

Rhodes Peninsula



Distance To

Sydney Airport	22.2 km
Sydney CBD	16.3 km
Parramatta	11.9 km

Sustainable Transport

Cycling: Bike parking facilities are available.

Walk Score™: 77/100 Very Walkable

Buses

458 Ryde to Burwood via Walker Street

459 Macquarie University to Strathfield via Concord Road

M41 Hurstville to Marsfield via Concord Road

Train (Rhodes Station)

Chatswood to Epping via Sydney CBD

Ferry (Meadowbank Wharf – 10 minute walk across Meadowbank Bridge)

Parramatta to Sydney CBD

For further information visit www.131500.info or phone 131 500.

Car Parking

There is very limited on-street parking, however the commercial developments have private parking and Rhodes Shopping Centre provides parking for 8000 cars daily.

Commercial Development

Please refer to the City of Canada Bay's Local Environment Plan 2013 (LEP).

Attracting significant investment from developers and global corporations, Rhodes is recognised as a specialised centre within the Sydney metropolitan region.

In 2011, the Rhodes Peninsula (incorporating the suburbs of Rhodes and Liberty grove) had a resident population of approximately 7,727 people, just over double the 3,713 residents recorded in 2006. The Peninsula is characterised by a predominance of medium and high-density apartment living with some lower density housing in Rhodes East. By 2016, the Peninsula is expected to have a population of approximately 14,000 residents. Nearly 9,000 people are employed within Rhodes.

The Rhodes Peninsula is experiencing a period of significant growth, with more than 40 planning, community engagement, open space and development projects set to be delivered over the next five years, many of which involve the City of Canada Bay, developers and other tiers of government.



Local Amenities



Location



Community Directory

Business Associations And Centres

Clearly Business Enterprise Centre
SHE Business
Success Women's Network

Art and Culture

Canada Bay Community Choir
City of Canada Bay Museum and Heritage Society
Embroiderers' Guild NSW Inc
Sydney Welsh Choir
Western Suburbs Lapidary Club

Childcare

City of Canada Bay Family Day Care
Integricare Family Day Care Inner West
Learn & Play Early Learning Rhodes
Only About Children Childcare
Rhodes Central Preschool
Rhodes Childrens Centre
St Mary Multicultural Child Care Centre

Learning

Concord Library

Parks and Playgrounds

Bicentennial Park
Brays Bay Reserve
Central Park
McIlwaine Park
Mill Park
Peg Paterson Reserve
Rhodes Foreshore Park
Rhodes Park
Shoreline Drive North Park

Schools

Concord West Public School

Social Associations

1st Yaralla Sea Scouts
Yaralla Toastmasters

Sport and Recreation

Canada Bay Bicycle User Group
Concord 'Comets' Baseball Club
Concord West Cricket Club
Dragon Boat Paddling
Greenlees Archery Club
Homebush-Canada Bay Physical Culture Club
Kokoda Track Memorial Walkway
NSW Sports Council for the Disabled (Inner West)
Powells Creek Tennis Centre
Sydney Olympic Park
And many private providers of fitness, yoga, martial arts etc

Volunteering

Computer Pals for Seniors
Concord Repatriation Hospital
Girl Guides NSW
Inner West Neighbour Aid
Meals on Wheels Concord
Special Olympics Australia
The Yaralla Club



Rhodes Community Profile

	2011	Trend
Residents	7,727	↗
Residential Density (population/sq.km)	6,439	↗
Workers	8,719	↗

Age Distribution (%)	Number	Dist %	Trend
0-4 years	560	7.2%	↘
5-11 years	357	4.6%	↔
12-17 years	241	3.1%	↗
18-24 years	1350	17.5%	↗
25-54 years	4462	57.7%	↗
55-74 years	606	7.8%	↘
Over 75 years	150	1.9%	↘

Migration		
Residents Born Overseas	72.6%	↗
Resident Migrants since 2006	25.0%	↗

Residential Property		
Median House Price 12 mths to July 2013	\$1,100,000	↗
Median Unit Price 12 mths to July 2013	\$620,000	↗
Median Weekly Rent 2011	\$530	↗

Source: ABS Census Data Rhodes and Liberty Grove , Australian Property Monitors, NSW Bureau of Transport Statistics (BTS) Employment Forecasts by Industry TZ 1499 and 1500

