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About the Strategic Vision

The NSW Government is investing in the renewal of the Redfern North Eveleigh Precinct to create a unique mixed-use development, located within the important heritage fabric of North Eveleigh. Australian and international experience demonstrates that revitalising historic transport buildings can create some of the most desirable spaces in a city. Connected to the upgraded Redfern Station, the Precinct will be opened up to create homes for new residents including affordable housing, spaces for the jobs of the future, opportunities for local business and retail, and enrich existing communities through social and cultural spaces.

In 2008, a Concept Plan was approved for the Precinct following a design competition. The Concept Plan forms a set of planning controls over the Precinct. Due to significant changes in surrounding areas and the need to meet growth requirements, the renewal approach for the Precinct is being revised.

The Redfern North Eveleigh Strategic Vision has been prepared by Transport for NSW (TfNSW) and is the first part of the new strategic planning process for the Precinct's renewal. The Vision has been developed to:

- set the vision, key strategic planning and urban design considerations for the Precinct
- understand and reflect the unique character of the Precinct
- identify priorities and principles to guide the renewal;
- provide flexibility in the development approach to accommodate changing needs and technology and to account for the renewal evolving over time.

Further work will be undertaken in subsequent planning stages to determine the amount of required floor space and the Precinct layout that may result in amendments to planning controls.

The preparation of this Vision has been informed by:

- feedback from stakeholder and community engagement undertaken throughout 2020 and from previous planning processes in the area
- analysis of previous investigations undertaken for the Precinct prior to TfNSW taking the lead on the project as well as relevant state and local government strategic planning policies
- site and design analysis to understand Redfern North Eveleigh and its surrounds
- design input, including the State Design Review Panel led by Government Architect NSW.

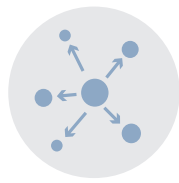
Feedback received during public exhibition of this document will continue to inform and refine the Vision and future planning processes. TfNSW will continue to consult as planning progresses.



Figure 9: Carriageworks entry sign

Precinct renewal priorities

The following Precinct renewal priorities set the key activities that will be undertaken to inform the next stage of planning works.



Connectivity

To maximise the Precinct's connections, we will investigate a direct link from the Precinct to the New Southern Concourse at Redfern Station; improved access to the T4 Eastern Suburbs and Illawarra Line platforms 11 and 12; walking and cycling connections to and through the Precinct; and the feasibility of a second pedestrian rail crossing via a bridge or the reuse of tunnels between North Eveleigh and South Eveleigh.



Jobs

The Precinct sits within Tech Central, an active innovation cluster, and aims to bring innovation at Redfern North Eveleigh to life to deliver jobs and broader benefits to the NSW economy.



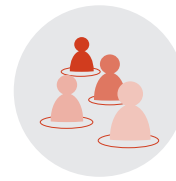
Social enterprise and affordable housing

There are a number of social enterprises located at North Eveleigh and we will look to build partnerships across the social, creative and Aboriginal enterprise sector. This document sets out the commitment to deliver at least 5%-10% affordable housing. We will look at ways to increase the delivery of affordable housing through planning uplift and shared value.



Opening the gates of North Eveleigh

We will investigate opportunities to fast track the delivery of public domain and amenity, and build on the previous consultation work done on the public domain in the Clothing Store Sub-Precinct.



A place for Aboriginal people

We will continue to understand how the significance of Redfern North Eveleigh as a place for Aboriginal people in the past, the present and the future can continue to be brought to life.



The heritage jewels of North Eveleigh

Recognising the unique heritage value at North Eveleigh, we will investigate ways to build on the heritage layers to bring buildings back to life for businesses, residents and the community.



Creative streets and public domain

The Precinct renewal process will be guided by a strategy to elevate the quality of design to an excellent standard. This will include bringing the creativity of the broader area into the streets of the Precinct along with a Precinct greening strategy.



Listening and engaging

We will recognise the investment of time and ideas provided over the past two decades on Redfern North Eveleigh, and continue to regularly meet and actively listen to the ideas and concerns of the community.



A place for inclusion

The Precinct will be an inclusive place, where people feel welcome and valued, and the streets and open spaces are safe and accessible.



PART 01

REDFERN NORTH EVELEIGH VISION

Redfern North Eveleigh Precinct Renewal Principles are described in this section. These Principles will guide future development on the site and inform key considerations in the assessment of future proposals.

The Vision

Redfern North Eveleigh Precinct

The Redfern North Eveleigh Precinct will be a connected centre for living, creativity and employment opportunities that support the jobs of the future. An inclusive, active and sustainable place for everyone, where communities gather.

Next to one of the busiest train stations in NSW, the Precinct will comprise 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 peoples, culture and communities across Australia. The Precinct will evolve as a local place contributing to a global context.

Figure 11: Redfern North Eveleigh Paint Shop exterior

ROYAL PRINCE ALFRED HOSPITAL

UNIVERSITY OF SYDNEY

CHIPPENDALE

REDFERN

NEWTOWN

SOUTH EVELEIGH

MACDONALDTOWN

ALEXANDRIA



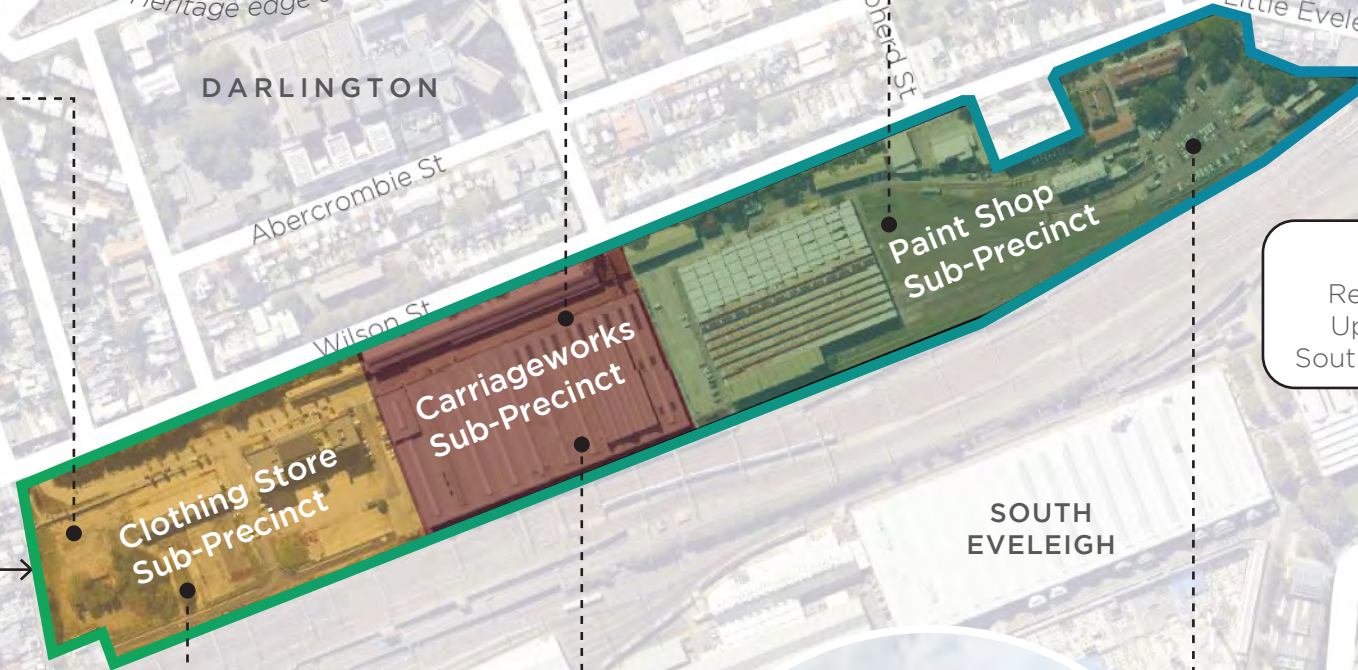
Figure 13: Heritage edge activation



Figure 14: Built form, accommodation and public domain



Figure 12: Connected public domain and play space



STAGE 3
Redfern North Eveleigh

STAGE 1
Redfern Station Upgrade - New Southern Concourse

STAGE 2
T4 Eastern Suburbs and Illawarra Line Development site

MACDONALDTOWN STATION
T

REDFERN STATION
T



Figure 15: Creative/art streets



Figure 16: Heritage edge activation



Figure 17: Revitalised heritage

Figure 18: Redfern North Eveleigh Sub-Precinct overview

Precinct renewal principles

To guide the vision of the Precinct, the following principles have been developed and are grouped into six key themes. These principles will inform future planning and assessment for renewal activities within the Precinct and are further detailed in the Appendix. TfNSW is committed to contributing to economic prosperity and social inclusion in an environmentally responsible and sustainable manner. The three pillars of sustainability: environmental, economic, and social, form an overarching requirement to enable the delivery of a sustainable precinct.



Great place for community

- Create well-designed buildings and spaces that draw people into the Precinct, enabling the renewal to meet social and environmental changes into the future.
- Promote day and night activity, with initiatives informed by the NSW Government's 24-hour Economy Strategy.
- Create greener and sustainable spaces, with a pedestrian focus, provide seating, shade, sunlight and, where possible, cultural elements.
- Integrate new development with existing spaces to create a coherent identity, promoting social access and inclusion.
- The Precinct will be an inclusive place, where people feel welcome and valued, and the streets and open spaces are safe and accessible.



Jobs for the future

- Create contemporary spaces for businesses, contributing to both the local and broader NSW economy.
- Ensure the spaces remain flexible to accommodate ongoing employment in new sectors.
- Encourage Aboriginal employment opportunities.
- Create active street frontages with a mix of uses, to provide space for a vibrant local economy with diverse employment opportunities.
- Support thousands of jobs during the construction and delivery phases, and provide equitable and inclusive employment and training opportunities, implementing TfNSW Aboriginal employment strategies.
- The Precinct sits within an active innovation cluster and aims to bring innovation at Redfern North Eveleigh to life to deliver jobs and broader benefits to the NSW economy.

Figures on this spread from left to right:

Figure 19: Goods Line, Sydney

Figure 20: Tonsley innovation district, Adelaide

Figure 21: Carriageworks exhibition, Katherina Grosse

Figure 22: 40,000 Year mural, Redfern

Figure 23: South East Market, Carriageworks

Figure 24: Sydney cycleway, multi-modal street

Precinct renewal principles



Creative

- Maintain and support the existing creative heart of the Precinct at Carriageworks, Australia's largest multi-arts centre.
- Develop a Precinct that attracts and retains visitors due to its cultural and creative expression, sense of fun, discovery and inclusion.
- Incorporate public, community and cultural art into the streetscape and street furniture to create a unique identity, a sense of community ownership and collective design input.
- Incorporate flexible creative spaces throughout the Precinct to allow for a constantly evolving community expression. There will be a range of different types of spaces for creative purposes to respond to the needs of current and future communities.



Aboriginal past, present and future

- Reinforce a sense of belonging for the Aboriginal community through the provision of considered design and cultural spaces, achieved through ongoing engagement with local Aboriginal communities.
- Contribute to the understanding and appreciation of Aboriginal culture through its integration into the Precinct, creating a lived experience.
- Embody Designing with Country and Understanding Country principles into design strategies.
- Continue to engage with Aboriginal communities to understand how the significance of Redfern North Eveleigh as a place for Aboriginal people in the past, the present and the future can continue to be brought to life.



Culture and history

- Ensure history and culture come to life as part of the urban fabric of the Precinct, creating a connection to the evolving story of the place.
- Celebrate heritage buildings through adaptive reuse, honouring their past and maintaining their connection to place.
- Create a high quality and appealing urban domain for the local culture to flourish.
- Create spaces for the arts, performances, community activities and night life appropriate to the surrounding residential area.



Connected people and places

- Create a highly connected Precinct that is accessible by all modes of transport.
- Make walking and cycling a safe and enjoyable experience, by creating a high quality, pedestrian focused public domain.
- Foster social connections through the creation of inviting and inclusive spaces that support a variety of activities.
- Enable digital connectivity to attract companies into the Precinct and to ensure that people living in the area are digitally connected in a way that meets their work, education and recreation needs.
- Investigate a direct link from the Precinct to the New Southern Concourse at Redfern Station; improved access to the T4 Eastern Suburbs and Illawarra Line platforms 11 and 12; walking and cycling connections to and through the Precinct; and the feasibility of a second pedestrian rail crossing via a bridge or the reuse of tunnels between North Eveleigh and South Eveleigh.



PART 02

CASE FOR CHANGE AND PLANNING CONTEXT

This section discusses what has changed in the Redfern North Eveleigh Precinct and why the NSW Government is seeking to realign the direction for the renewal. This also discusses the planning context including strategic planning, statutory planning and previous work.

Drivers for change

A changing context

In 2008, a Concept Plan for mixed-use development was approved for the Precinct, including residential, commercial, retail and cultural uses. The plan proposed the reuse of heritage buildings together with new buildings of up to 16 storeys.

Since the Concept Plan's approval, changes have occurred that will significantly shape planning for the future of the Precinct. These include changes in the NSW Government's desired strategic direction for the Precinct, and major changes to the physical and social environment of the surrounding area.

This Strategic Vision outlines how the Precinct presents an opportunity to deliver a dynamic mix of uses, including housing, creative and office spaces for jobs of the future, retail, local business, social enterprises and open spaces to respond to the current strategic direction.

