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## PRECINCT H: South Eveleigh Existing Character and Site Analysis

The following provides a detailed site analysis and character description of Precinct H. A summary of the analysis findings are illustrated in **Figure 21**.

### Location

This precinct is located at South Eveleigh to the west of the Australian Technology Park (ATP) and north of Henderson Road. It is bounded by Eveleigh Railway Yards and Rowley Lane to the north, the ATP to the east and Henderson Road to the south.

### Surrounds

The northern boundary is defined by the Eveleigh Railway Yards and associated buildings. To the west are other railway related activities. To the east is the ATP. To the south of Henderson Road is the suburb of Alexandria, which includes some small scale retail/commercial uses, but is predominately low rise residential development between one and three storeys.

### Landform

Land falls to the south at the Railway Yards (approx RL 20m) to Henderson Road (approx. RL 14m) which falls to the west to Park Street.

### Views and landmarks

Pleasant views to the south are available from the elevated street over the linear park across Henderson Road towards early terrace housing and mixed use development.

### Built form

The HNSW lands include the townhouses along Explorer Street, South Sydney Rotary Park and the apartments between Rowley Street and Rowley Lane. The HNSW walk-up apartments are four-five storeys in height with a total of 52 dwellings (Block 26). The address is from Rowley Street to each of the seven slightly different looking brick apartment buildings.

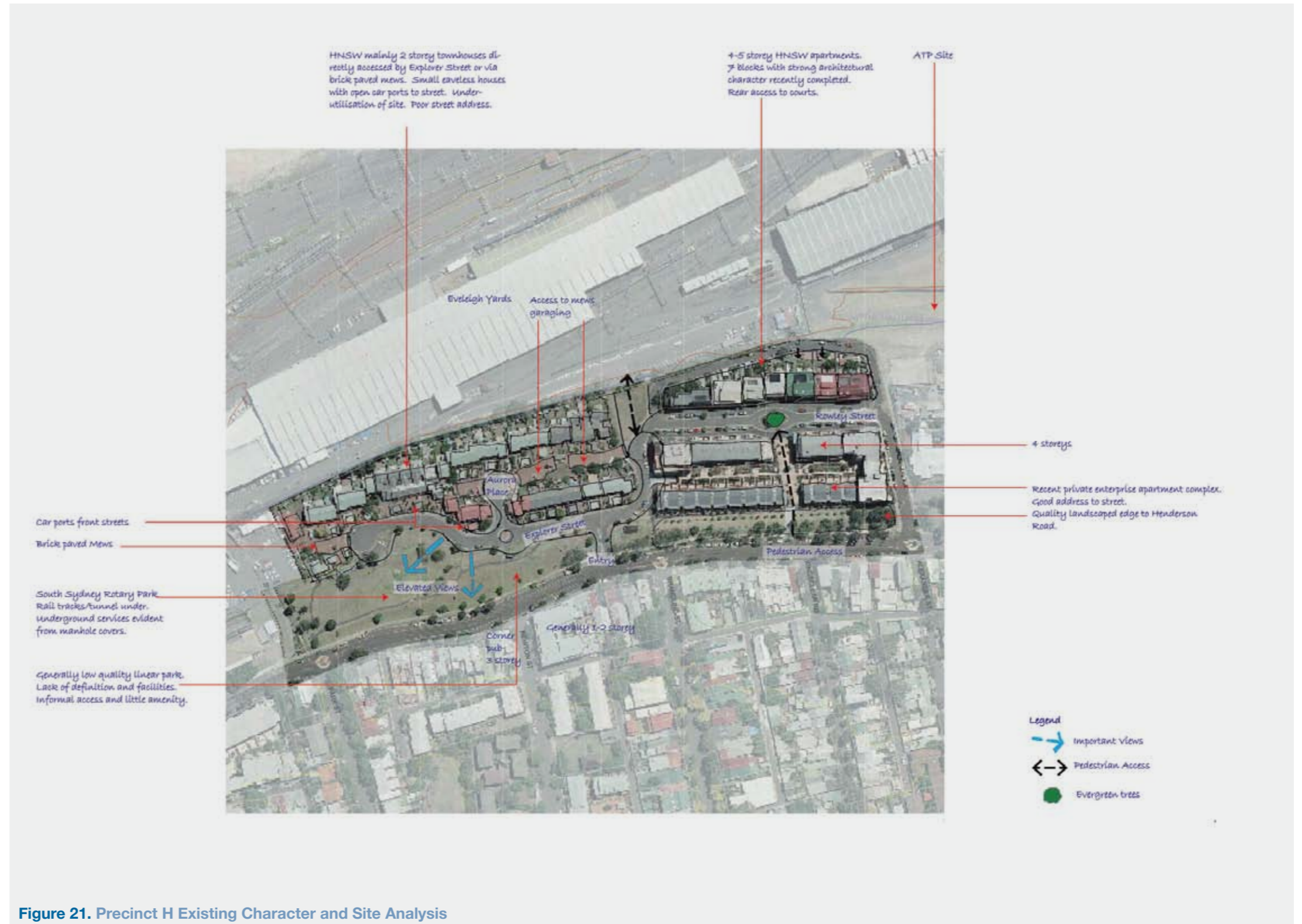
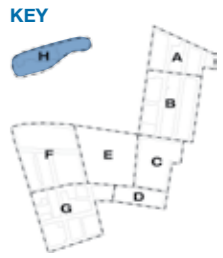
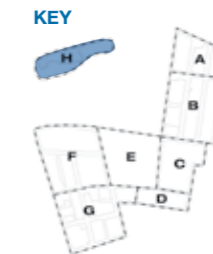


