

An architectural sketch of a city street scene. On the left, there's a low-rise building with a white roof and several circular windows. People are walking on the sidewalk in front of it. In the center, there are large, leafy trees. On the right, there are taller, multi-story buildings with many windows. People are also walking on the sidewalk here. The sky is light blue with several birds flying. The overall style is a loose, hand-drawn sketch with some color washes in shades of green, blue, and yellow.

Explorer Street Eveleigh Redevelopment Proposal Community Information Pack

November 2020

Welcome

We are proposing to renew social housing, create new open space and deliver great outcomes for the community of Eveleigh

The NSW Government is proposing to redevelop the Explorer Street Eveleigh social housing estate to deliver:

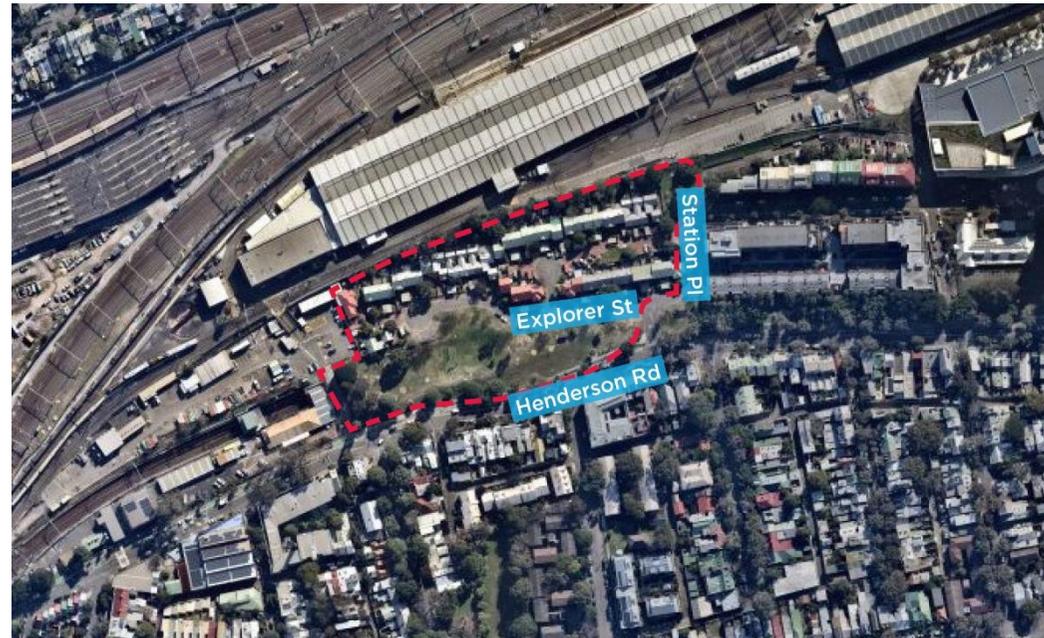
- more and new social, affordable and private housing with underground parking
- changes and improvements to public open space
- new walking and cycling paths, and
- new shared streets with additional on-street carparking.

The NSW Government, with feedback from the City of Sydney, has prepared three preliminary concepts for how the area may be redeveloped and is currently seeking community and stakeholder feedback on these concepts.

This Community Information Pack outlines the three preliminary concepts for how the future buildings and public spaces may be arranged in the redevelopment, the reason for renewal and the planning process.

Community feedback on these concepts will inform our [planning proposal request](#) to the City of Sydney.

The social housing homes in Rowley Street, managed by Bridge Housing, are not included in the redevelopment proposal.



Aerial view of the proposed redevelopment area

About the proposal

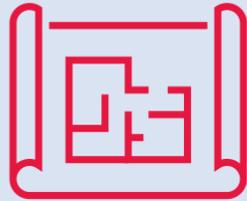
More social housing, mixed with affordable and private housing

The redevelopment would provide significant community benefits including:

- **an increase in housing for people on low to moderate incomes** including up to around 120 social housing dwellings
- dwellings better matched to the needs of residents, especially for those ageing or with a disability who need accessible units and lift access
- **an increase in private housing supply** in a high demand area
- **green space improvements** such as an extensively landscaped park with active play areas for children, and community spaces including a community space and café
- **a safer and more pedestrian friendly street network** including slower 'living streets' for shared use, and
- **improved community amenity** through new active open space, play equipment, landscaping, street furniture, street lighting, bike lock-ups, generous footpaths, street trees and on-street parking.



Artist impression of the proposed redevelopment



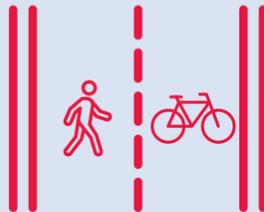
Approximately **430 dwellings** in total including up to around **120 social housing dwellings**



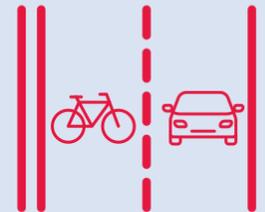
Targeting a 70:30 mix of **private and social dwellings**



Public open space



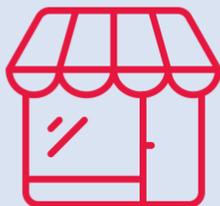
Walking and cycling paths



Shared streets



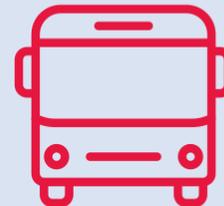
Carparking



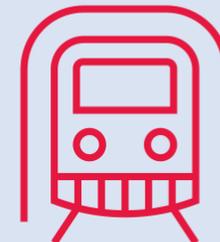
Shops and services



Education



Public transport



Train stations

Social housing residents

We understand that social housing residents who live in the Explorer Street social housing estate may be wondering what the proposal means for them. The redevelopment will provide more and better social housing.

We will continue to work closely with the Department of Communities and Justice who manage the social housing tenancies and the relocations process.

Residents will be supported through the relocation process and will be able to return to the new development when it opens.

The project is very early in the planning process, with planning and design anticipated to take at least two years.

Residents will be kept informed as the project progresses and will be notified at least 6-months before they will be required to move.




All current social housing residents will have the right to return.



We are very early in the planning process, with at least two years before relocations or construction.



