

BR23/8137

Ms Palitja Woodruff
Senior Planning Officer
NSW Department of Planning, Industry and Environment
Level 18, 12 Darcy Street
Parramatta NSW 2150

Dear Ms Woodruff

Re: SLHD Response to South Eveleigh Rezoning Proposal

I write in response to a call for submissions relating to the South Eveleigh, Explorer Street rezoning planning proposal. The South Eveleigh site is situated within Sydney Local Health District, on Gadigal land, and is an important part of our local community.

The District is generally supportive of the redevelopment of the Explorer street site, although this support is dependent on the outcome of contamination testing and the site being deemed appropriate for housing and development.

The rezoning proposes significant changes to the current building height and density. It is however acknowledged that this is not out of alignment with existing heights in neighbouring streets. The development is in close proximity to public transport (buses, tram and trains) and cycle ways, which may ease the significant impact of an increased population, including for example, traffic congestion.

The draft design guide is comprehensive and supports many aspects of the NSW Healthy Built Environment framework including safety, access to sunlight and noise mitigation. The parks and open spaces will facilitate social connectedness, children's play and will provide cultural spaces with an urban canopy, all of which are welcome aspects of this proposal.

The District is strongly supportive of the tenure mix at 50% social and affordable housing, however as the largest employer within the area, would suggest that the affordable housing be provided in perpetuity. This will provide housing for vulnerable communities and support access for our key workers to long term affordable housing.

The rezoning proposal will also result in an increase in the number of people living within Sydney Local Health District who will require access to health care services. The development proposals should plan for small health and primary care services to be located in shared community and health spaces.

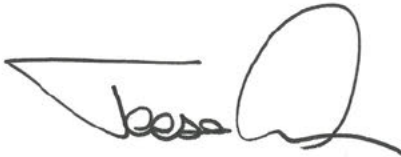
Rezoning the Explorer Street site from a Statewide Significant Development (SSD) sets a precedent and may conflict with the broader vision of Tech Central that supports technology related employment within this precinct.

Further commentary related to the Explanation of Intended Effects (EIE) and Design Guide is provided in Appendix One, attached.

Thank you for the opportunity to comment on the South Eveleigh (Explorer Street) rezoning proposal.

We welcome future opportunities to be included in the review of development proposals. Should you require any further information, please contact Dr Pamela Garrett, Director of Planning on [REDACTED]

Yours sincerely



Dr Teresa Anderson AM
Chief Executive

Date 29.11.23

Appendix One

Tenure Mix

- The District is strongly supportive of the rezoning proposal targets at 30% for social housing, as a lack of social and affordable housing for vulnerable communities is a major issue for the area. The provision of social housing will support highly vulnerable communities and priority populations for whom housing is difficult and will support the easing of long waiting lists for social housing in the area.
- The District is also supportive of the affordable housing target of 30%, with 20% designated for Aboriginal housing. Affordable housing however should remain affordable in perpetuity. As the major employer within the area, across a spectrum of jobs, the District values its key workers being able to access affordable housing, supporting staff to live closer to their places of work for a sustainable period of time.
- The provision for Aboriginal Housing, at 20% of the total affordable housing is strongly supported by the District, as it will ensure the Aboriginal culture and sense of place is sustained in Eveleigh. This housing should however also be provided in perpetuity.
- The affordable housing targets within the proposal also broadly align with the aspirations of the Tech Central Innovation Precinct and support a pool of talent for technology-related jobs, close to affordable accommodation. Increased affordable housing close to a Metro station would also be highly beneficial to the Innovation Precinct.

Health Care Access

- The rezoning proposal will support an increased number of people living within Sydney Local Health District, who will require access to health care. It is suggested that development proposals should plan for health and primary care facilities within shared community and health spaces.

Healthy food access

- The provision of retail space within the design guide would support local access to healthy foods, as supermarkets are approximately a 30 minute round trip away.

Implications for Healthy Living.

The District is supportive of the level of detail within the Design Guide, however, suggests the following amendments to further support healthy living:

- Units be designed as gas free. Indoor air quality is affected by methane leakage and combustion emissions from gas. Leakage and combustion also contribute to climate heating.
- Cross-ventilation design be included in all units to reduce the risk of mould and damp, improve thermal comfort and support better indoor air quality.
- Reverse cycle air conditioning be placed in all units to lower space heating/cooling costs.
- Consider access to outdoor spaces by providing balcony/deck areas. These spaces reduce the risk of airborne disease transmission and foster a sense of community.
- The greening of roof spaces is strongly supported, however requires careful planning. Green roofs, may allow pooling of water, attracting mosquitoes and subsequent disease.

Traffic and transport

- The District suggests the consideration of a pedestrian/bicycle bridge between South Eveleigh and North Eveleigh/University of Sydney to improve access to services, health care, education, recreation opportunities, etc. The railway corridor is a significant barrier, as the existing bridges are 1.7 km apart.

- <https://www.smh.com.au/national/nsw/push-to-bridge-the-divide-at-historic-eveleigh-rail-yards-20221221-p5c80r.html>
- Intersection upgrades to Henderson Rd (Alexander St and Progress Rd) are required to improve safety and meet a NSW [approved design](#), e.g., bent-out intersection that provides vertical deflection and vehicle storage space between bicycle path and general traffic lane.
- Parking quotas within the proposal are low by Australian standards but high by international standards. A net increase of 150 parking spaces will increase traffic congestion, traffic noise pollution, road trauma, air toxins and emissions. In many other global city centres, a new residential development within 500 m of a heavy rail station would have little or no off-street parking, except for car share, disabled parking, service vehicles etc. The District suggests lowering the number of parking spaces within the Design guide and unbundling them from residential lots to improve affordability and provide flexibility for residents.
 - <https://www.camden.gov.uk/car-free-housing>
 - <https://www.bloomberg.com/news/articles/2023-03-14/can-car-free-living-succeed-in-cities-built-around-the-automobile>
 - <https://thefifthestate.com.au/urbanism/planning/parking-could-be-optional-for-some-apartments-near-rail/>

Implications for the Tech Central Precinct

- Removal of the site from the SSD, sets a precedent for future developments and does not support activation of the Tech Central Precinct that would allow for technology-related industry and start-ups to be placed on the edges or ground floors of the proposed development.