



Redfern North Eveleigh
Paint Shop sub-precinct rezoning proposal

Presented by REDWatch

Acknowledgement of Country



no copyright infringement is intended

Housekeeping

- Encourage you all to wear masks when not speaking
- The back door will remain open for air flow
- Please note down questions for Q&A
- For questions we cannot answer, we will provide a report to TfNSW and report back.

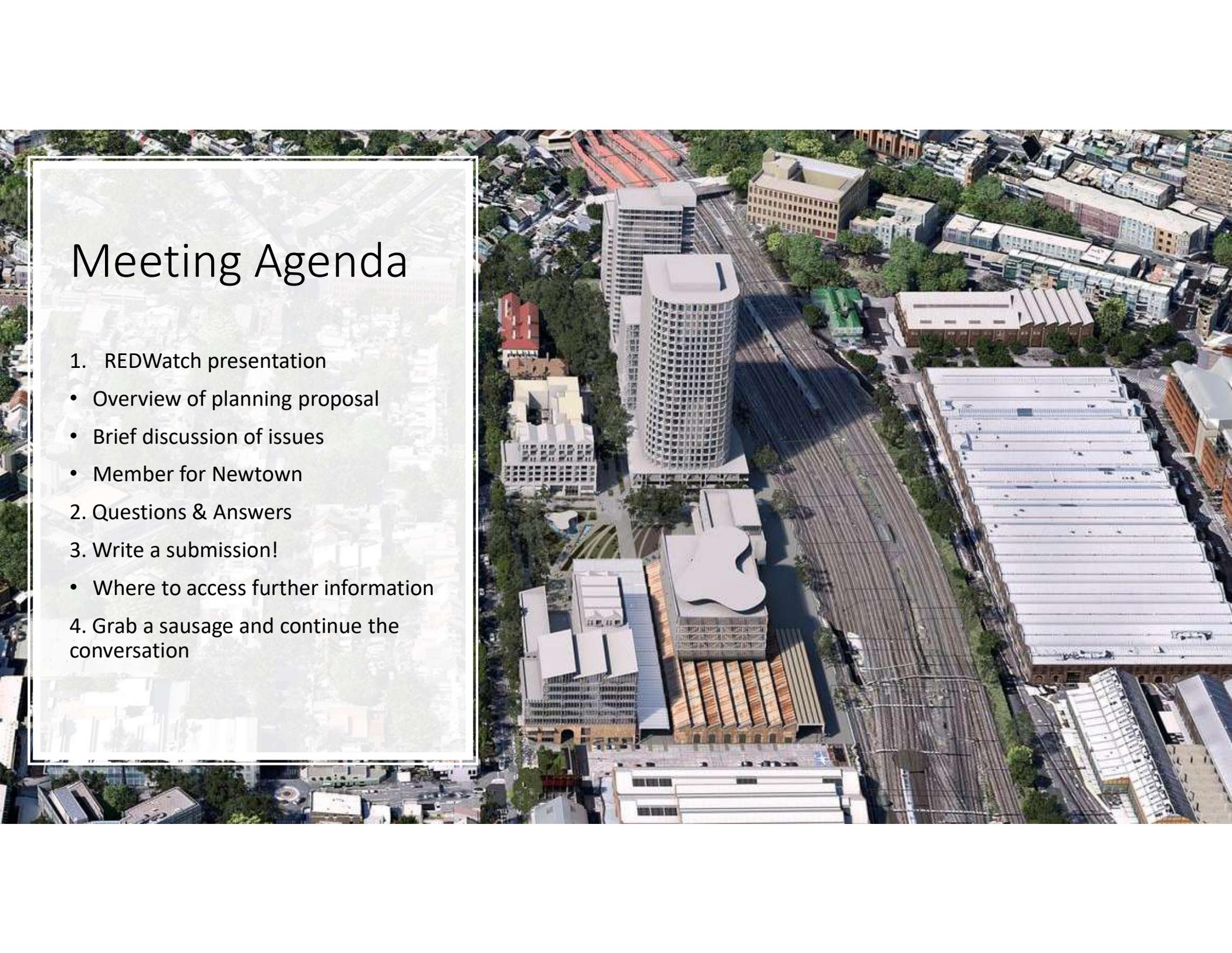


About REDWatch

Redfern Eveleigh Darlington Waterloo (REDW)atch

- We are a volunteer community group covering Redfern, Eveleigh, Darlington & Waterloo
- Keep tabs on development proposals in the area & strive to inform the community.
- Become a REDWatch member by paying a \$2 membership fee.



