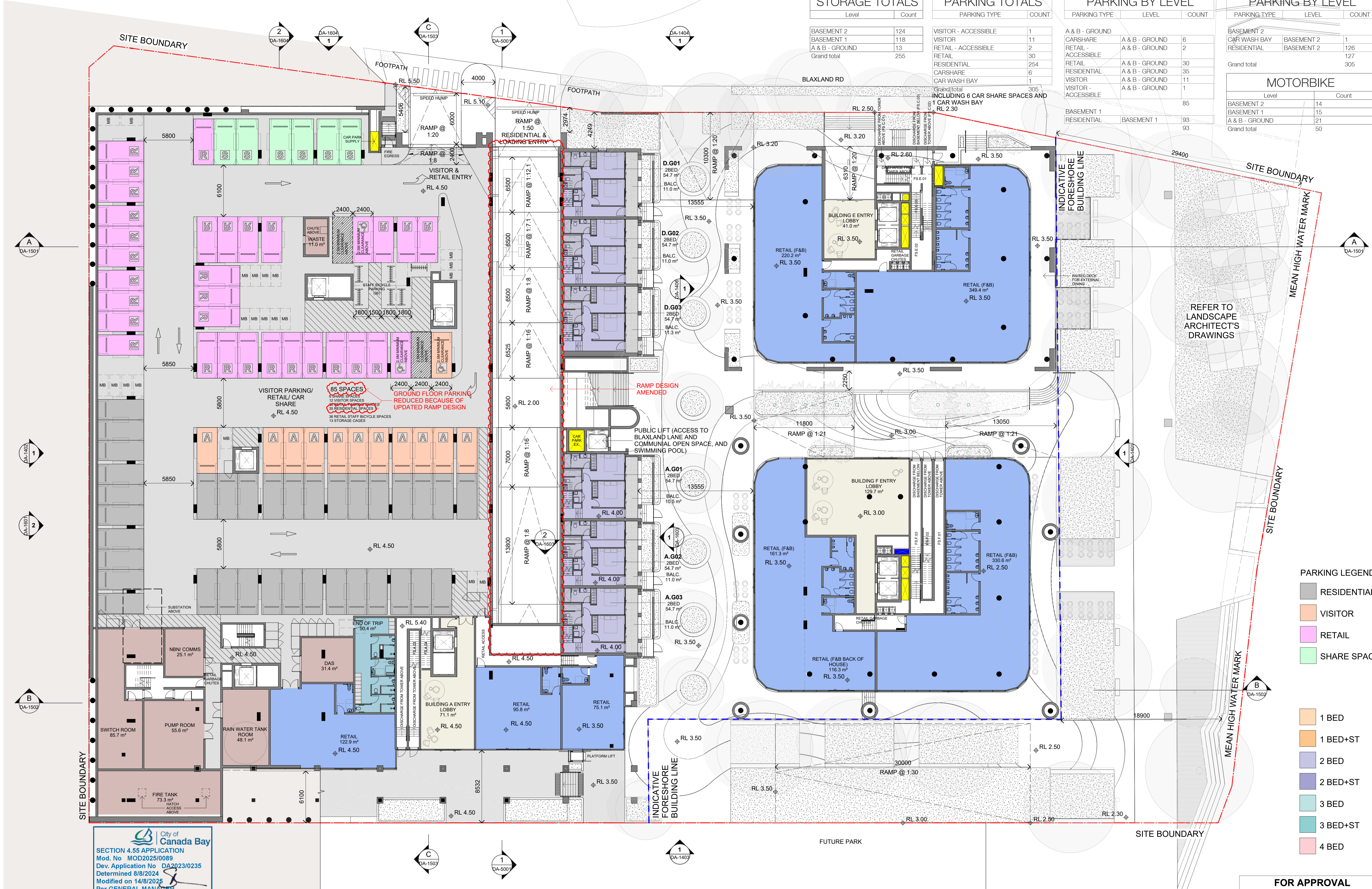
PARKING TYPE	LEVEL	COUNT
A & B - GROUND	A & B - GROUND	6
RESIDENTIAL	A & B - GROUND	2
ACCESSIBLE	A & B - GROUND	3
RETAIL	A & B - GROUND	30
RESIDENTIAL	A & B - GROUND	35
VISITOR	A & B - GROUND	11
VISITOR - ACCESSIBLE	A & B - GROUND	1
<b>Grand total</b>		<b>85</b>
BASEMENT 1	BASEMENT 1	93
RESIDENTIAL	BASEMENT 1	93

**PARKING BY LEVEL**

PARKING TYPE	LEVEL	COUNT
BASEMENT 2	BASEMENT 2	1
CAR WASH BAY	BASEMENT 2	126
RESIDENTIAL	BASEMENT 2	127
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**MOTORBIKE**

Level	Count
BASEMENT 2	14
BASEMENT 1	15
A & B - GROUND	21
<b>Grand total</b>	<b>50</b>



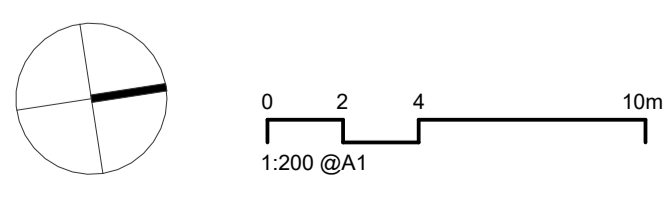
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- PARKING LEGEND:**
- RESIDENTIAL
  - VISITOR
  - RETAIL
  - SHARE SPACE

