



Explorer Street Eveleigh Redevelopment Proposal

Welcome to the webinar

NOVEMBER 2020

Acknowledgement of Country

The NSW Government acknowledges and pays tribute to the unique cultural and spiritual relationship that Aboriginal communities have to the land and water known as New South Wales.



Purpose of the webinar

- The NSW Government is seeking early input on three preliminary concepts for the Explorer Street Eveleigh Redevelopment Proposal.
- Community feedback and ongoing technical studies will inform a planning proposal request to the City of Sydney.



Community engagement

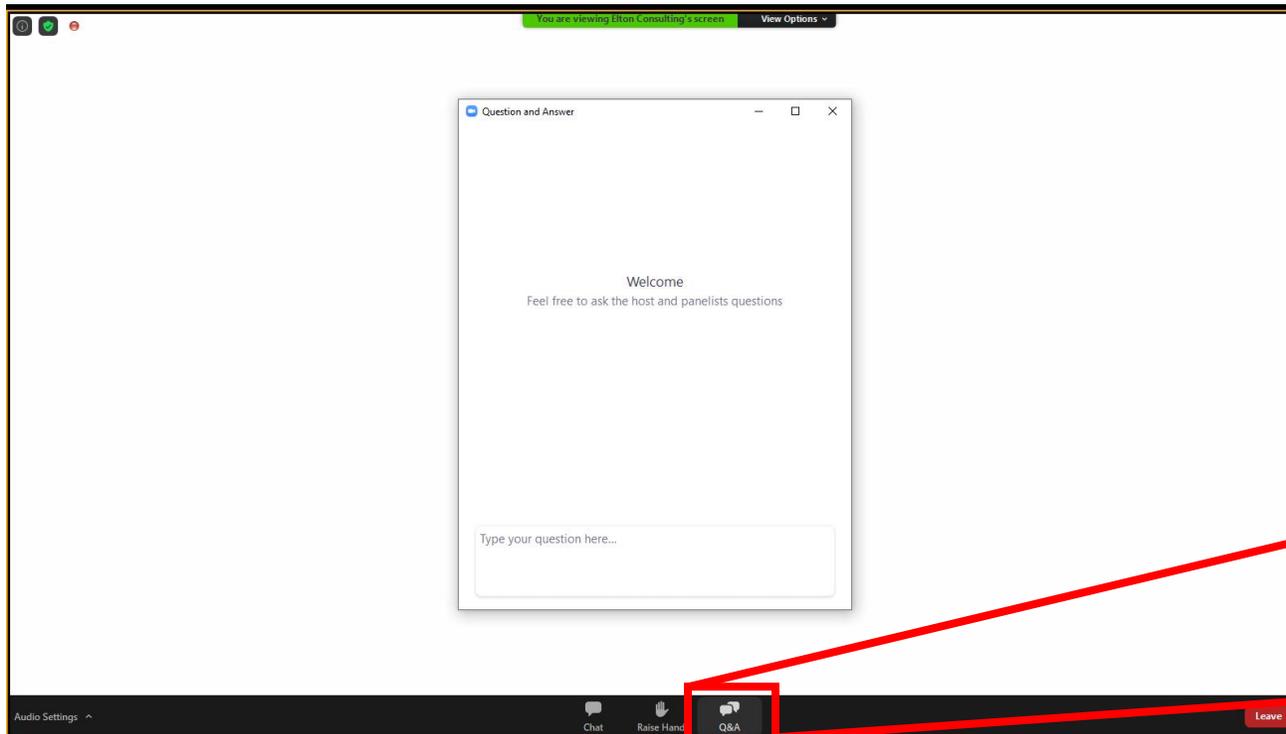
- This webinar is one of a number of different ways people have to comment on the proposal
- **Community feedback is important and will be used to refine the redevelopment proposal**
- Feedback on the preliminary concept must be received by 5pm Friday 11 December 2020.



• **Welcome**

- About the proposal
- Planning process
- Planning and design
- Facilitated discussion and feedback session
- Next steps

Asking questions during the webinar



- Ask questions about the proposal throughout the presentation using the **Q&A** button

Welcome and introductions

Eric Brodie, Development Director, Land and Housing Corporation

Deborah Palmer, Facilitator

Jennie Buchanan, Town Planner

Joe Rowling, Urban Designer

Martin Pell, Landscape Architect

Andy Yung, Traffic Planner

David Bremner, notetaker



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Eric Brodie, Development Director,
Land and Housing Corporation

About the proposal

The NSW Government is proposing to renew the Explorer Street social housing estate in Eveleigh.

The renewal includes new and better social housing, mixed with private housing in new apartment buildings and changes and improvements to public open space.