New strategic direction

Economy and job creation policy

The Precinct is located within the southern end of Tech Central (formerly known as the Sydney Innovation and Technology Precinct) – planned to be Australia's biggest technology and innovation hub. As part of Tech Central, the Precinct will contribute to the overall delivery of 25,000 new jobs and about 250,000 square metres of space. Tenants will be attracted by the rich heritage and culture of the Precinct, the technology, education and health institutions of the surrounding suburbs, and the strong transport links provided by Redfern Station.

Central Precinct Renewal

The Central Precinct Renewal, led by TfNSW, will drive the success of Tech Central by realising a significantly expanded CBD economy through the creation of the jobs of the future in an exciting and vibrant setting. The renewal will revitalise the precinct with new and enhanced public open spaces and celebrate the heritage of the iconic Central Station – this will be enjoyed for generations to come. Together, the renewal projects will revitalise 34 hectares of the city, creating one of the biggest government-led urban renewal projects in Australia.

Camperdown-Ultimo Collaboration Area

The Collaboration Area is an initiative of the Greater Sydney Commission to leverage the existing education, science, health and skills institutions. It will foster sharing of information and ideas leading to innovation and new opportunities. The vision and actions associated with the Collaboration Area have been identified in the Camperdown-Ultimo Place Strategy. The Precinct is close to key innovation institutions within the Camperdown-Ultimo Collaboration Area including the University of Technology Sydney and TAFE NSW Eora. The ability of the site to build on this proximity creates an extraordinary economic and social uplift across a large portion of Australia's only global city.



Figure 25: Redfern North Eveleigh Innovation drivers

Previous work

Timeline

There has been a long history of strategic plan making for the Precinct stretching back to the 1970s when the Central to Eveleigh corridor was first identified.

Since then, key attempts to renew the Precinct include:

- the establishment of the Redfern-Waterloo Authority who delivered an approved Concept Plan in 2008
- the establishment of UrbanGrowth NSW who developed the 2016 Central to Eveleigh Urban Transformation Strategy.

These plans were not realised for various reasons, including the complexity of the site and operational rail requirements. The previous work has delivered detailed studies on the Precinct and the surrounding area that inform this Strategic Vision, and will continue to inform future, more detailed work.

Further detail on what was included in the 2008 Concept Plan is included on page 14. A summary of the 2016 Urban Transformation Strategy is included in the Appendix for background information.



2005

The Redfern-Waterloo Authority (RWA) is established.

2006

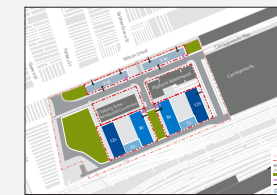
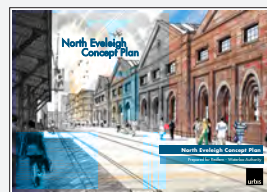
Built Environment Plan Planning Framework and Built Environment Plan (Stage One) developed.

2008

Major Project
The then Minister for Planning declared the proposal to be a Major Project and authorised a Concept Plan to be submitted.

Part 3A Concept Plan Approved

The Concept Plan for the site was approved by the then Minister for Planning, amending planning controls for the site.



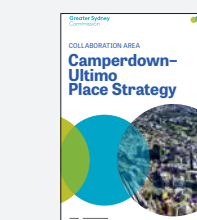
2015

Draft Urban Transformation Strategy is developed by the former UrbanGrowth NSW Development Corporation.



2016

Central to Eveleigh Urban Transformation Study is prepared, including significant community and stakeholder engagement.



2018

Camperdown-Ultimo Place Strategy is developed.

2020

- Redfern Station Upgrade and New Southern Concourse EIS public display and assessment
- Investigation of opportunities to renew the Eastern Suburbs Railway development site
- DPIE and TfNSW collaboration to hold a Place Design Forum for the Redfern North Eveleigh Precinct Renewal
- TfNSW lead development of the Strategic Vision

Previous work

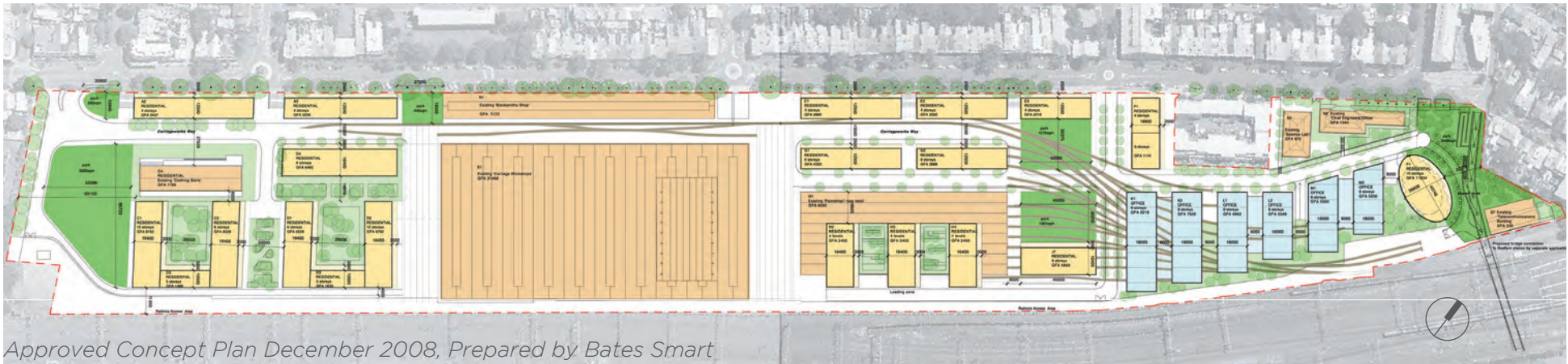
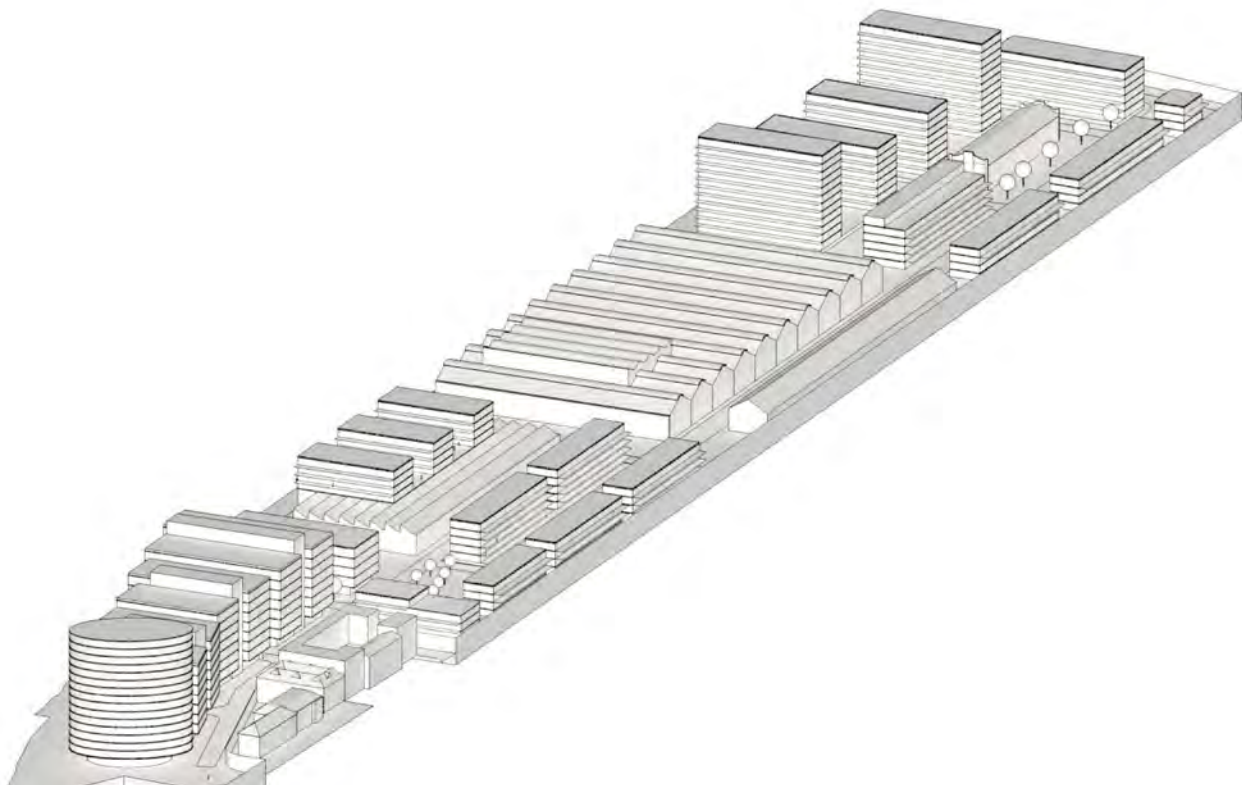
2008 Concept Plan

The former Redfern-Waterloo Authority prepared a Concept Plan for the Precinct that was approved on 15 December 2008 by the then Minister for Planning. Since the Concept Plan was acted on with the development of the Platform Apartments, it is still valid and has the potential to be acted on in the future through approval of development applications. The Concept Plan therefore acts as a set of current planning controls across the Precinct. Due to the changed context as previously described, this plan is no longer considered suitable to meet the strategic government objectives for the site.

The Concept Plan was subject to a design excellence competition and comprises:

- An estimated 1,258 residential dwellings, and 3,270 jobs across the Precinct
- adaptive reuse of the heritage buildings for a range of uses including cultural, community, commercial and residential
- a mixed-use precinct comprising residential, commercial and retail uses to the east
- a cultural/commercial precinct in the centre of the site, comprising the Carriageworks performance arts centre, additional cultural and commercial floor space within the Carriage Workshop, and cultural and commercial uses within the Blacksmiths' Shop
- a residential precinct to the west
- open space, public domain and roads across the site with five new parks totaling approximately 9,400 square metres
- a child care centre for approximately 45 children
- car parking across the Precinct for a total of 1,800 car parking spaces
- affordable housing.

In 2013, the Platform Apartments affordable housing development was approved in accordance with the Concept Plan (SSD5708). The development includes 88 residential apartments, 39 car parking spaces, landscaping and associated site works and opened in 2016.



Approved Concept Plan December 2008, Prepared by Bates Smart

Table: Approved development floor space by Sub-Precinct			
Precinct	Area	Approved Floor Space	Proposed FSR
WESTERN PRECINCT	29,980sqm	50,698sqm	1.75:1
CENTRAL PRECINCT	31,110sqm	34,588sqm	1.1:1
EASTERN PRECINCT	47,140sqm	92,241sqm	1.96:1
TOTAL	107,230sqm	177,527sqm	1.65:1

Table: Approved gross floor area (GFA) by land use	
Land Use	Gross Floor Area
RESIDENTIAL	95,059sqm
COMMERCIAL	55,672sqm
RETAIL	4,000sqm
CULTURAL	22,796sqm
TOTAL	177,527sqm

Strategic planning context

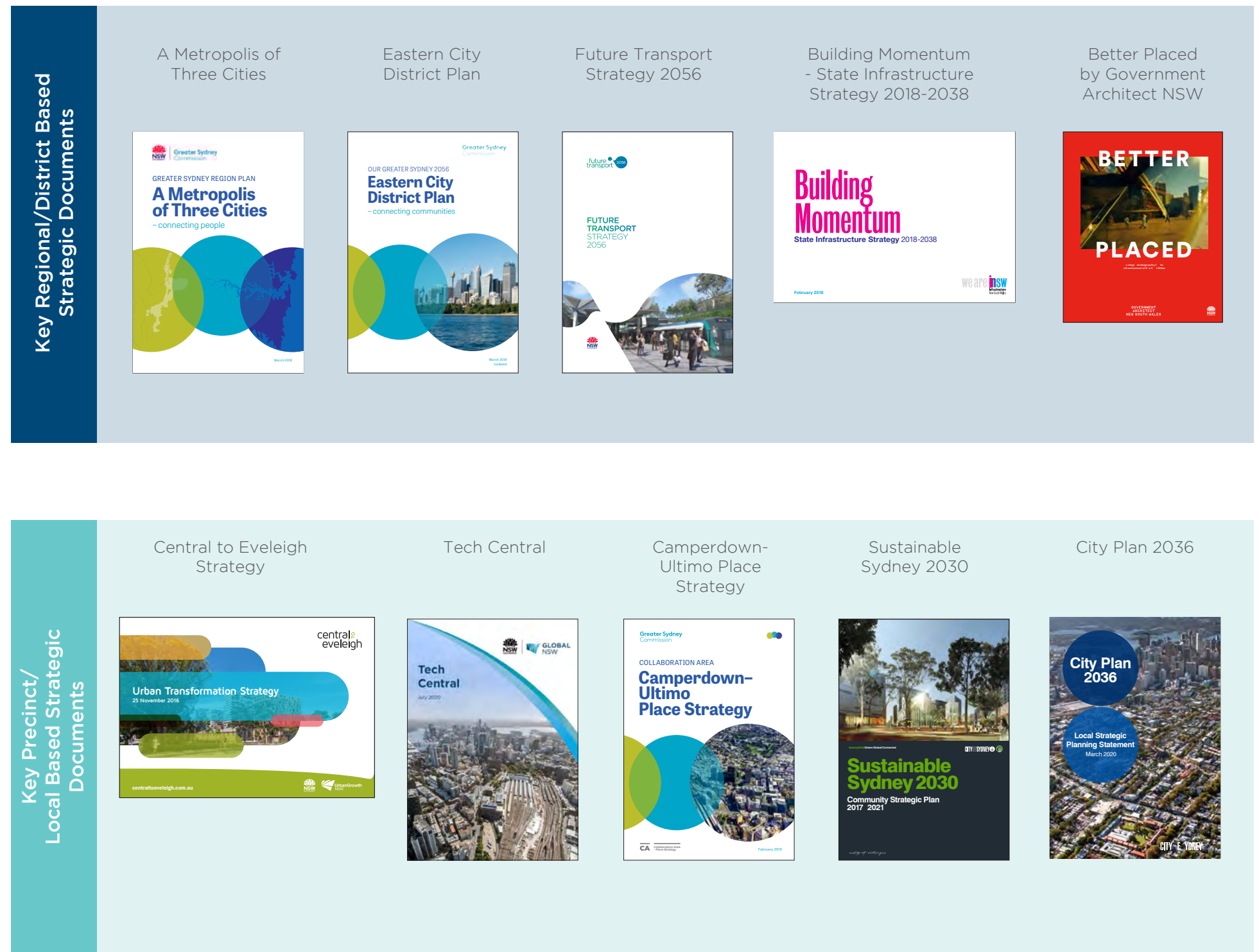
The Precinct renewal is guided by the NSW Government strategic planning initiatives. These policies and their relevant objectives, priorities and actions have been considered in the development of the Strategic Vision. The renewal will also be guided by the NSW Government vision for a 24-hour global city and the Smart Places Strategy.

