Introduction

With more people living in Rhodes East, additional community facilities, infrastructure and transport improvements will be required to support the population growth. Some of the new infrastructure items proposed to support the draft Precinct Plan for Rhodes East are described below.

What infrastructure and other improvements are required to support the proposed growth?

Based on your feedback and our own investigations, we have prepared an infrastructure schedule of what is necessary to support the proposed population growth in the precinct, including:

- walking and cycling paths and pedestrian links to the foreshore;
- road upgrades;
- additional community facilities and space;
- a potential new primary school;
- a new pedestrian railway overpass connecting Rhodes East to Rhodes West;
- a pedestrian and cyclist bridge over Blaxland Road and Concord Road, connecting the station to McIlwaine Park; and
- foreshore enhancements in McIlwaine Park which could include a boardwalk and a river pool.

The NSW Government and Transport for NSW have already committed to delivering a new ferry wharf within the next 3-5 years and rail timetable upgrades in 2018 will provide two extra morning services.

What public transport and local street improvements are planned?

We’ve undertaken technical studies and traffic and transport modelling as part of the investigation work for Rhodes East. The studies identified some necessary improvements for local streets to improve traffic movements throughout the precinct and connections to Concord Road. The forecast population increases require road design improvements and connections to encourage a shift towards walking, cycling and public transport. Rail timetable upgrades in 2018 will provide two extra morning peak services, Network changes related to Sydney Metro projects may provide further service improvements at Rhodes over the longer term.

Where will our children go to school?

Advice from the Department of Education has indicated that new primary school provision or existing school upgrades may be required as part of the redevelopment of Rhodes East. The final education solution will be dependent on the proposed growth. We are working with the Department of Education to identify a potential location for a new primary school at Rhodes East. Until a decision is made, primary school children would be accommodated at Concord West Public School. High school children will continue to have access to local high schools and future capacity is being investigated by the Department of Education.

If a new school is to be built, when will it be completed?

The draft Precinct Plan is a 20-year vision for Rhodes East and the need for a new school will be directly linked to the number of young people and children living in the area.
September 2017

In close consultation with the Department of Education, the appropriate timing for construction of any potential primary school will be planned to support the population growth in Rhodes East and the capacity of existing primary schools close to the precinct.

What is happening with private community facilities including the Coptic Church and Concord Community Hostel?

Existing community facilities have been integrated into the draft Precinct Plan as part of the proposed community spine along Cavell Avenue. Flexible planning options can allow these facilities to either:

- remain in their current location and in their current form; or
- be redeveloped into new facilities.

What is happening to the Rhodes Community Centre?

Rhodes Community Centre on Blaxland Road is owned by City of Canada Bay Council. It is heritage listed and will be protected as part of the development proposals. The Council will consider various options for additional community facilities within the precinct, such as expanding the existing centre, providing an alternative facility within Rhodes East or a combination of both options.

How will the proposed new infrastructure in the draft Precinct Plan for Rhodes be funded?

The identified infrastructure will be funded via the following methods:

- Special Infrastructure Contribution (SIC): Landowners or Developers who subdivide land for residential purposes in the Rhodes East Priority Precinct will share the costs with Government for the district infrastructure, including roads, land and works for schools, cycling and pedestrian facilities, open space and transport services. Developer will either pay the SIC or enter a works in kind agreement with the Department of Planning and Environment to ensure the infrastructure is in place when people move in to their new homes. No land will be rezoned until the infrastructure planning agreements are in place.

- City of Canada Bay Council’s Contributions Plan (Section 94): Where development generates an increase demand on Council services and facilities, a contribution levy can be applied to ensure that the existing ratepayers are not required to meet the cost of providing for new local roads, community centres, libraries, open space and recreation facilities. City of Canada Bay Council’s Contributions Plan can be viewed here: canadabay.nsw.gov.au/draft-canada-bay-development-contributions-plan---september-2017

In addition, the recent NSW Government’s Precinct Support Scheme for local councils will provide $5 million to the City of Canada Bay Council for local infrastructure that will support growth and directly benefit the community.

- Precinct Support Scheme: This $5 million funding is additional to the above contributions and could be used by Council to upgrade open space and provide additional community facilities that can be delivered early and in a short timeframe and have not already been funded by other means.
Who is responsible for delivering the new infrastructure?

Responsibility for delivering the new infrastructure in Rhodes East will be shared between the NSW Government and City of Canada Bay Council.

<table>
<thead>
<tr>
<th>Project</th>
<th>Funded by</th>
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<tbody>
<tr>
<td>Blaxland Road and cycle path upgrades</td>
<td>SIC</td>
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<tr>
<td>Concord Road upgrade and improvements</td>
<td>SIC</td>
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<tr>
<td>Local street upgrades and new streets</td>
<td>Council contribution plan</td>
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<tr>
<td>New railway overpass</td>
<td>SIC</td>
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<tr>
<td>New pedestrian and cyclist land bridge construction</td>
<td>SIC</td>
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<tr>
<td>Pedestrian and cyclists land bridge landscape treatment</td>
<td>Council contribution plan</td>
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<tr>
<td>Leeds Street foreshore and plaza</td>
<td>SIC</td>
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<tr>
<td>Education contributions</td>
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<tr>
<td>Mixed use corner plazas and existing reserve upgrades</td>
<td>Council contribution plan</td>
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<tr>
<td>Community centre facilities</td>
<td>Council contribution plan</td>
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A more detailed Infrastructure Schedule, including estimated costs, can be found on page 45 of the ‘Rhodes East Priority Precinct Investigation Area – Planning Report’.

The NSW Government and Transport for NSW have already committed to delivering a new ferry wharf within the next 3-5 years and rail timetable upgrades will provide four additional morning peak services in 2018.

How long will the draft Precinct Plan be on exhibition?
The draft Precinct Plan will be on exhibition for eight weeks until Friday, 10 November 2017.

What happens next?
The next steps are:

- Exhibition closes on **10 November 2017**.
- Submissions will be reviewed and assessed by the Department, Council and a team of consultants with various areas of expertise.
Additional investigations may be undertaken (depending on the feedback received from the submissions) and, where required, the draft Precinct Plan will be amended.

If significant changes are made to the draft Precinct Plan a further consultation period may be planned.

Recommendations will be made to the Minister for Planning to approve the rezoning of Rhodes East.

Join your neighbours and tell us what you think. Visit planning.nsw.gov.au/rhodeseast

- To view the draft plans
- Watch the video
- Fill in the survey
- Make a submission by 10 November 2017.

Email or Call:

- The Department’s Urban Renewal team: information@planning.nsw.gov.au or phone 1300 305 695
- City of Canada Bay Council’s Strategic Planning team: strategicplanning@canadabay.nsw.gov.au or call 02 9911 6410.
- Mail:
  The Director Urban Renewal
  Growth, Design and Programs
  NSW Department of Planning and Environment
  GPO Box 39
  SYDNEY NSW 2001

If English isn’t your first language:

Please call 131 450 and ask for an interpreter in your language, then ask for your call to be connected to 1300 305 695.

翻訳と口語サービス:

请致电131 450，要求讲您语言的口译员，并请他们帮您接通1300 730 550。

통번역 서비스:

131 450으로 전화하세요. 한국어 통역사를 요청하시고 1300 730 550으로 연결해달라고 하세요.
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