

# OVERDEVELOPMENT

in Canada Bay and Burwood

Slides at [canadabaygreens.org/overdevelopment](https://canadabaygreens.org/overdevelopment)

# PROGRAM

7.15pm	Registration	Tea, coffee and snacks
7.30pm	Pauline Tyrrell former Deputy Mayor of Canada Bay MC for the meeting	Welcome and introduction
7.35pm	Councillor Charles Jago, City of Canada Bay Council	Overdevelopment locations and issues in Canada Bay
7.55pm	Jenny Leong MP Greens spokesperson for Housing and Homelessness (including Renters)	
8.10pm	Ned Cutcher Greens candidate for Burwood Council	
8.20pm	Jamie Parker MP Greens spokesperson for Planning and Heritage	
8.35pm	Q&A to panel of speakers	
9.00pm	Close of formal program	Tea, coffee and snacks

# OVERVIEW - PRECINCTS OF OVERDEVELOPMENT

- How the NSW govt makes the rules
- Rhodes East
- Parramatta Road

## “Parramatta Road Corridor Urban Transformation Strategy” (PRCUTS)

- Homebush precinct - includes
  - Concord West
  - North Strathfield
  - Strathfield triangle
- Burwood/ Concord precinct
- Kings Bay precinct

- Five Dock
- Impacts
- Major concerns and issues

# KEY DEVELOPMENT PRECINCTS

**Rhodes**

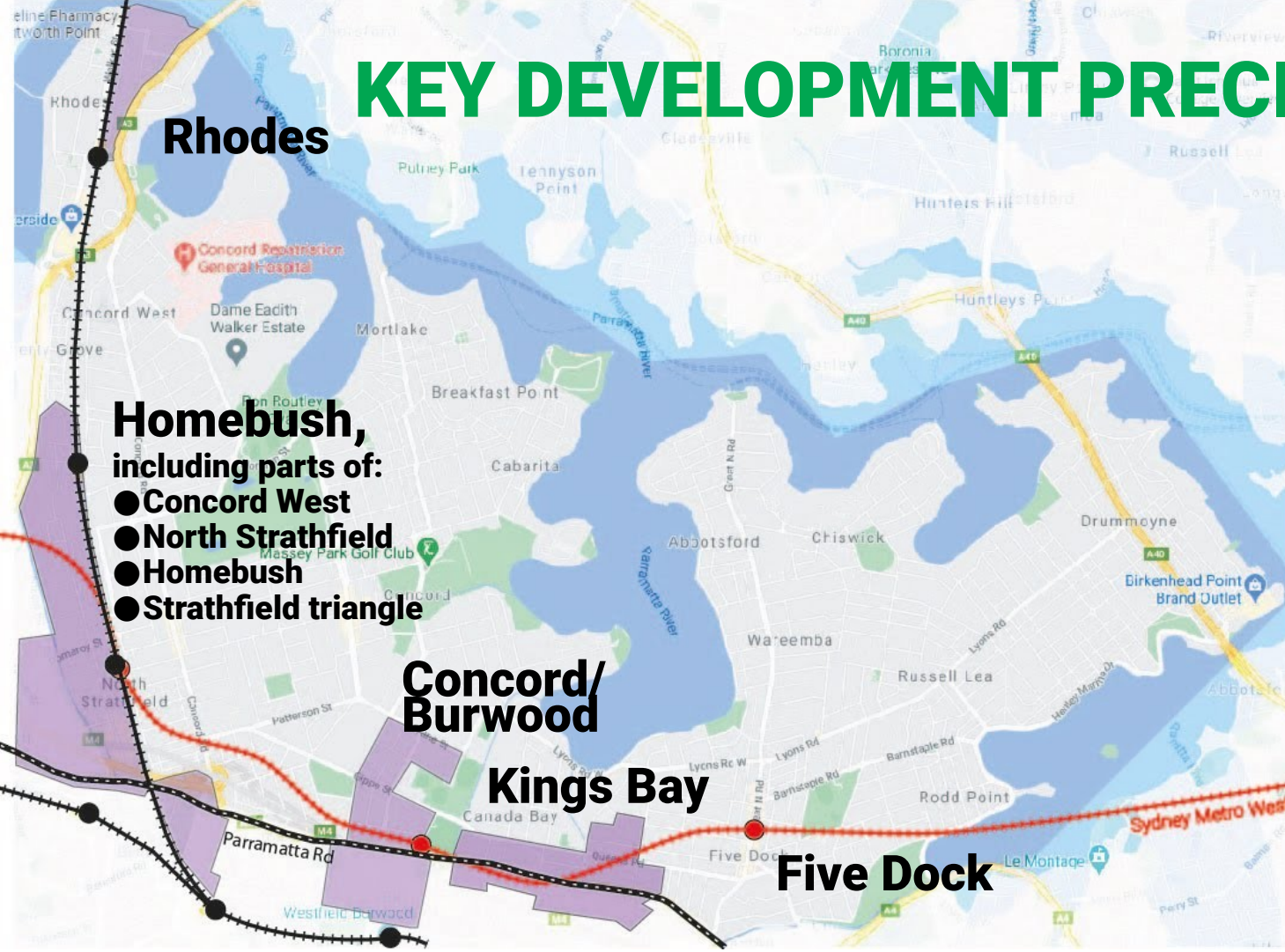
**Homebush, including parts of:**

- Concord West
- North Strathfield
- Homebush
- Strathfield triangle

**Concord/  
Burwood**

**Kings Bay**

**Five Dock**



# HOW THE NSW GOVERNMENT MAKES THE RULES

- Large developments go to government panels
- The NSW government must approve all key council planning documents, and imposes changes on them.
- Dwelling approvals targets for councils. Canada Bay Council had to (and did) achieve 2,150 new dwelling approvals between 2016 and 2021
- Private certification system
- Exempt and complying development – reduced time for approvals, but some inappropriate development
- Councillors no longer approve developments. “Local” planning panels enforce NSW government planning rules
- Limits on what you can object to
- Land Environment Court enforces rules that favour development

# RHODES EAST

- NSW Government plans to replace ~140 dwellings with 3,600 dwellings between the railway line and Concord Road in the long term.
- Result: 75% increase in population of Rhodes.
- The NSW Government is already in detailed discussions with developers for construction on key sites.
- The government plan includes “character areas” each with differing levels of development.
- The plan also includes:
  - A primary school (density ten times greater than Concord West PS)
  - An additional large pedestrian bridge across the railway
  - A new ferry wharf
- The 2020 (third) version of the plan also includes an additional 600 dwellings in new towers just west of the railway line, for no apparent good reason.
- See the “Impacts” slides below on the unacceptable impacts of this plan.





