



THE LORD MAYOR OF SYDNEY
CLOVER MOORE

22 August 2022

Dear Resident

Redfern/North Eveleigh

I have heard from residents in your area who are concerned about Transport for NSW (TfNSW)'s rezoning proposal for the Paint Shop sub-precinct in Redfern/North Eveleigh, next to Carriageworks.

I am writing to let you know that I share your concerns. The City of Sydney has developed an alternative proposal and made a submission to the Department of Planning and Environment (the Department).

I encourage you to make a submission to the Department by its deadline, which is Thursday 25 August. We have asked the Department to extend this deadline, but this may not be approved.

The TfNSW proposal

TfNSW's proposal increases the commercial and residential density on the site and will increase the impact on heritage items compared to the concept plan it originally proposed in 2008. It includes 18-28 storey commercial towers, and residential towers next to the railway corridor.

As the proposal will be a State Significant Development, the City of Sydney would not assess the development applications (DAs), so they would not have to comply with our local planning controls.

The community has expressed concerns about the following:

- The plans will damage the heritage significance of the site
- Lack of social and affordable housing, as the proposal only has a minimum target of just 15% of the residential component compared to the City's minimum of 25%
- No commitment to provide for culturally appropriate Aboriginal and Torres Strait Islander affordable housing
- Noise and vibration impacts on future residents of the site, as homes will be located next to the rail line
- Significant increase in bulk and scale of the development, which is 67% more than what was originally proposed in 2008

- Failure to create flexible and diverse spaces that would suit its planned use as an innovation and creative hub
- Traffic impacts, and no pedestrian connectivity between North and South Eveleigh
- Quality and functionality of the public open space.

The City's alternative proposal

In response to community concerns, we have developed an alternative approach that reduces many of these impacts, while encouraging innovation and creative uses, and improving conditions for future residents on the site.

The City's alternative approach in our submission requires:

- Maintaining the heritage significance of the site by not building over large areas of the Paint Shop
- A minimum target of 25% social and affordable housing. We also recommend a minimum target of 10% culturally appropriate Aboriginal and Torres Strait Islander affordable housing
- Flexible commercial spaces that meet the needs of the innovation-focused, research-based and creative industries in a campus format
- Relocating the residential aspects of the development away from the rail line with residential buildings reduced to a maximum of 9 storeys
- Providing high quality public spaces by focusing on the Fan of Tracks as a central open space.

We have asked TfNSW to extend the exhibition period by four weeks. We have also asked them to support our alternative approach, and to resubmit this for public exhibition.

How to make your submission

I encourage you to make a submission to the Department by its current deadline of Thursday 25 August at planningportal.nsw.gov.au/paintshop.

If you would like to speak with a Council officer about this proposal or the City's alternative approach, you can contact Julie Prentice, Senior Specialist Planner, on 9265 9333 or at jprentice@cityofsydney.nsw.gov.au.

Yours sincerely



Clover Moore
Lord Mayor of Sydney