

7 Suitability of the Site

The North Eveleigh Precinct Redevelopment project has evolved following a systematic analysis and review of the site in a regional, sub-regional, and local context. The study area currently supports defunct rail yards and sheds and the proposal envisaged within this Concept Plan aims to enhance the existing heritage structures and promote new land uses to create a modern mixed use development on the CBD's fringe.

The site is strategically located and has good access connections by car and public transport. A range of complementary services including the University of Sydney, CBD, entertainment and employment facilities are located within close proximity of the site, reinforcing its appropriateness for residential, employment and community uses.

The site is relatively flat which reduces construction complexities and minimises accessibility issues. The proposal is designed to exploit the latent opportunities of the site by locating residential and employment floor space around a community precinct, improving pedestrian and vehicular circulation and upgrading of landscape. A range of environmental, social and economic impacts are associated with the redevelopment of the site, most of which are considered to be positive. The key social and economic impacts are outlined below whilst the balance of environmental issues are addressed in Section 6.0.

The site is exceptionally well located in terms of access to transport and educational facilities providing an ideal location for significant commercial, residential and educational development. The locational benefits of the site for the proposed mixed use redevelopment are stated above at Section 6.1.

7.1 Public Interest

The redevelopment of the North Eveleigh site in accordance with the Concept Plan contained in this document is considered to be in the public interest because:

- The proposal enables the reuse of surplus government land, reactivates North Eveleigh and connects it back into the community;
- The proposal is to meet demand for increased dwelling and employment opportunities for the region experiencing high growth and an ageing population;
- The new development will contribute towards meeting the economic and social needs of Sydney's inner city community;
- It is consistent with the objectives of the EP & A Act to encourage the economic and orderly development of land;
- The land use, built form, access and landscape principles have been planned and designed in order to minimise adverse impact on the natural and built environment and respond to the existing characteristics of the locality;
- The development of the site will generate significant economic and social benefits as outlined above;
- The proposal is consistent with and will assist in realising the strategic objectives and vision of the *Sydney Metropolitan Strategy, Redfern – Waterloo BEP (Stage One)*, and Schedule 3 of the *SEPP (Major Projects)*;
- The proposal is in accordance with the provisions and requirements of the key relevant planning instruments and should not have any significant negative impact on the environment, property values or public health; and
- The proposal will not pose any undue risk to the safety and security of the surrounding community and public in general.
- The proposal enables the sustainable improvement of the Operational Area and the achievement of environmental, social and economic benefits.

