

# Paint Shop Sub-Precinct rezoning proposal

## July-August 2022

The NSW Government is transforming the Redfern North Eveleigh Precinct into a great new place for Sydney to enable jobs of the future, provide housing, and create new open spaces and places for people to socialise.

This document answers **frequently asked questions** about the Paint Shop Sub-Precinct rezoning proposal.



## What is the Redfern North Eveleigh Precinct Renewal?

The NSW Government is transforming one of the most well-connected areas, the Redfern North Eveleigh Precinct, into a great new place for Sydney. Development of the 10 hectares of land at North Eveleigh near Redfern Station will build on the area's rich history, integrate with existing communities, create new open spaces, create the jobs of the future, provide housing, and enable new places for people to socialise.

## Why is this renewal happening?

In 2008, a Concept Plan was approved for the Precinct including residential, commercial, retail and cultural uses. Since the Concept Plan's approval, changes have occurred to the physical and social environment of the surrounding area and in the NSW Government's desired strategic direction for the Precinct.

## What is the Paint Shop Sub-Precinct rezoning proposal?

The rezoning proposal is an application to the Department of Planning and Environment to change the planning controls on the site. The planning controls need to be changed for the Strategic Vision developed for the Precinct in 2021 to be realised.

## What is the purpose of the Paint Shop Sub-Precinct draft masterplan and the Urban Design Framework?

The Urban Design Framework is a detailed planning and design document that guides the future use and development of the Sub-Precinct. The Framework presents ideas and design concepts based on consultation, research and analysis. The masterplan and Framework inform the rezoning of the Sub-Precinct and any planning controls that guide how the site can be used in the future.

## What improvements are proposed to the existing 2008 Concept Plan?

The revised Strategic Vision and draft masterplan on public exhibition together create improvements:

- A new approach to density and the mix of land uses to maximise the vibrancy of the site throughout the day and night and encourage innovation
- Better integration of the neighbourhood into the site
- A direct connection into the Precinct from Redfern Station
- Distributes height around key spaces, and offers a mix of land uses facing high-quality open space and public domain
- Proposes a continuous road network, integrating with the neighbourhood and activated by different modes of transport
- Responds to heritage assets and important view lines within the Precinct and beyond
- Provides greater public access to key heritage assets

## What are the key elements of the draft masterplan for the Paint Shop Sub-Precinct?

- Retain more than 90% of existing high-value trees
- Achieve an overall greening coverage of 40% of the Paint Shop Sub-Precinct
- Deliver shaded seating and sunlit parks
- Achieve a 5 Star Green Star Communities rating and 5 Star Green Star Buildings rating
- Support more than 8,000 jobs during construction and the creation of more than 16,000 direct and indirect jobs post-construction
- Create a variety of high-quality office spaces supporting Tech Central
- Bring additional housing to the area including 15% affordable housing

## What open spaces are being delivered and what will they look like?

Approximately 1.4 hectares of publicly accessible open space comprising:

- a Public Square fronting Wilson Street
- an Eastern Park located adjacent to the Chief Mechanical Engineering building and the new eastern entry from Platform 1 of Redfern Station, and
- Traverser No1, a public square edged by Carriageworks and the Paint Shop.

## How has the masterplan addressed and considered the heritage and industrial character and value of the site?

Redfern North Eveleigh is rich with industrial, social and Aboriginal heritage. The site includes several heritage buildings and features including Carriageworks, the Paint Shop building, the Chief Mechanical Engineer's building, the Clothing Store and the Fan of Tracks. The important heritage view lines within and around the site that help understand the former workings of the rail yards have been considered in the masterplan. The social and Aboriginal heritage of the site has been integrated into the design, with the values and knowledge of the Traditional Custodians influencing the site's future.

Examples of proposed heritage integration include:

- A large hybrid public square containing a collection of spaces and experiences and celebrating the retained and adapted industrial heritage is proposed between the Paint Shop and Wilson Street.
- A walkway and steps cross down to the main public space located on the Fan of Tracks.
- Fan of Tracks: A significant extent of the tracks will be retained in the public domain. There is reinterpretation of the tracks in semi-public spaces.
- Suburban Car Workshop: Partially retained (structure, roofing, tracks). repurposed and incorporated in the public domain as covered public space.
- Paint Shop Annex: Retained in the public domain with the potential for outdoor recreation uses and space.
- Chief Mechanical Engineer's building: Retained and adapted for commercial use.
- Traverser No1: Retained in-situ and Traverser No1 Square retained as hardscape.