Key attributes

- Established exceptional commercial, retail and industrial tenants
- Fast growing residential and workforce population
- High level of private and public investment fostering a desirable place to live and work
- In the last five years, Rhodes Train Station has experienced a 100% daily passenger movements increase to 11,500
- High demand for A-Grade commercial property and affordable industrial premises in the heart of Sydney
- To meet the needs of the existing and future community, there are many business opportunities yet to be explored

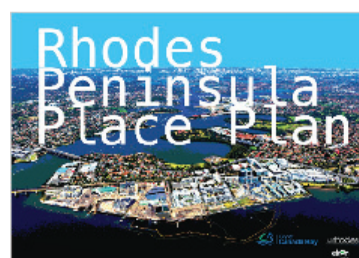
Join Leaders

- AAPT
- Alcatel-Lucent
- Allied Mills
- Aussie Home Loans
- Carlton United Breweries
- Citibank
- Derivan
- Greyhound Racing NSW
- Guthy-Renker
- Hewlett-Packard Australia
- Hilti (Aust)
- Ikea
- Nestle Australia Ltd
- Rhodes Shopping Centre (Mirvac)
- SITA Environmental
- Sykes Australia
- United Financial Services



Key planning and reference documents

- Draft Metropolitan Strategy for Sydney 2013
- City of Canada Bay Local Environment Plan 2013
- City of Canada Bay Development Control Plan 2013
- Rhodes West Master Plan 2010
- Rhodes Arts Plan 2012
- Rhodes Place Plan 2012
- Station Precinct (Precinct D) Planning Proposal 2013



During the development of the Rhodes Place Plan, residents indicated interest in an increase of lifestyle businesses, such as bike related, yoga studios and night economy businesses including bars and fine dining.

Commercial and residential growth centre of the Inner West

In 2011 Council adopted the award - winning Rhodes West Master Plan and entered into Voluntary Planning Agreements (VPAs) with four developers.

The adoption of the Rhodes West Master Plan in conjunction with the outcomes of the four VPAs will provide quadruple bottomline benefits, which in turn will create a sustainable precinct and suburb.

The local economy will benefit by:

- The VPAs realise commitment of over \$450M in construction activity (including the construction of 1691 dwellings with additional ones to be approved, retail space, infrastructure, parks and the community centre). By Sydney standards, this is a substantial investment with activity which will stimulate significant local economic impacts, flow-on and multiplier effects and support local employment during the construction and post-completion phases. The multiplier effect will see billions of dollars exchanged within both the local and broader economy;
- Attracting new customers to increase the current estimated trade area of 250,000 people and therefore stimulating additional spend in local businesses;
- Increased connectivity between Rhodes and Wentworth Point via the Homebush Bay Bridge which will be completed by 2017, providing bus, pedestrian and cyclist access;
- As part of the development of the Wentworth Point Urban Activation Precinct a new ferry terminal will increase access for residents and workers to alternative public transport options;
- Reducing escape expenditure by planning for a community which can be self-contained, yet attracts additional expenditure from workers and visitors;
- Creating opportunity to significantly increase the night-time economy, through additional restaurants and other retail at the entry level of residential towers; the multi-purpose Community Precinct and activation of public open space;
- Providing a catalyst for entrepreneurial ventures;
- Diversification of employment opportunities including additional retail, hospitality, recreation, arts and culture, markets and home based business;
- Varied housing stock enabling business owners and employees to live locally;
- Sustainable practices to limit the environmental footprint of businesses and residents, and therefore reducing their ongoing costs. Energy and water-saving building measures have been incorporated into the new developments, which also have reduced carparking requirements for the purpose of reducing car ownership in the area and increasing public transport patronage.

Existing and future residents, workers and business owners within the Rhodes Peninsula (and neighbouring Liberty Grove and Concord West) will benefit by:

- having useable public open space with playgrounds, seating areas, public toilets, and a \$16M multi-purpose Community Precinct, within easy walking distance. This will create an extremely liveable, dynamic suburb with 3 modes of accessible public transport (rail, bus and ferry) making car ownership optional;
- improved connectivity within the area by the planned upgrade to roads, cycleways and pathways, and stronger physical linkages to Sydney Olympic Park, by way of the new Homebush Bay Bridge;
- additional opportunities to improve health and wellbeing through community centre activity providers, public art and culture, outdoor recreation, cycling and walking;
- varied employment opportunities, including high-skilled professions, retail, hospitality, health and wellbeing, arts and light industry;
- a dedicated Place Manager and Community Precinct Project Manager.



