

Thanks for attending this information session about plans to provide new housing, open space and community facilities at North Eveleigh.

We received your feedback on an initial concept in late 2015 and have refined the plans in some areas.

Today is an opportunity for you to:

- learn about the updated plans and see how we've responded to feedback
- ask questions of the team
- share your ideas on:
 - detailed design for a new public park
 - future community uses for the historic Clothing Store building
 - retail needs for the local area
 - celebrating heritage
 - locally significant names for the places and streets.

Who is UrbanGrowth NSW?

We are the NSW Government's urban transformation agency. Our ambition is to transform city living so it is more vibrant, connected and healthy for all.

Through the delivery of world class urban transformation, we aim to:

- utilise government land to create public benefit in the form of housing supply, employment space, parks, community facilities and infrastructure
- improve the amenity and liveability of urban spaces
- support growth in Sydney with close proximity to public transport services.

As a state owned corporation, we lead the collaboration between government agencies, local councils, residents, industry and the private sector on a portfolio of projects that will help strengthen the global competitiveness of our cities and deliver economic growth for NSW.



What is Central to Eveleigh?

The Central to Eveleigh Urban Transformation and Transport Program aims to progressively transform government-owned land in the area to help meet Sydney's current and future needs by increasing housing and job opportunities, open space, community facilities and connectivity over the next 20–30 years.

The program focuses on underused government-owned land around the rail corridor from Central to Macdonaldtown and Erskineville stations as well as social housing estates in Waterloo, Redfern and Eveleigh.

We are delivering the program in partnership with state and local government including:

- City of Sydney
- Department of Family and Community Services
- Transport for NSW.