An aerial photograph of a city street scene. A tram line with multiple tracks runs diagonally from the top center towards the bottom right. To the left of the tracks are several multi-story buildings, including a prominent white cylindrical tower. To the right of the tracks is a large, long industrial-style building with a white corrugated metal roof. The surrounding area is filled with smaller residential and commercial buildings, trees, and green spaces.

Meeting Agenda

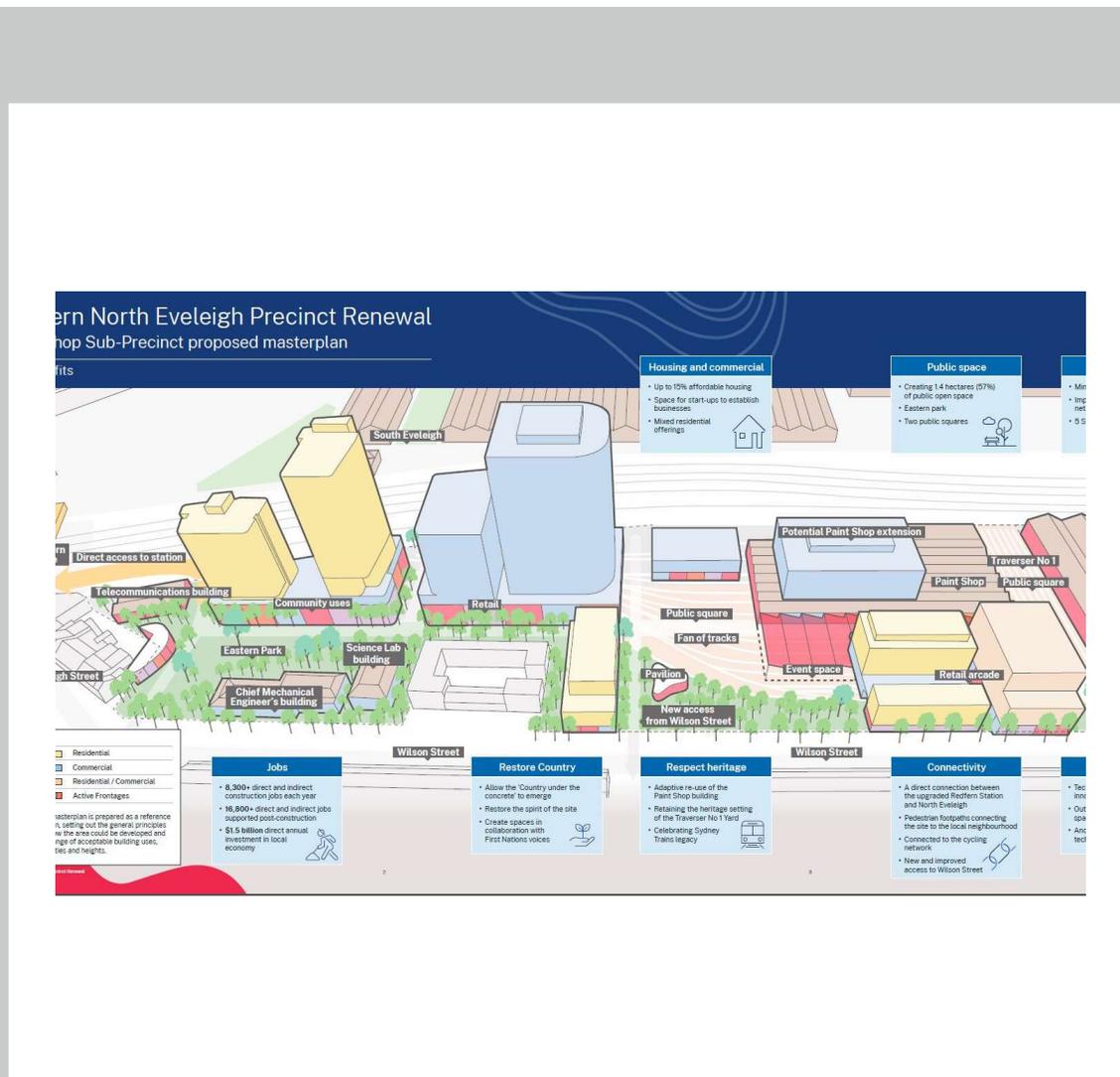
1. REDWatch presentation
 - Overview of planning proposal
 - Brief discussion of issues
 - Member for Newtown
2. Questions & Answers
3. Write a submission!
 - Where to access further information
4. Grab a sausage and continue the conversation

