Background

- Rhodes was identified as a Planned Precinct in 2015 because of its access to public transport, opportunities to provide new jobs for the future and the potential to deliver high quality new homes supported by infrastructure.
- Since then, the Department has been working with Canada Bay Council on a strategic plan to bring together planning for the Rhodes peninsula.
- In late 2017, a draft Precinct Plan was released and this was later followed by a draft Special Infrastructure Contribution (SIC) framework.
- The Department received 77 written submissions and 225 people completed the online survey.
- The submissions raised a wide range of issues including building heights and form, access, station and road capacity, infrastructure and quality of life in the greater Rhodes area.
- The submissions supported increased foreshore access, additional open space, retention of heritage items, a new ferry wharf, a new primary school and lower density than Rhodes West.

Why has the draft plan for Rhodes been revised?

- After the exhibition of the 2017 draft Plan, new long term strategic planning work was released by the Greater Sydney Commission and Transport for NSW, which included:
  - The Greater Sydney Region Plan: A Metropolis of Three Cities
  - The Eastern City District Plan
  - Future Transport Strategy 2056
- New and updated information needed to be considered, including:
  - Rhodes was identified as a Strategic Centre in the Sydney Region Plan and there is a need to strengthen its future economic role.
  - The Eastern City District Plan set a job target of between 6,300 and 8,300 new jobs for Rhodes by 2036.
  - New open space areas are required to integrate with the wider “Green Grid” links and tree canopy requirements set by the Greater Sydney Commission.
  - The design requirements for a new local school.
  - Long term public transport considerations, including the need to address capacity constraints at Rhodes Station.
The draft plan was also revised in response to issues and ideas put by the community and industry in their submissions to the public exhibition of the draft precinct plan.

**What are the community benefits of the revised draft plan?**

- New, larger public open spaces and waterfront promenade at the foreshore.
- A site for a new standalone local school for up to 1,000 students.
- Potential capacity improvements to the train station to match the needs of a growing community.
- Improved walking and cycling paths to promote an active lifestyle.
- A new pedestrian bridge across Concord Road will allow easy access to McIlwaine Park.
- A new commercial area near the station will allow for up to 1,200 new jobs in the future.
- Important features of local character, including heritage items and significant trees will be retained to celebrate the area’s history and culture.

**What are the main changes to the draft plan from what was exhibited in 2017?**

- New public open spaces and a waterfront promenade are proposed at the Leeds Street foreshore. At least 1.77 hectares of open space is proposed, including a 7,800m² public park.
- A site for a new local school has been identified on the corner of Blaxland Road and Leeds Street. The school is to be designed for up to 1,000 students and can provide all required play space on site. The school facilities would be made available for public use outside of school hours.
- Rhodes Train Station will be upgraded to meet the needs of the growing population and improve east to west connections over the rail line, Blaxland Road and Walker Street. Early design investigations have identified potential solutions, including upgrading the existing station and/or providing a new northern concourse and pedestrian entrances.
- Four new character areas have been identified within the precinct. Development within these character areas will need to adhere to overall design principles as well as character area specific considerations that will ensure good design and infrastructure outcomes are achieved.
- The precinct area has been expanded to include the last remaining undeveloped land on the western side of Rhodes Station. This expansion provides the opportunity for holistic planning of the Rhodes Station area. This area west of the station is known as the Station Gateway West character area.
- Each character area within the precinct will be required to be master planned prior to any development approval. This master plan will be assessed by a state-led design review process. Each master plan will be subject to a design competition with proposals assessed against overarching design principles to determine appropriate urban and landscape
integration, building design, height and density. The master plan will also need to include the provision of adequate infrastructure to support the development proposed.

- Whilst maximum dwelling numbers will be set, the heights and locations of buildings will be determined through a design led master planning approach for each character area.
- The new commercial core will contribute to an extra 1,200 new jobs in the Rhodes area. This employment land is focused in the Station Gateway East character area in stand-alone commercial buildings.

What are the new character areas?

- In the draft precinct plan, there are four distinct character areas; Station Gateway East, Station Gateway West, Leeds Street foreshore and Cavell Avenue.
- Station Gateway East is located on the eastern side of the train line, extending north from the train station to include identified properties between Blaxland Road and Concord Road. The Station Gateway has been identified as the best location for employment and higher density residential development, close to the train station.
- Station Gateway West includes the identified land west of Rhodes Station. This land is the last remaining undeveloped land west of the station and was the subject of significant planning undertaken by City of Canada Bay Council. This area was brought into the precinct boundary to allow for holistic planning of the station for the greater Rhodes area.
- Cavell Avenue, the central part of the precinct, is primarily residential development providing a mix of housing choice from apartments to terrace houses. This character area allows for a transition in height from Blaxland Road down to Concord Road.
- Leeds Street will be a high amenity, mixed-use area focused around a foreshore plaza and destination retail outlets. The area will have a mix of building heights and forms with foreshore plaza, quality public open space and better access to the Parramatta River.

