



## **FACT SHEET ONE**

### **SUMMARY OF BUILT ENVIRONMENT PLAN (STAGE ONE)**

The Redfern-Waterloo Built Environment Plan (Stage One) is a component of the Redfern-Waterloo Plan, along with the Human Services Plan and the Employment and Enterprise Plan.

The Built Environment Plan (Stage One) encourages an employment and investment based revitalisation of the area by providing a planning framework for the following Redfern-Waterloo sites as identified in State Environmental Planning Policy (Major Projects) 2005:

- Australian Technology Park
- North Eveleigh
- South Eveleigh Railyards
- Eveleigh Street Precinct (including the Block)
- Redfern Railway Station/ Gibbons Street/Regent Street Precinct
- Former Rachel Forster Hospital
- Former local Court House and Redfern Police Station
- Former Redfern Public School

Most of these sites, which total around 35 hectares, are State Government owned and are located near the Redfern Railway Station and Redfern Town Centre.

The Built Environment Plan proposes a consistent set of controls relating to urban design, land use zoning and the carrying out of future development of

Redfern-Waterloo sites. It also identifies strategies for associated transport and traffic management, heritage protection, open space and public domain improvements, infrastructure provision, pedestrian and cycle access and guidelines for the achievement of safe and sustainable communities.

The Plan will be complemented by more detailed guidelines contained within Development Control Plans and/or Concept Plans to be determined following consultation with the community.

It is estimated that the Plan will generate about 400,000 m<sup>2</sup> of employment generating land which translates to around 18,000 jobs. About 2,000 new dwellings could also be developed.

A State Environmental Planning Policy will provide the statutory basis for the implementation of the environmental planning aspects of the Plan.

The key principle of the Plan involves the creation of a Town Centre with an economic and civic heart focussed around Redfern Railway Station and pedestrian and cycleway links to business hubs at the Australian Technology Park, North Eveleigh, Redfern and Regent Streets.

Copies of the Plan are available from the Redfern-Waterloo Authority website at [www.redfernwaterloo.com.au](http://www.redfernwaterloo.com.au) or by phoning 02 9202 9100.

## **Strategic Sites**

### **North Eveleigh**

A 'Mixed Use' zoning applies to this site to encourage business, cultural, residential and recreational activities and uses. A maximum floor space ratio of 2:1 is proposed for the eastern and western sections of the site and a maximum floor space ratio of 1:1 is proposed for the central section. In order to encourage job creation, the residential floor space ratio on the eastern section will be limited to a maximum of 1:1. The maximum residential floor space ratio

for the central section will be limited to 0.5:1. Heights will vary from 4 storeys in the vicinity of heritage buildings and existing residential development, up to 10 storeys adjacent to the railway line. There is potential for the development of a landmark building up to 16 storeys to the west of the Railway Station.

*Eveleigh Street Site (including the 'Block')*

A 'Mixed Use' zoning will apply to encourage business, cultural, community, residential and recreational uses and activities. The maximum floor space ratio for the northern section of the site will be 3:1 reflecting the large industrial lots, existing character of the area and proximity to Cleveland Street. To encourage employment uses, the maximum residential floor space has been limited to 1:1. A maximum height limit of 5 storeys will apply.

Height limits on land adjacent to the railway line will be increased to 5 storeys. Employment uses and business activities will be encouraged on this site by increasing the maximum floor space ratio to 2:1 and limiting the maximum residential floor space ratio to 1:1.

Land currently zoned 'Local Recreation - Open Space' will be zoned 'Mixed Uses'. The maximum floor space ratio will be increased to 2:1 with a maximum residential floor space ratio of 1:1. A maximum 5 storey height limit will apply to this land.

The maximum floor space ratio for land bounded by Eveleigh Street, Vine Street, Louis Street and Lawson Street has been increased from 1:1 to 1.5:1 to

encourage business, cultural, community and retail activity. The maximum height has increased from 6 metres (2 storeys) to 3 storeys. To encourage employment and business uses, the residential floor space ratio will be set at 0.75:1.

#### Australian Technology Park

This site will be zoned 'Business Park' and a maximum floor space ratio of 2:1 will apply. Residential development is not permitted at the ATP. Height limits have been proposed for each section of the site in accordance with urban design principles. The vision is for this site to be reinforced as a world class technology, communications and business centre.