The 24-hour Economy Strategy aims to activate a vibrant, diverse, inclusive and safe 24-hour economy in Sydney. Five Strategic Pillars address distinct opportunities:

- support more integrated planning and place-making to enable the 24-hour economy to thrive
- encourage the diversification of night-time activities.
- nurture industry and cultural development to help entrepreneurs thrive in the 24-hour economy
- explore ways to enhance mobility between 24-hour economy hubs through safe and reliable transport
- highlight Sydney as a world-class night-time destination, and encourage healthy behaviours.

The Smart Places Strategy brings together the outcomes sought within the NSW Government's metropolitan and regional infrastructure, economic, land use and digital strategies. Smart Places integrate technologies into the built environment to capture data and help make better, evidence-based decisions that improve the productivity, liveability and resilience of places.

Further detail regarding how the Precinct renewal will contribute to strategic initiatives is included in the Appendix.



Planning controls

State Environmental Planning Policy (State Significant Precincts) 2005

The State Environmental Planning Policy (State Significant Precincts) 2005 (SSP SEPP) forms an existing set of planning controls across the Precinct and South Eveleigh. These controls specify the zoning, maximum building heights and floor space ratio that any new development proposals must comply with.

This SSP SEPP, together with Schedule 2 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), declares that development within the Precinct with a capital investment value of more than \$10 million is State Significant Development. Accordingly, the Minister for Planning and Public Spaces is the consent authority for development proposed within the Precinct over \$10 million.

2008 Concept Plan

The 2008 Concept Plan provides additional development controls such as specific land uses, building heights, total maximum allowable floor space, development footprints, location of open space and maximum allowable number of car parking spaces. These controls allow for around 177,000 square metres of development within the Precinct.

Other planning instruments

A number of other planning instruments will apply to the Precinct renewal as works progress. A future planning strategy will explore these requirements further.

As a key strategic development site in NSW, the Precinct is subject to State-led planning processes. Notwithstanding this, ongoing collaboration with the City of Sydney Council will provide local input into the planning and design process.

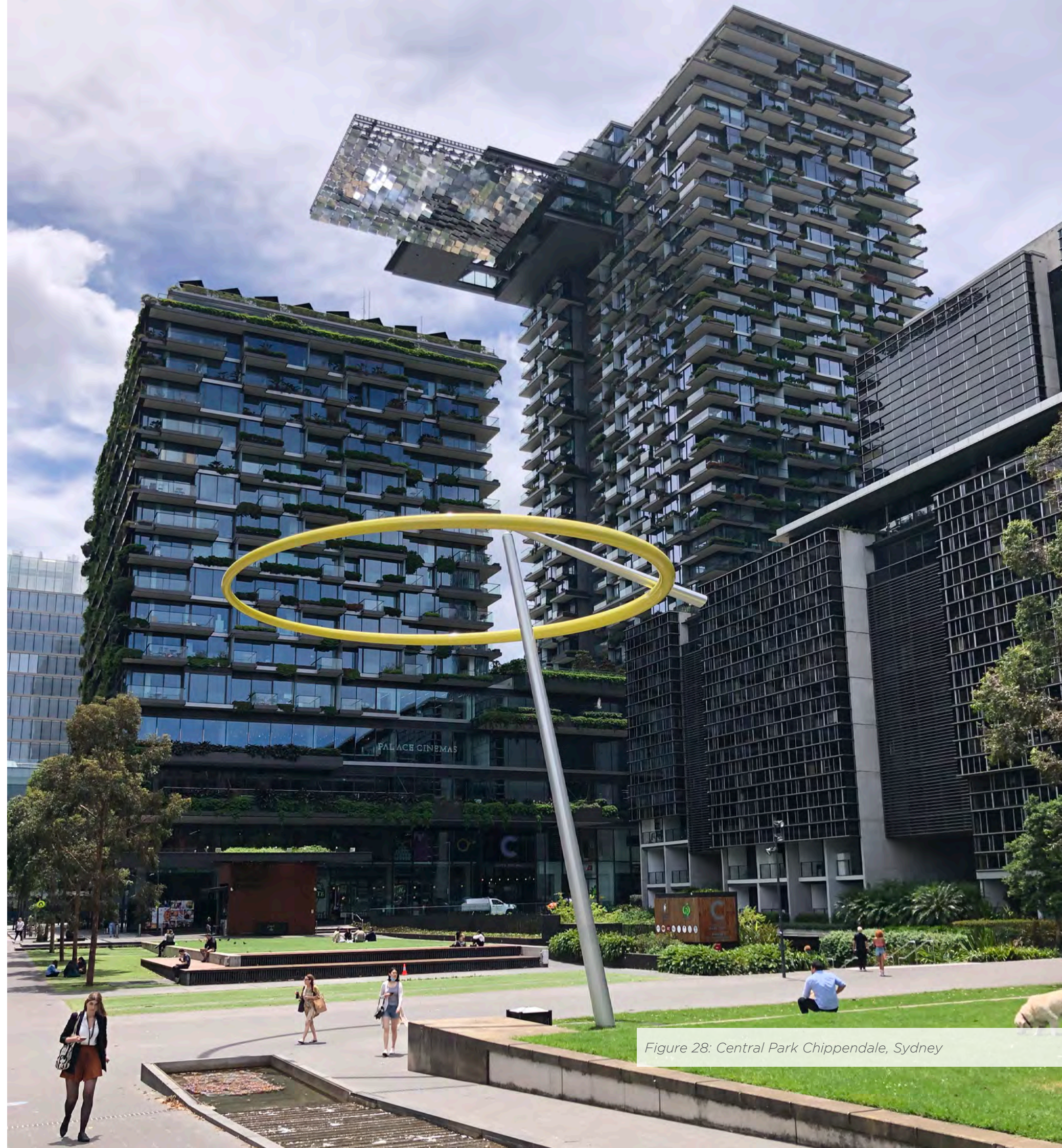


Figure 28: Central Park Chippendale, Sydney



PART 03

UNDERSTANDING REDFERN NORTH EVELEIGH

This section provides background information that has directly informed the Vision including a description of the Redfern North Eveleigh Precinct and its surrounds, capturing the unique attributes that currently contribute to the place. Relevant strategic government initiatives are identified and a summary of previous work undertaken for the Precinct is provided.

Strategic context

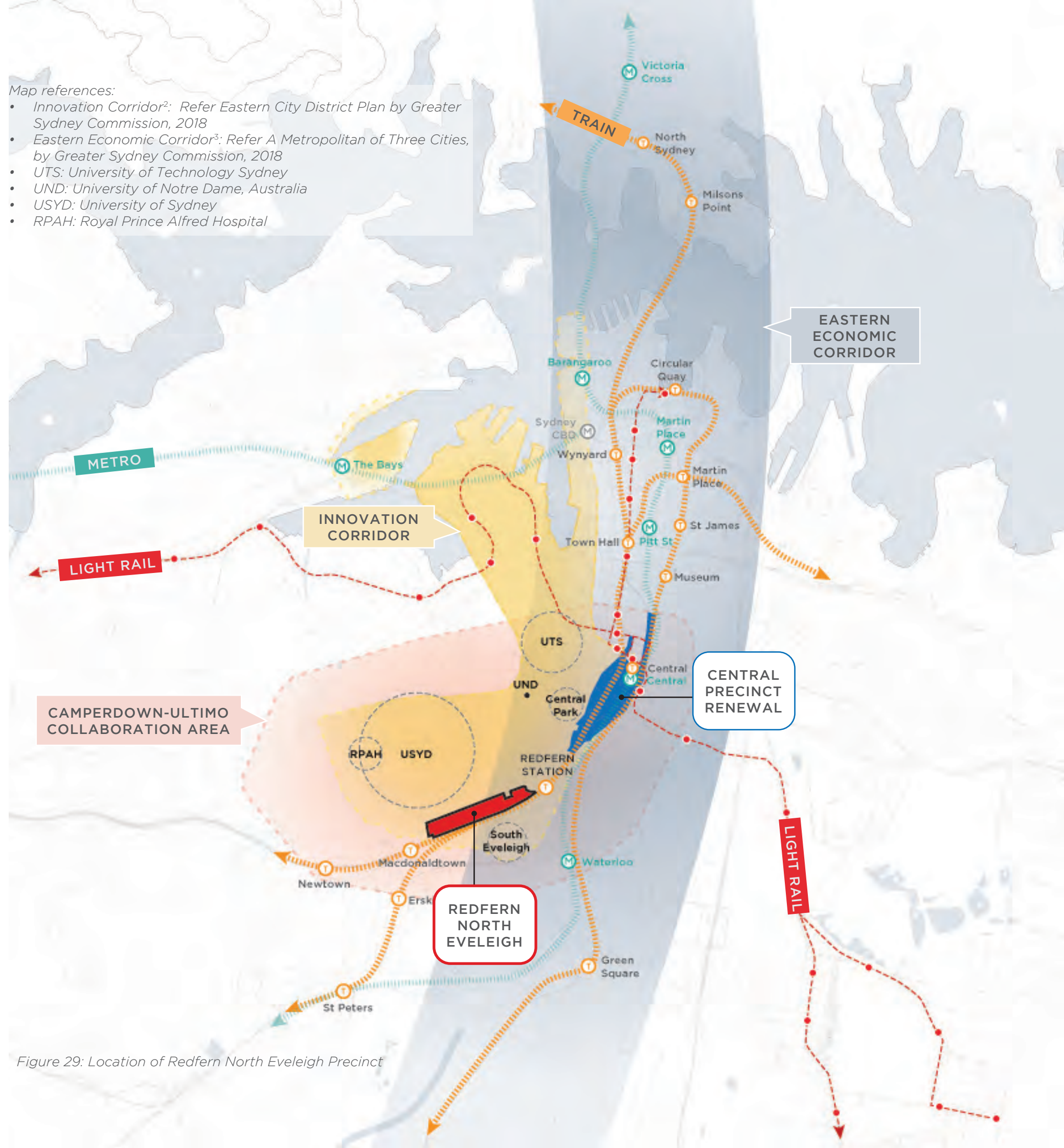
Introduction

Located three kilometres south west of Sydney CBD, the Precinct sits at the centre of diverse communities, bustling retail areas, commercial centres and educational institutions. It is well connected to the broader Sydney area by the adjacent Redfern Station and forms part of Tech Central, the Camperdown-Ultimo Collaboration Area¹, and the historic Eveleigh Railway Workshops.

The 10 hectare Precinct is located within the City of Sydney Local Government Area, and is part of the Redfern-Waterloo Authority Sites State Significant Precinct (SSP). The Precinct is home to Carriageworks, one of Sydney's premier cultural institutions, hosting exhibitions, events and weekly farmers markets. Well-known destinations surround the Precinct including Sydney University, Victoria Park, Broadway, Central Park and Prince Alfred Park. Flanked by Wilson Street and an active rail corridor, and adjacent to Redfern, Darlingtown, Newtown, Chippendale and Alexandria, the Precinct sits at a key point between Sydney CBD and the Inner West.

Map references:

- *Innovation Corridor*²: Refer Eastern City District Plan by Greater Sydney Commission, 2018
- *Eastern Economic Corridor*³: Refer A Metropolitan of Three Cities, by Greater Sydney Commission, 2018
- UTS: University of Technology Sydney
- UND: University of Notre Dame, Australia
- USYD: University of Sydney
- RPAH: Royal Prince Alfred Hospital



For footnotes 1, 2 & 3 refer to endnotes on page 59 of the document.

Figure 29: Location of Redfern North Eveleigh Precinct

Urban context

Overview



Jobs and economy

The Precinct currently contains a small cross section of jobs, in arts and culture, social enterprise, food and beverage, and transport services. More broadly the surrounding area boasts a growing jobs economy across the office, education, innovation, retail, hospitality, leisure and culture sectors.

