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1 May 2019

The Minister for Planning and Public Spaces
NSW Department of Planning and Infrastructure
320 Pitt Street
Sydney NSW 2000

The Hon. Rob Stokes MP
52 Martin Place
Sydney NSW 2000

Copy to: The Hon. John Sidoti MP
52 Martin Place
Sydney NSW 2000

Dear Minister

Rhodes Revised Draft Precinct Plan

We write to you as the majority landowners of Rhodes East and Rhodes West lands contained within the Rhodes Planned Precinct.

You will no doubt be aware that the Rhodes Draft Precinct Plan was re-exhibited in late 2018 following its previous exhibition as State and council Planned Precinct in 2017. Rhodes has been designated a Strategic Centre under the Greater Sydney Commission's plans and has long been identified for the provision of an additional 3,600 homes and an additional 8,000 jobs.

These growth proposals, which have now been fully ventilated through the community engagement processes of 2017 and 2018, have received community support and the support of the local Member for Parliament, Mr John Sidoti. Their support has been subject to the provision of adequate infrastructure and the conduct of a State-run design excellence process to determine the most appropriate distribution of floor space and height in four sub-Precincts.

You may be aware of the **attached** article which appeared in the *Daily Telegraph* on 22 February 2019.

The statements made by Mayor Tsirekas in this article, and Canada Bay Council's submission on the Revised Rhodes Draft Precinct Plan, which was lodged with the Department in February 2019, clearly pre-judge the outcome of the proposed design

1 May 2019

NSW Department of Planning and Infrastructure

Rhodes Revised Draft Precinct Plan

excellence and master planning processes contemplated under the Revised Draft Precinct Plan.

These statements, which have since been re-affirmed by the Council, in our view demonstrate that the Council has disengaged from the Precinct Planning process. They amount to self-exclusion by the Council from participation in the design excellence and master planning processes in relation to Rhodes West and Rhodes East.

To give but a few examples of the extent to which the Council has disengaged from the Department's Precinct Planning process:

- 1 The Council makes comments in relation to the densification of Rhodes East as against Potts Point and Woolloomooloo, which are categorically incorrect, as they do not compare "like for like" in terms of the area to which this densification is calculated.
- 2 The Council asserts that the addition of 600 dwellings in Rhodes West is "unjustified" in the Revised Plan. This is a consequence of a dogged continued adherence to the Council's own structure plan, which is now outdated. This assertion also fails to give any recognition to the \$350 million VPA offer to the State Government for major infrastructure upgrades in an "infrastructure first" context, of which the Council is well aware, having been provided with a copy of that offer last year.
- 3 The Council alleges that the Revised Plan provides less certainty around the delivery of infrastructure, as compared to the 2017 exhibited plan, which is untrue. The Council's position is supremely disappointing, given that the 2017 exhibited plan contemplated 3,600 of the 4,200 dwellings now planned, without any feasible strategy to deliver critical enabling infrastructure.
- 4 The fact that the Council's Mayor is calling for the plan to be "re-exhibited with detailed information on heights and density and on how the new infrastructure will be funded" clearly highlights the Council's misunderstanding of the process to determine heights, controls and densities and the required supporting infrastructure.
- 5 The Council's pre-judging of the Department's exhibited plans and process also fails to understand that the community will be consulted during the design excellence process and through the exhibition of individual development applications that follow. The plans exhibited by the Department specifically omit heights and FSRs for individual buildings as these will be determined objectively on merit through the design excellence review process, which is expected to take 12 months to two years to complete.

In light of the Council's recent prejudicial actions, we are seeking your confirmation that the proposed Department-led master plan and design excellence process will proceed. This is on the basis that the Council has demonstrated an inability to turn an impartial mind to the design excellence process and to making of the master plans. Of course we expect the Council to be consulted through the process, but anything more than this would compromise both the integrity and timeframe for finalisation of the planning controls for Rhodes East and Rhodes West.

1 May 2019

NSW Department of Planning and Infrastructure

Rhodes Revised Draft Precinct Plan


Billbergia and Prolet require the above confirmation as a matter of some urgency given the extent of our proposed financial commitment in the Precinct and the implications of the Council's position for the undertaking of the final determination of the controls for Rhodes West and Rhodes East.

