

Consultation Outcomes Report

Rhodes East Mixed-Use Development (SSD-68363729)

15-17 and 25-31 Blaxland Road and 440-442 Concord Road, Rhodes

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Ecove Group Pty Limited



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Version No.	Date of issue	Prepared by	Approved by
1.0 (DRAFT)	26/10/2024	AP, ZC	NW
2.0 (TOA)	20/12/2024	AP, ZC	NW
3.0 (FINAL)	15/01/2025	AP	NW
4.0 (RTS)	12/08/2025	ZC	NW

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Executive Summary

This Consultation Outcomes Report has been prepared for Ecove Group Pty Limited (Ecove) to accompany a State Significant Development Application (SSDA) (SSD-68363729) for the construction and operation of a mixed use development comprising retail, fire station, commercial, seniors housing and residential uses on land identified as 15-17 and 25-31 Blaxland Road and 440-442 Concord Road, Rhodes (the site).

The following chapters detail the engagement undertaken, and feedback received, directly addressing the Secretary's Environmental Assessment Requirements (SEARs) issued on 26 March 2024 for the proposal.

1.1 Engagement carried out

The engagement program was carried out with stakeholders considered most likely interested in or directly impacted by the proposal. The purpose of the engagement process for this submission was to ensure that these stakeholders, were informed of the proposed development and had an opportunity to provide feedback and ask questions prior to lodgement.

To ensure engagement was consistent with the Department of Planning, Housing and Infrastructure's (DPHI) *Undertaking Engagement Guidelines for State Significant Projects* and complied with the engagement requirements outlined in the SEARs, engagement was undertaken with:

- City of Canada Bay (Council)
- Transport for NSW (TfNSW)
- Fire and Rescue NSW
- Adjoining property owners (Billbergia, owners of 31 Blaxland Rd* and Meriton)
 - *Since lodgement of the SSDA, Ecove has acquired 31 Blaxland Road and incorporated the site into the overall development plans.
- Community stakeholders, including surrounding property owners, residents and businesses near to the site as well as local elected representatives
- Department of Planning, Housing and Infrastructure (DPHI)

Additional consultation has also been undertaken post lodgement with DPHI, City of Canada Bay and the Design Integrity Panel and is detailed in the Submissions and Amendment Report prepared by Ethos Urban.

1.2 Engagement activities

The following engagement activities were undertaken to inform and consult with the stakeholders on the proposal:

- **Letterbox drop of community notification flyer** to 5,388 households and businesses, which included information about the proposal and details on how to provide feedback.
- **Community information drop-in session** – including 6 information display boards, attended by members of the project team.
- **Community information webinar** - including a formal presentation from the key members of the project team and an opportunity for attendees to ask questions via a Q&A.
- **Social impact feedback survey** - a short anonymous survey was included on the community notification flyer to help inform the Social Impact Assessment.
- **Individual project briefings** - with government agencies, Council, the Local Member for Reid Sally Sitou and the State Member for Drummoyne, Stephanie Di Pasqua.
- **Dedicated project enquiry hotline and email** – available during business hours to respond to questions and receive project feedback.

1.3 Government stakeholders and Council feedback

Key themes of feedback received from Government stakeholders and Council during the engagement program included:

- Details around the southern plaza's proposed finished floor levels (FFL).

- Co-ordination of the Rhodes Gateway East Land Bridge and Plaza.
- Stormwater co-ordination
- Resolution on provisions for future pedestrian bridge provisions
- Principles and Guidelines for the incorporation of the new Rhodes Fire Station.

1.4 Community feedback

Key themes of feedback received from the community across engagement activities included:

- Concerns related to pressure on local transport infrastructure
- Concerns related to increased traffic generation and road congestion at key pedestrian crossings and intersections
- Importance of local transport and community infrastructure to support the growing density of the Rhodes area in general
- Support for local retail and ground-level street activation and landscaping
- General support and interest in the Seniors Housing component of the proposal

1.5 Next steps

The feedback received through this process has been addressed throughout the development of the Environmental Impact Statement (EIS) as well as summaries within the feedback tables located within **Section 5.0 below**.

1.0 Introduction

This Consultation Outcomes Report has been prepared to outline the key issues raised by the local community and key stakeholders as part of the preparation of the State Significant Development Application (SSDA) for the Rhodes East Mixed-Use Development. This Report has been prepared in response to the requirements contained within the Planning Secretary's Environmental Assessment Requirements (SEARs) for SSD-68363729 (issued 26 March 2024) and directly responds to the relevant SEAR(s) outlined in **Table 2** below.

1.1 The Application

The proposed development seeks to facilitate high quality housing and aged care living at a strategically located site. It seeks to provide landscaped open space with retail uses to support street activation, as well as deliver an upgraded fire station replacing the existing station currently on the site. It delivers a built form outcome that is consistent with the desired future character of the Rhodes Place Strategy and the outcomes of the Design Competition undertaken earlier in 2024.

Specifically, the initial SSDA sought development consent for:

- Site preparation works, including demolition of existing structures, bulk excavation and tree removal.
- Construction and operation of a mixed-use development including:
 - Ground level retail uses.
 - A fire station at the north-eastern corner of the ground level at the Concord Road frontage.
 - Three podium levels of seniors housing including 30 independent living units and a residential aged care facility with 93 beds.
 - Two (2) residential towers with a maximum height of 26 and 22 storeys respectively above Blaxland Road, accommodating 348 residential dwellings.
 - Four (4) basement levels including car, bicycle and motorcycle parking.
- Landscaping and public domain works including a public plaza along the southern boundary and a central garden courtyard fronting Blaxland Road; and
- Extension and augmentation of services and infrastructure as required.

It is noted that, since lodgement, the scope of the SSDA has been revised to include amendments that have not been subject to public consultation. The SSDA now seeks consent for the following:

- Site preparation works, including demolition of existing structures, bulk excavation and tree removal.
- Construction and operation of a mixed use development including:
 - Ground level retail uses.
 - An emergency services facility at the north-eastern corner of the ground level at the Concord Road frontage.
 - Three podium levels of seniors housing including 30 independent living units and a residential aged care facility with 102 beds.
 - Two (2) residential towers with a maximum height of 25 and 22 storeys respectively, above Blaxland Road, accommodating 356 residential dwellings.
 - Four (4) basement levels including car, bicycle and motorcycle parking.
- Landscaping and public domain works including a public plaza along the southern boundary and a central garden courtyard fronting Blaxland Road.
- Extension and augmentation of services and infrastructure as required.