Artist impression of the proposed redevelopment

Social housing residents



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



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



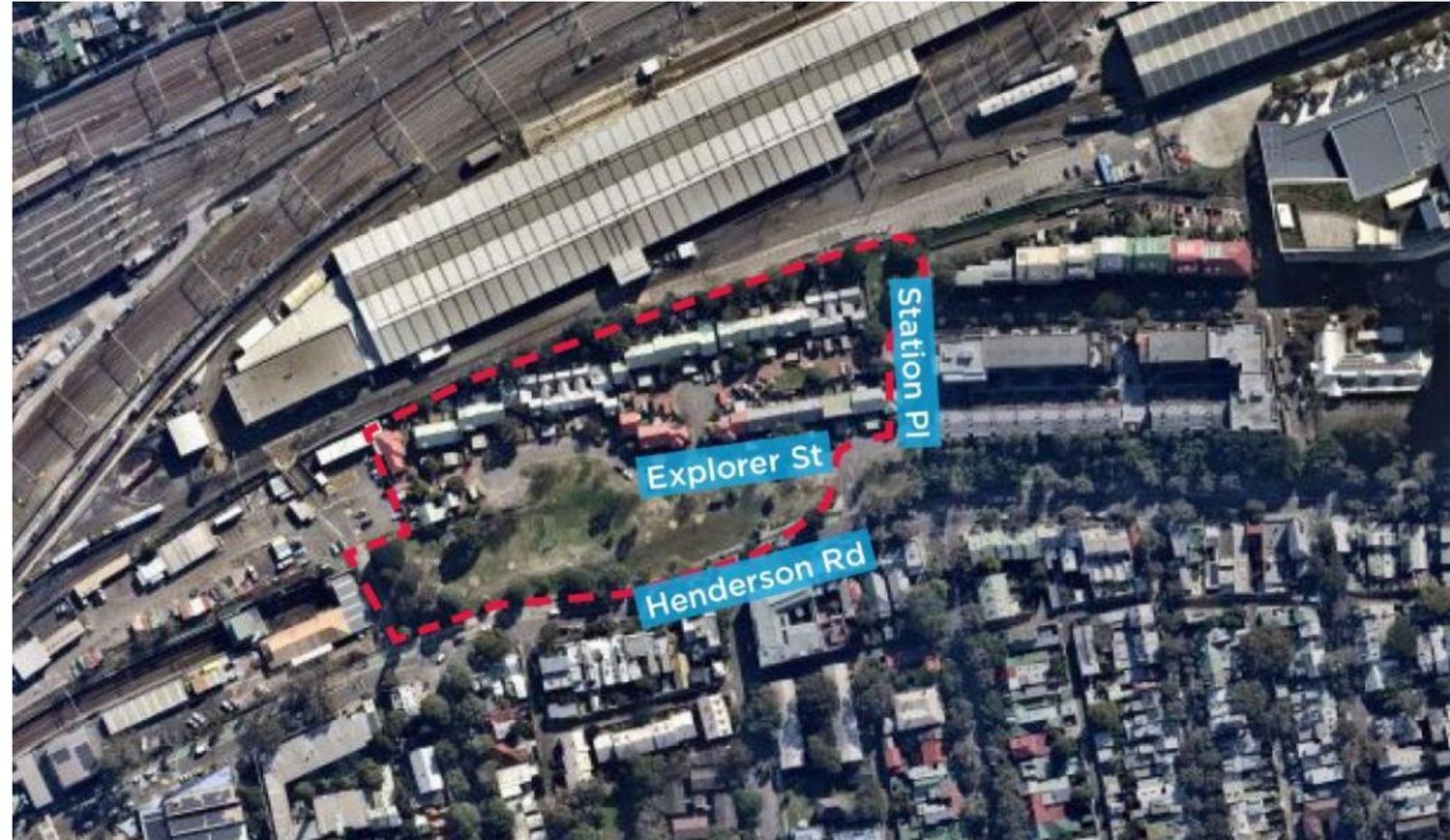
We are very early in the planning process, with at least two years before relocations or construction.

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>

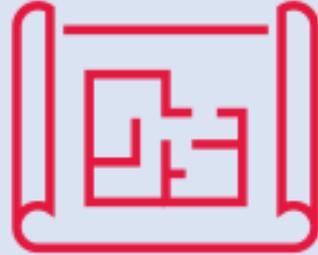
The redevelopment area

The proposed redevelopment includes the existing Explorer Street social housing estate and is bound by the railway lines, Henderson Road and Station Place.



The proposed redevelopment area is bound by the railway lines, Henderson Road and Station Place

