



THE REDFERN NORTH EVELEIGH  
**STRATEGIC VISION**

Version 2: April 2022

## Acknowledgment of Country

Transport for NSW respectfully acknowledges the Traditional Owners and custodians of the land on which the Redfern North Eveleigh Precinct is situated, the Gadigal of the Eora Nation, and recognises the importance of this place to all Aboriginal people. Transport for NSW pays its respect to Elders past, present and emerging.

We recognise the particular cultural, economic, sporting, social and political significance that Redfern represents to Aboriginal people who have cared for this land over countless generations. 'Always Was, Always Will Be Aboriginal Land' recognising that First Nations people have occupied and cared for this continent for over 65,000 years.



### Translation and Interpreting Service

If you require the services of an interpreter, contact the Translating and Interpreting Service on 131 450 and ask them to call Transport for NSW on (02) 9200 0200. The interpreter will assist you with translation.

*Figure 1: Front Cover: Carriageworks Night Markets by Jacquie Manning 2018*



Figure 2: 40,000 Years mural, Redfern



Figure 3: "Welcome to Redfern", Redfern



Figure 5: Gadigal Information Services with artwork by Adam Hill



Figure 6: 40,000 Years mural, Lawson Street



Figure 4: "Welcome to Redfern", Redfern



Figure 7: Railway lines near Redfern Station



Figure 8: "Bibles and Bullets", Redfern Park

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The information presented in this Strategic Vision is preliminary only and is subject to further investigation. Together with additional community and stakeholder consultation, future investigations will determine which renewal opportunities are progressed.

The photos used within this document include those showing the existing environment as well as precedent imagery from other local, Australian and international examples. The precedent images are provided to demonstrate how they achieve some of the same outcomes proposed for the Precinct. They should not be interpreted as a like for like example of what will be seen at the Redfern North Eveleigh Precinct.

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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) to set the strategic intention for the Precinct's renewal and respond to changes in the surrounding area and strategic direction. The Vision has been developed to:

- set the vision, key strategic planning and future direction for the Precinct;
- understand and reflect the unique character of the Precinct; and
- identify priorities and principles to guide the renewal.

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.



Figure 9: Carriageworks entry sign

## Precinct overview

The Redfern North Eveleigh Precinct Renewal is a key city-shaping project that will open up an historic area of Sydney for the first time in about 100 years. Driven by its location within Tech Central - a NSW Government commitment to create the biggest innovation and technology hub in Australia - the Precinct has a key role to play in the future growth of Sydney. The Precinct has significant heritage, a strong diverse cultural mix with a clear Aboriginal identity, and is supported by excellent transport connections. Situated on the land of the Gadigal of the Eora Nation, TfNSW recognises the importance of this place to all Aboriginal people.

The Precinct is in a unique location in Sydney - centrally located close to Redfern Station, Macdonaldtown Station, the Royal Prince Alfred Hospital, Sydney University, the University of Technology, Sydney, South Eveleigh and within the broader Tech Central.

TfNSW is undertaking a program of works within the area, associated with this Precinct renewal:

- **Stage 1 Redfern Station Upgrade - New Southern Concourse:** the provision of easy access to platforms 1 to 10 via new stairs and lifts, improving connections between the station and key destinations in the area.
- **Stage 2 T4 Eastern Suburbs and Illawara Line Development site:** investigation to provide access to underground platforms 11 and 12 through divestment of land above the T4 Eastern Suburbs and Illawara Line.
- **Stage 3 Redfern North Eveleigh Precinct Renewal:** approximately 10 hectares located immediately south west of Redfern Station, comprising the former Eveleigh Railway Yards and the subject of this Strategic Vision.

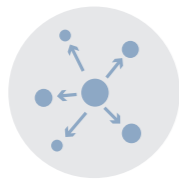
Alongside Redfern North Eveleigh, TfNSW is delivering the Central Precinct Renewal, a major urban renewal program in Australia's busiest transport interchange - Sydney's Central Station. On the western fringe of Central Precinct will be the headquarters of Australia's largest tech company, Atlassian. Together, the Renewal projects will revitalise 34 hectares of the city (24 hectares at Central Precinct and 10 hectares at Redfern North Eveleigh), creating a significant investment in Australia's global city and one of the biggest government-led urban renewal projects in Australia.



Figure 10: Aerial view of Redfern North Eveleigh Precinct

## 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.



### Maintain the heritage values

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.

## Benefits of Renewing the Precinct



### Environment & Open Space

- **Restoration of Country** across the whole Precinct.
- **New high quality open public spaces** that will accommodate breakout spaces, pavilions, access to sunlight and shade, comfortable wind conditions and community character.
- Retention of existing high and moderate value trees, and incorporation of new trees and vegetation to achieve a **40%** green coverage and **25%** canopy coverage across site – exceeding international standards.
- **Eastern park** presents a welcoming gateway to the new and vibrant precinct.
- Upgrade spatial quality of public domain areas, **repurposing the heritage fan of tracks setting** into a **digitally enabled public square**.
- **5 Star Green Star** Communities rating, with minimum **5 Star Green Star** Buildings rating.
- A new park within the Clothing Store Sub-Precinct to provide public open space and amenity to local residents.



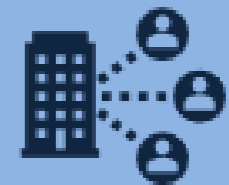
### Transport

- **Direct pedestrian connection** from the newly upgraded Redfern Station.
- Maintained pedestrian access to Macdonaldtown Station.
- Provision of increased access and pedestrian **permeability to Wilson Street and Little Eveleigh Street**.
- **Prioritisation of pedestrian and cyclist movements** over car trips, and connection into regional cycle networks.
- Provides parking allocation for **Sydney Trains maintenance and emergency response operations**.
- **Electric Vehicle ready** residential developments



### Community & Housing

- The creation of new local homes, including the designation of affordable housing of up to 15% in the Paint Shop Sub-Precinct and 5-10% in the Clothing Store Sub-Precinct.
- New community and cultural spaces to support the local community.
- **Retention and integration of significant heritage buildings** including the Paint Shop and Suburban Car Workshop within a publicly accessible area.
- Maximising the extent of **fan of tracks** in the public domain.
- Paint Shop overdevelopment references **indigenous heritage and cultural practices** into its architecture – providing opportunity to showcase iconic local art and activism, becoming a local meeting place and home for native flora and fauna.
- Renewal of **5.15 ha of brownfield land** (with no current public access) into public use.



### Economic & Employment

- **Over 100,000 sqm** (GFA) of new employment floor space.
- **Thousands of construction jobs** created both directly and indirectly.
- **Over 6,000** permanent direct jobs created, with over 16,000 new jobs created from both direct and indirect impacts.
- Majority of permanent employment to be within creative-tech sector reflecting sustainable jobs for the future
- **Over \$240m** direct contribution to GDP and over \$1bn direct and indirect contribution to GDP over the construction phase.
- **Mix of building typologies** to provide a unique creative-tech mix, accommodating a range of businesses from start-ups to established companies.
- Creation of **largest free WiFi enabled outdoor workspace** in Sydney.
- **\$1.5bn** per annum GVA contribution to local economy.



# 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.

ROYAL PRINCE  
ALFRED HOSPITAL

UNIVERSITY OF  
SYDNEY

CHIPPENDALE

REDFERN



Figure 12: Connected public domain and play space



Figure 13: Heritage edge activation



Figure 14: Built form, accommodation and public domain

DARLINGTON

Abercrombie St  
Wilson St

Shepherd St

Ivy St

Little Eveleigh St

REDFERN  
STATION

STAGE 2  
T4 Eastern Suburbs  
and Illawarra Line  
Development site

STAGE 1  
Redfern Station  
Upgrade - New  
Southern Concourse

NEWTOWN

STAGE 3  
Redfern North  
Eveleigh

MACDONALDTOWN  
STATION



Figure 15: Creative/art streets



Figure 16: Heritage edge activation

SOUTH  
EVELEIGH



Figure 17: Revitalised heritage

Figure 18: Redfern North Eveleigh Sub-Precinct overview

MACDONALDTOWN

ALEXANDRIA

## Precinct renewal principles

Seven Precinct renewal principles have been developed to inform and guide planning for the Precinct and are further described in the Appendix.

Sustainability forms an integral element intertwined throughout each of the Principles, supporting TfNSW's commitment to economic prosperity, social inclusion and environmental responsibility.

### Sustainability Environmental - Economic - Social



#### Great place for community

- Create well-designed buildings and spaces that draw people into the Precinct and accommodate for future social and environmental change.
- Promote a destination that is vibrant and active during the day and night, meeting the initiatives informed by the NSW Government's 24-hour Economy Strategy.
- Create greener, sustainable, pedestrian-focussed spaces, integrating seating, shade, sunlight and cultural elements.
- Incorporate new developments with existing spaces to create a coherent identity, promoting social access and inclusion.
- Facilitate an inclusive place, where people feel welcome and valued, and the streets and open spaces are safe and accessible.



#### Innovation

- Reflect the site's long history of innovation, and capitalise on its future importance within Tech Central, Australia's innovation engine.
- Embed an ethos of innovation into the development process, the places that are created, and the activity that will take place on the site.
- Ensure that innovation is inclusive for all, and that the benefits accrue to all. This requires a holistic view of innovation and ongoing engagement with the local community.
- Capitalise on the site's proximity to major educational and research institutions through meaningful partnerships and collaboration.
- Help deliver the NSW Government's innovation and economic ambitions.



#### Jobs for the future

- Create a mixed use precinct that provides a combination of contemporary business and innovation spaces at a scale that supports meaningful investment in the area, thereby contributing to the local and broader NSW economy.
- Ensure spaces remain flexible to accommodate new employment sectors and demand.
- Create active street frontages with a mix of uses to provide space for a vibrant local economy and diverse employment opportunities.
- Support thousands of jobs during the construction and delivery phases, provide equitable, inclusive employment and training opportunities, and encourage Aboriginal employment opportunities.
- The Precinct sits within an active innovation cluster and aims to enhance this technology-driven community by delivering jobs and broader benefits to the NSW economy as part of Tech Central.

Figures on this spread from left to right:

Figure 19: Goods Line, Sydney

Figure 20: Tonsley Innovation District by Renewal SA

Figure 21: Tonsley innovation district, Adelaide

## Precinct renewal principles

### Sustainability Environmental - Economic - Social



#### 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.
- Create a place that embraces, promotes and tells the stories of its Aboriginal and industrial heritage.



#### 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 inviting and inclusive spaces that support a variety of activities.
- Enable digital connectivity to attract businesses, and to ensure that residents are digitally connected to meet 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 between North Eveleigh and South Eveleigh.

Figures on this spread from left to right:

Figure 22: Carriageworks exhibition, Katherina Grosse

Figure 23: 40,000 Year mural, Redfern

Figure 24: South East Market, Carriageworks

Figure 25: Sydney cycleway, multi-modal street



# PART 02

## REDFERN NORTH EVELEIGH CONNECTING WITH COUNTRY

This section outlines a connecting with Country framework for the Redfern North Eveleigh precinct.

## Connecting with Country Framework

Country is not a Western concept, it is an Aboriginal worldview. It is nature at a deeper level, where all things are interconnected and the spiritual underlies the physical. The Aboriginal sense of Country is that past, present and future are not confined by time, they merge into a continuum. Aboriginal thinking therefore embraces what was on Country before, what is there now and what might come back or evolve in the future. It is about a continuum of place too, where borders and boundaries are open to culture crossing Country, and where stories interconnect with surrounding peoples.

Country commands care and respect. Respect between people, animals, plants and earth is required to keep Country healthy so Country can care for and sustain life. Aboriginal principles for sustaining Country are embedded in language, stories and Songlines which all reflect physical and spiritual understandings of the land. The diversity of traditional language groups, stories and Songlines reflects the diversity of Country's landforms and ecosystems. The significance of ceremony and lore between language groups ensures caring for Country principles and responsibilities to Country are shared across Australia. All things belong to Country, Country does not belong to anyone.

Connecting with Country embraces a co-design intention that is based on deep engagement with Aboriginal stakeholders and community-endorsed creative practitioners local to place. It aims to activate an authentic voice to draw out knowledge, protocols, history, culture and the contemporary stories of Aboriginal communities, for co-designed interpretation from the beginning to the end of projects. The objective is transformational design thinking informed by the Aboriginal worldview.

A Connecting with Country Framework has been developed by Balarinji for the Paint Shop Sub-Precinct to deeply embed Country within the renewal through co-design with Local Custodians and the locally connected Aboriginal Community.

The Connecting with Country Framework provides narratives and principles drawn from Country in collaboration with local Aboriginal people for use in design. These principles have been interwoven throughout the design for the Paint Shop Sub-Precinct.

The Framework has been guided by:

- NSW strategies including the GANSW 2020 Draft Connecting with Country Framework
- Collaborative engagement with local Aboriginal groups through authentic, thorough and ongoing consultation.

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



### Regenerating Country

- Due to the industrial history of the site the Country of the RNE Precinct is in need of regeneration.
- This would include cleaning Country of chemicals from the industrial processes carried out on site.
- Through regenerating Country it will allow the 'Country under the concrete' to remerge and begin the restoration of the spirit of the site.



### Replacing Landmarks

- The traditional landmarks of Country have been obscured by the City, however Country and many of its landmarks are still under the concrete.
- Landmarks of Country can come in many forms including but not limited to: ecological, spatial and functionality of Country.
- By replacing landmarks, or acknowledging the traditional functionality of Country this can contribute to the restoration of Country.

