

SAVE DARLINGTON, NORTH EVELEIGH & CARRIAGEWORKS

What is happening?

Transport for NSW has released a draft master plan for Redfern-North Eveleigh proposing the public land around Redfern station and Carriageworks be transformed for residential and commercial use. The first step is a rezoning proposal to change the Local Environment Plan that sets the main planning controls and limits for a site.

What might the new development look like?



Can I have my say?

Yes. The rezoning proposal is on public exhibition **until Thursday 25 August 2022** and anyone can put in a submission with their views. Your friends/family can put one in too.

How do I put in a submission?

Via an online form: <http://www.planningportal.nsw.gov.au/paintshop>

What things may be important to mention at this stage? (more details attached)

- The new buildings are proposed to be up to 100m tall (28 stories) even though surrounding terrace houses are only 2-3 stories
- Mixed Use zoning controls *that do not specify* specific locations/land sizes for community use (such as parks/playgrounds) mean the developer may use the whole space for apartments, offices, roads, paths and café seating with no green space
- A proposal allowing for 140,000 square metres of floor area (for example 400 apartments and offices for 6000 people) without considering the community impact means new road access to the site, two new roads cutting across the Cycleway, increased traffic, parking pressure, no new open spaces for the increased population
- The impact of important heritage buildings on the site (for example the Paint Shop, Chief Mechanical Engineer's Building) and how they fit in with the 28 story towers

**Learn more about
NORTH EVELEIGH PAINT SHOP SUB-PRECINCT
And how to make a submission!**

Transport for NSW (TfNSW) has prepared a rezoning proposal for the eastern part of North Eveleigh, which they call the Paint Shop sub-precinct. The proposal is on public exhibition until **Thursday 25 August 2022**. Anyone can make a submission to say whether they support or oppose the proposal and the reasons why.

REDWatch has made a huge effort to get information out about the proposal, through their forum on 13 August and via a useful page on their website:

<http://www.redwatch.org.au/RWA/statesignificant/northeveleigh/TfNSW/paintshoprezone>

This includes a Guide to the Exhibition Documents so people can access and navigate them more easily, as well as advice on key issues.

What is this rezoning about?

While TfNSW has published a detailed design proposal (with 3D views and plans), this is not necessarily what will be built on the site. A rezoning is the first step in the process, and is required to change the LEP (local environmental plan) that has the main planning controls (or limits) for a site.

TfNSW want to change these controls to allow more floor space (a 40% increase), taller buildings and a mix of uses for the site. The first main document is the [Explanation of Intended Effect](#) which outlines these proposed changes:

Land Use Zoning

- This defines acceptable uses on the site
- Proposed to be a Mixed Use zoning, which allows for residential, offices, community spaces and many other uses across the site, without specifying where each use should be located

Height of Buildings

- This sets the maximum height limit for new buildings
- Proposed to be approx. 15-30 metres (5-9 storeys) along Wilson Street and over the Paint Shop shed, stepping up to over 100 metres (up to 28 storeys) for buildings sitting behind the Chief Mechanical Engineer's Building (CMEB)
- This compares to the general height of 2-3 storeys of existing buildings in the surrounding area

Floor Space Ratio

- This sets the maximum amount of floor area that can be built
- Proposed to be FSR2.78:1 which would allow for approx. 140,000 square metres of floor area (this includes approx. 400 apartments and office space for 6000 people)
- This additional floor area means more people accessing and using the site, increased traffic movements, loss of skyview, more pressure on parking, open space and other infrastructure, etc

Heritage

- This identifies important heritage buildings on the site, including the Paint Shop, CMEB and others

The second main document is the [Paint Shop Sub Precinct Design Guide](#)

This guide has more detail around the location and scale of public space, where different uses are located in the site, building design, community uses, flexible and affordable housing, and delivering outcomes for First Nations people. While the design guidelines have more detail than the LEP controls, they are a 'lower level' planning document that can be amended more easily (as long as the LEP controls are complied with).

While there are a lot of supporting documents, submissions should focus on proposed changes to the LEP controls (the 4 listed above) and the requirements listed in the Design Guidelines.

Submitting a proposal

This is done via the online form at <https://www.planningportal.nsw.gov.au/paintshop>

Useful information to know about a submission

- All details should be filled out – you can request that the submission remains confidential
- It is important to provide a clear view (support/oppose)
- Submissions can be short – even just highlighting a few points
- Focus on the proposed changes to the LEP and the Design Guidelines, as these set out the main requirements for development of the site
- Individuals within the same household can submit separate submissions