

REDWatch Summary of RWA Built Environment Plan Planning Changes

Floor Space Ratios (FSR) are the proportion of floor space allowed compared to land area, so 2:1 indicates twice as much floor space as land area. Height restrictions indicate the maximum allowable heights. Height and FSR interact so at a FSR of 2:1, a building of 4 storeys might only cover half the land area, depending on the design and other development requirements. Comparisons are made between pre-existing planning controls and the RWA's changes gazetted on 30 August 2006.

Prepared by Geoff Turnbull for REDWatch 15/09/2006. For more information: <http://www.redwatch.org.au/RWA/statesignificant/>

Australian Technology Park

Current ATP Master Plan to be revised to increase FSR from 1.2:1 to 2:1 with maximum heights increasing from 9 to 12 storeys. RWA estimate final ATP floor space will increase by 20% to 200,000 square metres providing 5,000-8,000 jobs. Approximately four times the current size. Plan provides for foot and bicycle bridges to North Eveleigh near the station and the Contemporary Performing arts centre. Zoned as Business Park with some Public Recreation mainly along Henderson road.

North Eveleigh

Currently disused railway land between Wilson St and the railway line. A Contemporary Performing Arts facility in the middle of the site is being created from the old Carriage Workshop with a FSR of 1:1 (residential of 0.5:1) at existing heights. On the western end the RWA propose a predominantly residential development with mixed business and residential closer to Redfern station. These parts of the site have a FSR of 2:1 with residential of 2:1 in the west and 1:1 in the east. Heights to range from existing to 10 storeys, with a 16 storey iconic building towards Redfern Station. Similar height frontages to existing buildings along Wilson St by using the existing cutting on railway land. Now includes indicative open space, heritage listing and transport impacts. Zoned as Business Zone – Mixed use with a small Special Purposes – Infrastructure in the south west corner.

South Eveleigh

Currently railway land to north west of ATP will provide for further ATP expansion with 2:1 FSR and 4 to 12 storey heights. Zoned as Business Park and Special Purpose – Infrastructure. No zoning changes proposed for adjoining private and DoH Residential Zone – Medium Density or for the Recreation Zone – Public Recreation.

Eveleigh Street

Currently private land bounded by Cleveland, Abercrombie, Vine, Louis, Lawson and the railway line. The draft plan divided this area into northerly and southerly portions but the final plan created a further division in the southern portion east of Eveleigh St. This in effect reduced the residential FSR for the AHC's Gadigal Apartments if they put them all on the Block. In the south west, which includes the Block, maximum heights increase from 2-3 storeys to 3 storeys while FSR increases from 1:1 to 1.5:1 for mixed development but reduces residential from 1:1 to 0.75:1. In the south east heights go from 2-3 storeys to 5 storeys and FSR goes from 1:1 to 2:1 with a 1:1 residential limit. The draft Public Recreation zoning proposed which covered some private land has been withdrawn but City Council owns Pemulwuy Park. In the north heights increase from 3-4 storeys to 3-5 storeys while FSRs increase from 1.5:1 to 3:1 for mixed with a maximum 1:1 for purely residential. Zoned as Business – Mixed Use.

Redfern Railway Station

Plans for a new Redfern railway station are being developed and are expected to be made available by the RWA later in 2006. Station would probably not be finished before 2010. Bus train interchange is to be addressed in planning for Redfern station.

Gibbons - Regent Streets

This area bounded to the north by Lawson Square and to the south by Margaret St is to be developed as the commercial core of Redfern with maximum heights changing from 4 storeys to 2-18 storeys and FSR going from 2:1 and 3:1 to 7:1 (slightly lower than developments permitted around Central railway station). Three areas for buildings rising to 18 storeys and one of up to 14 storeys off podiums of 2-5 storeys are created. Marian Park is to be preserved as a park. A civic space is created between the station and Gibbons St. No solution to the impact of regional traffic on connections between Redfern and Regent Streets and the station. Some work done on wind and traffic impacts and possible light changes. Fatter buildings give same development yield as draft plan. Zoning is to be Business Zone – Commercial Core with Recreation Zone – Public recreation in Marian Park.

Former Rachel Forster Hospital

This site is to be zoned as Medium Density Residential with maximum heights of 3 to 6 storeys and a FSR of 2:1. Proceeds of the sale are to go towards a new community health centre at the former court house and police station.

Former Redfern Police Station & Court House

These buildings will become a new community health centre replacing the existing centre at Rachel Forster and that previously planned for Lawson Street. The court house is to remain at its existing height and the old police station can be replaced with a maximum 3 to 6 storey building. The FSR for the whole site is 1.3:1. The site is to be zoned as Business Zone – Local Centre.

Former Redfern Public School

The Indigenous Land Corporation has purchased this for a National Indigenous Development Centre for Aboriginal cultural, social and sporting excellence. The eastern side is to be zoned as Special Purposes – Community and the western side as Recreation Zone – Private Recreation. The Salvation Army site is zoned Business Zone mixed use. Heritage school buildings to stay at existing height with new developments allowed up to 4 storeys with a FSR of 2:1. Residential development on site is to be limited to accommodation ancillary to business, educational and recreational purposes

Stage Two of the Built Environment Plan

Subject to the government's undertakings to public tenants the primary focus of the proposed Stage Two of the Built Environment Plan will be the development of proposals to:

- revitalise public housing stock
- improve the associated public domain
- reduce the concentration of public housing
- increase the local population to establish a more sustainable social mix
- facilitate the provision of affordable housing, including a shared equity model of home ownership.

ENDS.