About the proposal



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

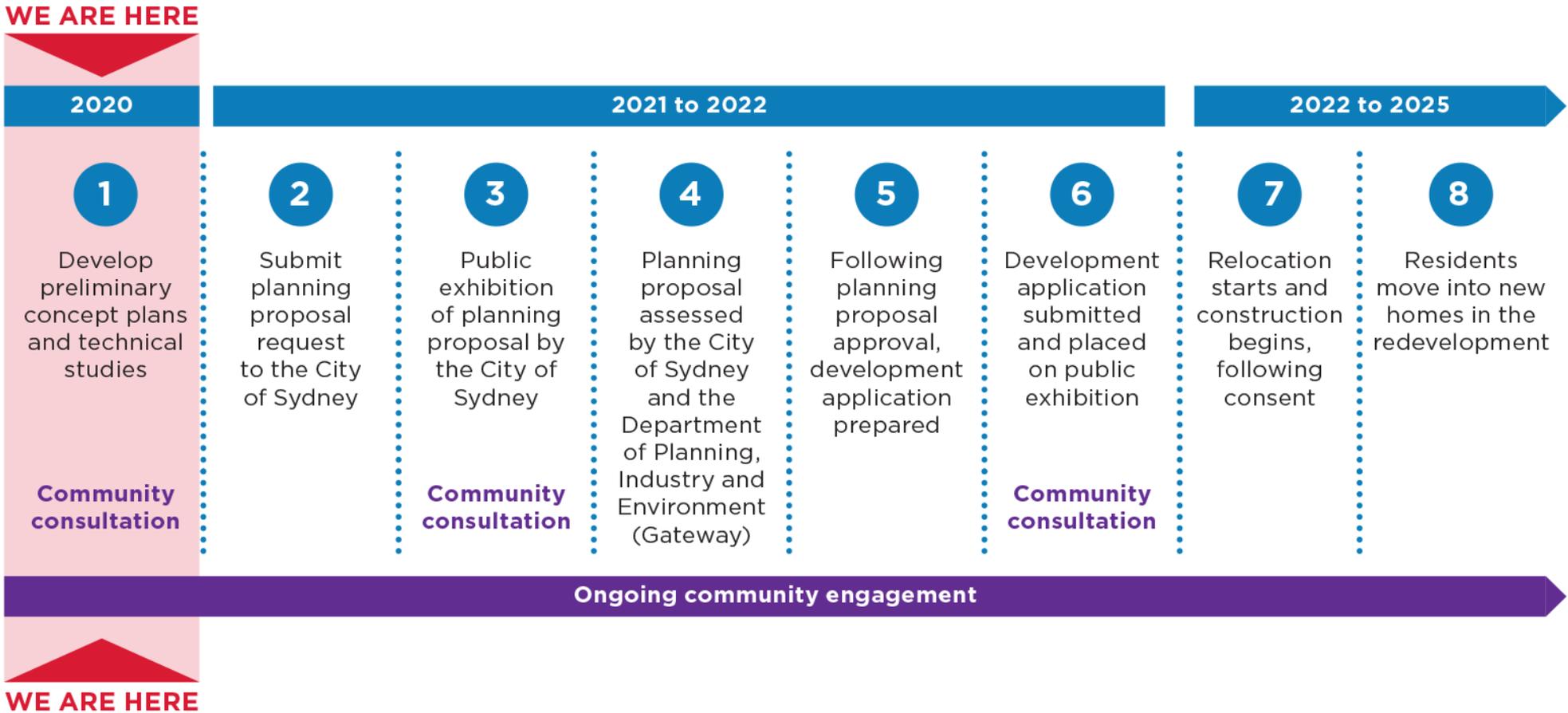


Targeting a 70:30 mix of **private and social dwellings**

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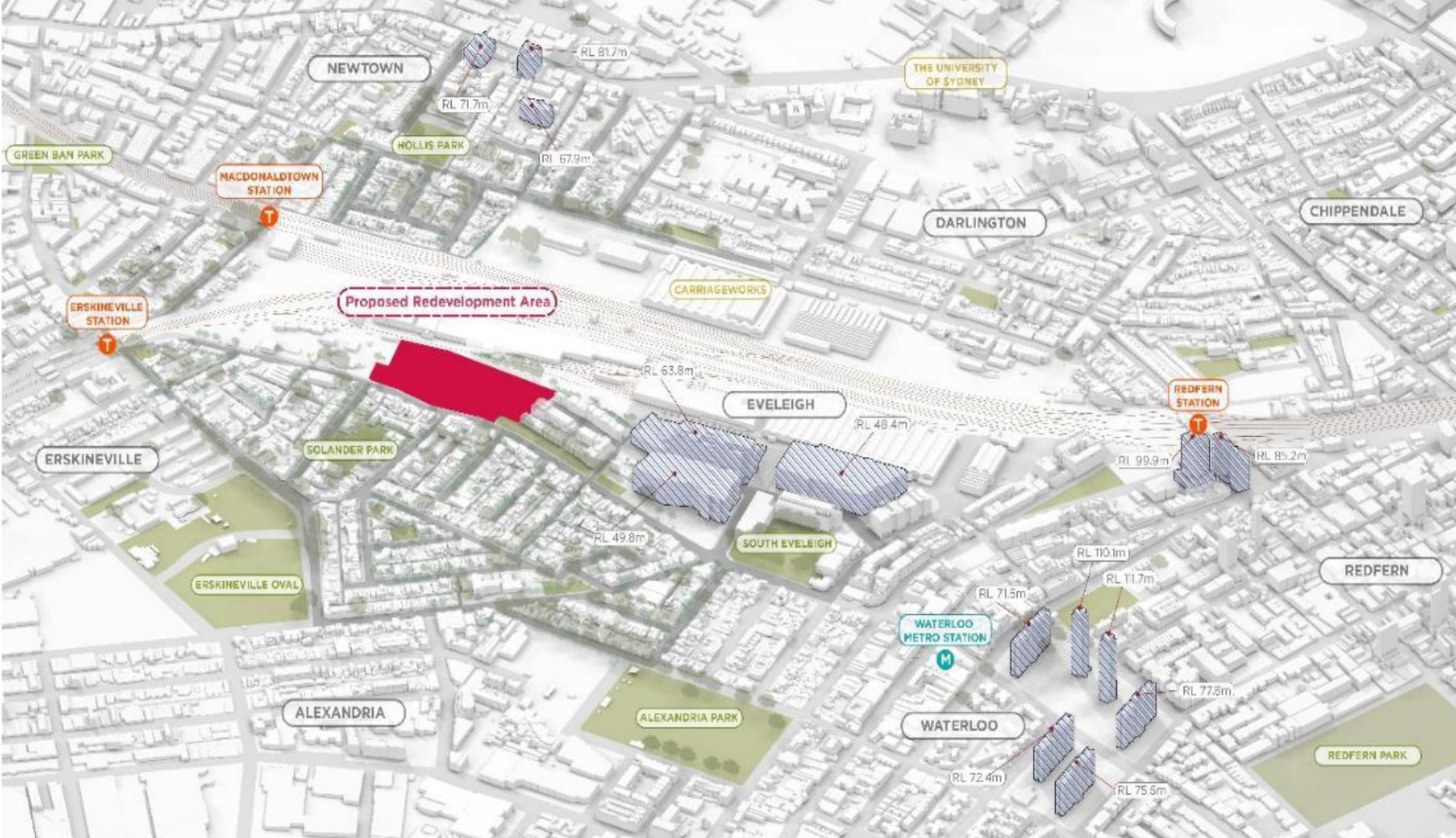
Planning pathway