## Connecting with Country Framework



### The Legacy of Sydney Trains

- The railways were one of the first employers of Aboriginal people in Sydney. Community moved into Sydney from regional areas for employment opportunities.
- Sydney Trains is still one of the largest government employers of the Aboriginal community today.



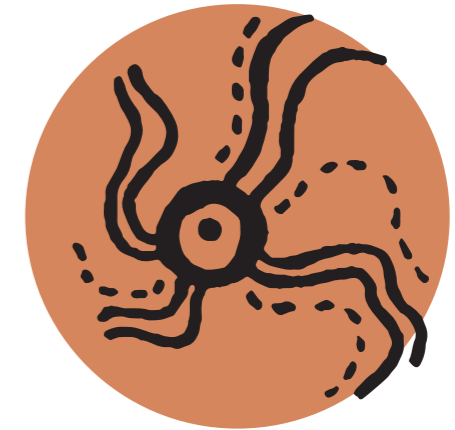
### Iconography of Country

- Acknowledge the unique nature of Gadigal Country through the integration of the icons/ symbols of Country.
- These include but are not limited to Sydney Rock Art Engravings, Integration of The Sydney Language, Native Planting that acknowledges the Six Seasons of Sydney.



### Custodianship

- Commit to a community led approach to Indigenous Design and Art Integration
- Provide space for the locally connected Aboriginal community to practice culture and care for Country
- Regenerate Country in collaboration with Community Run Organisations
- Acknowledge that this site is culturally significant for the locally connected Aboriginal community.



### A Meeting Place

- Acknowledging RNE as a contemporary meeting place through its function as a major place of employment for the Aboriginal community from the late 1800s – 1980s.
- This function as a community gathering space is an example of a landmark that can be replaced by the design of the new precinct.
- By providing unstructured space for the community to gather, this replicates the function of Country as a gathering space.



# PART 03

## 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.

### Improved connectivity

Redfern North Eveleigh is one of the most well-connected areas in Sydney. With close proximity to transport, education, health and creative destinations, the Precinct offers unique potential for renewal in line with the character of its surrounds. It will support the growth of Sydney by locating businesses and homes close to a major transport hub, shops and community facilities.

#### Upgraded Redfern Station

The new southern concourse at Redfern Station Upgrade will make it easier for all customers to access the station as well as improve connections between the station and key destinations in the area. The upgrade addresses community concerns around safety and accessibility, and improves the station's capacity through more efficient movement and flow. These improvements will support the increased patronage resulting from the Precinct renewal.

The new Waterloo metro station will further support increased movement of people in the broader area through turn up and go services to the City and west towards Bankstown, reducing pressure on Redfern Station and the road network.

#### Walking and cycling network

The NSW Government recognises that more people than ever are walking or cycling to work for leisure and fitness, and continues to encourage these modes as part of their everyday commute. By continuing to invest in the construction of new paths and infrastructure, we help keep people safe while encouraging more individuals to take up these modes of travel, thereby supporting movement across the area.



Figure 26: Redfern Station Lawson Street entry upgrade

### Changed surrounding context

#### Strategic policy and changing character

Change has been driven through strategic policies, including the Greater Sydney Commission's Greater Sydney Region Plan (2018) and the Eastern City District Plan (2018) which focus on the integration of transport and land use planning, supporting the provision of housing, with access to jobs, services and transport, and growth for a stronger and more competitive city. Significant changes have also occurred to the built form and character of the area. The location of the Precinct, in context of the strategic planning direction and changing character of the area, supports higher levels of development underpinned by a design excellence approach.

#### South Eveleigh

Since 2015, the South Eveleigh rail yards has undergone a process of transformation into a mixed-use precinct, now home to large institutions, high quality parks, public domain and community space. The Precinct renewal will build on the success of South Eveleigh to further support Sydney's growth.



Figure 27: Redfern Station, Sydney

## Drivers for change

### A changing context

#### The innovation imperative

Innovation is required to keep Sydney and NSW competitive and create the jobs for the future. As such, innovation is a focus for the NSW Government and has been adopted as a principle that is guiding the vision, development and delivery of the site. Redfern North Eveleigh already has an authentic innovation identity and sense of place given its industrial heritage and the current activities of Carriageworks which are synonymous with creative innovation. Adding to this identity is the site's proximity to major universities, research organisations and the Sydney CBD. This combination of an authentic innovation identity and incredible locational advantage provides a large, and quite rare opportunity, to make a significant investment in Sydney's innovation potential.

Three specific aspects of innovation have been identified as important to the site: innovative activity, innovative places and innovative processes. Importantly, these three components of innovation are not mutually exclusive or dependent upon one another. However, each play a unique role in realising the innovation potential of Redfern North Eveleigh.

The greatest long-term outcomes from innovation, both socially and economically, are generated from a holistic and long-term view of the site's potential. Building on the NSW Government's success factors for successful innovation precincts,\* international literature, community consultations and site nuances such as its history, six drivers have been identified that will help the site realise its innovation potential.

\*NSW Innovation and Productivity Council, NSW Innovation Precincts: Lessons from international experience, September 2018

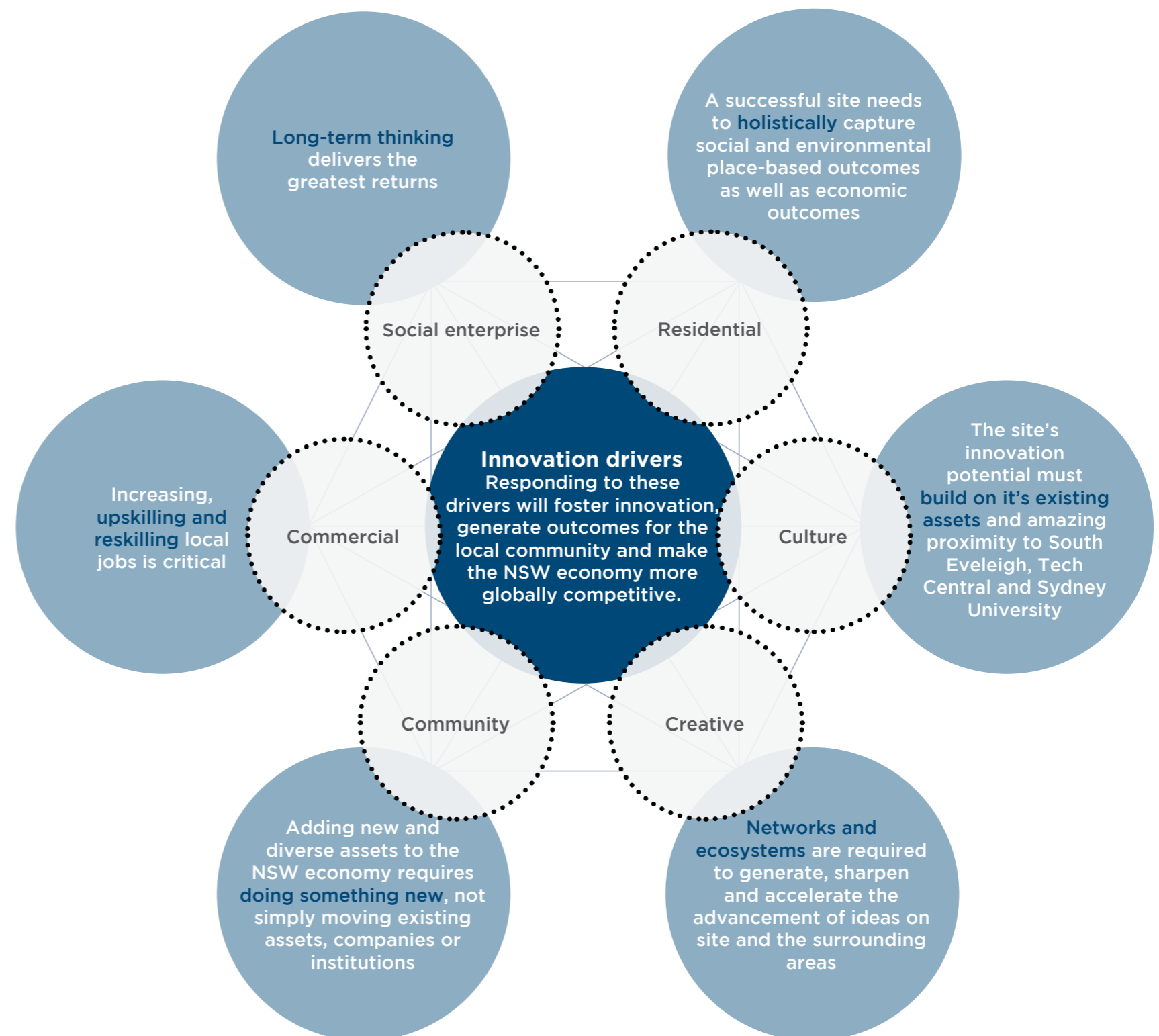


Figure 28: Redfern North Eveleigh Innovation drivers

## Drivers for change

### A changing context

#### Benefits of Employment Density

Higher employee and company density is linked to improved innovation and economic outcomes. This link is reflected in the Tech Central jobs and commercial floorspace targets. The site is therefore being designed to support a critical mass of employees, with a focus towards industries and activities that are needed to support the NSW Government's innovation and economic ambitions.

Mass transit access is required to support this critical mass of workers and is provided to the site via the upgraded Redfern Station. The layout of the site and design of buildings is focusing on enhancing innovation. This means clustering of different building types and uses that can promote connectivity and interactions, while also placing an emphasis on shared spaces for collaboration. Importantly, these shared spaces are also designed around community needs and are a mechanism for making the innovation process more inclusive.

When the site is operational, the employee density within Darlington North Eveleigh will be consistent with, or below the densities found in other Tech Central activity nodes or locations with similar proximity to the Sydney CBD. By delivering this appropriate employee density, the site will also have ensured that the NSW Government has capitalised on this prime location to support the Tech Central innovation agenda, strengthen Sydney's competitiveness and grow the NSW economy.

#### Estimated Tech Central employee densities, 2026

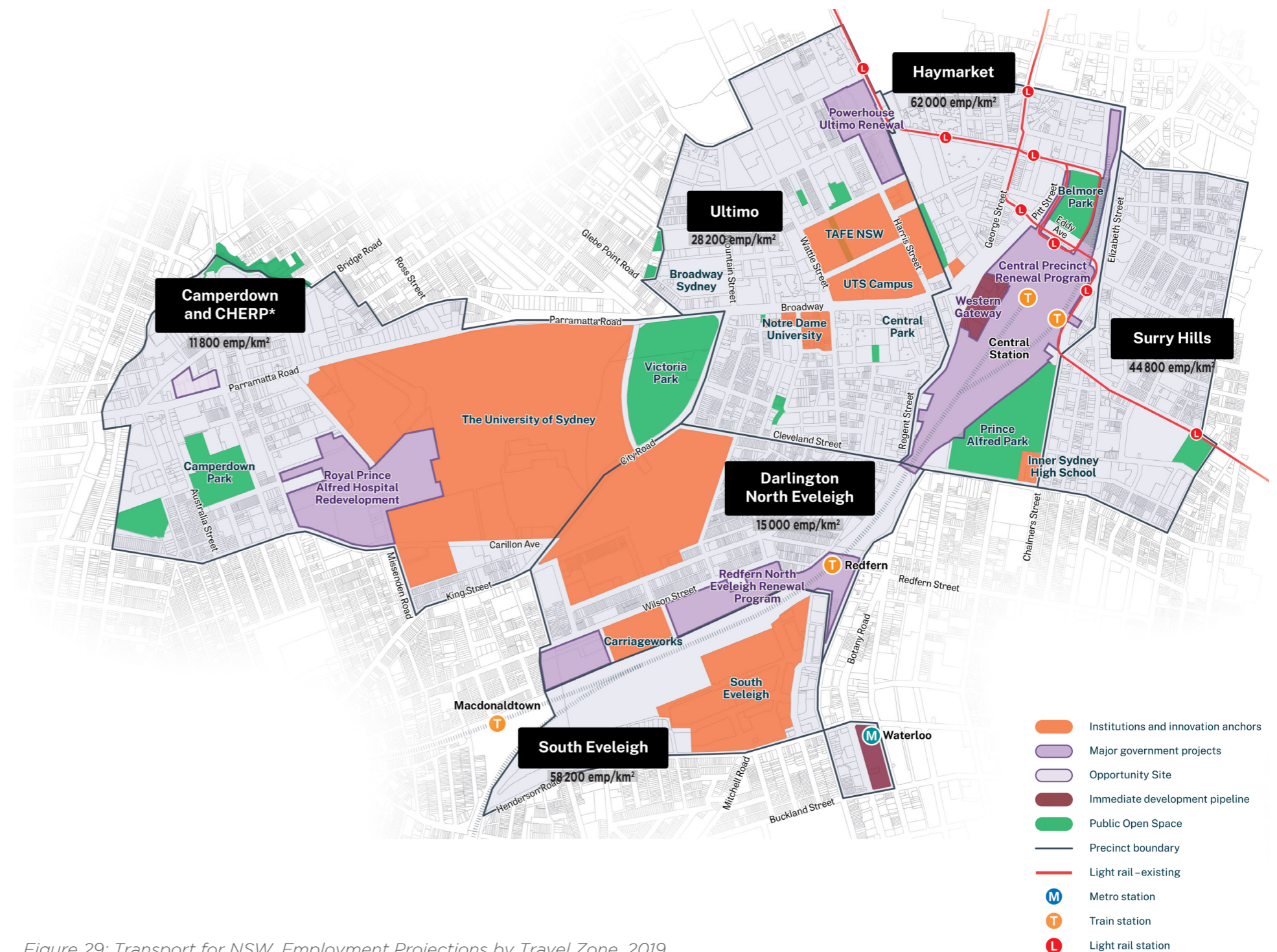


Figure 29: Transport for NSW, Employment Projections by Travel Zone, 2019.