Residents will be provided with at least 6-months' notice before relocation.

More information about relocations

Relocation Policy - <https://www.facs.nsw.gov.au/housing/policies/tenancy-policy-supplement#relocation1>

Relocation Fact Sheet - <https://www.facs.nsw.gov.au/housing/living/move-swap-transfer/relocating-tenants-for-management-purposes>

Community engagement

We are seeking early community input

The NSW Government through the [Land and Housing Corporation](#) (LAHC) is leading the redevelopment project.

LAHC is also leading community engagement and is seeking input on three preliminary concepts to help us prepare a [planning proposal request](#) to the City of Sydney.

The proposal is driven by the community's need for new social, affordable and market housing.

The proposal will deliver more social housing on the site than currently exists and a range of housing options for the private market in this well-located inner-city area.

There are a range of ways to provide feedback on the proposal. We encourage you to:

- attend an [online community information session \(webinar\)](#) to speak with the project team directly
- complete the [online feedback form](#)
- share this Community Information Pack with people you know in the local community, and
- visit the website, phone or email us to find out more.

Please submit your feedback to the project team by 5pm Friday 11 December 2020.

As part of the technical studies for the proposal, social housing residents will also be invited to talk with the team to inform the **social impact assessment**. Residents will be asked about their hopes and concerns for the redevelopment, and about the community services and facilities in the area they rely on. The social impact assessment will make recommendations to maximise positive aspects and mitigate impacts of the proposal.

Contact us

Web: <http://www.dpie.nsw.gov.au/lahc/major-projects/explorer-st>

Project hotline: 1800 738 718

Email: ExplorerSt@facs.nsw.gov.au



Planning pathway

Community feedback is important and will be used to refine the planning proposal request before it is submitted to the City of Sydney

We are preparing a [planning proposal request](#) which we will submit to the City of Sydney.

An important part of the process is early consultation with the community. Technical studies and community engagement are progressing simultaneously.

The technical studies will also include a social impact assessment and face-to-face interviews with Explorer Street residents.

We will consider the matters raised and include them in a consultation report.

The consultation report will be provided to the City of Sydney as part of our planning proposal request.

There will be further opportunities to review the proposal and provide feedback at later stages of the process, including when the City of Sydney publicly exhibits the planning proposal next year.



Future Directions

Future Directions is the NSW Government's vision for social housing over ten years which aims to deliver:

- more social housing
- a better social housing experience, and
- more opportunities and support for social housing residents.

The proposed Explorer Street Eveleigh social housing estate renewal will occur under the Future Directions social housing policy administered by the [NSW Land and Housing Corporation](#).

This redevelopment aims to deliver approximately twice the number of social housing units currently on site in an integrated community of social, affordable and private housing.

This redevelopment is part of the NSW Government's commitment to deliver more and better social housing across the City of Sydney as part of [Future Directions](#).



Strategic planning context

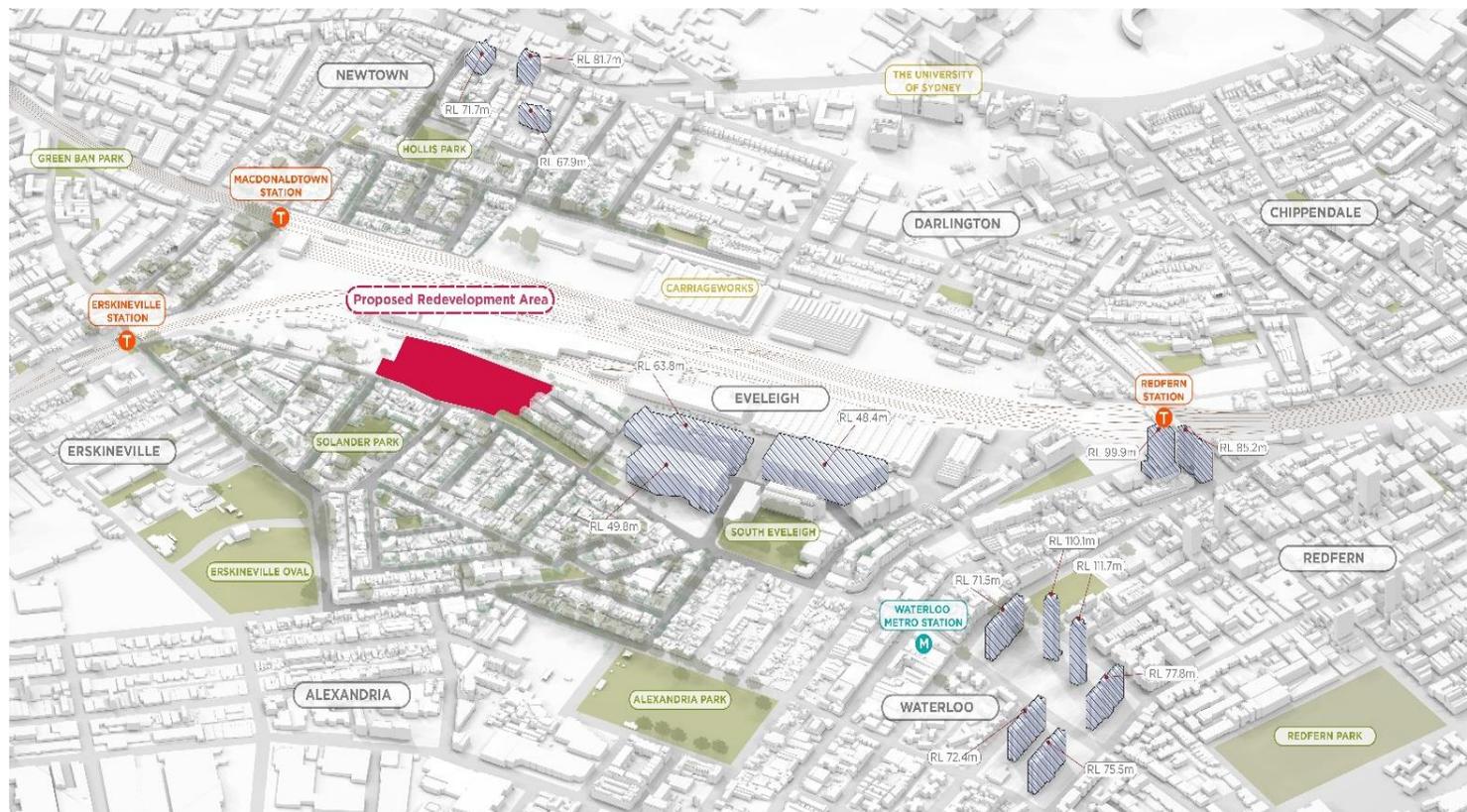
The proposal strongly aligns with the urban renewal objectives of the [Greater Sydney Region Plan, A Metropolis of Three Cities](#) and the Eastern Harbour City vision.

