

ORDINARY COUNCIL MEETING

SUPPLEMENTARY AGENDA

Notice is hereby given that an Ordinary Council Meeting will be held at the:

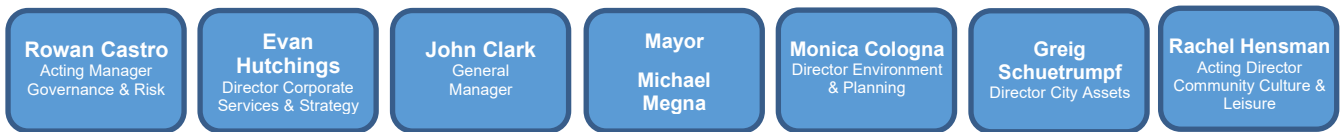
Council Chambers, City of Canada Bay Civic Centre, Drummoyne

Tuesday, 18 November 2025

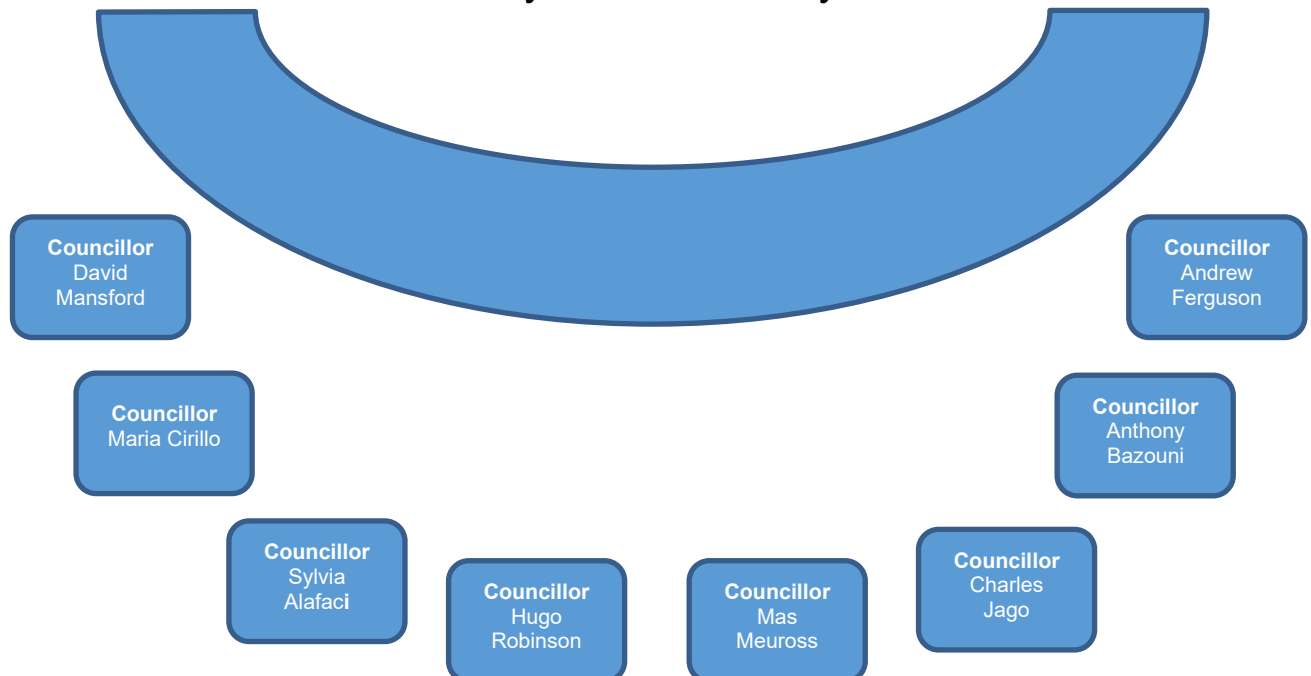
Beginning at 6:00 PM for the purpose of considering and determining matters included in this agenda.



