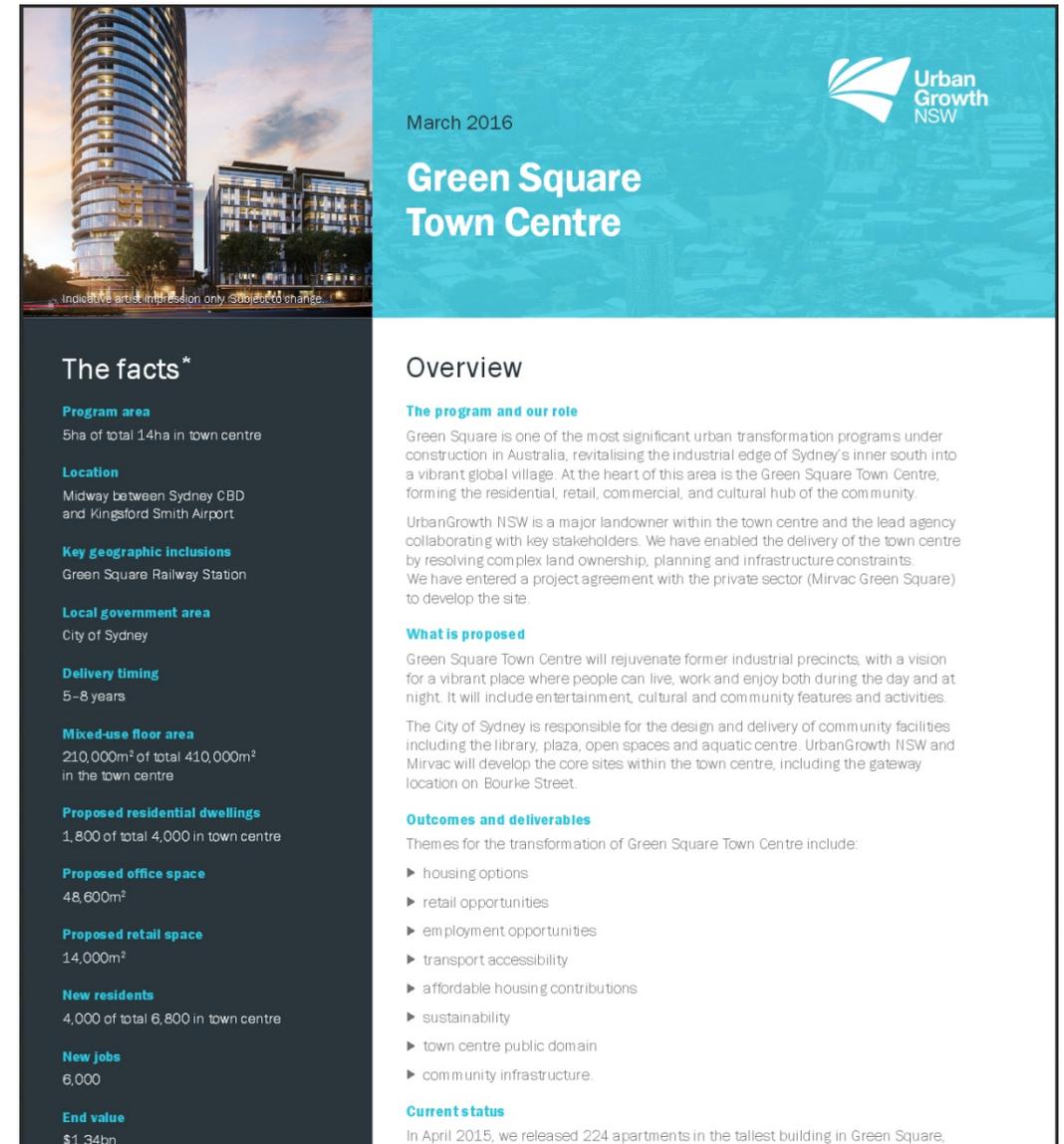




Central to Eveleigh update

Overview

- UrbanGrowth NSW is described as an ‘urban transformation agency’
 - facilitator of ‘priority’ development
 - developer of defined government land
 - seller and recycler of defined assets
- reports to Minister for Planning
- two ‘owner’ shareholders
 - Treasurer
 - Minister for Finance and Services
- small governing board



March 2016

Green Square Town Centre

Indicative artist impression only. Subject to change.

The facts*

Program area
5ha of total 14ha in town centre

Location
Midway between Sydney CBD and Kingsford Smith Airport

Key geographic inclusions
Green Square Railway Station

Local government area
City of Sydney

Delivery timing
5-8 years

Mixed-use floor area
210,000m² of total 410,000m² in the town centre

Proposed residential dwellings
1,800 of total 4,000 in town centre

Proposed office space
48,600m²

Proposed retail space
14,000m²

New residents
4,000 of total 6,800 in town centre

New jobs
6,000

End value
\$1.34bn

Overview

The program and our role

Green Square is one of the most significant urban transformation programs under construction in Australia, revitalising the industrial edge of Sydney's inner south into a vibrant global village. At the heart of this area is the Green Square Town Centre, forming the residential, retail, commercial, and cultural hub of the community.

UrbanGrowth NSW is a major landowner within the town centre and the lead agency collaborating with key stakeholders. We have enabled the delivery of the town centre by resolving complex land ownership, planning and infrastructure constraints. We have entered a project agreement with the private sector (Mirvac Green Square) to develop the site.