Redfern North Everleigh Precinct Proposal

- Rezoning proposal by Transport for NSW
- Land held by govt entity TAHE (Transport Asset Holding Entity)
- Decision by Minister for Planning Anthony Roberts
- Exhibition will close on **Thursday 25 August 2022**.

To submit your submission:

- *Department of Planning Website:* <https://www.planningportal.nsw.gov.au/paintshop>
- Provide your name, email, indicate whether you support or oppose & attach documents and make your submission on the portal page.



Big Picture! What's going on?

Significant development around Redfern Station, from Central, to Camperdown, Everleigh & Waterloo

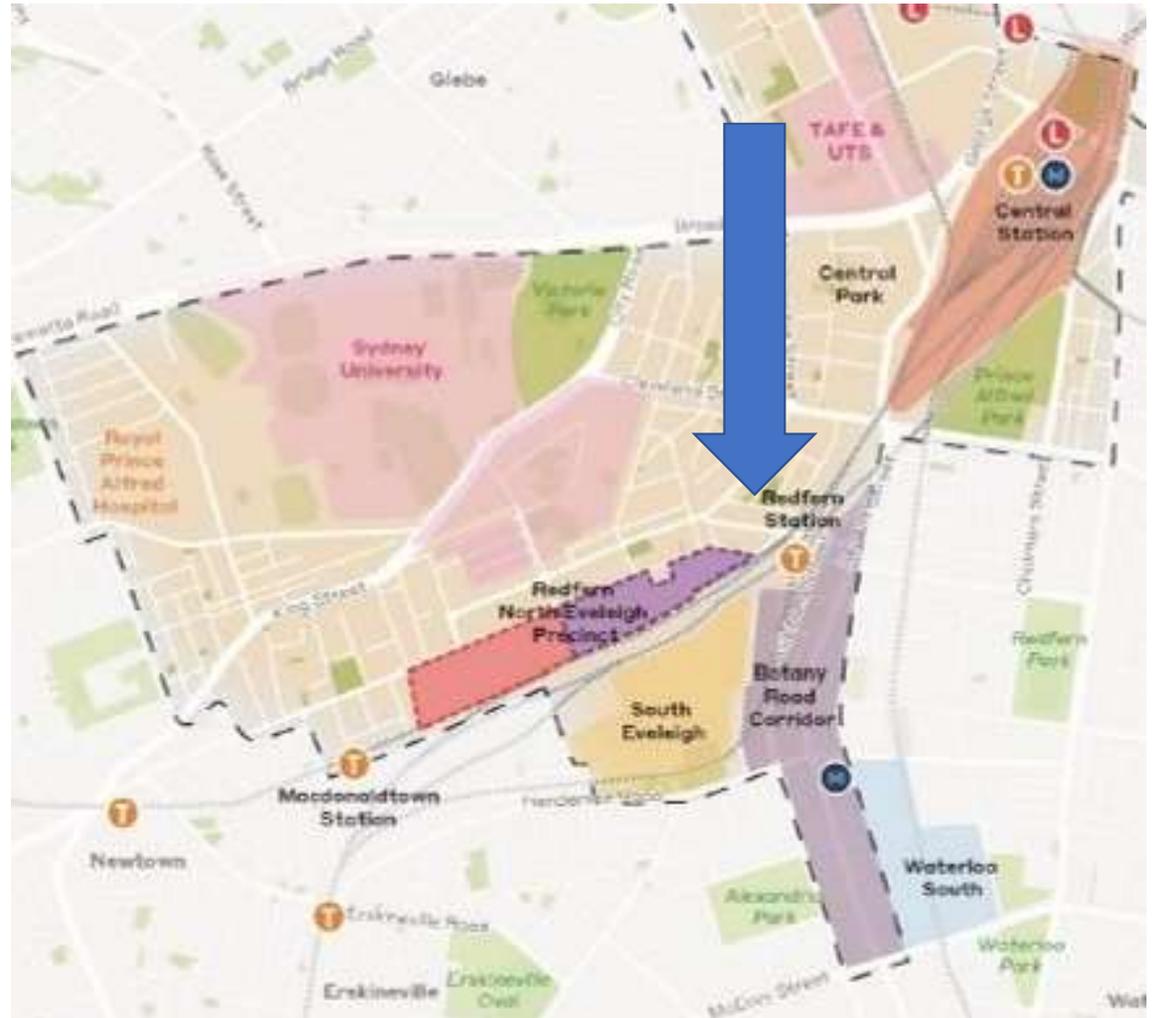
Transport for NSW says Redfern North Eveleigh will support innovation, collaboration and jobs for the future as part of Tech Central.