- 1 BED
- 1 BED+ST
- 2 BED
- 2 BED+ST
- 3 BED
- 3 BED+ST
- 4 BED

**FOR APPROVAL**

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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client  
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Project  
 25-27 LEEDS STREET  
 25-27 LEEDS STREET, RHODES  
 Country: WANGAL  
 Drawing Name  
 GROUND FLOOR (LEVEL 01)

Date  
 23.05.2025  
 Scale  
 1 : 200  
 Sheet Size  
 @ A1  
 Drawn  
 JR  
 Chk.  
 NH  
 Job No.  
 6652  
 Drawing No.  
 DA-1001  
 Revision  
 / 31

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1 ELEVATION  
BLDG A & D\_NORTH PODIUM

SCALE 1 : 200

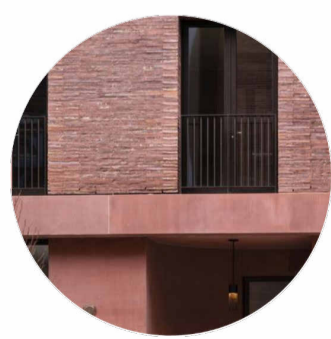
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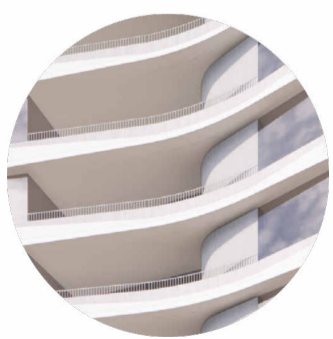
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C02 PIGMENTED CONCRETE



PC01 PRECAST CONCRETE

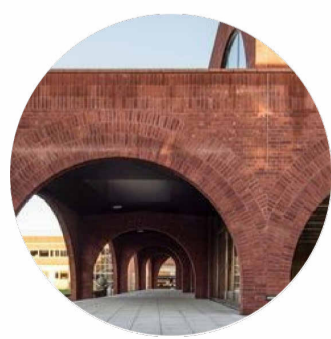


PC02 PROFILED PRECAST CONCRETE



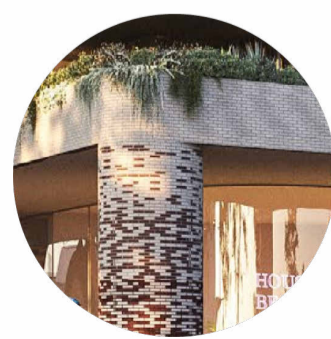
BRICK

BR01 LONG FORMAT BRICK- MIXED EARTH TONE



TILING

TL01 TILES

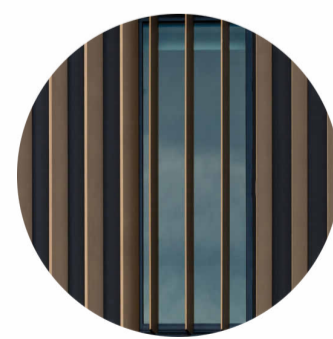


METALWORK

M01 METAL PALISADE BALUSTRADE- WHITE



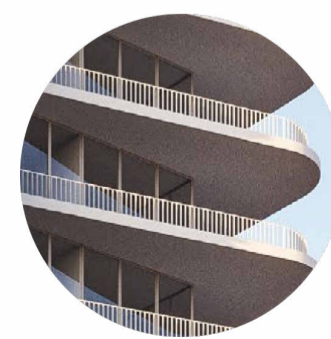
M02 FIXED ALUMINIUM SCREEN WHITE



M03 OPERABLE ALUMINIUM SCREEN WHITE



M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE



GLAZING

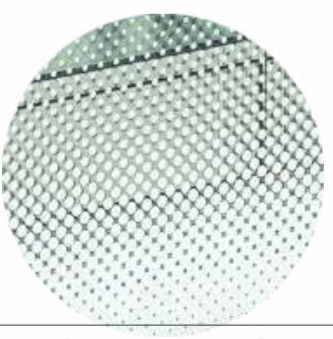
GL01 VISION GLAZING



GL02 SHADOWBOX GLAZING

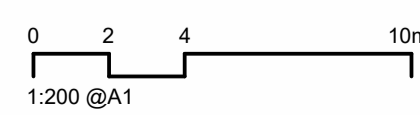


GL03 FRITTED GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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29	12.07.2024	RESPONSE TO COUNCIL RFI	JR	NH
30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client



Project

25-27 LEEDS STREET  
25-27 LEEDS STREET, RHODES  
Country: WANGAL  
Drawing Name  
BLDG A & B\_PODIUM NORTH  
ELEVATION

Date Scale Sheet Size

23.05.2025 1 : 200 @ A1

Drawn Chk. Job No.