What is proposed

Green Square Town Centre will rejuvenate former industrial precincts, with a vision for a vibrant place where people can live, work and enjoy both during the day and at night. It will include entertainment, cultural and community features and activities.

The City of Sydney is responsible for the design and delivery of community facilities including the library, plaza, open spaces and aquatic centre. UrbanGrowth NSW and Mirvac will develop the core sites within the town centre, including the gateway location on Bourke Street.

Outcomes and deliverables

Themes for the transformation of Green Square Town Centre include:

- ▶ housing options
- ▶ retail opportunities
- ▶ employment opportunities
- ▶ transport accessibility
- ▶ affordable housing contributions
- ▶ sustainability
- ▶ town centre public domain
- ▶ community infrastructure.

Current status

In April 2015, we released 224 apartments in the tallest building in Green Square.

Overview

- UrbanGrowth has about 20 projects in NSW
- Metro Sydney divided into Western and CBD
- three projects in the City of Sydney LGA:
 - Green Square Town Centre
 - Bays Precinct (includes White Bay)
 - Central to Eveleigh (C2E)
- Central to Eveleigh has multiple components including North Eveleigh which has been on exhibition



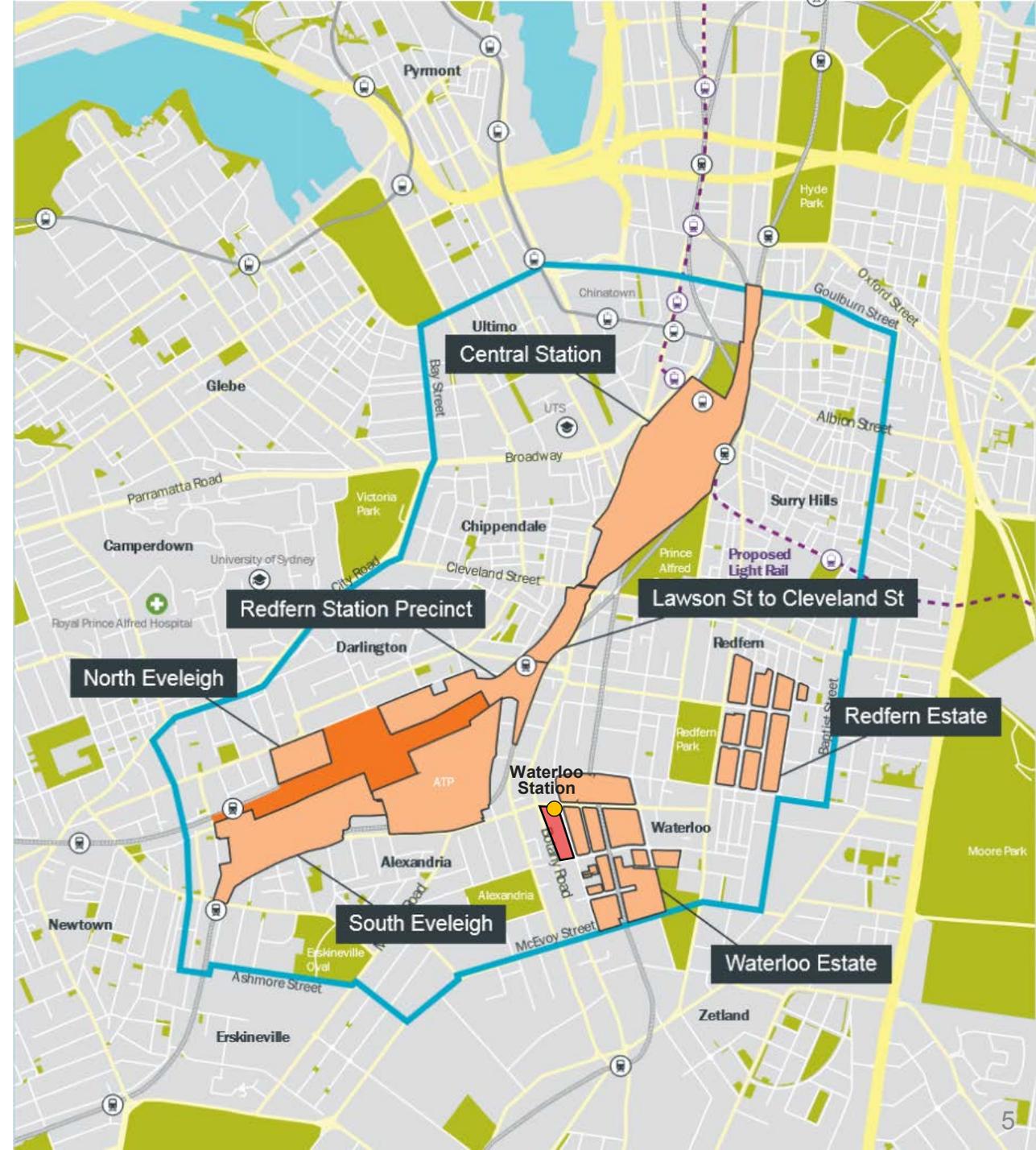
1. **C2E Study Area (560 ha)**
2. **SIC Area (500m radius?)**
3. **Waterloo Estate (19 ha)**