Jobs and residents snapshot



14,000–25,000
new jobs

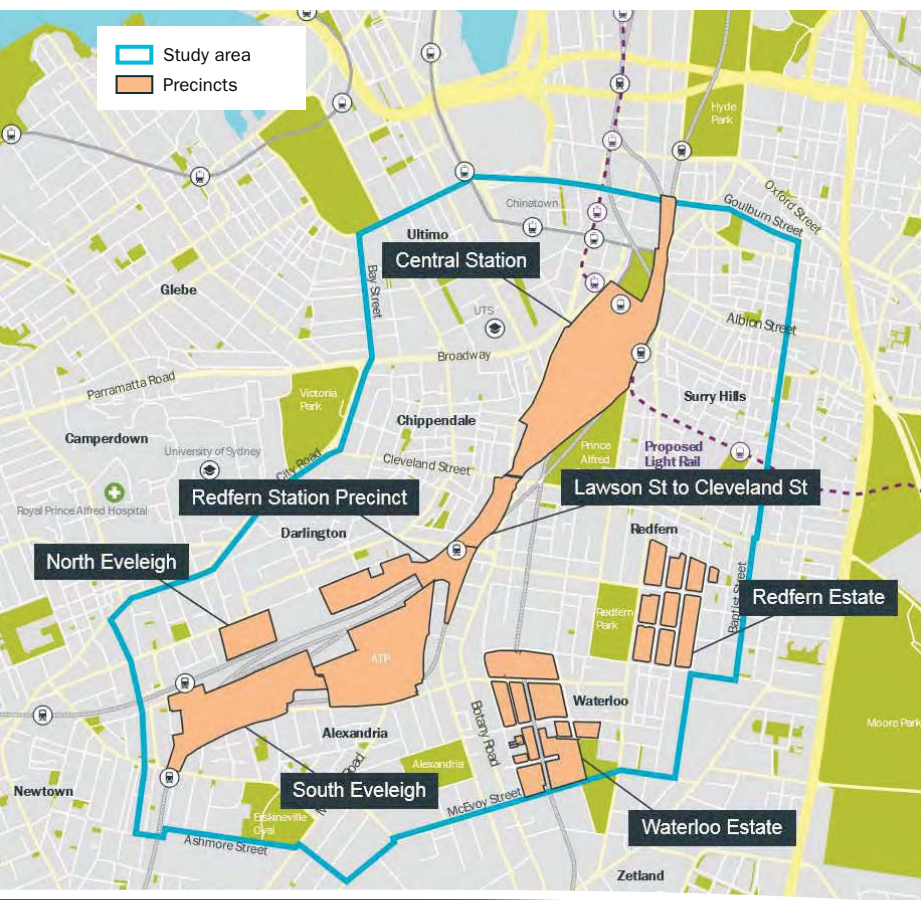


29,000–56,000
new residents

Urban Transformation Strategy

The Urban Transformation Strategy will be a policy document that drives the future shape of government-land in the Central to Eveleigh corridor. When complete, it will guide future decisions on rezoning and development. The draft strategy will go on public display in mid-2016, where you will have further opportunity to comment.

Detailed masterplans, guided by the strategy, will be developed for each individual precinct to support rezoning proposals.



2013	Project announced
2013–14	Consultation to develop approach and identify opportunities/constraints
2014	Consultation on a vision
Mid–2015	Consultation on draft design and planning principles and potential development scenarios for North Eveleigh
Late–2015	Consultation on draft proposal for North Eveleigh
Early–2016	Consultation on refined proposal for North Eveleigh WE ARE HERE
Future	Consultation on the draft Urban Transformation Strategy Consultation on proposal for North Eveleigh through statutory exhibition Consultation on other precincts including Waterloo

Central to Eveleigh vision and key moves

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We have developed an overarching vision that seeks to build on the area's strengths, maintain and celebrate its character, and provide new homes, job opportunities and facilities for Sydney's growing population.

Our ambition

“Connecting Sydney's diverse and vibrant communities, strengthening the global city and making a great place to live.”

Shared vision



Community

This will be a place that builds community by celebrating our rich diversity and heritage, providing everyone with easy access to community and cultural facilities.



Living

This will be a place with a broad supply and choice of homes and active, safe, attractive public places to support social diversity and community connections.



Working

This will be a dynamic and popular place to work – a place that connects many types of businesses and offers the right balance and diversity of service, trade, digital, education, innovation and creative industries.



Environment

This will be a place that responds to economic, social and climatic changes in ways that benefit our quality of life and the quality of our environment – a place that harnesses new opportunities to enrich the community.

Key moves

The 10 key moves will help us to achieve the vision for the Central to Eveleigh area.

- 1 Renew Redfern Station and connect Redfern Street to Wilson Street
- 2 Create a green network
- 3 Create connections across the railway corridor
- 4 Connect the city with surrounding places
- 5 Deliver a new Metro station at Waterloo
- 6 Create centres of activity around stations
- 7 Create a centre for Sydney's growing economies
- 8 Strengthen arts, culture and heritage
- 9 Integrate new high density mixed use buildings with existing neighbourhoods and places
- 10 Deliver a diversity of housing choice, tenure and price points

At a workshop of 240 people in May 2015, more than 75% of people said they would want to continue to live in the area if the vision becomes reality.



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Waterloo

In late 2015 the NSW Government announced a new Metro station for Waterloo which will enable the gradual transformation of the area over 15 to 20 years, including:

- renewal and replacement of all social housing
- brand new and more social housing
- new public parks, community facilities and work spaces
- significant affordable and private housing to support a diverse and vibrant community.

Social housing tenants will be able to stay in the local area if they choose, and many will be able to move straight into new housing. The Department of Family and Community Services will sensitively manage the staged relocation of tenants. Relocation will happen in stages, beginning in mid-2017.

We will be working closely with the community and our partners to prepare a masterplan for Waterloo.



Australian Technology Park

In late 2015, it was announced that ATP would be sold to a Mirvac-led consortium.

The sale includes public positive covenants and easements to:

- protect heritage values
- continue public access through the site as it currently exists
- allow for a future potential connection across the rail corridor.

Sale proceeds are targeted to be reinvested in local infrastructure, including the potential upgrade to Redfern Station with planning to begin this year.

