

29 July 2025

John Clark
General Manager
City of Canada Bay Council
1a Marlborough St
Drummoyne NSW 2047

Dear John,

**Letter of Offer to enter into a Planning Agreement
SSDA for residential development with affordable housing – Llewellyn Street, Rhodes | SSD-67508739**

1. Introduction

This letter of offer to enter into a Planning Agreement has been prepared in support of a State Significant Development Application (SSDA) submitted on behalf of Leeds Investment Pty Ltd.

Set out below are details of the proposed State Significant Development Application at the land identified as 43-57 Blaxland Road, 2A, 2B and 2D Cavell Avenue, 448-458 Concord Road and 2A Llewellyn Street, Rhodes. The site is made up of multiple lots. The legal description is outlined in Table 1. Refer to Annexure 1 for a plan identifying the location of the site within the lot boundary.

Table 1 - Legal Description of the Site

Property Address	Title Description
43 – 57 Blaxland Road, Rhodes 2A, 2B and 2D Cavell Avenue, Rhodes 448-458 Concord Road, Rhodes 2A Llewellyn Street, Rhodes	Blaxland Road - Lot A in DP 348494, Lot A in DP 350757, Lot B in DP 350757, Lot C in DP 350757, Lot 29 in DP 5923, Lot 1 in DP 874487, Lot 2 in DP 874487, Lot 2 in DP 218467, Lot 1 in DP 218467, Lot A in DP 339030, Lot 25 in DP 5923 Cavell Ave - Lot 3 in DP 310311, Lot 480 in DP 816840, Lot 481 in DP 816840 Concord Road - Lot 3 in DP 805684, Lot 2 in DP 805684, Lot 12 in DP 792101, Lot 13 in DP 792101, Lot 14 in DP 792101, Lot 15 in DP 792101, Lot 16 in DP 792101, Lot 2 in DP 310311 Llewellyn Street - Lot B in DP 348494
Site Area	14,380m ²

This letter of offer is submitted for initial consideration by the City of Canada Bay Council (Council), in parallel to the submission of the SSDA, prior to the formal drafting of the Planning Agreement.

2. Development Overview

The SSDA seeks consent for:

- Site preparation works including demolition and removal of existing structures on the site, tree and vegetation removal.
- Bulk excavation to accommodate the basement structure and site remediation.
- Construction of seven (7) residential buildings comprising two (2) townhouse buildings ranging in height from four (4) to five storeys (5) (plus roof terrace), and five (5) residential flat buildings ranging from ten (10) to 29 storeys.
- Together these buildings comprise:
 - Nine (9) townhouses and 640 apartments comprising 15% affordable housing
 - Basement parking for private vehicles, visitors and service vehicles.
 - Storage areas and services.
 - Communal open spaces.
- Construction of a public road connecting Blaxland Road and Cavell Avenue
- Associated landscaping and public domain improvements

3. City of Canada Bay Development Control Plan

Part K16.4 of the City of Canada Bay Development Control Plan (CBDP) stipulates that new streets must be provided in accordance with Figure K16-10 (refer Annexure 2). This figure identifies a required new local road/through-site link at the northern end of the subject site, connecting Blaxland Road and Cavell Avenue.

The proposed development will satisfy the requirements of Part K16.4 of the CBDP through the provision of a new 13-metre-wide road, to be delivered as part of the project. The new road comprises the following specifications:

Street Element	Description
Overall width	13m
Orientation	East – West
Carriageway Width	2 x 3m (6m)
Carriageway Traffic Direction	1 Lane either direction
On Street Parking	2.3m Parallel (south side)
Footpath Width	2m (south), 2.5m (north)
Footpath pavement treatment	Precast / Granite paving
Carriageway pavement	Paving and Asphalt
Street Trees Location	Both sides (offset)

Street Element	Description
Street Tree Species	<i>Angophora</i>
Canopy Cover Target	30%
Understory Planting	WSUD plants
WSUD Drainage Collection	Stratacell tree pits
Wind Mitigation	Planting

Given the public function of this land, it has always been the intention that this land be delivered as part of the development and subsequently dedicated to the Council for ongoing management and maintenance.

4. Planning Agreement Offer

Leeds Investment Pty Ltd proposes to prepare and submit for Council's consideration, a Planning Agreement under the terms of the Council's adopted Planning Agreement Policy & Procedures Manual of 17 November 2020 under Subdivision 2 of Division 7.1 of Part 7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

5. Developer Contributions

The Planning Agreement does not seek to exclude or offset the payment of Section 7.11 developer contributions.

6. Nature and extent of the proposed road dedication

The proponent offers to make a dedication of the completed public road for ongoing management by the Council. An illustration of the road as proposed by SSD 67508739 are included in Annexure 3.

Prior to the dedication or transfer of the public road, Leeds Investment Pty Ltd must, at its cost:

- Deliver the public road in the location specified in the approved architectural plans (Insert plan references when determined).
- Ensure the road is constructed in accordance with the Council's construction standards and agreed materials.