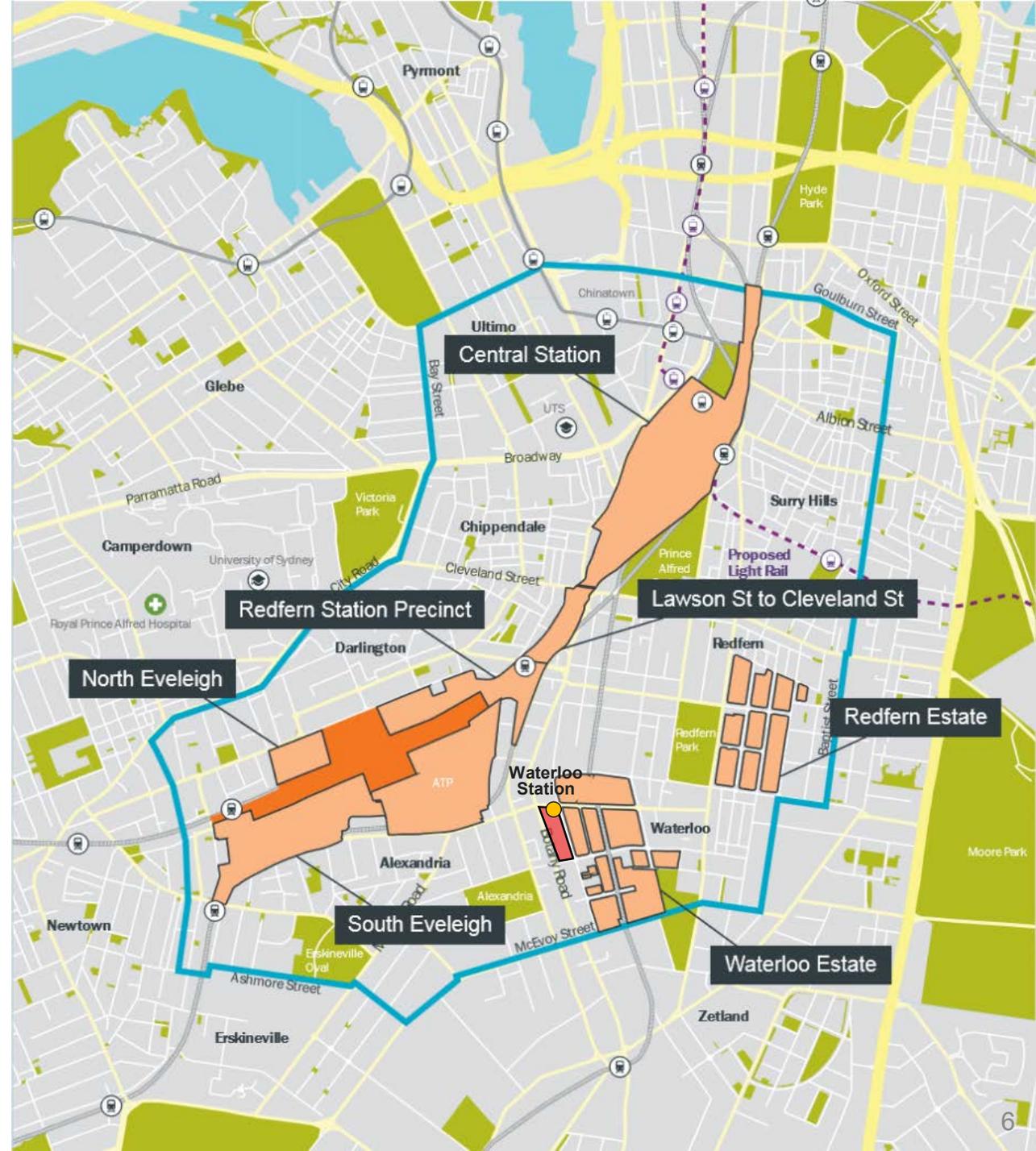
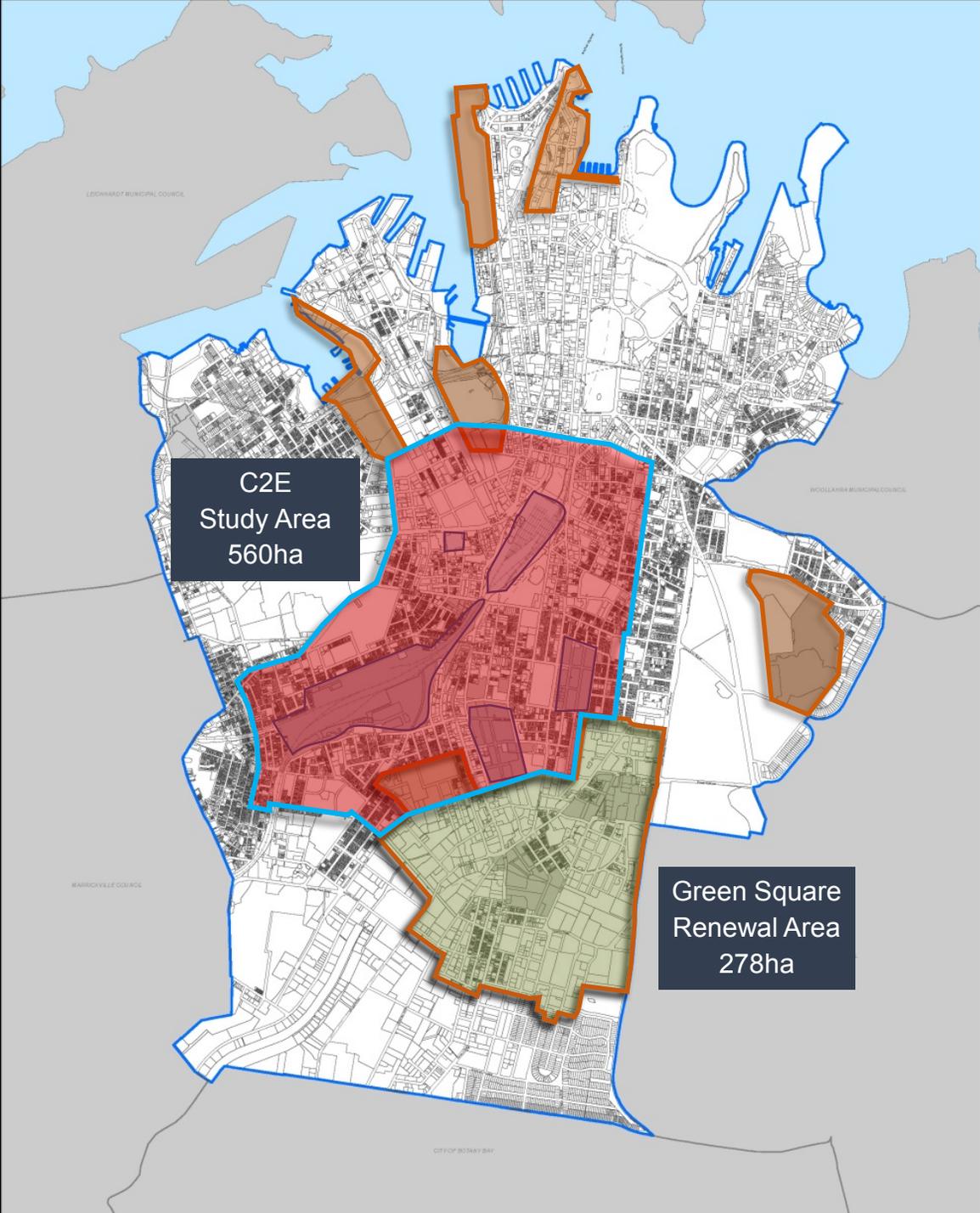
UG Central to Eveleigh roles