The Department of Planning and Environment is assessing Mirvac's development application for the site and the Minister for Planning will make the final decision.



The disused RailCorp land at North Eveleigh presents an opportunity to provide much needed inner-city housing alongside new open space and facilities for existing and new residents.

Why is North Eveleigh first?

People have told us they want to understand how development will be delivered to realise the vision for Central to Eveleigh. As there's already been a lot of planning for North Eveleigh and there are few constraints on the site, we're delivering it first to demonstrate how higher density places can be liveable and enjoyable.

Work on the Urban Transformation Strategy is taking place in parallel with precinct planning for North Eveleigh.

The proposed masterplan for North Eveleigh exhibits many of the transformation principles that will guide all precinct planning and shows the type of neighbourhoods we're aiming to create.

Affordable housing in North Eveleigh

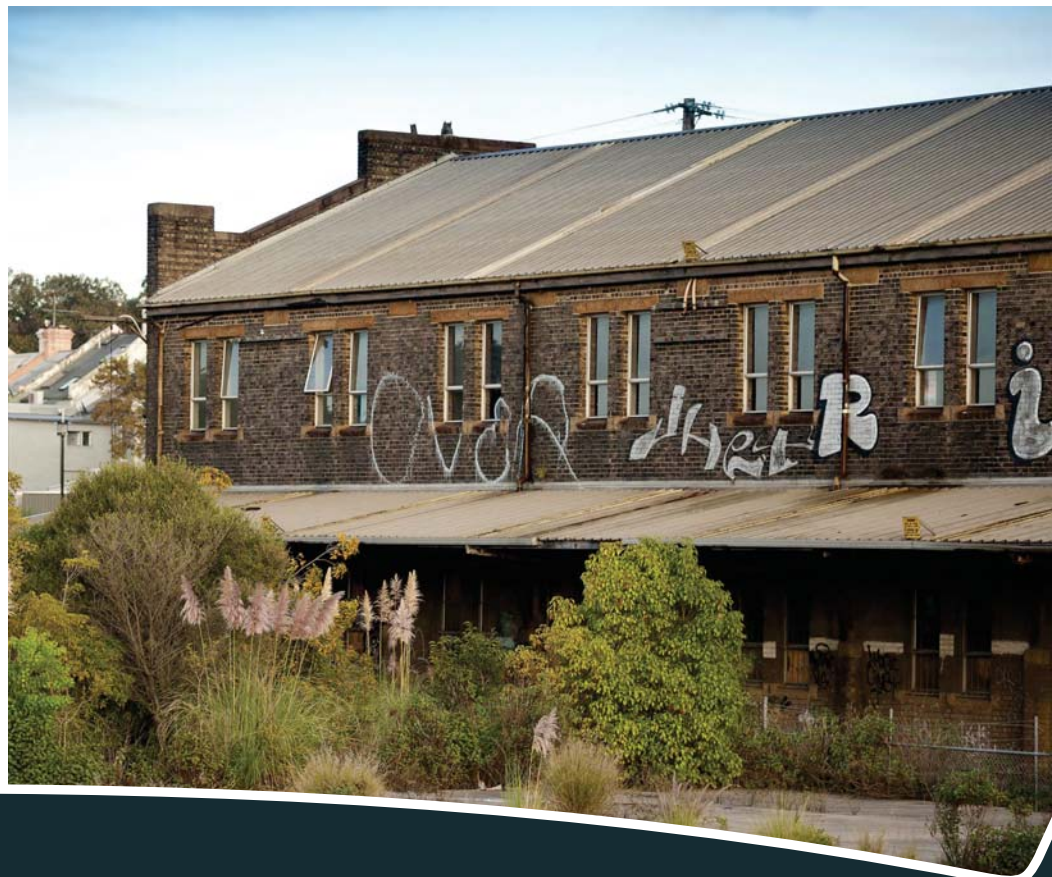
We arranged and invested \$8 million in 88 affordable housing apartments in North Eveleigh (Platform Apartments) as part of our early commitment to housing diversity. The government land for this project was also dedicated.



| Platform Apartments



| Location of North Eveleigh precinct



North Eveleigh

The refined plan

The refined draft plan includes:

- buildings between four and 20 storeys providing 600–700 new apartments with a total floor area of around 57,000m² providing homes for between 1,150 and 1,350 people
- a 4,650m² public park and a new pocket park
- using the Clothing Store for creative community uses
- potential for retail on the ground floor of new buildings on Carriageworks Way to activate the streetscape
- incorporating heritage and public art
- up to a maximum of 500 new parking spaces.