7. Time when the Planning Agreement would be entered into

The Planning Agreement would be entered into by Leeds Investment Pty Ltd and Council after any development consent has been granted to the SSDA.

If the consent authority exercises its discretion to grant consent to the SSDA it could grant consent subject to a condition requiring Leeds Investment Pty Ltd to enter into a Planning Agreement with Council in the terms of the offer, before the issue of a construction certificate for the Development pursuant to Section 7.7(3) of the EP&A Act.



We look forward to progressing discussions on the Planning Agreement offer, which we consider will provide significant public benefit for the Canada Bay local government area.

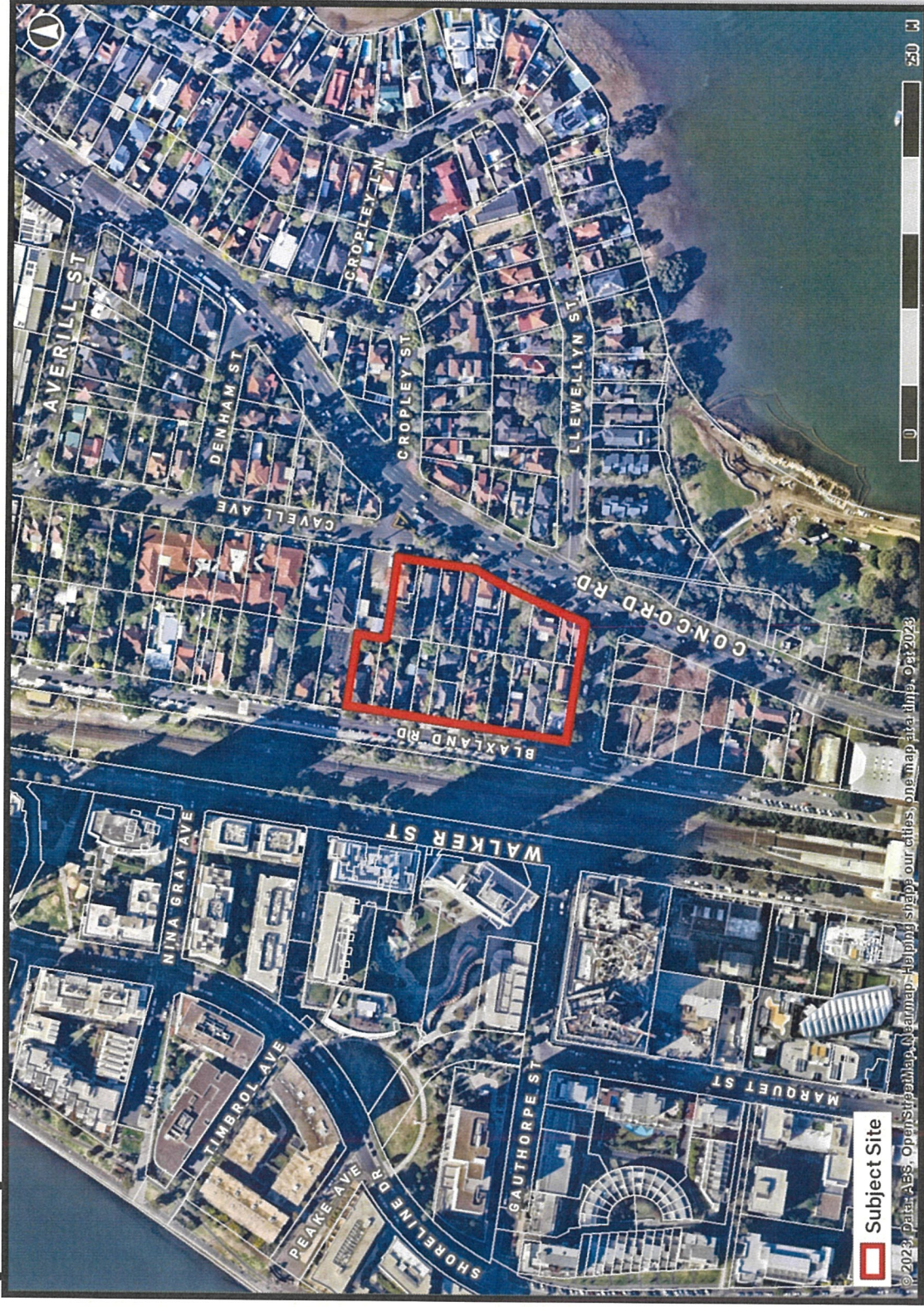
Yours sincerely,

A handwritten signature in black ink, appearing to read "John Kinsella".

John Kinsella
Managing Director
Billbergia Group



ANNEXURE 1 – SITE PLAN





ANNEXURE 2 – CANADA BAY DCP STREET NETWORK PLAN (FIGURE K16-10)



