



## Department of Planning and Environment

Our ref: DOC23/907765

Cameron Brooks  
Planning Officer  
Eastern and South Districts  
Department of Planning and Environment  
4PSQ, 12 Darcy Street  
PARRAMATTA NSW 2150

Attention: Cameron Brooks [REDACTED]

### Explorer Street, Eveleigh rezoning proposal

Dear Mr Brooks

Thank you for the opportunity to comment on the rezoning proposal for the Explorer Street Estate in Eveleigh under *City of Sydney LEP 2012*.

The information submitted with the planning proposal has been reviewed and the following comments are provided:

The subject site is located in the immediate vicinity of the State Heritage Register (SHR) listed 'Eveleigh Railway Workshops' (SHR 01140), located at Great Southern and Western Railway Redfern. The Eveleigh Railway Yards are some of the finest historic railway engineering workshops in the world and Eveleigh contains one of the most complete late 19th century and early 20th century forge installations, collection of cranes and power systems, in particular the hydraulic system. The place is of international significance and is one of Australia's finest industrial heritage items.

In recent years, The Eveleigh Railway Workshops (Eveleigh) have undergone significant transformation. The historic precinct, comprising the abovementioned workshops, has been adaptively reused for commercial purposes and the surrounding land has been redeveloped. The modern buildings to the southern side of the former workshops are generally commercial in nature within areas of zoning which permit a building height of 30m with a small pocket of 35m high permissible development.

The northern portion of the Explorer Street Estate (subject site) is currently zoned as medium density residential. It contains 46 dwellings in a townhouse configuration ranging in height from one to three storeys. The proposal seeks to rezone the land to General Residential which allows for a variety of housing types including attached dwellings, residential flat buildings, boarding houses and group homes, and allows for community facilities and neighbourhood shops.

The southern portion of the subject site is currently zoned Recreational– Public Recreation. This area will be zoned RE1 Public Recreation zone allowing the existing park to be updated and continue be used for public open space and recreational purposes.

It is requested that any future development applications are to be accompanied by the following information:

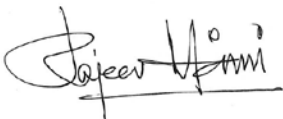
- Statement of Heritage Impact and Visual analysis. These documents must include:
  - the extent of proposed change in relation to the historic Eveleigh Railway Workshops.
  - potential impact arising from the development.
  - potential visual impacts to the character of Eveleigh Railway Workshops and its relationship with the workers accommodation within the neighbouring Conservation Area.
  - Mitigation measures.
- The proposed development should include interpretation of the Explorer Street Estate incorporating, the traditional owners of the land, its former use as siding and the c.1980/90 residential redevelopment.

### **General Comments**

Prior to finalisation of the proposal, the Department of Planning and Environment should be satisfied that all necessary heritage assessments have been undertaken and that any impacts have been sufficiently addressed. Such assessment should include, but not be limited to, a search of the State Heritage Inventory (<https://www.heritage.nsw.gov.au/search-for-heritage/search-for-nsw-heritage/>) and the Aboriginal Heritage Information Management System (<https://www.heritage.nsw.gov.au/protecting-our-heritage/record-aboriginal-sites/>).

If you have any questions please contact Louise Doherty, Senior Assessment Officer at Heritage NSW, by phone on [REDACTED] or via email at [REDACTED]

Yours sincerely



Rajeev Maini  
Manager, Assessments, Team 3  
**As delegate of the Heritage Council of NSW**  
**And**  
**For Heritage NSW**

15 November 2023