## Strategic planning context

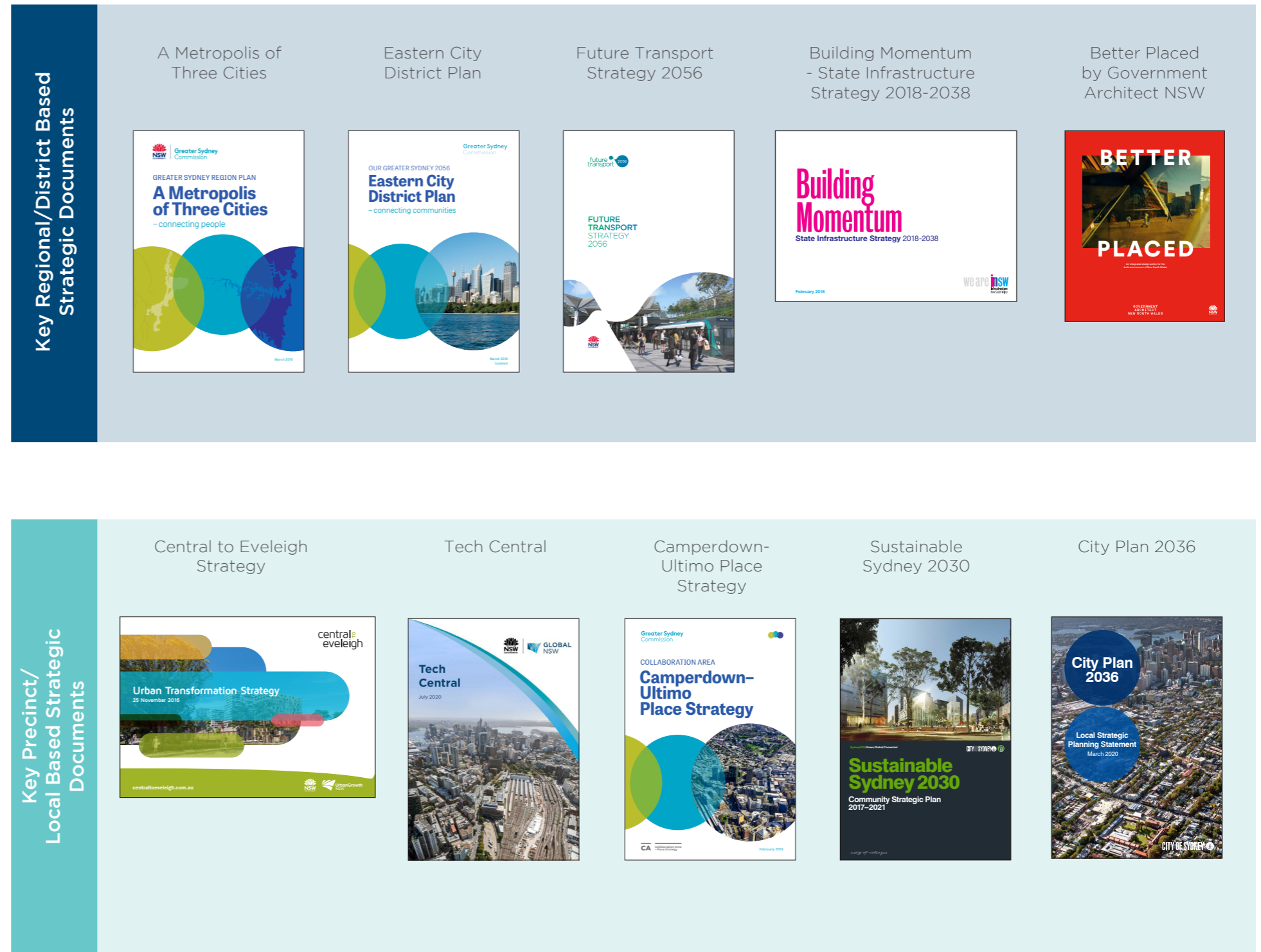
The Precinct renewal is guided by the NSW Government strategic planning initiatives. These policies and their relevant objectives, priorities and actions have been considered in the development of the Strategic Vision. The renewal will also be guided by the NSW Government vision for a 24-hour global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



## Previous work

### Timeline

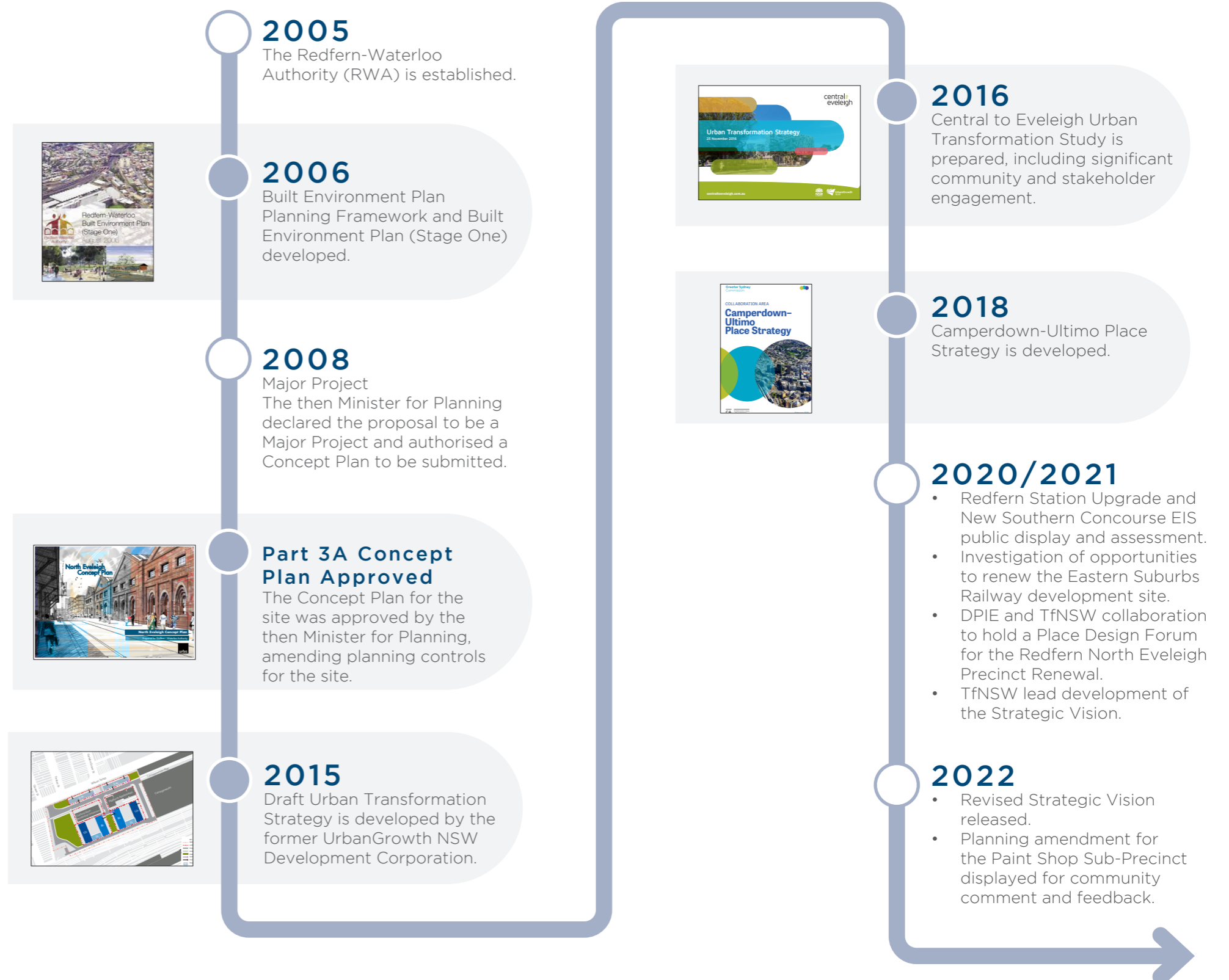
There has been a long history of strategic plan making for the Precinct stretching back to the 1970s when the Central to Eveleigh corridor was first identified.

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 15. A summary of the 2016 Urban Transformation Strategy is included on page 53 and 55 in the Appendix for background information.



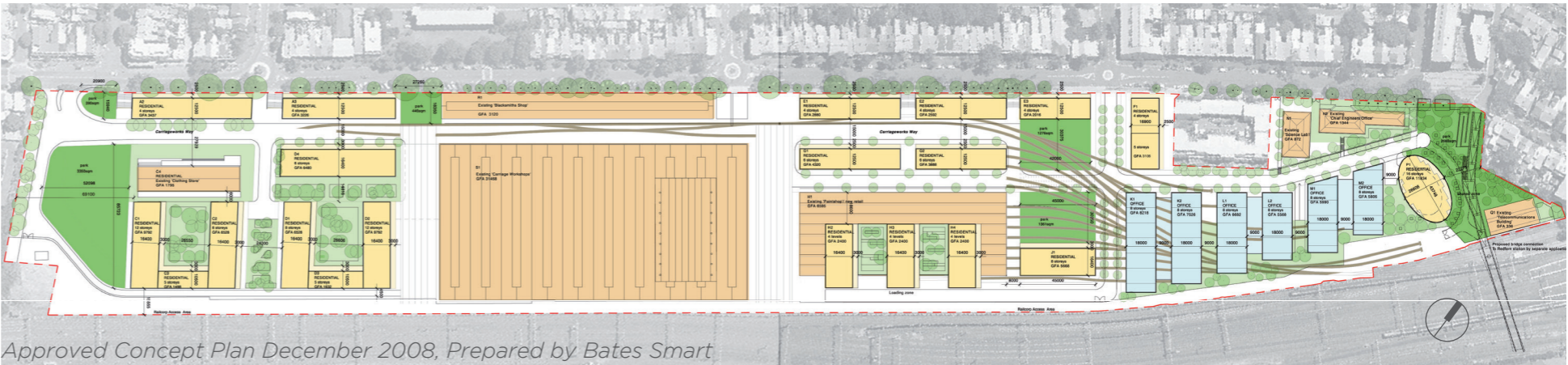
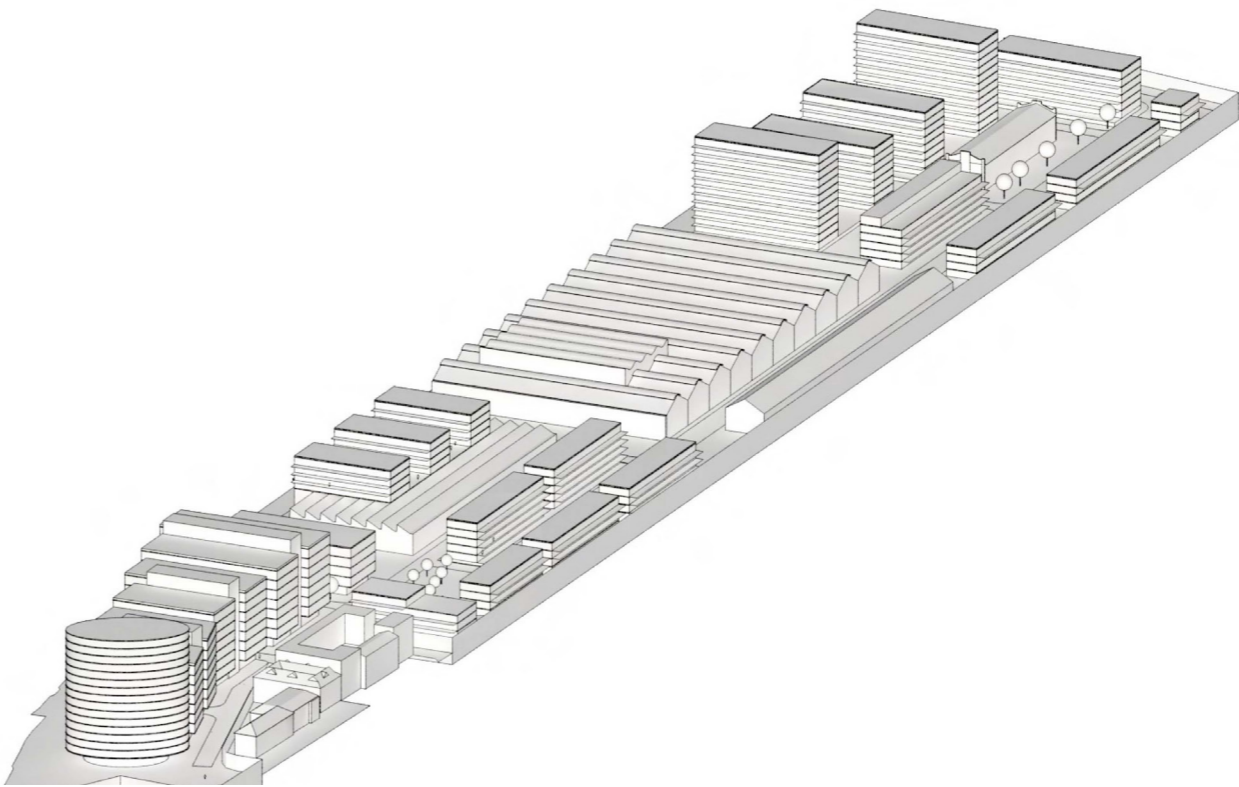
# Previous work

## 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

## Planning controls

### 2008 Concept Plan

The 2008 Concept Plan takes precedence over all other planning instruments. It sets out the development controls applicable to the site including specific land uses, building heights, total maximum floor space, development footprints, location of open space and maximum number of car parking spaces. These controls allow for around 177,000 square metres of development within the Precinct.

