

Summary of relevant plans and strategies

NSW: Making it Happen

NSW: Making it Happen replaces the State's previous 10 year plan, NSW 2021. *NSW: Making it Happen* outlines 30 key reforms for the State to grow the economy, deliver infrastructure, and improve health, education and other services across NSW.

Priorities of relevance to the Rhodes East Priority Precinct include creating jobs, building infrastructure, improving government services, accelerating major project assessment, increasing housing supply, improving road travel reliability, ensure on-time running for public transport, and increasing cultural participation.

A Plan for Growing Sydney

A Plan for Growing Sydney (December 2014) details the NSW State Government's plan for the future development of the greater Sydney region. This includes identifying key goals, directions and actions for the future growth and prosperity of Sydney, and guiding land use planning decisions. The Plan's vision is for Sydney to be a strong global city and a great place to live.

The key goals for Sydney identified in the Plan for Growing Sydney are:

- Goal 1 – Sydney's competitive economy with world-class services and transport
- Goal 2 - A city of housing choice, with homes that meet our needs and lifestyles
- Goal 3 – A great place to live with communities that are strong, healthy and well connected
- Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

Rhodes is specifically identified in the plan as a Strategic Centre to be revitalised.

Rhodes East can make a positive contribution to the goals of a Plan for Growing Sydney by:

- Creating opportunities for the delivery of new housing which will enhance housing affordability and choice. Housing is to be delivered within the existing footprint as urban renewal and infill development.
- Increase the potential for new jobs within the Priority Precinct through creating opportunities for new commercial / retail spaces along Princes Highway and in close proximity to Rhodes Station.
- Encouraging the use of existing public transport by providing increased density in close proximity to Rhodes Station and existing bus routes.
- Creating a framework for the delivery of new infrastructure to support an increased population including but not limited to: open spaces, augmented road network and cultural and community facilities.

New South Wales Long Term Transport Master Plan

The NSW Long Term Transport Master Plan identifies objectives which focus on improving liveability and supporting economic growth and productivity. These objectives are to be facilitated by the provision of a transport network which reduces journey times, improves connectivity, increases efficiency and provides services to support job growth in centres close to where people live. There is

an emphasis on the delivery of more transit orientated development both as part of urban renewal projects and in new developments.

The Rhodes East Priority Precinct seeks to increase transit oriented development in close proximity of Rhodes train station. These precincts are situated within two strategic transport corridors as well as the potential extension of WestConnex, are ideally suited to increase pedestrian and cycling trips and mobility, and would benefit from the proposed southern extension of the Sydney Metro providing increased services and increased capacity.

Rebuilding NSW - State Infrastructure Strategy 2014 – Update (February 2015)

This Strategy highlights the importance of sustaining productivity growth in our major centres and our regional communities, as well as supporting population growth toward almost 6 million people in Sydney and more than 9 million people in NSW. The Strategy aims to ensure that appropriate water, transport, education, health, sports and arts infrastructure is provided for the growing community. Projects will be considered carefully against strategic priorities contained within long term planning documents. Highlighted projects of relevance to the Rhodes East precinct includes investment in the WestConnex southern extension, Sydney Metro and Urban Roads Pinch Points program.

State Environmental Planning Policy No 65 (SEPP 65) and the Apartment Design Guide

SEPP 65 provides controls relating to residential flat buildings and is supported by the Apartment Design Guides which provides guidance on the design of apartments and mixed use development.

The design requirements of SEPP 65 and the associated Apartment Design Guides influence the heights, FSRs and setbacks for the Rhodes East Priority Precinct. Key controls detailed within the Apartment Design Guide which have been considered in the proposed built form controls include: building separation, building depth, sunlight access, deep soil, and ceiling heights.

State Environmental Planning Policy No 55—Remediation of Land (SEPP 55)

SEPP 55 ensures that rezoning of land requires due consideration to potential land contamination.

The Rhodes East Priority Precinct includes significant areas of land which have been used for a variety of non-residential land uses. As such, some sites may be contaminated.