How have the proposed planning controls been amended?

- The existing height and floor space ratio controls in the City of Canada Bay Local Environmental Plan (LEP) will be retained. A clause will be added to the LEP allowing these controls to be exceeded where approved master plans and development control plans are in place for each of the four character areas.
- Each character area will be required to have a master plan prepared that shows how the area meets the vision, planning principles and character area specific requirements of the plan.
- Master plans for each character area must indicate how and where height and density might be located and how this might be supported by infrastructure upgrades, such as the Leeds Street foreshore open space and promenade, the new local school and the railway station upgrades.
• To prepare a master plan, a Design Excellence Competition will be held. Each successful design scheme will be reviewed by the State Design Review Panel, where a detailed master plan will be prepared and recommended to the Minister for Planning for endorsement. Endorsed masterplans will be used in the preparation of character-area specific Development Control Plans for implementation.

How many homes and jobs are proposed in the precinct?

• The draft precinct plan allows for up to 3,600 new homes on the land to the east of the station. This is the same amount of homes as the previously exhibited plan.
• The land to the west of the station allows for approximately 600 more dwellings than currently proposed.
• The revised plan has provision for up to 1,200 new jobs to be created in the precinct by 2036. This will assist the greater Rhodes area in meeting the Greater Sydney Commission Job Targets and provide new jobs close to new homes.

How will the revised plan affect views?

• Building heights and locations will be considered during the preparation of the character area master plans and Development Control Plans.
• The master plan for each character area will be assessed against overall planning principles and character area specific requirements.
• View sharing, solar access and overshadowing will all be important considerations of this review.

How will infrastructure be delivered to support the precinct?

• Development controls tying infrastructure delivery to character area master plans will ensure infrastructure is delivered alongside new homes and jobs within the precinct.
• A revised infrastructure schedule is included in the draft Precinct Plan which outlines the infrastructure requirements to support growth in the precinct.
• The master plan process will require arrangements to be made for infrastructure delivery before development can occur.
• There are various funding mechanisms available to deliver infrastructure in the precinct including a Special Infrastructure Contribution, Voluntary Planning Agreements or Council development contributions.
How has planning for a school progressed?

- A site for a proposed new local school is identified on the corner of Blaxland Road and Leeds Street.
- The school is proposed for up to 1,000 students and can meet the design requirements of the NSW Department of Education. All play space is capable of being provided within the school grounds.
- The Department of Education does not identify a need for a high school in the Rhodes precinct and has committed to a new high school at Sydney Olympic Park.

What changes are proposed to transport infrastructure?

- Capacity and usability improvements to Rhodes Station are proposed as part of this precinct plan. Preliminary options either include upgrading the existing station and/or providing a new northern station entry.
- A new ferry wharf is planned by NSW Roads and Maritime Services and would be accessed from Leeds Street.
- Minor upgrades are proposed to existing intersections on Concord Road.
- Two new internal roads and one pedestrian link are proposed. One of the new roads (and extension of Averill Street) would be south of the proposed school site.
- New and enhanced pedestrian and cycle facilities and cross rail connections are proposed to improve connectivity within the precinct.

What public open space will be provided?

- A new area of public open space and a waterfront promenade is proposed at Leeds Street. A large public park is also proposed in this location. This new, exciting area will provide shops, cafes and a foreshore promenade along the Parramatta River.
- A new pedestrian bridge across Concord Road to McIlwaine Park will provide enhanced access to this existing public open space. Council is planning upgrades to McIlwaine Park, funded through the Precinct Support Scheme, to make it more attractive for residents and visitors.
What do these changes mean for landowners?

- The draft precinct plan and planning controls propose changes to the way you can develop your land. These changes may affect what development can or cannot occur on your property.
- The proposed sequencing of development through character area master plans will control when and how land is able to be redeveloped.
- The community and landowners will continue to be involved in the detailed master planning of the character areas.

What are the next steps?

- The draft precinct Plan will be on exhibition until 3 February 2019.
- Following the exhibition, the Department will consider all submissions on the revised draft precinct plan, planning controls and make changes where appropriate.
- The revised draft precinct plan and planning controls for the precinct will then be submitted to the Minister for Planning for consideration.
- If approved, they will come into force and the Department will advise affected landowners when the new planning controls apply.
- The detailed master planning process will continue after the finalisation of the Precinct Plan. The community will continue to be involved in the preparation of the master plans and the preparation of development control plans, to be implemented by Council.

How can I have my say?

- We are seeking your feedback on the amended draft precinct plan and planning controls.
- Visit our website at planning.nsw.gov.au/rhodes to:
  - View the revised draft precinct plans
  - Make a submission
  - Find details of upcoming engagement activities
  - Fill in the online survey

Privacy Policy:

It is important to note that we publish all submissions online. 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.
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.