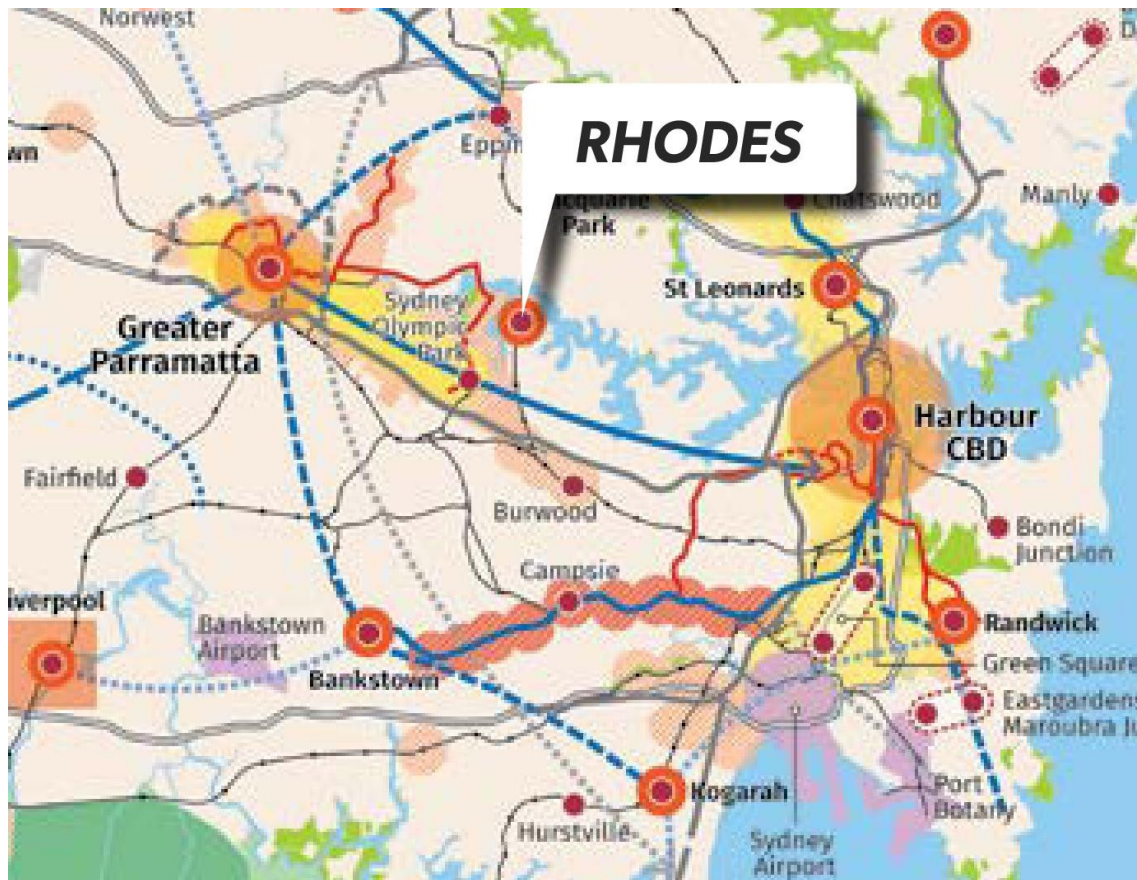
# RHODES AS A KEY METROPOLITAN CBD

The Greater Sydney Commission has a vision of Rhodes as a key “metropolitan city centre”.\*

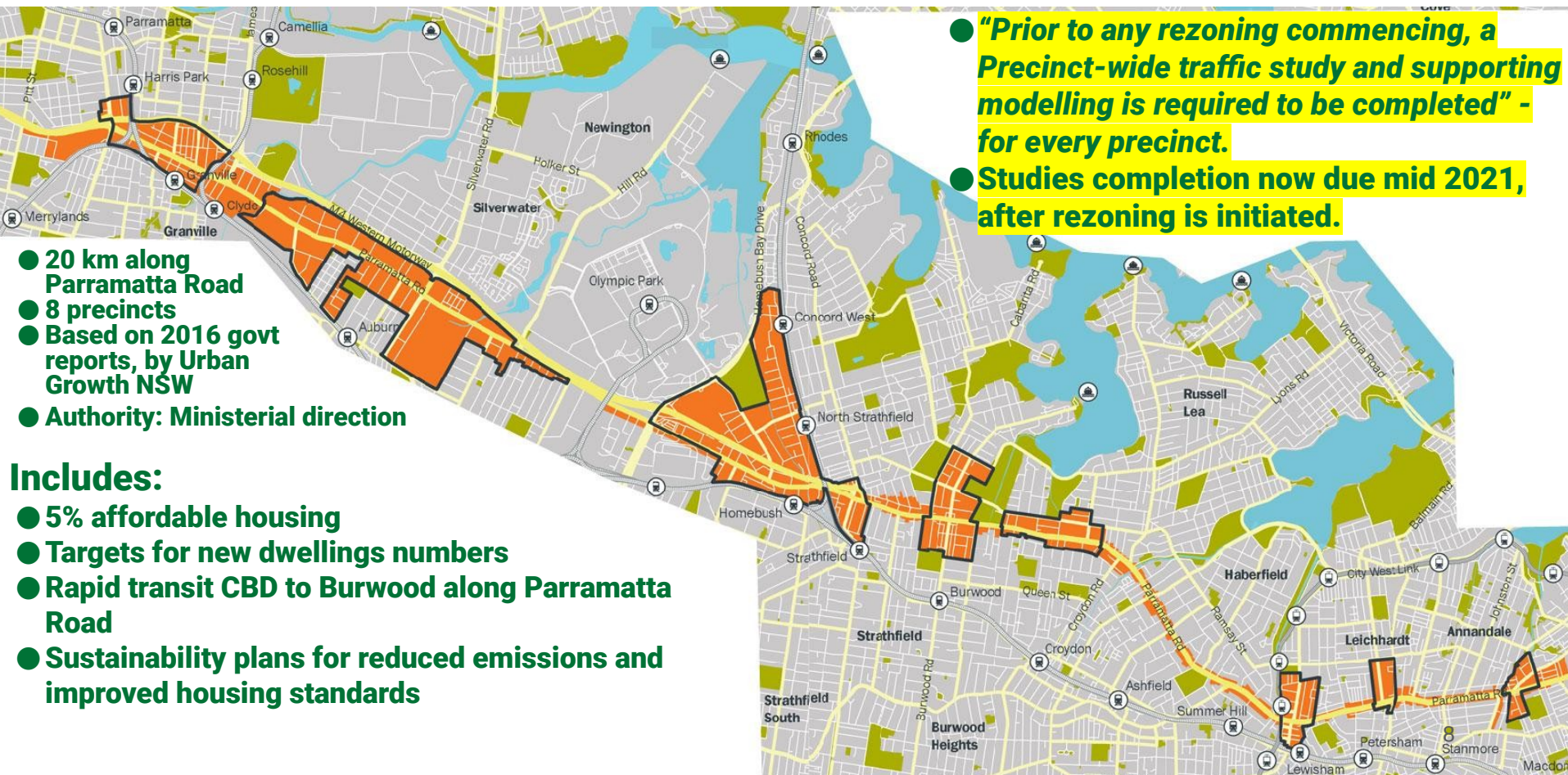
This will make Rhodes larger than Burwood, Campsie, Bondi Junction, Castle Hill, Hurstville, and more.