## Is the masterplan supported by technical studies?

Planning for the Paint Shop Sub-Precinct has been informed by the following technical studies, which can be found on the planning portal:

- Public domain, place and urban design framework
- Planning report
- Amenity – wind, noise and vibration, pollution, view and solar access
- Population and demographics study
- Heritage
- Social sustainability and infrastructure
- Transport
- Environmental sustainability, climate change and waste management
- Green infrastructure, ecology, urban forest and greening
- Utilities servicing report

- Infrastructure schedule
- Economic productivity and job creation
- Water quality, flooding and stormwater report
- Aeronautical study
- Consultation strategy

## How does the planning for the Paint Shop Sub-Precinct address Aboriginal culture and the importance of Country?

Country and its significance within Aboriginal cultures informs all planning for the Paint Shop Sub-Precinct. The Connecting with Country Framework prepared by First Nations specialists Balarinji was developed with on-Country input and advice from the local community and aims to ensure Country is considered in each development phase.

The Connecting with Country Framework has identified six themes for design integration that are relevant to the whole Precinct and will continue to guide the renewal into the future:

- Regenerating Country
- Replacing landmarks
- The legacy of Sydney Trains
- Iconography of Country
- Custodianship
- A meeting place

These themes were informed through narratives and principles drawn from Country in collaboration with local Aboriginal people for use in design and will be interwoven throughout the various project elements and phases.

## How has sustainability been considered in developing the masterplan?

A Sustainability report has been prepared and will be submitted as part of Study requirements. The principles of this report are integrated into the overall design concept. The goal is for a Net Zero precinct by 2050, in line with NSW Government aspirations and guidelines. The masterplan also commits to achieving formal future certification under these sustainability rating schemes:

- • Green Star Communities – 5 Star rating
- • Green Star Buildings – 5 Star rating
- • BASIX targets – exceed by 10%
- • NABERS Energy – 5.5 Star rating
- • NAERS Water – 4 Star rating

## What is the maximum height of buildings? What has driven the proposed density of development?

Proposed building heights range from 3-28 occupied storeys, with the taller buildings proposed closer to Redfern Station and in proximity to the rail corridor. Building heights along Wilson Street have been limited to respond to existing developments adjacent to the Sub-Precinct.

The suggested density on the site is based on factors including:

- future employment, housing and physical and social infrastructure demand at both a local and regional level

- the need to deliver key heritage and place outcomes associated with the place strategy
- amenity considerations including overshadowing, visual impact, noise, wind, air quality, open space and activation of places
- traffic and transport implications, management of congestion, and the need for walking and cycling.

## **How much housing will be provided in the Paint Shop Sub-Precinct? How much will be dedicated to affordable housing?**

The draft masterplan proposes up to 38,950 square metres of GFA (Gross Floor Area) dedicated to housing, providing for approximately 450 homes. The proportion of affordable housing is proposed to be above the NSW Government policy standard.

## **Why is residential development near the rail and not closer to Wilson Street?**

The proposed locations for residential uses balance noise impact with other considerations including the low scale of Wilson Street precluding taller residential buildings in that area. We tested alternate sites for residential use, including locating all residential uses along Wilson Street to eliminate exposure to rail noise. While that approach provided acoustic benefit, it was not the best overall outcome. The masterplan integrates residential development within walking distance of Redfern Station, a key transport node. Noise impacts can be managed along the rail corridor through appropriate design and materials.

## **How many parking spaces are proposed?**

The Paint Shop Sub-Precinct would provide 450 -500 parking spaces, some of which will be dedicated to Sydney Trains. The number of parking spaces is a 40 per cent reduction when compared to the 786 spaces in the 2008 plan for the Precinct. The reduction of parking spaces from those approved in the 2008 plan is aimed to further minimise traffic generation and impacts on the surrounding road network.