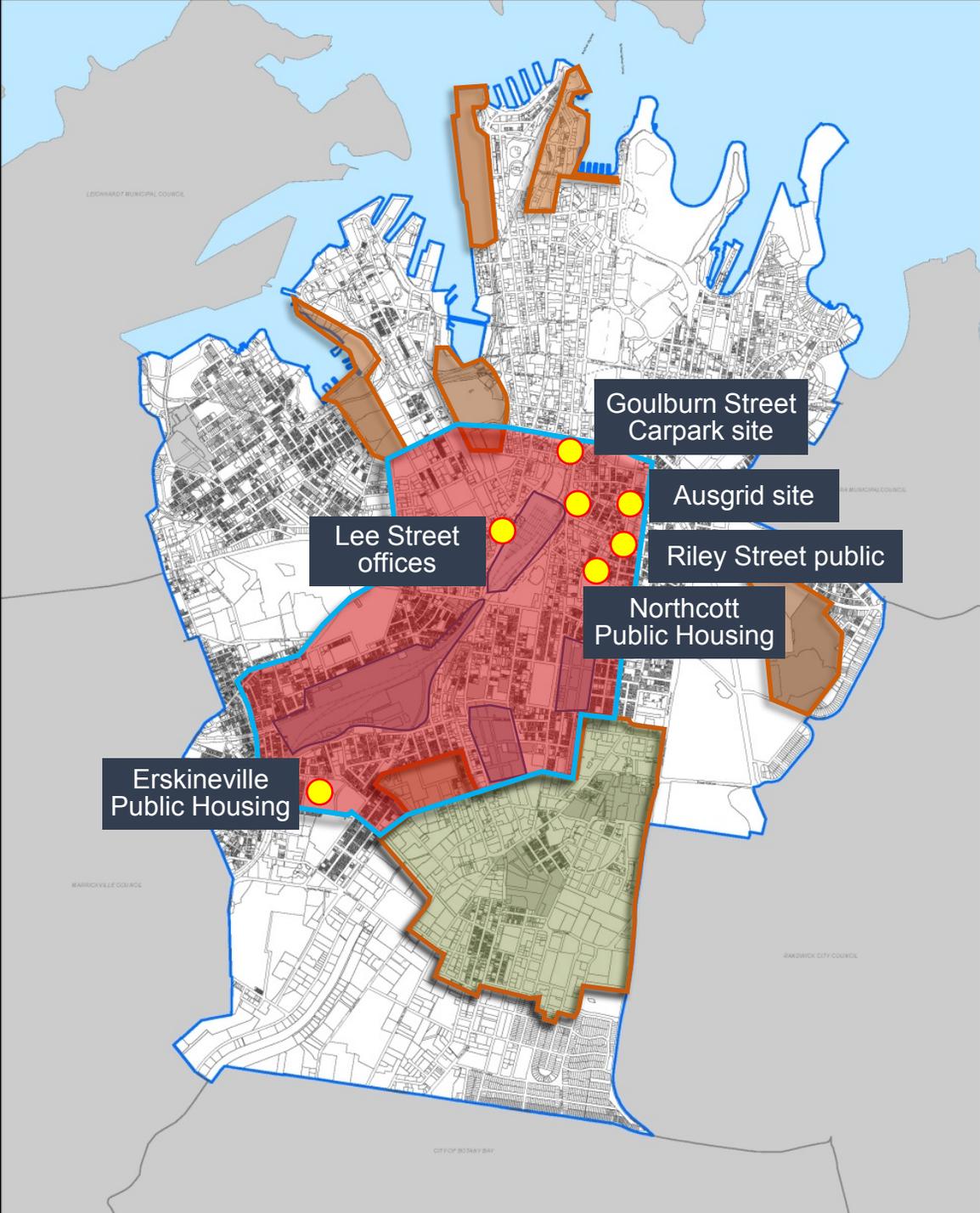
- Facilitator (for example):
 - C2E Investigation Area enables UrbanGrowth to seek areas for rezoning
 - Station Infrastructure Contribution area (SIC)
- Developer (for example):
 - Waterloo Public Housing site
 - Redfern Public Housing site
 - North Eveleigh
 - South Eveleigh
- Asset seller and recycler (for example):
 - Australian Technology Park