*All this on a peninsula with one road in and one road out, and one train service!*

\* Ref: Rhodes Revised Draft District Plan 2018, p5.



# PARRAMATTA ROAD CORRIDOR URBAN TRANSFORMATION STRATEGY (PRCUTS)



● **"Prior to any rezoning commencing, a Precinct-wide traffic study and supporting modelling is required to be completed" - for every precinct.**

● **Studies completion now due mid 2021, after rezoning is initiated.**

- 20 km along Parramatta Road
- 8 precincts
- Based on 2016 govt reports, by Urban Growth NSW
- Authority: Ministerial direction

## Includes:

- 5% affordable housing
- Targets for new dwellings numbers
- Rapid transit CBD to Burwood along Parramatta Road
- Sustainability plans for reduced emissions and improved housing standards



# DWELLING TARGETS (2016)

- New dwellings in Precincts of Homebush, Burwood-Concord & Kings Bay will be in multiple Local Govt Areas (LGAs)

	Existing dwellings 2016	Proposed new dwellings	Difference	Increase multiplier	LGA
Homebush	1,025	11,271	10,246	10.0	Canada Bay, Strathfield
Burwood-Concord	1,056	5,963	4,907	4.6	Canada Bay, Burwood
Kings Bay	260	3,002	2,742	10.5	Canada Bay, Burwood
<b>PRCUTS sub-total</b>	<b>2,341</b>	<b>20,236</b>	<b>17,895</b>		

- New plans may differ from these 2016 figures

Rhodes East	274	4,200	3,926		Canada Bay
Rhodes West		600	600		Canada Bay
Burwood CBD					
Liverpool Road					
Henley Park					

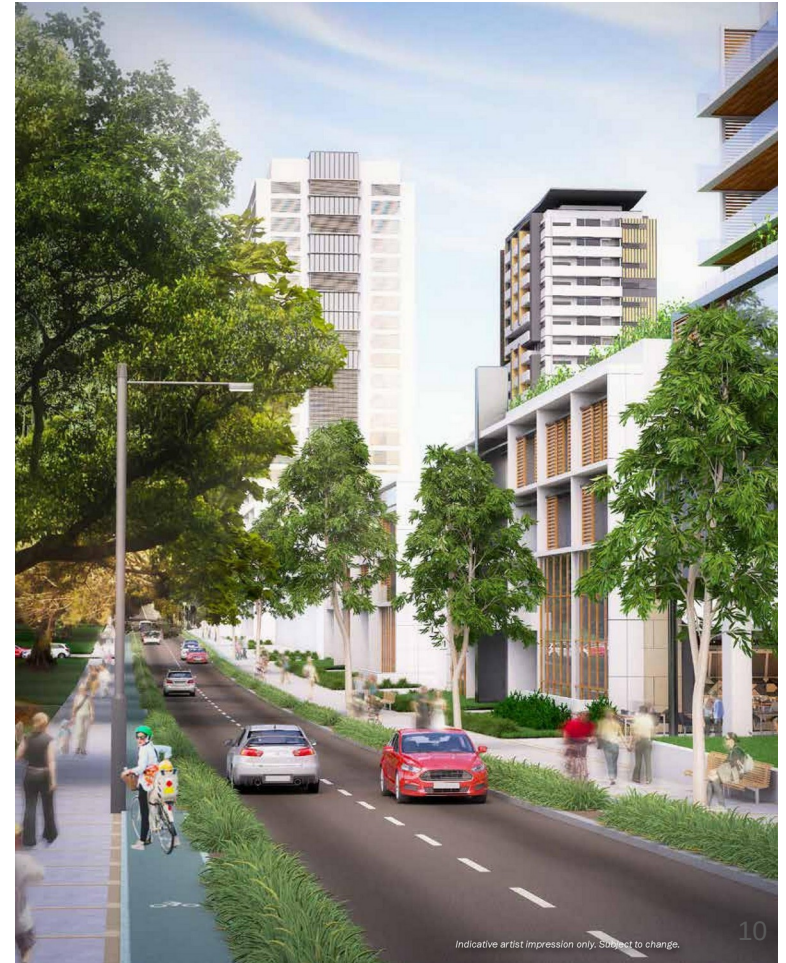
- Targets framed as long-term, perhaps 20 years.

# Parramatta Road Corridor Urban Transformation Strategy

## VISION VS REALITY

**Vision: “A high quality multi-use corridor with improved transport choices, better amenity and balanced growth of housing and jobs.”**

