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NORTH EVELEIGH CONCEPT PLAN



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APPROVED CONCEPT PLAN

The North Eveleigh Concept Plan was approved by the Minister for Planning on 16 December 2008.

The determination can be found on NSW Planning's Website at the following [link](#).

The approved Concept Plan documents can be found on the NSW Planning's Website at the following [link](#) under "**Post-exhibition - preferred project report**".

PLAN SUMMARY

The RWA is proceeding with the marketing of the site which will be developed over the next five to seven years. The net proceeds from the sale of the site will go towards the upgrade of Redfern Railway Station, which will also provide for a pedestrian link between the Australian Technology Park and Darlington.

Consultation on the plan resulted in significant changes, including the deletion of several proposed buildings, and more open space including pocket parks and a large park at the site's western end.

The \$550 million approved project provides for a 10.7 hectare mixed use precinct for living, working and recreation. The precinct will accommodate residential, commercial, retail, cultural and community uses, as well as public open space. The distribution of uses is as follows:

- Eastern Precinct - mix of commercial, residential, community and open space uses.
- Central Precinct - cultural and community uses and open space.
- Western Precinct - residential and open space.

The Project achieves a density of 1.65:1 over the entire site. This is comprised of approximately 177,500sqm of floor area including:

- 60,000sqm of commercial and retail floor space and 23,000sqm of cultural floor space, providing an estimated 3200 jobs.
- 95,000sqm of residential floor space, providing around 1250 dwellings.

The Concept Plan will create around 6,500 new jobs, including approximately:

- 3,300 construction jobs, of which more than 300 will be set aside for indigenous workers.
- 3,200 permanent jobs from the commercial, retail and cultural development.

The Project provides for the retention and adaptive reuse of heritage buildings,



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equating to 52,730sqm of floor space (29% of the gross floor area).

The heights of the building range from 4 storeys to 16 storeys. The lower scale buildings are located along Wilson Street and will have a three storey scale consistent with the 2-3 storey terrace houses building that characterise the streetscape. Higher scale buildings are located towards the centre of the site adjacent to the railway corridor.

Five new parks are planned for the site, totalling around 10,000sqm. The largest of the parks is around 3,350sqm. Overall, around 15% of the site area consists of parks and public domain areas (not including roads) that will be accessible to the public.

A 12% target has been set for the affordable housing quota of new dwellings on the site. These buildings will be funded by the RWA's affordable housing developer levies.

Based on the residential and commercial yields approved with the Concept Plan, approximately 115 child care places would be provided.

The Concept Plan provides for the retention Yaama Dhiyaan Indigenous Training College on the North Eveleigh site. However, should Yaama Dhiyaan be relocated the Plan allows for the development of the that part of the site that is in keeping with the approved urban design principles.

Net proceeds from the sale of the North Eveleigh site with approved Concept Plan will help deliver an upgrade of the Redfern Railway Station.

North Eveleigh Concept Plan for Public Exhibition (publicly exhibited 1 May to 12 June 2008)

- [EA - Whole Document - Low Resolution](#) (pdf~4.13mb)
- [EA - Executive Summary](#) (pdf~5.41mb)
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- [EA Section 3 - Site Description pg 13-14](#) (pdf~3.10mb)
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- [EA Section 6 - Environmental Assessment pg 35-46](#) (pdf~4.56mb)
- [EA Section 6 - Environmental Assessment pg 47-52](#) (pdf~1.99mb)
- [EA Section 7 - Suitability of the Site pg 53-54](#) (pdf~329kb)
- [EA Section 8 - Draft Statement of Commitments pg 55-58](#) (pdf~470kb)
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APPENDICES

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- [Appendix A 2 - Detailed Land Use Plan](#) (pdf~3.19mb)
- [Appendix A 3 - Introduction](#) (pdf~3.17mb)
- [Appendix A 4 - Site Photographs](#) (pdf~3.90mb)
- [Appendix A 5 - Urban Design Framework](#) (pdf~703kb)
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- [Appendix B 4 - Looking West toward CME Building](#) (pdf~546kb)
- [Appendix B 5 - Carriage Workshop](#) (pdf~1.30mb)
- [Appendix B 6 - Wilson St looking East](#) (pdf~523kb)
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- (pdf~4.30mb)
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