Figure 21. Precinct H Existing Character and Site Analysis



There are 46 one and two storey townhouses/terraces with either a front carport or a rear mews access (Block 25). The dwellings with front carports present poorly to the street.

A recently completed privately owned apartment development is located between Rowley Street and Henderson Road. This building is four storeys and is setback several metres from Henderson Road to accommodate linear open space.

### Age and condition

The walk-up apartments fronting Rowley Street were built in the 1990s and have generally good amenity. The attached/detached townhouses are generally in good condition. There is some graffiti evident.

### Street pattern

The street pattern is curvilinear with two entrances from Henderson Road. A cul-de-sac and mews provide access to the townhouses.

### Streetscapes

#### Explorer Street

Explorer Street has relatively poor streetscape qualities, consisting of single-sided, low scale townhouses with 'caged' carports to the street or cluttered front yards with hedges and low brick fences. Views across South Sydney Rotary Park are unremarkable. The street has no cohesive landscape character.

#### Rowley Street

Rowley Street has a pleasant appearance. On street parallel parking is defined by four storey apartment buildings. A central tree located within a traffic calming device provides an interesting feature. The street connects to a pedestrian path, which provides access to Henderson Road.

#### Rowley Lane

This is a rear service lane adjacent to railway uses, which provides vehicle access to the HNSW apartments fronting Rowley Street.

### Movement patterns

The main access to the precinct is from Explorer Street, which is accessed from Henderson Road. A second access is available further to the east from Alexander Street, which is also linked to Henderson Road.

The townhouses are accessed from Explorer Street, which is a cul-de-sac that links into brick paved mews for garage access.

Vehicular access to the HNSW apartments on Rowley Street is from Rowley Lane.

The private apartments have underground car parking.

Pedestrian movement is along Henderson Road and on pathways within the linear park.

### Open space

South Sydney Rotary Park is located on HNSW land along Henderson Road from Park Street to Alexander Street and varies considerably in width and landscape character.

Railway lines are located beneath the park and there are many access manholes and services evident (easements associated with the railway lines are located in this area).

The park appears to function as a detention system in the west sector and is relatively poorly planted. In the eastern sector it is more linear and planted. There appears to be a planned open space link between the apartments and townhouses opening to the Eveleigh Yards land.

### Safety and surveillance

Explorer Street is relatively open and casual surveillance opportunities are evident. Rowley Street apartments are built to the street edge with balconies and courtyards providing views of the street. There is minimal surveillance from the apartments of Rowley Lane.

### Heritage

There are no heritage items within the precinct, but there are railway heritage buildings within South Eveleigh to the north-east, namely the Large Erecting Shop.

## PRECINCT H: Constraints and Opportunities

### Constraints

- An appropriate interface will be needed between the precinct and adjoining privately owned apartments located in between Henderson Road and Rowley Street and South Sydney Rotary Park.
- Future development should respond to the scale and built form of the existing apartment building between Rowley Street and Henderson Road. Building form and scale of any new development should seek to minimise overshadowing of South Sydney Rotary Park.

### Opportunities

- The existing one and two storey townhouses (Block 25) provide significant opportunities for renewal. Block 25 accommodates 46 dwellings over an area of 1.16 hectares. There is an opportunity to accommodate a greater number of better quality dwellings within a more efficiently designed development
- Sydney Rotary Park could be upgraded to provide an attractive and usable open space for the precinct and surrounding development. It would also provide a pleasant outlook for existing and future development
- Opportunities for improved connections, landscaping and streetscape conditions to enhance the amenity of the precinct and unify it with surrounding development.

## PRECINCT H: Desired Future Character Statement

The South Eveleigh precinct should develop as a medium density residential precinct, accommodating social housing alongside the existing private and affordable apartments between Rowley Street and Henderson Road. The redevelopment of the precinct should occur with improvements to existing street and pedestrian linkages, as well as significant enhancements to Sydney Rotary Park and streetscapes.