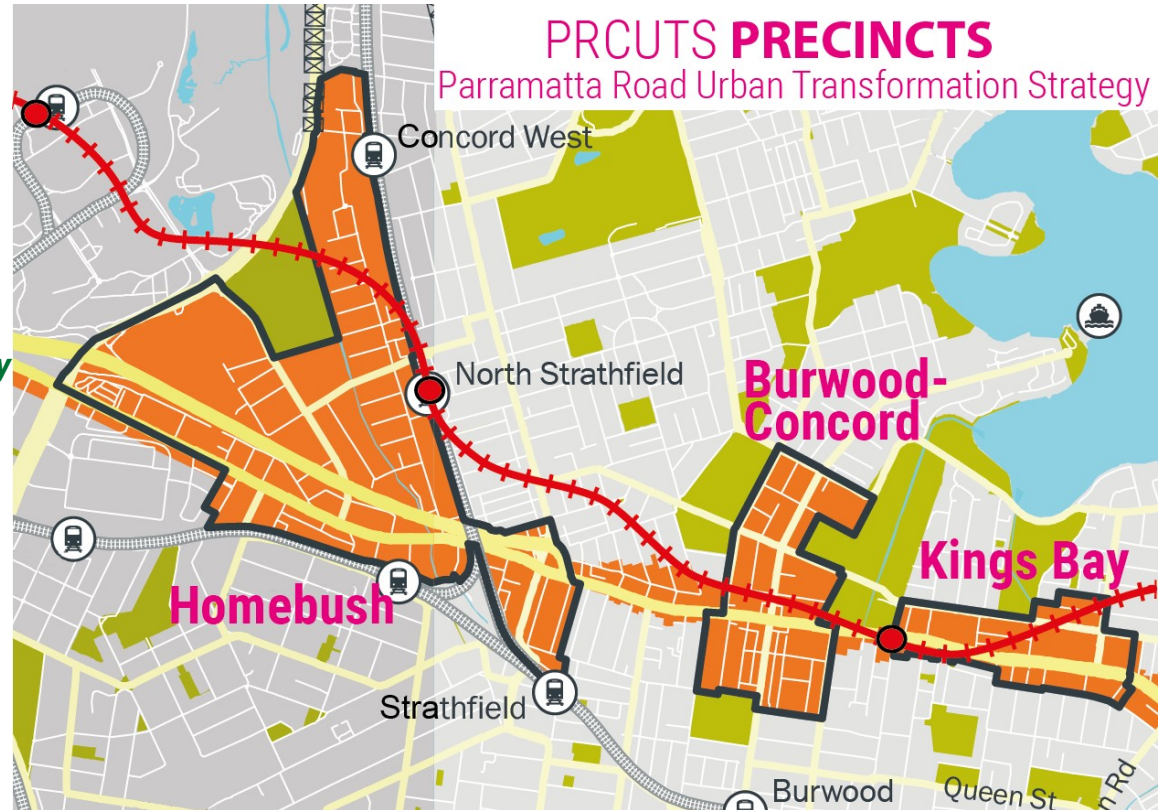
PRCUTS Artist impression on vision page



Indicative artist impression only. Subject to change.

## NSW GOVT PLANS FOR HOMEBUSH, BURWOOD-CONCORD & KINGS BAY PRECINCTS

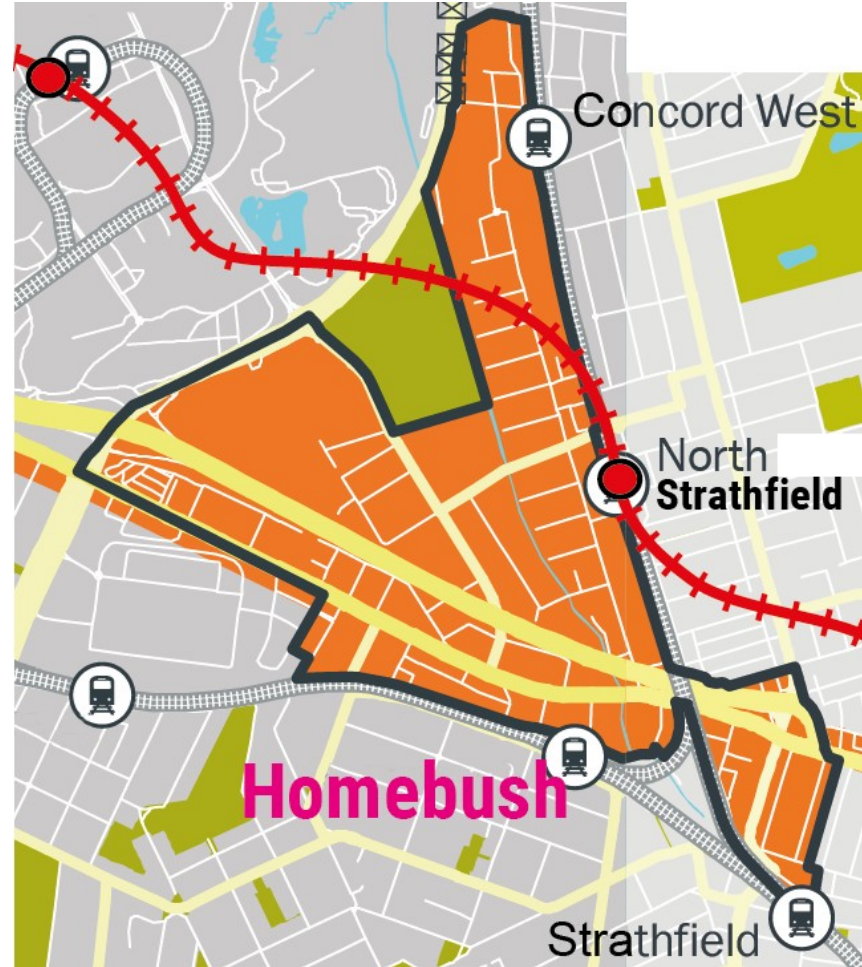
- **Development in two stages:**
- **Stage 1 rezoning mid-2021**
  - *Stage 1 larger than stage 2*
  - *Medium density in Homebush, Burwood-Concord & Kings Bay*
  - *High-rise in Burwood-Concord & Kings Bay*
- **Stage 2 starts 2023**
  - *Adds high-rise in Homebush precinct*
  - *Additional development in all precincts*
- **Council must approve government scale or govt will allow developers to pursue “spot rezoning” (ie chaos)**
- **Promised “Precinct-wide traffic studies and supporting modelling” before rezoning have not been completed.**





# HOME BUSH PRECINCT

- Includes parts of Concord West, North Strathfield, Homebush and Strathfield triangle.
- Areas off George Street north of Pomeroy Street:
  - *Only accessible via one street*
  - *Include former industrial areas now rezoned as medium density residential*
- Some areas subject to flooding, eg 7 Concord Avenue, currently seeking to build 266 apartments on flood-prone land.
- Will be zoned for more medium density in PRCUTS stage 1 starting in 2021
- PRCUTS stage 2 will add high-rise from 2023
- Expect pressure for further density around North Strathfield station due to connecting Metro station (due by 2030).