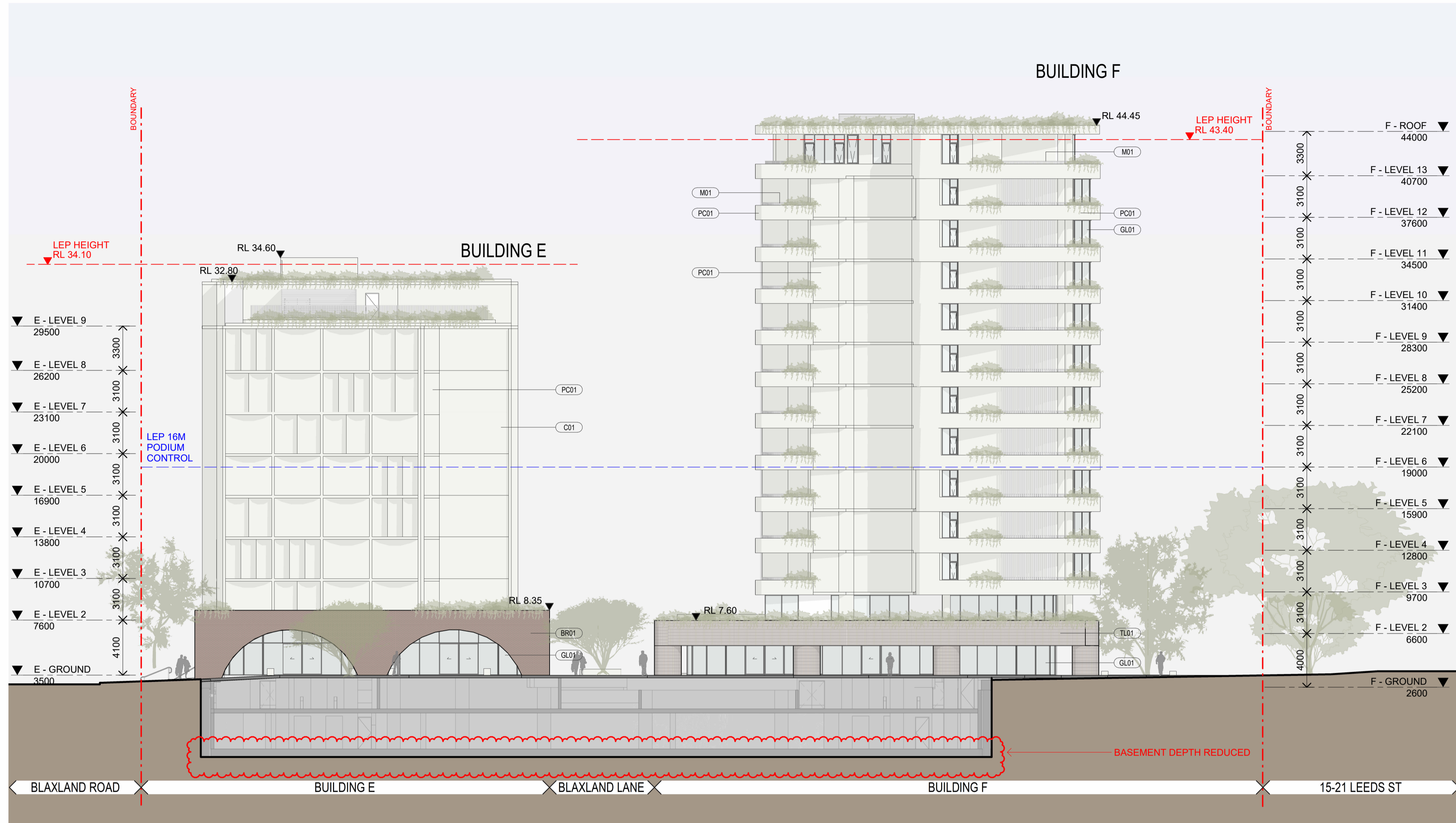
JR NH 6652

Drawing No. Revision

DA-1405 / 31

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1 ELEVATION  
BLDG E & F\_SOUTH PODIUM  
SCALE 1 : 200

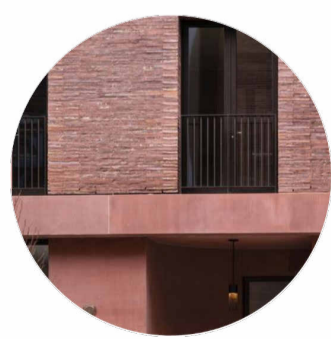
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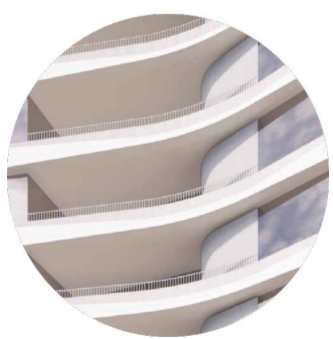
C01 CONCRETE- WARM FINISH



C02 PIGMENTED CONCRETE



PC01 PRECAST CONCRETE

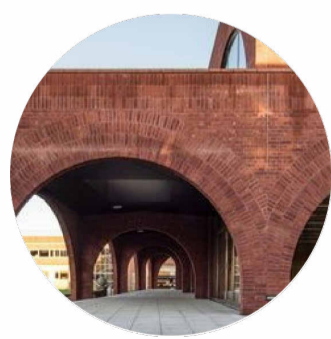


PC02 PROFILED PRECAST CONCRETE



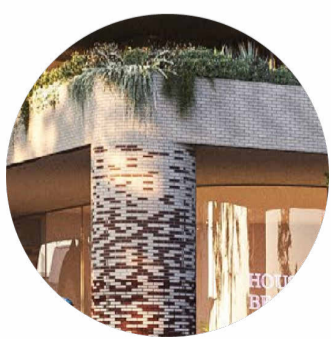
BRICK

BR01 LONG FORMAT BRICK- MIXED EARTH TONE



TILING

TL01 TILES

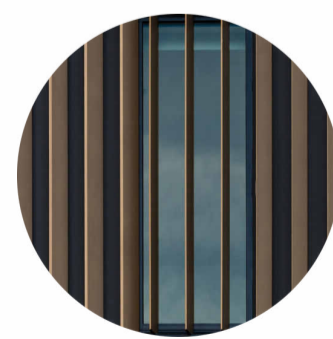


METALWORK

M01 METAL PALISADE BALUSTRADE- WHITE



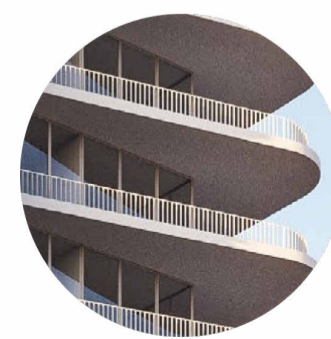
M02 FIXED ALUMINIUM SCREEN WHITE



M03 OPERABLE ALUMINIUM SCREEN WHITE



M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE



GLAZING

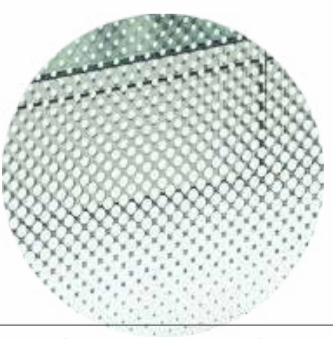
GL01 VISION GLAZING



GL02 SHADOWBOX GLAZING

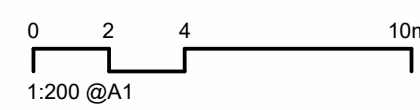


GL03 FRITTED GLAZING



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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