1. C2E Study Area

- 7 government precincts
- 560 ha study area
- 29,000 – 56,000 new residents
- 14,000 – 25,000 new workers
- Waterloo station
- additional sites

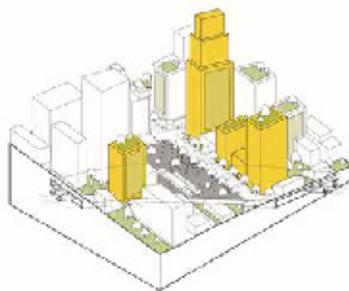






May 2014

In wider context



Central to Eveleigh
Urban Transformation and Transport Program





C2E Study Area

An aerial photograph of a city grid with a 3D architectural overlay. The overlay consists of numerous rectangular blocks of varying heights, color-coded to represent different building height zones. The colors are blue, yellow, and orange. The blue blocks are generally the shortest, followed by yellow, and orange blocks are the tallest. The blocks are arranged in a grid pattern, with some larger, more complex shapes in the center. The background shows a dense urban landscape with many smaller, grey buildings and some green spaces.

Blue – up to 8 storeys
Yellow – 9-17 storeys
Orange – 18-32 storeys

2. SIC Area

- Station Infrastructure Contribution (SIC) area needs to be defined (800m or 500m?)
- 800m is too close to Green Square rail
- should not include Redfern Station
- should be natural walking distance



SIC Area

- magenta shows UrbanGrowth and Government controlled public land



SIC Area

- magenta shows UrbanGrowth and Government controlled public land
- red hatched shows existing conservation areas