'Tech Central' has been defined as a 'precinct' by the NSW Govt. It stretches from Central Station to Camperdown and will be a global centre of technology and innovation, with more than 25,000 jobs. The precinct will house start-ups, scale-ups and innovation ecosystem partners in 250,000 sqm of office space for technology companies.

Source:

<https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts/Redfern-North-Eveleigh>

Blue arrow shows where we are meeting today at the Redfern Community Centre



Paint Shop sub-precinct rezoning proposal - Overview

Three sections – proposal now is for the purple section.

The Rezoning Proposal Aims to:

- About 6,200 innovation, commercial and creative sector jobs.
- 450 new homes including a minimum 15% dedicated to 'affordable housing'.
- New community/cultural spaces.
- 1.25 hectares plus of public open space.
- New walking paths and connections to Redfern station.

IMPORTANT: It is important to note that the proposal is for a re-zoning – e.g. changing what areas can be for open space or buildings, and what heights of buildings could be. If rezoned, the next step would be a more detailed development application.

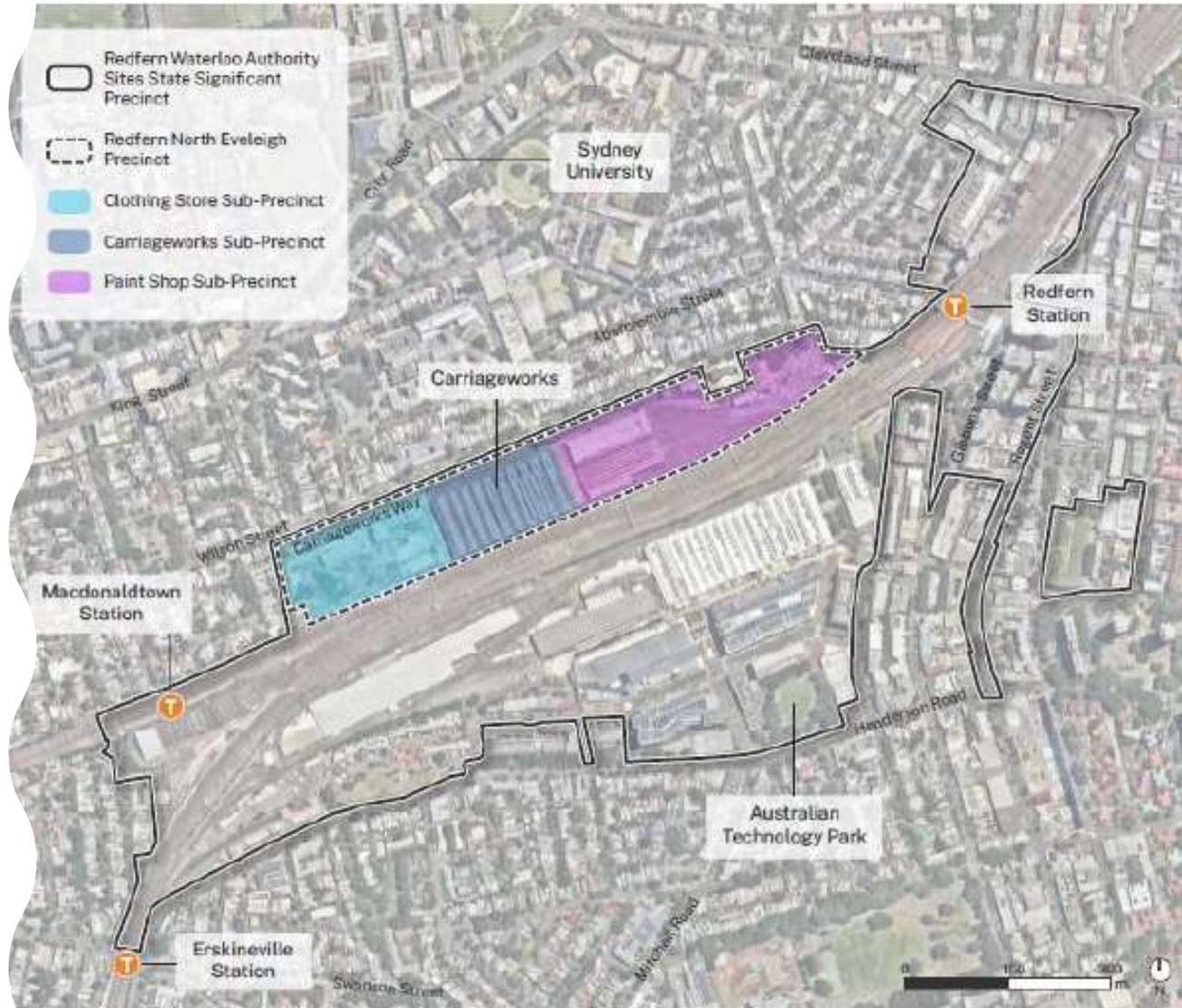


Figure 1. Redfern North Eveleigh Precinct –Sub Precincts

Source: Department of Planning and Environment

An aerial photograph of a city area, likely London, showing a large railway yard with multiple tracks running diagonally across the center. To the left of the tracks is a tall, modern, cylindrical building with a grid of windows. To the right is a large, long, low-rise building with a white roof. The surrounding area is filled with various residential and commercial buildings, trees, and streets.

Any initial questions about the overview – we are about to go through the details but any initial clarification needed?

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Potential Issues Identified by REDWatch

REDWatch has condensed the main issues into these 4 headings.

1. Heritage
2. Buildings, land use & housing mix
3. Open & public space
4. Bridge connections





Heritage

The proposal for the paint shop shows that a 5 storey building can be placed anywhere above the paint shop (elevated by 3m).

No heritage protection is provided to the paint shop extension, a portion to be demolished. The proposal indicates that other heritage buildings are protected.

See analysis provided by Heritage Architect Bruce Lay, *“The current controls which pick up some of the Heritage Items is reductive and ignores the whole”*