The evolution of plans for North Eveleigh

	2008 approved concept plan	2015 plan	2016 current plan
	A concept plan for North Eveleigh was approved in 2008	We had the opportunity to review the 2008 plan as part of the wider Central to Eveleigh Program	Based on feedback in late 2015, we have revised the plans as follows
Number of apartments	700–750	710*	600–700*
Development floor area	51,000m ²	57,000m ² *	57,000m ² *
Building heights	4–12 storeys	4–20 storeys	4–20 storeys
Parking spaces	1,800 across a larger North Eveleigh site	531	300–500
Size of the park	3,350m ²	4,500m ²	4,650m ² + a more useable shape
Clothing Store	Residential	Mixed community and retail uses	Mostly community uses and café with potential for retail in the ground floor of new buildings on Carriageworks Way

* Excludes Platform Apartments



| Artist's impression of new residential buildings from Carriageworks Way – indicative only, subject to change and subject to approvals



| Artist's impression of North Eveleigh showing an activated Clothing Store and potential podium levels of new residential buildings – indicative only, subject to change and subject to approvals



| Proposed North Eveleigh masterplan

North Eveleigh Built form

What we've heard

- 20 storey buildings will create a visual impact and many of the participants in previous consultation have said they think it does not respect the adjoining low rise conservation area
- New buildings need excellent design

How the plans respond

- Building heights haven't changed but we've amended the proposed design so that the taller buildings are set back next to the rail corridor where they don't overshadow existing homes and the visual impact is reduced
- New buildings on Wilson Street will be of similar scale to existing homes
- Building layouts have changed and taller buildings will feature a podium level to reduce visual impact and create a more interesting design
- A development control plan or similar will be prepared
- A design excellence policy will be adopted



North-south cross section through the site showing proposed development from the north side of Wilson Street. Analysis shows that buildings will be obscured by existing mature street trees



Artist's impression of new residential buildings from Wilson Street – indicative only, subject to change and subject to approvals



Artist's impression of new residential buildings from Golden Grove Street – indicative only, subject to change and subject to approvals



Artist's impression of new residential buildings from Leamington Avenue – indicative only, subject to change and subject to approvals

Why are we proposing tall buildings at North Eveleigh?

- Sydney needs to find homes for around 100,000 people per year over the next 15 years
- North Eveleigh is close to public transport, jobs, services, education and health facilities and is an attractive place for housing – analysis shows that new housing can be catered for by existing and planned infrastructure and services
- The current housing stock in the area is mainly terraces costing around \$1.2–\$1.5m – adding apartments to the area will mean a lower cost housing alternative is provided
- The tall buildings are possible with minimal solar impacts on surrounding homes
- The tall buildings can be set back so that those closest to existing terraces are low/medium rise only
- The tall buildings allow high levels of housing supply but free up ground level space for a larger park and retention of the Clothing Store as a community asset

What is a development control plan?

A development control plan is a document that guides the development of land. It provides details on a wide range of things such as where a new park should be located or what a new building is to look like.



Ensuring design excellence

We recognise buildings up to 20 storeys will impact skyline views for existing neighbours. We are committed to ensuring high quality, well designed buildings and we'll mitigate the impacts of bulk and scale with requirements in the development control plan including:

- positioning the taller buildings near the rail corridor where the least overshadowing occurs
- tapering the shape of taller buildings at the edges of the site, in response to the scale of neighbouring buildings
- incorporating characteristics of local historic buildings
- designing building podiums to reflect heights of existing historic buildings and to achieve a human scale at street level.