The future [Waterloo Metro Station opening in 2024](#) will be a short walk from the redevelopment site.

The [Eastern City District Plan](#) also aims to increase housing supply, choice and affordability and provide access to jobs, services and public transport. It also aims to renew the area while respecting local culture and heritage.

Importantly, the proposal also supports the [City of Sydney's Local Housing Strategy](#) by delivering more homes, providing a diverse mix of housing, delivering affordable rental housing, while collaborating with government and non-government partners.

[South Eveleigh \(formerly known as Australian Technology Park\)](#) is a vibrant new precinct that combines world class work, retail and community spaces by a range of commercial partners. The redevelopment area benefits from the jobs and services offered in South Eveleigh.

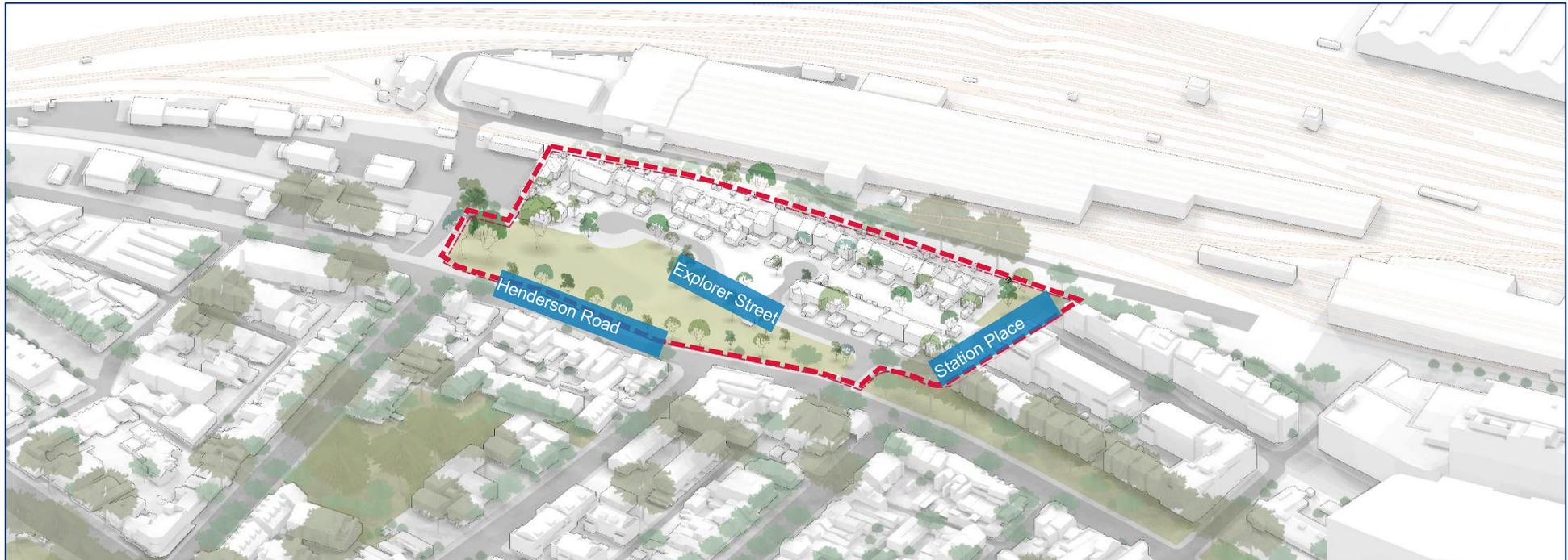


Eveleigh and surrounding areas

The Explorer Street Eveleigh proposal is located within the broader [Central to Eveleigh area](#), an urban activation project of approximately 80 hectares of NSW government land holdings.

In preparing the proposal, the outcomes of previous studies and community feedback have been considered.

About Explorer Street Eveleigh



The Explorer Street Eveleigh proposed redevelopment area

The proposed redevelopment area is bound by the railway lines to the north, Henderson Road to the south, a Transport for NSW land holding to the west, and Station Place to the east.

The Eveleigh social housing estate is well connected to local services, public transport, education and employment centres in a highly sought after area near South Eveleigh/ Australian

Technology Park, two rail stations and the future Waterloo Metro Station.

The estate includes 46 social housing homes in Explorer Street adjacent to South Sydney Rotary Park.

The redevelopment area has rolling topography, grassed areas, trees, a small children’s play area, walking paths and expansive areas of

asphalt roads. During heavy rain and flood events, the sunken grassed area is designed to function as a stormwater detention basin, to manage the risk of local flooding.

The social housing homes in Rowley Street managed by Bridge Housing are not included in the redevelopment proposal.



Technical studies

The proposal is being informed by a range of technical studies

Planning for the proposal has involved a team including:

- representatives of the Land and Housing Corporation
- statutory and urban planners to advise on planning requirements
- architects to undertake built form testing
- urban designers and arborists to advise on public domain
- traffic consultants to study access arrangements, carparking and traffic management
- engineers to advise on engineering requirements, in particular the railway corridors, streets and stormwater facilities
- social planners to undertake community infrastructure needs analysis and social impact assessment, and
- heritage consultants.

The technical studies have been informed by:

- previous studies of the area
- site inspections
- background document reviews
- precedent research
- site analysis and mapping
- identification of opportunities and constraints, and
- options development, testing and evaluation.

Community feedback on the preliminary concepts will inform the [planning proposal request](#) to the City of Sydney.

Planning and design principles

Eveleigh enjoys strong community connections and local cultural heritage

The following planning and design principles have been considered in the proposal.