Any sites which have been affected by site contamination have been subject to preliminary investigations and it has been determined that whilst some sites may be present within the precinct, this would be the result of past historic uses which are unlikely to have resulted in gross or significant widespread occurrence. As such, these sites should not be precluded from rezoning.

Canada Bay Local Environmental Plan (LEP) 2013

This is the primary planning instrument for the Canada Bay LGA, including the Rhodes East Priority Precinct.

The LEP details the primary planning controls which apply including but not limited to: Land Use Zones, Building Heights, Floor Space Ratios, Heritage items, and Flooding.

The LEP provides the existing planning framework within the Rhodes East Priority Precinct and for surrounding areas. The current zoning, heights, FSR and Heritage Items are shown in the planning report. The zone, height of building, floor space ratio and road reservation maps have all been proposed to be amended as part of the Rhodes East Priority Precinct proposal.

Canada Bay Development Control Plan (DCP) 2013

The DCP provides detailed controls for the wider Canada Bay LGA which support the LEP controls. These controls relate to matters such as: Setbacks, Building massing, Landscaping, Sustainable building design, Parking rates, Public domain interfaces, and Precinct controls.

The DCP includes several general principles which apply to all forms of development.

Some sections of the existing DCP will need to be amended to address the revised built form to be applied within the Rhodes East Priority Precinct, in particular the guidelines regarding setbacks, street wall heights and locations for new parks and through site links.

It should be noted that the parking rates proposed by the DCP are amended by the new Apartment Design Guide which will require parking to be provided at the rates of the DCP or RTA Guide to Traffic Generating Development, whichever is the lesser.

City of Canada Bay Local Planning Strategy 2010-2031

The purpose of the Local Planning Strategy (LPS) is to provide a framework for future land use planning in the City of Canada Bay to guide the preparation of the new Local Environmental Plan (LEP) and Development Control Plan (DCP). The LPS is required to ensure that the Metropolitan Strategy for Sydney and the draft Inner West Subregional Strategy are implemented at a local level. The LPS aims to provide housing and employment, consider future recreational needs, protect heritage and the natural environment and consider transport in an integrated manner. The Local Planning Strategy was adopted by Council on 1 June 2010.

Canada Bay Futures Plan 20

Futures Plan 20 (FP 20) is a whole of community blueprint for the future of the City of Canada Bay. FP20 was first developed in 2008 based on what the community saw as its vision for the city. It was updated in 2010 and has just been reviewed, revised and readopted in 2013 after extensive community and stakeholder consultation and engagement.

The plan sets out the strategic path on which the City of Canada Bay seeks to travel for the next 20 years to ensure the City of Canada Bay is active and vibrant; has sustainable spaces and places; is innovative and engaged; and is thriving and connected.

City of Canada Bay Section 94 Contributions Plan 2015

The Contributions Plan provides the legal and administrative mechanisms to require contributions in cash or, in some cases, by in-kind works or the dedication of land, towards the provision or embellishment of public amenities and services within the City of Canada Bay.

Amenities and services for which contributions can be levied include community services and facilities. The Plan identifies the existing facilities and services provided in the LGA. It concludes that there is little capacity in existing facilities to accommodate any increased demand resulting from population growth and, therefore, it will be necessary to provide additional or augmented facilities to maintain the same level of service to the incoming population.

The Plan outlines the estimated population growth for key precincts. This data would be superseded if additional growth is generated by the Rhodes East Priority Precinct and, therefore, the Plan would need to be updated to reflect new development and additional growth.

City of Canada Bay Section 94A Levy Contributions Plan 2008

The Section 94A Contributions Plan relates to non-residential development including new retail, commercial and industrial developments and major alterations to existing developments (in addition to new and modifications to dwellings houses on existing lots).

The Plan outlines the public facilities to meet needs of future development populations (factored into the Plan at the time) for which funding can be levied. The Plan notes that some of these facilities are also to be funded through the Section 94A Plan.

The Plan focuses on the funding for minor improvement works to existing facilities. The Plan was based on the estimated population growth to 2031. This data would be superseded if additional growth is generated by the Rhodes East Priority Precinct and, therefore, the Plan would need to be updated to reflect new development and additional growth.