<http://www.redwatch.org.au/>

Paint Shop – current



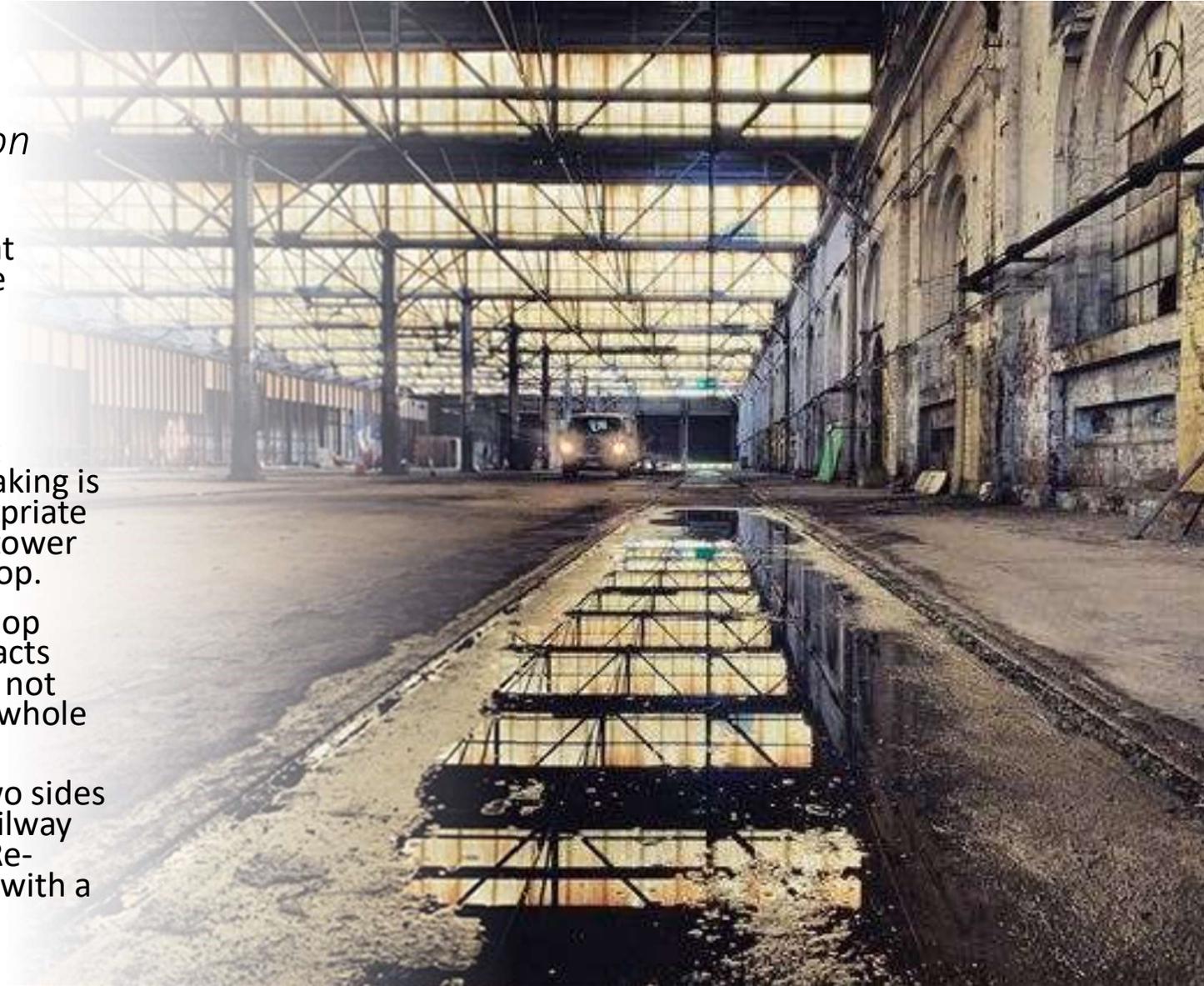
Heritage Council of NSW
*North Eveleigh Consultation
Outcomes Report*

The Paint Shop building is a great opportunity for a low-rise re-use similar to that of the low-rise Locomotive Workshop in South Eveleigh and should not be compromised.

The opportunity for a significant example of heritage led placemaking is threatened by potential inappropriate overdevelopment of a 5-storey tower through the roof of the Paint Shop.

A building on top of the Paint Shop Sub-Precinct, risks heritage impacts and jeopardises the significance not only of that building, but of the whole complex.

North and South Eveleigh are two sides to one complex united by the railway lines and rail transport history. Re-development should be treated with a unified approach.





Buildings, land use & housing mix





Proposed building Heights

- 28 storeys
- 26 storeys x2
- 18 storeys
- 12 storeys
- 9 storeys x2
- 5 storeys x3



Land Uses

Proposal increases the floor space by 39%.