John Clark
General Manager



Councillors City of Canada Bay



Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Canada Bay and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

**Supplementary Agenda for an Ordinary Council Meeting
to be held on Tuesday 18 November 2025
at the Council Chambers, City of Canada Bay Civic Centre, Drummoyne
Commencing at 6:00 PM**

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9 ENVIRONMENT AND PLANNING DIRECTORATE REPORTS

ITEM 9.6 STATE SIGNIFICANT DEVELOPMENT APPLICATION - 1 KING STREET, CONCORD WEST

Reporting Manager Director Environment and Planning

Attachments: Nil

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That:

1. Council writes to residents likely to be impacted, in accordance with Council's Community Participation Plan, by the proposed development at 1 King Street, Concord West, advising them of public exhibition details and the opportunity to comment on the proposal, once the public exhibition period commences.
2. A submission be prepared and submitted on the proposal, during the public exhibition period, focused on issues of built form and amenity, traffic and transport, and any other matter of material importance.

PURPOSE

To provide Council with an update on the progress of the State Significant Development Application (SSDA) for 1 King Street, Concord West, seek Council endorsement to make a submission on the proposal during the exhibition period and to notify surrounding landowners likely to be affected by the proposed redevelopment of this site.

EXECUTIVE SUMMARY

This report provides an update on the State Significant Development Application (SSDA) for 1 King Street, Concord West.

The Department of Planning, Housing and Infrastructure (DPHI), as the Planning Authority, is expected to imminently place the SSDA on public exhibition. Preliminary review indicates the proposed development is substantially larger than the scale previously supported by Council, with approximately double the number of dwellings proposed.

Endorsing the recommended actions will ensure residents likely to be impacted are informed of the public exhibition and their opportunity to make submissions, and that Council's position on key planning issues is clearly articulated during the statutory exhibition period.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 4: Ensure the built environment respect the unique neighbourhood character and responds deftly to evolving community needs

BACKGROUND/DISCUSSION

On 18 March 2025, Council endorsed a planning proposal for 1 King Street, Concord West. Following Council's consideration of this planning proposal, in December 2024 the NSW State government introduced a Housing Delivery Authority (HDA) and increased opportunity for a broader range of developments to seek approval to proceed via a State Significant Development Application (SSDA) pathway. The applicant for the subject site has received approval to proceed via this

pathway. This pathway bypasses Council, with the Department of Planning, Housing and Infrastructure becoming the Planning Authority.

Exhibition of the Environmental Impact Statement (EIS) for this site is imminent. Whilst the exhibition documents are not yet available, review of preliminary proposal documents indicate a significantly larger development on this site than Council resolved to support (approximately double the number of dwellings), with eight buildings ranging in height from 6-37 storeys containing approximately 1,300 dwellings proposed.

It is anticipated that key issues associated with this SSDA proposal will include:

- built form and amenity impacts;
- traffic and transport issues;
- cumulative impacts associated with other redevelopment sites and the adjacent Homebush Transport Oriented Development precinct.

It is recommended that once the proposal documents are publicly available, Council officers prepare and make a submission on behalf of Council addressing the above issues and any other matter of material impact on the community and surrounding area.

It is also recommended that Council notify nearby landowners and residents, who are likely to be impacted by the SSDA outlining that the Department of Planning, Housing and Infrastructure is the Planning Authority for this application, and provide clear direction on how to make a submission. This notification would be in addition to any notification undertaken by the Department of Planning, Housing and Infrastructure.

TIMING, CONSULTATION AND RISK CONSIDERATIONS

There are risks for Council associated with the potential redevelopment of this site at a significantly higher density than supported by Council, as well as the cumulative implications associated with proposals on nearby sites and future redevelopment of the land within the Homebush TOD.

It is important for Council to clarify that Department of Planning, Housing and Infrastructure is the Planning Authority for this application, and to provide clarification to surrounding landowners on the opportunity to make a submission. To date, Council officers have received a number of letters from residents raising concerns with the proposed scale of redevelopment of this site, indicating there is confusion within the community as to the role of DPHI (Planning Authority) versus the role of Council (stakeholder). It is also important that residents likely to be affected by the redevelopment of this site are notified of the public exhibition.

FINANCIAL CONSIDERATIONS

There are no direct financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Environmental Planning and Assessment Act 1979 and Regulations.