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21	30.05.2023	DA ISSUE	JR	NH
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26	13.03.2024	RESPONSE TO COUNCIL RF1	JR	NH
30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client



Project

25-27 LEEDS STREET  
25-27 LEEDS STREET, RHODES  
Country: WANGAL  
Drawing Name  
BLDG E & F\_PODIUM SOUTH  
ELEVATION

Date

23.05.2025

Scale

1 : 200

Sheet Size

@ A1

Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

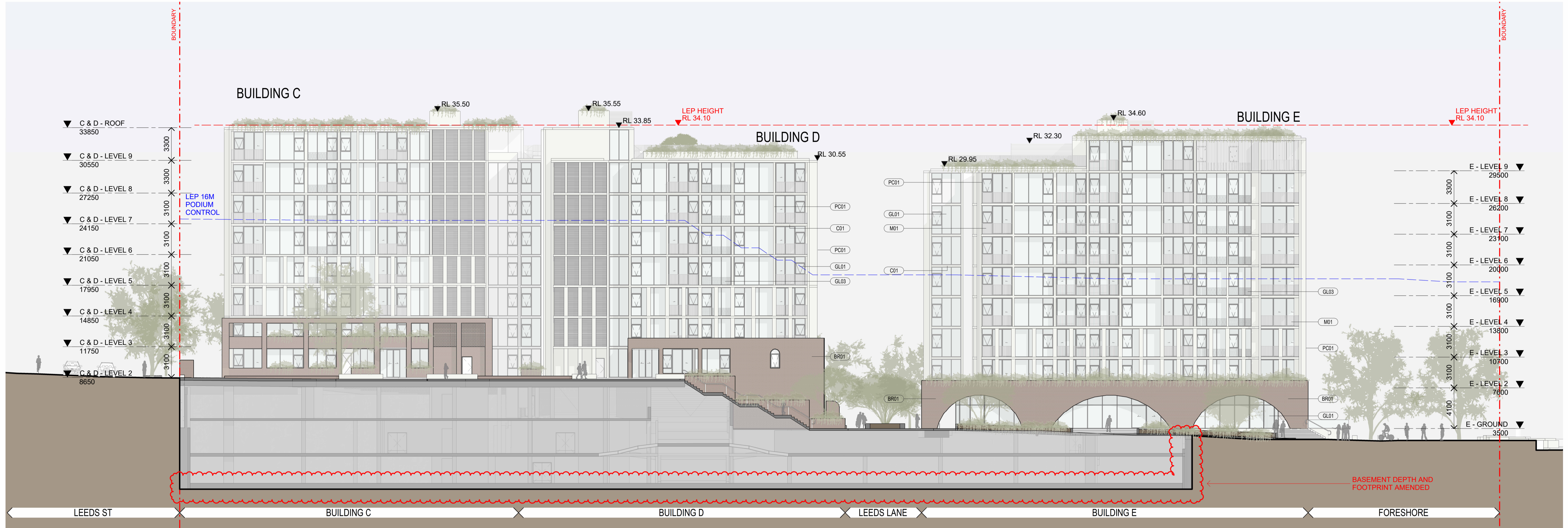
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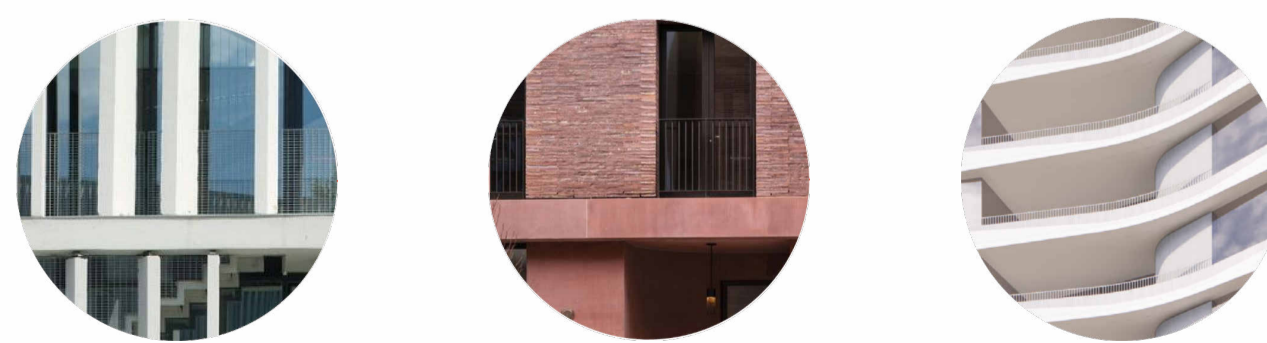
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 BLDG C, D & E\_EAST PODIUM

SCALE 1 : 200

MATERIAL LEGEND:

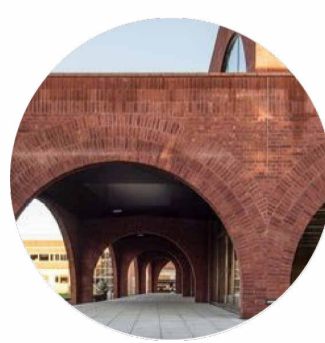
CONCRETE

- C01 CONCRETE- WARM FINISH
- C02 PIGMENTED CONCRETE
- PC01 PRECAST CONCRETE
- PC02 PROFILED PRECAST CONCRETE



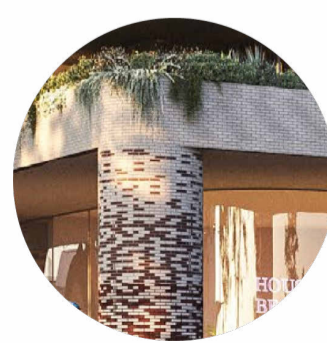
BRICK

- BR01 LONG FORMAT BRICK- MIXED EARTH TONE



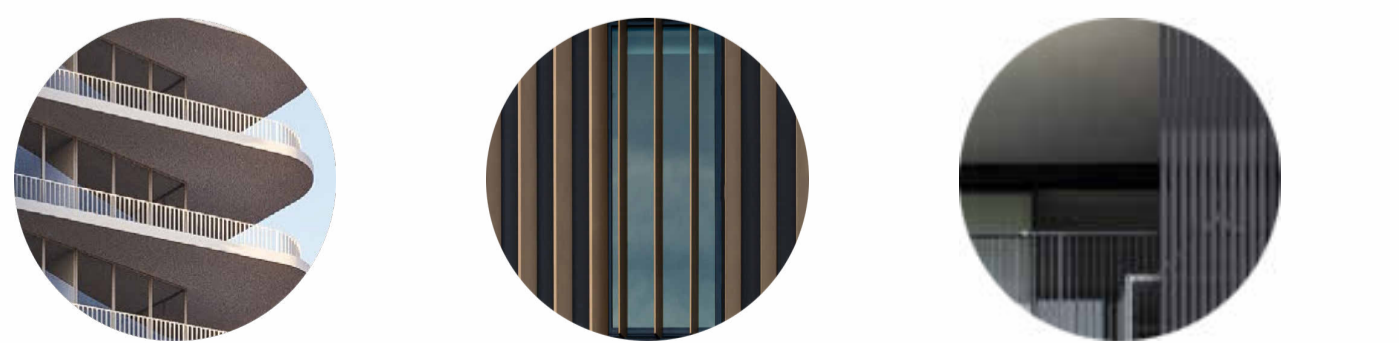
TILING

- TL01 TILES



METALWORK

- M01 METAL PALISADE BALUSTRADE- WHITE
- M02 FIXED ALUMINIUM SCREEN WHITE
- M03 OPERABLE ALUMINIUM SCREEN WHITE



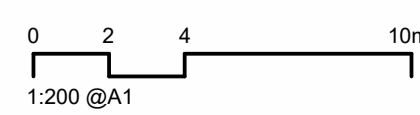
GLAZING

- GL01 VISION GLAZING
- GL02 SHADOWBOX GLAZING
- GL03 FRITTED GLAZING



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21	30.05.2023	DA ISSUE	JR	NH
23	13.06.2023	FOR INFORMATION	JR	NH
26	13.03.2024	RESPONSE TO COUNCIL RFI	JR	NH
30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client



Project

25-27 LEEDS STREET  
 25-27 LEEDS STREET, RHODES  
 Country: WANGAL  
 Drawing Name  
 BLDG C,D & E\_PODIUM EAST  
 ELEVATION