- **Respond to local character** with appropriate transitions and recognise the site is at an intersection of different characters and renewal areas.
- **Provide great connections to local destinations** by maximising the benefits of the location and improving local access.
- **Provide resilient and high quality public domain** with a mix of passive and active recreation, maintaining as many trees as possible, new native street trees, and deep soil setbacks around the new development.
- **Protect residential amenity** for current and future residents with good solar orientation and noise mitigation from the railway corridor.

The preliminary concepts consider the [NSW Government Architect's Better Placed](#) integrated design policy and the response to these criteria will be further developed during future stages of design.

Planning and design principles

Diagrams of the planning principles



Underground train tunnel prevents land directly above being developed



Trees and open space



Access options



Pedestrian linkages

Preliminary concepts

We are seeking community feedback on how future residential buildings and public open space could be arranged in the redevelopment.

We would like to hear your feedback on three preliminary concepts that arrange future buildings and open space on the site differently.

Each concept provides access to public open space and ensures:

- high quality and attractive residential buildings contribute to a local sense of place and a lively local community
- buildings address and overlook the street to promote a sense of safety and community connection
- residents have access to private internal courtyards, terraces, balconies or front gardens
- taller buildings are sited and designed to minimise overshadowing on neighbouring properties and open spaces, and maintain important views, and
- new shared streets and public spaces include high quality landscaping and gardens, walking and cycling paths and on-street parking.

Over the following pages we outline the three preliminary concepts for the redevelopment. These concepts have been informed by a range of technical considerations and incorporate feedback from the City of Sydney and its [Design Advisory Panel](#).

Technical considerations, together with your input and engagement with a range of local stakeholders and community service providers, will help inform the [planning proposal request](#) to the City of Sydney.

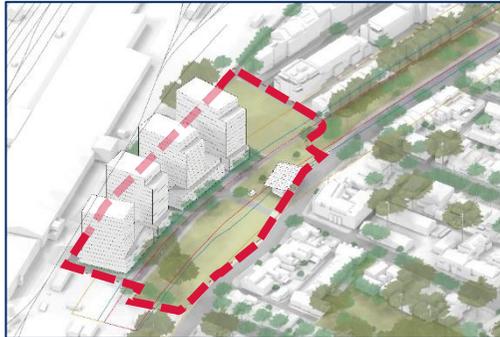


Artist impression of a preliminary concept for the redevelopment

Comparison of Preliminary Concepts A, B and C

Three concepts are being investigated for the proposed redevelopment

Concept A



This concept includes street buildings and some taller residential towers up to 14 storeys.

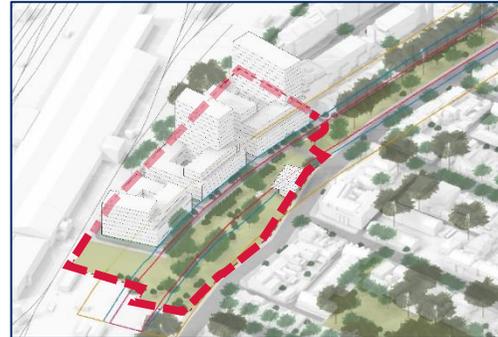
Taller buildings allow more land to be used for open space.

All buildings would be lower in height than nearby buildings in Australian Technology Park.

A new large and sunny public open space area in the north east of the redevelopment would be assigned for active uses along with a reconfigured South Sydney Rotary Park along Henderson Road.

This is the Land and Housing Corporation's current preferred concept

Concept B



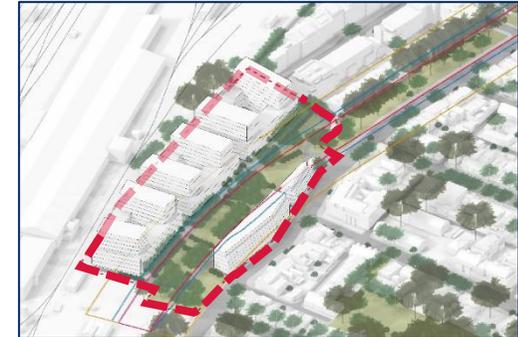
This concept includes residential buildings with a mix of building heights and some towers (possibly up to 16 storeys) located in the northern part of the redevelopment area.

The 16 storey building would be marginally higher than nearby buildings in Australian Technology Park.

A reconfigured South Sydney Rotary Park would be provided along Henderson Road.

A section to the north west of the redevelopment would provide an opportunity for small scale sports such as a basketball court.

Concept C



This concept includes lower buildings of 4 to 8 storeys spread over the redevelopment area including along Henderson Street.

All buildings would be considerably lower in height than nearby buildings in Australian Technology Park.

A more compact South Sydney Rotary Park would be located in the middle of the redevelopment and residential buildings would front Henderson Street.

Concept A



An artist impression of the preferred preliminary concept (Concept A) for the redevelopment proposal

Concept A (the preferred concept)

Concept A arranges buildings to the north with a sunny new active recreation area to the north east and South Sydney Rotary Park as a linear park along Henderson Road

This is the preferred concept arrangement for the site.