“Create a genuinely mixed-use innovation precinct that is activated during the day and in the evenings” (p.35 Design Guide).

Development in the Paint Shop Sub Precinct is to predominately comprise a mix of commercial, retail, residential, community facilities, cultural, entertainment and creative uses.

- A minimum 2,500sqm of GFA for community and cultural uses (1.6%).
- Between 33,100 – 39,000sqm of GFA for residential accommodation (25.8%).
- Between 103,700 - 109,500sqm of GFA for employment and community facilities (72.2%).
- 12,550 square metres of land to be used for publicly accessible open space within the precinct.

Housing Mix

Between 381 and 449 new homes.

15% of GFA will be 'affordable housing' (approx. 67.5 dwellings).

Minister Stokes' media release, "We've set a historic target of 30 per cent diverse housing, half of which must be social and affordable housing, which is triple the Greater Cities Commission's baseline target."

NOTHING in the statutory planning documents mentions diverse housing or social housing. Only mention is 15% affordable housing.

TfNSW have advised that 'diverse housing' could involve student accommodation, build to rent or shared equity.



Open Space

The public open space proposed for the Paint Shop Precinct is not protected in the proposed planning controls as recreation space – the whole site has ‘mixed use zoning’ and allocated floor space. **What could transpire may diverge considerably from this image.**

Statement of Intended Effect says public space will be approx. 12,550 m² for the proposed development. **How much of this space is conducive to activity, as opposed to footpaths etc. is worth considering.**

Open space in South Eveleigh is private for 25 years. It was protected by pressure from REDWatch by positive covenant and easements that are not in place here.



Figure 3 Indicative Concept Proposal. Source: Bates Smart and Turf



1. Traverser No.1

A preserved industrial public space celebrating rail heritage and allowing for flexible community and event uses. Original scale, form and relationships of industrial outdoor space to the Paint Shop and Carriageworks is maintained.

2. Public Square

A hybrid post-industrial public space on the Fan of Tracks, utilising heritage structures in a contemporary park. A hybrid industrial sequence of public spaces set over the Fan of Tracks, utilising the structural frame of the Suburban Car Workshop to create an outward looking urban room with a high degree of social activation and flexibility. Indigenous themes and non-indigenous heritage are integrated, with a strong creative and innovation focus.

3. Eastern Park

A green arrival with park and gardens set around existing heritage buildings and mature trees. New green public open space within existing heritage context retains existing trees in a new public park. Greenery extends down to meet the arrival point from Redfern Station Platform 1.



Green Spine
A green arrival sequence that adapts and reuses heritage buildings and rail siding.

Redfern Station gardens heritage reimagined to provide a strong cultural and social hub.

Figure 13. Open space strategy for the Paint Shop Sub-Precinct

Source: Bates Smart and Turf



New public spaces is positive – but what utility do they provide? Are they the right public spaces?

It's important to consider the new public spaces in the context of the land sale of the site.

Artist Impression of new open space and pavilion (Northern side)

Connecting North & South Eveleigh Build the BRIDGE!



The North Eveleigh documents says that “detailed consideration is outside the project scope and does not have NSW Government funding”.

The proposal does preserve a portion of the site (the feet!) for a possible future bridge.

Sign the petition to invest in a bridge to connect across Everleigh!

<https://actionnetwork.org/letters/build-a-bridge> FOE, ARAG, REDWATCH

... Additional issues/questions to consider

There are numerous things that you might like to comment on, but we don't have enough time to cover them all today. Here are some other things to consider:

- Aboriginal Connecting with Country framework - included with the plans – *no dedicated Aboriginal housing.*
- Public vs. Private – how much of the site will remain in public hands?
- Construction staging and access roads.
- Why is the exhibition period so short for community feedback?
- Connectivity: Little Eveleigh St. / Ivy Lane & Shephard Street.
- Height concerns fronting Wilson St.



