Rhodes East Priority Precinct

Draft Precinct Plan

SEPTEMBER 2017
Introduction

The Department of Planning and Environment has been working closely with City of Canada Bay Council to investigate opportunities to revitalise Rhodes East.

The Rhodes East Priority Precinct Investigation Area includes land on the eastern side of the Northern Rail Line in the Rhodes peninsula within walking distance of Rhodes railway station.

The long-term vision for revitalising Rhodes East will be staged over 15-20 years.

A draft Precinct Plan has been developed to identify opportunities to provide new homes, a new school, community facilities, shops, cafes and improved access to the Parramatta River foreshore.

The Department has undertaken a range of consultation activities with the local community to understand what they like about the area and how it could be improved in the coming years.

Previous community feedback was used to help inform the draft Precinct Plan.

A full copy of the draft Plan can be found at: planning.nsw.gov.au/rhodeseast.

Vision and key benefits

A walkable, accessible and high amenity community which builds upon the existing character and heritage of the area. It will provide more high quality housing choice, close to public transport and catering for a variety of household types. It will be supported by connections to the water, and local streets will be redesigned to support walking, cycling and use of public transport. Improved amenity will encourage residents and visitors to spend time and continue to take pride in the area.

The draft Precinct Plan includes the following:

- **Encouraging walking, cycling and public transport use**
  Streets are designed to prioritise walking and cycling, and new streets are proposed to provide alternative routes to public transport.

- **Increasing access to the water**
  Enhanced public access to the Parramatta River includes a foreshore promenade and plaza. A potential boardwalk, river pool and other foreshore enhancements are proposed adjacent to McIlwaine Park.

- **More housing options**
  A range of housing types, from terraces to apartments are proposed across the precinct. The range of building types will result in more open space, more sunlight into buildings and privacy.

- **Affordable rental housing**
  5% affordable housing provided for key workers in the area, for example people working in occupations such as teaching, child care, policing or nursing.

- **Improving connectivity between public spaces**
  New east to west walking and cycling connections are provided across the railway, Concord Road and linking the station to McIlwaine Park.

- **Working with local council**
  Working closely with City of Canada Bay Council to ensure planning for Rhodes East meets the sustainability and feasibility challenges of the future.

Planning timeline

- November 2014
  City of Canada Bay Council nominated Central Rhodes as a potential Priority Precinct

- August 2015
  Department of Planning & Environment approved precinct investigations

- September 2015
  Draft vision and objectives endorsed by City of Canada Bay Council

- October 2015 – March 2016
  Community engagement undertaken

- August 2015 – ongoing
  Precinct investigations undertaken

- We are here
  Consultation on Precinct Plan

- Late 2017
  Review submissions and address issues raised

- Early-Mid 2018
  Finalise infrastructure schedule and delivery commitments
  Finalise Precinct Plan

- Mid 2018
  Precinct Plan approved by Minister for Planning and SEPP amendments published

- Mid 2018
  Council approves Rhodes East Development Control Plan
Leeds Street Foreshore Precinct

- Residential
- Leeds Street Foreshore Precinct
  Mixed-use (specialty retail, new cafés, restaurants and shops with residential above)
- Rhodes East Gateway
  Mixed-use (convenience retail including supermarket, grocer, take-aways and other small businesses. Potential primary school and residential above)
- Pedestrian connections
- Pedestrian bridge
- New pedestrian connections
- Land bridge site (wide pedestrian and cyclist landscaped bridge link from station to park)
- Adaptive ground floor (possible office space, with residential above)
- Mixed-use corner
- Corner plaza
- Public open space
- River activation (foreshore enhancements including potential new pool)
- Ferry wharf (proposed)
- Land to be rezoned
- New streets

Proposed Zoning Plan

- Neighbourhood Centre
- Mixed Use
- Business Park
- Environmental Conservation
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Public Recreation
- Infrastructure
Precinct Support Scheme
online survey

The NSW Government is proposing a draft Special Infrastructure Contributions (SIC) scheme to fund key state and regional infrastructure such as roads, land and works for schools, bridges, pedestrian links and cycleways. In addition to the SIC, approximately $5 million funding has been allocated to the City of Canada Bay Council towards funding local infrastructure costs such as local parks, community facilities and improving streetscapes. This plan is known as the Priority Precinct Support Scheme. Both government infrastructure funding schemes directly benefit the community.

Projects that have been identified through the precinct planning process include:
- Community facilities and/or upgrade to existing Rhodes Community Centre;
- Foreshore enhancements including a potential river pool (river activation); and
- McIlwaine Park upgrade.

Please complete the online survey to let us know your ideas about the projects proposed above and other local infrastructure the Precinct Support Scheme could fund.

Following the consultation, the Department and City of Canada Bay Council will work together to review the shortlisted projects and reach agreement on the recommended project(s) to receive Precinct Support Scheme funding.

Have your say

Tell us what you think about the draft plans and the funding proposals for essential new and upgraded local and state infrastructure. Have your say at planning.nsw.gov.au/rhodeseast:
- View the draft plans
- Watch the video
- Fill in the survey
- Make a submission.

Submissions and feedback are open until 10 November 2017.

Connect with us on Twitter @ nswplanning
Find us on Facebook facebook/nswplanning

Once community feedback is received, the Department of Planning and Environment will make recommendations to the Minister for Planning about the final Precinct Plan. Assessment and determination will then be made by the Minister.