Buildings

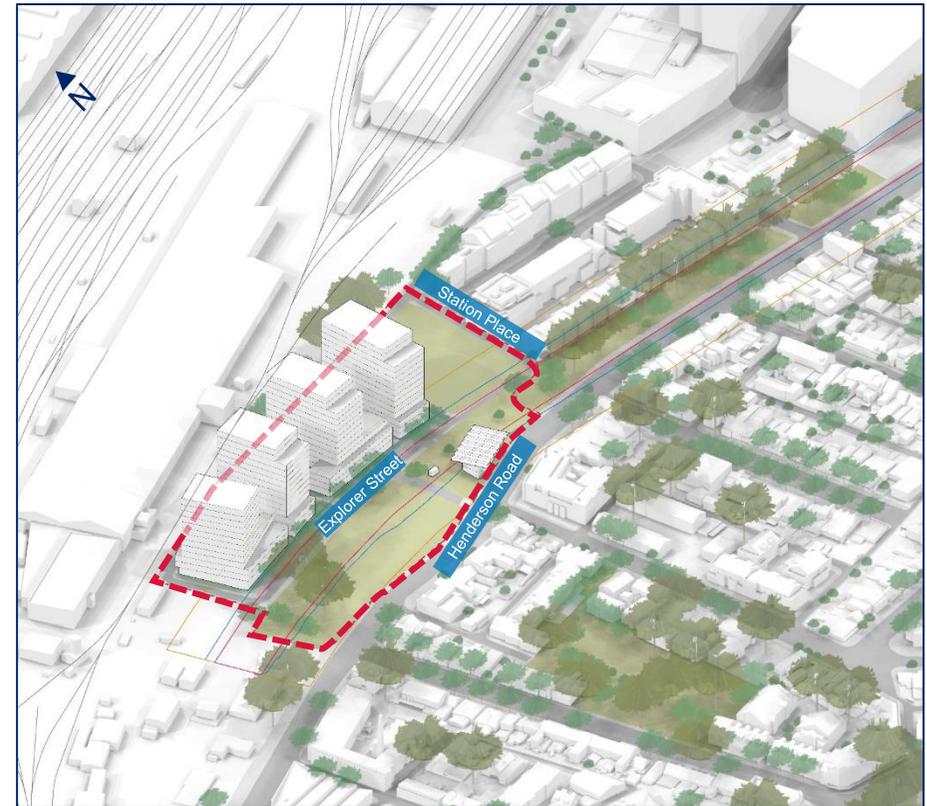
- Residential development is located toward the north including four distinct buildings.
- Buildings of 3-4 storeys address the street.
- Residential buildings up to 14 storeys are set back and articulated.
- Buildings are sited and designed to minimise overshadowing of nearby development and open space.
- Underground parking is provided to minimise impacts on local streets.

Streets

- New shared streets and laneways provide local access and connect to Henderson Road and to South Eveleigh (Australian Technology Park) via Station Place and Rowley Street.
- An increase in on-street carparking is provided along with on-site carparking for residents.

Open space

- A new large area of sunny open space proposed for active recreational uses to the north east.
- South Sydney Rotary Park to the south and along Henderson Road reconfigured and improved with new community and passive recreation facilities including a possible new kiosk or community facility.



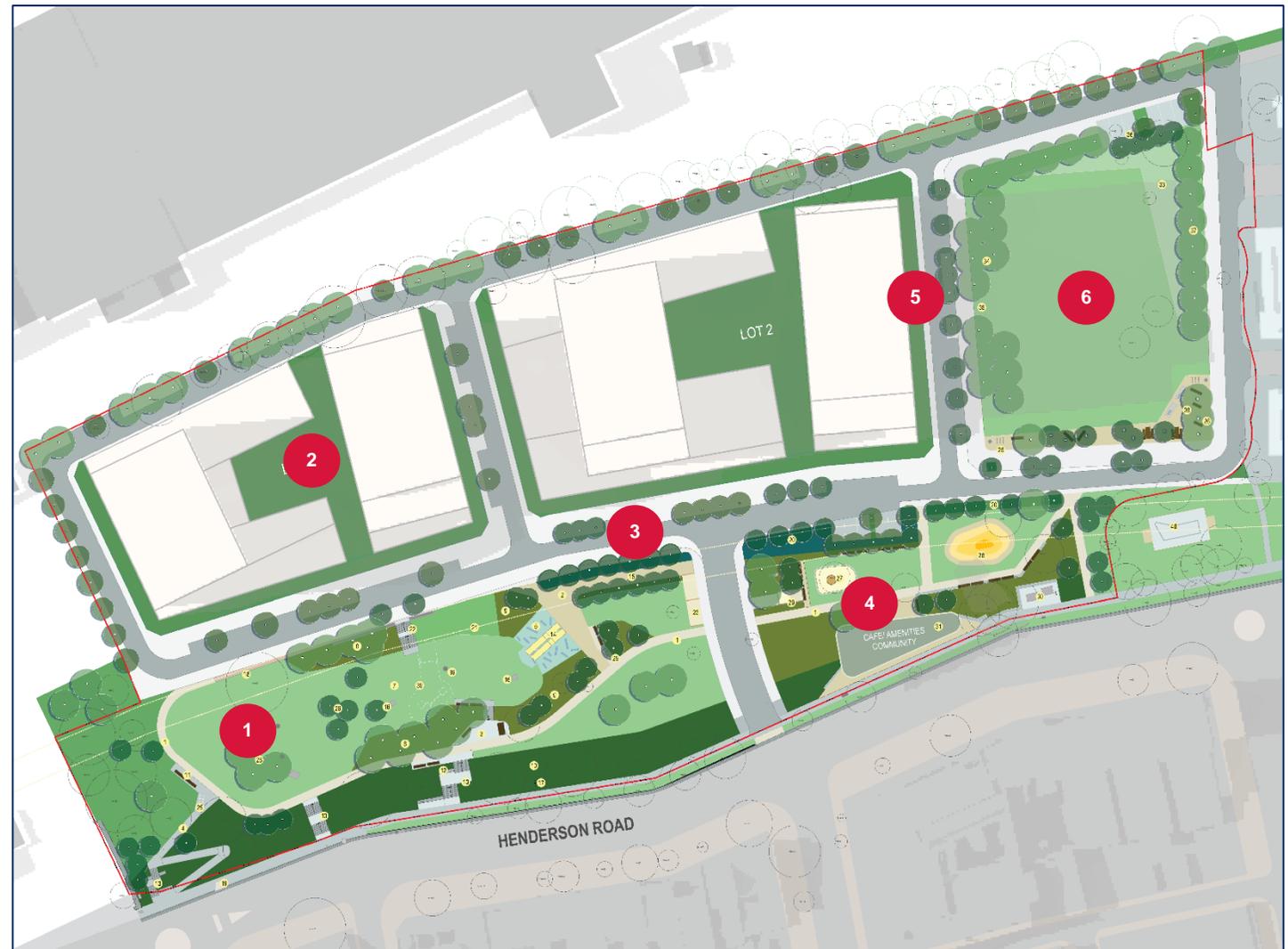
3D block form of Concept A (the preferred concept)

Concept A (the preferred concept)

Concept A arranges buildings to the north of the site, with a sunny new active recreation area to the north east and South Sydney Rotary Park as a linear park along Henderson Road

Legend

1. Reconfigured South Sydney Rotary Park as a linear open space along Henderson Road
2. Buildings have internal courtyards for residents and on-site carparking
3. New low-speed shared streets provide local access to buildings and open space and an increase in on-street carparking
4. New café, kiosk or small community facility
5. Lower levels of residential buildings engage with the street, while taller building components are setback and articulated
6. Sunny new active open space to the north-east of the redevelopment



Plan of Concept A



Tell us what you think?