Date

23.05.2025

Scale

1 : 200

Sheet Size

@ A1

Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

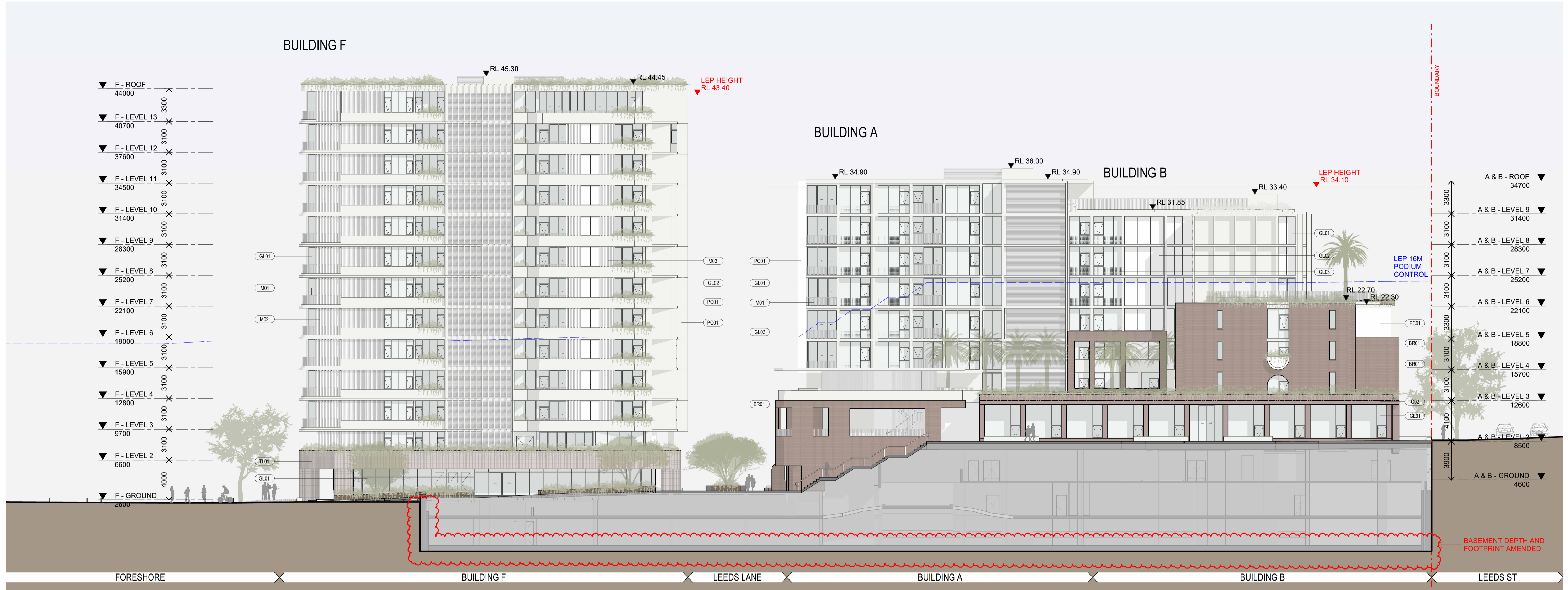
DA-1407

Revision

/ 31

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1 ELEVATION  
 BLDG A, B & F, WEST PODIUM

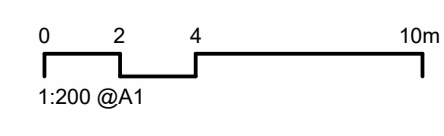
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C01 CONCRETE- WARM FINISH	C02 PIGMENTED CONCRETE	PC01 PRECAST CONCRETE	PC02 PROFILED PRECAST CONCRETE	BR01 LONG FORMAT BRICK- MIXED EARTH TONE	TL01 TILES	M01 METAL PALISADE BALUSTRADE- WHITE	M02 FIXED ALUMINIUM SCREEN WHITE	M03 OPERABLE ALUMINIUM SCREEN WHITE	M04 METAL PALISADE BALUSTRADE (ANGLED FOR PRIVACY) - WHITE	GL01 VISION GLAZING	GL02 SHADOWBOX GLAZING	GL03 FRITTED GLAZING

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30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

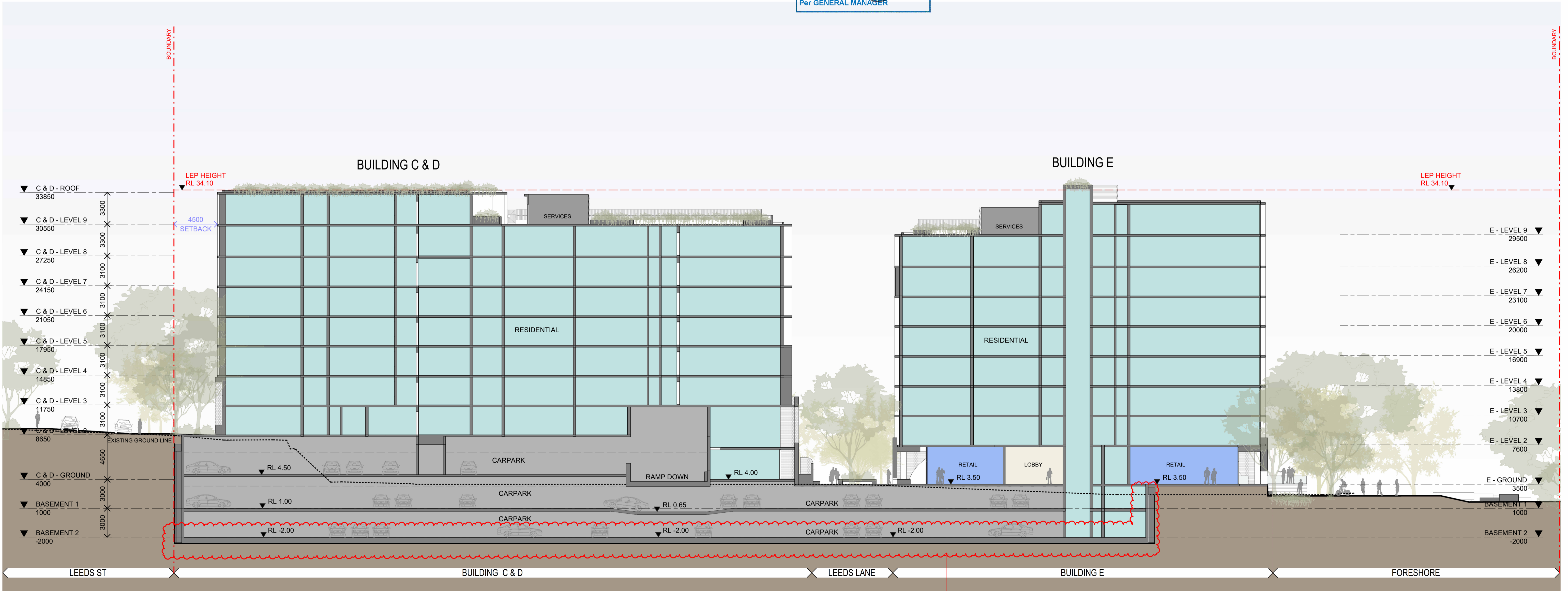
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Project  
 25-27 LEEDS STREET  
 25-27 LEEDS STREET, RHODES  
 Country: WANGAL  
 Drawing Name  
 BLDG A & F, PODIUM WEST  
 ELEVATION

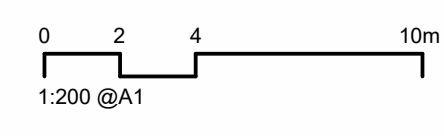
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 JR  
 Chk.  
 NH  
 Job No.  
 6652  
 Revision  
 / 31  
 Drawing No.  
 DA-1408

