



Spencer St Rose Bay

About the Project

A new **9-storey** residential development is coming to **2-16 Spencer Street, Rose Bay**, offering 54 modern apartments, including 14 affordable homes in a well-connected and highly sought-after neighbourhood. The development will feature thoughtfully designed communal areas for residents and basement car parking across three levels.

Just a few minutes from the Rose Bay Town Centre, this project offers **high-quality homes** that align with the NSW Government's Low and Mid-Rise Housing Reforms, meeting the needs of modern living and Affordable Housing under Housing SEPP.

Designed by MHNDU, the proposal blends thoughtful architecture with landscaped open space including communal spaces for the residents.

HSN Property Group, with a reputation for shaping the future of urban growth, has committed to providing a **visionary residential project** which offers housing diversity for the community in its new proposed development at Rose Bay.

What is Affordable Housing and LMR?

Affordable housing is housing that is priced to ensure essential workers such as teachers, nurses, aged care and childcare workers can stay in the areas they contribute to every day. Low and mid-rise housing reform refers to planning changes that support the delivery of more diverse, medium-density homes in well-located areas.

Project Benefits

Accessible location



Conveniently located within walking distance to Rose Bay town centre, with easy access to transport, shops, schools and 7km from Sydney's CBD.

Sustainable growth



Supports NSW Government housing targets by meeting legislative requirements and providing diverse, high-quality housing solutions, including well-designed affordable housing.

Connectivity



Giving essential services workers, young families, and downsizers an opportunity to remain connected to their local community.

Features



Rose Bay is undergoing steady transformation with an increase in modern medium-density housing, driven by evolving NSW Government policies, and its accessibility to essential services and transport.

High quality design



A 9-storey building, designed by renowned residential architects MHNDU.



Project Timeline

June 2025

August 2025

September -
October 2025

Late 2025

2026



SEARS issued.



Community
engagement.



Development
Application
submitted.



Public exhibition
period.



Construction
commences.

Community Consultation

The session will include a presentation from the project team and there will be an opportunity to ask questions.

Want to learn more about the project and  have your say?

Join our upcoming webinar on Monday 18 August, 1pm-2pm



Register here to join our webinar:

[https://spencerrose-
communityconsultation.eventbrite.com.au](https://spencerrose-communityconsultation.eventbrite.com.au)

Scan the QR
code below to
complete our
community
survey and
have your say.



If you have any questions or would like to
share your thoughts, you can contact us:



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