

Details of declared SSD projects in Canada Bay LGA 2026-05-26

Address	Number of dwellings	No of buildings	Max height in storeys	Affordable apartments	Applicant	Suburb	EOI application no	SSD status	SSD approval	Determination date	Type of residential accommodation	Note
7 Concord Ave, 202 George Street, 69 – 73 Victoria Ave Concord West	1300	7	40	130	Urban Property Group	Concord West	SSD-263727	Prepare EIS	Approved	21/8/2025	Residential apartments	
Scalabrini Harbourside Seniors Housing Drummoyne, 1A Lyons Road, Drummoyne	54	1		0	Scalabrini Village P/L	Drummoyne	SSD-64388218	Determination (approved)	Approved	22/8/2025	Seniors Housing	54 independent units plus two residential aged care facility beds
171 Great North Road, 177-179 Great North Road, Five Dock And 1A-1B Henry Street, Five Dock.	212	2	20		Traders in Purple	Five Dock	SSD-113508741	Prepare EIS	Approved			The demolition of the existing buildings on the site, except for St Alban's Anglican Church and St Alban's Church Rectory which are both listed as heritage items in the Canada Bay LEP as Item I226 and Item I227, respectively. • The construction of two 20-storey towers, comprising: - Areas for public worship on the Ground Floor and areas for retail on the Ground Floor and Level 1; and - Approximately 212 dwellings on Level 1 to Level 19, including 15% of the residential gross floor area (GFA) as affordable housing and ground floor commercial/ retail floorspace..
51-55 Parramatta Road, 61 Parramatta Road, 33 Queens Road, 35-41 Queens Road & 43 Queens Road, Five Dock 255, 259 & 271 Parramatta Road Five Dock & 2,4,6,8,10,12,14,16 & 18 Taylor Street Five Dock & 131, 133 & 135 Queens Road Five Dock & 1,3,5,7,9 & 11 Walker Street Five Dock	674	4	28	50	TOGA Pty Ltd	Five Dock	SSD-89477725	Prepare EIS	Approved	26/5/2025	Other	State Significant Development Declaration Order (No.10) 2025 (the Order) stated that the Housing Delivery Authority (HDA) declared that development specified in EOI-247363 including a mixed-use development comprising public worship and shop-top housing with the provision of affordable housing at 171 Great North Road, 175 Great North Road, 177-179 Great North Road, 1A Henry Street, 1B Henry Street, Five Dock (the site) is State Significant Development (SSD). A mix of shop top housing, residential flat buildings (RFB), co-living / build-to-rent housing and affordable housing. Between Harris Road & Courland.
129-153 Parramatta Road And 53-75 Queens Road, Five Dock	1185	6	31	219	Deicorp	Five Dock	SSD-73228210	Determination (approved)	Approved	30/6/2025	Residential & Commercial (Mixed use)	Next to Rosebank College
1-9 Marquet St Rhodes	274		42	44	Deicorp	Rhodes	SSD-71999643	Determination (approved)	Approved		Residential & Commercial (Mixed use)	
9 Blaxland Road, Rhodes & 424 Concord Road, Rhodes	313	1	48	61	BBG Management Pty Ltd	Rhodes	SSD-67424709	Determination (approved)	Approved	21/3/2025	Residential & Commercial (mixed use) development including in-fill affordable housing	(15% affordable housing contribution)
1 Averill Street, Rhodes And 2 Leeds Street, Rhodes (Leeds & Averill Stage 4)	352	2	30		Leeds Investment PL	Rhodes	SSD-109892240	Prepare EIS	Approved		Shop top housing, mixed use	The Leeds Street and Averill Street Precinct has been declared SSD. Affordable Housing: monetary contribution equivalent to 5% of the residential floor space
15-17 And 25-31 Blaxland Road And 440-442 Concord Road, Rhodes	386	2	21	0	Ecove Group	Rhodes	SSD-68363729	Determination (approved)	Approved	22/12/2025	Seniors Housing (Mixed use); 356 apartments arranged in two towers — 30 Independent living units — 102 bed aged care facility	Comprising retail development, seniors housing, market housing, an emergency services facility and community facility
25-27 Leeds Street, Rhodes	401	6	17	68	Billbergia	Rhodes	SSD-101317213 (prev SSD-67419241)	Assessment	Approved	25/9/2025	Previously approved for 342 apartments; upgrade to 402 now being assessed (assessment stage). Mixed use development with infill affordable housing.	Amending SSD to approved development: 3 additional levels on Building E, 8 additional levels on Building F, infill upper levels of Building F, additional 5,921m2 market residential GFA, additional 912m2 affordable housing GFA, 59 additional dwellings. Another SSD with amendments to approved development: SSD-101317213 for 59 additional dwellings, at assessment status as of 22/5/2026. Later consolidated approval for SSD-67419241 done 2 April 2026
7-13 Leeds Street, Rhodes (Leeds & Averill Stage 3)	573	2	44		Leeds Investment PL	Rhodes	SSD-97035971	Prepare EIS	Approved	10/7/2025	Shop top housing, mixed use	5% monetary contribution to affordable housing.
1, 7-11 Averill Street And 2-2A, 7-13, 8-16 & 17-23 Leeds Street, Rhodes	2020	9	48		Leeds Street Developments Pty Ltd	Rhodes	SSD-89441959	Prepare EIS	Approved	17/2/2025	Shop top housing	5% affordable housing; private swimming pool; private sporting fields; huge!
1-7 Burton Street, Concord, 3B -11 Loftus Street Concord, 10-12 Gipps Street Concord.	387	3	29		The Trustee for LFD Concord Unit Trust	Concord	SSD -84962709	Exhibition	In process		Residential flat building	3 allotments WITH a 29 storey build to rent building, an 11 and 29 storey residential flat building and 408 above and below ground parking spaces