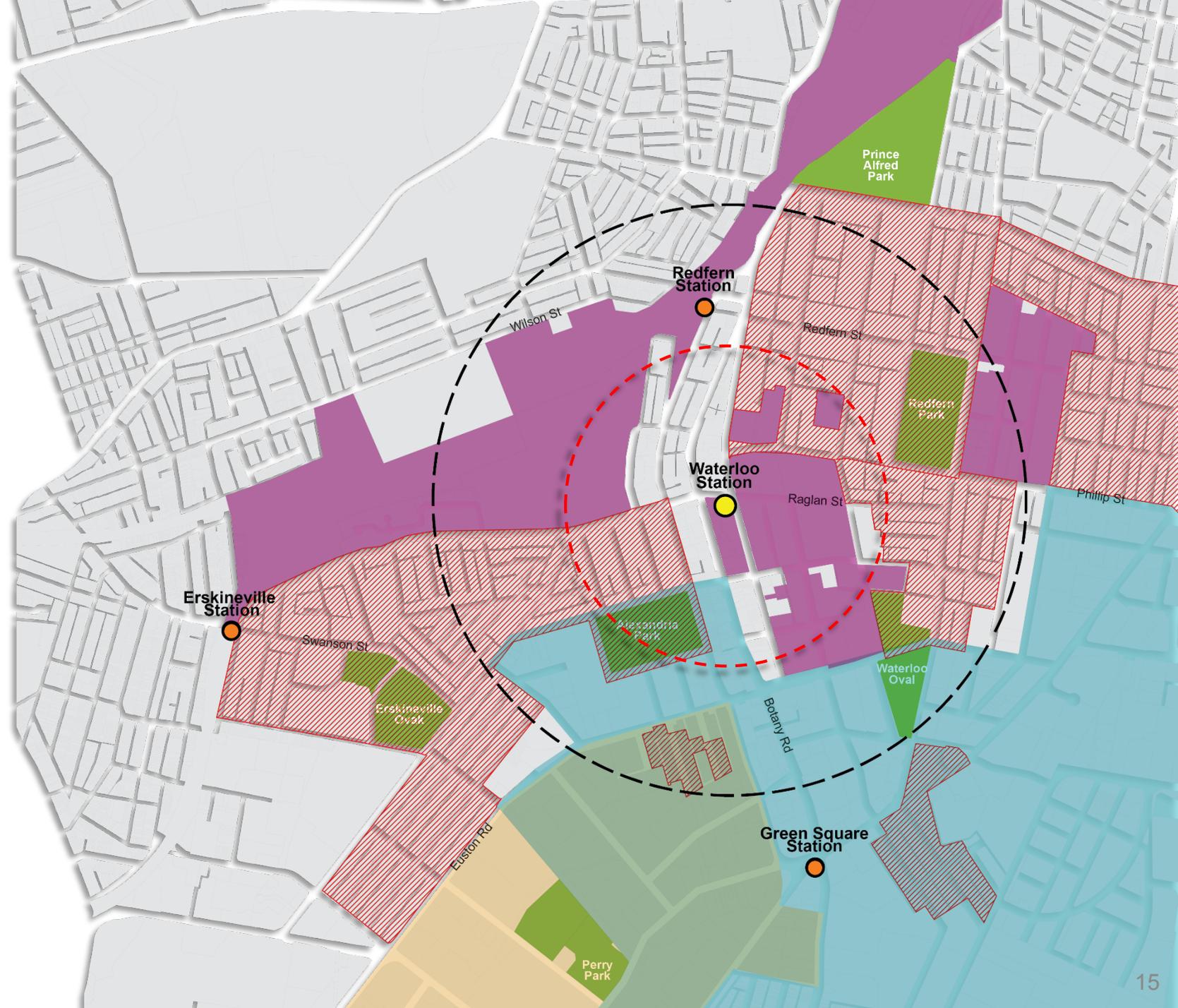
SIC Area

- magenta shows UrbanGrowth and Government controlled public land
- red hatched shows existing conservation areas
- aqua shows GS urban renewal area



SIC Area

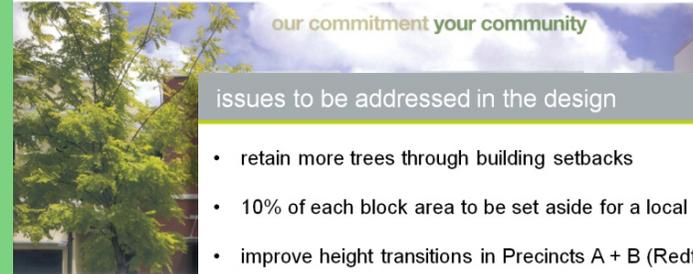
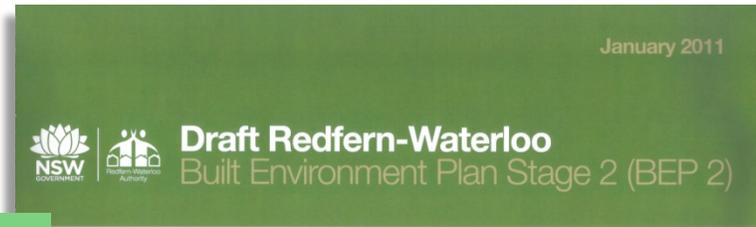
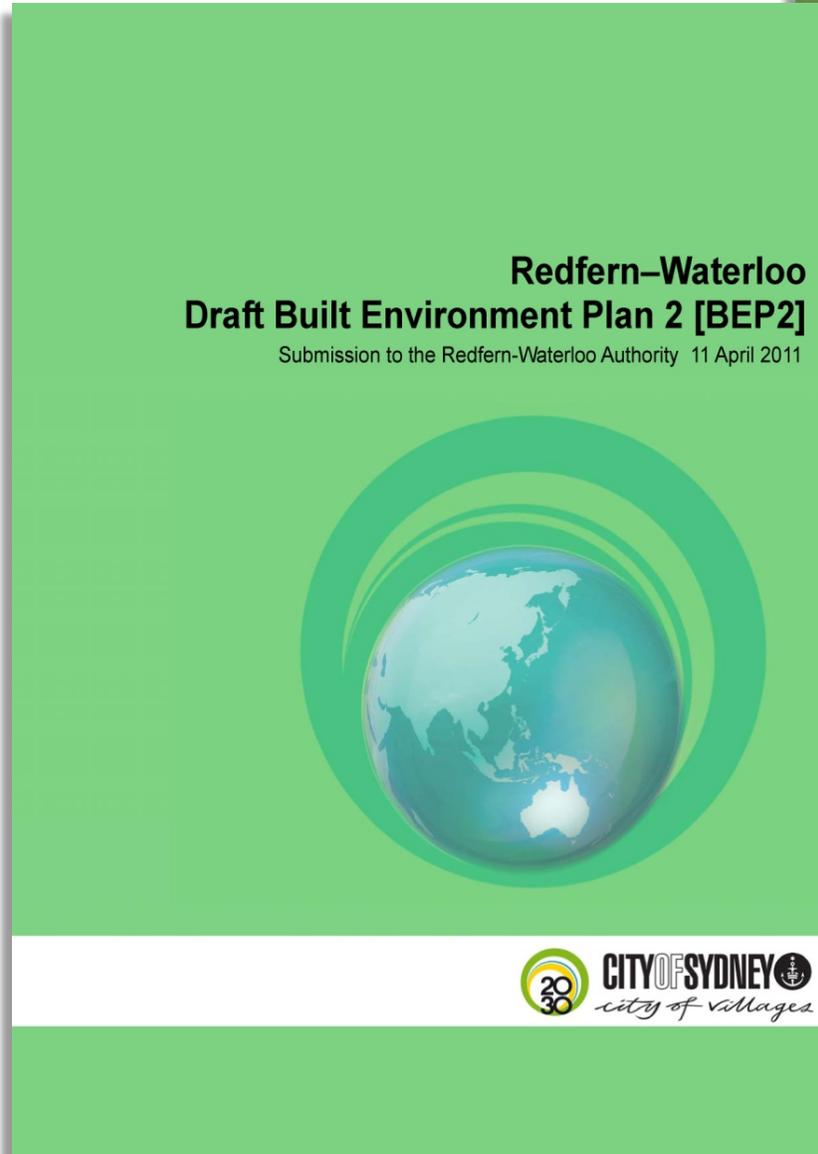
- showing UrbanGrowth and Government controlled public land
- conservation areas
- GS urban renewal area
- yellow shows southern business enterprise area