The Precinct is positioned within the southern end of Tech Central and is part of the Eveleigh Activity Node of the Greater Sydney Commission's Camperdown-Ultimo Collaboration Area. These initiatives promote the creation of job opportunities, particularly jobs of the future.



Transport and access

Access to the Precinct is available by public transport, walking, cycling and car.

The Precinct is located next to Redfern Station, Sydney's sixth busiest train station. The Redfern Station Upgrade - New Southern Concourse will further improve the station's accessibility and accommodate growth in the area. Macdonaldtown Station is located adjacent to the western end of the Precinct via a pedestrian walkway. A bus interchange area is located immediately east of the station, providing services to a range of locations across Sydney. The new Waterloo Metro Station, due to open in 2024, is located within a 15-minute walk from the Precinct.

Footpaths are available throughout the area surrounding the Precinct for pedestrian access. In places, these footpaths are narrow and heavily trafficked by pedestrians moving between Redfern Station and key attractors such as Sydney University. There are a number of pedestrian access points into the Precinct from the footpath on Wilson Street. A dedicated cycleway runs along Wilson Street, past the Precinct entrance, connecting into Sydney's growing cycle network.

Vehicle access to the Precinct is via Carriageworks Way, off Wilson Street. The nearest arterial road is the Princes Highway, approximately 230 metres to the north.



Heritage

The Precinct is part of a State heritage listed area known as the 'Eveleigh Railway Workshops' and contains many items of exceptional State heritage significance. The North and South Eveleigh railway workshops are one of the finest examples in the world of Victorian era railway infrastructure and provide a near intact example of the production and delivery process of railway stock to the main lines of Sydney. Renewal will be undertaken with consideration of how best to maintain the heritage significance of the area. For further information on the industrial heritage of the Precinct see page 21.



Built form and housing

The Precinct has existing heritage built form elements throughout including the Clothing Store, Carriageworks, Blacksmith Shop, the Paint Shop and the Suburban Car Workshop. These buildings vary in their level of heritage significance and the level of current use. The Precinct is also home to the Platform Apartments located towards the western end. The Precinct has an industrial appearance with paved areas between the buildings and limited green space.

The area surrounding the Precinct is largely residential with terrace houses along Wilson Street, Lawson Street, Iverys Lane and Little Eveleigh Street. A number of buildings along the southern side of the Wilson Street edge are used by Sydney Trains. Larger apartment buildings are located to the north and east of Redfern Station. The railway corridor forms the southern boundary of the Precinct, separating North and South Eveleigh. South Eveleigh comprises a mix of revitalised post-industrial warehouses and new commercial buildings.

Beyond Abercrombie and Cleveland Streets, are Sydney University, Central Park and the University of Technology, Sydney. Key retail zones in Newtown and Redfern are also within close proximity.



Community

The Precinct is surrounded by a diverse range of residential and cultural communities. With a median age of 35 in the suburb of Redfern and 31 in the suburb of Eveleigh, there is a large proportion of rental dwellings, and a mix of family and single households (sourced from the Australian Bureau of Statistics 2016 Census).

As well as being home to a cross-section of people from diverse backgrounds, Redfern and its surrounding suburbs have been an important centre for Aboriginal people from all around Australia.

Visitors to the area come for cultural events, exhibitions and weekly farmers markets at Carriageworks, attend Sydney University, work in one of the surrounding suburbs, or access the transport hub at Redfern Station.

There is a number of community and arts centres in the area, including Redfern Community Centre and 107 Redfern St, as well as small neighbourhood parks, publically accessible sports facilities at Sydney University Sports and Aquatic Centre, Prince Alfred Park and Victoria Park.

Figures on this page from left to right:

Figure 30: Tonsley innovation district,
Figure 31: Eveleigh aerial view
Figure 32: Paint Shop heritage elements
Figure 33: Central Park Sydney
Figure 34: South east market, Carriageworks

Urban context

Overview



Aboriginal Connection

The Precinct is located just to the west of a former dune and swampland that would have formed an important resource for the local Aboriginal people. Previous studies have suggested that the potential for Aboriginal artefacts to remain in this area is low due to the significant level of ground disturbance.

More recently, the Aboriginal community has experienced significant social change within the Redfern area as detailed on page 22. The area of Redfern was home to over 35,000 Aboriginal residents in the 1970's, during which several movements gained Aboriginal people more rights and access to essential services. The area continues to be a significant site for Aboriginal people who identify with the political symbolism of this dynamic place. Redfern has become iconic territory for the national Aboriginal rights movement. For further information on the Aboriginal significance of the Precinct see page 22.



Education

The Precinct is within close proximity to a range of world renowned educational facilities, including the University of Sydney, the University of Notre Dame, Torrens University, the University of Technology, Sydney, and TAFE NSW Eora and Ultimo.

There are a number of primary schools in the area, including Darlington and Newtown North Public Schools, as well as a number of high schools, including Newtown Performing Arts School, Alexandria Park Community School, Sydney Girls, Sydney Boys High Schools and the new Inner Sydney High School.



Health

The Precinct is in close proximity to world-class health infrastructure and research areas. Close to Royal Prince Alfred Hospital (RPA) and its affiliated research centres at Sydney University and beyond, these health and research institutions play a key role in the Camperdown-Ultimo Collaboration Area's health, education and research anchor zone which runs from RPA in Camperdown to the University of Technology, Sydney in Ultimo.

The Aboriginal Medical Service, established in 1971 as the first Aboriginal Community Controlled Health Service in Australia, continues to operate a short distance from the Precinct on the east side of Redfern Station.



Arts and Culture

The Precinct boast one of Australia's premier arts and cultural institutions in Carriageworks. Operating since 2007, Carriageworks is a key anchor in the Precinct and is a community and cultural centre – a local gathering place, hosting local and international exhibitions, events, and weekly farmers markets. In 2019, Carriageworks welcomed 1 million visitors.

The Precinct also hosts temporary artist studios in the Clothing Store, while the surrounding area has a rich array of arts and cultural institutions, small galleries, and supporting creative industries. Some key cultural centres in the surrounding area include White Rabbit Gallery, Tin Sheds Gallery, FBI Radio, small galleries, and dance, theatre and artist spaces. For further information on arts and culture in the Precinct see page 23.



Collaboration Skills and Knowledge Economies

The Precinct is surrounded by a range of research, educational and creative institutions allowing its position to be conducive to becoming a hub that encourages collaboration and knowledge production.

Secondary spaces and neighbourhood amenities such as bars and cafes, are pivotal to success as they contribute to a balanced sense of place.

Given its unique location, between Redfern and Newtown, close to a major transport interchange, University of Sydney, University of Technology, Sydney and Royal Prince Alfred Hospital, and hosting a major cultural institution, the Precinct has the chance to be a key piece in Sydney's broader collaboration skills and knowledge economies.

Figures on this page from left to right:

Figure 35: 40,000 years mural, Redfern

Figure 36: University of Sydney Business School

Figure 37: Royal Prince Alfred Hospital

Figure 38: Art exhibition in Carriageworks

Figure 39: Station F development, Paris

Site context

Aboriginal significance

The area of Redfern has been significant to the Aboriginal community for many years with key social movements and protests occurring in this location.

The founding of the first Aboriginal Football Club in 1944 – the Redfern All Blacks – had important political, social and symbolic ramifications for the study area. The games became an important expression of community pride and Aboriginal identity.

The Aboriginal population in Redfern in 1960 was estimated to be over 12,000 with many Aboriginal people working for the local industries. The boom in Aboriginal population in the 1960s, however was met with government and corporate resistance. State and local Governments sought to relocate the large Aboriginal population away from the area, drawing attention to the overcrowded and ‘slum-like’ conditions in which many people lived. In 1965, a large area of housing was destroyed to build the Redfern mail exchange and, in 1968, the NSW Department of Housing started to resettle Aboriginal people away from the inner city to suburbs such as Mt Druitt and Campbelltown.

The 1970s was a key turning point for the community living in the area.

- The national referendum in 1967 and the election of the Whitlam Government in 1972 brought new opportunities and freedoms to Aboriginal people.
- Increasing numbers of Aboriginal people moved into the city from rural areas with the population increasing to more than 35,000 by the early 1970s.
- With increasing rents and pressure to move to outer suburbs, the Aboriginal community united to stay in the area. In 1972, when a large construction company purchased several houses in and around Louis Street and began forcibly evicting Aboriginal residents from their homes, fifteen Aboriginal residents were arrested for refusing to leave. A formal submission made by the community for Federal Government funding in 1973 saw the purchase of land (‘the Block’) and establishment of the Aboriginal Housing Company to manage the grant. This was the first housing collective in Australia and effectively the first successful land rights claim by an Aboriginal community. This ‘space’ quickly became a ‘place’ inscribed with Aboriginal culture and identity.

- The early 1970s saw the development of a range of community controlled services, including the Aboriginal Legal Service, the Aboriginal Children’s Service and the Aboriginal Black Theatre House. These pioneering Aboriginal services provided a model for a move towards self-determination for many Aboriginal communities across Australia.
- The Aboriginal Medical Service, formed in July 1971 to provide free medical support to Aboriginal people living in Sydney, was the first Aboriginal community-run medical service in Australia.

Redfern received negative press in the mid 1990s regarding drugs and violence at ‘the Block’, which had deteriorated as a result of overcrowding and lack of funding for maintenance. In 1997, the Aboriginal Housing Company approved the demolition of ‘the Block’ and initiated the Pemulwuy Project to create a clean, healthy and safe environment for Aboriginal children⁵.



Figure 49: 40,000 Year mural Redfern Sydney

Site context

Arts and culture

Drawing on Carriageworks and other cultural spaces within the surrounding suburbs provides an excellent basis for the Precinct to continue to develop its creative and cultural identity.

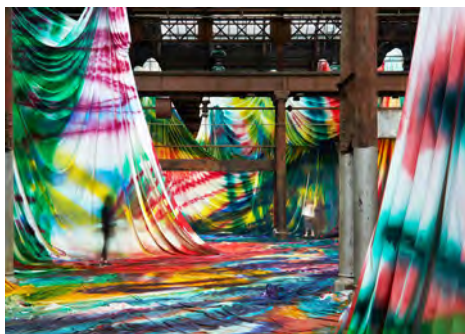


Figure 50: (top) Carriageworks, Bay 20, a contemporary space with heritage elements used for conferences, screenings, filming and live music.

Figure 51: Eveleigh Farmers Market, features seasonal produce from farmers and artisan producers from across NSW, held every Saturday.

Figure 52: Sydney Contemporary features Asian-Pacific artists in a five day program that includes exhibitions, installations, public talks, video art in conjunction with local restaurants.

Figure 53: Katharina Grosse site specific installation as part of the Schwartz Gallery - Carriageworks international projects program.

Figure 54: Sydney writers festival 2018.



Figure 55: Remember Me by Reko Rennie, Carriageworks

Opportunities and challenges

Overview

The physical features of the Precinct present a number of opportunities and challenges for the renewal. These features will be considered and addressed as part of the next stage of detailed planning where place-specific outcomes founded on design excellence principles will be explored.

Ensure new development is respectful and sympathetic with the character of the surrounding areas in terms of both buildings and open space

Recognise, celebrate and enhance the Precinct's unique historical identity through heritage interpretation, and the activation of buildings and spaces

Embrace Redfern's past, present and future by integrating new built form with existing buildings, green spaces and public domain

Ensure new development interfacing with the rail corridor boundary mitigates noise and vibration impacts

Use Designing with Country principles to embed First Nations voices throughout the Precinct renewal process to ensure users connect with Country

Investigate vehicle connectivity into the Precinct

Minimise impacts to the existing Precinct users including Platform Apartment residents, Carriageworks and Two Good throughout the renewal process