Should the Concept Plan be surrendered, the development controls in the underlying planning instruments would apply to 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.

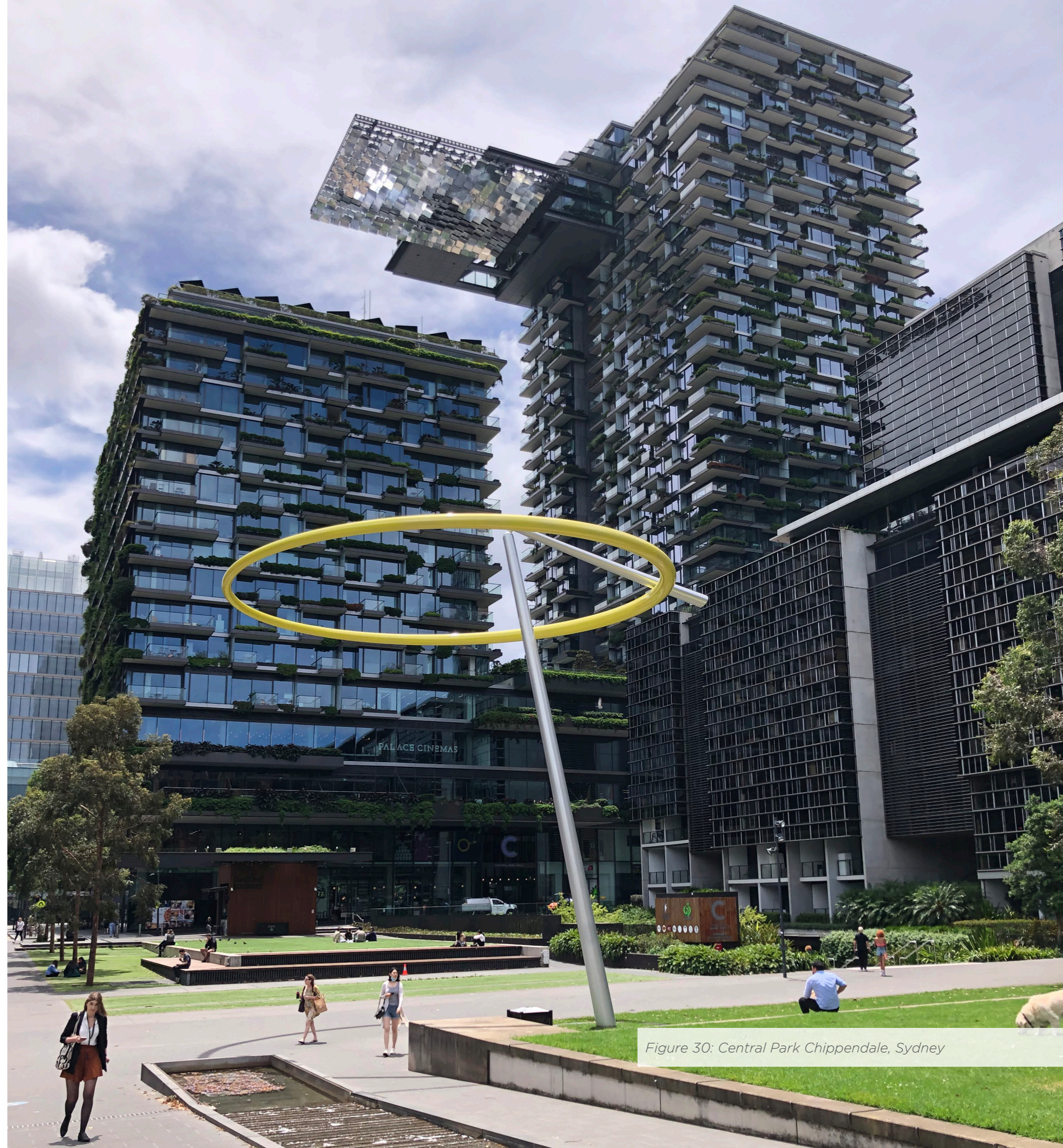


Figure 30: Central Park Chippendale, Sydney



# PART 04

## **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

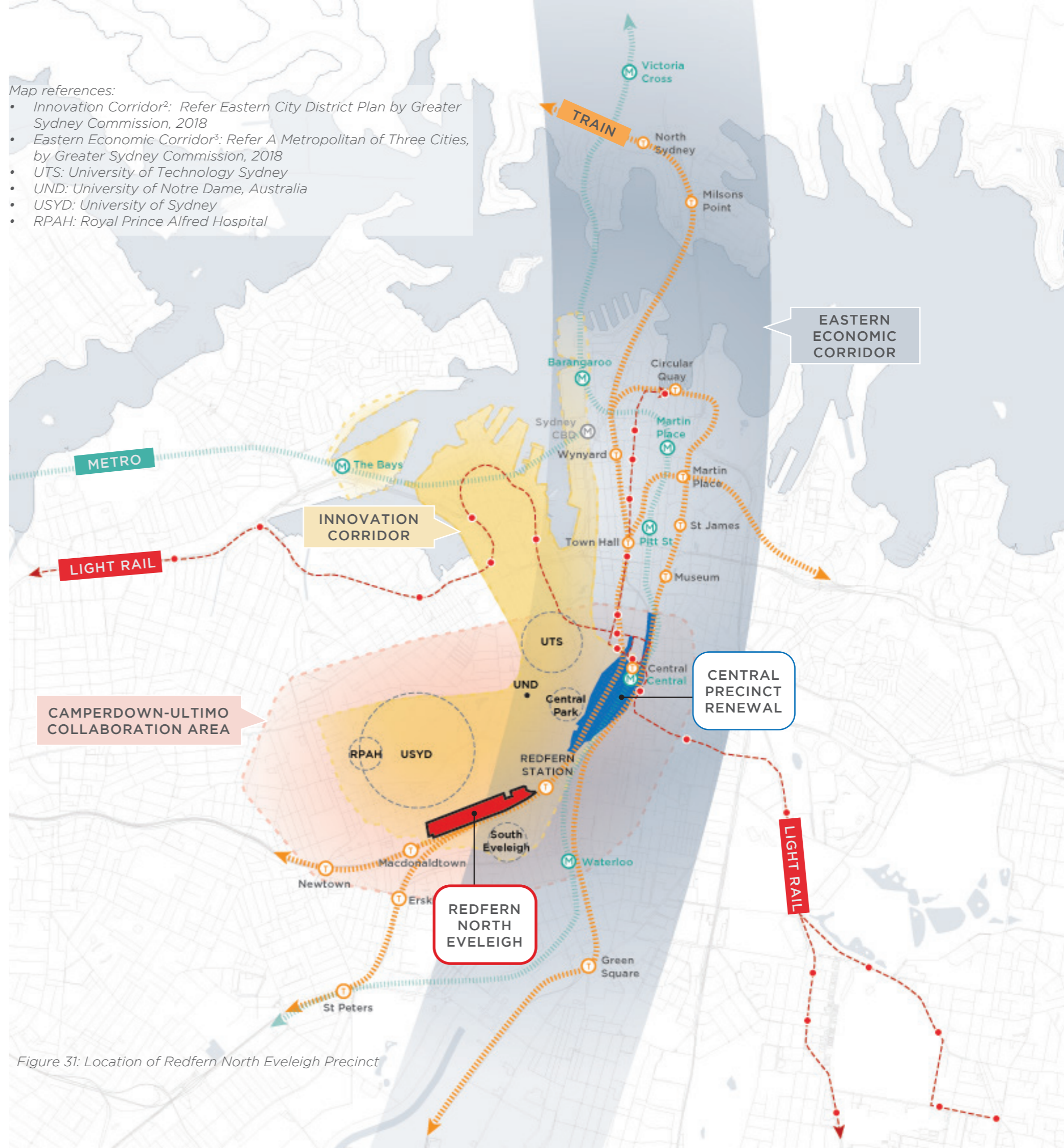
### Introduction

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 Area<sup>1</sup>, 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*<sup>2</sup>: Refer Eastern City District Plan by Greater Sydney Commission, 2018
- *Eastern Economic Corridor*<sup>3</sup>: 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 31: 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 26.



#### 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 32: Tonsley innovation district,  
Figure 33: Eveleigh aerial view  
Figure 34: Paint Shop heritage elements  
Figure 35: Central Park Sydney  
Figure 36: 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 27. 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 27.



#### 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 28.



#### 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 37: 40,000 years mural, Redfern*

*Figure 38: University of Sydney Business School*

*Figure 39: Royal Prince Alfred Hospital*

*Figure 40: Art exhibition in Carriageworks*

*Figure 41: Station F development, Paris*

## Site context

### Industrial heritage

*“The Eveleigh Railway Yards are some of the finest historic railway engineering workshops in the world and Eveleigh contains one of the most complete late 19th century and early 20th century forge installations, collection of cranes and power systems, in particular the hydraulic system... The value of the place is increased by the fact that it is comprised of assemblages, collections and operational systems rather than individual items”.<sup>4</sup>*

By the late 1910s and early 1920s, approximately 7,000 people worked at Carriageworks building carriages for NSW's expanding rail network. It was here that Aboriginal people were first employed under equal conditions and equal pay in NSW, and it provided the jobs that supported thousands of newly arrived migrants to Australia. Carriageworks laid the foundation for equal treatment of Aboriginal and migrant communities.

The Carriageworks building has always been home to creativity and innovation. The very first electric and air conditioned trains in Australia were designed and developed at Carriageworks. The State Heritage listing attributes value to the heritage items across the Precinct. The majority of these, from rail tracks through to the buildings, are noted to be of high to exceptional heritage value. There are a series of important heritage view lines within and around the North Eveleigh site. These views help understand the former workings of the rail yards both within the Precinct and in context with South Eveleigh workshops.



Figure 42: Construction of a C3806 locomotive in the Large Erecting Shop, 16 April 1945



Figure 43: Eveleigh depot



Figure 44: A view of the Eveleigh workshops looking West from Redfern station



Figure 45: Early photograph of Eveleigh rail workshops, in the inner suburb of Redfern



Figure 46: One of 40 cars built between 1955 and 1958 for 'intercity' services from Sydney to Katoomba or Gosford



Figure 47: View towards Carriage Workshops from Cornwallis St, Works Managers Office and Water Tower in foreground



Figure 48: Class 5801 being prepared for trial run 1950

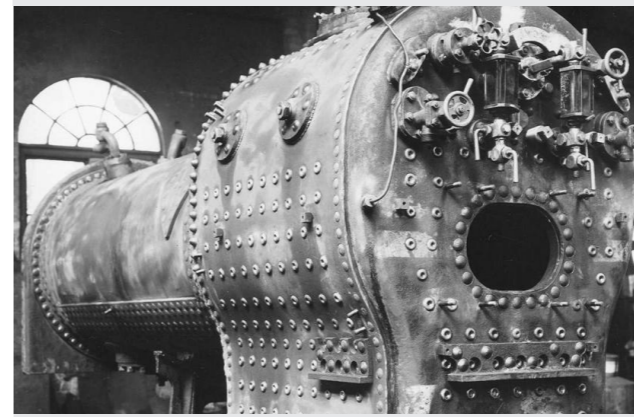


Figure 49: Boiler room ready for testing



Figure 50: Chief Mechanical Engineers building, a prominent feature historically and currently in the Precinct

## 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 children<sup>5</sup>.



Figure 51: 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.

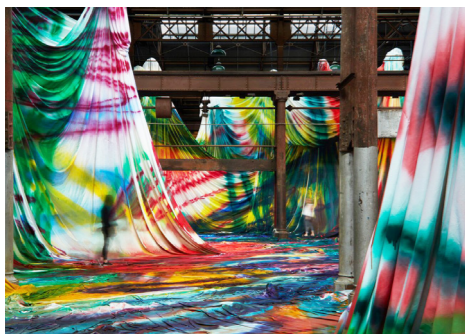
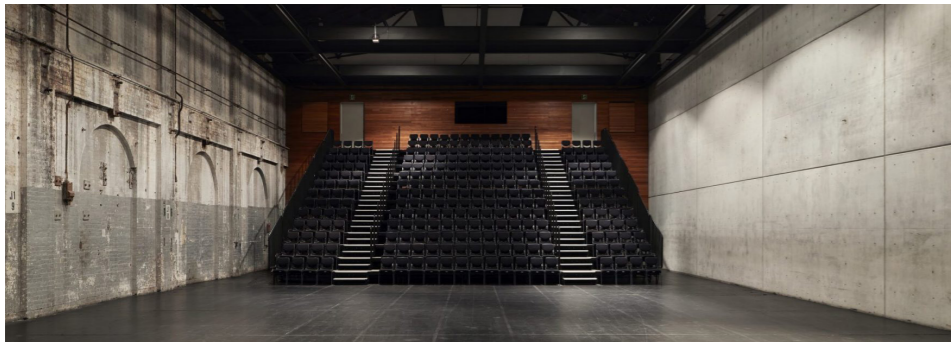


Figure 52: (top) Carriageworks, Bay 20, a contemporary space with heritage elements used for conferences, screenings, filming and live music.