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1 King Street, Concord West	1400	8	38		Concord West Property PL	Concord West	SSD-81999457	Response to submissions	In process	Residential flat buildings – HDA housing	Another SSD (SSD-90337724) at assessment stage for demolition
63-69 Victoria Road, Drummoyne; and 45 Day Street, Drummoyne	67	1	10		Merc Capital	Drummoyne	SSD-112227490 (prev SSD-84962709)	Prepare EIS	In process	Shop top housing	Previous plan: 102 apartments incl 15% aff hsg
72-76 St Georges Crescent, Drummoyne	154	2	10	32	Drummoyne Harbourside PL	Drummoyne	SSD-111289990	Prepare EIS	In process	In-fill Affordable Housing	
79-81 Queens Road & 2-8 Spencer Street, Five Dock	134		26	27	DPG Project 37 PL	Five Dock	SSD-78287462	Response to submissions	In process	Shop top housing development with in-fill affordable housing	
235 Parramatta Rd Five Dock (Officeworks location)	228	1	17	23	KWC Capital PL	Five Dock	SSD-256963/SSD-96618959	Prepare EIS	In process	Shop top housing	The site is currently developed and contains a specialised retail premises comprising an Officeworks tenancy, medical centre and pharmacy with associated at-grade car parking. The site is adjacent to fast food outlets, McDonalds and KFC, as well as a Shell service station. These developments are connected via a slip-road off Parramatta Road and share various rights of way.
4 And 4A Cavell Avenue, Rhodes - Cavell Avenue Seniors Housing	72	1	8		Royal Freemasons Benevolent Institution	Rhodes	SSD-83498211	Prepare EIS	In process	Demolition and construction of an 8-storey building over two basement levels with 124 car parking spaces, comprising 72 ILUs, 30 RCF beds, and ancillary ground floor uses, a through-site pedestrian link and retention of heritage significant trees.	
6-8 Cavell Avenue And 65-75 Blaxland Road, Rhodes	170	7			Leeds Investment PL	Rhodes	SSD-73436463	Prepare EIS	In process	Residential development with affordable housing	2 x 12-13 storey residential flat buildings and a row of 5 terrace homes and an existing child care centre, which is to be retained
23-29 Marquet Street, Rhodes	361	1	39	72	Twenty Three Marquet Street Pty Ltd	Rhodes	SSD-67636458	Response to submissions	In process	Mixed-use development with affordable housing	14 ground level retail tenancies
43B-57 Blaxland Road, 2A, 2B And 2D Cavell Avenue, 448-458 Concord Road & 2A Llewellyn Street, Rhodes	649	7	29	108	Leeds Investment Pty Ltd	Rhodes	SSD-67508739	Exhibition	In process	Residential development with affordable housing	
32-42 Cooper Street, Strathfield	204	1	21		Strathfield Triangle Projects Pty Ltd	Strathfield	SSD-94765473	Response to submissions	In process	Mixed Use Residential Development	
Approx	6,419	43									

For details, go to:

https://www.planningportal.nsw.gov.au/major-projects/projects?status=Determination&lga=27&development_type=All&industry_type=All&case_type=State+Significant+Development

Updated 26/5/2026

This table may contain errors!

