The vision for the precinct has been revised to reflect the important role of an integrated station precinct and increased employment opportunities. Rhodes will be an even greater place to live, work and visit.
INTEGRATION OPPORTUNITIES FOR RHODES

A revitalised station gateway area will provide an accessible location for new employment, homes and community facilities.

New homes will meet the needs of a range of household types. It will also allow more jobs to be located near the station and give residents the opportunity to walk to work.
INTEGRATION OPPORTUNITIES FOR RHODES

Vibrant waterfront areas, green space and intimate plazas will provide places to relax and enjoy. The area’s heritage will be evident and respected.

An improved network of streets will support walking, cycling and 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 revitalised station gateway area
Meeting the needs of a range of household types
Vibrant waterfront areas, green space
Supporting walking, cycling and public transport
Encouraging residents and visitors to spend time in Rhodes
Artist impression of Leeds Street foreshore park
KEY OBJECTIVES

- Deliver affordable housing
- Plan for a sustainable future
- Prioritise active transport
- Buildings with better street amenity
- Enhanced waterfront access
- Create great public spaces
- Opportunities for new jobs
- Better East to West connections
- Integrate infrastructure and landuse
WHAT HAS CHANGED?

2017

**Precinct boundary**
Included land to the east of the train line only

**Station upgrades**
No change to existing train station

**Local school**
A vertical primary school for 600 students within a mixed-use development

**Commercial land use**
The area to the east of the station was proposed for predominantly residential and mixed use development

2018

**Station upgrade**
Include extension of the platform and new northern entrances east and west of the railway line

**A free standing local school**
A free standing local school for 1,000 students with on-site play space

**A commercial core has been established**
A commercial core has been established within Station Gateway East, to help create up to 1,200 new jobs close to public transport
WHAT HAS CHANGED?

2017

**Height and density**

Specific building heights and floor space ratios were provided across the precinct.

**Car parking**

A parking rate of zero cars proposed for all dwellings within 400m of the station.

**Open space**

4,500m² foreshore open space with promenade was proposed within the precinct.

2018

**Height and density**

Appropriate building heights and floor space ratios will be determined following state-led assessment of master plan proposals.

**Car parking**

Best practice maximum inner urban parking rate is proposed for all dwellings.

**Open space**

The Leeds Street foreshore has been expanded to provide 7,800m² of high quality public open space with promenade on the foreshore.
WHAT HASN’T CHANGED?

**Pedestrian railway overpass**
Pedestrian bridge over Concord Road will connect Rhodes to McIlwaine Park

**Ferry wharf**
New ferry wharf connecting Rhodes (Leeds Street foreshore) with Sydney CBD and Parramatta

**Housing variety**
The precinct will provide a mix of housing types, including apartments and terraces.

**Park enhancements**
McIlwaine Park will be upgraded with funding from Precinct Support Scheme

**Intersection improvements**
Improvements to road intersections remain in the infrastructure schedule

**Foreshore access**
Increased public access to Parramatta River foreshore and open space at Leeds Street and McIlwaine Park
WHAT HASN’T CHANGED?

**Improved connections**
The plan identifies new streets (and/or pedestrian links), cycle paths and pedestrian bridges.

**Character elements**
The plan retains important character elements including the old public school building and the Coptic Church.

**Active transport**
The plan still aims to maximise walking and cycling within the precinct.

**Leeds Street**
Leeds Street will be transformed with a foreshore promenade supported by increased public open space and 1,600m² of key retail space.

**Trees**
Heritage and Foreshore Trees will be protected for their character and shade.

**Corner plazas**
Three new mixed-use corner plazas are proposed in the plan.
Artist impression of Leeds Street foreshore park and promenade
Leeds Street Foreshore
High amenity mixed use area characterised by a foreshore park and key retail space.
The area will be a mix of building types, providing public open space and allow access to the Parramatta River.
The character area will be a social hub of cafés and restaurants, located close to a proposed ferry wharf.

Cavell Avenue
The central area of the precinct allows for a transition in height from Blaxland Road down to Concord Road.
This residential area is structured around Cavell Avenue, a tree-lined street with lower density residential and community buildings. It will be an important pedestrian route providing trees and shade and important views to the water.

Station Gateway East
On the eastern side of the train line, this character area will extend north from the train station to the historic primary school site.
The Station Gateway has been identified as the best area for future employment and higher density residential development, located within walking distance of the train station.

Station Gateway West
The last remaining undeveloped land west of the station, provides the opportunity to revisit the built form of the Station Area.
Residential development in this area will facilitate integrated infrastructure planning.
**Leeds Street Foreshore**

- **1,450** TOTAL DWELLINGS
- **145,000m²** RESIDENTIAL GFA* MAXIMUM

**Cavell Avenue**

- **800** TOTAL DWELLINGS
- **80,000m²** RESIDENTIAL GFA* MAXIMUM

**Station Gateway East**

- **1,350** TOTAL DWELLINGS
- **135,000m²** RESIDENTIAL GFA* MAXIMUM

**Station Gateway West**

- **600** ADDITIONAL DWELLINGS
- **60,000m²** RESIDENTIAL GFA* MAXIMUM

*GFA: Gross Floor Area*
THE MASTERPLAN

Legend

- Rhodes Precinct Boundary
- Existing Open Space
- Public Open Space
- Residential
- Primary School
- Commercial
- Key Retail (with residential above)
- Pedestrian Link
- Pedestrian Bridge
- Potential Pedestrian Railway Overpass Location
- Mixed Use
- Mixed Use Corner
- Corner Plaza
- Ferry Wharf (proposed)

Source: Urban Design Report 2018
Artist impression of possible design

Source: Urban Design Report 2018
Artist impression of Leeds Street foreshore promenade and ferry wharf
INFRASTRUCTURE SCHEDULE

Road improvements

State
- Concord Road upgrade (existing street)
- Concord Road/Averill Street intersection upgrade
- Cavell Avenue upgrade (existing street)
- Leeds Street upgrade (existing street)
- Local streets upgrade (Precinct-wide)
- New road embellishment Blaxland Road to Cavell Avenue (south)
- New road embellishment Blaxland Road to Cavell Avenue (central)
- New road embellishment Blaxland Road to Cavell Avenue (north)
- Cavell Avenue/Averill Street intersection upgrade
- Cavell Avenue/Leeds Street intersection upgrade
- Concord Road/Averill Street intersection upgrade

Council
- Blaxland Road upgrade including cycle path
- Railway overpass
- Pedestrian bridge construction and embellishment
- Leeds Street connections to foreshore embellishment
- Averill Street to Leeds Street link embellishment
- Blaxland Road upgrade including cycle path

Active transport

State
- Blaxland Road upgrade including cycle path
- Railway overpass
- Pedestrian bridge construction and embellishment

Council
- Leeds Street connections to foreshore embellishment
- Averill Street to Leeds Street link embellishment
- Blaxland Road upgrade including cycle path

Open space and recreation

State
- Leeds Street foreshore embellishment
- Uhurs Point Reserve upgrade
- Mixed use corner plazas embellishment
- McIlwaine Park upgrade

Council
- Community Centre
- Blaxland Road terminus (north end)
- Local infrastructure outside precinct

Education

State
- Contribution (monetary or works-in-kind) towards new school

Public transport

State
- Rhodes train station upgrades
Have your say
The draft precinct plan is on public exhibition and available on the Department’s website