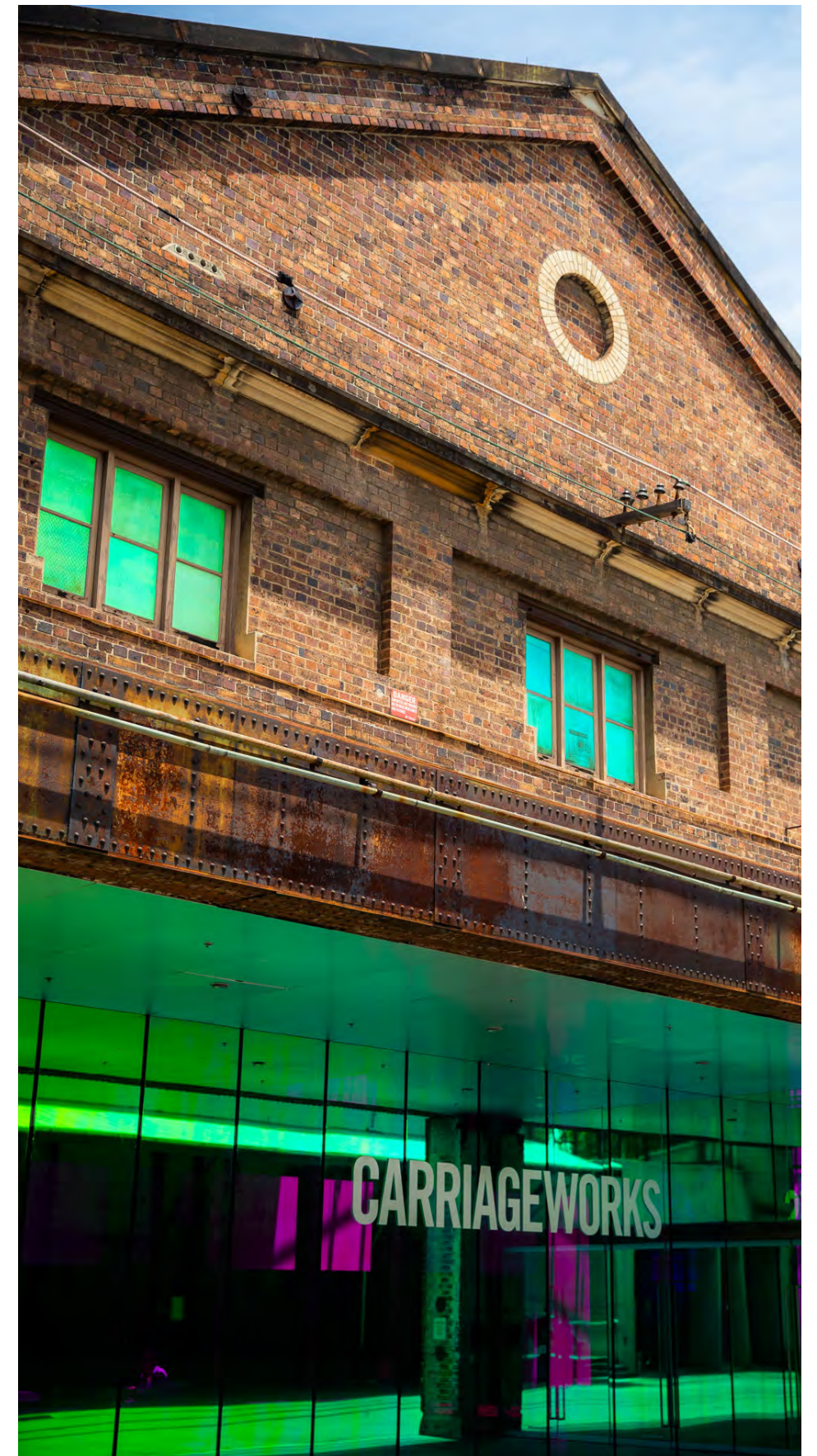


Figure 56: Carriageworks a key cultural asset of the Precinct

Opportunities and challenges

Diagram 1

The numbers below correspond to those noted on the adjacent diagram:

- ① A number of the heritage assets across the Precinct are in need of repair and maintenance prior to any reuse or adaptation.
- ② Potential railway corridor setbacks for safe operation and maintenance of railway infrastructure need to be confirmed and accommodated.
- ③ Carriageworks is a venue that attracts growing numbers of visitors to events within its walls and adjacent external spaces. The renewal will maintain Carriageworks as the cultural heart of the Precinct and further enhance its ability to connect with the broader Precinct through the activation of public domain. There is a need to maintain servicing requirements throughout the renewal works.
- ④ Minimise impacts to residents of the Platform Apartments including changes to access and amenity.
- ⑤ The social enterprise of Two Good on Wilson Street is a key existing user of the Precinct.
- ⑥ Wilson Street is part of broader green network identified by City of Sydney Council. Maintaining and enhancing its quality needs to be integrated into future development outcomes.
- ⑦ Wilson Street has limited pedestrian connections into the Precinct that is driven by significant change in level from the street to the Precinct.
- ⑧ Wilson Street has a strong existing character of terrace houses to its northern side. Future development along Wilson Street will need to respond appropriately to this context.
- ⑨ The cycleway on Wilson Street will need to be safely integrated with any future additional vehicle or pedestrian links into the Precinct.
- ⑩ Little Eveleigh Street is a shared zone with pedestrians, cyclists and traffic movement.

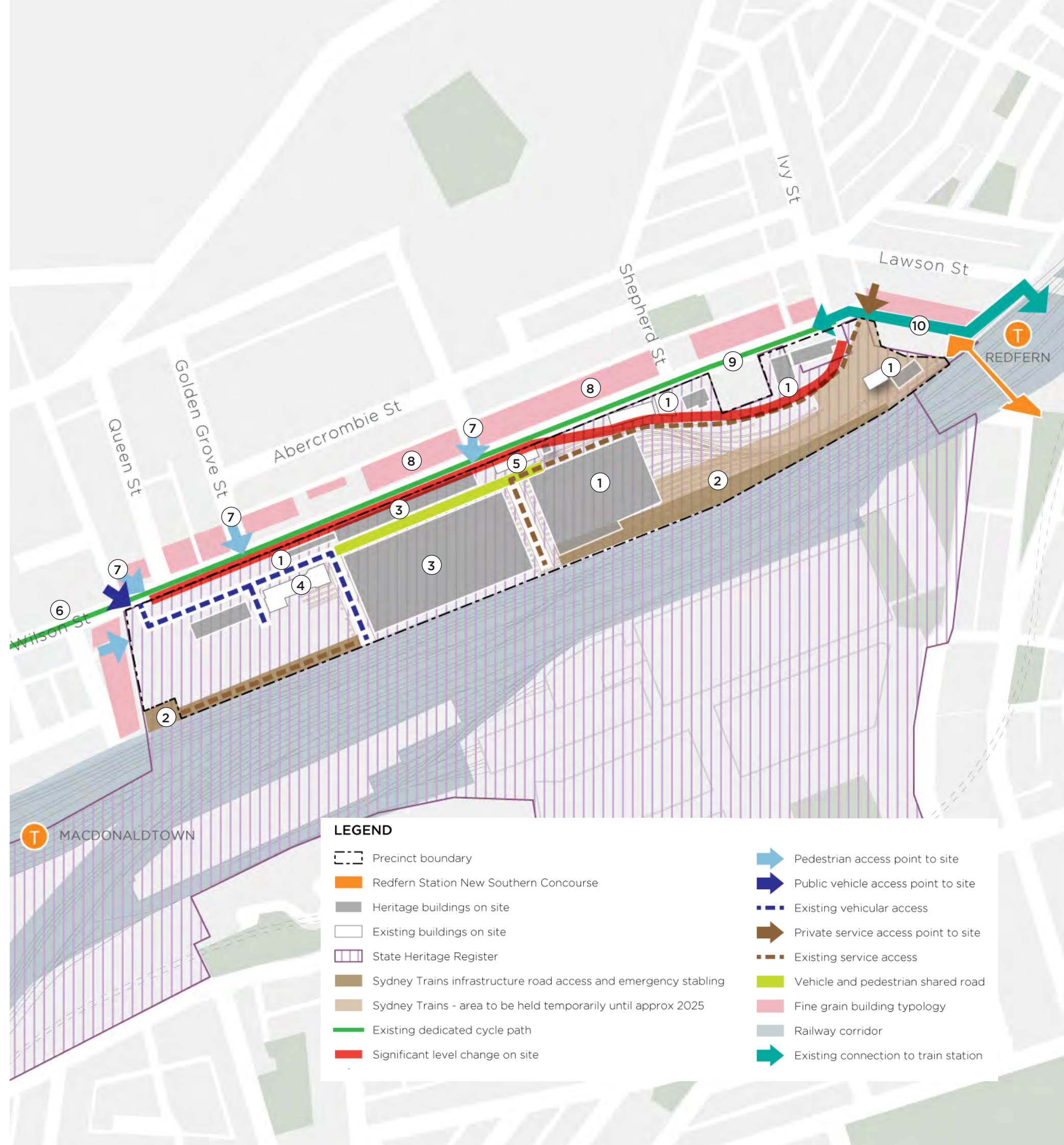


Figure 59: Opportunities and challenges diagram 1

Opportunities and challenges

Diagram 2

The numbers below correspond to those noted on the adjacent diagram:

- ① Adaptively reuse and extend existing heritage buildings whilst retaining the heritage stories of the Victorian era railways.
- ② Heritage elements within the Precinct including remnant railway lines. The heritage value is derived from the arrangement of elements within the Precinct and needs to be integrated appropriately with new development.
- ③ Further activate the public domain around Carriageworks and the Blacksmith's Shop heritage buildings.
- ④ Open up access to the eastern half of the Precinct by extending Carriageworks Way as a key connecting access spine.
- ⑤ Connect public domain across the Precinct from east to west and connect into the broader suburb movement and open space network, in particular through the northern boundary on Wilson Street.
- ⑥ Investigate a direct pedestrian connection between the Precinct and the new southern concourse at Redfern Station.
- ⑦ Future development to respond to the grain of the Wilson Street terrace houses and provides further pedestrian connections into the Precinct.
- ⑧ Integrate the Wilson Street cycleway into the Precinct design whilst maintaining and enhancing the identified green link.
- ⑨ Locate a public park to the western end of the Precinct to improve the amenity of existing and new residents.
- ⑩ Maintain the pedestrian connection to Macdonaldtown Station.

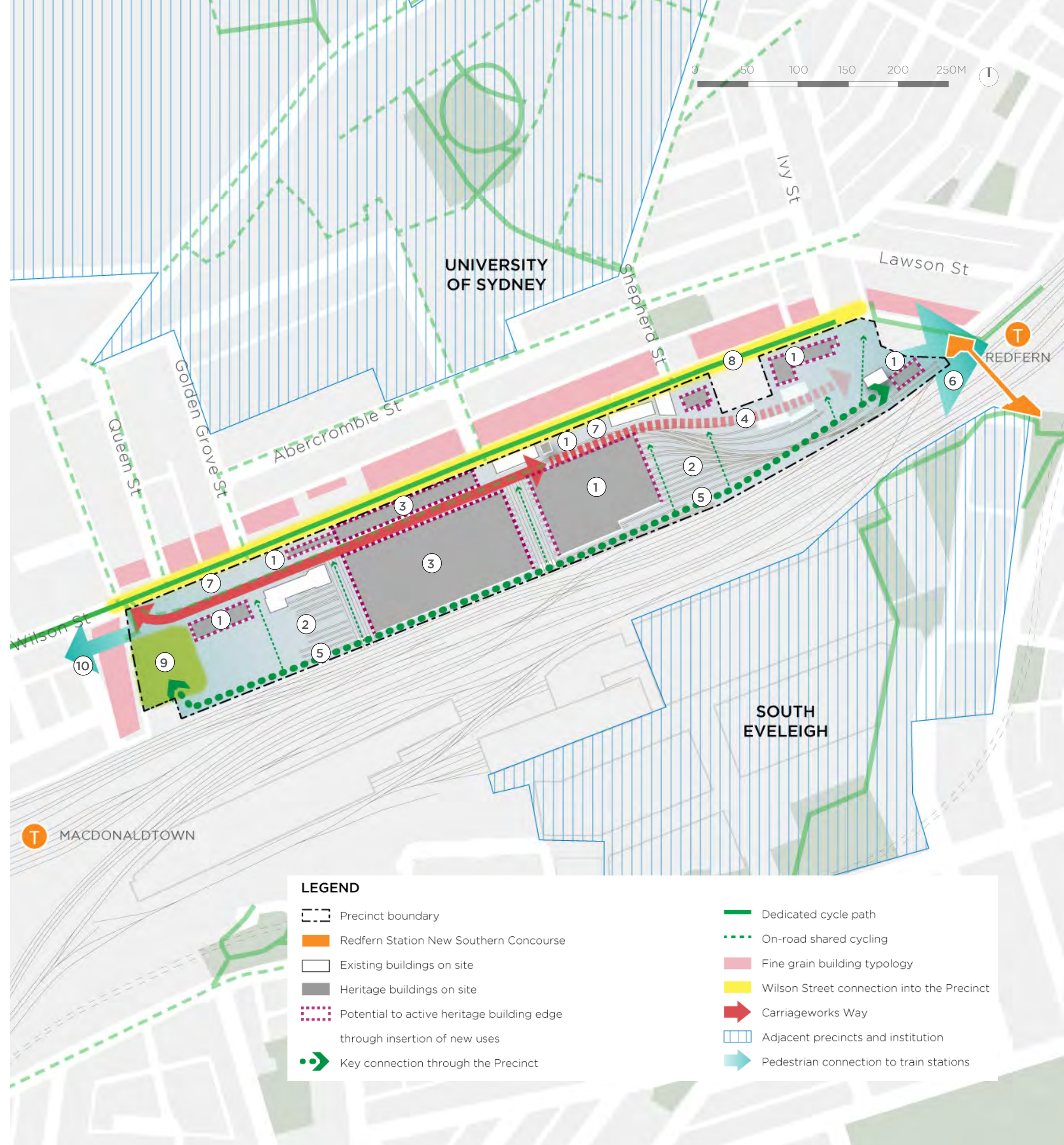


Figure 60: Opportunities and challenges diagram 2

Adaptable place

Opportunities

Creating a highly connected and lively place with ever-changing experiences will be a key objective of the renewal.



Figure 61: Turenscape Bridged Garden, Tianjin, heritage reuse



Figure 62: Hyperlane Linear Sky Park, Chengdu, public domain

Public domain, parks and open space

There are many examples from Australia and around the world where former industrial sites have been transformed into active public spaces, blending industrial heritage with the natural environment and contemporary design features.

Connected networks of public domain spaces of various scales and types are a key part of encouraging a diverse range of social activities within a place. Embedding connections between public domain spaces makes for a safe, inviting, vibrant and connected place.