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



Strategic planning context

Eveleigh and surrounding areas



Technical studies



The redevelopment proposal is informed by a range of technical studies covering topics such as:

- Built form and urban design
- Environmental amenity
- Staging
- Transport and accessibility
- Environmentally Sustainable Design
- Heritage
- Aboriginal Cultural Heritage
- Social impacts
- Water and soils
- Flooding

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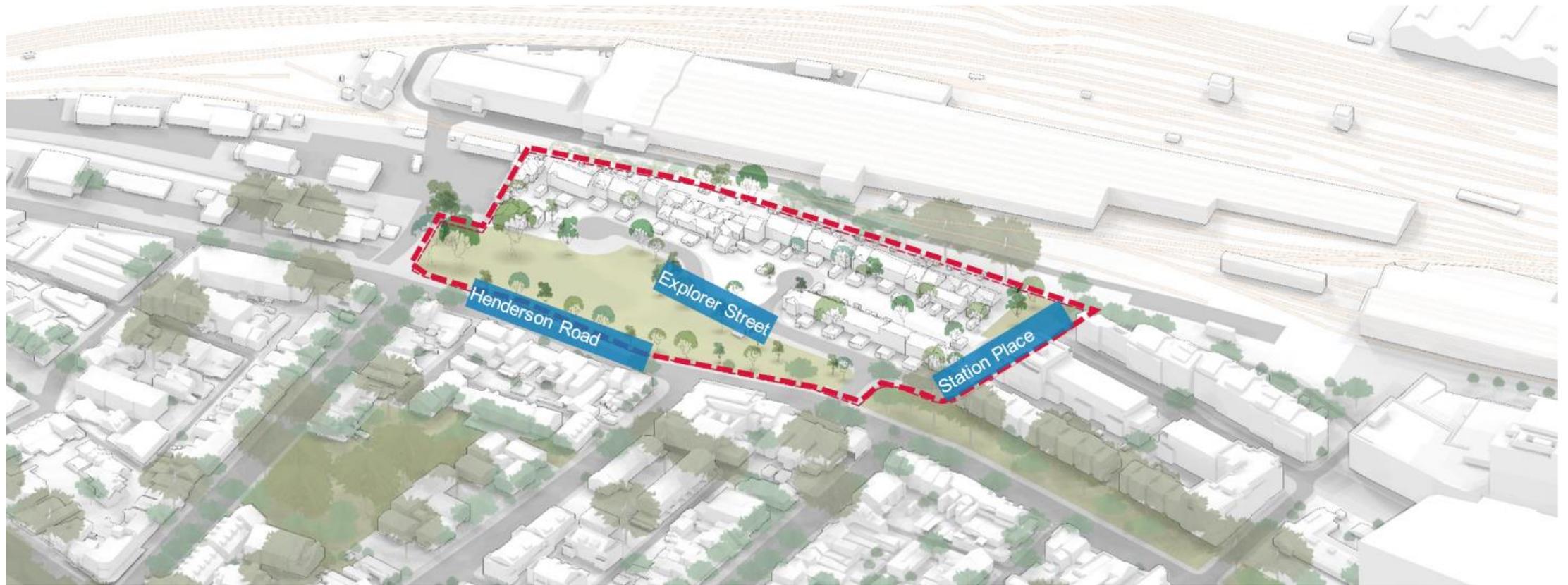
- **Planning and design**

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Joe Rowling, Urban Designer
Martin Pell, Landscape Architect