The precinct is part of the RWA's site 'C' as identified in the Redfern-Waterloo BEP 1 and is an RWA State Significant Site under State Environmental Planning Policy (Major Development). The housing land is zoned for medium density residential development, while Sydney Rotary Park is zoned for public recreation uses. The height and floor space ratio controls applying under the SEPP currently reflect the existing (built) heights and floor space ratio and do not necessarily reflect the renewal opportunities.

The HNSW apartment buildings on Block 26 are in good condition and may be retained for some time. The 46 one and two storey townhouses on Block 25, while relatively recent, are an under-utilisation of an important site. The townhouses could be redeveloped to accommodate residential development at a density and scale that is more compatible with the scale and intensity of the surrounding development, and is appropriate for a site with high accessibility to the CBD, major employment uses such as ATP and public transport at Redfern station.

Any new development within Blocks 25 and 26 must acknowledge the four to five storey scale of the existing adjacent development. In this regard a predominant building height of 4 storeys is considered appropriate for Block 26 and the eastern part of Block 25.

Within the western part of Block 25, a predominant building height of 8 storeys is considered appropriate given there is no predominant height directly adjoining the block to the west and the substantial scale of the nearby railway buildings to the north.

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Opportunities for additional storeys, above the predominant building height limits, may be considered to provide more variable building heights or to accentuate street corners or predominant features. The appropriateness of building heights and scale will be determined by the achievement of SEPP 65 Design Principles, including solar access and overshadowing.

Any new development on Blocks 25 and 26 needs to address the street, with building entries accessed directly from the street. Maximise addresses/entries to buildings to increase activity and surveillance of the street and South Sydney Rotary Park. Buildings should have a strong built edge to the street. Street setbacks should be minimal and only be provided to accommodate private open space, including balconies and courtyards

Future redevelopment of Explorer Place should include upgrading landscaping works and improvements to Rotary Park as a focus for new residential apartments.

### Proposed Land Use

The land use of the Precinct should remain medium density residential and public recreation.

	Existing	Proposed
<b>Land Use/ Zoning</b>	Medium Density Residential and Public Recreation (SEPP (Major Projects))	As existing in SEPP (Major Projects)

### Floor Space Ratio (Density) and Building Height Controls

The recommended height and floor space ratios for each block are outlined in the following table, along with a comparison of:

- existing (built) floor space ratios and building heights;
- existing floor space ratio and building height controls applying under the State Environmental Planning Policy (Major Development)

	Block 25	Block 26
<b>Site Area</b>	1.16ha	0.32ha
<b>Existing (built) FSR</b>	0.5:1	2.2:1 (approx)
<b>Existing (built) Height</b>	1 - 2 storeys	4 - 5 storeys
<b>SEPP (Major Development)</b>		
FSR	Existing	Existing
Height	Existing	Existing
<b>BEP 2 Proposed FSR</b>	2.5:1	2.5:1
<b>BEP 2 Proposed Heights</b>	4 - 8 storeys (predominant height)	4 storeys (predominant height)

## PRECINCT I: Scattered HNSW Sites

The other Housing NSW sites are scattered across the RWA Operational Area and consist of apartments, townhouses, villas and cottages and total some 190 dwellings. The properties are illustrated in **Figure 22**.

Darlington
18 two storey walkups on Shepherd Street
15 two storey Victorian terrace houses
3 apartments on Wilson Street
Redfern (excluding the Eveleigh Street Precinct HNSW Sites - refer to Precinct J)
3 early terrace houses
12 units (Wells Court)
82 walkup 4 storey units (125-127 George Street)
9 terrace houses on Douglas Street
32 x 2 to 4 storey units (Chalmers Street)



Figure 22. Precinct I Existing Character and Site Analysis

Redfern East
2 small parks; one an attractive playground at Zamia Street
12 units at Chelsea Street
1 terrace on Young Street

The properties vary in age and condition from Victorian terraces to apartments in 1980s blocks. There are limited opportunities for some infill/replacement within new development given that the residual site properties are either:

- 1-2 storey terraces not individually listed as heritage items but located in defined Conservation Areas (e.g. Darlington, Redfern Estate, and Baptist Street).
- Relatively recent low rise infill walk-ups within established residential areas.
- Vacant sites/open space.

These HNSW sites are mixed throughout the RWA Operational Area and in most cases are indistinguishable from adjacent housing in private ownership.

In general they achieve the planning and design objectives set out in the draft BEP 2. As a result the HNSW Scattered Sites are not considered to provide significant opportunities for renewal. It is recommended that this housing stock be reviewed by HNSW to ensure it meets the current and future tenant needs.

Having regard to the above, the land use zone, building height and floor space ratio controls proposed in the HBO+EMTB Study and City of Sydney draft LEP are considered most appropriate for these sites, given they are located within a wider context of surrounding development.