For a detailed description and comparison of amendments made as part of the amended proposal, refer to the Submissions & Amendment Report prepared by Ethos Urban.

1.2 The Site

The site is identified as 15-17 and 25-31 Blaxland Road and 440-442 Concord Road, Rhodes. It is located within the Canada Bay Local Government Area (LGA) and comprises eight (8) lots with an area of approximately 6,074m². It

includes an approximate 130m frontage to Concord Road to the east and 129m frontage to Blaxland Road to the west.

Concord Road is classified as a State road and includes six (6) lanes of traffic. Rhodes railway station is located directly adjacent to the site to the west across Blaxland Road and is serviced by the T9 Northern line on the Sydney Trains heavy rail network.

The existing development on the site comprises multiple buildings including Rhodes Fire Station operated by Fire and Rescue NSW, a low-rise residential flat building, dwelling houses and a commercial building.

The site is described in **Table 1** below and illustrated in **Figure 1** following.

Table 1 Site Description

Ref.	Legal description	Address
1	Lot D DP 432340	31 Blaxland Road
2	Lot C DP 432340	442 Concord Road 440 Concord Road
3	Lot C DP 411859	
4	Lot D DP 411859	
5	Lot E DP 411859	
6	Lot F DP 411859	27 Blaxland Road
7	SP 71065	25 Blaxland Road



Figure 1 Site Aerial Map (revised)

Source: Nearmap, edits by Ethos Urban

1.3 Design Competition

Ecove Group was required under Clause 7.2 of the Canada Bay Local Environmental Plan 2013 (Canada Bay LEP 2013) to undertake an Invited Architectural Design Competition for the site. As such, a Design Competition was held over a 6-week period from 23 July 2024 – 30 August 2024), which is followed by Design Team presentations and Jury Deliberations concluding on the 13 September 2024.

Following Jury Deliberations, the Jury unanimously selected the Bates Smart and Turf Design Studio scheme as the winner.

Following, the competition of the Bates Smart and Turf Design Studio scheme has undergone design development to address technical items and Jury recommendations in concert with other outstanding matters to demonstrate the achievement of design excellence for this SSDA.

1.4 Assessment Requirements

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 26 March 2024 and issued for the SSDA (SSD-68363729). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2 SEARs Requirements

SEARs Requirement	Report Section / Response
Item 27 - Industry Specific SEARs	
<i>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</i>	
<ul style="list-style-type: none"> the relevant Department assessment team. 	Section 0
<ul style="list-style-type: none"> any relevant local councils. 	Section 5.3
<ul style="list-style-type: none"> any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). 	Section 0
<ul style="list-style-type: none"> the community 	Section 5.1
<ul style="list-style-type: none"> if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation 	Section 0
Item 2 - Industry Specific Cover letter	
Additional Assessment Requirement	
<i>Details of consultation with the southern adjoining property owner, City of Canada Bay, Transport for New South Wales (TfNSW) and Rural Fire Service (RFS) regarding the implementation of the Station Bridge Plaza and the construction of a fire station on the site.</i>	Section 5.1 and Section 5.4 Note – Fire and Rescue NSW are current operators of the Rhodes Fire Station and were consulted as part of this application.

2.0 Community & Stakeholder Engagement

This section details the community and stakeholder engagement activities delivered to support the development of the proposal. This engagement methodology and its outcomes have been informed by and are consistent with the NSW Department of Planning, Housing and Infrastructure's (the Department) *Undertaking Engagement Guidelines for State Significant Projects*.

2.1 Engagement Approach and Objectives

Given the scale and scope of the project, the engagement program was designed to be practical and targeted. Key features of the proposal, as well as how to find out further information, were provided to the community in addition to avenues for providing feedback and inputs directly to the project team. The engagement was guided by the following principles:

- **Be timely** – Providing the community, authorities and stakeholders with the opportunity to provide important feedback prior to lodgement of the SSDA
- **Be informative** - Inform the community about the proposed development including the project vision and proposed community benefits to draw out meaningful feedback
- **Be genuine and constructive** – Providing transparent and genuine opportunities for people to participate
- **Be accessible** - Facilitate an open and transparent engagement process that provides meaningful opportunities for the community to provide feedback about the proposed development
- **Be transparent** - Respond to concerns raised by the community and document all feedback.

2.2 Engagement Guidelines for State Significant Projects

The engagement process sought to capture an accurate understanding of key local issues within the community, identify potential ways to respond to areas of impact, and deliver clear communication between stakeholders and the project team. The Engagement Strategy adhered to the Department of Planning and Environment's *Undertaking Engagement Guidelines for State Significant Projects (November 2021)* by:

- Engaging with relevant NSW Government agencies, Council, close neighbours, and targeted members of the community
- Informing the surrounding community to the site about opportunities to consult with the project team
- Explaining how community feedback will be considered and documented
- Providing relevant information in plain English so that potential impacts and implications can be readily understood
- Providing channels of communication to gather feedback directly to the project team.

2.3 Alignment with IAP2 Public Participation Spectrum

To determine the appropriate level of engagement for each stakeholder, the IAP2 Spectrum of Public Participation has been applied, classifying stakeholder groups by their known and/or perceived levels of interest and influence on the project.

In relation to the overall project scope, this project sits at **Consult** level.

Ecove sought feedback on the proposed development of a new mixed use development comprising retail, fire station, commercial, seniors housing and residential uses that informed the Environmental Impact Statement which forms part of the State Significant Development Application for the building.

The following figure provides an overview of this spectrum.