As the NSW Government's transformation agency our job is to deliver amenity, homes and jobs. Growth of the scale we are proposing does not come without impacts. Our planning focuses on ensuring liveability rises to match increasing densities.

Neighbourhood needs + impacts

Inner city needs and impacts

Metropolitan needs and impacts

Balanced decision making



North Eveleigh Traffic and parking

What we've heard

- Mixed views about how much parking should be provided, with suggestions for both more and less parking
- Concern about increased traffic in the area
- Concern about the adequacy and safety of a single entrance and exit at Wilson Street
- Need to upgrade and provide more public transport and cycling infrastructure
- Concern about pedestrian safety on Iverys Lane
- Concern about air quality

How the plans respond

The site is ideally located close to jobs and public transport and has some of the lowest rates of car use in Sydney. Our studies show falling rates of car ownership in the area.

We want to make this one of Sydney's most walk and cycle friendly areas with up to 90% reduced car dependence and 60% reduced household car ownership compared to the average across Sydney. For these reasons:

- we are proposing a reduced maximum of 300-500 parking spaces to support our vision for cycling, walking and low car dependency living
- new residents will not be eligible for on-street parking permits
- car sharing will be provided with all new buildings
- bicycle parking will be provided in new buildings and across the site
- there will be improved walking and cycling connections through the site.

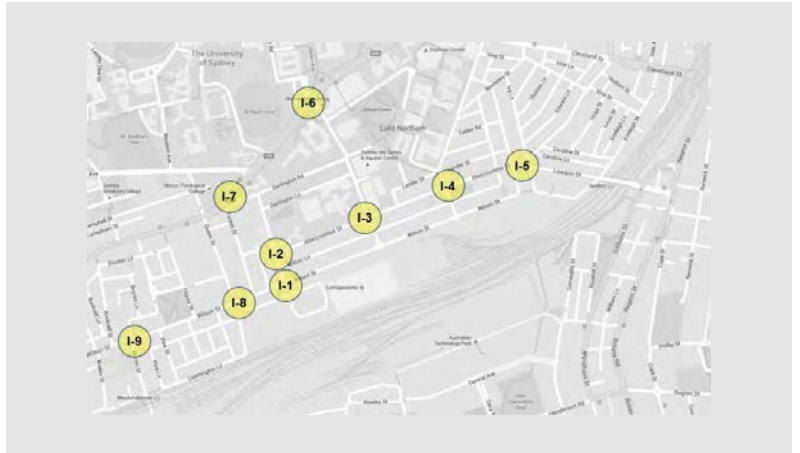
Preliminary traffic modelling shows:

- the additional traffic generated on local streets will be marginal
- the intersection at Carriageworks Way/Wilson Street is safe and has capacity to support traffic from site
- traffic from the site will not have a tangible impact on air quality.

To improve safety along Iverys Lane we are looking at:

- shared zones
- pedestrian crossings
- upgrades to existing footpaths
- improved lighting.

Intersections included in the traffic modelling



We are required to do a full traffic impact assessment which will model the number of trips generated by the proposed development and the impact on surrounding streets and intersections. As our parking rates are far lower than the original concept approval, we anticipate the impact will be marginal and can be handled by the current road network.



North Eveleigh Local services and infrastructure

What we've heard

- Concern that local schools cannot support increased population
- Concern that hospitals and healthcare facilities cannot support increased population
- Concern about how waste collection trucks will service the new homes

How the plans respond

- Confirmation from the Department of Education that existing local schools can support increased population with additional future classrooms
- A commitment to work with NSW Health to deliver local community and other health facilities in the broader Redfern area
- The development design complies with the City of Sydney's waste collection requirements
- The Urban Transformation Strategy will identify the key infrastructure required to support growth across the Central to Eveleigh area including funding sources



The proceeds from the sale of public land are targeted to be used to fund local infrastructure upgrades

The additional land value achieved from increased density on the site is targeted for reinvestment in the local area to support key infrastructure requirements. This will include:

- upgrades to train stations
- new parks
- restoration of heritage buildings
- community facilities
- affordable housing.