Figure 53: Eveleigh Farmers Market, features seasonal produce from farmers and artisan producers from across NSW, held every Saturday.

Figure 54: 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 55: Katharina Grosse site specific installation as part of the Schwartz Gallery - Carriageworks international projects program.

Figure 56: Sydney writers festival 2018.



Figure 57: 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

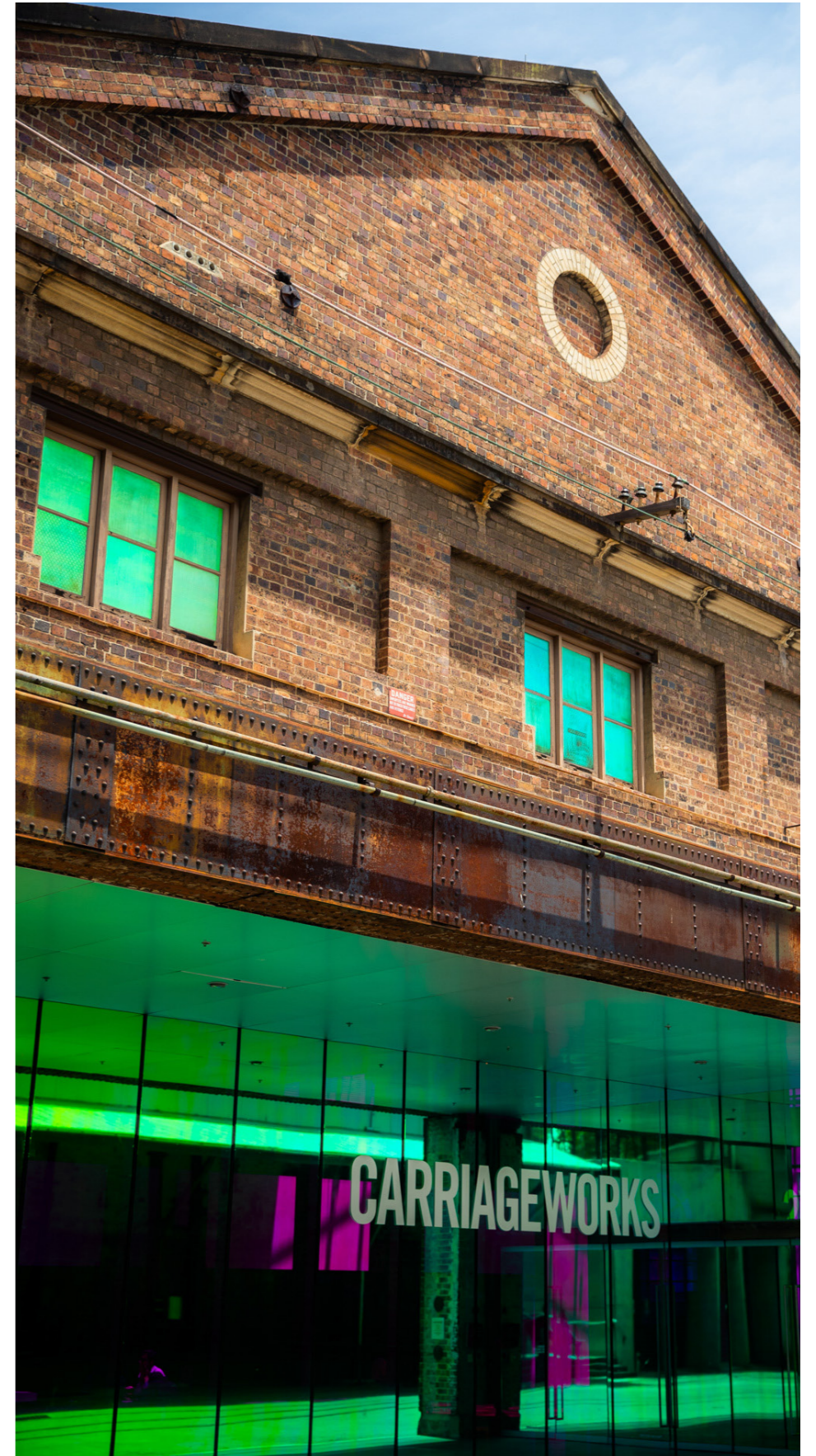


Figure 58: Carriageworks a key cultural asset of the Precinct

## Opportunities and challenges

### Overview

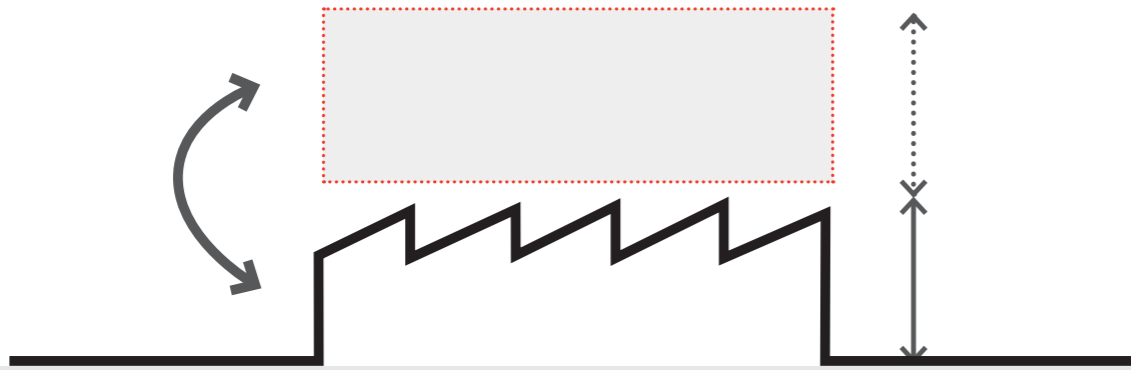


Figure 59: Creative options exist for heritage building adaptation

Investigate a direct pedestrian connection between the Precinct and Redfern Station and the feasibility of a pedestrian crossing over the railway corridor

Address the level change between Wilson Street and the Precinct to overcome the physical barrier and enhance pedestrian accessibility into the Precinct along this edge

Continue to support social enterprise in the area such as The Big Issue and Two Good Co, which support vulnerable people in the community with essential employment opportunities

Figure 60: The Clothing Store as flexible artist space



Connect to the recently completed cycleway along Wilson Street as part of a broader connectivity network

Recognise and build from the cultural heart of Carriageworks - an important cultural institution, which is an asset to the site.

Connected and activated public domain with spaces that are adaptable for multiple uses and facilitate creativity

Involve the community throughout the planning process to better shape the Precinct

The NSW Government recognises that more people than ever are walking or cycling and continues to encourage these modes as part of their everyday commute. The project will investigate opportunities to strengthen walking and cycling connections within the area.

Create a 'community focused' and inclusive Precinct that includes accessible community facilities, public and natural green spaces, small and local businesses, and new amenities

## 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 Connecting the Precinct to the upgrade of the new southern concourse at Redfern Station through Little Eveleigh Street would need to accommodate increased movement within a constrained environment.