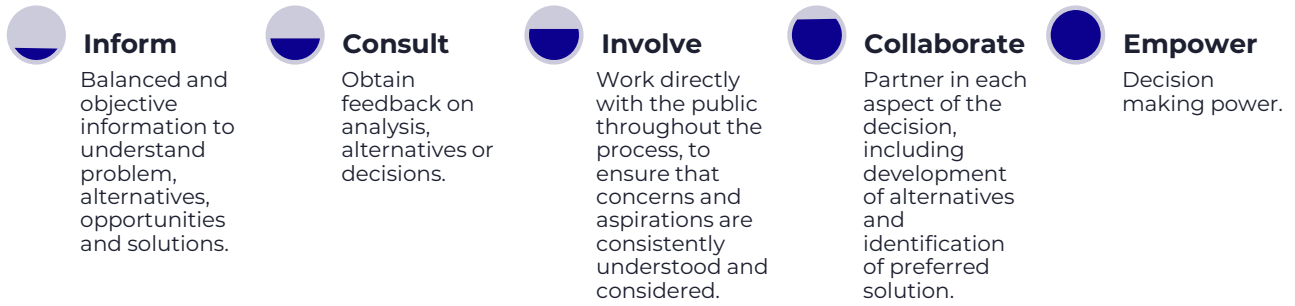


Figure 2 IAP2 Spectrum of Public Participation

Source: IAP2

3.0 Stakeholder Identification

Table 3 below outlines the project stakeholders anticipated to be impacted by the proposed development, their potential interests and how they were engaged on this proposal.

Table 3 Stakeholder Matrix

Stakeholder	Key Interests	IAP2 Level of Participation	Engagement method
Local Council			
City of Canada Bay Council	<ul style="list-style-type: none"> Consistency with Rhodes Place Strategy and Rhodes Station Gateway character area Compliance with LEP and DCP controls. Compliance with housing cap for Rhodes Precinct 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> Consultation required by SEARs Pre-lodgement briefings SEARs application advice Ongoing correspondence with Project Team Observers in the Design Competition
Government Agencies and Utilities			
Department of Planning and Environment – inclusive of Water Group	<ul style="list-style-type: none"> Compliance with SEARs Compliance with State Environmental Planning Policies (SEPPs) Consultation and engagement with relevant stakeholders 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> Consultation required by SEARs SEARs application advice Observers in the Design Competition
Transport for NSW (TfNSW)	<ul style="list-style-type: none"> Implementation of the Station Bridge and Station Bridge Plaza Construction pedestrian and traffic impacts and management around Rhodes Station Green travel plan Parking and access 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> SEARs application advice Various project briefings
Fire and Rescue NSW	<ul style="list-style-type: none"> Operation, design and coordination of new fire station Compliance with relevant regulations and guidelines 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> Consultation as required by SEARs SEARs application advice Various project briefings
Elected Members			
State Member for Drummoyne Stephanie Di Pasqua, MP	<ul style="list-style-type: none"> Alignment with strategic policy Economic benefits Concerns from constituents 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> Individual project briefing Provided copy of Community Notification flyer and invitation to attend community engagement events
Federal Member for Reid Sally Sitou	<ul style="list-style-type: none"> Alignment with strategic policy Economic benefits Concerns from constituents 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> Individual project briefing Provided copy of Community Notification flyer and invitation to attend community engagement events
Adjoining landowners/tenants			
Southern landowners adjoining property owner (Billbergia)	<ul style="list-style-type: none"> Implementation and coordination of the Station Bridge and Station Bridge Plaza 	<ul style="list-style-type: none"> Consult 	<ul style="list-style-type: none"> Consultation as required by SEARs

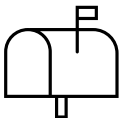


Stakeholder	Key Interests	IAP2 Level of Participation	Engagement method
	<ul style="list-style-type: none"> • Site access • Project timeline • Opportunities to provide feedback • Construction impacts 		<ul style="list-style-type: none"> • Ongoing correspondence with Project Team • Community notification flyer
Owners of 31 Blaxland	<ul style="list-style-type: none"> • Site Isolation • Project timeline • Opportunities to provide feedback • Construction impacts 	<ul style="list-style-type: none"> • Consult 	<ul style="list-style-type: none"> • Ongoing correspondence with Project Team
33-41 Blaxland Road, 1-5 Llewellyn Street (Meriton)	<ul style="list-style-type: none"> • Project timeline • Opportunities to provide feedback • Construction impacts 	<ul style="list-style-type: none"> • Consult 	<ul style="list-style-type: none"> • Community notification flyer • Ongoing correspondence with Project Team
Current site tenants (of the proposal – owned and managed by Ecove)	<ul style="list-style-type: none"> • Business continuity during the design/planning phases • Project timeline • Loss of tenancy and relocation impacts • Impacts to leasing agreements and operational continuity • Opportunities for future tenancy 	<ul style="list-style-type: none"> • Consult 	<ul style="list-style-type: none"> • Ongoing correspondence with Ecove's internal sales and leasing team.
<ul style="list-style-type: none"> • 442 Concord Rd, Rhodes NSW 2138 (detached house) • 440 Concord Rd, Rhodes NSW 2138 (detached houses) • 25 Blaxland Road, Rhodes NSW 2138 (low-rise residential flat building) 			
Community			
<ul style="list-style-type: none"> • Residents • Local businesses and landowners 	<ul style="list-style-type: none"> • Traffic, parking and access during construction and operation • Height and visual changes • Opportunities to provide feedback • Capacity of local transport system. 	<ul style="list-style-type: none"> • Consult 	<ul style="list-style-type: none"> • Notification flyer • Drop-in session • Online webinar • Enquiry 1800 number and email address • Social Impact Survey
Community and representative groups	<ul style="list-style-type: none"> • Construction impacts • Crime prevention and resident safety • Solar and privacy impacts • Traffic impacts • Potential future use of any communal spaces such as Plaza • Accessibility 	<ul style="list-style-type: none"> • Consult 	<ul style="list-style-type: none"> • Direct email outreach including a copy of the community notification flyer
<ul style="list-style-type: none"> • Rhodes Action Group • Rhodes Multicultural Community Association • Church: Cornerstone Rhodes - Presbyterian • St. Mary & St. Merkorious Coptic Orthodox Church 			
First Nations Stakeholders			
Metropolitan Local Aboriginal Land Council Other registered Aboriginal Parties	<ul style="list-style-type: none"> • As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Biosis consulted with the Metropolitan Local Aboriginal Land Council and other registered Aboriginal parties as required to determine the cultural significance of objects and/or places on and surrounding the site. 	<ul style="list-style-type: none"> • Consult 	<ul style="list-style-type: none"> • Engagement process/details provided in the ACHAR. • Engagement as part of Connecting with Country processes

4.0 Engagement Process

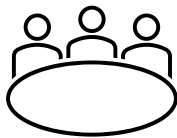
4.1 Community Engagement Activities

The table below outlines the community engagement activities undertaken to support this proposal, including the targeted stakeholder and level of reach. Detailed feedback from these engagement activities and the project response is included in **Section 5.0** further below.

