

November 2020

Public Exhibition Period

The Rhodes Place Strategy was on exhibition between 31 August and 9 October.

What was the feedback received during exhibition?

We received about 3,000 submissions. Almost 90 per cent of submissions were form letters.

The issues raised included:

- ensuring infrastructure is delivered in line with new development;
- managing traffic impacts and providing the right amount of car parking;
- distribution of dwelling density across the character areas;
- proposed heights of buildings;
- the total number of dwellings proposed;
- view sharing; and
- the importance of open space.

What are the next steps since the exhibition period has concluded?

The Department is analysing all submissions received and considering how the final Rhodes Place Strategy can be improved based on this feedback.

If the final plan is endorsed by the Minister, the Department may proceed with rezoning. A State Environmental Planning Policy would amend the Canada Bay LEP 2013 to give effect to the place strategy.

What is the Rhodes Planned Precinct?

Planning for metropolitan Sydney has consistently identified Rhodes as an ideal location for urban renewal. Figure 1 shows the Rhodes Precinct, which is made up of four distinct character areas: Station Gateway West, Station Gateway East, Cavell Avenue and Leeds Street. Each precinct has its own opportunities and constraints.



Figure 1: Rhodes Planned Precinct with Station Gateway West indicated

A revised Draft Precinct Plan was exhibited in 2018. What is the status of that draft plan and what has happened since that exhibition?

The Rhodes Revised Draft Precinct Plan, exhibited in late 2018 and early 2019, identified four distinct character areas and proposed a proponent-led master planning approach.

Following the exhibition of the Revised Draft Precinct Plan, the Department released Design Guidelines for the master planning process. These guidelines outlined a process for the master plan to be prepared by landowners and to be reviewed by a Design Review Panel and approved by the Minister for Planning.

The Department also held a landowner workshop in December 2019 to provide information on the process and requirements.

It was acknowledged that there were difficulties in landowners being able to meet the requirements of the guidelines, particularly a 75% landowner consortium to satisfy the conditions and to initiate the landowner-led process. Following feedback from stakeholders and the community, the Department made the decision to undertake a State-led place strategy process for the Rhodes Precinct, in collaboration with the City of Canada Bay Council and State agencies.

How has the process for the preparation of the place strategy changed and will there still be checks to ensure design excellence?

The previous process for landowner-led master plan included a design competition for the Rhodes East character areas and a Design Review Process of the landowner schemes.

The State-led place strategy process established criteria which seeks to achieve best-practice principles delivering high-quality design that suits the existing and future character of the area.

Design excellence provisions will be provided for in the master plan and will be applied through the statutory controls.

What are the proposed residential and non-residential yields for each character area? How do these compare with the 2018 yields?

The 2018/19 exhibition proposed a maximum of 3,600 dwellings in Rhodes East (Station Gateway East, Cavell Avenue and Leeds Street) and a maximum of 600 dwellings or 60,000sqm residential gross floor area for Station Gateway West, making a total maximum of 4,200 dwellings for the entire precinct.

Urban design principles and feasibility considerations informed the proposed dwellings yields. These dwelling yields are outlined in the following table:

Character area	INDICATIVE DWELLING YIELD		INDICATIVE GFA		INDICATIVE POPULATION (BASED ON 2.4 PEOPLE PER DWELLING)	
	2018 Revised Draft Plan	2020 Exhibition Package	2018 Revised Draft Plan	2020 Exhibition Package	2018 Revised Draft Plan	2020 Exhibition Package
Station Gateway East	1,350	1,382	135,000	138,200	3,240	3,317
Leeds Street	1,450	938	145,000	93,800	3,480	2,251
Cavell Avenue	800	1,249	80,000	124,900	1,920	2,998
TOTAL (EAST)	3,600	3,569	360,000	356,900	8,640	8,565
Station Gateway West	600	692	60,000	69,200	1,440	1,661
TOTAL PRECINCT	4200	4261	420,000	426,100	10,080	10,226

How many jobs will be provided in the precinct?

The precinct will contribute to achieving the Greater Sydney Commission's employment targets of between 6300 and up to 8300 jobs within the Rhodes Strategic Centre by 2036.

The precinct will require minimum amounts of non-residential uses such as commercial space, shops, cafes and community uses. These will offer diverse facilities for residents close to home and visitors alike.