Main																
Address	Number of dwellings	No of buildings	Max height in storeys	Updated	Affordable apartments	Applicant	Suburb	On map revised	EOI application date	EOI application no	SSD status	Status as-of date	SSD approval	Determination date	Type of residential accommodation	Note
1-7 Burton Street, Concord, 38 -11 Loftus Street Concord, 10- 12 Gipps Street Concord.	387	3	29	Y		The Trustee for LFD Concord Unit Trust	Concord	Y		SSD -84962709	Exhibition	22/05/26	In process		Residential flat building	3 allotments WITH a 29 storey build to rent building, an 11 and 29 storey residential flat building and 408 above and below ground parking spaces
7 Concord Ave, 202 George Street, 69 – 73 Victoria Ave Concord West	1300	7	40	Y	130	Urban Property Group	Concord West	Y	14/05/25	SSD-263727	Prepare EIS	23/05/26	Yes	21/8/2025	Residential apartments	
1 King Street, Concord West	1400	8	38	Y		Concord West Property PL	Concord West	Y		SSD-819994 57	Response to submissions	22/05/26	In process		Residential flat buildings – HDA housing	Another SSD (SSD-90337724) at assessment stage for demolition
Scalabrini Harbourside Seniors Housing Drummoyne, 1A Lyons Road, Drummoyne	54	1		Y	0	Scalabrini Village P/L	Drummoyne	Y		SSD-643882 18	Determination (approved)	22/05/26	Yes	22/8/2025	Seniors Housing	54 independent units plus two residential aged care facility beds
129-153 Parramatta Road And 53-75 Queens Road, Five Dock	1185	6	31	Y	219	Deicorp	Five Dock	Y		SSD-732282 10	Determination (approved)	22/05/26	Yes	30/6/2025	Residential & Commercial (Mixed use)	Next to Rosebank College
51-55 Parramatta Road, 61 Parramatta Road, 33 Queens Road, 35-41 Queens Road & 43 Queens Road, Five Dock	674	4	28	Y	50	TOGA Pty Ltd	Five Dock	Y		SSD-894777 25	Prepare EIS	23/05/26	Yes	26/5/2025	Other	A mix of shop top housing, residential flat buildings (RFB), co-living / build-to-rent housing and affordable housing. Between Harris Road & Courland.
255, 259 & 271 Parramatta Road Five Dock & 2,4,6,8,10,12,14,16 &18 Taylor Street Five Dock & 131, 133 & 135 Queens Road Five Dock & 1,3,5,7,9 & 11 Walker Street Five Dock	781	4	30	Y		Muir Burnside Group	Five Dock	Y		SSD-966224 58	Prepare EIS	23/05/26	Yes	26/5/2025	Shop top housing	Phase 1 with about 100 apartments
79-81 Queens Road & 2-8 Spencer Street, Five Dock	134		26	Y	27	DPG Project 37 PL	Five Dock	Y		SSD-782874 62	Response to submissions	22/05/26	In process		Shop top housing development with in-fill affordable housing	
25-27 Leeds Street, Rhodes	401	6	17	Y	68	Billbergia	Rhodes	Y		SSD-10131721 3 (prev SSD- 67419241)	Assessment	22/05/26	Yes	25/9/2025	Previously approved for 342 apartments; upgrade to 402 now being assessed (assessment stage). Mixed use development with infill affordable housing.	Amending SSD to approved development: 3 additional levels on Building E, 8 additional levels on Building F, infill upper levels of Building F, additional 5,921m2 market residential GFA, additional 912m2 affordable housing GFA, 59 additional dwellings. Another SSD with amendments to approved development: SSD-101317213 for 59 additional dwellings, at assessment status as of 22/5/2026. Later consolidated approval for SSD-67419241 done 2 April 2026
9 Blaxland Road, Rhodes & 424 Concord Road, Rhodes	313	1	48	Y	61	BBG Management Pty Ltd	Rhodes	Y		SSD-674247 09	Determination (approved)	22/05/26	Yes	21/3/2025	Residential & Commercial (mixed use) development including in-fill affordable housing	(15% affordable housing contribution)
15-17 And 25-31 Blaxland Road And 440-442 Concord Road, Rhodes	386	2	21	Y	0	Ecove Group	Rhodes	Y		SSD-683637 29	Determination (approved)	22/05/26	Yes	22/12/2025	Seniors Housing (Mixed use); 356 apartments arranged in two towers — 30 Independent living units — 102 bed aged care facility	Comprising retail development, seniors housing, market housing, an emergency services facility and community facility