Table 4 Community engagement activities

Engagement activity	Targeted stakeholder	Reach
<p>Letterbox drop of community notification flyer</p> 	Community stakeholders, adjoining landowners and site tenants	<p>A community notification flyer was delivered to 5,388 letterboxes of surrounding residents and businesses on 18 November 2024. The flyer included information about the proposal and an invitation to attend a community information webinar information or in-person drop-in session. It also provided a QR code link to complete a short anonymous survey to support the Social Impact Assessment.</p> <p>A copy of the flyer is included in Appendix A.1 of this report, and the flyer distribution map is included in Appendix A.2.</p>
<p>Community drop-in session</p> 	Community stakeholders, adjoining landowners and site tenants	<p>An in-person community information session was held on 3 December 2024 on-site to provide local residents and businesses the opportunity to meet the project team, ask questions and provide feedback on the proposal.</p> <p>The drop-in session recorded 19 formal registrations, with attendance by 11 community members and two (2) representatives from the Rhodes Fire Station. Six (6) project information display boards were displayed around the room, providing information about the proposal. Members of the project team including the representatives from the Architecture, Planning and Ecove team were present to answer questions.</p> <p>A copy of the information boards is available at Appendix A.3 of this report.</p>
<p>Community Webinar</p> 	Community stakeholders, adjoining landowners and site tenants	<p>A community webinar was held on 5 December 2024 from 5:00-7:00pm via Zoom. The webinar received 16 registered participants, with 9 attending the session. The webinar included an overview of the proposal and a Q&A in which attendees could submit questions and feedback via the chat function. Questions were answered 'live' by the project team during the session.</p> <p>A copy of the webinar presentation is available at Appendix A.4.</p>
<p>Individual project briefings</p>	Community groups Local and State Members of Parliament	<p>Individual project briefings were offered via email to the following elected representatives and community groups.</p> <ul style="list-style-type: none"> • Sally Sitou, Federal Member for Reid • Stephanie Di Pasqua, State Member for Drummoyne

Engagement activity	Targeted stakeholder	Reach
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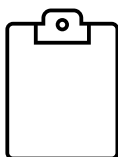
- Church: Cornerstone Rhodes – Presbyterian
- Rhodes Multicultural Community Association
- Rhodes Action Group

An in-person briefing was held on 11 December 2024 between the Ecove project team and State Member for Drummoynes, Stephanie Di Pasqua.

A virtual project briefing was held on 18 December 2024 with Federal Member for Reid, Sally Sitou.

Community engagement survey to inform the Social Impact Assessment

All community stakeholders



As part of the research undertaken to inform the project's Social Impact Assessment, a survey was undertaken to understand the various aspects of community life that may be affected by the project, how the project team can mitigate potential impacts, and how the project's benefits can be maximised. A link to this survey was made available a QR code on all the engagement material and was open for 3 weeks from 18 November 2024 to 10 December 2024.

The project team received **29 responses** in total from people who identified as residents. A detailed analysis of the survey results can be found within the Social Impact Assessment prepared by Ethos Urban.

Enquiry management

All community stakeholders



A public email address and phone number were promoted via all project communications, including the community notification flyer, webinar and drop in registration as well as direct stakeholder email outreach.

To date, four **(4) calls**, and three **(3) emails** have been received by the project team and all have been responded to.



Figure 3 Photos of the Community drop-in session held on 3 December 2024

Source: Ethos Urban

5.0 Feedback and Project Response

The following section outlines the main issues raised by the community and stakeholders during the various engagements activities and how the project has responded. Key themes that arose during the consultation period across stakeholder groups included:

- Concerns related to pressure on local public transport networks and infrastructure delivery delays
- Concerns around increased traffic generation and congestion
- Clarity around project timeline and construction timings
- Concerns relating to impacts on neighbouring residential buildings on views, solar access and privacy
- Positive sentiment regarding retail and commercial uses at ground level
- Positive sentiment toward upgrades to the Rhodes Fire Station
- Positive sentiment toward providing seniors housing options

It is noted that, since lodgement, the scope of the SSDA was revised to include amendments that have not been subject to public consultation as such the following sections detail feedback received in response to the initial project description outlined in **Section 1.1**.

Additional consultation has also been undertaken with DPHI, Council and Design Integrity Panel post lodgement and is detailed in the Submissions and Amendment Report prepared by Ethos Urban.

5.1 Community feedback

The table below outlines combined feedback from the community drop-in session, community webinar, SIA survey and the dedicated project enquiry channels (phone-line and email).

