



Central to Eveleigh

July 2013

Frequently Asked Questions

Why is the NSW Government proposing the Central to Eveleigh redevelopment?

The draft Metropolitan Strategy for Sydney defines priorities for maintaining Sydney's position as Australia's number one city and only global city. Central to Eveleigh has been identified as a Global Sydney precinct, with a capacity to create new jobs and attracting new, high value business to the CBD. This can only be done by regenerating the corridor with new development, more green space, and better access to transport and connectivity to adjacent precincts.

What type of development is proposed?

The new precinct will have a mix of medium to high density office, education, retail/hospitality and residential development including social and affordable housing. It also proposes reinforcing local links across the rail corridor, providing more open space and creating new places for people to enjoy. As an extension of Sydney's CBD, the highest density commercial development is likely to be at the northern end around Central station with medium density mixed use and residential development within the Eveleigh precinct.

What is the process and timeframe?

Regeneration of the entire corridor is long term, underpinned by a vision that is developed by Government in consultation with the community and the private sector. UrbanGrowth NSW will commence initial market discussions with potential occupiers and developers on what is needed in order to attract investment in the corridor. At the same time, UrbanGrowth NSW will seek interest from developers for available land in North Eveleigh and Australian Technology Park.

Will Belmore and Prince Alfred Parks be used for development?

The corridor vision is to provide a continuous linear green public open space linking Eveleigh, Redfern and Central Station precincts. This provides an opportunity to enhance and increase the use of existing parks.

Are heritage listed sites of Central Station and North Eveleigh under threat?

No. The corridor vision recognises the heritage significance of the precinct which is included in both State and City of Sydney Heritage registers. Any future development will need to demonstrate how existing heritage is to be retained.

Is Government only looking at developing above the rail corridor?

While the corridor development strategy is primarily focused on the rail corridor, opportunities to include Government owned land adjacent to the corridor will also be investigated.



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Frequently Asked Questions *continued*

How will the community be kept informed on progress of the work?

UrbanGrowth NSW will be reporting regularly to Government, and any updates will be available on the website www.urbangrowthnsw.com.au. Any formal community engagement will be subject to future announcements.

Will the community have input into the development of the area?

Yes. The corridor development vision is at preliminary stage and there will be extensive community consultation.

A clear planning framework will be in place before any major changes happen in the precinct.

How is the City of Sydney involved?

UrbanGrowth NSW will be closely consulting with the City of Sydney throughout the development of the corridor strategy.

What is the planning framework?

Planning framework options will be evaluated in parallel with engagement with the market and community. The future of the existing North Eveleigh Concept Plan and Redfern Waterloo Master plan will also be determined as part of this process.

Will development prevent future transport improvements?

One of the key objectives of the corridor development strategy is preservation of future essential transport access. UrbanGrowth NSW will be working closely with Transport for NSW to account for opportunities created by Light Rail, an improved bus network and Sydney's rail future. There will also be opportunities to upgrade Central and Redfern stations.

Does Government see this as another Barangaroo?

The precinct is most likely too large to be delivered by a single development. The corridor development strategy will look at all feasible development delivery options for bringing land packages or sub precincts to market.