Figure 63: Nordhaven, Copenhagen, carpark roof fitness play space



Figure 64: Goods Line, Sydney, urban activation with integrated uses



Figure 65: Nordhaven, Copenhagen, play space



Figure 66: New York High Line, integrated pedestrian link

Creative Streets

Opportunities

Streets influence the way in which a place is experienced. The design of versatile and engaging streets will be essential to the future character of the Precinct.



Figure 67: Cycleway Sydney, multi-mode street



Figure 68: Christchurch, Multiple use street with retail

Street life

Streets have long been at the centre of social life in urban settings. As key places to move, meet, pause and socialise, streets have the capacity to enliven all aspects of a place.

The renewal will look at streets that are designed to cater for different uses at different times, allowing for merging of the social, recreational and practical functions of a street. For example, streets can be used for pop-up spaces and events, temporarily expanding open space, subject to safety considerations.

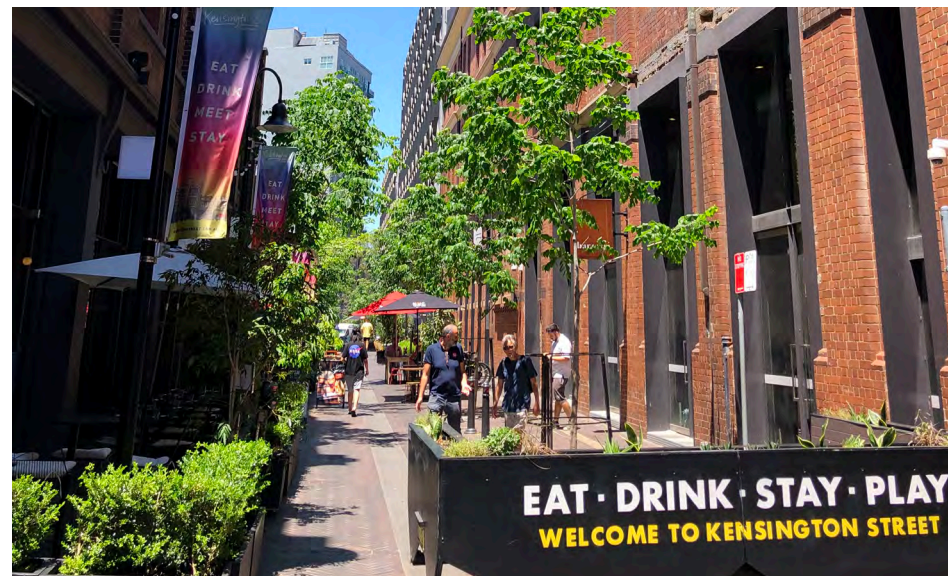


Figure 69: Kensington Street, Chippendale, a mix of uses



Figure 70: Vester Voldgade, Copenhagen, temporary street activation

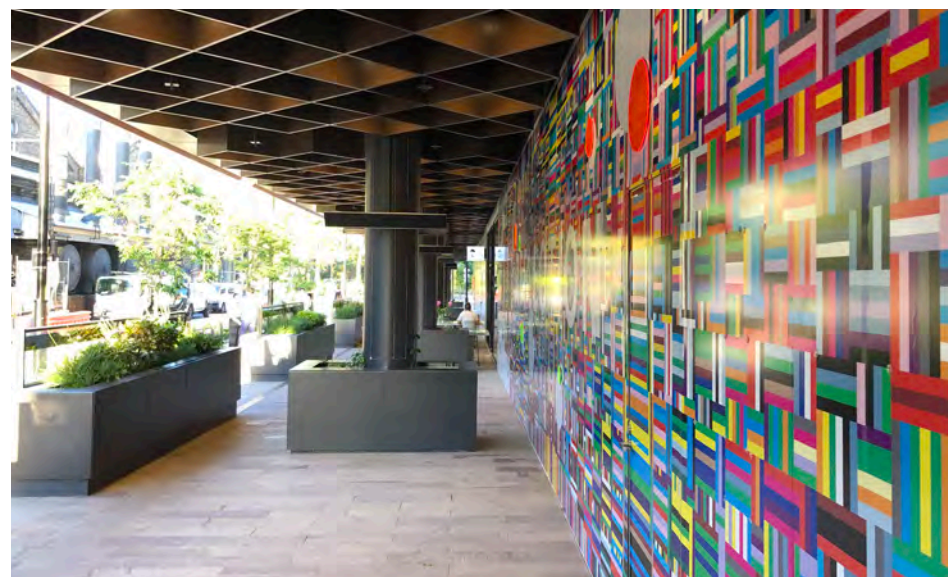


Figure 71: South Eveleigh, CHAORDER Beth Radford visual artist



Figure 72: Coxe Avenue, Asheville NC, tactical urbanism



PART 04

REDFERN NORTH EVELEIGH SUB-PRECINCTS

Defining Sub-Precincts on the site enables a more detailed analysis of the overall Precinct by considering areas of distinct character. This section identifies the Sub-Precincts within the Redfern North Eveleigh Precinct for the purpose of more detailed analysis. For each Sub-Precinct the future local character and opportunities are outlined.

Sub-Precincts

Overview

Definition

Defining Sub-Precincts on the site enables a more detailed analysis of the overall Precinct by considering areas of distinct character. This section identifies the Sub-Precincts within the Redfern North Eveleigh Precinct for the purpose of more detailed analysis. For each Sub-Precinct the future local character and opportunities are outlined.

Redfern North Eveleigh Sub-Precincts

The renewal of Redfern North Eveleigh will occur over a long period of time and, with more detailed planning and community engagement, the desired future character of the Sub-Precincts may evolve to better respond to changing circumstances.

Each of the Sub-Precincts are formed and named in response to the key heritage buildings on the site that provide the foundation for the identity and character.

The **Clothing Store Sub-Precinct** is the western entry point to the site, connecting the road, cycling and pedestrian networks of Redfern and Newtown, and providing access to Macdonaldtown Station.

The **Carriageworks Sub-Precinct** is the cultural heart of the Precinct and key anchor that is the foundation and exemplar for vibrant adaptive reuse development.

The **Paint Shop Sub-Precinct** is the eastern entry point to the site, near Redfern Station's proposed new Southern Concourse. It will be the gateway to Sydney's broader transport network.

While each Sub-Precinct will be a place with its own distinct character, they will form a coherent, integrated and unified new piece of Redfern.

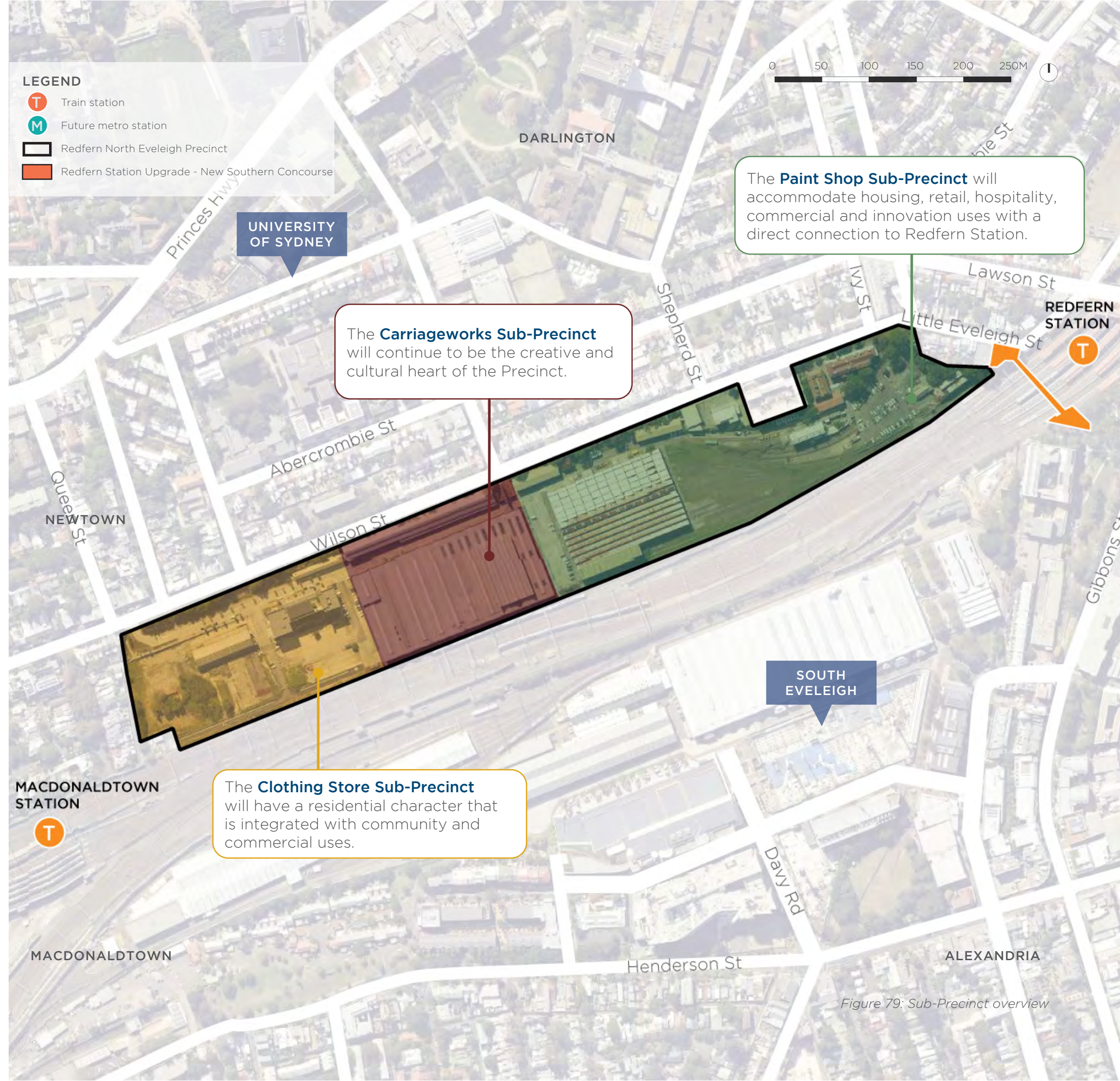


Figure 79: Sub-Precinct overview

The opportunities

The Clothing Store Sub-Precinct has the opportunity to add significant value to the Precinct through the provision of open space, adaptive heritage reuse and new residential spaces integrated within community and commercial uses.

Public domain and open space

- Investigate the inclusion of a park to the western edge of the Sub-Precinct. The location, size and style of the park will be investigated in future works and will be subject to community consultation.
- Enhance and retain the Wilson Street green edge with increased access to draw people into the Sub-Precinct.
- First Nation voices will be embedded in the planning and design of the Place through a Designing with Country approach, providing an opportunity for shaping the way the whole Precinct will be renewed. Further initiatives will be developed in consultation with Aboriginal communities and may include improving the ecology of the site.
- Maintain and enhance the pedestrian link through to Iverys Lane and Macdonaldtown Station.
- Traverser Alley No. 2, could provide a shared use space while providing for network maintenance requirements.
- Activate the Clothing Store heritage building in a way that complements the future character of the Sub-Precinct.
- Provide a strong interface to the Carriageworks Sub-Precinct to the east to seamlessly experience the Precinct.
- Opportunity to integrate open space and heritage within the Clothing Store Sub-Precinct and tell the stories of the railway workers.

Land use and built form

- New built form will be integrated into the Sub-Precinct in a way that appropriately responds to the surrounding area and the existing heritage components within the site. A mix of land uses will occur, integrating community and commercial uses with residential development in a way that creates high quality amenity and services for new and existing residents. Commercial uses integrated within this Sub-Precinct could include small retail, cafes and other employment. Development in this Sub-Precinct will be of a lower scale compared to the Paint Shop Sub-Precinct, however would use current planning controls as a minimum starting point for design.
- Adaptive reuse of the heritage buildings to maintain and celebrate the heritage of the Sub-Precinct.
- Investigate potential to activate the perimeter of the Clothing Store heritage building in a way that complements the future character of the Sub-Precinct. This could be through the insertion of new uses to activate adjacent public domain and potentially allow public access.
- Improve the amenity and outlook for the existing residents of the Platform Apartments, constructed in 2015, by completing the public domain around the apartments.
- Development will be undertaken in a sensitive manner to minimise impacts to the amenity of surrounding residents.
- Buffer the Sub-Precinct from the rail corridor through new development whilst maintaining servicing requirements for Carriageworks and Sydney Trains.

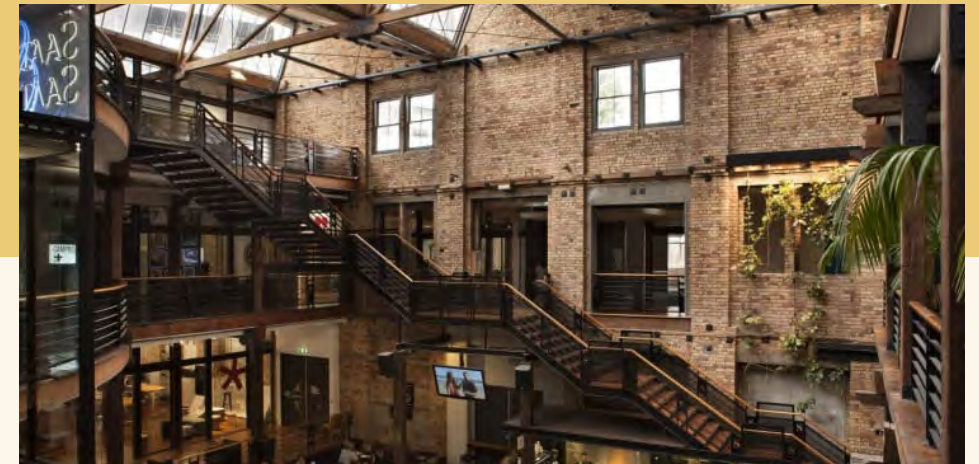


Figure 83: Saatchi and Saatchi office, Auckland, adaptive reuse of heritage building



Figure 84: Darling Square, Sydney, street level scale appropriate living



Figure 85: Harold Park, Glebe, public park with density done well

Carriageworks Sub-Precinct

Character statements



The Carriageworks Sub-Precinct will continue to be the creative and cultural heart of the Precinct and will provide new community and creative spaces. This Sub-Precinct will focus on delivering community spaces and effective public domain, while integrating new opportunities for local businesses.