Table 5 Consolidated Community Feedback Summary

Topic	Detail	Project Response
Traffic congestion	<ul style="list-style-type: none"> • Concerns about increased traffic congestion due to increased density • Specific issues with existing congestion on Llewelyn Street • Desire for an additional Parramatta River crossing to ease traffic on Concord Road • Concerns around worsening traffic congestion and limited parking, both for residents and commuters using Rhodes Station. 	<ul style="list-style-type: none"> • The project team acknowledged community concerns regarding the potential for the project to worsen existing traffic congestion in the surrounding area. As part of the SSDA, a comprehensive Traffic Impact Assessment was conducted. This assessment evaluated current traffic conditions, projected traffic volumes, and potential impacts resulting from the proposed development. • On-site basement parking has been provided in line with this detailed assessment. • Details on how traffic impacts will be mitigated can be reviewed in detail within the Traffic Impact Assessment prepared by Parking and Traffic Consultants (PTC) • The project team notes that the delivery of broader infrastructure upgrades, such as new transport links and train station upgrades, falls outside the scope of this project.
Overdevelopment and pressures on local transport infrastructure	<ul style="list-style-type: none"> • Some local residents expressed concern about the increasing number of high-rise buildings in Rhodes, noting that the peninsula is limited in size and already densely developed. • Concerns raised about Rhodes becoming overcrowded, with reference to neglected public spaces, litter, increased crime and insufficient maintenance. 	<ul style="list-style-type: none"> • The proposed development is aligned with the dwelling cap targets under the Rhodes Place Strategy 2021 which limits development of the Rhodes East precinct to a maximum of 3,000 dwellings until major transport services are on track for delivery. • Where possible, the Project Team is committed to minimising traffic-related

Topic	Detail	Project Response
	<ul style="list-style-type: none"> • Suggestions included limiting further high-rise developments and ensuring future projects contribute to improving public infrastructure and amenities. • Questions were raised about potential upgrades to public transport, including train station capacity, bus services, and connectivity improvements. • Residents cited current overcrowding on buses and trains, even during early morning hours, as evidence of urgent infrastructure needs. • Residents stressed the need for proactive infrastructure planning before approving additional developments. 	<p>impacts directly related to the project. However, it should be noted the delivery of broader infrastructure upgrades, such as new transport links and train station upgrades, falls outside the scope of this project.</p> <ul style="list-style-type: none"> • Enquirers were encouraged to contact their local elected representatives and councillors to express their concerns and reinforce the need for timely and coordinated transport upgrades to keep up with the approved density targets.
Building heights	<ul style="list-style-type: none"> • Clarification was requested on the maximum height of proposed towers, with inconsistencies noted between previous communications and webinar discussions. • Concerns expressed that tower heights may be increased without proper process or consultation as had been done on neighbour development. 	<ul style="list-style-type: none"> • It was acknowledged that the design of the project was still being refined at the time of the communications being issued. • It was confirmed that the Proposal would seek consent for two (2) residential towers of 22 and 26 storeys respectively, above Blaxland Road.
Construction impacts	<ul style="list-style-type: none"> • Queries around the hours of construction • Concerns about noise produced from significant construction like piling and jackhammering. 	<ul style="list-style-type: none"> • The project team confirmed that construction activities will occur within the standard construction hours specified within the development consent if approved. • A preliminary construction management plan (CMP) will be prepared in the next phase of the project, if approved. It will detail proposed mitigation measures to limit disruption to neighbours.
Site Isolation	<ul style="list-style-type: none"> • Concerns about the site isolation of 31 Blaxland Rd* under current planning policies. 	<ul style="list-style-type: none"> • The project team understands that numerous offers to purchase 31 Blaxland Road have been made in recent years. These offers have been rejected by the owner of 31 Blaxland Road*. This matter is addressed in more detail within the EIS. • *Since lodgement, Ecove has acquired 31 Blaxland Road and incorporated the site into the overall development plans which has resolved this matter.
Project timeline	<ul style="list-style-type: none"> • Queries around the project timeline for the future stages of development. 	<ul style="list-style-type: none"> • The project team acknowledged queries regarding the project timeline for future development stages. The current intention is to commence construction as soon as the necessary approvals are granted. • The project team are targeting lodgement of the State Significant Development Application (SSDA) with NSW Department of Planning, Housing and Infrastructure (DPHI) in the coming months. • It was noted that a detailed timeline remains uncertain due to the complexities of the site and the State Significant Development Application (SSDA) process.

Topic	Detail	Project Response
Clarification on development details	<ul style="list-style-type: none"> Specific queries were submitted about the project's height in floors and RL meters, apartment mix (including the number of bedrooms), and affordable housing provisions. Residents sought clarity on commercial use plans, connectivity enhancements like the station plaza bridge. 	<ul style="list-style-type: none"> Details on the proposed apartment mix, heights and Relative Levels are detailed within the EIS and architectural plans. The proposal includes ground-level retail spaces, three podium levels dedicated to seniors housing with 30 independent living units and a 93-bed residential aged care facility, along with 348 residential dwellings. It also features landscaping and public domain enhancements, including a public plaza along the southern boundary and a central garden courtyard fronting Blaxland Road, designed to connect to a future station plaza bridge.
Reflectivity and amenity impacts on neighbouring residential buildings	<ul style="list-style-type: none"> Concerns with the reflection of the sun on neighbouring buildings and dwellings from the new proposal. 	<ul style="list-style-type: none"> The project team noted that the building design carefully considers the potential impact of sunlight reflection on neighbouring buildings and dwellings. To minimise glare and heat reflection, the design team have deliberately selected materials with lower reflectivity. Additionally, the design incorporates shading elements, strategic facade orientations, and materials with specialised coatings to further reduce solar reflection and its potential effects on the surrounding environment.
Rhodes Fire Station	<ul style="list-style-type: none"> General support for the integration, upgrades and re-housing of the Rhodes Fire Station 	<ul style="list-style-type: none"> Noted by the project team
Seniors Housing	<ul style="list-style-type: none"> General support and interest in the seniors housing component of the proposed design Some expressed need for more seniors housing choice/options 	<ul style="list-style-type: none"> Noted by the project team
Street-level activation and public space	<ul style="list-style-type: none"> General support for providing high-quality active green space and retail tenancies that will help activate Blaxland Road. Interest in what these tenancies might be 	<ul style="list-style-type: none"> Noted by the project team Project team noted retail tenancies are still to be confirmed at this early stage of the design process.

5.1.1 Neighbouring Landowner Briefings

Ecove has maintained ongoing correspondence with the owners of the site's neighbouring properties. Details of the feedback received, and the project response are summarised in the table below.