The redevelopment area



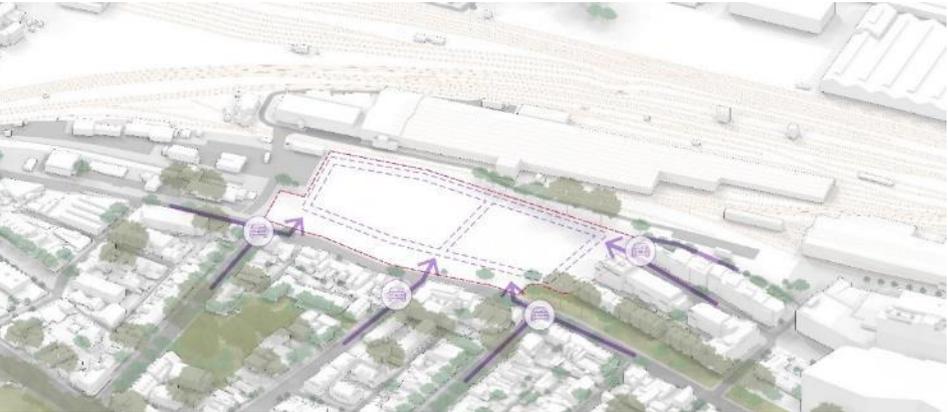
Planning and design principles



Underground train tunnel prevents land directly above being developed



Trees and open space



Access options

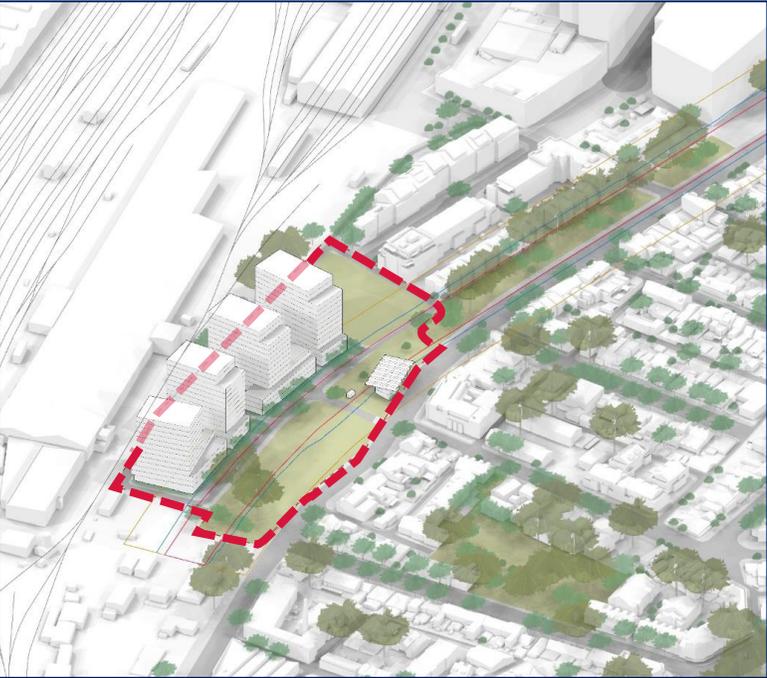


Pedestrian linkages

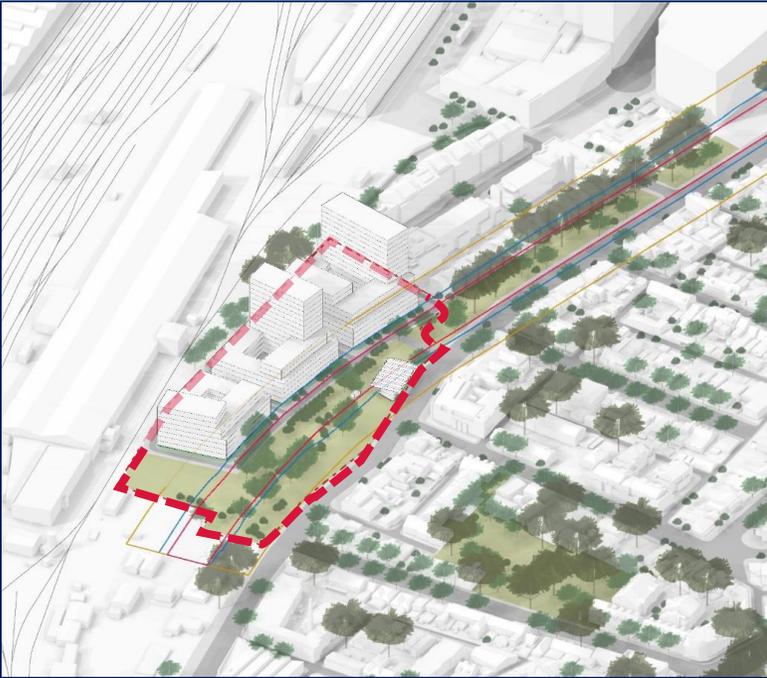
Preliminary concepts

We are seeking community feedback on how future residential buildings and public open space could be arranged in the redevelopment. There are three preliminary concepts that arrange future buildings and open space on the site differently.

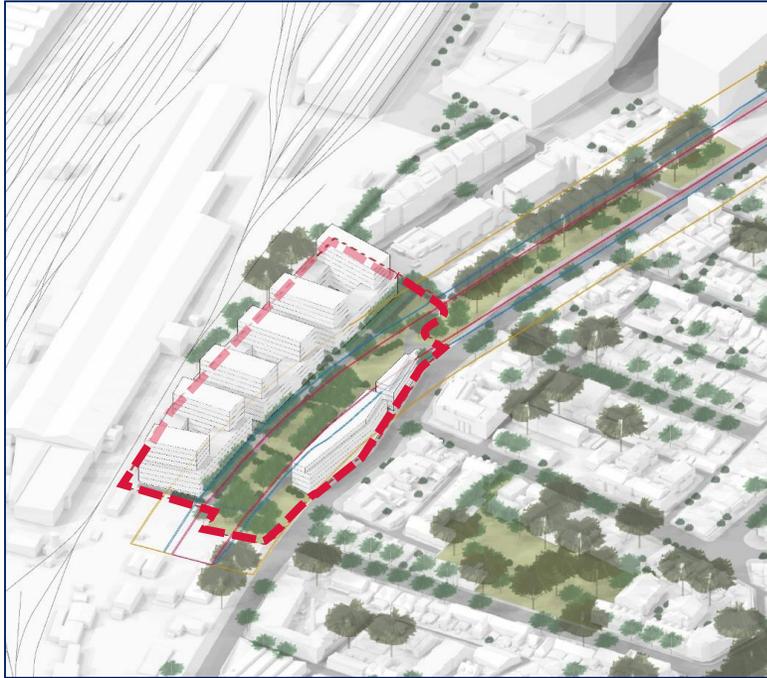
Concept A
(the preferred concept)