How tall will buildings be in the precinct?

The draft place strategy will ensure a permeable skyline so that when viewed from key open spaces areas in the precinct such as McIlwaine Park, Rhodes West Park, Brays Bay, Bennelong Bridge, Concord Road South and the Parramatta River, there will be visual links through the precinct.

The final agreed outcomes of the place strategy will be translated into maximum height of building and floor space ratio controls. These controls will be included in Canada Bay Local Environmental Plan 2013.

The draft place strategy includes the proposed heights and FSRs for the Rhodes Precinct. Heights will range to up 45 storeys in Station Gateway West and 38 storeys in Station Gateway East. Heights along the foreshore will be lower with the tallest building in the character area being 18 storeys.

How has overshadowing been considered?

The place strategy process applied strict solar access requirements to avoid any additional overshadowing of public open spaces. The proposed building envelopes also provide solar access to existing dwellings for the majority of the day.

Is there sufficient infrastructure to support the growth of the precinct? What infrastructure and public domain improvements will be provided?

The draft place strategy identifies a range of state and local infrastructure to support development. Infrastructure is expected to be funded through development contributions and primarily delivered through agreements with developers. The following table outlines some of the key infrastructure items that will support the development of the precinct and the proposed mechanism to help it be delivered.

Key Infrastructure item	Proposed delivery mechanism
Rhodes Station upgrades	State Voluntary Planning Agreement Contributions
New local streets	Satisfactory Arrangements
Rhodes Ferry wharf	Transport for NSW
Pedestrian bridge over Concord Road to Mcllwaine Park	Satisfactory Arrangement
Intersection upgrades	Local contributions
New school	State Voluntary Planning Agreement Contributions
Mcllwaine Park upgrades and river activation	Satisfactory Arrangements

The proposed public domain plan (Appendix F of Urban Design Report) delivers a pedestrian priority environment that encourages engagement with the landscape as part of the everyday experience.

At Leeds Street a new public open space will be provided at the foreshore which will include a minimum 7,500 sqm of open space, cycleway, pedestrian through-site links with access to a new ferry wharf and destination retail as well as a 15m-wide promenade.

Cavell Avenue will provide green streets and new community corners which will provide opportunities to celebrate heritage buildings through adaptive reuse with new green plantings and active street frontages.

Station Gateway East will provide a new connection from the train station to Mcllwaine Park through a station bridge plaza and new pedestrian bridge over Concord Road.

Station Gateway West will provide new through-site links and new open space in the form of the Marquet Street forecourt with pedestrian laneways connecting to the station.

What does the proposed dwelling cap mean?

An initial dwelling cap will apply to the precinct of 3,000 dwellings. This cap will provide a 'hold point' so that the provision of infrastructure can be assessed before additional residential development is approved.

A cap on development will not apply to non-residential development such as commercial space, shops, cafes and community uses.

What are the details of the new school?

A new primary school is proposed as part of the draft master plan. The Department has been working with School Infrastructure NSW to deliver a school for up to 1,000 students in Rhodes East. The timing of the school is to be confirmed but is intended to be aligned with the growth of the Precinct to support local residents.

How will affordable housing be provided?

Canada Bay Council recently exhibited a draft Affordable Housing Contribution Scheme. This scheme will levy developer contributions for 5% affordable housing, where viable, in areas identified in Council's scheme. The Rhodes Precinct will be included in this scheme.

How does the master plan translate to planning controls?

The Explanation of Intended Effect, which is on exhibition as part of the Rhodes public consultation process, explains the proposed legislative changes to the Canada Bay Local Environmental Plan 2013 to give effect to the plan. Once finalised, legislative changes will be made through a State Environmental Planning Policy. Some planning controls will be included in the Canada Bay Development Control Plan (DCP). The DCP will include site-specific controls for Rhodes, which will guide development of the precinct.

What happens after exhibition?

Following exhibition, all submissions will be considered and changes may be made. A State Environmental Planning Policy will amend the Canada Bay LEP 2013 to give effect to the place strategy. The SEPP will amend height of building and floor space ratio controls and would also introduce various other provisions such as dwelling diversity, affordable housing, design excellence and minimum and maximum lot sizes. If the final plan is endorsed by the Minister, the Department may proceed with rezoning.

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