Engagement with southern neighbour - Billbergia

Table 6 Engagement with southern neighbouring landowner - Billbergia

How this group was engaged	Summary of feedback/comments	Project Response
An email was sent to Billbergia's Planning Consultants, Urbis, informing them that Ecove progressing with the lodgement of the SSDA on 21 November 2024. A copy of the proposed ground plan and the adjoining plaza design was shared for their review and feedback before finalising the submission.	A response was received from Billbergia on 27 November 2024. The response pertained to the proposed plaza's finished floor levels (FFL). Billbergia proposed adjusting the plaza's levels with a gradual 1:40 slope from RL8.8m at the southern boundary to RL8.4m at the northern boundary for smoother integration.	Ethos Planning and Ecove responded to Billbergia on 5 December 2024 confirming that the level of the plaza to the south of the Ecove site is RL 8.4m. This was also reiterated in the Ethos Planning submission of 3 September 2024 made in relation to SSD-67424709.

Engagement with Meriton

In June 2024 Meriton approached Ecove seeking permission to locate structural anchors into Ecove's Northern boundary. Ecove provided permission for the structural anchors and executed a licence agreement with Meriton in June 2024. Ethos Planning and Ecove will continue to consult with their site neighbours as plans develop and the SSDA progresses.

Engagement with owner of 31 Blaxland Road

The project team understands that numerous offers to purchase 31 Blaxland Road have been made in recent years. These offers have been rejected by the owner of 31 Blaxland Road. Since lodgement, Ecove has acquired 31 Blaxland Road and incorporated the site into the overall development plans, which has resolved this issue. This matter is addressed in more detail within the EIS and Submissions & Amendment Report prepared by Ethos Urban.

5.1.2 Elected Representative Briefings

Table 7 Elected Representative Briefings

Stakeholder	How this group was engaged	Summary of feedback/comments	Project Response
Sally Sitou – Federal Member for Reid	Ecove contacted Sally Sitou MP via email on 18 November 2024, providing an overview of the proposed development and an invitation for a briefing with the project team. Ecove provided a briefing to Ms Sitou on the 18 December 2024.	<ul style="list-style-type: none"> Ms. Sitou expressed support for the aged care on the site including plans for its existing site, the net increase in aged care beds, and arrangements to ensure its a long-term use on the site. Queried the lack of inclusion of childcare on the site, concern by the lack of childcare in Rhodes more broadly 	Ecove will continue to inform Sally Sitou – Federal Member for Reid as plans progress.
Stephanie Di Pasqua - State Member for Drummoyne	Ecove contacted Stephanie Di Pasqua, MP via email on 18 November 2024, providing an overview of the proposed development and an invitation for a briefing with the project team. A meeting was held on the 11 December 2024.	<ul style="list-style-type: none"> Ms. Di Pasqua expressed support for the inclusion of the fire station due to its historical significance and welcomed the increased number of aged care beds. She acknowledged the planned future bridge and noted that funding is expected from State contributions. She also acknowledged the significantly lower proposed building heights of the proposal in relation to nearby Meriton and Billbergia projects. Concerns about the rail station's capacity and potential upgrades were recognised, with funding anticipated from the State Government. Site enhancements, including a new tree canopy and public space improvements, were discussed, along with the delivery of affordable housing under Council provisions. An overview of the project timeline, including the expected exhibition date and construction commencement, was also provided. 	Ecove will continue to inform Stephanie Di Pasqua – State Member for Drummoyne as SSDA progresses.

5.2 Aboriginal stakeholder feedback

Engagement with Aboriginal stakeholders was undertaken as part of the project's Aboriginal and Cultural Heritage Assessment Report (ACHAR) by Biosis. A summary of the feedback is included in the table below.

Table 8 *Aboriginal stakeholder feedback*

Stakeholder	How this group was engaged	Project Response
Metropolitan Aboriginal Land Council (MLALC)	<ul style="list-style-type: none"> As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Biosis consulted the MLALC as required to determine the cultural significance of objects and/or places on and surrounding the site. A range of contact methods were used including email and phone. 	<ul style="list-style-type: none"> Further details about engagement with the MLALC is provided in the ACHAR, submitted as part of the EIS. Ecove used the ACHAR to inform the proposal's approach to, and understanding of, the potential impacts affecting this community. Ecove and Biosis will continue to engage and provide project updates to the MLALC, in addition to providing the opportunity for MLALC to provide comment or feedback.
Registered Aboriginal Parties (RAPs)	<ul style="list-style-type: none"> As part of the ACHAR, Urbis Heritage consulted the RAPs as required to determine the cultural significance of objects and/or places on and surrounding the site. As of the date of the Biosis report, approximately 7 RAPs have registered interest in the proposal. 	<ul style="list-style-type: none"> Further details about the engagement process and feedback from the RAPs is provided in the ACHAR, submitted as part of the EIS. Ecove and Biosis will continue to engage and provide project updates to the RAPs as required, in addition to providing the opportunity for the RAPs to provide comment or feedback.

5.3 City of Canada Bay Council

The project team undertook consultation with City of Canada Bay, including various correspondence, meetings and briefings. Details of key feedback raised is included in the table below.

Table 9 *Council feedback*

Stakeholder	How this group was engaged	Stakeholder feedback	Project team response
Roads and Traffic Team	Council held a meeting on 31 May 2023 with TfNSW, the Department of Planning and Environment (formerly DPE), and adjoining landowners including Billbergia in relation to the Rhodes Gateway East Land Bridge and Plaza.	<ul style="list-style-type: none"> Outcomes of this meeting informed subsequent engagement in relation to the Rhodes Gateway East Land Bridge and Plaza. This included a request for adjoining landowners, Billbergia and Ecove, to work with TfNSW to ensure the design of the plaza enables the delivery of a future bridge. 	<ul style="list-style-type: none"> Ecove has worked with Billbergia and TfNSW in relation to the Rhodes Gateway East Land Bridge and Plaza. Further details are included in each relevant stakeholder's section within this table. Ecove will continue to work with Billbergia and TfNSW as plans progress.
Statutory Planning Manager and Development Engineer	A meeting was held with City of Canada Bay staff.	<ul style="list-style-type: none"> The meeting focused on stormwater pipe traversing the Northern part of the site and also three (3) proposed Kiosk locations on Concord Road 	<ul style="list-style-type: none"> Ecove agreed on the proposed stormwater design and kiosk locations. Ecove will continue to work with Council as needed to ensure outcomes delivered.
City of Canada Bay design competition observers	Council's representatives oversaw the design competition held for the proposed development from 23 July 2024 until 13 September 2024.	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A