Looking at the arrangement of buildings and open space in the three concepts, which do you prefer and why?

You can provide feedback via the feedback form linked on page 27.

Concept B



An artist impression of Concept B for the redevelopment proposal

Concept B

Concept B arranges buildings to the north with a new active recreation area to the north-west and improved South Sydney Rotary Park along Henderson Road

Buildings

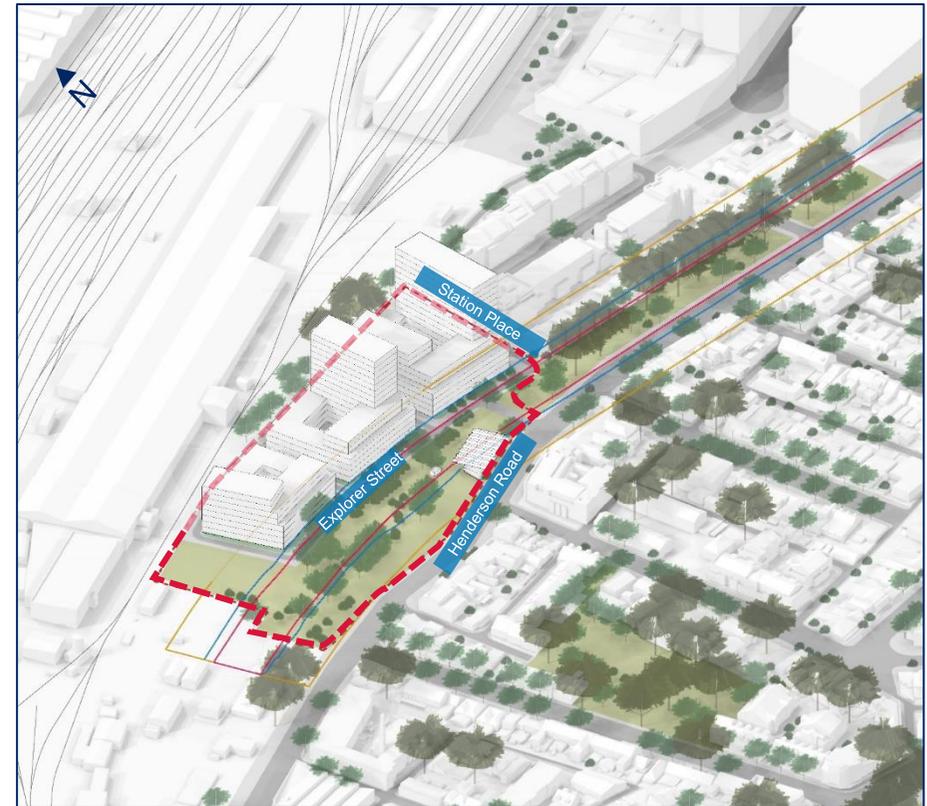
- Residential buildings to the north with towers that are set back and articulated.
- Buildings of four storeys face the street.
- Residential buildings ranging in height from 8, 14 and 16 storeys.
- Buildings are sited and designed to minimise overshadowing of nearby development.
- Underground parking provided to minimise impacts on local streets.

Streets

- New shared streets and laneways provide local access and connect to Henderson Road and to Australia Technology Park via Station Place and Rowley Street.
- An increase in on-street carparking is provided along with on-site carparking for residents.

Open space

- New active open space to the north west of the redevelopment.
- Reconfigured South Sydney Rotary Park along Henderson Road.



3D block form impression of Concept B

Concept B

Concept B arranges buildings to the north of the site, with a new active recreation area to the north west and improved South Sydney Rotary Park along Henderson Road

Legend

1. New active open space to the north-west of the redevelopment
2. Reconfigured linear open space along Henderson Road
3. Lower levels of residential buildings engage with the street, while taller building components are setback and articulated
4. Buildings have internal courtyards for residents and on-site carparking
5. New café, kiosk or small community facility
6. New low-speed shared streets provide local access to buildings and open space and an increase in on-street carparking



Plan of Concept B



Tell us what you think?

Looking at the arrangement of buildings and open space in the three concepts, which do you prefer and why?

You can provide feedback via the feedback form linked on page 27.

Concept C



An artist impression of Concept C for the redevelopment proposal

Concept C

Concept C arranges buildings across the area including along Henderson Road. A more compact South Sydney Rotary Park is sited in the middle of the redevelopment

Buildings

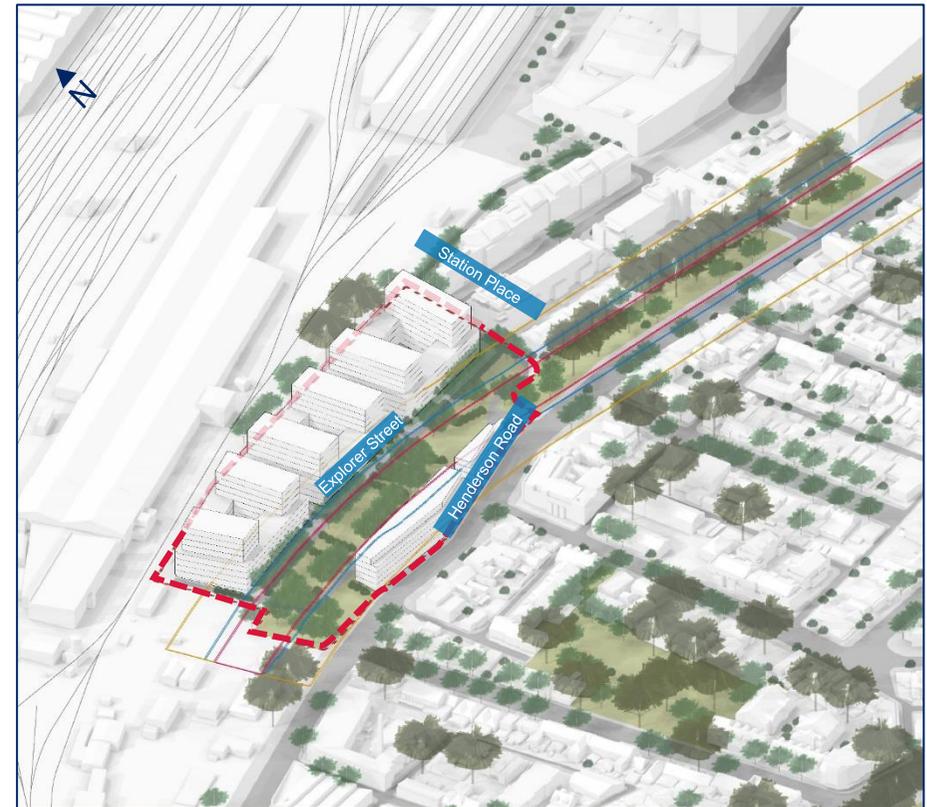
- Residential buildings to the north and south.
- Buildings of four storeys face the street including buildings along Henderson Road.
- Buildings of eight storeys are located across the northern section of the area, with towers that are set back and articulated.
- Buildings are sited and designed to minimise overshadowing of nearby development.
- Underground parking provided to minimise impacts on local streets.

