

Rhodes Bay Masterplan

State Significant Development Application

October 2025

Introduction

Billbergia is continuing its commitment to deliver much-needed housing and community amenities on underutilised industrial land in Rhodes.

The Rhodes Bay Masterplan aims to create a vibrant new mixed-use residential precinct across four separate parcels of land at Leeds Street, Cavell Avenue and Averill Street in Rhodes.

The proposal has been identified under the Government's Housing Delivery Authority (HDA) through a streamlined State Significant Development Application (SSDA).

Planning is still in the early stages, and this newsletter provides an overview of the proposal and outlines how you can provide feedback before plans are lodged.

What is proposed?

The proposal for the Rhodes Bay Masterplan includes:

- More than 2,000 new homes, 5% of which will be affordable housing
- Eight buildings, ranging in height from 22 to 48 storeys
- A new foreshore promenade, providing direct public access to the Parramatta River for the first time in a century
- More than 16,000sqm of new public open space, to accommodate activities such as multi-purpose sports, learn to swim and water activities, a community garden and retail/dining precinct
- Approximately \$180 million in contributions towards State and local infrastructure, including affordable housing

The proposal helps deliver on the NSW Government's objective for more and well-located housing. It has the potential to contribute to the Government's target of 322,00 new homes in Greater Sydney by 2029.



Maps showing the site of the Rhodes Bay Masterplan

What is the Housing Delivery Authority?

The NSW Government established the Housing Delivery Authority (HDA) to boost housing supply and improve housing affordability across the State. The HDA's role is to evaluate proposals and recommend to the Minister for Planning and Public Spaces whether they should be classified as State Significant projects.

The HDA does not assess, nor approve, State Significant Development Applications. This responsibility remains with the NSW Department of Planning, Housing and Infrastructure.

What is the Rhodes Place Strategy?

The Rhodes Place Strategy was developed by the NSW Government in collaboration with the City of Canada Bay Council, State agencies, the local community and industry between 2015 and 2021. The Strategy outlines a vision to guide future development in Rhodes.

In keeping with the National Housing Accord, Billbergia's Rhodes Bay Masterplan seeks to build on this vision. It has potential to provide more than 2,000 new homes and more than double the amount of open space set out in the Rhodes Place Strategy.



Planning process

2021

Rhodes Place Strategy 2021 gazetted by NSW Government following detailed consultation (2015-2021)

2023

NSW Government housing reforms 2023 to incentivise affordable housing, National Housing Accord targets to build more housing by 2029

December 2024

HDA established

July 2025

Project scoping and request for Secretary's Environmental Assessment Requirements (SEARs)

September 2025

SEARs issued

We are here

October 2025

Consultation and engagement with the community to help inform preparation of an Environmental Impacts Statement (EIS)

November 2025

Submit EIS to the NSW Department of Planning Housing and Infrastructure (DPHI) for review and public exhibition

2026

DPHI will exhibit the SSDA. The community can provide feedback via formal submissions at this time

2026

Assessment and determination by DPHI

Find out more

The proposal is still in the early stages. There are a range of opportunities for you to provide your input and speak with the team before plans are finalised:

Rhodes Bay Masterplan webpage

Visit the Rhodes Bay Masterplan webpage via the QR code below for further information about the proposal and how you can provide feedback.



Community drop-in session

Come along and speak to a member of the project team on **Saturday 8 November 2025**.

Drop in any time from **11:00am – 1:00pm** at **12 Leeds Street, Rhodes**.

Community webinar

Attend a community webinar on **Wednesday 12 November from 6:00 – 7:00pm**. The webinar will include a short presentation from the project team and a dedicated Q&A session.

Register for the webinar via the Rhodes Bay Masterplan webpage.

Assessing Social Impact

Billbergia has engaged Urbis to assist with community engagement and to assess social impacts (positive and negative) for the proposal, as part of development of the EIS.

We are seeking community feedback to better understand the needs of the local area, identify potential social impacts, and recommend appropriate management and enhancement measures.

Scan the QR code above to access a short online survey via the Rhodes Bay Masterplan webpage. Responses will inform a Social Impact Assessment for the masterplan.

You will also have the opportunity to make a submission when DPHI places the EIS on public exhibition.

In the meantime, you can contact us via:



engagement@billbergia.com.au

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www.billbergia.com.au/rhodes-bay-masterplan/