Northern Sydney Freight Corridor Program

The construction of a rail underpass at North Strathfield Train Station will improve passenger services on the Northern line including Rhodes Station. Work commenced in March 2013.

'The Connection' - Rhodes Community Precinct



The community has identified a vision for the Community Precinct as a community hub - a place for people to meet, gather and get involved in a range of activities. Residents see it as an opportunity to combine some of the key things that people in the Peninsula like – walking, the waterside experience, places for people to meet and socialise, cafes and restaurants.

What will be delivered?

The overall design aims to deliver a vibrant Precinct offering a variety of activities across the day and a space that is sustainable socially, environmentally and financially. This will be achieved through providing spaces for the whole community to undertake a range of activities, incorporating ecological sustainable design principles and a mix of community and income generating uses to assist operating costs, assisting in ensuring the Precinct is financially sustainable.

The Precinct will provide a range of indoor and outdoor activities from informal play, playgrounds and seating, as well as a building on the North West corner of the site to provide a variety of activities and spaces. The community's aspirations for the Precinct are:

- A place which the growing community can enjoy, feel a part of and interact with
- A place to develop programs, activities and entertainment
- Spaces for hire such as hall, multipurpose spaces, indoor and outdoor community meeting spaces, spaces for children and young people, community information, gallery, cafe and restaurants with waterfront dining, innovative playground and park and high quality outdoor spaces
- Complement the network of neighbourhood shops, recreation areas and open space within Rhodes.

This project is expected to be completed in 2016.



Place Management @Rhodes

Place management enables an integrated approach to managing our suburbs and town centres. It promotes collaboration within Council and with external stakeholders, resulting in shared visions being realised. This approach also provides a one-stop-shop for information and assistance.

In 2011, the City of Canada Bay appointed a dedicated Rhodes Place Manager and commenced developing a Place Plan for Rhodes.

Endorsed by Council in November 2012, the Rhodes Peninsula Place Plan provides a holistic and integrated framework for action in the next 5 years as well as longer term strategic directions. The successful delivery of the Plan relies on the continued collaborative efforts between local residents, key stakeholders, government and non government agencies and the City of Canada Bay.

The Place Plan identifies and analyses the things that make Rhodes and Liberty Grove a great place to live, both now and in the future. Community members have spoken about the Peninsula as a:

- vibrant, interesting and dynamic community
- place with quality open space and a range of community facilities
- connected area with good access to jobs, services and infrastructure
- riverfront community that respects its unique setting.

The Place Plan sets out actions and strategic directions for the Peninsula overall as well as specific locations based within the Peninsula. The specific locations have been highlighted as they will be the focus of physical works over the coming 5 years and as such offer an opportunity to maximise the assets to deliver and strengthen the development of local identity, sense of place and deliver the required social infrastructure to a growing community. Specific locations include the Community Precinct, town square, central park as well as general public domain, open space and works associated with the Foreshore.

Visit www.canadabay.nsw.gov.au/rhodes.

Sign up to keep in touch by receiving the @Rhodes e-newsletter, by emailing rhodes@canadabay.nsw.gov.au or scanning the QR code below.