ITEM 9.7 STATE SIGNIFICANT DEVELOPMENT APPLICATION - LEEDS STREET & AVERILL STREET, RHODES**Reporting Manager** Director Environment and Planning**Attachments:** 1. Letter to Secretary DPHI, September 2025 [↓](#)

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That:

1. Council note that a State Significant Development Application (SSDA) is proposed for certain land within the Leeds Street Precinct in Rhodes that would significantly increase development and change the area and configuration of proposed public open space.
 2. Council confirm its position that the public foreshore park be delivered as per the *Rhodes Place Strategy*.
 3. A submission be prepared and submitted to the Department of Planning, Housing and Infrastructure on the proposal, during the public exhibition period, addressing the principles outlined in the report, including provision of the public foreshore park as per the *Rhodes Place Strategy*.
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PURPOSE

To provide Council with an update on the State Significant Development (SSDA) located at Leeds and Averill Streets, Rhodes, and outline a number of concerns of relevance to the design and delivery of public open space adjacent to the foreshore.

EXECUTIVE SUMMARY

An SSDA is proposed on land fronting Leeds and Averill Street, Rhodes. Preliminary information prepared by the proponent to date illustrates significant additional development, in addition to reconfigured open space within the Precinct.

Early concerns are raised in relation to the area, configuration and dimensions of the proposed open space adjacent to the foreshore, and the proposed inclusion of a pool.

It is recommended that Council object to the siting of any development within the boundaries of the proposed foreshore park, and advocate for a park that has the same area, configuration and dimensions as identified in the Rhodes Place Strategy.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 4: Ensure the built environment respect the unique neighbourhood character and responds deftly to evolving community needs

BACKGROUND/DISCUSSION**State Significant Development Application**

In February 2025, Leeds Investment Pty LTD submitted an EOI to the Housing Delivery Authority (HDA) with a request to have their site declared as State Significant Development. The Minister declared this site a 'State Significant', and a State Significant Development Application (SSDA) is currently being prepared. SSDAs are assessed and determined by the Department of Planning, Housing and Infrastructure (DPHI).

The proposal seeks significant departures from the Rhodes Place Strategy and a review of the proposed concept outlined in the Scoping Report by Council officers has raised a number of concerns.



Figure 1: Rhodes Place Strategy

In August 2025 Council officers wrote to the Department of Planning, Housing and Infrastructure, in response to DPHI's request for comment on the forthcoming Secretary's Environmental Assessment Requirements (SEARs). Issues raised included:

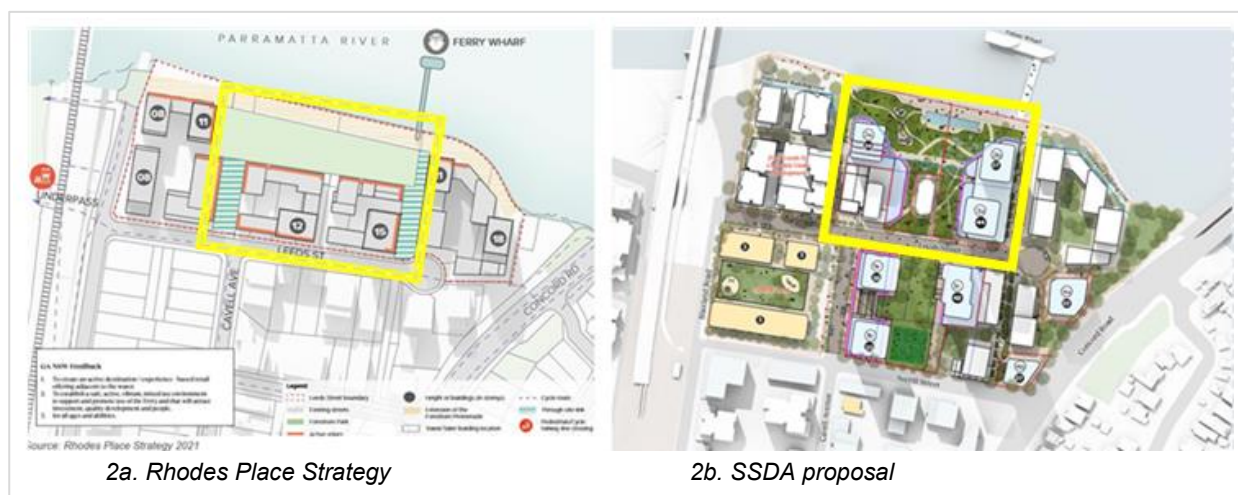
- **Excessive Building Heights:** proposed increases to 78m, 96m, 123m, 135m, 150m, and 170m, contradicting the *Rhodes Place Strategy's* intent to enable human-scale development and interface with the foreshore, and to transition building heights away from the water to reduce bulk and overshadowing.
- **Undermining Site Amalgamation Strategy:** the concept included in the Scoping report results in site isolation, disconnected open space and a built form that is primarily driven by land ownership.
- **Premature Removal of Dwelling Cap:** lack of justification for the removal of the Rhodes East dwelling cap, given that the enabling infrastructure, including Sydney Metro West, arterial road upgrades, Rhodes Station expansion, Northern Rail Line duplication, and Parramatta Light Rail Stage 2, remains undelivered.
- **Significant FSR Increases:** proposed Floor Space Ratios of up to 10.8:1 represent a dramatic escalation in density, incompatible with the established urban form, envelope guidelines and the previous designation of the precinct as a strategic foreshore site.
- **Encroachment on Public Open Space:** proposed location of towers within the required public foreshore park and forward of the foreshore building line significantly compromising the public foreshore park identified in the *Rhodes Place Strategy*, essential to support the significant incoming population in Rhodes East.

- *Compromised building separation:* reduced minimum building separation undermines the design excellence strategy, increasing visual bulk and diminishing amenity from public vantage points.
- *Increased tower floorplates:* Enlarged tower floorplates result in bulky, monolithic structures which will result in greater overshadowing and reduced light access.
- *Overshadowing of parks:* The siting and height of proposed towers will cast shadows over the new foreshore park and King George V Park, diminishing their usability and public value.
- *Rezoning to Mixed Use:* the proposed rezoning of land to the south of Leeds Street from residential to mixed use is inconsistent with the precinct's strategic land use framework.

Foreshore Park

In September 2025, the General Manager wrote to the Secretary of DPHI reiterating one of the most critical issues with the proposed SSDA for Council and the Rhodes community: the proposed privatisation of a substantial area of public open space on the foreshore, identified as a priority in the Rhodes Place Strategy (Attachment 1).

The SSDA proposes a marked reconfiguration of the proposed public foreshore park, including construction of two tall towers significantly forward of the *Canada Bay LEP 2013* foreshore building line. The proposed configuration pushes a significant area of the public parkland away from the foreshore, with this prime location now absorbed by private development (figure 2b). This represents approximately a 35% decrease in public open space on the foreshore. The significant area of public open space on the foreshore identified in the *Rhodes Place Strategy* (almost 14,000 m² within the yellow boundary, figure 2a), was essential to support the population growth facilitated by this Strategy; and is even more critical to support the significant increase in population density currently being considered by DPHI. Whilst the total amount of public open space proposed by the SSDA scheme is unclear, it is noted that there are substantial areas shown as green space, particularly south of Leeds Street (figure 2b), that will benefit private development or may be private open space, rather than true public open space. It is also noted that a pool has been included as part of the concept plans with no detail as to proposed ownership or access.



Given the potential for an SSDA to be submitted that includes significant departures from the Rhodes Place Strategy, it is important that Council form an early position to inform future submissions and discussions with DPHI and the proponent.

TIMING, CONSULTATION AND RISK CONSIDERATIONS

The proponent is currently preparing the EIS and are currently undertaking preliminary consultation with the public. Following the preparation of an EIS, the SSDA will be submitted to DPHI before being placed on exhibition. At that time, Council and the community will be able to provide submissions on the proposal.

As outlined in the report, there are considerable risks for Council if the proposal was to proceed as proposed, particularly in relation to the provision, design and delivery of public open space (and proposed pool).