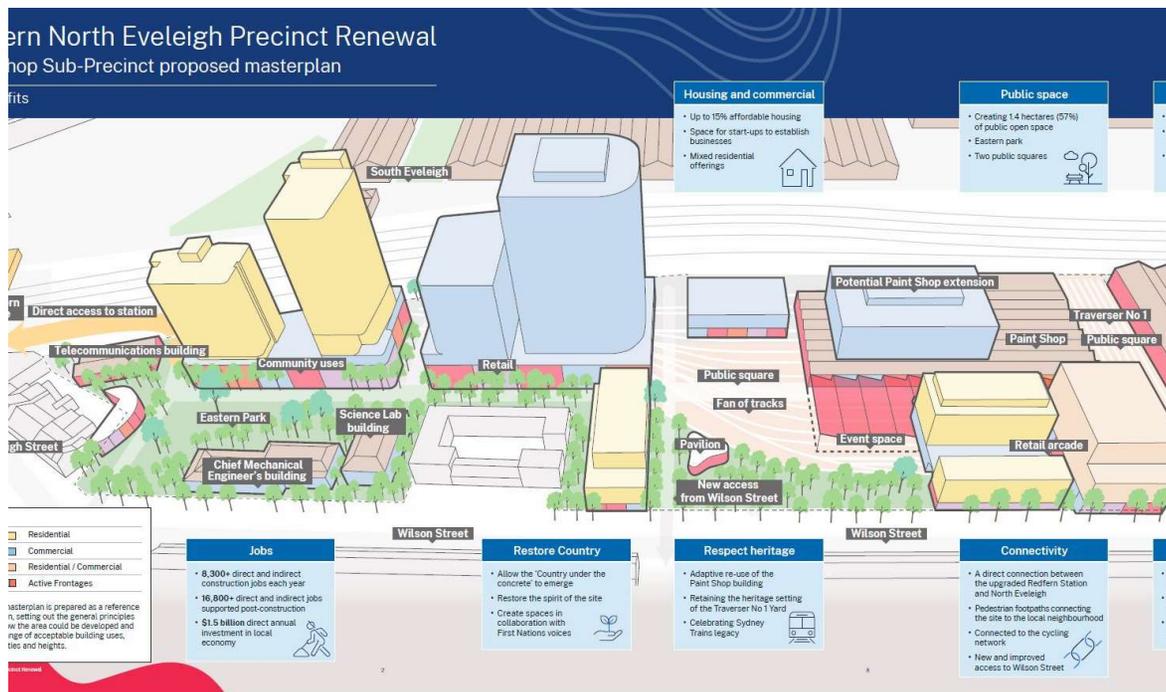


...But wait...

The 'Explanation of Intended Effect' documents says, "The NSW Government is investing in the renewal of Redfern North Eveleigh..." (p. 1). If the NSW were really investing in the site, then please explain:

- Why the floor space is increased by 39%.
- Why there is only 15% 'affordable' housing, and no social housing or Aboriginal housing.
- Why the need to endanger the site's heritage by proposing a building on top of the paint shop, and to demolish a portion of the paint shop extension.
- Why the site will be privatised.
- Why there is no bridge connecting North & South Eveleigh.

Exhibition Details



- Exhibition will close on **Thursday 25 August 2022**. This will be the last day to have your say & write a submission.
- Write a submission to ensure your thoughts are considered by the Minister for Planning Anthony Robets when making a decision.
Department of Planning Website:
<https://www.planningportal.nsw.gov.au/paintshop>
- Provide your name, email, indicate whether you support or oppose & attach or write your submission on the portal page.

Write a submission by 25th August

More submissions means more pressure, and ideally better community outcomes. *Department of Planning Website:*

<https://www.planningportal.nsw.gov.au/paintshop>

Visit <http://www.redwatch.org.au/> for further analysis, information & resources. Provide your email to receive an info pack to support your submission writing.

Thank you!

A big thank you to the REDWatch coordination committee and volunteers who put together meetings like this together, and dissect the complex planning documents to inform the community.

The Member of Newtown Jenny Leong for supporting this event

The BBQ boys Ron and John & all of you for coming today!

Support REDWatch

- We are a volunteer based resident action group covering Redfern, Eveleigh, Darlington & Waterloo
- Keep tabs on development proposals in the area & strive to inform the community.
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We need a new website! Every \$ helps.