5.4 Government Agencies and Authorities

Table 10 Government Agency and Authorities feedback

Stakeholder	How this group was engaged	Summary of feedback/comments	Project Response
Planning and Assessment team (DPHI)	<p>Ethos Planning submitted a request for SEARs to DPHI in December 2023.</p> <p>Ecove and Ethos Planning met with DPHI on 7 March 2024 to discuss the proposed development, provide any relevant context, answer any questions from DPHI and allow for a discussion of the SEARs request.</p>	<ul style="list-style-type: none"> DPHI issued SEARs on 26 March 2024. It highlighted the need to consider planning principles for site isolation concerning 31 Blaxland Road, Rhodes*. * Since lodgement, Ecove has acquired 31 Blaxland Road and incorporated the site into the overall development plans, which has resolved this matter. 	<p>Ethos Planning and Ecove will continue to consult the Planning and Assessment team as part of the SSDA process.</p>
Transport for NSW	<ul style="list-style-type: none"> Ecove has been in correspondence with Transport for NSW as early as 2022 to discuss the Concord Road Pedestrian Bridge. On 18 July 2024, Ecove met again with Transport for NSW. During this meeting, Ecove proposed a pedestrian bridge solution that allows the bridge to be constructed independently at a later date when funding becomes available. 	<p>On 26 July 2024, Transport for NSW approved the proposed pedestrian bridge solution.</p> <p>TfNSW agreed that the following condition should be included in the consent conditions:</p> <p><i>"A concept design of the bridge shall be developed in consultation with and endorsed by Transport for NSW prior to the issuance of any Construction Certificate."</i></p>	<p>The draft consent conditions will be incorporated into final development consent as part of the determination process.</p> <p>Ethos Planning and Ecove will continue to consult TfNSW as part of the SSDA process.</p>
Fire and Rescue (NSW)	<ul style="list-style-type: none"> Fire and Rescue NSW has been involved in the project since 2017. Ecove has maintained regular correspondence with Fire and Rescue to discuss the potential relocation of their premises to the northeast section of the development. 	<ul style="list-style-type: none"> Fire and Rescue NSW has outlined key design objectives, which have been incorporated into the SSDA design, including: <ul style="list-style-type: none"> <i>Principles and Guidelines.</i> <ul style="list-style-type: none"> <i>The facility should be no more than 2 levels.</i> <i>FRNSW require the driveway to be accessible from Blaxland Road to drive</i> <i>Fire Trucks in a forward direction into the Engine Bays. This allows the Fire</i> <i>Trucks to exit onto Concord Rd in a forward direction.</i> 	<p>The Principles and Guidelines has been incorporated into the design of the new Rhodes Fire Station.</p> <p>Ethos Planning and Ecove will continue to consult Fire and Rescue as part of the SSDA process.</p>

6.0 Conclusion and Next Steps

This Consultation Outcomes Report provides a succinct overview of the communications and stakeholder engagement activities that were undertaken prior to lodgement of the SSDA on the initial proposed development of Rhodes East Mixed-Use Development outlined in **Section 1.1**. It is noted that the scope of the SSDA was revised to include amendments that have not been subject to public consultation.

In accordance with the SEARs requirements for engagement, Ecove has implemented a strategy to inform and seek feedback from local residents and businesses, Council, adjacent neighbours and key government agencies.

Feedback has centred on the public domain design, traffic impact management, pressures on current Rhodes transport infrastructure and potential view impacts for nearby residential neighbours.

The SSDA will be placed on Public Exhibition by DPHI, with the opportunity for interested stakeholders to provide further feedback through a formal submission process. Issues raised within the public submission will be responded to by Ecove, as the Applicant with in the Submission and Amendment Report.

Ecove will continue to provide opportunities for local residents, businesses, government agencies and key local stakeholders to make enquiries and provide feedback as the project progresses.

7.0 Disclaimer

This report is dated 12 August 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Ethos Urbans views expressed within this report. Ethos Urban prepared this report on the instructions, and for the benefit only, of Ecove for the purpose of a Consultation Outcomes Report and not for any other purpose or use.

All surveys, forecasts, projections, and recommendations contained in or associated with this report are made in good faith and based on information supplied to Ethos Urban as of the date of this report.

Whilst Ethos Urban has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it.

Ethos Urban (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Ethos Urban relies, provided that such errors or omissions are not made by Ethos Urban recklessly or in bad faith.

Appendices

A.1 Community Notification Flyer



18 November 2024

Dear Neighbour,

Re: Community consultation opportunity for a proposed development at 15-17, 25-27 Blaxland Road and 440-442 Concord Road, Rhodes

Ecove Group is preparing to lodge a State Significant Development Application (SSDA) for a mixed-use development at 15-17 and 25-27 Blaxland Road and 440-442 Concord Road, Rhodes. The project aims to:

- ✓ Deliver a diverse range of apartment types and mixes in response to the growing housing needs within Rhodes.
- ✓ Accommodate residents' ability to age in place through seamlessly integrating seniors housing that is inclusive, offers high amenities and optimises community interaction.
- ✓ Contribute to creating a vibrant pedestrian experience in the Rhodes Precinct with a garden courtyard and a 16m plaza.
- ✓ Deliver sustainable environmental and social outcomes for the Rhodes community.

Senior housing, retail and commercial uses are proposed within a 4-storey podium, along with two residential towers that will sit above, reaching a maximum height of 25 and 21 storeys. The development will deliver a new home for the Rhodes Fire Station and provide an allowance for a future pedestrian bridge that would help connect Rhodes Station to McIlwaine Park from a plaza.

Opportunity for consultation

As a local, we invite you to attend an upcoming community information session. This is an opportunity to learn more about the proposal, meet the team, raise questions, and provide feedback on key topics before lodgement later in the year.

Please register your interest by scanning the QR code below. You are also welcome to submit any questions in advance of the session through the registration links. Alternatively, please email consultation@ethosurban.com or call **1800 870 549** for assistance.