Carriageworks Sub-Precinct today

Founded in 2007, Carriageworks is a nationally and internationally recognised centre for the arts. It is a major destination for the Precinct and provides an example of adaptive reuse of heritage fabric for built form and public domain. The Carriageworks Sub-Precinct is defined by the two key heritage buildings of the Carriageworks itself and the Blacksmith Shop where events and farmers markets are held. The shared use space between the two buildings is heavily utilised both as an event space and a service road. Flanking the Carriageworks are the two Traverser alleys that currently operate as ad-hoc parking and maintenance access.

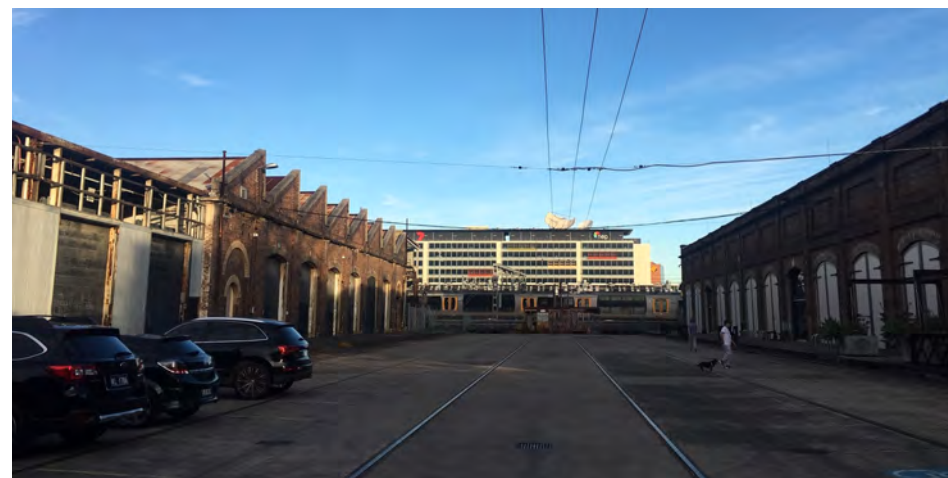


Figure 86: View from Traverser No. 1 alley looking towards railway corridor



Figure 88: View from Traverser No. 2 alley looking towards Air Raid Shelter



Figure 87: Carriageworks Way, an existing shared use zone



Figure 89: Carriageworks is an art, market and event venue

Paint Shop Sub-Precinct

Character statements



The Paint Shop Sub-Precinct will be a key component in the innovation future of Sydney, with strong links to tell the past innovation story. With a future innovation district character and direct connection to Redfern Station, the Paint Shop Sub-Precinct will be a fusion of employment, housing, retail and hospitality, interspersed with a variety of both permanent and adaptable pop-up recreation uses.

Paint Shop Sub-Precinct today

Hosting the Paint Shop, Fan of Tracks and former Chief Mechanical Engineers Office building, the Sub-Precinct holds the second most significant heritage remnants in the Precinct, next to the Carriageworks building. The Sub-Precinct has a number of disused spaces adjacent to the rail corridor as well as functioning Sydney Trains infrastructure, offices and train stabling. Vehicle and pedestrian access to this area is used by Sydney Trains. The site has a clear visual relationship to South Eveleigh and the Eveleigh Locomotive Workshops across the active rail corridor. As with the Clothing Store Sub-Precinct, there is a significant change in level to Wilson Street.



Figure 93: View from Carriageworks Way looking east towards Redfern Station



Figure 94: View from Wilson Street looking at Outward Parcel Depot



Figure 95: Interior of the Paint Shop extension



Figure 96: View from Fan of Tracks looking towards Redfern Station

CONSULTATION

This section describes the consultation activities undertaken for the Redfern North Eveleigh Precinct. Feedback from past and current consultation has informed this Vision and will continue to inform future planning.

Consultation

Community and stakeholder engagement

Community and stakeholder engagement has shaped the preparation of this Strategic Vision.

Redfern North Eveleigh has a long history of plan making with community and stakeholder engagement undertaken at varying intervals and degrees during these processes. These engagements, together with feedback from engagement undertaken in 2020, has informed this Strategic Vision.

Previous engagement

Prior consultation

As part of previous planning processes, consultation was carried out with the community and stakeholders. The feedback is summarised below.

We heard:

- Heritage is very important to the community.
- There is support for the renewal of the North Eveleigh site to incorporate Design Excellence, appropriate infrastructure improvements, accessible open space and affordable housing.
- There should be improved links for pedestrians, cyclists and public transport customers.
- There was a range of issues, including site access, parking, traffic, building design, overshadowing, and impact on infrastructure and services.
- The Precinct needs to have the right balance of housing, open space, heritage and community facilities such as childcare.
- There were concerns regarding building height and density, and the impact on the area's character.
- The sustainability measures needed to be more stringent.

Current engagement

In 2020, TfNSW took the lead on renewing the Precinct and engaged government agencies, stakeholders and the community in preparation of this Strategic Vision. Due to the impacts of COVID-19, community and stakeholder engagement has been online.

The following community and stakeholder engagement has been undertaken for the Precinct:

1. Online Community Surveys
2. Place Design Forum
3. Online Community Workshops

The community and stakeholders are generally supportive of opening up the Precinct for renewal, subject to development being sympathetic to the current neighbourhood feel, and want to be involved in planning outcomes.



Figure 100: Redfern Oval Community Room

PART 06

NEXT STEPS

This section discusses the key next steps and commitments to be undertaken as the project progresses.

Next steps

Future work

Developing and assessing options for the Precinct layout will form a key activity in the next phase of the project. Options will be informed by detailed technical studies, a State design review panel, and feedback from the community and stakeholders.

These detailed studies will support a new plan to deliver the key commitments for the Precinct. Future work will build on the approved 2008 Concept Plan and current planning controls which apply to the site. Additionally, focused investigations will be undertaken to:

- guide a holistic approach to the Precinct, ensuring integration between new built form, the site's historical context and elements such as wayfinding, public art and open space
- prepare a detailed approach to the adaptive reuse of heritage buildings and how they interface with the public domain
- investigate the distribution of height and density and the location of public domain around the Precinct. This would include looking at connectivity and access, and how the ground plan works within the heritage context of the Precinct
- ensure Designing with Country and Understanding Country principles are embedded into the design of the Precinct
- create inviting, attractive and welcoming public domain spaces
- investigate integrating the Precinct with the extended neighbourhood in collaboration with the City of Sydney Council
- develop long term governance arrangements, including mechanisms for Aboriginal inclusion and engagement
- develop opportunities for direct connection from the Precinct to Redfern Station
- investigate how the Precinct could support a night-time economy in a way appropriate to the surrounding land uses.

TfNSW will undertake the next stage of design, comprising Precinct renewal options of potential massing and built form, open space, heritage interpretation, movement and land use analysis with community and stakeholder consultation during 2021. This will ensure the renewal options are supported by background and technical investigations as well as community input before they are put on public display.

Changes to planning controls

Changes to the planning controls are likely to be required. Following finalisation of this Vision, further work will be undertaken to determine the extent of change required to the existing planning controls. Amendments to the planning controls will be investigated through the preparation of a State Significant Precincts Study with associated technical analysis, and community and stakeholder consultation.

DPIE will make a recommendation around the planning control changes based on an assessment of the State Significant Precincts Study and the applicable planning controls will be amended accordingly. Future development applications for the construction of new developments on the Precinct will then be assessed in accordance with the revised planning controls.

Community and stakeholder engagement will continue concurrently with the investigations and planning processes, which are subject to State-led planning and fulfil the requirements to be fast tracked through the Planning System Acceleration Program.



Figure 102: Carriageworks, Remnant industrial heritage



APPENDIX

Precinct renewal principles
Strategic planning context
Previous work

Precinct renewal principles

Great place for community



You Said

- You want a welcoming ‘community focused’ precinct that is safe and accessible for people of all ages and cultures to gather and enjoy.
- Development needs to consider the height and overall feel of the neighbourhood. New buildings should relate to the heritage buildings.
- New Precinct should be inclusive of accessible community facilities; public and green spaces; tree planting; small and local retail businesses and eateries; and access to new amenities.
- Create areas and spaces that are flexible for multiple uses. Open space requires a diversity of types and adaptability of uses.
- Include spaces to gather and meet that are accessible and do not become exclusive. This includes free public space and affordable hire space for small scale and community and arts projects.
- Actively involve the community throughout the process to enhance identity and sense of belonging.
- Need to manage land use sensitivities/conflicts between Carriageworks and existing and new residents and development.
- Need for affordable housing and workspaces.
- Precinct governance model is needed for long term success of the site.
- Consider heat island effect, crime prevention and higher community use of open spaces.
- Sustainability is important including social and environmental sustainability, interconnectedness and recycling facilities.

- Character, form and function of the place – pedestrian-focused design, keeping vehicles at the edges and designing the streets for people and children. Footpaths, seating and general amenity to attract and retain people’s interest.



Figure 103: Coal Drops Yard, King’s Cross London, lively and welcoming community space



Figure 104: Rouse Hill Town Centre, community facilities

Principle 1: Great place for community

The Precinct will integrate with the existing community and provide great places for all people to visit and enjoy. New elements will be incorporated into the existing landscape through Design Excellence that will respect the heritage and cultural context.

Creating places for people

The focus will be on creating a great place for the community, where streets are experienced as part of the community fabric and people of all ages, abilities and backgrounds are welcome. The public domain will be pedestrian oriented, including open space, increased tree coverage and places to meet and stay. A well designed precinct will be an enjoyable and attractive place with a mix of uses and activities to engage with day and night. Social infrastructure, including lighting and pathways will improve accessibility, safety and belonging. Delivery will be informed by the NSW Government’s 24-hour Economy Strategy.

Flexible, inclusive and welcoming community places

Community-focused gathering places where people of all ages and cultures can meet and socialise in a safe and positive way. These places will be flexible to accommodate a wide range of activities and events, accessible to all and include free spaces. Through good urban design and social infrastructure, these spaces will bring life and activity into the streets, creating a sense of community of wellbeing.

Landscape that responds to the heritage character

The Precinct’s heritage lends a unique story and character on which to build. The renewal will seek to maximise the heritage value and use the fabric in a way sensitive to its history. Further information is provided in the culture and history principle.

Integration, appearance and function

The Precinct will be accessible, with an intuitive design to navigate through the place. The Sub-Precincts will mesh seamlessly to create a cohesive Precinct with distinct characters and spaces for different activities. Further planning is subject to a Design Excellence process which could include design competitions to ensure an innovative approach to development. Integrating new development with existing elements will form a key consideration to complement the existing character, feel and significance of the broader area. Inclusion of services will be determined as planning progresses to cater for future community needs.

Sustainability and resilience

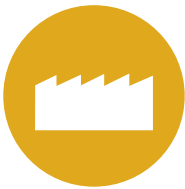
Sustainability features will be incorporated across the Precinct. Future development will seek to encourage people to access and move through the Precinct via more sustainable modes such as active and public transport. Other sustainability initiatives will be included where feasible including solar power, roof top gardens and recycled water networks. Street plantings will create a greener place and help to reduce the potential heat island effect in the Precinct.

Housing affordability

To provide a level of housing affordability, the Precinct will include a target of a minimum of 5-10% of dwellings to be affordable housing in line with NSW Government policy. This target will contribute to equity, diversity and affordability in the area.

Precinct renewal principles

Culture and history



You Said

- The industrial, cultural, Aboriginal and rail history of Redfern is important to the Precinct's culture and history, and should be acknowledged and incorporated in its design and development in a way that creates an inclusive place for all.
- Recognition of the diverse culture of the current Redfern community is important and should be acknowledged through artwork, structures or diversity of food/markets.
- Signs or plaques could be used to showcase the cultural and historical knowledge associated with places within the Precinct, adding an educational layer through street branding. Signs about the industrial heritage should be reinstalled.
- Walking tours that capture local history and culture should be available through tours hosted by local residents or by augmented, technology based methods.
- Existing heritage buildings should be incorporated as a central focus, preserving and celebrating them in a way that respects their past use and their role in the industrial history of NSW.
- Heritage should be considered holistically across the site and connecting areas and be guided by an overarching plan that includes South Eveleigh. The interpretation of the Precinct should inform the renewal rather than being an afterthought and incorporate information through public art and wayfinding.
- Small scale hospitality and retail are desired and large chains should be avoided to maintain the unique local culture.