Map ref.	Project title	Construction dates	Delivery by	Approx \$ value
Community Centre Project				
1	Community Precinct	2012 - 2016	Council	\$16,000,000
2	Temporary Community site office	September 2013	Council	\$205,000
Public Open Space Projects				
3	Shoreline Drive North Park (to be formally named)	Completed	Meriton	\$1,185,084
4	Mill Park - Toilets	Completed	Meriton	\$304,372
5	'town square' (to be formally named)	September 2013	Mirvac	\$1,393,799
6	'central park' (to be formally named)	2014 - 2015	Billbergia & Renewing Homebush Bay	\$5,821,352
7	John Whitton Bridge - Landscaping under and adjacent to bridge	July 2013	Council	\$1,605,000
8	Blaxland Rd North - Boat trailer parking	July 2013	Council	\$165,000
	Blaxland Rd North - Boat ramp and pontoon	Completed	Council	\$710,000
Cultural and Public Art Projects				
9	Bray's Bay Reserve	2016	Council	\$980,000
	Rhodes Peninsula Arts Plan and Program implementation	Plan completed & implementation ongoing	Council	\$100,000
10	John Whitton Bridge - Sculptural entry marker	2013/14	Council	\$80,000
11	Central Park - 'Nexus' integrated artworks	2015	Council	\$40,000
12	Town Square - Cumulus sculpture	2013	Mirvac	\$217,000
13	Community Precinct - Integrated artworks and waterplay	2016	Council	\$165,000
14	Cycleways - Rhodes West & East graphic artworks	2013/14	Council	\$80,000
15	Foreshore - interface Rivers edge sculpture	2013/14	Council	\$90,000
	Community Engagement Public Art	2013/14	Council	\$20,000
Traffic and Road Safety Projects				
16	Oulton Ave & Homebush Bay Drive Intersection - Investigation into potential works to improve safety on State Roads	2015 - 2016	Roads and Maritime Services	\$500,000
17	Blaxland Rd & Leeds St Intersection - traffic signals	August 2013	Council	\$1,271,660
18	Blaxland Road (Leeds St to Rhodes Station) - shared cycleway and footpath	December 2013	Council	\$1,098,260
19	Blaxland Road improvements	December 2013	Council	\$490,568
20	Walker St perpendicular parking and footpath connection to Rhodes Station	2014 - 2015	Council	\$493,625
21	Rider Boulevard / Mary Street Intersection - Implementation of traffic study	2014 - 2015	Council	\$507,104
22	Rider Blvd - new parking signage	2013 - 2014	Council	\$150,000
23	Blaxland Road - Pedestrian crossing improvement	Completed	Council	\$220,752
24	Blaxland Rd South to Homebush Bay Drive - Cycleway connection	2014	Australand	VPA funded - Condition of Consent
Road and Footpath Infrastructure Projects				
25	Walker St - Road and footpath renewal	2014 - 2015	Billbergia	TBC
26	Averill St - Pavement renewal	March 2014	Council & Renewing Homebush Bay	\$619,655
27	Cavell Avenue - Pavement renewal	March 2014	Council & Renewing Homebush Bay	\$739,440
28	Leeds Street - Pavement renewal	March 2014	Council & Renewing Homebush Bay	\$1,088,495
29	Blaxland Road - Pavement renewal	2013 - 2014	Council	\$2,371,864
30	Blaxland Road, East Side - Footpath renewal	December 2013	Council	\$450,856
31	Gauthorpe St - Half Road renewal	2015 - 2016	Billbergia	VPA funded - Condition of Consent
32	Marquet St - Half Road renewal	2015 - 2016	Billbergia and Hossa	VPA funded - Condition of Consent
33	Walker St - Half Road renewal	2015 - 2016	Council & Billbergia	VPA funded - Condition of Consent
34	Shoreline Drive (Gauthorpe to Peake Ave) - New road segment	Completed	Renewing Homebush Bay	Condition of Consent
Strategic Planning and Support		Completion		
	Rhodes Website	May 2013	Council	\$50,000
	Plans of Management and Masterplan for Open Space	2013	Council	\$100,000
	Rhodes Peninsula Place Plan	Plan completed & implementation ongoing	Council	\$100,000
35	Homebush Bay Bridge	Approved by NSW Department of Planning & Infrastructure	Fairmead Pty Ltd	Developer funded
36	Station Precinct - Planning and Projects	Planning commenced, delivery dependant on land owner and developer timeframes	Various developers and landowners	Developer funded
37	Rhodes Council Office	Ongoing	Council	\$100,000

Note:

- All timeframes Subject to the pace of development and funds available through planning agreements.
- Funding is based on estimated costs at current time and subject to variation.
- VPA = Voluntary Planning Agreement - A legal agreement made between developers and Council. Often extra height and/or density in a proposed development is traded in return for additional public benefits which can be in the form of cash to provide new community facilities or services or build other new infrastructure such as roads, parks, public toilets, cycleways etc. Sometimes the developer undertakes the works as "works in kind" instead of paying cash to the Council. Sometimes there is a combination of both types of contributions - cash and works-in-kind. Not subject to Consumer Price Index.

projects in rhodes



Further information?

More information about business opportunities within the City of Canada Bay is available on our website www.canadabay.nsw.gov.au.

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