

Date 05/11/2024

John Martinez  
Department of Planning, Housing and Infrastructure  
4PSQ, 12 Darcy Street, Parramatta NSW 2150

**RE: 25-27 Leeds St, Rhodes NSW 2138 | Billbergia's Experience with Community Housing Providers**

This letter has been written in support of the SEARs (SSD-67419241) and its subsequent EIS prepared by Urbis (dated 04/11/2024). Billbergia and its CHP partners are excited and supportive of the lodgment for the SSDA proposal.

Under amendments to the State Environmental Planning Policy (SEPP) Housing 2021, the Government is encouraging the private sector to deliver more key worker and affordable housing by providing an additional floor space and height bonus of up to 30% at sites where a proposal provides 15% of the floor area for affordable housing.

The four Billbergia sites have been designated as State Significant Developments (SSD). Planning is still in the early stages and will require detailed technical investigation to assist in the preparation of an Environmental Impact Statement (EIS) that will be subject to future public exhibition and assessment by the NSW Department of Planning, Housing and Infrastructure (DPHI).

The sites are already zoned residential and are consistent with the vision and objectives of the Rhodes Place Strategy. Subject to approval, they have the potential to deliver approximately 1,590 new apartments (including 272 affordable and 1,318 private market dwellings), at sites located at:

- 25-27 Leeds Street
- 9 Blaxland Road and 424 Concord Road
- 23-29 Marquet Street
- Llewellyn Street, North

Billbergia has a successful and proven track record of working with Homes NSW and Community Housing Providers (CHPs) to deliver mixed-tenure residential projects at sites across Sydney including:

- Lidcombe Rise – delivered with Homes NSW, 41% of dwellings being social and affordable homes and managed by Evolve Housing
- The Parade at West Ryde – delivered with Homes NSW, 20% of dwellings dedicated to social housing units managed by Evolve Housing
- Arncliffe Central – delivered with Homes NSW, almost 75% of dwellings at Arncliffe are social, affordable and essential worked rental housing and managed by Evolve Housing and St George Community Housing

Billbergia has an established and ongoing relationship with both Evolve Housing and St George Community Housing and confirm that as per the Planning Secretary's Environmental Assessment Requirements (SEARs), the affordable housing components of the projects identified for assessment will be managed by an accredited CHP.

Regards,  
Joseph Kinsella  
Development Director