Redfern Station has been identified as a long standing funding priority and we are working with our partners at Transport for NSW to begin planning for this in 2016.



North Eveleigh Construction management

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What we've heard

- Concern about impacts during construction, such as noise, vibration, dust and vehicle movements

How we will minimise and mitigate construction impacts

- A construction environmental and traffic management plan is being prepared which will establish strict requirements for contractors working on North Eveleigh addressing:
 - hours of operation
 - air quality
 - noise
 - vibration
 - haulage routes
- We'll closely monitor construction work and ensure it complies with the construction environmental and traffic management plan
- We'll prepare dilapidation reports on surrounding properties to monitor their condition throughout construction



| Construction of Carriageworks Way, North Eveleigh



| Construction of Platform Apartments, North Eveleigh

North Eveleigh Open space

What we've heard

- The park needs to be bigger
- The park needs to be a more uniform shape
- Concerns for safety at the park
- Barbecues, shaded picnic area and kick-about lawn are preferred park features
- Nature/imaginative themed play is preferred with climbing, swinging and sliding equipment

How the plans respond

- The park is now a more useable shape, on one level and has increased in size to 4,650m²
- Blind spots have been reduced, increasing safety
- Lighting and passive surveillance from residential buildings will also provide safety
- Preferences for park features, play equipment and themes will be reflected in the detailed design

The new neighbourhood park will provide a leafy setting for active and passive enjoyment by local residents and visitors. This design reflects previous feedback from the community.



| Artist's impression of the proposed park – indicative only. Subject to approvals, subject to change.



Scale 1:500 @ A3
0 5 10 15 20 25m



| Artist's impression of the proposed park – indicative only. Subject to approvals, subject to change.

- | | | |
|---|--|---------------------------------------|
| 1 Central lawn / kick-about space | 12 Passive seating overlooking kick-a-bout space | 22 Kids play (5-12 years) |
| 2 Shaded seating pockets | 13 Public art (retaining wall) | 23 Potential future bridge connection |
| 3 Direct level access from car park to Clothing Store | 14 Access to Iverys Lane (ramp) | 24 Access to Iverys Lane (stairs) |
| 4 Cafe / retail | 15 Community garden | 25 Public art (acoustic wall) |
| 5 Community uses | 16 Toddlers play (1-4 years) | 26 Native planting |
| 6 Stormwater absorption area | 17 Terraced native landscape zone | 27 Overland flow path |
| 7 Access to Wilson St (ramp) | 18 Central spine / through site link | 28 Residential building |
| 8 Public parking | 19 Terraced seating | 29 Child care outdoor space |
| 9 Event / cafe space | 20 BBQ area | 30 Combined seating stairs |
| 10 Green wall | 21 Picnic seating area | 31 Child care entry |
| 11 Lookout / focal point | | 32 Residential entry |
| | | 33 Bike parking |

North Eveleigh is a place of historical significance as well as being home to well known contemporary creative and cultural facilities.

There is an opportunity to tell the many stories of the area through landscaping, public art, heritage, interpretation and the future names of important buildings, parks and streets.

Celebrating heritage

What we've heard

- Public art should celebrate the site's past
- Small to medium pieces of art woven through the public domain are preferred
- The area should celebrate rail and Aboriginal history

How the plans respond

- Public art, landscape design, heritage interpretation all interwoven so the parts add up to a great place
- A focus on telling the stories of rail heritage and Aboriginal communities
- Plan for landscaping to feature small to medium pieces of art and heritage woven through the site as well as a great piece of contemporary art work

Community facilities

What we've heard

- The Clothing Store should be used for community purposes
- Small and start up businesses, childcare and health services, Aboriginal art gallery, performance space and community hall are preferred community uses
- Small businesses that sell fresh food and cafés are appropriate retail uses