Yours sincerely

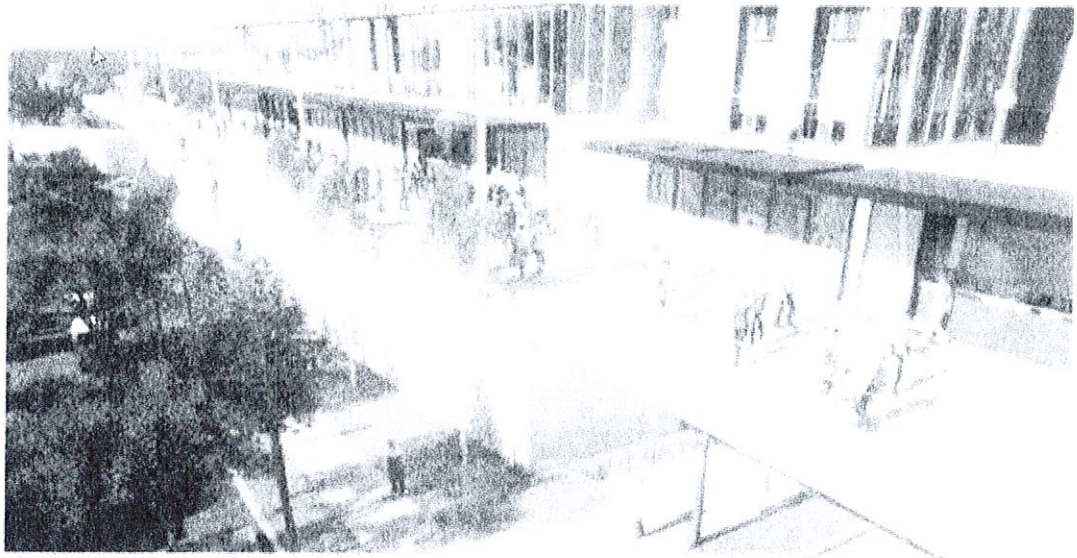
John Kinsella AM
Managing Director, Billbergia Group

Joseph Jacob
Managing Director, Prolet

Telegraph

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A concept image contained in a revised vision for Rhodes.

INNER WEST

Scathing report card on plan to cram more apartments into Rhodes

Kate Christian, Inner West Courier Inner West

February 22, 2019 12:00pm

 Subscriber only



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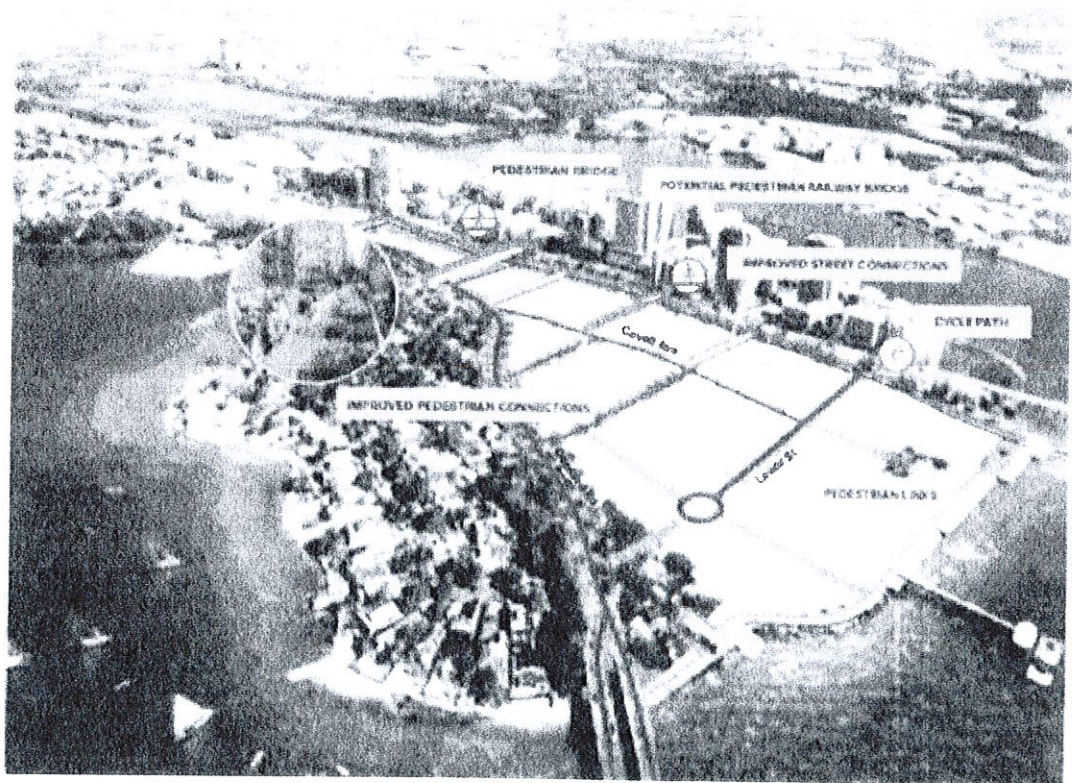
The State Government has been urged to go back to the drawing board on its revised plan for Rhodes.