Concept B

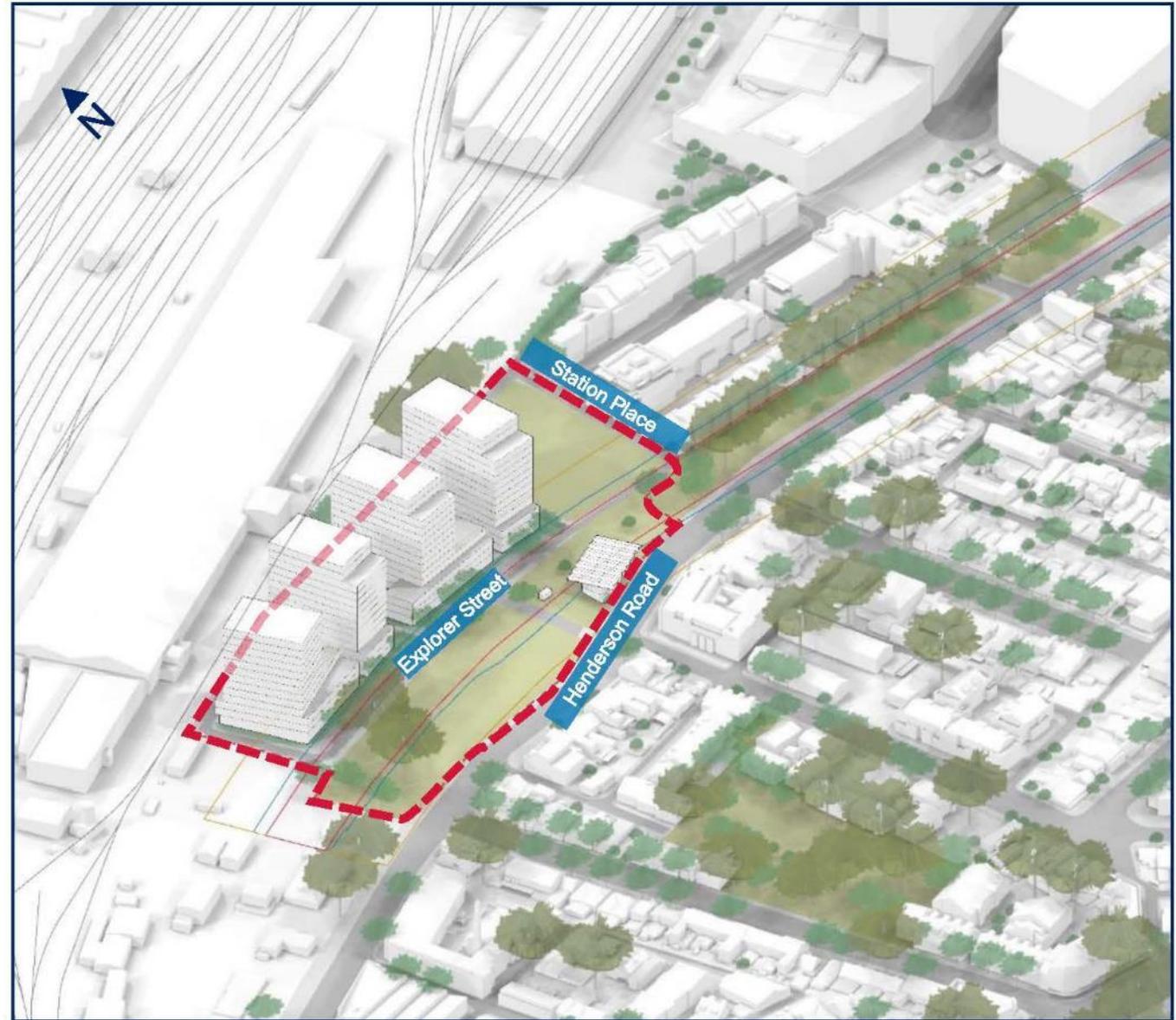


Concept C



Concept A (the preferred concept)

- Residential buildings up to 14 storeys located towards the north
- Sunny new active open space to the north-east of the redevelopment
- Reconfigured South Sydney Rotary Park along Henderson Road
- New café, kiosk or small community facility



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

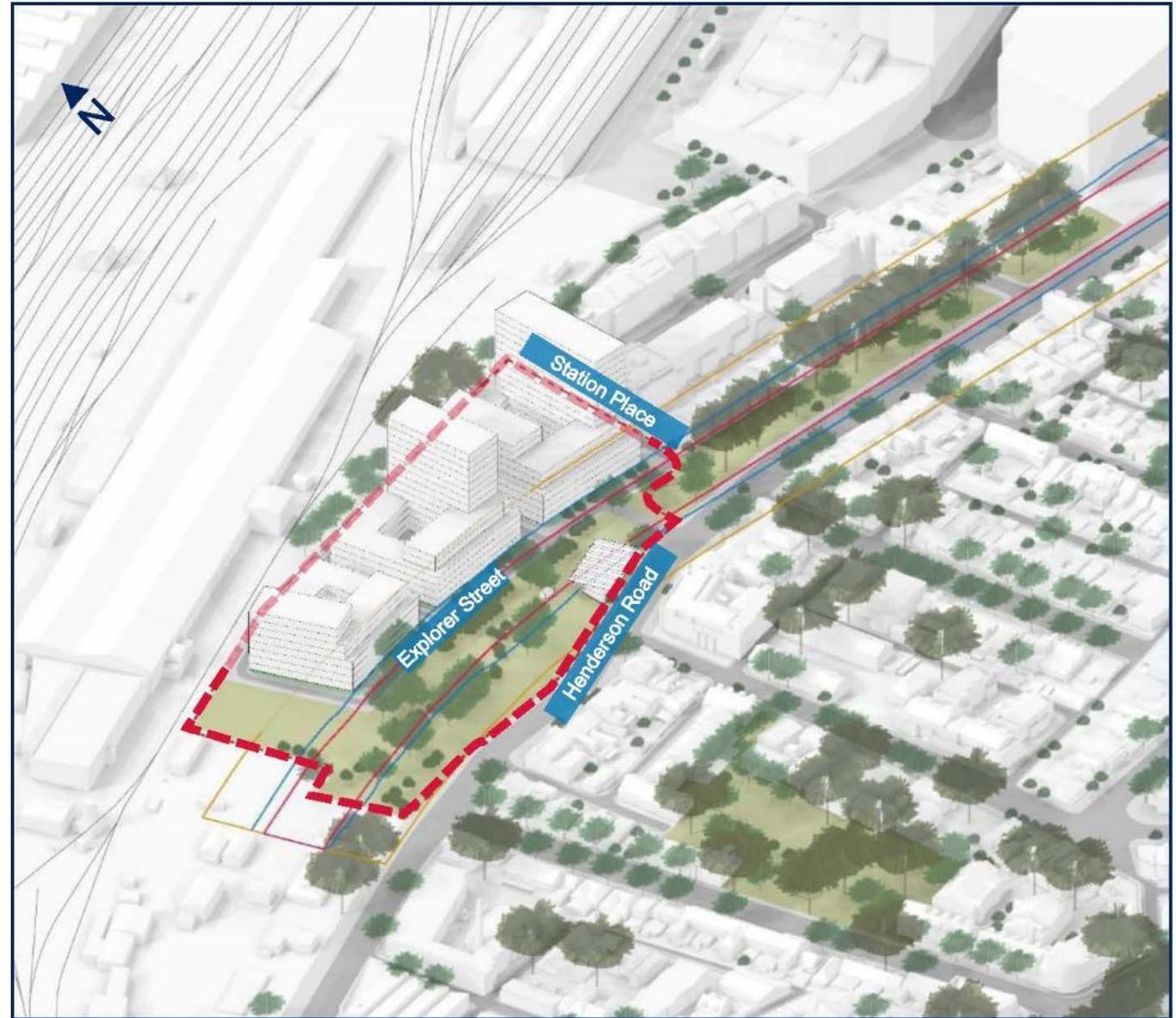
Concept A (the preferred concept)