1-9 Marquet St Rhodes	274		42	Y	44	Deicorp	Rhodes	Y		SSD-719996 43	Determination (approved)	22/05/26	Yes		Residential & Commercial (Mixed use)	
43B-57 Blaxland Road, 2A, 2B And 2D Cavell Avenue, 448- 458 Concord Road & 2A Llewellyn Street, Rhodes	649	7	29	Y	108	Leeds Investment Pty Ltd	Rhodes	Y		SSD-675087 39	Exhibition	22/05/26	In process		Residential development with affordable housing	
1, 7-11 Averill Street And 2-2A, 7-13, 8-16 & 17-23 Leeds Street, Rhodes	2020	9	48	Y		Leeds Street Developments Pty Ltd	Rhodes	Y		SSD-894419 59	Prepare EIS	22/05/26	Yes	17/2/2025	Shop top housing	5% affordable housing; private swimming pool; private sporting fields; huge!
6-8 Cavell Avenue And 65-75 Blaxland Road, Rhodes	170	7		Y		Leeds Investment PL	Rhodes	Y		SSD-734364 63	Prepare EIS	23/05/26	In process		Residential development with affordable housing	2 x 12-13 storey residential flat buildings and a row of 5 terrace homes and an existing child care centre, which is to be retained
7-13 Leeds Street, Rhodes (Leeds & Averill Stage 3)	573	2	44	Y		Leeds Investment PL	Rhodes	Y		SSD-970359 71	Prepare EIS	23/05/26	Yes	10/7/2025	Shop top housing, mixed use	5% monetary contribution to affordable housing.
1 Averill Street, Rhodes And 2 Leeds Street, Rhodes (Leeds & Averill Stage 4)	352	2	30	Y		Leeds Investment PL	Rhodes	Y		SSD-109892 240	Prepare EIS	23/05/26	Yes		Shop top housing, mixed use	The Leeds Street and Averill Street Precinct has been declared SSD. Affordable Housing: monetary contribution equivalent to 5% of the residential floor space
23-29 Marquet Street, Rhodes	361	1	39	Y	72	Twenty Three Marquet Street Pty Ltd	Rhodes	Y		SSD-676364 58	Response to submissions	22/05/26	In process		Mixed-use development with affordable housing	14 ground level retail tenancies
32-42 Cooper Street, Strathfield	204	1	21	Y		Strathfield Triangle Projects Pty Ltd	Strathfield	Y		SSD -94765473	Response to submissions	22/05/26	In process		Mixed Use Residential Development	
63-69 Victoria Road, Drummoyne, and 45 Day Street, Drummoyne	67	1	10	Y		Merc Capital	Drummoyne	Y		SSD-11222749 0 (prev SSD-84962709)	Prepare EIS	23/05/26	In process		Shop top housing	Previous plan: 102 apartments incl 15% aff hsg
235 Parramatta Rd Five Dock (Officeworks location)	228	1	17	Y	23	KWC Capital PL	Five Dock	Y	17/04/26	SSD-256963/ SSD-96618959	Prepare EIS	23/05/26	In process		Shop top housing	The site is currently developed and contains a specialised retail premises comprising an Officeworks tenancy, medical centre and pharmacy with associated at-grade car parking. The site is adjacent to fast food outlets, McDonalds and KFC, as well as a Shell service station. These developments are connected via a slip-road off Parramatta Road and share various rights of way. State Significant Development Declaration Order (No.10) 2025 (the Order) stated that the Housing Delivery Authority (HDA) declared that development specified in EOI-247363 including a mixed-use development comprising public worship and shop-top housing with the provision of affordable housing at 171 Great North Road, 175 Great North Road, 177-179 Great North Road, 1A Henry Street, 1B Henry Street, Five Dock (the site) is State Significant Development (SSD).
171 Great North Road, 177- 179 Great North Road, Five Dock And 1A-1B Henry Street, Five Dock.	212	2	20	Y		Traders in Purple	Five Dock	Y		SSD-113508 741	Prepare EIS	23/05/26	Yes			<ul style="list-style-type: none"> The demolition of the existing buildings on the site, except for St Alban's Anglican Church and St Alban's Church Rectory which are both listed as heritage items in the Canada Bay LEP as Item I226 and Item I227, respectively. The construction of two 20-storey towers, comprising: <ul style="list-style-type: none"> Areas for public worship on the Ground Floor and areas for retail on the Ground Floor and Level 1; and Approximately 212 dwellings on Level 1 to Level 19, including 15% of the residential gross