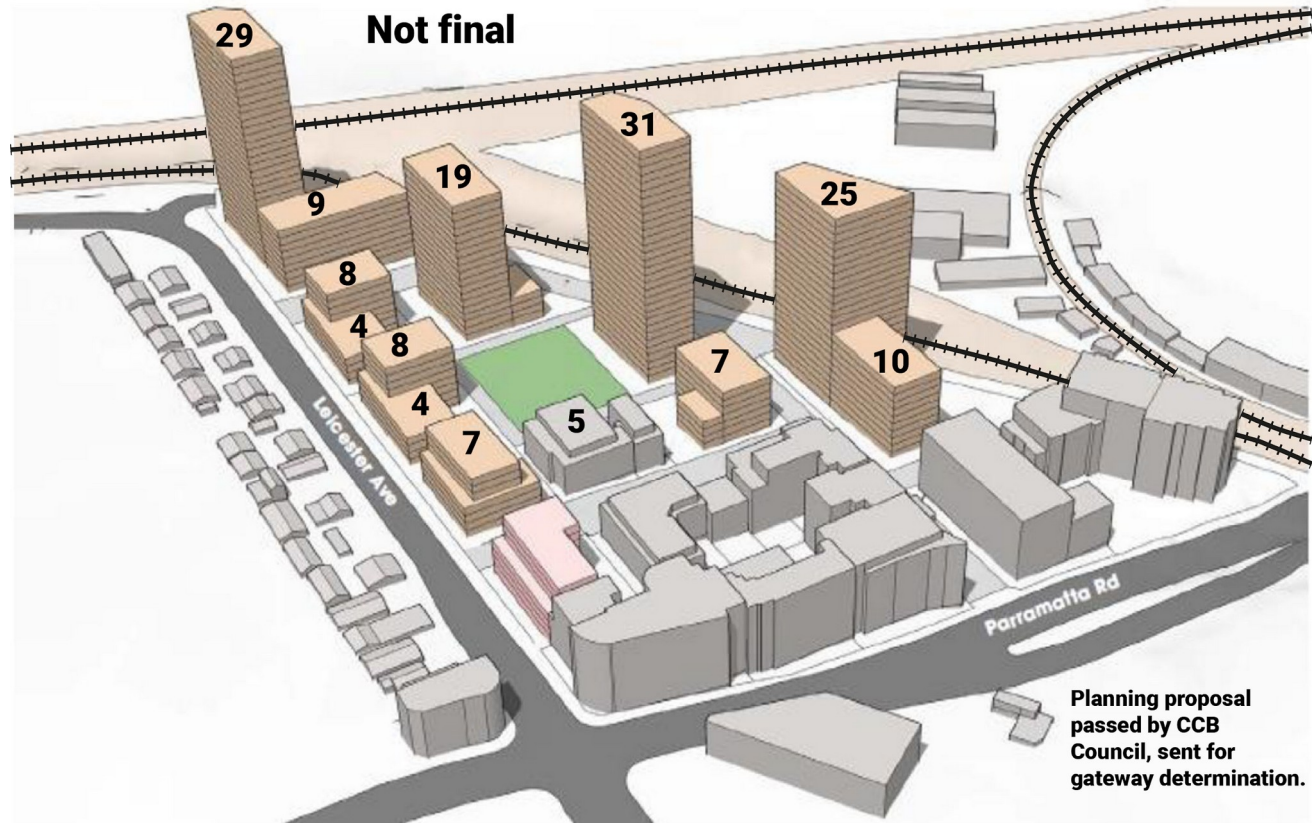
# STRATHFIELD TRIANGLE

- Area in red already zoned high-density residential, rest is residential
- Has the poorest access in Canada Bay LGA to:
  - Green space
  - More/social/commercial services (get report details)
- 2020 planning proposal for 20-30 storey high-rise approved by councillors, not yet final.
- Whole area in red to be redeveloped.



# DRAFT PLAN FOR STRATHFIELD TRIANGLE

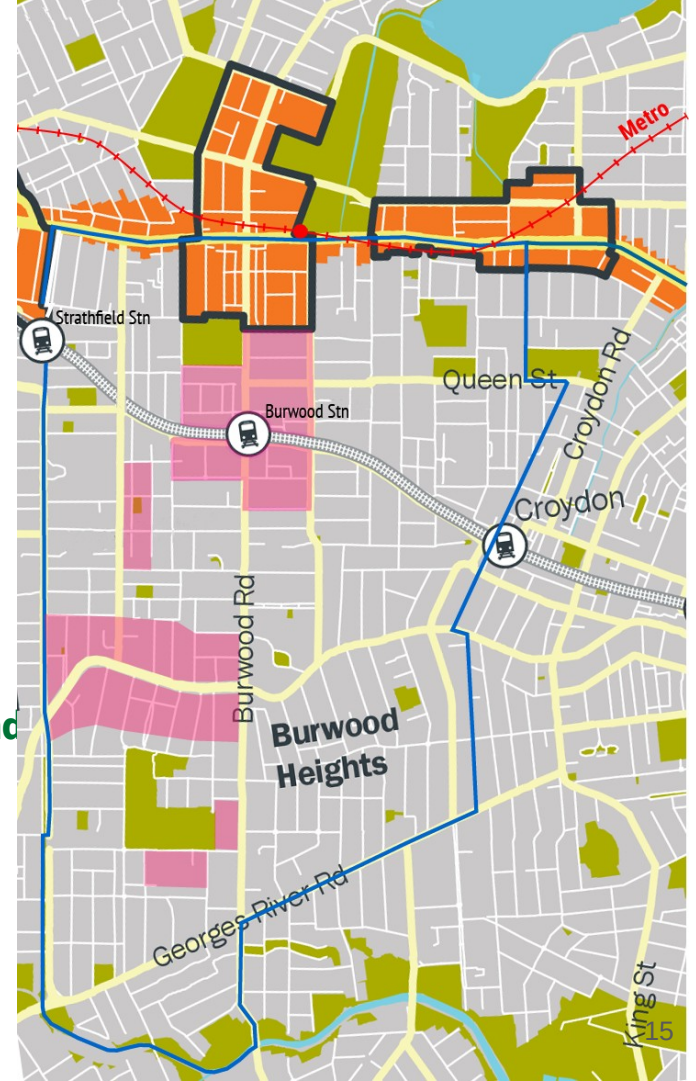
- Planning proposal approved by councillors in May 2020, sent to Dept of Planning, Industry and Environment for “gateway determination”.
- Main high-rise along the railway line.
- Key part of council approval: enough development scale to raise development contributions to pay for infrastructure.
- Park shown in centre of diagram is about 50m on each side.





# NSW GOVT PLANS FOR MEDIUM & HIGH-RISE IN BURWOOD, CONCORD AND KINGS BAY

- New medium-rise and high-rise rezoning in both Burwood-Concord and Kings Bay precincts from 2021.
- Planned Burwood-Concord precinct population increase: 300%.
- Planned Kings Bay precinct population increase: 1,000%.
- Metro due by 2030, but NSW Govt has abandoned the Rapid Transit it promised from Sydney CBD to Burwood CBD via Parramatta Road.
- Expansion to connect Burwood CBD with Parramatta Road and Metro station.
- Recent Burwood CBD rezoning along the rail corridor allows towers of up to 42 storeys.
- Other high-rise projects also planned around Liverpool Road and Henley Park.