Streets

- New shared streets and laneways provide local access and connect to Henderson Road and to Australian Technology Park via Station Place and Rowley Street.
- An increase in on-street carparking provided along with on-site carparking for residents.

Open space

- South Sydney Rotary Park as a more compact linear park in the middle of the redevelopment with multiple uses including play areas and open lawns.



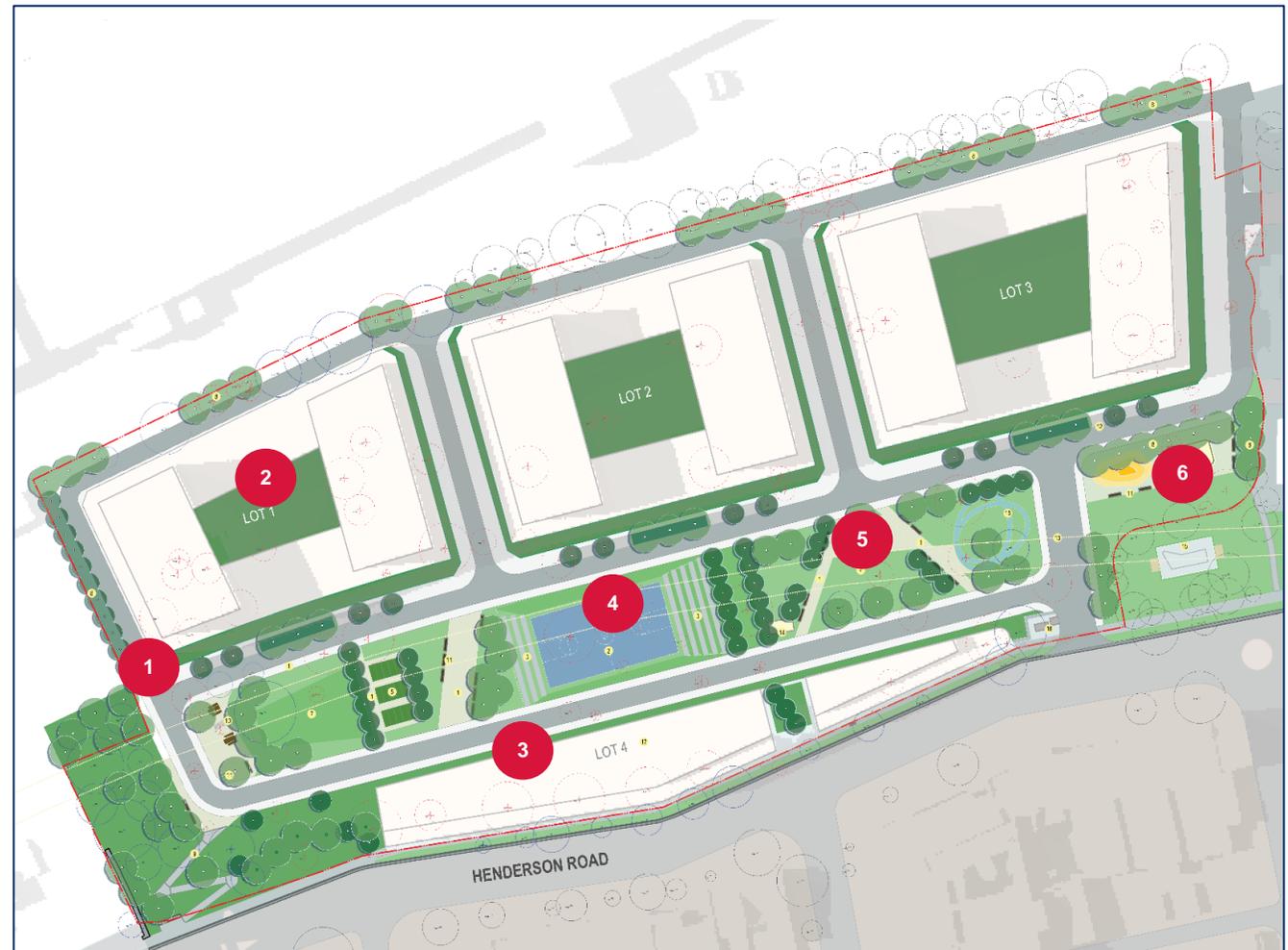
3D block form of Concept C

Concept C

Concept C arranges buildings across the area including along Henderson Road. A more compact South Sydney Rotary Park is sited in the middle of the redevelopment

Legend

1. New low-speed shared streets provide local access to buildings and open space and an increase in on-street carparking
2. Buildings have internal courtyards for residents and on-site carparking
3. Lowset residential development fronts Henderson Road
4. Active recreation areas also provide stormwater management
5. Highly programmed linear park in the middle of the redevelopment
6. New café, kiosk or small community facility



Plan of Concept C



Tell us what you think?

Looking at the arrangement of buildings and open space in the three concepts, which do you prefer and why?

