

Rhodes East Priority Precinct Investigation Area

Frequently Asked Questions – Draft Precinct Plan

September 2017

New plans for Rhodes East

In March and April 2016, more than 200 community members took part in workshops and a survey on the future revitalisation of the area. Overall, participants expressed a desire for more housing choice while preserving the area's local character. Feedback and further investigations, including detailed traffic and transport studies, have informed the draft Precinct Plan for Rhodes East, which is now released for comment.

We want to continue our conversation with the community and invite you to complete a survey or make a submission about the draft Precinct Plan before **10 November 2017**. Information about how you can help shape the future of Rhodes East is at the end of these Frequently Asked Questions.

What are Priority Precincts?

The NSW Government's Priority Precinct program is a coordinated approach for state and local government to better plan the delivery of housing and jobs close to public transport, shops and services. Priority Precinct areas are located around transport corridors or strategic centres that have broad social, economic and environmental significance for the community.

The Department of Planning and Environment is working closely with the City of Canada Bay Council, other government agencies and the local community to develop the draft Precinct Plan for Rhodes East. The draft Precinct Plan identifies the key infrastructure necessary to support the growing population, such as community facilities, new cycleways and footpath connections, public transport and road upgrades, open space and education facilities to build upon the existing Rhodes East community. The necessary boost for a vital mix of modern and well-designed housing, close to jobs, transport and services means people of all ages will have access to a variety of housing in an attractive and safe place to live.

How did the Department of Planning and Environment and City of Canada Bay Council develop the draft Precinct Plan for Rhodes East?

Initial investigations commenced in early 2016 and included a series of community workshops held in late March 2016. Feedback received from the workshops helped us understand what the community like about the area and what needs to be improved. The feedback has helped us develop the draft Precinct Plan.

Extensive technical investigation work has now been undertaken to assess existing constraints, opportunities and the capacity of the precinct to support new development. The draft Precinct Plan including all the supporting technical studies are available on the website: planning.nsw.gov.au/rhodeseast

What area does the Rhodes East Priority Precinct investigation cover?

Rhodes East is part of the Rhodes Peninsula, located between Brays Bay and Homebush Bay on the southern bank of the Parramatta River, approximately 16 kilometres to the west of Sydney CBD. The Rhodes East Investigation Area comprises 36 hectares, located to the east of the Northern Line railway and bounded by the Parramatta River to the north and Brays Bay to the east.

Which part of the investigation area will be subject to change?

The area likely to be affected by changes to zoning and density is bounded by the Northern Line railway, Concord Road and the Parramatta River (see map).

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Why is the area to the east of Concord Road not included in the draft Precinct Plan?

In-depth investigation and technical studies identified traffic and transport issues that limit development in Rhodes East. Until additional improvements to public transport and local and regional road networks occur, rezoning of land to the east of Concord Road cannot progress.

How many new homes are proposed for the precinct?

Up to 3,600 new homes are proposed with a variety of housing types and heights from terraces to apartments. The new housing will be designed to ensure the range of homes provide choice to the growing community.

How many affordable homes are proposed and who can apply?

The mix of housing to cater for the growing population will include approximately 150–200 affordable dwellings. The City of Canada Bay's Affordable Housing Policy includes an income assessment. Applicants in permanent health, education, emergency services, public transport, retail, labouring, manufacturing and hospitality occupations and City of Canada residents, will be given priority.

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How will you address the impact of new development on traffic, particularly along Concord Road?

We understand that Concord Road and other local streets in Rhodes East are congested. As part of the planning process, detailed traffic and transport investigations have been undertaken to look at roads, public transport and improving walking and cycling connections. These studies have helped us understand what will be required to support the new development and service the road, transport, pedestrian and cycling needs of the growing population.

Thus, the draft Precinct Plan includes upgrades to existing road intersections with Concord Road, improvements to Concord Road and local road upgrades. Priority has been given to increasing the pedestrian and cyclist connectivity within the precinct, to neighbouring areas and key public transport such as the station, bus routes and the proposed ferry wharf.

A Special Infrastructure Contribution from developers will also help fund additional infrastructure to support the growth (see 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 Mcllwaine Park; and
- foreshore improvements to Mcllwaine Park which could include a boardwalk and 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 to provide additional morning peak services are proposed in 2018.