#### Redfern Street/Gibbons Street/Regent Street

The Built Environment Plan proposes that this site evolves into a thriving Town Centre with a focus on employment generating activities including office, retail, entertainment, education and other business uses. A high level of activity and a vibrant public domain is envisaged. A maximum floor space ratio of 7:1 will apply to this site. The maximum height limit proposed is 18 storeys with podiums between 2 and 5 storeys along the street. Connections and linkages to and through the Town Centre will be strengthened. Good architecture, safety and security will be integral to the future development of this site.

### Rachel Forster Hospital

This site will be zoned 'Residential-Medium Density'. A maximum floor space ratio of 2:1 will apply to the site and a maximum height of 6 storeys. The items of local heritage on the site will be listed as Heritage Items in the State Environmental Planning Policy.

### Redfern Public School

The vision for this site is for the development of a community, recreational and educational centre. The proposed zoning is Special Uses (Community). A maximum floor space ratio of 2:1 will apply to the site as will a maximum height limit of 4 storeys. The items of local heritage on the site will be listed as Heritage Items in the State Environmental Planning Policy.

### Former Court House and Police Station

The Court House and Police Station will be zoned Business Zone - Local Centre and will have a maximum floor space ratio of 1.3:1. The maximum height is 6 storeys for the former Police Station. The Court House will be listed as a heritage item in the SEPP.

## **Other Strategies**

### Urban Design

Urban design analysis has provided the basis for height controls and shaped the desired future character of each site. The Plan proposes general urban design guidelines which are supplemented by design concepts for each site, outlined in Section 4 of the Plan.

### Transport

The transport strategy outlines key initiatives including:

- the redevelopment of Redfern Railway Station
- improved connections to bus services
- management of traffic from new development
- improved traffic operations on Regent and Gibbons Street
- improved connection between ATP and North Eveleigh
- encouraging safe and easy cycling.

### Open Space

See separate Fact Sheet on Open Space.

### Heritage

See separate Fact Sheet on Heritage issues.

### Infrastructure

Consultation with major service providers has indicated that capacity of essential services may be augmented to meet the increase in demand.

A Contributions Plan for the provision of public facilities and amenities is being developed for public exhibition.



## **FACT SHEET TWO**

### **\$300 MILLION IN NEW INFRASTRUCTURE**

The New South Wales Government established the Redfern-Waterloo Authority (RWA) on 17 January 2005.

Since then, the Government has directly facilitated the investment of nearly \$300 million towards infrastructure development in Redfern-Waterloo.

Of this amount, more than \$76 million has been directly committed by the RWA itself.

New investment in infrastructure includes:

- \$120 million to be invested by Sydney Broadcast Property in constructing a new 43,500m<sup>2</sup> state-of-the-art media centre at the Australian Technology Park (ATP) – in a deal negotiated by the RWA which will create 600 construction and 2,000 permanent jobs.
- \$35 million being invested by the Indigenous Land Corporation (ILC) in purchasing and transforming the former Redfern Public School into a new National Indigenous Development Centre – in a deal brokered by the RWA with the ILC and the NSW Department of Education and Training.

NSW Government infrastructure investment includes:

- \$47.5 million being invested by the RWA in a new building currently under construction at the ATP to house National ICT Australia and the Defence, Science and Technology Organisation, with 600 permanent jobs being created.
- \$40 million being invested by Arts NSW to construct a new contemporary performing arts space through adaptive reuse of heritage buildings at North Eveleigh – in conjunction with the RWA and RailCorp.
- \$16 million to be invested by the RWA on the provision of affordable housing for Aboriginal residents of Redfern-Waterloo.
- \$10 million to be invested by NSW Health and RWA to transform the former Redfern Courthouse and Police Station into a major new community health facility – in an arrangement facilitated and supported by the RWA.
- \$6 million to be invested by the RWA and its subsidiary company ATP in constructing a new pedestrian/cycle link between North Eveleigh and the ATP.
- \$6 million being invested by RWA and ATP in new roads and infrastructure to facilitate the Technology Park's future development.
- \$4.2 million invested by the NSW Police Service in March 2005 in establishing a new police station at the former TNT Tower opposite Redfern Railway Station – with a workforce of 219.
- \$0.75 million being invested by the RWA in developing a new training centre at North Eveleigh, which includes the Yaama Dhinawan Indigenous hospitality training enterprise.



