Introduction

With more people living in Rhodes East, additional community facilities, infrastructure and transport improvements will be required to support the population growth. Information about the new roads proposed as part of the Rhodes East draft Precinct Plan and what it means for landowners and residents follows.

Why do we need new roads?

Combined with the new roads, a new pedestrian bridge across the railway, a new pedestrian bridge across Concord Road and a pedestrian and cyclist connection from the station to McIlwaine Park, are fundamental to improving connectivity within and beyond Rhodes East. They will create well-connected streets to encourage walking and cycling to the station, proposed ferry wharf, key bus routes and surrounding area.

Are the new road locations fixed?

The draft Precinct Plan shows the preferred location of three new roads to increase the number of walking and cycling connections. These connections will improve access to Rhodes West, the proposed ferry wharf, foreshore areas and the train station.

How will the new roads be funded?

The proposed new streets will be delivered via a bonus incentive to developers, as set out in new clauses proposed for inclusion in City of Canada Bay Council’s Local Environmental Plan. These clauses will provide incentives for developers by allowing them to build additional height and floor space, in return for providing the land for the new streets to Council, as illustrated in the diagram below.

It is expected that development proposals amalgamate the land necessary to deliver the new roads in the locations currently shown on the draft Precinct Plan. This will involve combining the four lots immediately to the north of the new roads with the lots the new roads are located upon. In return, the development potential of the new roads can be transferred (please see the following diagram).

New clauses in council’s Local Environmental Plan will clearly identify the maximum height and floor space that can be achieved within each development.

The construction of the new road which includes excavation, provision of utility services, street and pavement surfacing and landscape treatments will be funded via the Council’s Contributions Plan.
Who will be responsible for the new roads once they are built?

The ongoing maintenance and associated costs of the new streets will be the responsibility of City of Canada Bay Council.
What if I don’t want to sell my property?

Please be assured that the Government will not force you to sell your property. Landowners have the choice to develop or sell their property at any time. Your existing development rights have not been restricted. If you have questions about the value of your property you should seek independent financial or urban planning advice.

If you are feeling pressured by a developer, you can contact the NSW Fair Trading to report them on 13 32 20.

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 Friday, 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
- Take the survey
- Watch the video
- 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.
Rhodes East Investigation Area

September 2017

Frequently Asked Questions – New Roads

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

翻譯與口譯服務處:
请致电131450，要求讲您语言的口译员，并请他们接通1300 730 550。

통번역 서비스:
131 450으로 전화하세요. 한국어 통역사를 요청하시고1300 730 550으로 연결해달라고 하세요.

Privacy Policy:
It is important to note that we publish all submissions online, so if you do not wish your personal details to be made public, please indicate this in your submission. For more information on the Department’s Privacy Policy, please visit www.planning.nsw.gov.au/privacy.