Main

4 And 4A Cavell Avenue, Rhodes - Cavell Avenue Seniors Housing	72	1	8	Y		Royal Freemasons Benevolent Institution	Rhodes	Y	SSD-834982 11	Prepare EIS	23/05/26	In process	Demolition and construction of an 8-storey building over two basement levels with 124 car parking spaces, comprising 72 ILUs, 30 RCF beds, and ancillary ground floor uses, a through-site pedestrian link and retention of heritage significant trees.
72-76 St Georges Crescent, Drummoyne	154	2	10	Y	32	Drummoyne Harbourside PL	Drummoyne	Y	SSD-111289 990	Prepare EIS	23/05/26	In process	In-fill Affordable Housing
Approx	5,336		36										

Updated 22/5/2026
SSD

Details of the declared projects can be viewed online: <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority>
https://www.planningportal.nsw.gov.au/major-projects/projects/status=Determination&lga=27&development_type=All&industry_type=All&case_type=State+Significant+Development

Rhodes

Address	Number of dwellings	No of buildings	Max height in storeys
6-8 Cavell Avenue And 65-75 Blaxland Road, Rhodes	170	7	0
4 And 4A Cavell Avenue, Rhodes - Cavell Avenue Seniors Housing	72	1	8
43B-57 Blaxland Road, 2A, 2B And 2D Cavell Avenue, 448-458 Concord Road & 2A Llewellyn Street, Rhodes	649	7	29
23-29 Marquet Street, Rhodes	361	1	39
32-42 Cooper Street, Strathfield	204	1	21
63-69 Victoria Road, Drummoyne; and 45 Day Street, Drummoyne	67	1	10
235 Parramatta Rd Five Dock	228	1	17
72-76 St Georges Crescent, Drummoyne	154	2	10
25-27 Leeds Street, Rhodes	401	6	17
1, 7-11 Averill Street And 2-2A, 7-13, 8-16 & 17-23 Leeds Street, Rhodes	2020	9	48
15-17 And 25-31 Blaxland Road And 440-442 Concord Road, Rhodes	488	2	21
9 Blaxland Road, Rhodes & 424 Concord Road, Rhodes	313	1	48
1-9 Marquet St Rhodes	274	0	42
171 Great North Road, 177-179 Great North Road, Five Dock And 1A-1B Henry Street, Five Dock.	212	2	20
	5,613		
Later stages			
7-13 Leeds Street, Rhodes (Leeds & Averill Stage 3)	573	2	44
1 Averill Street, Rhodes And 2 Leeds Street, Rhodes (Leeds & Averill Stage 4)	352	2	30

Rhodes

Affordable apartments	Approval	In Council PPTX	Suburb	On map
0	In process	C	Rhodes	Y
0	In process	D	Rhodes	Y
108	In process	E	Rhodes	Y
72	In process	H	Rhodes	Y
0	In process		Strathfield	
0	In process		Drummoyne	
23	In process		Five Dock	
32	In process		Drummoyne	
68	Yes	A	Rhodes	Y
0	Yes	B	Rhodes	Y
0	Yes	F	Rhodes	Y
61	Yes	G	Rhodes	Y
44	Yes	I	Rhodes	Y
0	Yes		Five Dock	
0	Yes			
0	Yes			