# FIVE DOCK

- **Currently Great North Road main street of Five Dock is medium density**
- **The Metro will create pressure for high-rise**



# “BOARDING HOUSES”

- **The State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) overrides council planning authority to allow:**
  - *boarding houses (limited to 12 or less boarding rooms) in R2 Low density housing zones within:*
    - 800m walking distance of a railway station or
    - a Sydney Ferries wharf or
    - within 400m walking distance of a bus stop
  - *a bonus in floor space ratio, producing more bulky developments.*
- **Research by City Futures (UNSW) for SSROC completed in June 2018 concluded that:**
  - *“Overall, despite the stated objectives of the AHSEPP, [boarding houses have] delivered very little genuinely affordable rental housing for very-low to low income households.”*
  - *Over half were used as student accommodation, especially larger boarding houses.*

# Marina at Gladesville Bridge - overdevelopment in the river



# IMPACTS

- **Road traffic gridlock**
- **Public transport overcrowding**
- **Access to open space**
- **Tree targets in Canada Bay**
- **Concord Hospital - capacity to service the population**
- **Sporting facility capacity**
- **Swimming pools**
- **Libraries**
- **Public schools**
  - *Secondary*
  - *Primary*

# TRANSPORT IMPACTS - RHODES

- **Traffic already a parking lot on Concord Road, before adding 75% to the population**
- **No govt plans to upgrade throughput of Rhodes station**
- **Possible duplication of train lines ~10 years away? No action happening. Still not enough.**
- **Rhodes station also used by Wentworth Point residents - also growing**
- **Metro will NOT take pressure off trains to Concord West and Rhodes - pressure will probably increase.**



# TRANSPORT PLANNING FOR PARRAMATTA ROAD

- “Parramatta Road hell” at peak hours; additional density makes some type of rapid transit essential.
- PRCUTS documents 2016 included plans for a “Rapid Transit System” between the city and Burwood
- Westconnex M4 East approved in 2016 with a condition of “at least two dedicated public transport lanes on Parramatta Road”, or better.
- NSW government in 2016 made [plans for light rail](#), but never released them.
- Joint study by Inner West & Canada Bay Councils for “trackless trams” in February 2017
- Initial support by govt in August 2017 for further trackless trams study by govt with Inner West & Canada Bay Councils - govt dropped it soon after.
- The govt 40 year plan for transport in March 2018 offers no clarity on plans for Parramatta Rd
- In July 2018, NSW Govt announced [plans for double decker buses on Parramatta Road](#) - it didn’t happen.
- Nothing happening now.

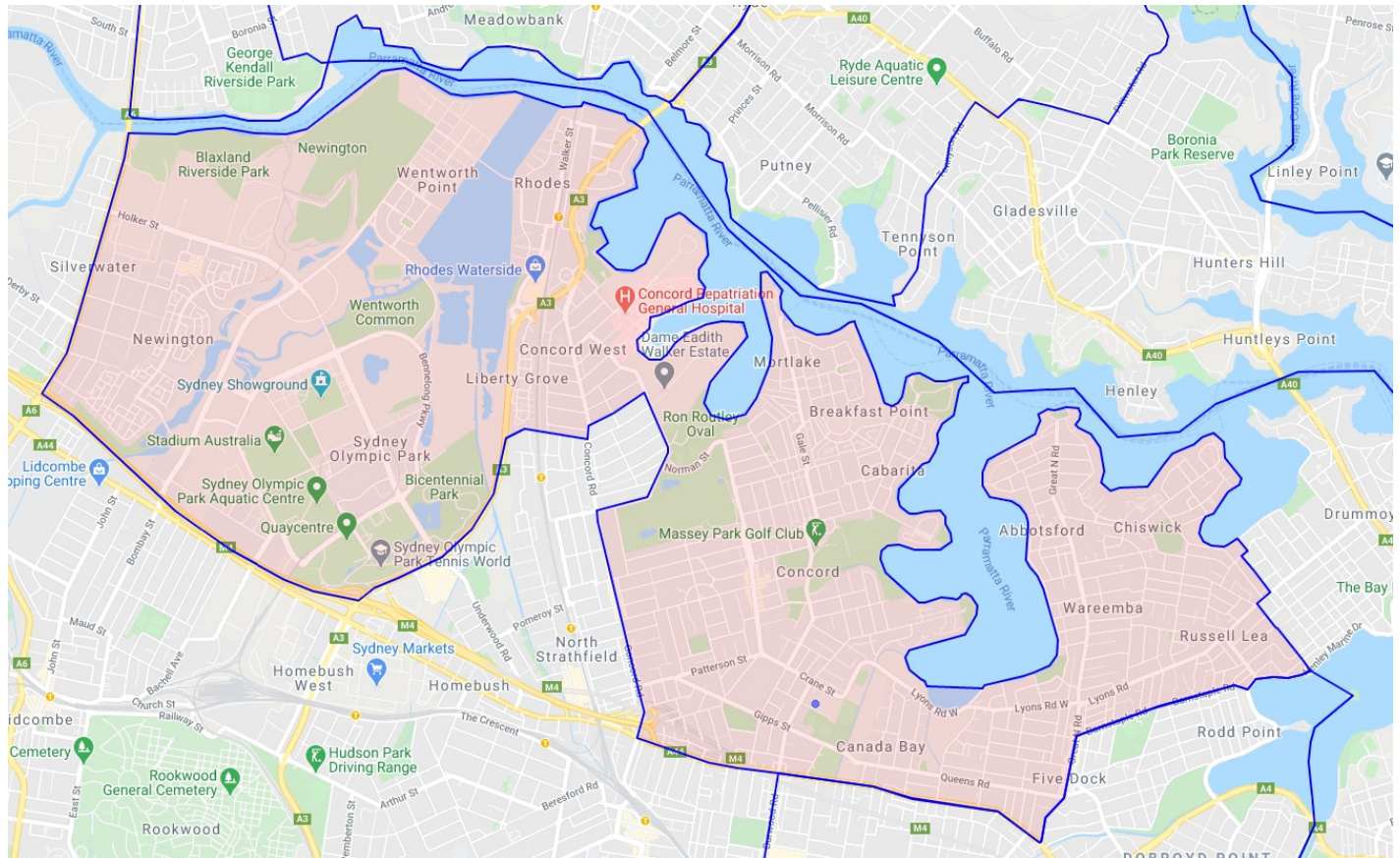
*“TfNSW [Transport for NSW] is committed to delivering an on-street rapid transit system to support the shared vision for the growth of the Parramatta Road Corridor and cater for future demand in the eastern section of the Corridor, and to reinforce higher-order north-south bus routes between major centres such as Macquarie Park, Burwood and Hurstville...”*

*“The rapid transit project will service five of the Precincts along the Parramatta Road Corridor (Burwood, Kings Bay, Taverners Hill, Leichhardt and Camperdown). Public transport journeys will become faster and more reliable for customers through the operation of higher-frequency and capacity services, additional onroad transit priority and the provision of high-quality and accessible transit interchanges.”*

UrbanGrowth NSW, Parramatta Road Corridor  
Urban Transformation Strategy: Precinct  
Transport Report, November 2016, p33.

