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Introduction

The Department of Planning and Environment (the Department) has released for public exhibition a new draft Precinct Plan for Rhodes. The draft Plan is available for comment until 3 February 2019.

Since the previous draft Plan was exhibited in 2017, the context surrounding the planning for Rhodes has changed. The revised draft Plan has been updated to consider the Greater Sydney Commission’s job targets, public transport capacity, and school site requirements as well as the approach to delivering key infrastructure.

To address these important issues, the Department has prepared a revised draft Precinct Plan for Rhodes for public exhibition. Community feedback will be used to help inform the revised draft Plan that sets out the long-term vision for revitalising Rhodes.

The revised draft Plan has been developed to identify opportunities for new homes close to jobs and transport, a new local school, community facilities, shops, restaurants and improved access to the Parramatta River foreshore.

The revised draft Plan will ensure development meets design excellence standards and is delivered in line with key infrastructure and open space to support new and existing residents and workers.

A full copy of the revised draft Plan can be found at: planning.nsw.gov.au/rhodes
Vision and key benefits

Rhodes will be an even better place, work and visit.

A revitalised station gateway area will provide an accessible location for new jobs, homes and community facilities. New homes will meet the needs of a range of household types. More jobs will be located near the station and give residents the opportunity to walk to work. Vibrant waterfront areas, green space and intimate plazas will provide places to relax and enjoy. The area’s heritage will be respected. An improved network of streets will support walking, cycling and the use of public transport. Improved amenity will encourage residents and visitors to spend time in Rhodes and continue to take pride in the area.

A variety of housing types

3,600 new homes to the east of the station and up to 600 new homes to the west of the station are to be delivered over the next 20 years. A design competition will ensure new buildings meet design excellence standards. There will be a mix of housing types including terraces and apartments surrounded by quality open space.

New jobs for the area

Up to 1,200 new jobs will be delivered near the train station, allowing residents to work close to where they live.

Affordable housing

A target of 5 per cent affordable housing will provide for key workers in the area, in occupations such as teaching, child care, policing and nursing.

Better access to the waterfront and open space

New public open space will be provided and includes the 7,800sqm Leeds Street Foreshore promenade and park. Improvements to McIlwaine Park will be funded by a $5 million precinct support grant. A new pedestrian bridge is proposed to improve access to the park across Concord Road.

Improved transport and infrastructure

Upgrades to improve the capacity of road and public transport infrastructure as well as other key improvements are outlined in the infrastructure schedule.

Greater walkability

Improved pedestrian and cycle links within the precinct and to the wider Rhodes peninsula. New east-west walking and cycling connections are proposed across the railway line, Concord Road and linking the precinct to McIlwaine Park. More trees will also be planted.

Sustainability

Rhodes is designed to be a sustainable, energy and water-saving community that prioritises walking and cycling, promoting an active lifestyle.

A design excellence framework

A master planning approach will ensure good design and coordination of development with infrastructure delivery.
What else has changed

**A school site has been identified**

A one-hectare local school site has been identified on the corner of Blaxland Road and Leeds Street within the Leeds Street character area. The local school will accommodate up to 1,000 students and contain all play space within the school grounds.

**Rhodes train station improvements**

Options to improve Rhodes Train Station include a new northern concourse, platform extensions and improved pedestrian access over neighbouring streets.

**New character areas have been identified**

The Station Gateway East and Station Gateway West character areas incorporate land on both sides of the train station. The Cavell Avenue character area identifies the mixed density residential area in the middle of the precinct, providing a mix of housing choice. Leeds Street is proposed as a vibrant mixed-use hub with public access to the foreshore and promenade.

**Requirement for Design Excellence**

There will be a requirement for new master plans for each character area. These must meet design excellence standards. Development will be staged in line with key infrastructure and open space.

**Location and types of buildings**

The distribution of building uses, heights and densities have changed in all areas of the precinct. Commercial buildings are now identified at the station, close to public transport. This has resulted in residential development being moved to other areas of the precinct.
Illustration of possible design
Have Your Say

We are keen to hear what you think of the revised draft Precinct Plan.

- View the revised draft Precinct Plan documents online at planning.nsw.gov.au/rhodes
- Make a submission

Attend a community information session on:
Saturday, 19 January - 10am to 1pm or
Wednesday, 23 January - 3:30pm to 7:30pm
at The Connection, 30 Shoreline Drive, Rhodes.

We welcome your submission and feedback throughout the exhibition period, which closes on 3 February 2019.

Next Steps

The Department of Planning and Environment will review all submissions received and will then make recommendations to the Minister for Planning about the final Precinct Plan. The Minister will consider recommendations and make a decision on the revised planning controls.

You can also connect with the Department on Facebook, LinkedIn and Twitter.

More information

Visit planning.nsw.gov.au/rhodes
Connect with us on Twitter@nswplanning
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Phone 1300 305 695

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