An Infrastructure Schedule is included in the 'Rhodes East Priority Precinct Investigation Area – Planning Report' available at: planning.nsw.gov.au/rhodeseast.

It's already difficult to board a peak hour train at Rhodes station. Won't this get worse?

We understand concerns that Rhodes train station is busy, especially during peak travel times. Over the past ten years, rail patronage at Rhodes Station has experienced significant growth as the peninsula has been redeveloped. As part of the traffic and transport investigation, we examined the rail network and Rhodes station's capacity to service increased patronage.

The train service frequency will remain the same in the short term. However, Transport for NSW is looking at greater train network and road capacity improvements linking Rhodes and the region to the rest of Sydney. The planned 2018 timetable resulting from the new Sydney Metro Northwest line could see two additional

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services stop at Rhodes during the morning peak, partially offset by increased patronage north of Rhodes due to other timetable changes.

The new ferry wharf proposed along the northern foreshore will provide additional public transport options from Rhodes East to Parramatta CBD, Darling Harbour and Circular Quay.

We are concerned about heritage buildings, structures and heritage trees. Are they included in the draft Precinct Plans?

We understand the community concerns about the changes in Rhodes East regarding heritage buildings and trees.

A Heritage Assessment informed the draft Precinct Plan and recommended the following design specifications to minimise potential impacts from the development:

- Retaining heritage trees, including the heritage palms on Cavell Avenue, and incorporating them into any redevelopment;
- Requiring setbacks from common boundary lines for both the lower and upper development storeys;
- Positioning new buildings to match the existing street setbacks;
- Retaining, protecting and enhancing street trees, incorporating them into new planting and gardens; and
- Retaining, protecting and enhancing indigenous plants in parks and reserves.

More detail on the heritage buildings, structures and trees within Rhodes East and the design recommendations are contained within the Heritage Assessment Report available at: planning.nsw.gov.au/rhodeseast.

What type of development is proposed? How tall will the buildings be?

The highest buildings are proposed where there is the least impact on neighbouring developments, such as close to the railway station and around the mixed-use area in the Leeds Street Foreshore Precinct. Building heights then step down towards the water and Concord Road, positioned to retain key views and minimise overshadowing.

Maximum building height ranges vary within each part of the precinct:

- Rhodes East Gateway: 15 - 38 storeys;
- The High Point: 6 – 11 storeys (up to 16 storeys in specific locations if a new road is delivered);
- Leeds Street Foreshore Precinct: 9 – 25 storeys;
- Concord Road Corridor: 6 – 9 storeys.

The vision for Rhodes East aims to provide a range of building types, heights and smaller lots to encourage variety and a diversity of architectural styles. The new development will be required to demonstrate design excellence and reflect the future desired character across the precinct.

The proposed building types will also include 2-3 storey terrace houses across the precinct, except for within the Rhodes East Gateway and north of Leeds Street. Taller buildings will be designed to have upper level setbacks from the first few levels - rather than dominate the public domain. This will also encourage architect-

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designed features such as street level arches and balconies on the higher levels which provide more sunlight into buildings and onto the street, and allow street level activities such as outdoor café seating.

Where will our children go to school?

Advice from the Department of Education has indicated that a new primary school or existing school upgrades may be required as part of the redevelopment of Rhodes East, although 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 the new school is built, 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.

What types of open space is included in the plan?

The draft Precinct Plan contains a variety of open spaces, pedestrian connections and public plazas for Rhodes East. In addition to corner plazas, Leeds Street is proposed to be a shared street with priority for pedestrians, while the Leeds Street Plaza in the Leeds Street Foreshore Precinct will be surrounded by a vibrant variety of shops and cafés. The Foreshore Precinct will seamlessly integrate of landscaped open space with the development creating a place for relaxing and enjoying the view or one of the restaurants with outdoor seating.

Council plans for a potential river pool and other enhancements on the Brays Bay foreshore adjoining McIlwaine Park, including landscaped seating areas and a potential boardwalk will make this area more accessible and attractive for outdoor activities by residents and visitors alike.

How long will the draft Precinct Plan be on exhibition?

The draft Precinct Plan will be on exhibition for eight weeks from **15 September to 10 November 2017**.

What happens next?

The next steps are:

- Exhibition closes **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 community 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

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- Fill in the survey
- Make a submission.

Email or Call:

- The Department on 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

Privacy Policy:

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