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BUILT ENVIRONMENT

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The RWA's strategies for enhancing the built environment of Redfern, Waterloo, Eveleigh and Darlington will concentrate on the issues of urban design, traffic, public access, public transport, land use, affordable housing and urban renewal.

The social and economic revitalisation of the RWA's area of operation is considered a ten year project. The Redfern-Waterloo Plan, which is intended to outline the strategy for urban renewal, is therefore being developed in stages. It is intended to be a living document, which builds upon its earlier priorities and strategies, with community input as an ongoing feature.

BUILT ENVIRONMENT PLAN (STAGE ONE) RELEASED

Stage One of the Built Environment Plan was released on 30 August 2006 and is primarily a planning framework to encourage future economic growth and the creation of up to 18,000 jobs throughout Redfern-Waterloo. The blueprint included plans to generate more than 444,000sqm of new employment space, 2,000 new homes, a new Town Centre, improved pedestrian access to our residential and business hubs and better urban design.

Community members can download the Plan below, or by phoning the RWA on 9202 9100 or emailing on redfernwaterloo@rwa.nsw.gov.au and asking to be mailed a copy or by calling in at the RWA office at Level 11, Tower 2, 1 Lawson Square Redfern.

What does the Plan seek to achieve?

The first stage of the [Built Environment Plan](#) is one of three inter-linked components of the Redfern Waterloo Plan, along with the Human Services Plan and the Employment and Enterprise Plan.

The Built Environment Plan encourages an employment and investment based revitalisation of the area by providing a planning framework for the following strategic sites identified by the RWA:

- North Eveleigh
- Australian Technology Park
- South Eveleigh Railyards
- Eveleigh Street Precinct (including the Block)
- Redfern Station/ Gibbons Street/Regent Street Precinct
- Former Rachel Forster Hospital
- Former Redfern Police Station and Court House
- 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 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 underlying concept for the Plan is based on the creation of a Town Centre with an economic and civic heart focussed around Redfern Railway Station and which is connected through pedestrian linkages to business hubs at the Australian Technology Park, North Eveleigh, Redfern and Regent Streets.

BUILT ENVIRONMENT PLAN FACT SHEETS

[Fact Sheet 1](#) Summary of Built Environment Plan (Stage One) (pdf~28kb)

[Fact Sheet 2](#) \$300 million in new Infrastructure (pdf~17kb)

[Fact Sheet 3](#) Community Health Centre (pdf~13kb)

[Fact Sheet 4](#) \$16 million initiative on Aboriginal Affordable Housing (pdf~17kb)

[Fact Sheet 5](#) Heritage Restoration and Adaptive Reuse (pdf~15kb)

[Fact Sheet 6](#) Enhanced Open Space and Public Domain (pdf~15kb)

[Fact Sheet 7](#) \$6 million Bridge between Australian Technology Park and North Eveleigh (pdf~13kb)

[Fact Sheet 8](#) Community Consultation on the Draft Built Environment Plan (pdf~12kb)

BUILT ENVIRONMENT PLAN

[Built Environment Plan](#) (pdf~13mb) Please note that this is a very large file. If your PC does not have the capacity to open it please see below the Plan broken up into its various components or alternatively open the plain text file and the Plan diagrams separately.

[Cover](#) (pdf ~678kb)

[Table of contents](#) (pdf ~81kb)

[Section 1 Introduction](#) (pdf ~821kb)

[Section 2 The Redfern-Waterloo area](#) (pdf ~1.6mb)

[Section 3 Strategies](#) (pdf ~5.5mb)

[Section 4.1 – 4.3 Land Use and Design concepts](#) (pdf ~2.1mb)

[Section 4.4 – 4.5 Land Use and Design concepts continued](#) (pdf ~1.4mb)

[Section 4.6 – 4.8 Land Use and Design concepts continued](#) (pdf ~1.4kb)

[Section 5 & 6 future Tasks](#) (pdf ~300kb)

[Click here for plain text file](#) (pdf ~741kb)

DIAGRAMS

- [1.1 RWA Operational Area and RWA Strategic Sites](#) (pdf ~519kb)
- [2.1 Strategic location of Redfern-Waterloo](#) (pdf ~367kb)
- [2.2 Proximity to Sydney CBD and Other Facilities](#) (pdf ~707kb)
- [3.1 Land use Strategy for RWA's strategic sites](#) (pdf ~901kb)
- [3.2 Land use zones for RWA's strategic sites](#) (pdf ~2.2mb)
- [3.3 Heights for RWA's strategic sites](#) (pdf ~1.2mb)
- [3.4 Floor space ratios for RWA's strategic sites](#) (pdf ~997kb)
- [3.5 Indicative location of publicly accessible openspace areas within RWA's strategic sites](#) (pdf ~628kb)
- [3.6 Items of heritage and buildings of historical interest](#) (pdf ~640kb)
- [4.1 ATP land use](#) (pdf ~581kb)
- [4.2 ATP height and floor space ratio](#) (pdf ~639kb)
- [4.3 North Eveleigh land use](#) (pdf ~430kb)
- [4.4 North Eveleigh height and floor space ratio](#) (pdf ~525kb)
- [4.5 South Eveleigh land use](#) (pdf ~691kb)
- [4.6 South Eveleigh height and floor space ratio](#) (pdf ~618kb)
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- [4.8 Eveleigh Street height and floor space ratio](#) (pdf ~611kb)
- [4.9 Redfern Railway station, Gibbons and Regent Streets land use](#) (pdf ~538kb)
- [4.10 Redfern Railway station, Gibbons and Regent Streets height and floor space ratio](#) (pdf ~599kb)
- [4.11 Former Rachel Forster Hospital land use](#) (pdf ~413kb)
- [4.12 Former Rachel Forster Hospital height and floor space ratio](#) (pdf ~440kb)
- [4.13 Former Local Court House and Redfern Police Station land use](#) (pdf ~421kb)
- [4.14 Former Local Court House and Redfern Police Station height and floor space ratio](#) (pdf ~447kb)
- [4.15 Former Redfern Public School land use](#) (pdf ~447kb)
- [4.16 Former Redfern Public School height and floor space ratio](#) (pdf ~515kb)

REPORTS

[Built Environment Plan - Report On Amendments And Submissions.](#) (pdf ~52kb)

[Built Environment Plan \(Stage 1\) - Preliminary Traffic and Transport Strategy](#) (pdf ~1.7 Mb)

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