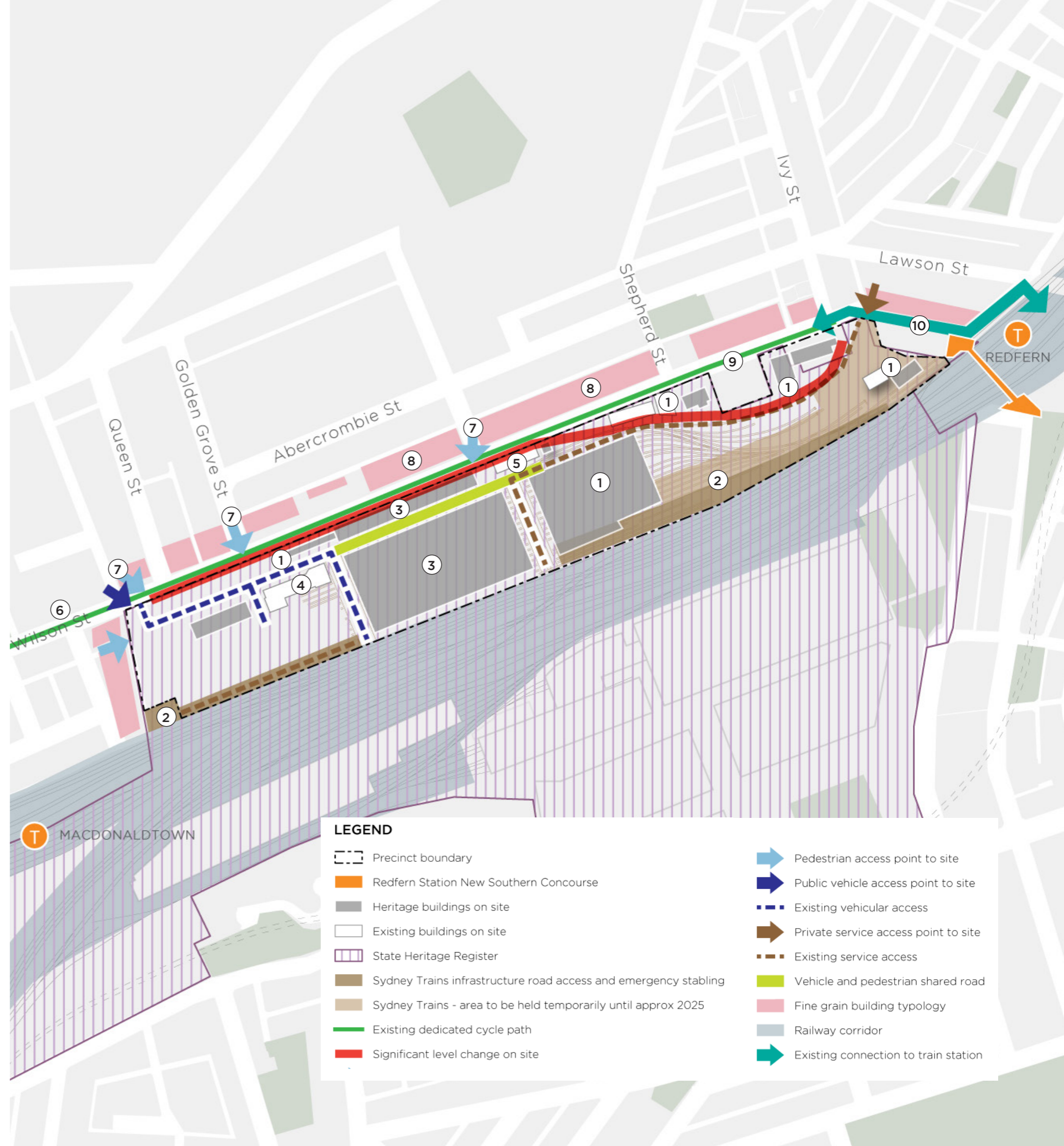


Figure 61: Opportunities and challenges diagram 1

## 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.

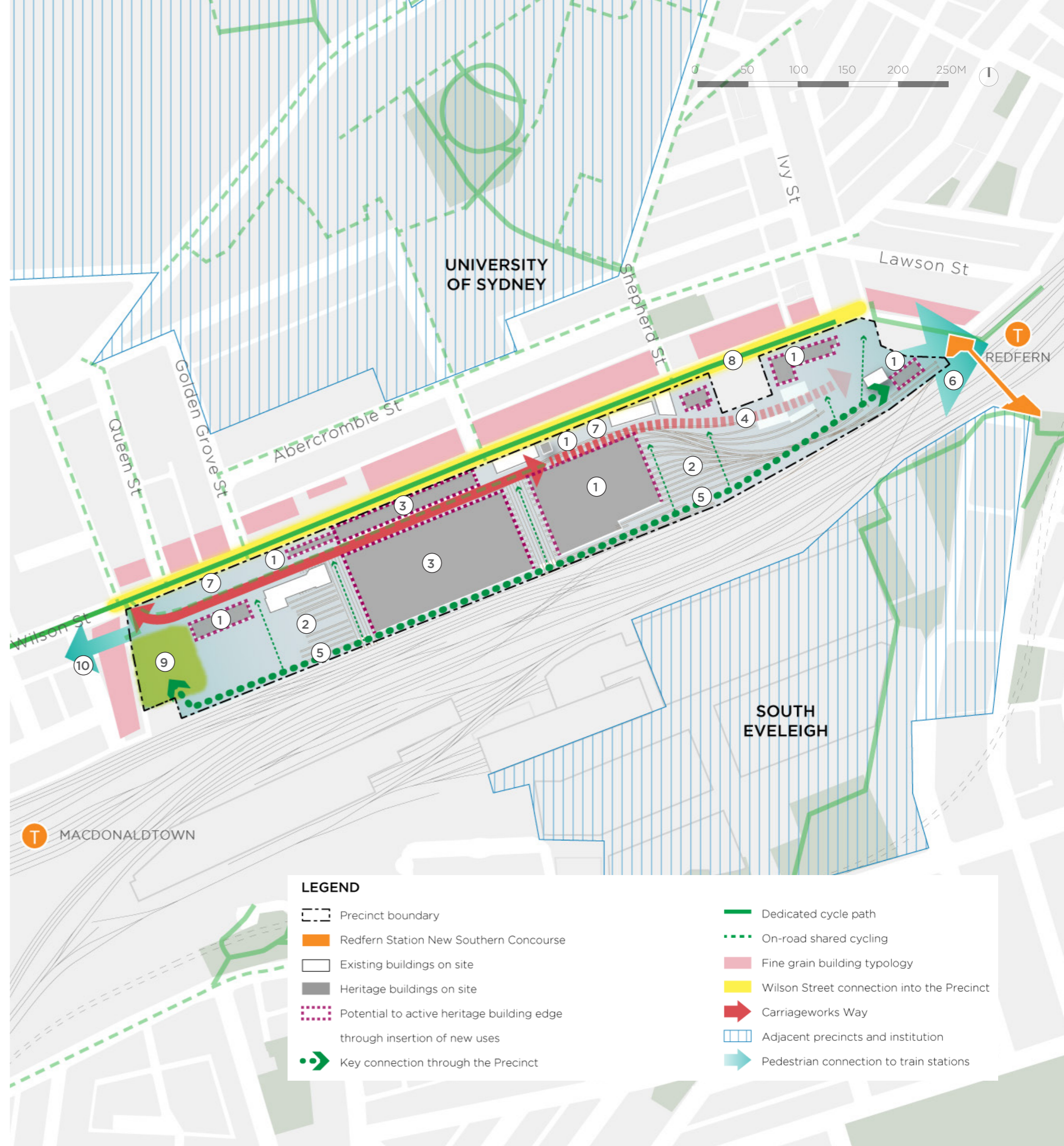


Figure 62: Opportunities and challenges diagram 2

## Adaptable place

### Opportunities

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



Figure 63: Turenscape Bridged Garden, Tianjin, heritage reuse

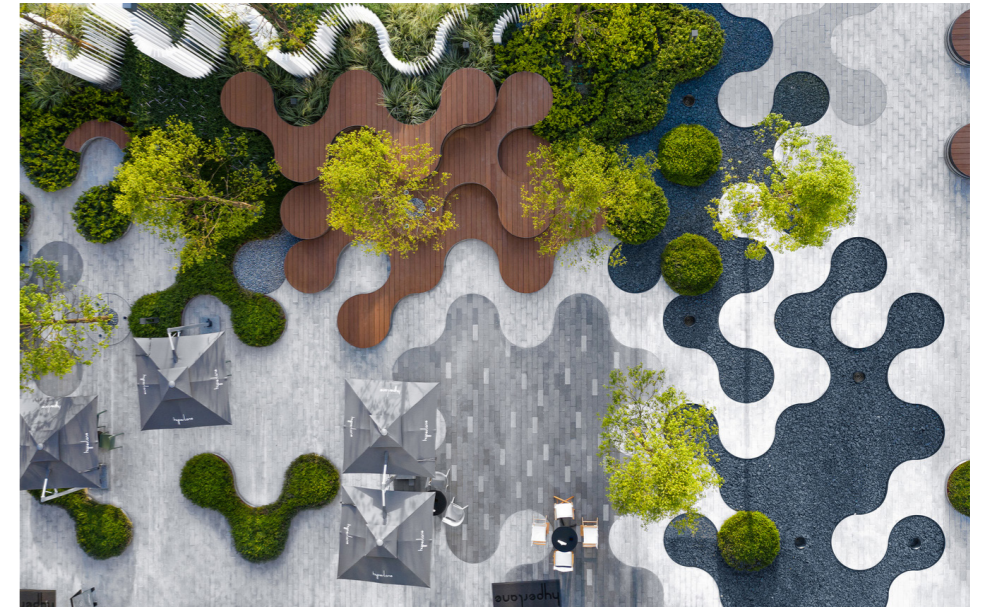


Figure 64: Hyperlane Linear Sky Park, Chengdu, public domain

### 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 various public domain spaces 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 65: Nordhaven, Copenhagen, carpark roof fitness play space



Figure 66: Goods Line, Sydney, urban activation with integrated uses



Figure 67: Nordhaven, Copenhagen, play space



Figure 68: 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 69: Cycleway Sydney, multi-mode street



Figure 70: 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 71: Kensington Street, Chippendale, a mix of uses



Figure 72: Vester Voldgade, Copenhagen, temporary street activation

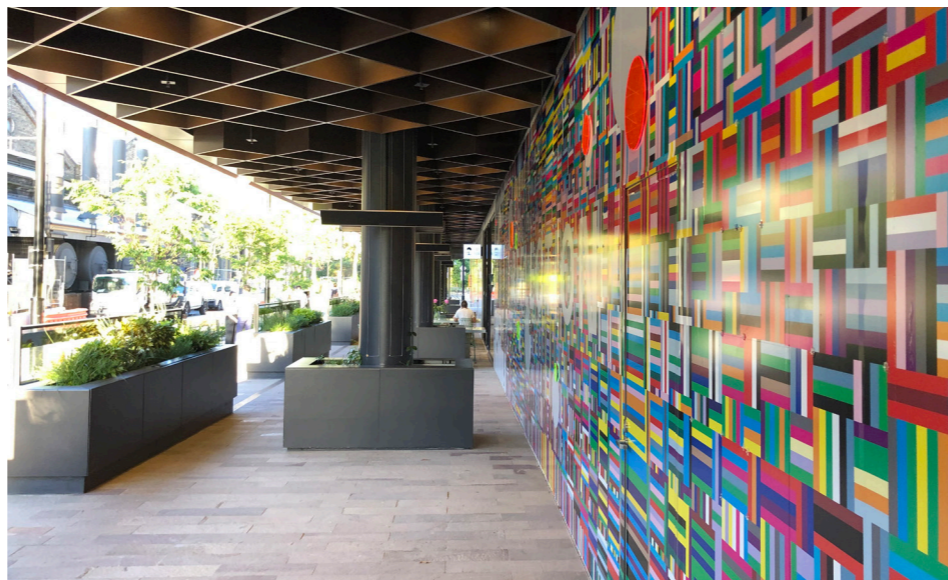


Figure 73: South Eveleigh, CHAORDER Beth Radford visual artist

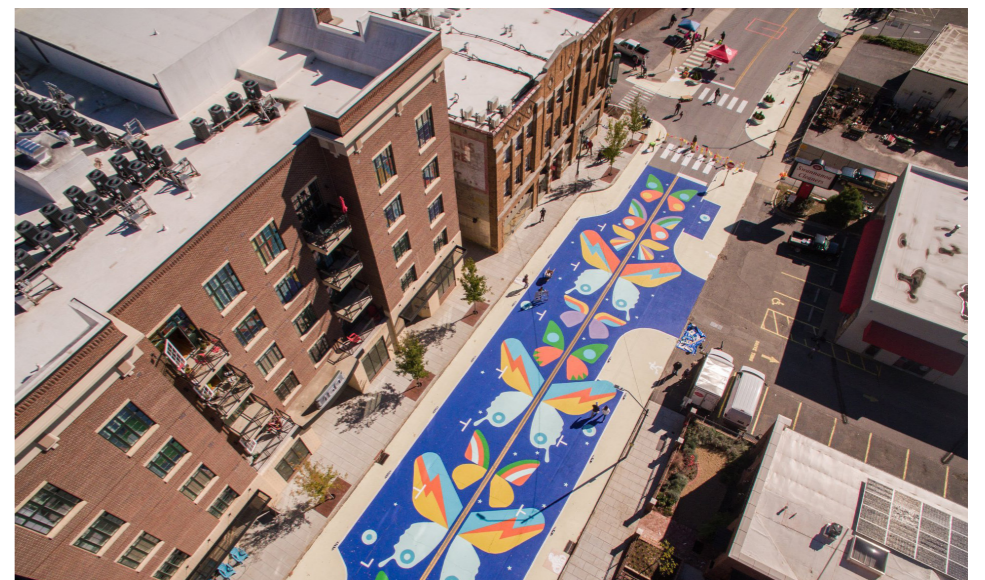


Figure 74: Coxie Avenue, Asheville NC, tactical urbanism

## Heritage Activation

### Opportunities

The Renewal will respect, reuse and bring to life the heritage fabric of the Precinct.



Figure 75: Portico, The Scots Church redevelopment, Sydney, apartments



Figure 76: CaixaForum, Madrid, museum and culture centre

### Reuse and activation

The creation of new uses into old buildings enables the heritage fabric to be revealed in new and unexpected ways.

The longevity of heritage buildings can be increased through the extension and addition of new functions. This option offers a unique way to interpret the past whilst very clearly adding new functionality.

The edges of post-industrial heritage buildings are often long blank facades given the nature of the original industrial uses. Activating these edges through the opening of existing service access points or making new openings can assist in activating surrounding post-industrial hard stand areas.



Figure 77: 100 Harris Street, Pyrmont, office



Figure 78: King's Cross, London, new retail in heritage buildings

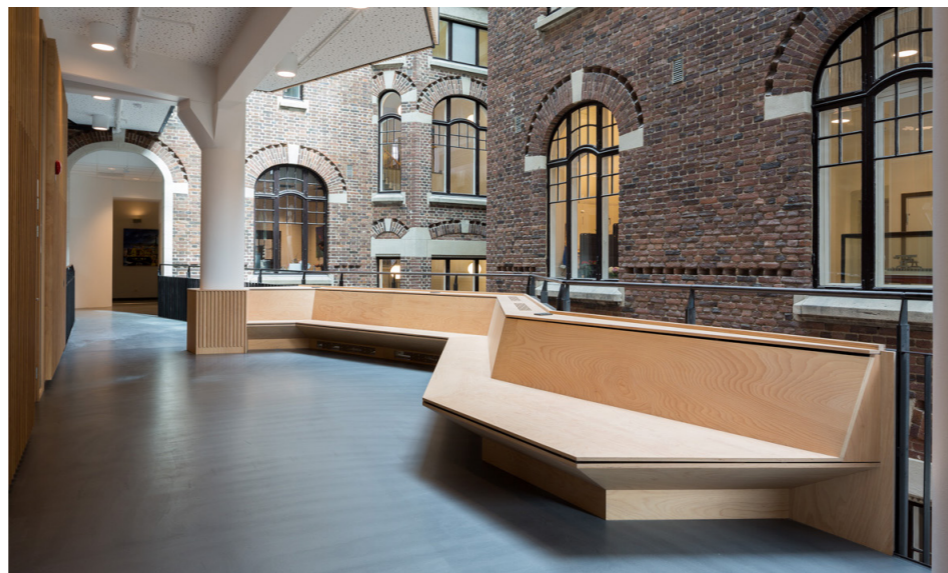


Figure 79: World Maritime University, Malmö, Sweden



Figure 80: Carriageworks, Sydney, gallery and event venue



# PART 05

## 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.

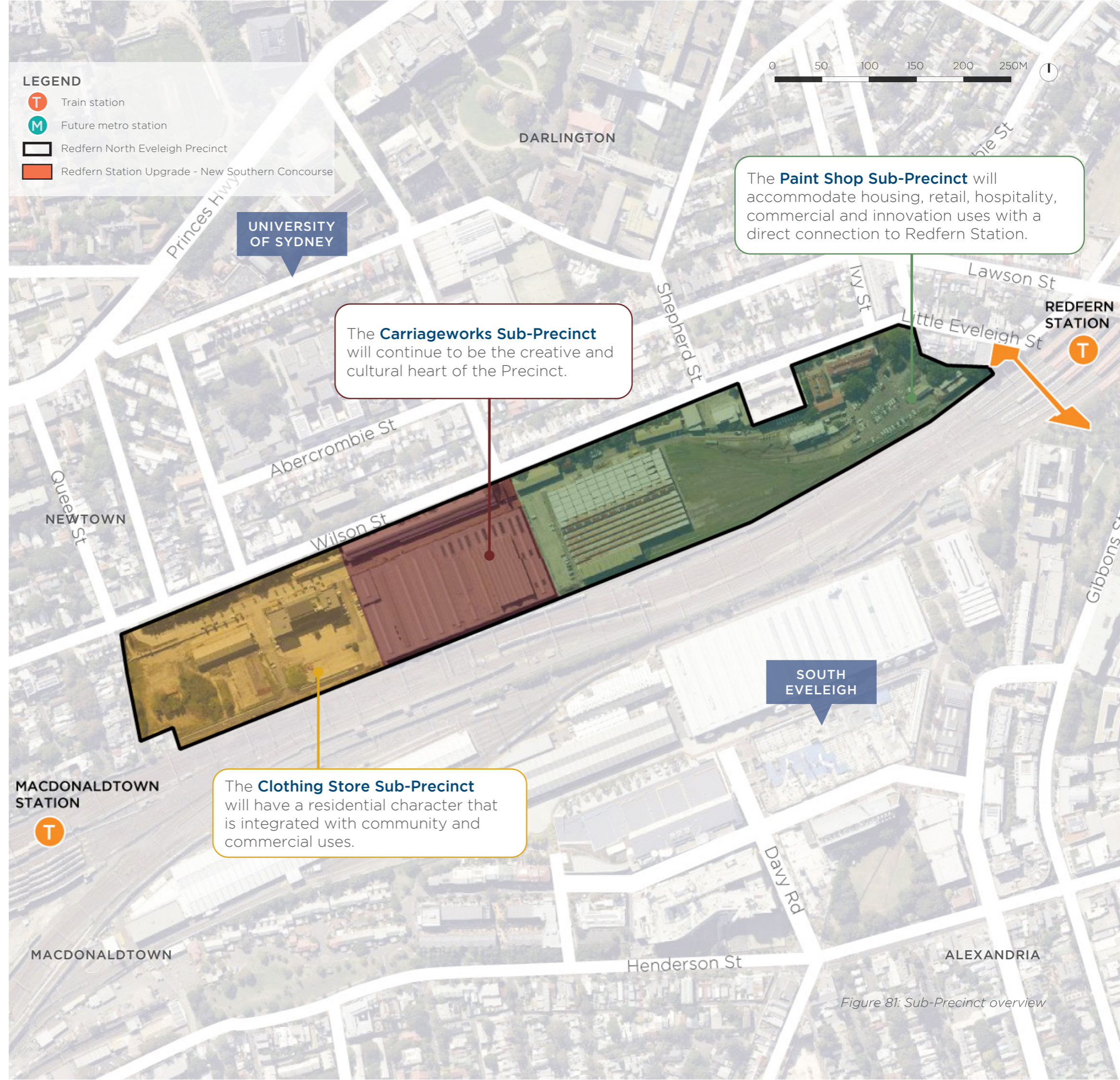
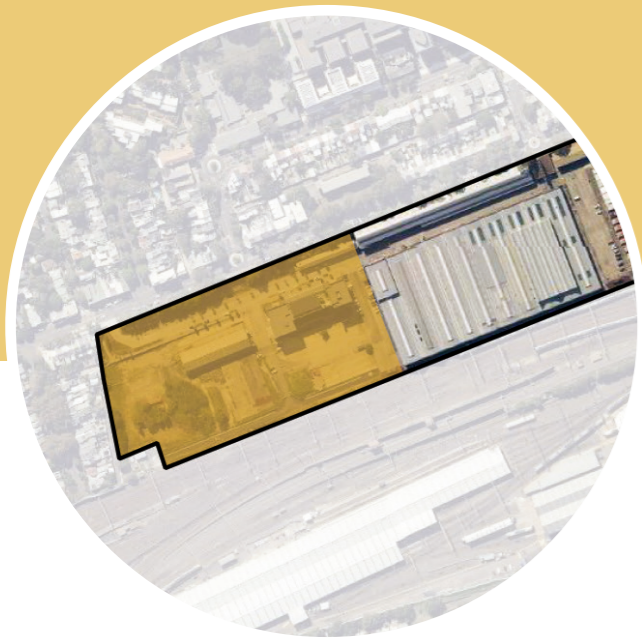