1. Sunny new active open space to the north-east of the redevelopment
2. Reconfigured South Sydney Rotary Park along Henderson Road
3. New café, kiosk or small community facility



Concept B

- Residential buildings ranging in height from 8, 14 and 16 storeys located towards the north
- A new area of park to the north west and South Sydney Rotary Park reconfigured along Henderson Road
- New café, kiosk or small community facility



3D block form impression of Concept B

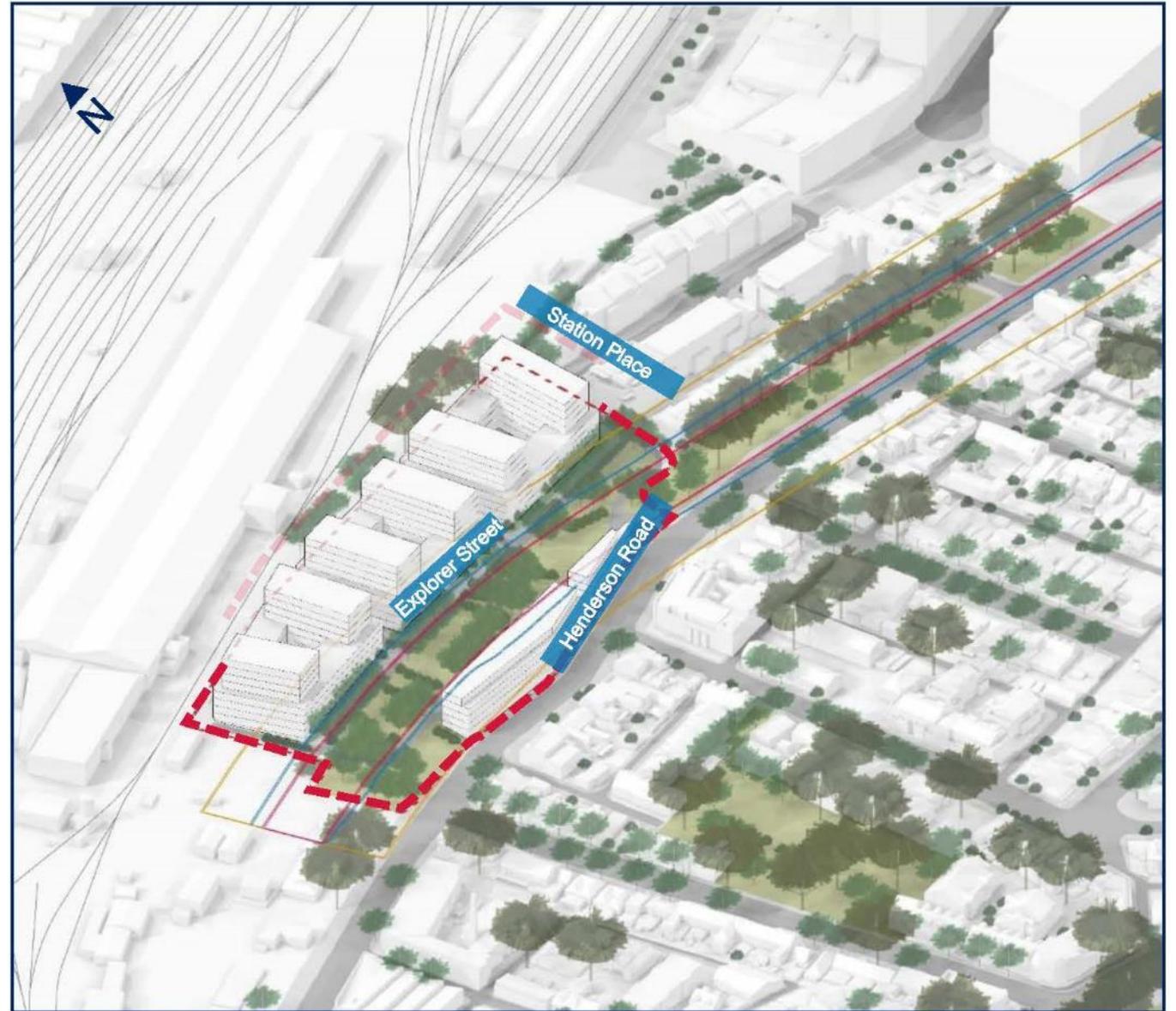
Concept B

1. New active open space to the north-west of the redevelopment
2. Reconfigured linear open space along Henderson Road
Lower levels of residential buildings engage with the street, while taller building components are setback and articulated
3. New café, kiosk or small community facility