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31	23.05.2025	MODIFICATION	JR	NH


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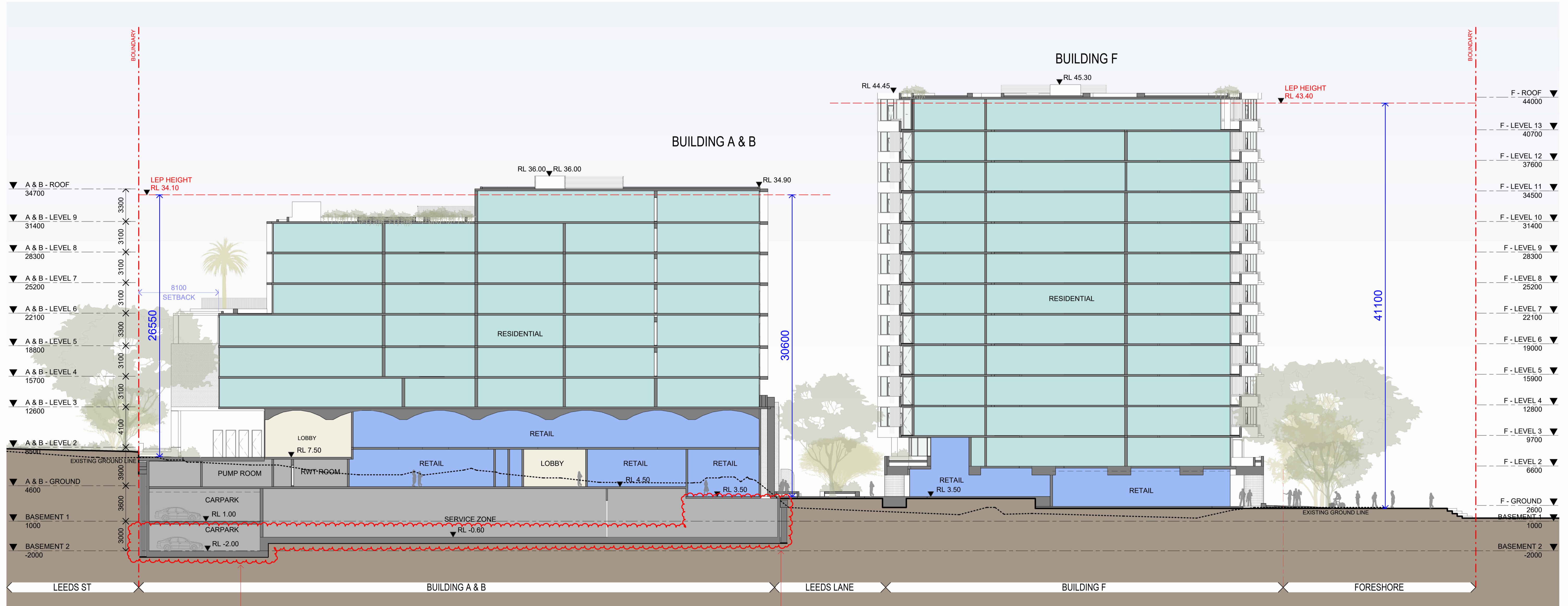
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Drawing Name  
SECTION A

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JR  
Chk.  
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Job No.  
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Drawing No.  
DA-1501  
Revision  
/ 31

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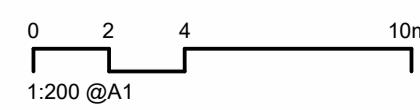




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FOOTPRINT AMENDED

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31	23.05.2025	MODIFICATION	JR	NH

Client



Project

25-27 LEEDS STREET  
25-27 LEEDS STREET, RHODES  
Country: WANGAL  
Drawing Name  
SECTION B

Date

23.05.2025

Scale  
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Sheet Size

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Drawn

JR

Chk.

NH

Job No.

6652

Drawing No.

DA-1502

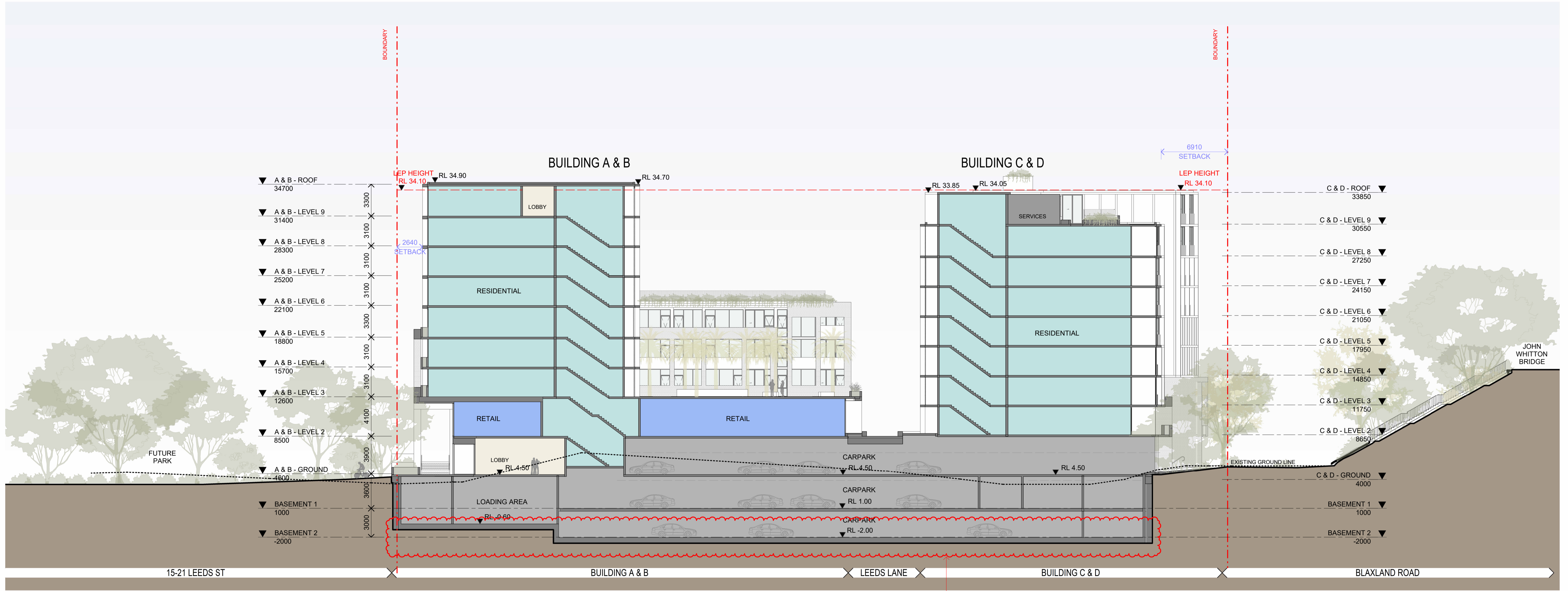
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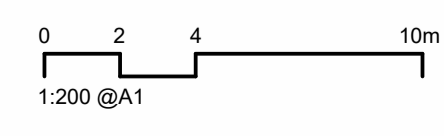