Figure 81: Sub-Precinct overview

## Clothing Store Sub-Precinct

### Character statements



The Clothing Store Sub-Precinct will have a residential character that is integrated with community and commercial uses to create a vibrant inner city place designed for living. The adaptive reuse of the Clothing Store and new public domain, with small shops and cafes will create a great place for people.

### Clothing Store Sub-Precinct today

The Clothing Store Sub-Precinct has a number of disused spaces adjacent to the rail corridor, as well as operating Sydney Trains infrastructure. It is located at the western end of the Precinct and is bordered by terrace houses along Iverys Lane. The residents of the Platform Apartments are the key existing users of this Sub-Precinct along with Carriageworks and Sydney Trains, which access the area for network maintenance purposes. The existing public road and cycling access to the Precinct is through the Clothing Store Sub-Precinct, via Carriageworks Way. Pedestrian connection to Macdonaldtown Station from the Precinct is available via Iverys Lane. The level change between Wilson Street and the Precinct is greatest in this Sub-Precinct.



Figure 82: View of stairs to Wilson Street and existing pocket park



Figure 83: View from pedestrian path looking towards Platform Apartments



Figure 84: Clothing Store western facade

## 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.

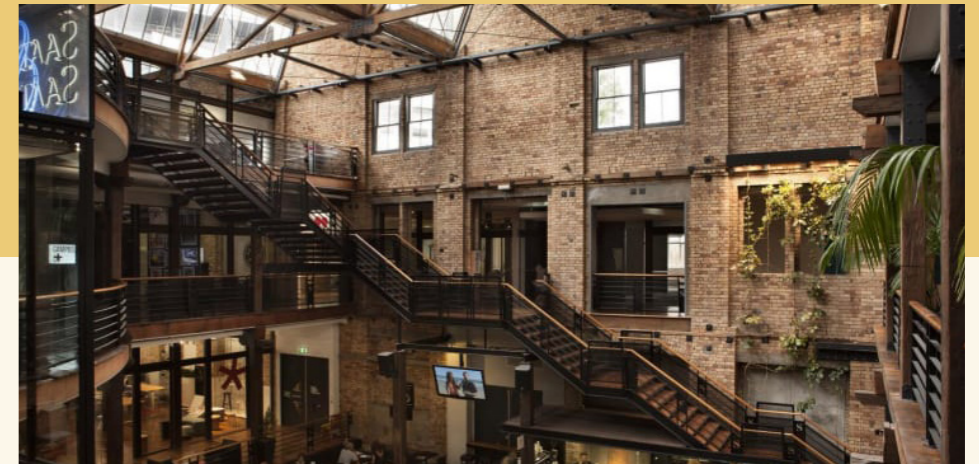


Figure 85: Saatchi and Saatchi office, Auckland, adaptive reuse of heritage building



Figure 86: Darling Square, Sydney, street level scale appropriate living



Figure 87: 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 88: View from Traverser No. 1 alley looking towards railway corridor



Figure 90: View from Traverser No. 2 alley looking towards Air Raid Shelter



Figure 89: Carriageworks Way, an existing shared use zone



Figure 91: Carriageworks is an art, market and event venue

## The opportunities

Located at the centre of the Precinct, and with existing cultural significance, the Carriageworks Sub-Precinct, links the site back to the local community and Sydney's broader cultural network. There is an opportunity to activate the edges of the Carriageworks building by opening up spaces into the building and inserting new uses to enhance activity along the facade and in the surrounding public domain. This could be complemented through the reinforcement of Carriageworks Way as the spine of the Precinct, facilitating movement between the Paint Shop and Clothing Store Sub-Precincts.

### Public domain and open space

- Investigate potential for increased openings to Wilson Street both visually and physically whilst retaining and enhancing the green link of Wilson Street
- Investigate expanding Carriageworks' front door allowing for a more permeable edge along Wilson Street.
- Maintain and enhance the shared use nature of Carriageworks Way between the Blacksmith Shop and Carriageworks.
- Explore the shared use of Traverser Alleys to further activate Carriageworks Way and adjacent post-industrial hard spaces.
- Potential to reinterpret operations of Traverser machines into temporary or permanent activation.
- Activate uses along the edges of Carriageworks.

### Land use and built form

- Carriageworks will continue to be the main operator within this Sub-Precinct, lending a creative and cultural character to the area. As the community heart, this Sub-Precinct will have a strong public domain character to provide high quality recreation space to new and existing residents and connect the Clothing Store and Paint Shop Sub-Precincts in a holistic and integrated way. The public domain will be designed to be adaptable to cater for a range of events and needs, and create an ever-changing and interesting place.
- Continue to support Carriageworks as the cultural heart of the Precinct.
- Work with Carriageworks to explore integration of Design with Country and cross-cultural expression within the Precinct, and with a connection more broadly to Redfern and the City.
- Maintain and enhance Carriageworks facilities within the envelope of their current facility.
- Investigate potential to further activate the perimeter of Carriageworks through the establishment of new local business and community opportunities by opening the building edges to connect to adjacent public domain.
- Maintain and enhance functionality of the Blacksmith Shop to support the range of current and future public domain events and activities that may occur.



Figure 92: Kensington Street, Chippendale, enabling diverse forms of street activation



Figure 93: Kings Cross, London, activation of heritage facades with new mixed uses



Figure 94: Zollverein Park, Essen, Revealing industrial heritage narratives

## 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 some of the 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 95: View from Carriageworks Way looking east towards Redfern Station



Figure 96: View from Wilson Street looking at Outward Parcel Depot



Figure 97: Interior of the Paint Shop extension



Figure 98: View from Fan of Tracks looking towards Redfern Station

## The opportunities

The Paint Shop Sub-Precinct will revitalise the Paint Shop building which is currently in need of repair and is closed to the public. The ground plane of the Paint Shop will interface with the street to become a place where people can gather and meet.

Situated adjacent to Redfern Station, the Sub-Precinct will respond to the recent changes in the area while developing a unique identity attributed to its heritage features. This Sub-Precinct has good connectivity to Sydney CBD and the Tech Central precinct through its strategic position adjacent to Redfern Station and will support high levels of growth within the region.

### Public domain and open space

- Investigate connections from the Paint Shop Sub-Precinct directly to the new southern concourse at Redfern Station.
- 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.
- Investigate opportunities for pocket parks between buildings that take advantage of the change in level from Wilson Street to deliver green space that can be used by people in a variety of ways.
- Enhance and retain the Wilson Street green edge with increased access points for pedestrians and bikes to draw people into the Sub-Precinct.
- Extend Carriageworks Way to create a movement spine through the entire Precinct.

### Land use and built form

- New built form will be introduced into this Sub-Precinct to facilitate development of the area as an innovation district. This Sub-Precinct will comprise a diverse mix of uses that contribute to a vibrant place, including employment, commercial, cafes and hospitality, retail, housing, recreation spaces and high quality public domain.
- Development within this Sub-Precinct will be of a scale that supports the strategic needs and required growth within the region, however will be undertaken in a way that results in good urban outcomes that serve the needs of the existing and future community and integrates with the surrounding areas in a way that minimises impacts.
- Tell the industrial heritage stories of the production process undertaken by the railway by providing a heritage interpretation of the Paint Shop, Telecommunications and former Chief Mechanical Engineers buildings as part of a considered development outcome.
- Existing heritage fabric will be integrated into the development of the Sub-Precinct through adaptive reuse. Heritage edges will be investigated for street-level activation.
- Investigate how future development can buffer the active rail corridor whilst maintaining the heritage fabric of the Sub-Precinct.
- Respond to the changes around Redfern Station.



Figure 99: Kings Cross, London, adaptive reuse, additions and complementary development to significant heritage fabric



Figure 100: Kings Cross, London, complementary development relative to significant heritage fabric

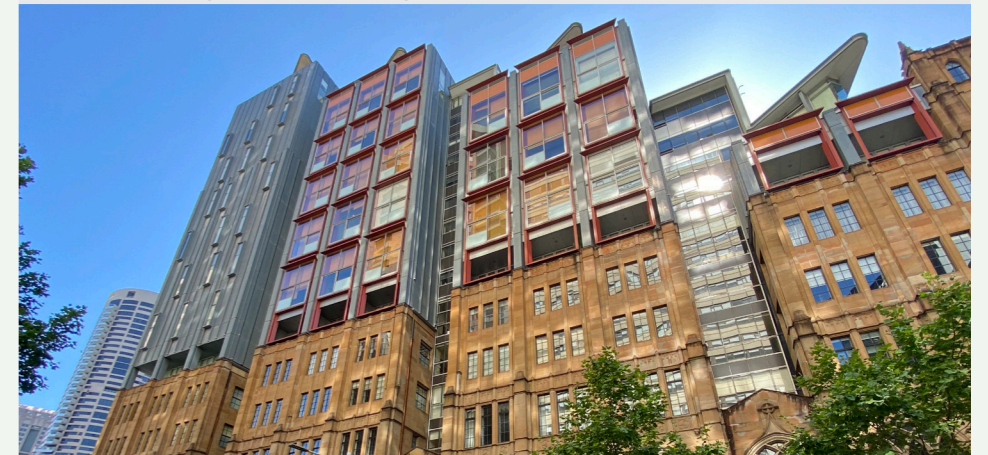


Figure 101: Portico apartments, Sydney, adaptive reuse, additions and complementary development to significant heritage fabric



# PART 06

## 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, and will continue to shape future stages of the renewal.

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	Engagement during 2020/2021
<p><b>Prior Consultation</b></p> <p>As part of previous planning processes, consultation was carried out with the community stakeholders. The feedback is summarised below.</p> <p>We heard:</p> <ul style="list-style-type: none"><li>• Heritage is very important to the community.</li><li>• There is support for the renewal of the North Eveleigh site to incorporate Design Excellence, appropriate infrastructure improvements, accessible open space and affordable housing.</li><li>• There should be improved links for pedestrians, cyclists and public transport customers.</li><li>• There was a range of issues, including site access, parking, traffic, building design, overshadowing, and impact on infrastructure and services, as well as concerns around building height, density and the impact of these on the area's character.</li><li>• The Precinct needs to have the right balance of housing, open space, heritage and community facilities such as childcare.</li><li>• The sustainability measures needed to be more stringent.</li></ul>	<p>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.</p> <p>The following community and stakeholder engagement has been undertaken for the Precinct:</p> <ol style="list-style-type: none"><li>1. Online Community Surveys</li><li>2. Place Design Forum</li><li>3. Online Community Workshops</li></ol> <p>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.</p> <p><b>Online Community Survey</b></p> <p>An online survey was open from 21 August to 4 October 2020, and sought community feedback on themes raised by the community in previous consultation. The survey was letterboxed to over 25,000 residents and businesses within the Precinct, and was completed by 82 people.</p> <p>We heard:</p> <ul style="list-style-type: none"><li>• There is a high level of interest in being part of the renewal.</li><li>• A renewed precinct should be 'community focused' and provide new and accessible facilities and open spaces for all ages and cultures.</li><li>• The Precinct's Aboriginal and non-Aboriginal history should be preserved and shared with the community.</li><li>• Renewal of the Precinct should be sympathetic to its current neighbourhood feel, particularly around maintaining building heights in line with the local area.</li></ul>



Figure 102: Redfern Oval Community Room

# Consultation

## Community and stakeholder engagement

### Engagement during 2020/2021 cont...

#### Place Design Forum

On the 26 and 27 August 2020, an online Place Design Forum was held, as a collaboration between TfNSW and the Department of Planning, Industry and Environment (DPIE), to discuss and share ideas unique to the place. More than 60 stakeholders, comprised of NSW Government agency and community representatives attended.

