

ITEM-1 RHODES WEST DRAFT MASTERPLAN 2009

M- 1 RESOLVED

(Crs Kanzler/O'Connell)

1. THAT Council endorses the Rhodes West Draft Master Plan and that Draft proposals for Precincts B (Billbergia and Renewing Homebush Bay) and Precinct C (Meriton) in the Rhodes Draft West Master Plan be permitted to proceed in a reduced form to enable enough funding to be provided for the community centre (\$13M) and to enable the additional open space in these Precincts to be provided as indicated in the Draft Masterplan, with a reduction in the maximum heights of buildings ie 25 storeys on remaining sites along Walker Street, and 15 storeys on the site facing Gauthorpe Street. The buildings to the west of Shoreline Drive be permitted to be increased in height by 1 to 1 ½ storeys, as proposed in the draft Master Plan, and subject to acceptance of this recommendation by developers and the progression of associated Voluntary Planning Agreements (VPAs).
2. THAT the allocation of floorspace to Precinct D (as a % of the 66,000m² which represents a 12% uplift for the Peninsula) be increased to 30% and that the detailed planning of Precinct D be deferred until a meeting of all property owners of undeveloped land in Precinct D can be organised to discuss an approach to review the planning controls for this Precinct to allow its further redevelopment. The offer of specialist assistance from the Department of Housing be accepted, and the objective to increase the housing mix and the amount of Affordable Housing in Precinct D be pursued. The meeting for review of Precinct D to be organised early in 2010.
3. THAT the allocation of additional floorspace to Precinct B be reduced from 44% to 33% (21,688m²) with a maximum building height of 25 storeys for buildings along Walker Street and 15 storeys for the building in Gauthorpe Street, with other buildings remaining the same as proposed in the exhibited RWDM.
4. THAT the allocation of additional floorspace to Precinct C be reduced from 27.5% to 20% (13,292m²) with a maximum building height of 25 storeys for buildings along Walker Street with other buildings remaining the same as proposed in the exhibited RWDM.
5. THAT the Department of Planning be requested to review and amend the SREP29 controls to allow the proposals for Precincts A, B, C and D to proceed, in their amended form, and in accordance with these recommendations.
6. THAT Council staff enter into discussions with the Department of Education with a view to the identification of a site within the Rhodes East area for the purpose of the construction of a new primary school. The new school is needed to meet the demand which will be generated by a portion of the 10,000 dwellings required to be provided under the Inner West Sub-regional Planning Strategy (likely to locate in the Concord catchment area, AND the new

dwellings which would be permitted under the amended Rhodes West Master Plan, which is to be prepared as an amendment to the version which was placed on exhibition.

7. THAT a new Development Control Plan be prepared to guide the development of specific proposals in Precincts B, C and D and in the event of a new DA in Precinct A, to ensure compliance with Council's objectives in terms of minimising car dependency in the area, a range of sustainable development initiatives, and excellence in building design, including areas specifically designed for Go-Get type car schemes. The new DCP will replace the existing Renewing Rhodes DCP.
8. THAT Council upgrades the Blaxland Road/Leeds Street intersection using funds from developers arising from the density uplift to cover any shortfall from existing funding available under the Section 94 Planning Contributions Framework.
9. THAT Council investigates the possibility of providing a right-hand turn from Averill Street into Concord Road, using funds from developers arising from the density uplift.
10. THAT Council puts aside money arising from the density uplift to fully upgrade all roads and pathways in the Rhodes area when construction of development is complete.
11. THAT Council fully upgrades the area around the John Whitton Bridge, including the stairs and ramp up to the Bridge, with any shortfalls in existing funding available under the Section 94 Planning Contributions Framework, being made up from funds generated by the VPAs.
12. THAT Council staff pursue sustainable energy solutions being offered by Energy Australia and/or Gridx.
13. THAT Council initiate a meeting with NSW Maritime, Sydney Olympic Park Authority, Auburn Council, interested developers and the Department of Planning to ascertain the level of interest in developing a bridge from Rhodes West to Homebush Bay West.
14. THAT Council representatives meet with the relevant State authorities to obtain funding towards appropriate traffic solutions and road upgrades.
15. THAT Council write to the State Government to increase the frequency of bus and train services and to introduce ferry services in the Rhodes Peninsula in light of the increased population proposed.

(FOR: Crs Cestar, Fasanella, Kenzler, McCaffrey, Megna, O'Connell, O'Hara, and Tsirekas)

(AGAINST: Cr Tyrrell)