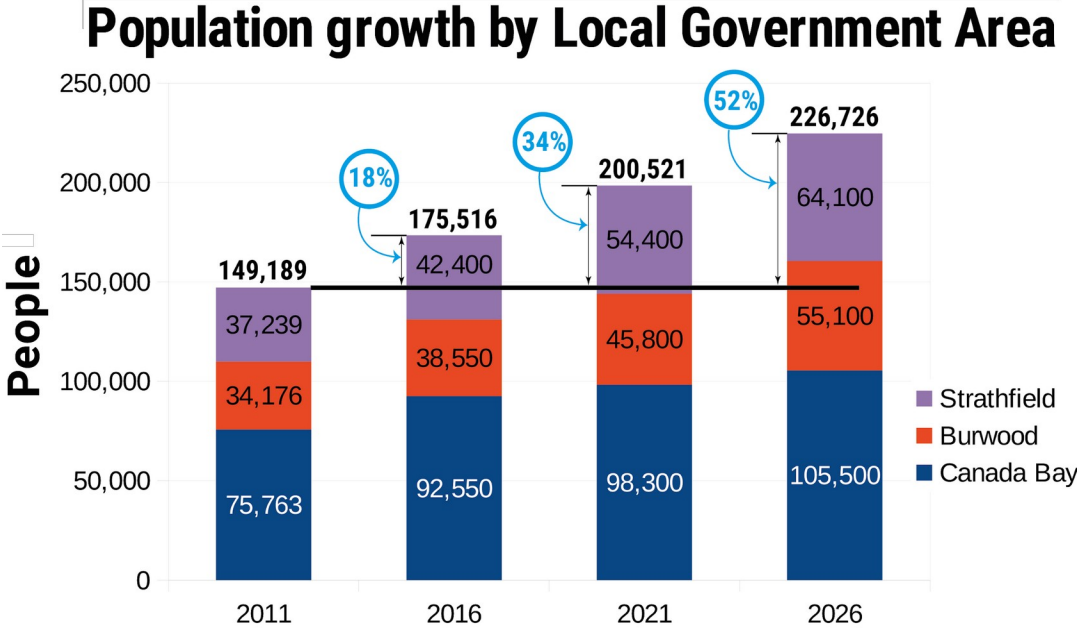
# HIGH SCHOOL CATCHMENTS

- Map shows catchment for Concord High School - close to its limit
- New public high school at Wentworth Point in planning stage
- With current shortages and major growth, this still won't be enough.



# CONCORD HOSPITAL UPGRADES - WELCOME, BUT FALLING BEHIND

- The hospital's stage 1 upgrades due for completion in 2021 were designed to deal with a population increase of 20% over decades.
- The population had already grown by 20% at the start of the project, and exceeded 30% before completion! \*
- Two-thirds of the hospital remains run-down, with no plans in hand from the NSW Government.
- The government is forcing the population increases - but they have not planned services for it.



\* Data source: NSW Government population projections





# IMPACTS ON TREES

- **Canada Bay has a target to increase tree cover from the current 18.2% to 25% by 2040.**
- **The scale of development planned by the NSW Govt will cause a major loss of trees, especially mature trees.**





# MAJOR CONCERNS AND ISSUES

- **The NSW Government has introduced and imposed these changes unilaterally - they have no social licence for this scale of development.**
- **Consultation by the NSW Govt allows responses on details, but they ignore any critique on the scope or scale of government plans.**
- **The NSW Government's dictatorial approach is forcing inappropriate development on local communities, with insufficient community space and inadequate preparation for necessary community services.**
- **The government does not treat traffic issues seriously. Critical traffic studies were promised and have not been delivered. These changes are being imposed anyway.**
- **Councils are being starved of the funds to provide necessary infrastructure.**
- **With one road in and one road out, and one train line, Rhodes is not a suitable place for a metropolitan CBD or a huge increase in population.**
- **Concord West north of Pomeroy Street cannot handle the level of predicted traffic.**

**Councillor**  
**Charles Jago**

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**Slides at [canadabaygreens.org/overdevelopment](https://canadabaygreens.org/overdevelopment)**

# NEXT SPEAKERS

# RESERVE SLIDES



# Concord and Concord West Zoning



## Canada Bay Local Environmental Plan 2013

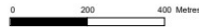
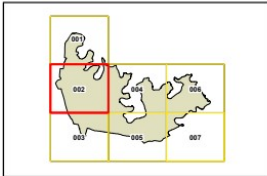
Land Zoning Map  
Sheet LZN\_002

### Zone

- B1 Neighbourhood Centre
- B3 Commercial Core
- B4 Mixed Use
- B6 Enterprise Corridor
- B7 Business Park
- E2 Environmental Conservation
- IN1 General Industrial
- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP2 Infrastructure
- SSP SEPP (State Significant Precincts) 2005
- DM Deferred Matter

### Cadastre

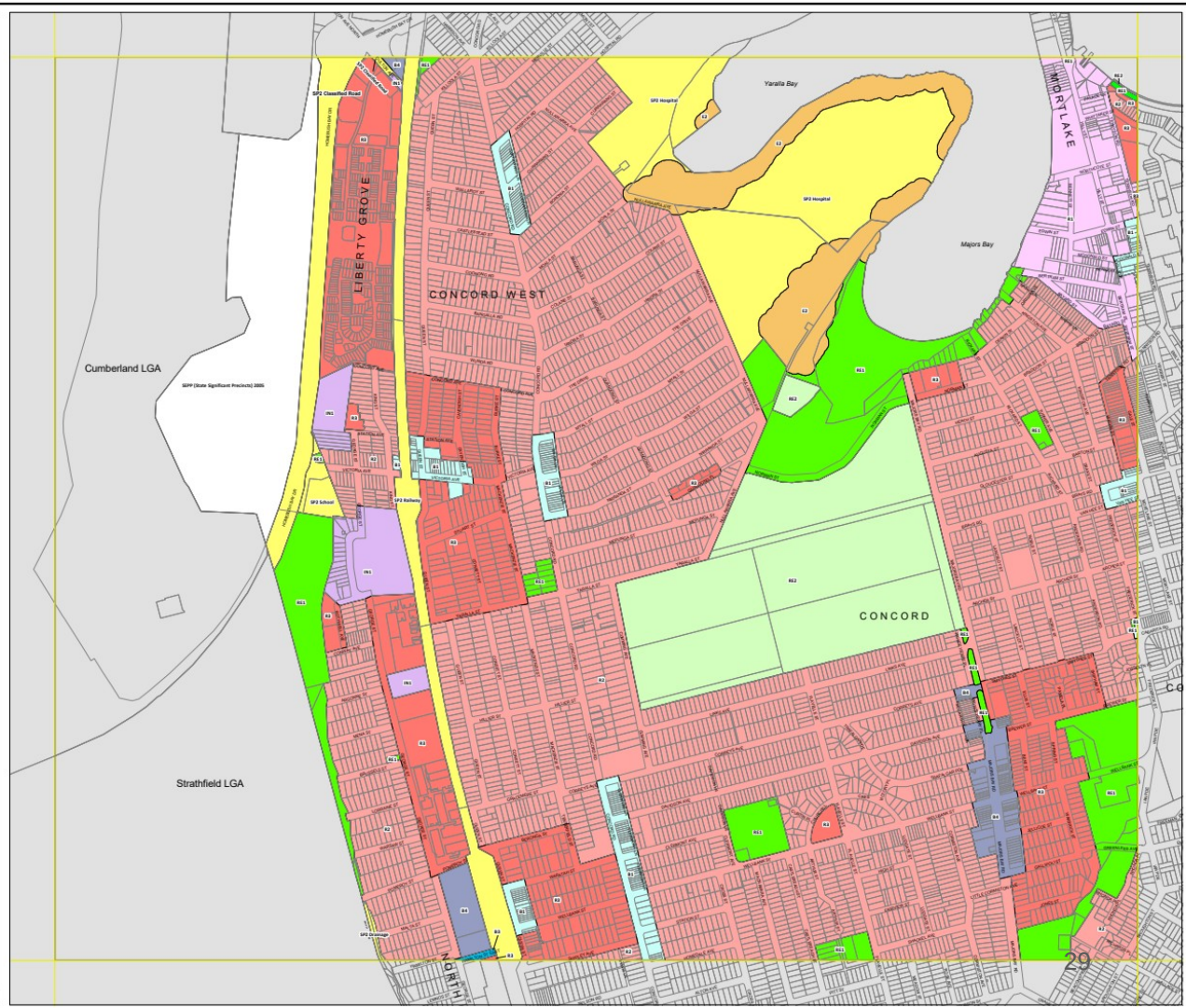
Cadastre 04/06/2018 © Land and Property Information (LPI)



