

Table 4.1 Existing and proposed land use zones, heights and floor space ratios for RWA's strategic sites

	Redfern Railway Station, Gibbons and Regent Streets	ATP	North Eveleigh	South Eveleigh	Eveleigh Street	Former Local Court House and Police Station	Former Rachel Forster Hospital	Former Redfern Public School
Existing land use zone	<ul style="list-style-type: none"> • Special Uses- Railway • Mixed Use • Railways 	<ul style="list-style-type: none"> • Residential- Business • Public Recreation 	<ul style="list-style-type: none"> • Railways 	<ul style="list-style-type: none"> • Railways • Residential • Residential-Business • Public Recreation 	<ul style="list-style-type: none"> • Northern Portion- Mixed Use Residential (Medium Density) • Southern Portion Residential (Medium Density) Mixed Use Special Uses- Community Centre/ Preschool Local Recreation 	<ul style="list-style-type: none"> • Special Uses- Police Station 	<ul style="list-style-type: none"> • Special Uses- Hospital 	<ul style="list-style-type: none"> • Special Uses- School • Special Uses- Community Centre
Proposed land use zone	<ul style="list-style-type: none"> • Business Zone- Commercial Core • Recreation Zone- Public Recreation 	<ul style="list-style-type: none"> • Business Zone- Business Park • Recreation Zone- Public Recreation 	<ul style="list-style-type: none"> • Business Zone- Mixed Use • Special Purpose Zone- Infrastructure 	<ul style="list-style-type: none"> • Business Zone- Business Park • Residential Zone- Medium Density Residential • Recreation Zone- Public Recreation • Special Purpose Zone- Infrastructure 	<ul style="list-style-type: none"> • Business Zone- Mixed Use 	<ul style="list-style-type: none"> • Business Zone- Local Centre 	<ul style="list-style-type: none"> • Residential Zone- Medium Density Residential 	<ul style="list-style-type: none"> • Special Purpose Zone- Community • Recreation Zone- Private Recreation • Business Zone- Mixed Use
Existing height control	4 storeys	4 to 9 storeys	None specified	4 storeys None specified	<ul style="list-style-type: none"> • Northern Portion 3 to 4 storeys • Southern Portion 2 to 3 storeys 	None specified	None specified	None specified
Proposed height control	2 to 18 storeys	3 to 12 storeys	4 to 10 storeys 16 storey iconic building	4 to 12 storeys	<ul style="list-style-type: none"> • Northern Portion 3 to 5 storeys • Southern Portion 3 storeys (west) 5 storeys (east) 	3 to 6 storeys	3 to 6 storeys	4 storeys
Existing FSR control	2:1 to 3:1	1.2:1 (business uses only) no limit for residential	1.2:1 (business uses only) no limit for residential	1.2:1 (business uses only) no limit for residential	<ul style="list-style-type: none"> • Northern Portion 1.5:1 • Southern Portion 1:1 	None specified	None specified	None specified
Proposed maximum FSR	7:1	2:1	1:1 to 2:1	2:1	<ul style="list-style-type: none"> • Northern Portion 3:1 • Southern Portion 1.5:1 (west) 2:1 (east) 	1.3:1	2:1	2:1