

Table 4.1 Existing and proposed land use zones, heights and floor space ratios for RWA 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	Special Uses Railway Mixed Use	Residential Business	Railways	Railways	Northern Portion Mixed Use Southern Portion Local Recreation Medium Density Residential Special Uses Zone – Community /Preschool	Special Uses-Police Station	Special Uses-Hospital	Special Uses-School
Proposed land use zone	Business Zone– Commercial Core	Business Zone- Business Park Recreation Zone- Public Recreation	Business Zone– Mixed Use Special Purpose Zone– Infrastructure	Business Zone- Business Park. Special Purpose Zone– Infrastructure	Business Zone– Mixed Use Recreation Zone– Public Recreation	Business Zone– Local Centre	Residential Zone– Medium Density Residential	Special Purpose Zone– Community
Existing height control	4 storeys	4–9 storeys	None specified	None specified	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	4 to 11 storeys	4 to 10 storeys 16 storey iconic building	4 to 12 storeys	Northern Portion 4 to 5 storeys Southern Portion 3 to 5 storeys	3 to 6 storeys	3 to 5 storeys	4 to 7 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	Northern Portion 1.5:1 Southern Portion 1:1	None specified	None specified	None specified
Proposed maximum FSR (refer to note below *)	7:1	2:1	2:1	2.5:1	Northern Portion 3:1 Southern Portion 1.5:1	1.3:1	1.5:1	2:1