- **\$0.3 million to be invested by the RWA in redeveloping the former Murawina building in Eveleigh Street to support Indigenous enterprises and organisations.**
- **\$0.25 million being invested by the RWA and RailCorp in a concept design study for the redevelopment of Redfern Railway station.**



## **FACT SHEET THREE**

### **NEW \$10M COMMUNITY HEALTH CENTRE**

The RWA has brokered an agreement with the Health and Attorney Generals Departments and NSW Police to establish a new \$10 million Community Health Centre, by adaptive reuse and refurbishment of the former Redfern Court House and Police Station site.

Construction is expected to commence in 2007 and is due for completion in late 2008.

The new Centre will be primarily funded through the sale of the surplus Rachel Forster Hospital site.

The current community health centre at the former Hospital site is outdated and will be relocated to the new Centre in Redfern Street.

The Sydney South West Area Health Service will withdraw the Development Application for the proposed community health facility at Lawson Street, Redfern.

#### **Services to be provided from the new Community Health Centre (CHC):**

In accordance with community requests throughout the development of the RWA's Human Services Plan, a number of health services will be provided in a 'one-stop-shop' approach from the new Redfern CHC.

The range of services is proposed to include: health assessments, health education, early childhood and family support services, counselling, referral,

perinatal and family drug health services, mental health services, rehabilitation, welfare support, screening for HIV/AIDS and hepatitis, sexual health services and other community health services.



## **FACT SHEET FOUR**

### **\$16 MILLION INITIATIVE ON ABORIGINAL AFFORDABLE HOUSING**

The RWA has committed to facilitating the provision of new dwellings over the next 10 years to provide affordable housing for Aboriginal residents of Redfern-Waterloo.

These dwellings are proposed to be in addition to any housing currently owned or proposed to be privately developed by the Aboriginal Housing Company on AHC land on and around the Block in Redfern.

Taking the initiative, the RWA will provide seed funding of \$1 million this financial year and a further \$15 million will be committed from affordable housing contributions, to be derived from future development carried out in accordance with section 30 of the *Redfern-Waterloo Authority Act 2004*.

The Minister and the RWA will consult extensively with the broader Aboriginal community, including the Aboriginal Housing Company, on matters such as future governance and acquisition strategies, however management of the new housing infrastructure will be based on the following principles:

- the promotion of highly professional administrative standards
- the achievement of real outcomes of genuine benefit to the Aboriginal community
- the promotion of accountability and probity
- broad representativeness
- the promotion of Aboriginal capacity building

The RWA will commence discussions shortly with the Commonwealth Government in accordance with the terms of the Commonwealth/State Redfern-Waterloo Partnership Agreement, which was signed by the Minister for Redfern-Waterloo, Frank Sartor, and the Commonwealth Minister for Families, Community Services and Indigenous Affairs, Mal Brough, in June 2006.

Under the Partnership Agreement, the two governments have committed to *“work together to support the provision of affordable Indigenous housing in Redfern-Waterloo”*.

Based on the 2001 Census, out of a total of 714 residents of Redfern and Waterloo, only 6 Indigenous households are fully owned or being purchased. Moreover, 78.9% of Indigenous households in Redfern and 91% in Waterloo are public housing.

Development contributions in excess of the funds committed to Aboriginal housing will be directed towards affordable housing initiatives for the broader community.



## FACT SHEET FIVE

### HERITAGE RESTORATION AND ADAPTIVE REUSE

The Built Environmental Plan seeks to restore/adaptively reuse up to 7.65 hectares of heritage structures on RWA strategic sites, including up to 6.7 hectares of rail heritage.

This approach aims to preserve the heritage and industrial character of certain sites by ensuring new development responds sensitively to significant heritage items, and encouraging adaptive re-use where practical.