How the plans respond

- The Clothing Store will be used primarily for community purposes including a café
- There is potential for retail uses in the ground floor of the proposed new buildings on Carriageworks Way to activate the streetscape
- Childcare will be provided in one of the new buildings
- We are looking at ways to temporarily activate the Clothing Store



| The Clothing Store



North Eveleigh Solar access and privacy

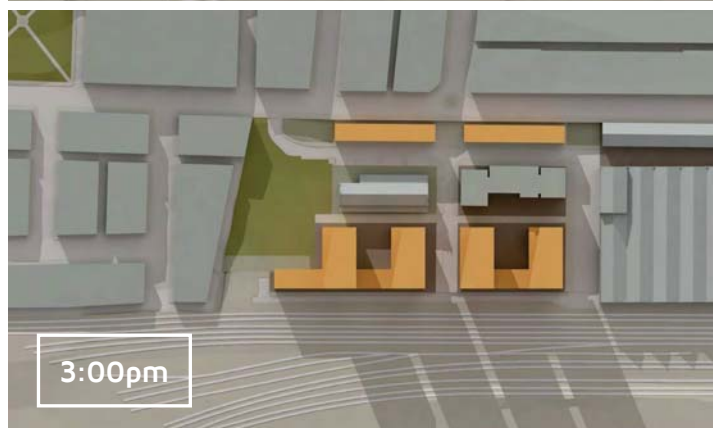
What we've heard

- Concern that tall buildings will overshadow existing homes
- Concern that tall buildings will overshadow the park
- Concern about solar access for new homes within the site
- Concern about loss of privacy for existing homes around the site

How the plans respond

- Taller buildings are at the south of the site where shadows will fall mostly on the rail corridor
- The arrangement of buildings has been adjusted to maximise solar access to buildings within the site:
 - taller buildings are angled toward winter sun
 - tapered building shape improves separation between buildings
- The existing tree canopy on Wilson Street and tree planting in the park adjacent to Iverys Lane will provide privacy to existing residents

The proposed new buildings comply with State Environmental Planning Policy 65 which requires that the living rooms and private open space of at least 70% of apartments in a building receive a minimum of two hours of direct sunlight between 9am and 3pm during winter.



Shadow analysis during winter, showing new buildings will not cast shadows over habitable areas of neighbouring houses and that the park will be in full sun for most of the day.

Planning process

- We're finalising technical studies to inform a study for an amendment to the State Environmental Planning Policy (State Significant Precincts) and a state significant development application (SSDA) for North Eveleigh
- The study and the SSDA will be lodged with the Department of Planning and Environment later this year and put on exhibition for public comment
- The SSDA will be for subdivision, public domain and infrastructure works
- Development applications will be prepared for each new building at a later stage. This will involve additional community consultation

The Department will consider a number of factors when assessing the study and the SSDA including:

- existing strategic plans and policies
- likely impacts of the development
- suitability of the site for the proposal
- the public interest.

The Department's assessment and recommendation will be referred to the Minister for Planning, or his delegate for determination.

Your feedback

Please complete a feedback form before you leave.

You can also provide feedback online at centraltoeveleigh.com.au.


We'll prepare a summary of feedback from the community and other stakeholders to accompany the application to the Department of Planning and Environment.

 Like us on Facebook:
[facebook.com/centraltoeveleigh](https://www.facebook.com/centraltoeveleigh)

This consultation on North Eveleigh closes on 17 April 2016

If you have more questions about Central to Eveleigh, you can:

 **visit** centraltoeveleigh.com.au

 **email** c2e@urbangrowth.nsw.gov.au

 **phone** 1800 756 953

 **visit us at Carriageworks Farmers Market** on the fourth Saturday of every month

Want to stay up to date?

Ask us how to receive project update emails or sign up now at centraltoeveleigh.com.au

A note about what we've heard

These information boards include a snapshot of the feedback we've had on North Eveleigh so far, focussed on the issues we've needed to respond to.

To read a full summary of feedback from those who participated in consultation, visit centraltoeveleigh.com.au/document-library.

