

Explorer Street, Eveleigh Follow-Up Questions 02 December 2020

During the consultation webinars, the project team committed to providing follow up responses to these questions.

Q: With the closure of the left turn from Erskineville Road to Railway Parade, what is being done to prevent Park Street from becoming a major thoroughfare for construction traffic/new dwelling traffic?

A: Park Street currently has a 3-tonne weight limit thereby preventing construction and heavy vehicles from accessing it. Consequently, it is very unlikely that any construction traffic would use Park Street.

The traffic consultant has prepared a preliminary traffic and transport assessment and does not anticipate a significant impact on the surrounding street network. A more comprehensive traffic and transport study will be undertaken at the development application stage.

Q: As a resident of Henderson Road directly opposite the proposed development, I received a flyer inviting me to participate in the webinar. Can you please ensure that all houses on Henderson Road are mailed the relevant information?

A: We can confirm that a notification about the proposed Explorer Street Eveleigh social housing estate redevelopment (including webinar registration details) was delivered on 11 November 2020 to the letterboxes of over 1200 homes and businesses near the Explorer Street social housing estate, including Henderson Road. The delivery area was bound by the railway lines to the north, Swanson and Copeland Street to the south, Dibbs Lane, Renwick Street, Mitchell Road, Henderson Road and Alexander Street. The delivery area was agreed with the City of Sydney and is larger than the minimum 75m notification radius under the City's Community Participation Plan.

Q: What do the initial reports say about asbestos?

A: The technical studies that are being prepared in support of our planning proposal request will include a desktop review of potential soil contamination which will be available to view next year during the City of Sydney's public exhibition of the planning proposal. Subsequent investigations will progress after rezoning and detailed design and development applications are in progress.

Q: The current residence appear to have been built based on a cap design to manage asbestos. How are the designs taking account of these asbestos exposures?

A: Should the planning proposal be approved by Council, subsequent development applications would include detailed designs and further technical studies, such as soil sampling and analysis, to determine any future remediation action plan (RAP).

Q: How will the asbestos be managed when digging up the land that was filled, with residents living so close? Was the first testing for asbestos positive or negative?

A: Should the planning proposal be approved by Council, subsequent development applications would include detailed designs and further technical studies, including soil sampling and analysis, to determine the future remediation action plan (RAP).

Q: Are we able to register for updates and be notified about the proposed redevelopment?

A: The community will be consulted at various stages throughout the redevelopment process, including during the public exhibition of the planning proposal by the City of Sydney next year. We would encourage you to check the website for further updates or call or email us at any time with any questions.

Q: Will rent increase after the renewal?

A: Rents for similar sized homes with similar sized families will not change after renewal. Details on rent can be found at the NSW Community Housing Rent Policy at:

<https://www.facs.nsw.gov.au/download?file=333282>

Q: Is there a goal / benchmark in terms of increasing the dwellings for the City of Sydney for the area that they are seeking to meet?

A: The Greater Sydney Commission has released the Eastern Sydney District Plan which includes Eveleigh. <https://www.greater.sydney/eastern-city-district-plan/future-of-eastern-city-district/metropolitan-context-of-eastern-city>

The plan outlines how the Eastern City District will continue to grow over the next 20 years with demand for an additional 157,500 dwellings. This housing will be provided through urban renewal around new and existing infrastructure and infill development.

The City of Sydney's Housing Strategy <https://www.cityofsydney.nsw.gov.au/people-communities/housing> outlines how housing growth continues in the city, with an additional 56,000 dwellings to be built by 2036. The redevelopment proposal for Explorer Street aims to provide more and better social housing as well as more private housing. The focus of growth will be on well-connected walkable places that build on local strengths, respect local character, and deliver quality places.

Q: What is the social housing versus private housing ratio at Ashmore?

A: There is no Land and Housing Corporation social housing on this estate.

Q: What is the tallest building at Ashmore?

A: Information on the Ashmore Estate can be found at:

<https://www.cityofsydney.nsw.gov.au/building-new-infrastructure/planning-for-ashmore-precinct>