- Cultural needs should be accommodated. With a history of trauma in the area, the Precinct should incorporate a centre for healing that encourages a new and inclusive way of dealing with trauma for the whole community. This could include programs such as art therapy, movement therapy and early intervention strategies.
- Provision of short courses or workshops that focus on teaching practical skills and wellbeing.



Figure 112: South Eveleigh, pop up bar Interchange Pavilion



Figure 113: Lily Shearer speaks at Carriageworks as part of the Redfern-Waterloo Tour of Beauty, 2016.

Principle 5: Culture and history

The site forms part of a State Heritage Register listing known as the Eveleigh Railway Workshops. Many important buildings on the site are of heritage significance including the former Chief Mechanical Engineer's Office Building, Scientific Services Building, Clothing Store, Blacksmith Shop, the Paint Shop, and the most well-known building the Carriage Workshop which now accommodates Carriageworks. Incorporated with this historical identity, the Precinct is immersed into the bustling suburb of Redfern, complete with its own distinct culture and identity.

Revitalising heritage

The renewal will adopt a Heritage Strategy to ensure a holistic approach. This will include consideration of activating heritage buildings along their edge to create a vibrant transition between the heritage elements and the public domain, generating interest and attracting visitors.

Interpretation of heritage in a way that appropriately tells the story of the place will be paramount to the successful integration of old with new, and the celebration of often intangible historical elements and people's stories associated with the place. This would be supported through mechanisms that encourage opportunities for educating the community and visitors of the importance of the site.

A merging of culture and history

The Precinct will be a place where railway and cultural history comes to life and meshes into the urban fabric, helping to shape current cultural identity through a connection to the past. A sense of discovery will emerge as tales from the past are uncovered. This will be achieved through appropriate heritage interpretation of the Precinct as a whole and revitalising the historic buildings and the other heritage elements within the area.

A high quality and interesting urban domain will create places for the local culture to flourish and evolve, and allow the area to be shaped by changing needs and uses. Steeped in history, the Precinct will continue to tell the story of the place from the past and into the future.

Expert heritage advice

In order to fully appreciate the heritage significance, expert heritage advice will be sought on how new development can respectfully integrate with existing heritage items. This will be combined with Design Excellence to enable a sensible approach to growth and change in the area in a way that fits within the landscape and builds on its unique characteristics. New built form will complement the character of the heritage elements and together, will attract new investment and business while creating an attractive and interesting place to live, work and play.

Unique sense of place

Building on the Precinct's distinct attributes will create a unique sense of place. A place that is special and inclusive of all people – all ages, genders, backgrounds and abilities. The renewal will seek to support and complement the existing culture in the broader area through the introduction of new small scale retail, cafes and bars, innovative uses and activities, playgrounds and recreation space. Each of these activities will contribute to the overall character and sense of place through considered, integrated design.

Strategic planning context

Key corridor, local strategies and plans

Central to Eveleigh - Urban Transformation Strategy	Tech Central	Collaboration Area Camperdown-Ultimo Place Strategy	Sustainable Sydney 2030 and Community Strategic Plan
Infrastructure NSW*, 2016	NSW Government, July 2020	Greater Sydney Commission, 2019	City of Sydney, 2017
<p>The vision of how the Central to Eveleigh area can contribute to a growing Sydney and how it will help deliver a broader range of homes, new and higher quality public open space, better connections and community facilities.</p>	<p>Establishes a vision for Tech Central as a place for businesses to grow and innovate.</p>	<p>Establishes a vision and narrative for the Camperdown-Ultimo Collaboration Area, sets priorities and identifies actions to deliver upon the vision for the collaboration area.</p>	<p>A set of goals to help make Sydney city green, global and connected by 2030.</p>
<ul style="list-style-type: none">Redfern Station could be the renewed core of this vibrant and historic place. It could be a place for Sydney’s growing innovation and technology industries.North Eveleigh could provide new homes close to community facilities and cultural, education and work opportunities while retaining its important role in the operation of the rail network.Create walking and cycling connections across the railway corridor (Key Move 3)Create centres of activity around stations (Key Move 6)Create a centre for Sydney’s growing economies (Key Move 7)Strengthen arts, culture and heritage (Key Move 8)Integrate new high-density mixed-use buildings with existing neighbourhoods and places (Key Move 9) <p>*Formerly UrbanGrowth NSW</p>	<p>The Redfern and North Eveleigh renewal area would be within the south corridor of Tech Central. The strategy includes long-goals that inform the desired precinct renewal outcomes. These include:</p> <ul style="list-style-type: none">25,000 new students, with a focus on STEM and life sciences250,000m2 of net lettable floorspace for technology companies of which 50,000m2 will be available as affordable workspace for start-ups and early stage companiesTop five global ranking for industry-university collaboration25,000 additional innovation jobs100 new scaleup companies	<ul style="list-style-type: none">Integrate and connect the Collaboration Area, within and beyond its edges (Action 1)Provide housing supply, choice and affordability in great places for people (Priority 4)Foster healthy, creative, culturally rich, socially connected and welcoming communities (Priority 5)Provide social and civic infrastructure for current and future generations (Priority 6)Cultivate an internationally competitive health, education, research and innovation area (Priority 7)Support the role and function of employment lands - deliver affordable space in developments for tech start-ups, innovation, creative industries, cultural uses, community uses (Priority 8, Action 28)Create a resilient place (Priority 10)Improve energy, waste and water efficiency, and improve health outcomes (Priority 10, Action 31)	<ul style="list-style-type: none">A globally competitive and innovative city (Strategic Direction 1)A leading environmental performer (Strategic Direction 2)Integrated transport for a connected city (Strategic Direction 3)A city for walking and cycling (Strategic Direction 4)A lively and engaging city centre (Strategic Direction 5)Vibrant local communities and economies (Strategic Direction 6)A cultural and creative city (Strategic Direction 7)Sustainable development, renewal and design (Strategic Direction 9)Implementation through effective governance and partnership (Strategic Direction 10)

Image references

41	Eveleigh depot	https://eveleighstories.com.au/stories/	
42	A view of the Eveleigh workshops looking West from Redfern Station	https://eveleighstories.com.au/stories/	
43	Early photograph of Eveleigh rail workshops, in the inner suburb of Redfern	https://eveleighstories.com.au/stories/	
44	One of 40 cars built between 1955 and 1958 for 'intercity' services from Sydney to Katoomba or Gosford	https://eveleighstories.com.au/stories/	
45	View towards Carriage Workshops from Cornwallis St, Works Managers Office and Water Tower in foreground	https://eveleighstories.com.au/stories/	
46	Class 5801 being prepared for trial run 1950	https://eveleighstories.com.au/stories/	
47	Boiler room ready for testing	https://eveleighstories.com.au/stories/	
48	Chief Mechanical Engineers building, a prominent feature historically and currently in the Precinct	https://www.facebook.com/centraltoeveleigh/posts/the-chief-mechanical-engineers-office-at-eveleigh-is-a-130-year-old-heritage-bui/1414757765270331/	
49	40,000 Year mural Redfern Sydney	Image taken by TERROIR	
50	Carriageworks Bay 20	Image supplied by Carriageworks. Image Zan Wimberley	
51	Eveleigh Farmers Market	Image supplied by Carriageworks	
52	Sydney Contemporary	Image supplied by Carriageworks	
53	Katharina Grosse, Carriageworks	Katharina Grosse, The Horse Trotted Another Couple of Metres, 2017, Carriageworks. Image Zan Wimberley	
54	Sydney writers festival 2018	Image supplied by Carriageworks	
55	Remember Me by Reko Rennie, Carriageworks	Image supplied by Carriageworks	
56	Carriageworks a key cultural asset of the Precinct	Image supplied by Carriageworks	
58	The Clothing Store	Image supplied by Carriageworks	
61	Turenscape Bridged Garden, Tianjin, heritage reuse	Image by Kongjian Yu, Turenscape	
62	Hyperlane Linear Sky Park, Chengdu, public domain	Image supplied by Aspect Studio, image taken by Lubing	
63	Nordhaven, Copenhagen, carpark roof fitness play space	Image taken by TERROIR of Park 'n' Play JAJA Architects	
64	Goods Line, Sydney, urban activation	Image supplied by Aspect Studios of The Goods Line, Sydney, image taken by Florian Grohen	
65	Nordhaven, Copenhagen, play space	Image taken by TERROIR	
66	New York High Line, integrated pedestrian link	Image taken by TERROIR	
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70	Vestter Voldgade Copenhagen, temporary street activation	Image taken by TERROIR	
71	South Eveleigh, CHAORDER Beth Radford visual artist	Image taken by TERROIR	
72	Coxe Avenue Ashville NC, tactical urbanism	http://www.street-plans.com/tactical-urbanism-projects/coxe-avenue-interim-design-project-asheville-nc/	
73	Portico, the Scots Church redevelopment, Sydney apartments	Image taken by TERROIR	

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74	CaixaForum, museum and culture centre	Image by Wojtek Gurak	89	Carriageworks is an art, market and event venue	Image supplied by Carriageworks
75	100 Harris Street, Pyrmont office	Image supplied by SJB, Image taken by Felix Forest	90	Kensington Street, Chippendale, enabling diverse forms of street activation	Image taken by TERROIR
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78	Carriageworks, Sydney, gallery and event venue	Image supplied by Carriageworks	93	View from Carriageworks Way looking east towards Redfern Station	Image taken by TERROIR
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80	View of stairs to Wilson Street and existing pocket park	Image taken by TERROIR	95	Interior of the Paint Shop extension	Image taken by TERROIR
81	View from pedestrian path looking towards Platform Apartments	Image taken by TERROIR	96	View from Fan of Tracks looking towards Redfern Station	Image taken by TERROIR
82	Clothing Store western facade	Image taken by TERROIR	97	Kings Cross, London, adaptive reuse, additions and complementary development to significant heritage fabric	Image by John Sturrock of Coal Drops Yard, Kings Cross, London
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84	Darling Square, Sydney, street level scale appropriate living	Image supplied by Aspect Studios, image taken by Brett Boardman	99	Portico apartments, Sydney, adaptive reuse, additions and complementary development to significant heritage fabric	Image taken by TERROIR of TZG apartments
85	Harold Park, Glebe, public park with density done well	Image taken by Adam Hollingworth/City of Sydney		PART 05 Section break	Image supplied by Carriageworks
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87	Carriageworks Way a shared use zone	Image supplied by Carriageworks			
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100	Redfern Oval Community Room	Image by Katherine Griffiths/City of Sydney	114	Goods Line Sydney, connected public space	Image supplied by Aspect Studios of The Goods Line, Sydney, image taken by Florian Grohen
101	Carriageworks South East Markets	South East Markets, Carriageworks. Image supplied by Carriageways, image by Daniel Boud 2018	115	Sydney Park, fitness pods	https://www.jila.net.au/diverse-places/sydney-park-fitness-equipment/
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103	Coal Drops Yard, King's Cross London, lively and welcoming community space	Image by John Sturrock			
104	Rouse Hill Town Centre, community facilities	Image supplied by HDR and taken by Dan Schwalm			
105	Tonsley innovation district, Adelaide	Image taken by TERROIR			
106	Westmead Innovation Quarter	Image by Architectus			
107	Diverse and inclusive career opportunities	Image supplied by TfNSW			
108	Seminatural, Ashfield, by Beastman, street art	Image by Brad Eastman			
109	Petersham station public art, by Brad Eastman	Image by Inner West Council			
110	William street creative hub	Image by Jamie Williams/City of Sydney			
111	Ngarara Place, RMIT University, Melbourne, by Greenaway Architects	Ngarara Place, Melbourne Design by - Greenaway Architects image credit: Jefa Greenaway			
112	South Eveleigh, pop up bar Interchange Pavilion	Image taken by TERROIR of the Interchange Pavilion by Chris Fox			
113	Lily Shearer speaks at Carriageworks as part of the Redfern-Waterloo Tour of Beauty, 2016	Image by TextaQueen https://southsydneyherald.com.au/gentrification-from-local-perspectives/			

Endnotes

1 *The Camperdown-Ultimo Collaboration Area*, located in the Eastern Harbour City, is one of the largest and most comprehensive health and education precincts in Greater Sydney. The area includes the Royal Prince Alfred Hospital, TAFE NSW, University of Notre Dame, University of Sydney and University of Technology Sydney, and medical and research institutions. <https://www.greater.sydney/project/collaboration-areas>, and *Camperdown-Ultimo Place Strategy* by GSC, <https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/gsc-collaboration-area-ca2018-camperdown-ultimo-place-strategy-2802.pdf>

2 Innovation Corridor, Figure 17: *Innovation Corridor, Harbour CBD*, <https://www.greater.sydney/eastern-city-district-plan/productivity/jobs-and-skills-%C2%A0-city/growing-and-investing-health-and>

3 Eastern Economic Corridor, Page 90, *A Metropolis of Three Cities* by GSC 2018, and <https://www.greater.sydney/metropolis-of-three-cities/productivity/well-connected-city/eastern-gpop-and-western-economic>

4 Eveleigh Railway Workshops, Office of Environment and Heritage, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5045103>

5 Urban context - Aboriginal significance. Information in this section has been sourced from AHMS Archaeological and Heritage Management Solutions (September 2015) 'Central to Eveleigh Corridor: Aboriginal and Historical Heritage Review Final Report' for UrbanGrowth NSW



<https://www.transport.nsw.gov.au/projects/current-projects/redfern-north-eveleigh-precinct-renewal>