A key move in the proposed masterplan is to connect the Precinct directly to Redfern Station, which is a significant improvement on the approved 2008 concept plan. This easy connectivity will encourage use of public transport.

## **Will the Precinct connect to the new Southern Concourse at Redfern Station?**

Yes, Transport is providing a direct connection from the Southern Concourse, which is currently under construction.

## **Will there be a second bridge from North to South Eveleigh?**

While not part of the scope for the rezoning proposal, this has been considered when developing the masterplan. The design has ensured that any potential future pedestrian connection could be integrated within the proposed rezoning proposal.

## **What active transport links are proposed in the masterplan?**

Given its location next to Redfern Station, it is assumed that a high percentage of visitors and workers will arrive in the Precinct by public transport and then walk to their destination. Train

commuters and pedestrians from south of the rail corridor can access the site from Redfern Station via the new Southern Concourse, Platform 1 and a shared zone environment on Little Eveleigh Street.

The site is well connected to cycling infrastructure and a network of public streets and lanes in Darlington, Redfern and Eveleigh.

## **What types of facilities will there be for the community to use in the Paint Shop Sub-Precinct?**

The Paint Shop Sub-Precinct masterplan outlines a dynamic mix of uses, including housing, creative and office spaces, retail, local business, social enterprise and open space. Renewal will draw on the past, adaptively re-using heritage buildings in the Precinct, and will acknowledge Redfern's existing character and particular significance to Aboriginal people, culture and communities. The proposed land uses could include day and night-time activation that will generate and support economic activity.

## **What is happening with the Paint Shop building?**

Successful adaptive reuse of the Paint Shop building is seen as a critical catalyst to underpin other major commercial developments on the site. Our research indicates that without additional integrated development, the Paint Shop building is unlikely to provide sufficient space or contemporary facilities to attract major anchor tenants.

One potential option in the reference design is a contemporary structure above the Paint Shop building. The three proposed approaches for the Paint Shop building are outlined in section 9.5 of the masterplan document. We plan to hold a Design Excellence competition for the Paint Shop building and the adjoining site, shown on the plans as K1. Working with the Heritage Council of NSW, Transport will develop a design competition brief and invite architectural entries for the building. Heritage NSW will also be involved in the competition, which will be assessed by a jury.

## **What is happening with the Clothing Store?**

The Clothing Store Sub-Precinct is located adjacent to Carriageworks at the northern end of the Precinct and is approximately 3.2 hectares. The Sub-Precinct is zoned Mixed Use with a concept plan approved in 2008. The Clothing Store Sub-Precinct will have a residential character that is integrated with community uses to create a vibrant inner-city place designed for living.

The Sub-Precinct forms a separate stage of the project and will use existing planning controls to determine the level of development.

## **What is happening with the Carriageworks?**

Carriageworks will continue to be the cultural heart of the Precinct and any new development within other parts of the site will integrate with, and enhance, this vital role.

## **What is happening with the Chief Mechanical Engineer's building?**

We have recently sought registrations of interest in leasing the Chief Mechanical Engineer's building. The site is a two-storey heritage asset offering around 1,200m<sup>2</sup> of commercial space. A separate State Significant Development process for the building interior is underway.

## How do I make a submission on the proposed masterplan?

There are many opportunities for you to review the proposed masterplan and speak to the project team during the exhibition period. Submissions close on 25 August 2022.

We have created a virtual engagement room to help explain important aspects of the project and the rezoning proposal. You can explore information boards, read the planning documents, learn more from our project experts and see the masterplan to understand what Redfern North Eveleigh will mean for the area. Visit [bit.ly/RNE-virtual-room](https://bit.ly/RNE-virtual-room)

Make your submission through the Department of Planning's Planning Portal at [planningportal.nsw.gov.au/paintshop](https://planningportal.nsw.gov.au/paintshop)

## What are the next steps if the rezoning is approved? When will construction start?

We are in the early stages of the redevelopment process. The first stage is to change the zoning in the Sub-Precinct, which we are seeking to do now. If the rezoning is approved, we will seek a preferred development partner. Future developments will each be subject to independent design excellence standards and go through their own planning and approval processes. The community will continue to be consulted.