Concept C

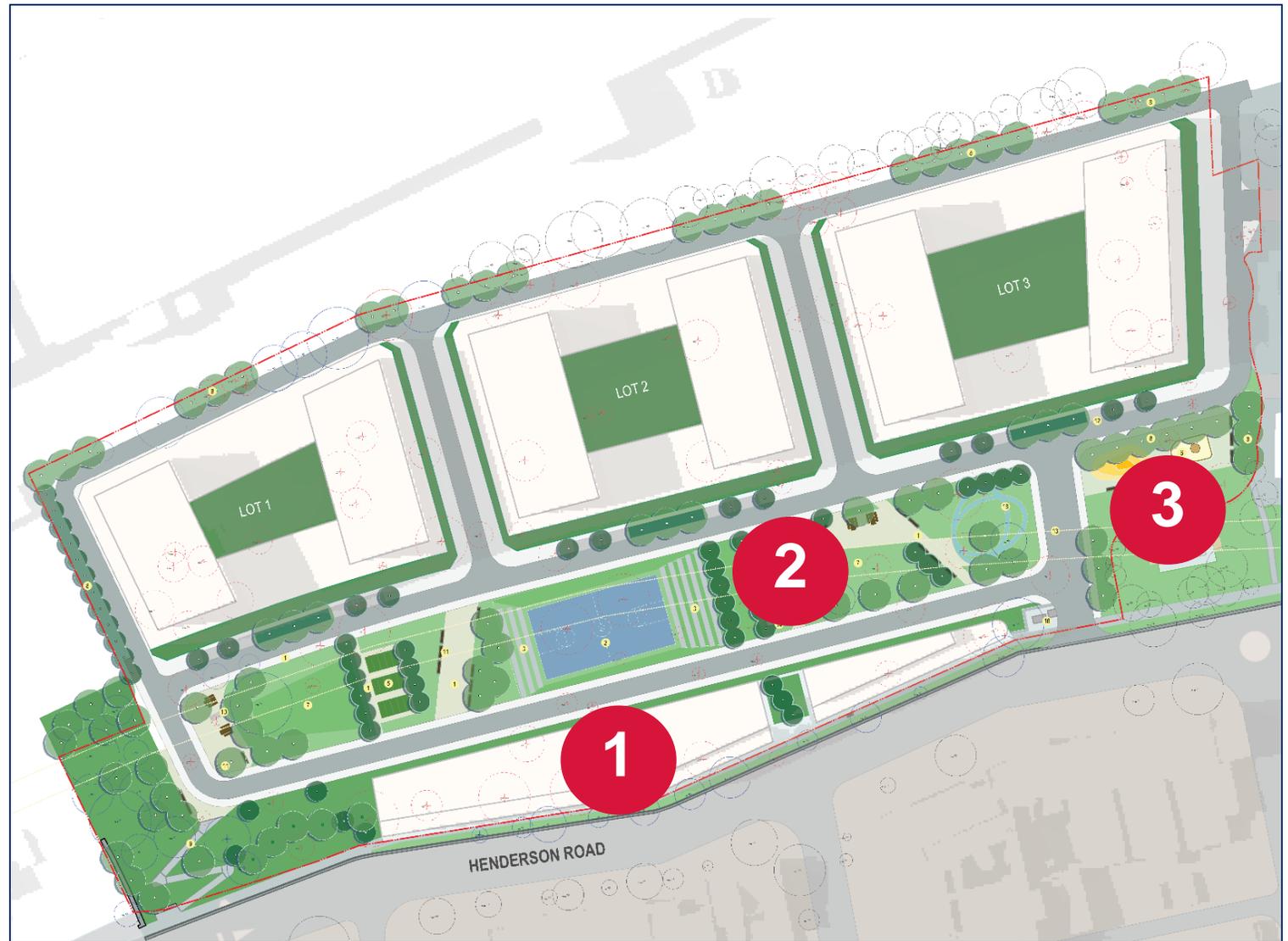
- Residential buildings of 8 storeys are located across the northern section of the area
- A compact and long park is in the middle of the redevelopment with a range of uses including play areas and open lawns
- New café, kiosk or small community facility



3D block form of Concept C

Concept C

1. Lowset residential development fronts Henderson Road
2. Highly programmed linear park in the middle of the redevelopment
3. New café, kiosk or small community facility



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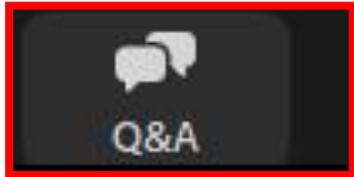
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Deb Palmer, Facilitator

Have your say – Q&A and feedback session

Submit questions using the 'Q&A' button at the bottom of the window



You may also provide written feedback after the webinar using the community feedback form. Community feedback and the technical studies will inform the planning proposal request to the City of Sydney.

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Planning pathway and timelines

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Contact us

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

- Complete the [online feedback form](#)
- Visit www.dpie.nsw.gov.au/lahc/major-projects/explorer-st
- Call 1800 738 718
- Email ExplorerSt@fac.s.nsw.gov.au

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





Thank you