You can provide feedback via the feedback form linked on page 27.

Public open space

High quality, safe and accessible public space is important and this is a central aspect of our proposal

The three preliminary concepts presented for the redevelopment would each result in different amounts of open space and reconfigurations of South Sydney Rotary Park.

In each concept we aim to retain as many trees as possible, while also providing new trees, gardens, play equipment, and landscaping along with a mix of active and passive recreation facilities and on-street parking.

The streets will be designed for pedestrians and have low-speed limits. New street trees will be native species and contribute to the urban canopy and ecology of the local area.

Buildings will have deep planting setbacks meaning new trees can be planted in the area and thrive.

New walking and cycling paths will also be provided improving access and public safety.

We are interested to hear your thoughts on what is most important to consider as we progress planning for the redevelopment.



Joynton Park, an example of a popular open space with multiple uses

Public open space ideas

The following images reflect some options for open space on the site.



Kickabout



Dog walking



Gathering spaces



Topography provides structure and definition



Water in the landscape



Play areas



Basketball court



Canopy trees and shaded edges



Outdoor dining areas



Tell us what you think?

What type of facilities and activities would you most like to see in the new public open space?

You can provide feedback via the feedback form linked on page 27.

Mid-winter solar access to public open space

Direct sunlight to an open space throughout the year is very important. It contributes to healthy plants and trees and means that residents can enjoy the space in winter as well as summer.

The City of Sydney has developed design controls for public open spaces which require all non-linear open spaces to receive direct sunlight to 50% of the open space for at least four hours between 9am and 3pm at mid-winter (21 June).

We have analysed the proposed open spaces for each design concept to identify which areas are classed as linear open space, and then assessed the extent it receives direct sunlight at mid-winter.

The following diagrams outline the areas of public open space that would have more than four hours of sun at mid-winter. The analysis shows that concepts A and B would exceed the City of Sydney design controls for solar access to open space. The sunlight controls do not apply to the linear open space proposed in Concept C.

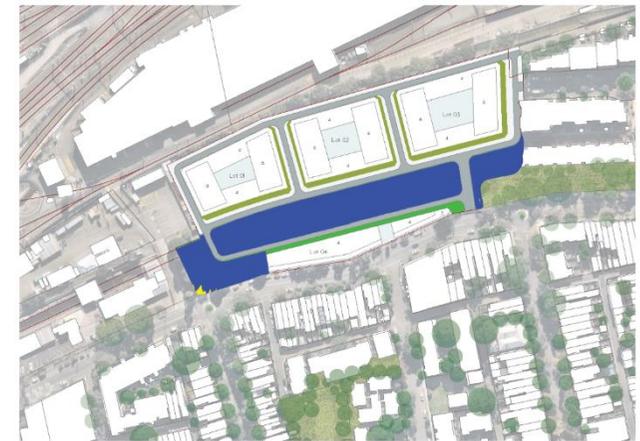
The yellow shaded areas in the diagrams below receive more than 4 hours of sun in mid-winter



Concept A would provide 10,288 sqm of open space in total, including a large active recreation area to the north east of 3,435 sqm that would receive more than 4 hours of direct sunlight in mid-winter



Concept B provides 8,886 sqm of open space in total including a linear open space of 5,299 sqm and a large open space to the north west of the area of 3,587 sqm. 83.7% of the non-linear open space would receive more than 4 hours of direct sunlight in mid-winter



Concept C provides 6,214 sqm of linear open space with 2% receiving more than 4 hours of sun in mid-winter

Feedback we are seeking

Your feedback about the preliminary concepts will inform how we progress with the [planning proposal request](#)

We encourage you to think about the following questions when providing your feedback about the redevelopment concepts.

HAVE YOUR SAY
click here for more information

1. In addition to sensitively managing the proposal with the residents of Explorer Street, what do you think are the three most important things to consider in the redevelopment?

For example:

- the size, design and local character of other nearby buildings
- making it easier to connect with the neighbourhood by replacing the cul-de-sac with shared slow speed streets, laneways and paths
- including a small cafe in the park
- including more meeting places for residents like internal and rooftop communal terraces or community rooms
- adding more street trees and vegetation
- managing traffic impacts on the local street network
- creating apartments that better suit residents' needs as people age or their circumstances change
- adding more active park and court space
- Other (please specify)

2. What design features could be incorporated into the development to respond to the local character?

For example, are there materials or architectural elements and features that could be incorporated into the building design at later stages to help 'ground' the development in the local area's character?

3. Looking at the arrangement of buildings and open space in the three concepts, which do you prefer and why?

For example, do you think the redevelopment should deliver new and larger areas for open space with taller buildings, or shorter buildings resulting in less land area for open space?

4. What type of facilities and activities would you most like to see in the public open space?

5. There is potential for a new community space and/ or a café within the park or buildings. What kinds of new facilities do you think would be good for the area?

6. Do you have any other comments about the Explorer Street Eveleigh redevelopment proposal?

Have your say

We appreciate your input now so we can understand what matters most to you as we develop the proposals

To provide your feedback on the preliminary concepts you can:

- attend an [online Community Information Session \(webinar\)](#) to speak with the project team
- complete the [online feedback form](#)
- visit the project website at <http://www.dpie.nsw.gov.au/lahe/major-projects/explorer-st>
- call 1800 738 718, and
- email ExplorerSt@facs.nsw.gov.au.

We look forward to hearing your thoughts as we continue planning for this important redevelopment.

Please submit your feedback to the project team by 5pm Friday 11 December 2020.

As part of the technical studies for the proposal, social housing residents will also be invited to talk with the team to inform the **social impact assessment**. Residents will be asked about their hopes and concerns for the redevelopment, and about the community services and facilities in the area they rely on. The social impact assessment will make recommendations to maximise positive aspects and mitigate impacts of the proposal.

Contact us

Web: www.dpie.nsw.gov.au/lahe/major-projects/explorer-st

Project information line: 1800 738 718

Email: ExplorerSt@facs.nsw.gov.au

The project team will review all feedback and the outcomes of the technical studies to inform the [planning proposal request](#) that will be submitted to the City of Sydney.

Further opportunities to view the proposal and provide feedback will be available through the City's public exhibition of the Explorer Street planning proposal.