Projection: GDA 1994  
MGA Zone 56

Scale: 1:10,000 @ A3

Map identification number: 1520\_COM\_LZN\_002\_010\_20180604



# Strathfield, North Strathfield & Concord Zoning

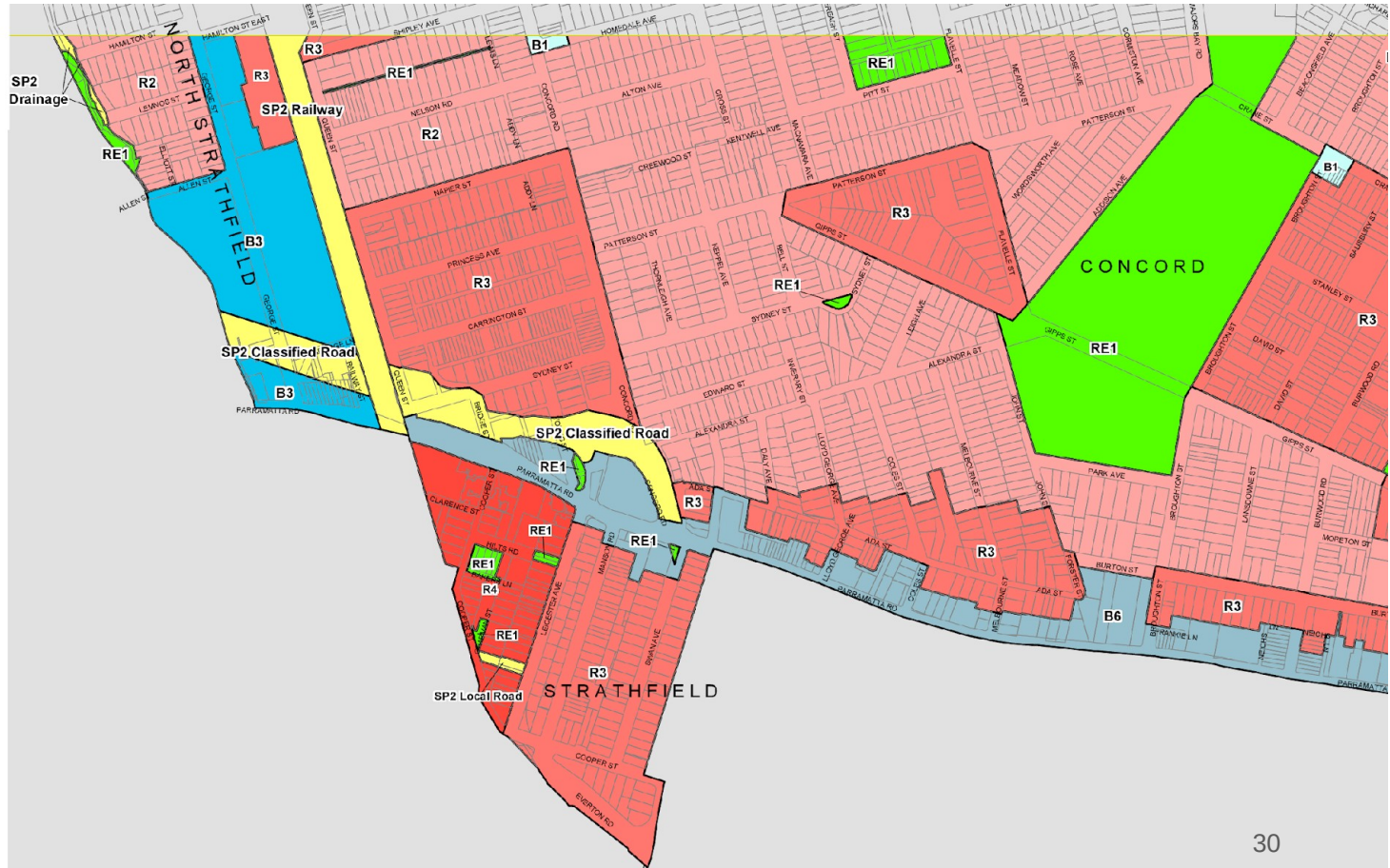


## Canada Bay Local Environmental Plan 2013

### Land Zoning Map Sheet LZN\_003

#### Zone

B1	Neighbourhood Centre
B3	Commercial Core
B4	Mixed Use
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
IN1	General Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure
SEPP	SEPP (Major Development) 2005



# **“BOARDING HOUSES” - DETAIL**

- **DPIE changed Local Strategic Planning Statement such that new condition for minimum lot size of 800 sq m and street frontage in R2 Low Density zoning will apply only to newly constructed boarding houses, but not to conversion of existing dwelling houses to boarding houses (April 2020).**
- **A recent report by the City Futures Research Centre for the South Sydney Regional Organisation of Councils (SSROC), which Canada Bay Council is a member of, found that the SEPP (Affordable Rental Housing) 2009 (ARHSEPP) is not facilitating boarding houses that are affordable housing under the definition in the ARHSEPP. It is instead facilitating fast-tracked “micro-apartments” for students and younger workers who would normally occupy mainstream studio apartments.**