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30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH


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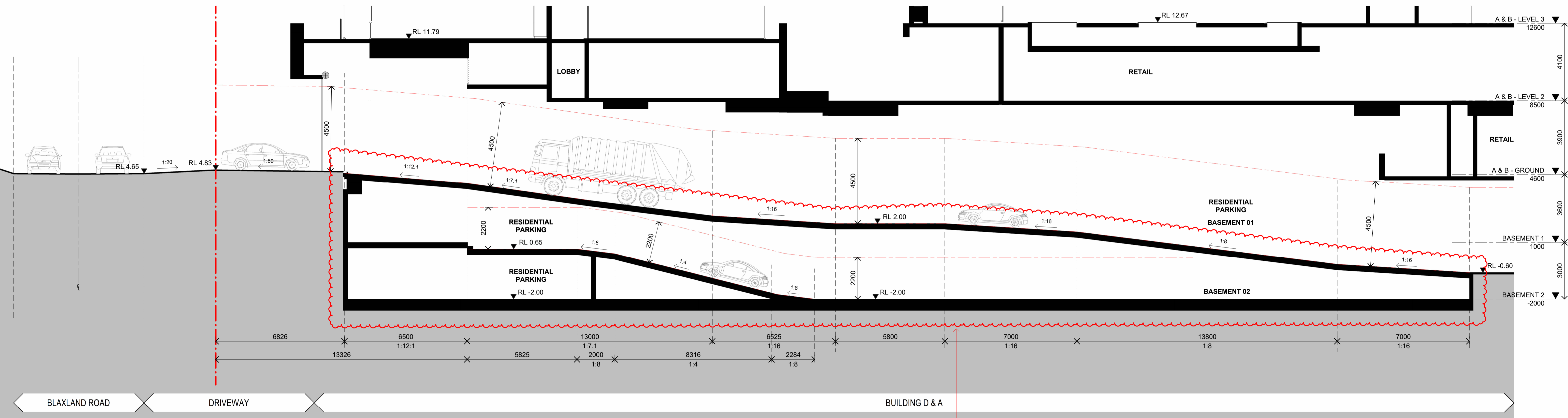
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 25-27 LEEDS STREET
   
 25-27 LEEDS STREET, RHODES
   
 Country: WANGAL
   
 Drawing Name
   
 SECTION C

Date 23.05.2025 Scale 1 : 200 Sheet Size @ A1
   
 Drawn JR Chk. NH Job No. 6652
   
 Drawing No. DA-1503 Revision / 31

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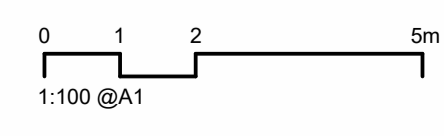


1 SECTION  
DRIVEWAY SECTION  
SCALE 1 : 100

BASEMENT DEPTH AND RAMP DESIGN AMENDED

  
 SECTION 4.55 APPLICATION  
 Mod. No MOD2025/0089  
 Dev. Application No DA2023/0235  
 Determined 8/8/2024  
 Modified on 14/8/2025  
 Per GENERAL MANAGER

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 Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
8	13.12.2022	FOR INFORMATION	JR	NH
10	22.12.2022	FOR INFORMATION	JR	NH
12	06.02.2023	FOR INFORMATION	JR	NH
14	21.02.2023	FOR INFORMATION	JR	NH
16	01.03.2023	DA ISSUE	JR	NH
21	30.05.2023	DA ISSUE	JR	NH
24	22.09.2023	RESPONSE TO COUNCIL RFI	JR	NH
30	04.11.2024	SECTION 4.55	JR	NH
31	23.05.2025	MODIFICATION	JR	NH

Client  
  
**Billbergia**  
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Project  
 25-27 LEEDS STREET  
 25-27 LEEDS STREET, RHODES  
 Country: WANGAL  
 Drawing Name  
 DRIVEWAY SECTION

Date  
 23.05.2025  
 Scale  
 1 : 100  
 Sheet Size  
 @ A1  
 Drawn  
 JR  
 Chk.  
 NH  
 Job No.  
 6652  
 Drawing No.  
 DA-5001  
 Revision  
 / 31

FOR APPROVAL

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