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density is between 108-110 dwellings per hectare," the submission said.



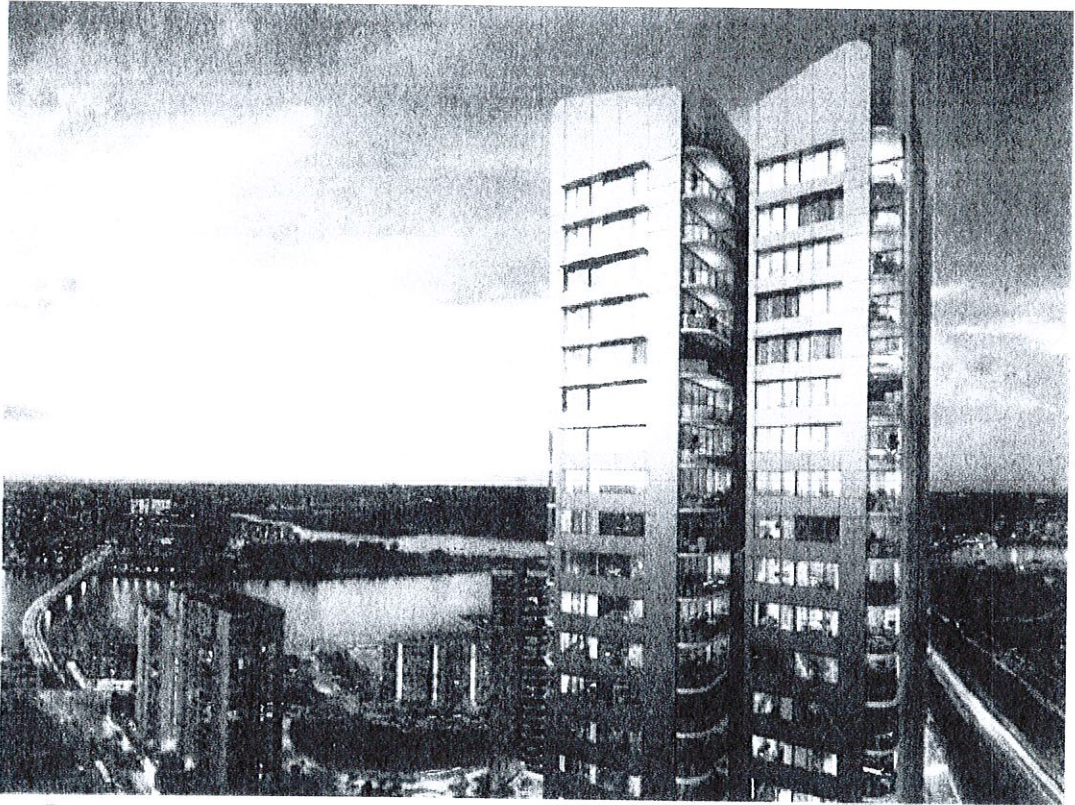
A diagram showing what is planned for Rhodes


Canada Bay Labor mayor Angelo Tsirekas described the proposed density as “unprecedented” while the plan contains no height and floor space limits.

The Rhodes East development

“My question to the NSW Government is; what are the development controls in place and when will we receive even basic information relating to the impact of this growth on local roads and the capacity of Rhodes railway station?”

“As none of this information has been provided, the impacts of the plan cannot be quantified or properly assessed.”



 Billbergia's planned Rhodes Central development.