Community drop-in session (in-person)
Please scan the QR code to register



Date: Tuesday 3 December 2024
Time: 5:00 – 7:00pm
Location: 15-17 Blaxland road, Rhodes


Registration is essential – please RSVP via QR code by Saturday 30 November

Community webinar (online)
Please scan the QR code to register



Date: Thursday 5 December 2024
Time: 5:00 – 7:00pm
Location: Online via Zoom

Registration is essential – please RSVP via QR code by Saturday 30 November



Social Impact Survey

As part of the Environmental Impact Study (EIS), we are preparing a Social Impact Assessment (SIA). Every State Significant project is subject to an SIA, which aims to identify, predict and evaluate the likely social impacts arising from a project and proposes responses to the predicted impacts. To help inform the SIA, we invite you to complete the social impact survey.

Please scan the QR code or visit <https://www.surveymonkey.com/r/3N9MGYY>

The survey is open until 9am Tuesday 10 December 2024.

Site location

The site is located within the Canada Bay Local Government Area (LGA) and is currently occupied by seven buildings of various uses. Rhodes railway station is located directly opposite the site to the west across Blaxland Road. The site location is identified in the image below.



Legend

- | | |
|---|--|
| ① | 442 Concord Rd, Rhodes NSW 2138 (detached house) |
| ② | 440 Concord Rd, Rhodes NSW 2138 |
| ③ | (detached houses) |
| ④ | |
| ⑤ | 27 Blaxland Road (Rhodes Fire Station) |
| ⑥ | 25 Blaxland Road, Rhodes NSW 2138 (low-rise residential flat building) |
| ⑦ | 15/17 Blaxland Rd, Rhode NSW 2138 (commercial premises) |

Next steps

The team is progressing the design for the project and preparing the necessary technical studies to support the application. We are now ready to begin community consultation, which will cover the design scheme, the planning process, and other key aspects of the project.

If you have any issues registering or would like to ask any questions, please contact our community engagement team via email on consultation@ethosurban.com or by calling 1800 870 549. If you cannot attend these sessions but would like to register for further updates, please get in touch. We hope you can join us and look forward to meeting you soon.

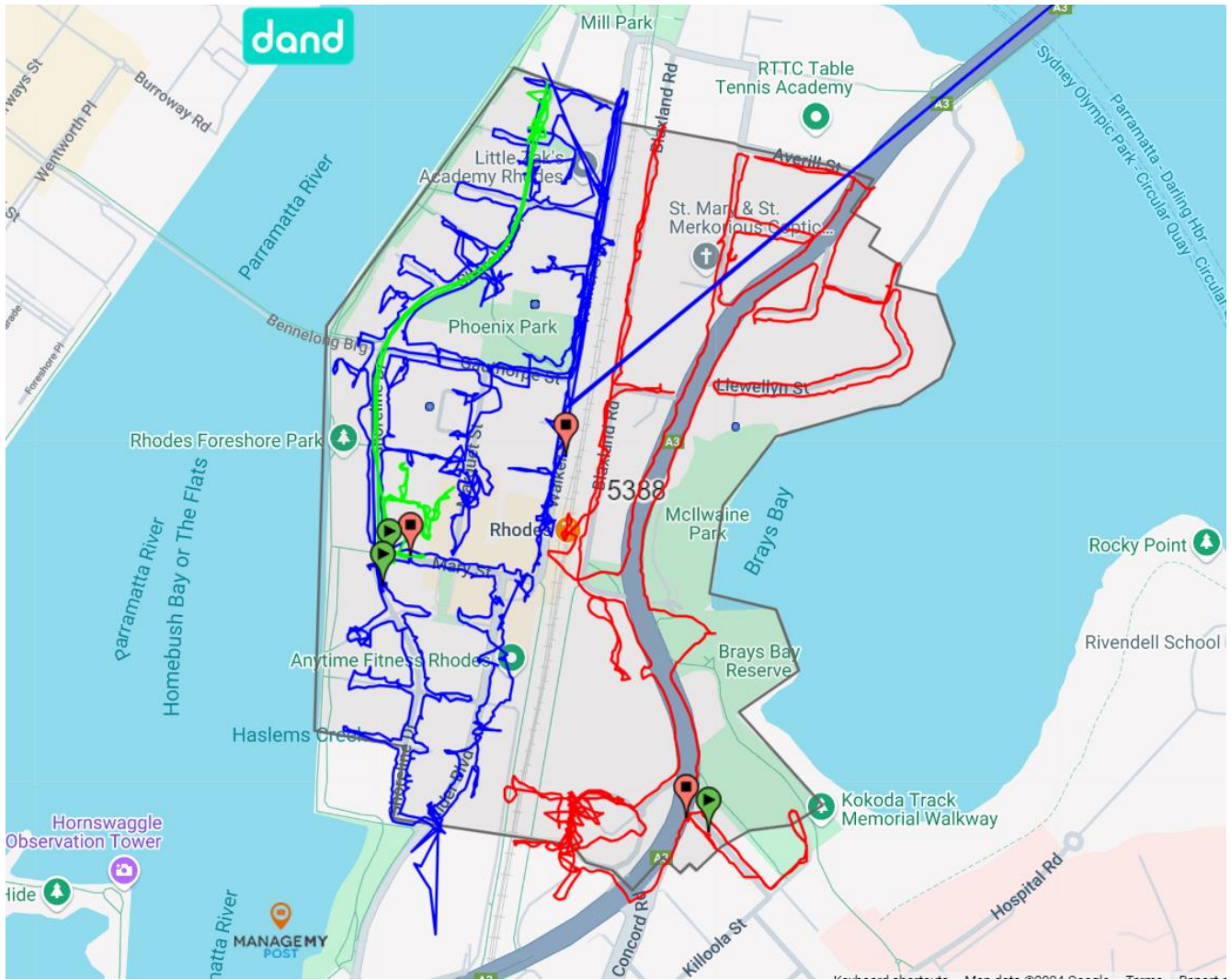
If you're a tenant, we kindly ask that you forward this important correspondence to your property manager or landlord.

Sincerely,

Anna Paton

Project Community Engagement Team

A.2 Community Notification Distribution Map



A.3 Display Boards for the community drop-in session

A.4 Community webinar presentation