#### Heritage Schedule

Building or Structure	Area (ha)
Locomotive Workshop - ATP	2.65
New Locomotive Workshop - ATP	0.36
Works Managers Office - ATP	0.18
Chief Mechanical Engineers Building - North Eveleigh	0.08
Large Erecting Shed - South Eveleigh	0.54
Blacksmiths Workshops - North Eveleigh	0.23
Scientific Services Building - North Eveleigh	0.046
Portion of Fan of Tracks - North Eveleigh	0.2
Telecommunications Equipment Centre - North Eveleigh	0.03
Paint Shop - North Eveleigh	0.6
Carriage Workshop- North Eveleigh	1.7
Redfern Railway Station Ticket and Booking Office	0.08
<b>Sub Total</b>	<b>6.70</b>
Former Court House building	0.05
Elements of former Rachel Foster Hospital – 5 storey surgery building and part of 2 storey colonnade building	0.6
Buildings on the former Redfern Public School site – two buildings along Phillip and George Streets	0.3
<b>Sub Total</b>	<b>0.95</b>
<b>TOTAL</b>	<b>7.65</b>



## **FACT SHEET SIX**

### **ENHANCED OPEN SPACE AND PUBLIC DOMAIN**

The BEP has been amended to identify proposed open space areas including public open space, private open space and civic spaces.

The area commonly referred to as “**Marian Street Park**”, bounded by Gibbons Street and Rosehill Street, will be zoned ‘**Public Recreation**’ and the proposed maximum height limit of 18 storeys has been removed from the BEP. It is also proposed that the open space be dedicated to the Council of the City of Sydney, subject to adequate funding being committed to upgrade the park.

Other indicative locations of future and existing publicly accessible open space areas with the RWA’s strategic sites include:

- A new civic space that will link the Town Centre and Redfern Railway Station and providing a focus for enterprise and activity.
- Areas within North Eveleigh comprising around 15% of the total site.
- Areas within the Australian Technology Park including tennis courts, playing fields and pedestrian/cycle walkways.
- The zoning of the playing fields on the former Redfern Public School, comprising around 4,500 square metres, will be changed from ‘Special

Uses' to 'Private Recreation'. The Indigenous Land Corporation, which is purchasing the site, has indicated that managed public access to the playing fields will be supported.

- Land located at the Pitt Street frontage of the former Rachel Forster Hospital site, which is currently zoned 'Special Uses – Hospital'.





## **FACT SHEET SEVEN**

### **\$6 MILLION BRIDGE BETWEEN AUSTRALIAN TECHNOLOGY PARK AND NORTH EVELEIGH**

The RWA and its subsidiary company ATP have jointly committed \$6 million towards building a pedestrian and cycle bridge linking North Eveleigh and the Australian Technology Park.

The Government's vision of facilitating a research and innovation zone stretching from the ATP to the University of Sydney and the University of Technology will be significantly enhanced by the creation of new connections.

Future commercial investment in the ATP's growth will also be assisted.

The \$6 million bridge is proposed to commence at Traverser 1 in North Eveleigh, near the soon-to-be-completed \$40 million Contemporary Performing Arts Centre and cross the railway corridor to the ATP, between the Locomotive Workshop and the Large Erecting Shed at North Eveleigh.

Completion is estimated by the end of 2008.

A potential second pedestrian/cycle bridge just west of Redfern Station and also linking North Eveleigh and the ATP is currently being considered as part of the joint RailCorp and RWA concept design study for the Station's redevelopment.

The existing rail corridor physically disconnects the northern and southern parts of the Redfern-Waterloo operational area and limits access to the ATP, the University of Sydney and other health and educational facilities.



## **FACT SHEET EIGHT**

### **COMMUNITY CONSULTATION ON DRAFT BUILT ENVIRONMENT PLAN (BEP) AND DRAFT STATE ENVIRONMENTAL PLANNING POLICY (SEPP)**

The RWA undertook a comprehensive communication strategy to seek community and stakeholder input on the draft Plan.

This included advertising, information posted on the website, newsletters, information and feedback sessions, a community forum, presentations, briefings and residents meetings.

Key measures included:

- Public exhibition of the Draft BEP and Draft SEPP for two months to April 14 2006.
- 15,000 newsletters delivered to all residential dwellings within the RWA operational area advising of the draft BEP and SEPP and consultative arrangements.
- 2,000 draft Plans distributed to stakeholders, key organisations and interest groups as well as members of the community.
- A public meeting held March 4 2006 at Redfern Town Hall.
- Daily Information/Feedback Sessions from 27 February to 10 March at the RWA offices, with additional information sessions held at the community's request.
- Special residents' meetings, stakeholder briefings and interviews with local Aboriginal people.