3. Waterloo Estate



April 2011



issues to be addressed in the design



- retain more trees through building setbacks
- 10% of each block area to be set aside for a local pocket park
- improve height transitions in Precincts A + B (Redfern)
- define future building heights as a percentage of site rather than predominant – technical problem for DPI
- retain and remodel the 1982 buildings *Drysdale* and *Dobell*
- underground all services including street wiring
- use green infrastructure like evacuated waste and tri-generation
- Identify social infrastructure

recommendations overall



- consider a new railway station in Waterloo along George Street
- rezoning should be done through the Sydney LEP rather than Part 3A
- determination functions should be delegated to the Council and CSPC
- ESD commitments must be evolved and in future master plan
- non-social housing should pay contributions towards roads, parks etc
- sites for displaced social housing tenants within the Sydney LGA must be identified before any work is approved
- minimum 30% tree canopy
- built-form heights, floor space and setbacks need to be amended

city of villages

city of villages

BEP2 – City of Sydney

Waterloo Estate

Note: existing buildings 30 storeys and 16 storeys (1974-76)
2000 dwellings 105 dwellings/ha



Communities Plus
30% social/70% other = triple density

	Ha	dwellings	dw/ha
Waterloo Estate (7000 total dwellings)	19	7,000	368
Green Square Town Centre	17	4,000	235
Former ACI site (South Dowling, Lachlan, Bourke, Crescent) (predicted) Number of workers unknown	13	2,473	190



Waterloo Station

Phillip Street

Elizabeth Street

Waterloo Oval

Alexandria Park

Botany Road

McEvoy Street

Large precincts over 10 ha	Ha	dwellings	dw/ha	pp/ha
Waterloo Estate (proposed)	19	7,000	368	700
Elephant Park (London)	11.4	2,988	262	497
Green Square Town Centre	17	4,000	235	446
Battersea Power Station (London)	16	3,444	214	406
Former ACI site	13	2,473	190	360
Victoria Park	24	3,124	130	247

Small precincts under 10 ha	Ha	dwellings	dw/ha	pp/ha
Central Park Broadway	6.9	2,229	323	613
Discovery Point	6.1	1,600	262	497
Darling Quarter	4.6	1,363	296	562