He called for the plan to be revised and re-exhibited with detailed information on heights and density and on how new infrastructure will be funded.

Resident Ian Inglis said the government was relying on developer contributions to upgrade the intersection of Concord Rd and Averill St as well as Rhodes station, which he described as “chaotic” in peak times.

“It’s already at it’s maximum and I know there’s talk about creating a new northern concourse and extending the platforms but nothing will work unless more trains come through,” Mr Inglis said.


“It’s already chocablock along Concord Rd and Homebush Bay Drive; it’s the main north to

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 Resident Ian Inglis says nothing will work unless more trains come through.

A Department of Planning spokeswoman said the plan delivers new homes near existing and future jobs and public transport.

“The draft plan identifies a list of infrastructure that will support existing and new residents to the area including opportunities to upgrade the station, a new local school, and a significant foreshore park,” she said.

“The plan proposes a new way to identify the location and height of buildings and distribution of floor space through a state-led design excellence review process, co-ordinated by the NSW government architect in collaboration with the council.”

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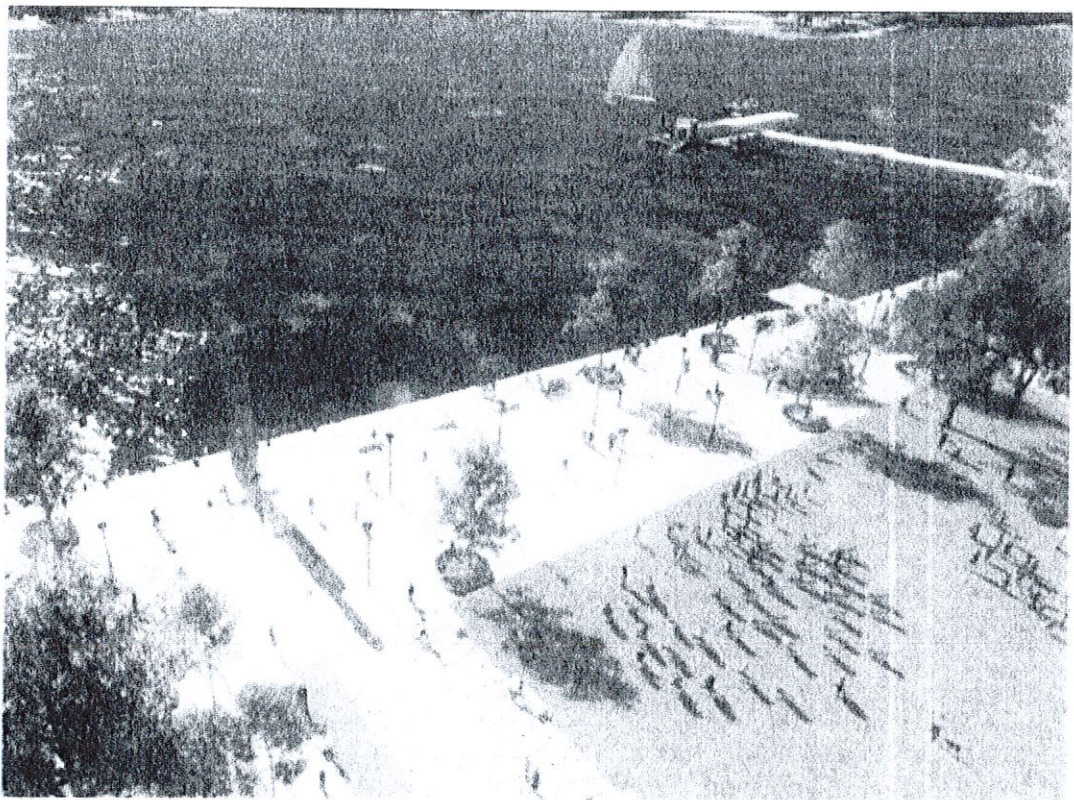
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 The proposed foreshore park and ferry wharf.

The Leeds St foreshore open space will be maintained as well as proposing new public open space, a water front promenade and a large public park.

“These areas will provide shops, cafes and a foreshore promenade along the Parramatta River,” she said.

A new pedestrian bridge across Concord Road to McIlwaine Park is also on the cards to improve access to the existing public open space.

The community is encouraged to have their say on the plan until Thursday, February 28.