FINANCIAL CONSIDERATIONS

There are significant financial implications for Council should a public pool be proposed in this location.

LEGISLATIVE AND POLICY CONSIDERATIONS

Environmental Planning and Assessment Act 1979 and Regulations

Rhodes Place Strategy

Canada Bay Local Environmental Plan 2013



18 September 2025

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
By email: office.secretary@dpie.nsw.gov.au

Dear Kiersten,

State Significant Development Application and Planning Proposal for Leeds Street & Averill Street, Rhodes

I write to raise significant concerns about the Leeds Street and Averill Street, Rhodes State Significant Development Application (SSDA) and Planning Proposal being assessed by the Department of Planning, Housing and Infrastructure (DPHI).

I appreciate the opportunity for senior Council officers to provide input into the request for advice on the Secretary's Environmental Assessment Requirements (SEARs) for the Site. The Planning Focus Meeting on 15 August 2025 was also a productive opportunity for us to further discuss our concerns with this proposal.

Council understands the gravity of the housing crisis, and to date, has been responsive to State government reforms and decisions to expedite housing delivery. However, the significant concerns we have with this proposal and its departure from the *Rhodes Place Strategy* are such that I feel compelled to bring these to your attention.

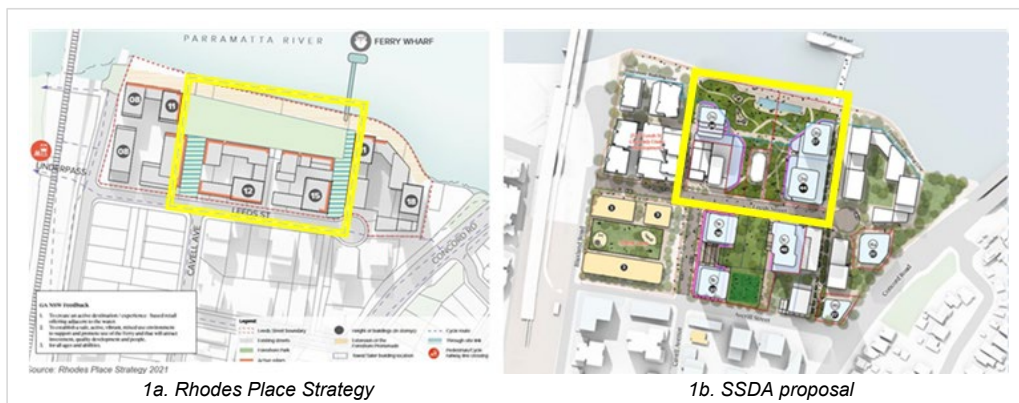
Our concern with this SSDA is the proposed privatisation of a substantial area of public open space on the foreshore, identified as a priority in the Rhodes Place Strategy. The SSDA seeks a marked reconfiguration of the proposed public foreshore park, including construction of two tall towers significantly forward of the *Canada Bay LEP 2013* foreshore building line. The proposed configuration pushes a significant area of the public parkland away from the foreshore, with this prime location now absorbed by private development (figure 1b over page). This represents approximately a 35% decrease in public open space on the foreshore.

The significant area of public open space on the foreshore identified in the *Rhodes Place Strategy* (almost 14,000 sqm within the yellow boundary, figure 1a), was essential to support the population growth facilitated by this Strategy; and is even more critical to support the significant increase in population density currently being considered by DPHI. Whilst the total amount of public open space proposed by the SSDA scheme is unclear, we note that there are substantial areas shown as green space, particularly south of Leeds Street (figure 1b), that will benefit private development or may be private open space, rather than true public open space.

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Rhodes is, and will continue to, be one of the densest suburbs in Sydney, and to have the opportunity of a large, contiguous, public park along the foreshore compromised would be a very poor outcome.

I would think the State-led assessment pathway was never intended to override established planning frameworks, nor to compromise equitable development outcomes.

I urge the Department of Planning, Housing and Infrastructure to consider the critical need for this public foreshore park as envisaged by the Rhodes Place Strategy in their assessment of the SSDA for this site.

Yours sincerely

John Clark
General Manager