Elephant Park

11.4 ha

2,988 dwellings

262 dwellings per hectare

70% density of Waterloo



Battersea

16.1 ha

3,444 dwellings

214 dwellings per hectare

58% density of Waterloo



Discovery Point

6.1 ha

1,600 dwellings

262 dwellings per hectare

71% density of Waterloo



Victoria Park

24 ha

3,124 dwellings

130 dwellings per hectare

35% density of Waterloo



Central Park

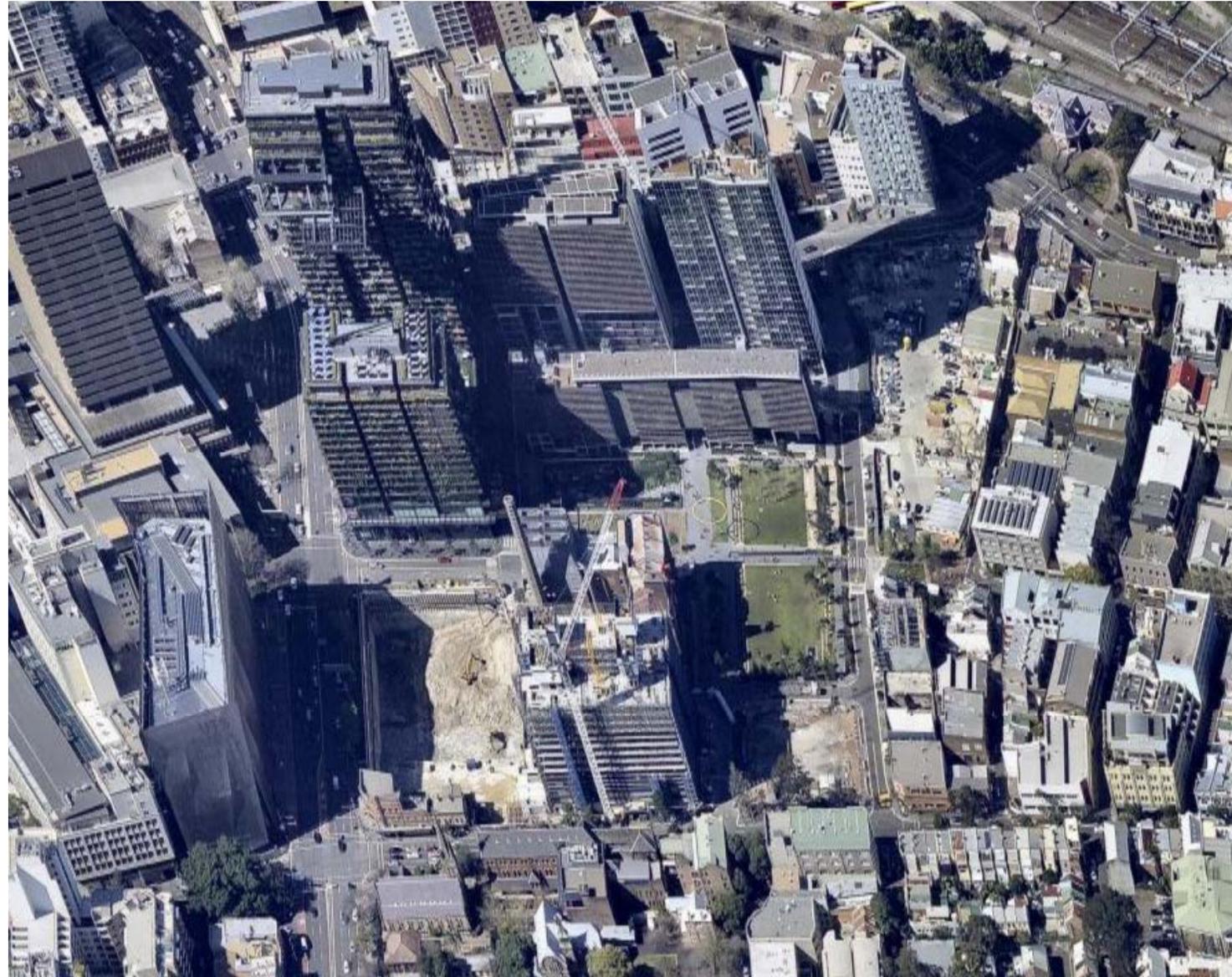
6.9 ha

2,229 dwellings

323 dwellings per hectare

88% density of Waterloo

Fails ADG



Larger Urban Districts	pp/ha
Kwun Tong District (Hong Kong)	530
Shanghai inner core (China)	461
Shanghai outer core (China)	250
Manhattan (US)	250
Green Square Urban Renewal Area	220
Duxton subzone (Singapore)	202
Wan Chai District (Hong Kong)	160
Pyrmont/Ultimo	145
Target Density Beijing + Shanghai	250



issues

- unlike Green Square Town Centre where the City is the statutory planner and consent authority, consultation manager and provider of community facilities, the draft proposal is for the Department of Planning to replace City of Sydney as lead in the Study Area.
- Example below is Green Square Town Centre from UrbanGrowth website

City of Sydney

Delivery timing

5-8 years

Mixed-use floor area

210,000m² of total 410,000m²
in the town centre

What is proposed

Green Square Town Centre will rejuvenate former industrial precincts, with a vision for a vibrant place where people can live, work and enjoy both during the day and at night. It will include entertainment, cultural and community features and activities.

The City of Sydney is responsible for the design and delivery of community facilities including the library, plaza, open spaces and aquatic centre. UrbanGrowth NSW and Mirvac will develop the core sites within the town centre, including the gateway location on Bourke Street.

issues

- The Study Area requires an infrastructure audit (open space, schools etc)
- Department of Transport current and projected traffic performance needs to be released as a base case.
- The extent and stated purpose of the Investigation Area should be reduced and clarified respectively to avoid unintended side effects elevating land owner and the property industry expectations generally.
- Conservation areas should be removed.
- Alignment is needed between economic strategies and the cost and type of floor space that results from redevelopment – a large percentage of Metro Sydney's jobs growth is in the Investigation Area which might be displaced with new higher value redevelopment (tenancy in the base of residential tower).

issues

- Station Infrastructure Contribution (SIC) area needs to be reduced to a realistic reflection of station catchment. The area should exclude conservation areas and heritage listed sites.
- All conservation areas should have formal transitions in scale immediately outside the boundary of the conservation areas – not within them.
- Any rezoning scenario should be led by ‘density done well’ principles, the NSW Apartment Design Guide, and not by a predetermined contribution.
- Any contribution plan must provide for local contributions commensurate with the local infrastructure needs and costs.

issues

- High density may result in high site footprint and potential loss of all or most existing trees in the neighbourhood
- High density levels may exceed 'density done well' and not deliver on the objective of 70% apartments achieve solar access and 60% apartments achieve cross ventilation (up to 10 stories)
- High density levels may mean more than 50% of winter overshadowing of any provided parks and surrounding residential overshadowed
- High residential density levels may mean insufficient everyday retail to avoid vehicle movements

issues

- A reference scheme for the Waterloo Estate should be assessed by the City to test that ‘density done well’ can be achieved for:
 - new dwellings and for the use of public open space and parks
 - surrounding neighbouring development
 - appropriate tree canopy is achievable
 - good urban design outcomes
 - appropriate traffic generation outcomes
- Any rezoning scenario should be led by ‘density done well’ principles, the NSW Apartment Design Guide, and not by a predetermined contribution.