We heard:

- The renewed Precinct must play its part in delivering Tech Central and creating jobs of the future.
- The new Precinct needs to be a great place for all the communities who will be in the area – existing and new residents, transport customers, business owners and workers, and government agencies.
- Designing for Country to be understood and incorporated early in the project.
- Aboriginal and non-Aboriginal heritage to be respected throughout the planning, design and development.
- The community want engagement during the preparation of the strategic vision.

#### Online Community Workshops

In late September to early October 2020, three online community workshops were held with 21 people to seek input into the priorities that would guide the development of the Precinct’s vision. Invitations to the workshops were letterboxed to over 25,000 residents and businesses within the Precinct.

We heard:

- The rich history of the area needs to be told – both Aboriginal and non-Aboriginal – it needs to be a place of healing.
- Jobs need to be created – focused on women.
- There were needs of supporting women in Science, Technology, Engineering and Mathematics (STEM) and technology industries
- It needs to be a place that people come to and not just through.
- The area needs to be connected to surrounding neighbourhoods.
- Local liveability is important while managing the pedestrians, cyclists and vehicles that move through the area.
- Ownership of the land is important to its ongoing governance.
- This engagement is good but community needs to see the details.

### Strategic Vision 2021

The Version 1 of the Strategic Vision was publicly exhibited over a six week period concluding on 23 April 2021. A total of 16 submissions were received, comprising:

- 8 submissions received from the community.
- 1 submission received from the City of Sydney Council
- 7 submissions received from non-government organisations.

As part of the exhibition, TfNSW held a livestream presentation on 18 March 2021 between 6:00 and 7:30pm. This provided an overview of the vision, its development process, and invited questions from attendees.

Of the 16 submissions received, 4 submissions (25%) were in support of the proposal, and 12 submissions (75%) were neutral with comments on the provided draft Strategic Vision.

The most common themes raised across the submissions included transport and connectivity (63% of submissions), heritage (44% of submissions), the adequate provision of open space (25% of submissions), innovation and economic contribution (19% of submissions).

The submissions in support were on the grounds that the development of the Redfern North Eveleigh Precinct would revitalise the area, lead to an improved range of active uses and services for the public, workers and community, and form a key part of Sydney’s knowledge ecosystem.

A Response to Submission Report has been developed where comments raised in the submissions have been responded to in detail.

### Ongoing engagement

Engagement will continue to underpin the renewal of the Precinct to take into consideration the views, ideas and issues raised by stakeholders and the community.

TfNSW will engage with the community and stakeholders during future planning stages.

An Aboriginal Engagement Strategy has been developed to allow for authentic engagement with Aboriginal stakeholders and communities.



Figure 103: Carriageworks, South East Markets

# 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 104: Coal Drops Yard, King's Cross London, lively and welcoming community space



Figure 105: 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

### Innovation



#### You Said

- Redfern North Eveleigh already has an innovation identity. Historically, Redfern North Eveleigh was known for its industrial innovation. Currently, it is known for its creative innovation through the latest use of the Carriageworks buildings. This is a unique foundation and should be built on.
- Innovation isn't just about high tech industries. Some of the most important and meaningful activities occurring in Innovation Districts around the world involve experimenting with new urban forms, repurposing existing physical assets (like streetscapes) and trialling different ways to bring communities together.
- Innovation must be inclusive, providing opportunities for everyone to contribute.
- Doing something new and different on the site is critical. Simply 'reorganising' existing companies and institutions within Sydney risks simply importing existing barriers to innovation onto the site and misses a huge opportunity.
- The site's proximity to Sydney University, the University of Technology Sydney and Cicada Innovations in South Eveleigh are very important existing innovation assets that Redfern North Eveleigh should look to leverage.
- Consideration should be given to the longer-term governance frameworks that will grow and support the innovation ecosystem at Redfern North Eveleigh, and ensure this ecosystem plugs into, and contributes to the broader success of Tech Central.
- A start-up hub to help people build new businesses should be considered
- The Precinct should embrace new technology and innovation and apply them to the urban landscape as well as new developments



Figure 106: Wynyard Quarter, Auckland



Figure 107: RDM Innovation Dock, Rotterdam

#### Principle 2: Innovation

Sydney is a recognised global city and amongst the top ranked cities in the world for economic output and standard of living. The Greater Sydney Region Plan (March 2018) identifies that the Precinct is located within the planned major technology and innovation employment precincts of Tech Central and the Camperdown-Ultimo Collaboration Area.

##### Leverage key existing assets

The Precinct's key existing assets form the basis on which to create jobs for the future.

- **Economic Assets** - Proximity to innovation drivers including Sydney University, Royal Prince Alfred Hospital and start-up and technology drivers located within Tech Central and South Eveleigh. The existing Carriageworks creative ecosystem and the broader artistic and events-based activities underpins this.
- **Physical Assets** - Existing connectivity to Redfern Station, bus connections and walking and cycling infrastructure within an active local community.
- **Networking Assets** - With the Precinct's proximity to major institutions, Tech Central and public transport, there is significant potential to create and foster a hub centred on important networking opportunities. Networking assets are currently found at Carriageworks and through existing community organisations.

##### Continue the site's legacy of innovation

The site has always been a source of innovation within NSW. The renewal will continue the legacy by facilitating the Precinct's critical role in continuing to generate innovation in the ways in which we live and work. This will help contribute to the NSW Government's innovation and economic ambitions.

##### Inclusive access to innovation

Ensure that innovation is inclusive is for all, and that the benefits accrue to all. This requires a holistic view of innovation and ongoing engagement with the local community. Successful inclusivity ensures there is a diversity of perspectives, knowledge and experience shaping the activities and outcomes achieved within the Precinct.

# Precinct renewal principles

## Jobs for the future



### You Said

- All job opportunities are important.
- New jobs need to support the local residents and Aboriginal community. Employment support should also be provided for people with disabilities and women.
- Job opportunities for a range of industries, including technology, art, creative, health and hospitality as well as entry level jobs.
- Collaborate with technology and innovation sectors. Opportunities should be provided to connect employers and job seekers through networking events and career advice.
- Training should be provided to allow people to learn or upskill in the innovation and technology sectors. Training could include internship programs through partnerships with local businesses for early career employment as well as for people seeking a career change into the industry and provision of work experience for students. Short courses and workshops offering practical skills could also be provided.
- Employment spaces should be accessible and easy to get to with the provision of end of trip facilities including bicycle parking.
- Employment spaces should be flexible and contain a mix of uses to ensure activity in the area outside of business hours.
- Informal income revenues such as a return and earn facility will encourage recycling as well as provide an income opportunity.



Figure 108: Tonsley innovation district, Adelaide



Figure 109: Westmead Innovation Quarter



Figure 110: Diverse and inclusive career opportunities

### Principle 3: Jobs for the future

The renewal will create a mixed use Precinct that provides a range of business spaces for diverse employment opportunities. Thousands of jobs will be supported through both the construction and operational phases, delivering broader benefits to the NSW economy as part of Tech Central.

The Precinct is helping to deliver the NSW Government's target of 250,000 sqm of floorspace for tech companies and the 25,000 new innovation jobs target.

#### Local economy

Redfern North Eveleigh will be a vibrant community, attractive to those who value convenience, amenity and strong transport connections. The Precinct will contain a diversity of employment that is co-located with new homes and living spaces. Active street frontages and a mix of uses including cafes and restaurants will boost local jobs and investment, creating a culture where residents work, live and play.

#### Business attractors

The Precinct will create opportunities to accommodate ongoing employment in new growth sectors and industries of the innovation economy by creating an attractive place for businesses to invest in. This will be achieved through leveraging the Precinct's strategic location within the Sydney economic corridor and Tech Central, and its close proximity to Sydney CBD, Sydney Airport and major health, education and research institutions. Drawing on its unique identity and character, and

planned future amenities and facilities, will further the Precinct's attractiveness to certain businesses.

#### Employment opportunities

The Precinct renewal will create employment opportunities throughout planning and construction. During these phases, numerous jobs will be created and will seek to provide opportunities to targeted groups such as locals, Aboriginal people, women, people with disabilities and apprentices or entry level jobs, as well as employment opportunities for the broader population.

Ongoing employment opportunities will be provided by attracting a variety of businesses through well designed places with desirable amenities, close to public transport as well as through investment incentives where appropriate.

## Precinct renewal principles

### Creative



#### You Said

- The creative and arts sector at Carriageworks needs to be kept and maintained.
- The strong arts and culture scene needs to continue to be developed and expanded. Resilience planning for the arts sector.
- Create inclusive, shared and affordable community art and performance spaces. This includes accessible spaces considerate of the more vulnerable members of the community, for example mental health, the elderly and isolated.
- An emphasis on local creative spaces is required including community theatre, showcase of local design and artwork, and support for local creatives including smaller scale productions.
- Opportunities for people from different work, cultural and experiential backgrounds to come together in a facilitated social situation to create new ideas or contribute to future projects. This could include grassroots arts projects that engage with different groups and workshops for art and storytelling.
- Creativity should occur across all aspects of the Precinct and be incorporated into activities and the surrounds where it is not usually expected.
- Pop-up spaces should be provided for fun and creative activities for all ages. These flexible spaces should allow a range of uses.
- Public art and investment to enhance culture.
- Talks and tours run by locals could enhance the creative element. This could include Aboriginal Elders leading workshops to share culture, for example and cooking with native plants.
- Utilise local artists and public art projects and incorporate their work into the Precinct.



Figure 111: *Seminatural, Ashfield, by Beastman, street art*



Figure 112: *Petersham Station public art, by Brad Eastman, street art*

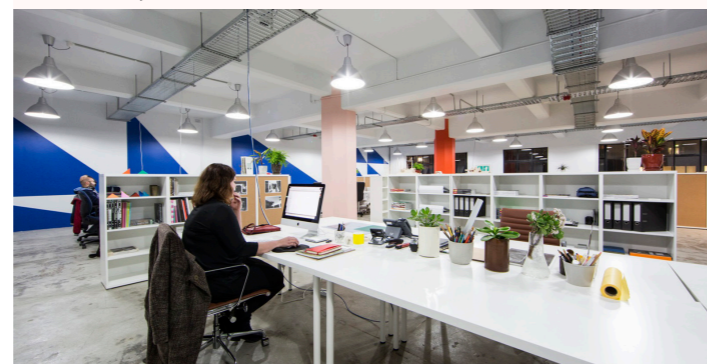


Figure 113: *William Street Creative Hub, space for local creative pursuits*

#### Principle 4: Creative

Creative uses, arts and cultural activities are integral components to a vibrant precinct. These elements allow community expression and reflect the social fabric – past and present – and represent dreams, aspirations and social change. Creativity and arts brings people together, creating social cohesion and understanding.

##### Creativity across all aspects of the Precinct

Creative uses in the Precinct will have a role in successfully shaping the innovation story through provision of space that allows experimentation and social testing. It will strengthen the connection between the local residents and businesses through a seamless incorporation of creative thinking and feedback. Creativity will be incorporated into the Precinct, not only in traditional art form but also in unexpected and exciting ways. This will need to be facilitated and managed through the renewal process and beyond to ensure that the community and business needs are met appropriately.

##### Inclusion of the community and local artists

The Precinct renewal provides the community and local artists with an opportunity to contribute to the creative expression and art form experienced in the area. Local groups will be consulted at the appropriate stage in design for ideas on how and where creative elements should be included in the Precinct. Creative elements will include public art and creative street furniture such as benches, rubbish bins and service equipment. Involvement of the local community in the creation of these elements will help the Precinct to develop a unique identity, provide a sense of community ownership and belonging, and enable collective design input.

##### Space for local creative pursuits

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 including size, location, and indoor and outdoor spaces to respond to the needs of current and future communities. These flexible spaces will be a valuable asset to start-ups, pop-up community events and other grassroots opportunities.

##### Maintain Carriageworks activities

Carriageworks will remain the cultural heart of the Precinct, providing entertainment to people across Sydney and attracting visitors into the area to support local business.

##### Value of creative industries

A 2018 report commissioned by Create NSW found that in 2016-17 the direct value add to the NSW economy from this sector was \$8.7 billion and an estimated 82,400 full time equivalent workers were directly employed. The Carriageworks Six Year Strategy 2016-2021 identified that by 2021 the venue would attract approximately two million visitors and earn an estimated \$15 million annually.

## Precinct renewal principles

Aboriginal past, present and future



### You Said

- The project should involve and engage with the local Aboriginal community throughout the planning and design of the Precinct. Need for naming that respects and responds to Country.
- Consider the continual evolution of the site, where people have come from and the contemporary expression of Aboriginal culture. This should be expressed through living histories.
- Incorporation of Aboriginal culture throughout the Precinct in a meaningful way should include an interpretation strategy that acknowledges the ongoing struggles of indigenous people and tells their story in a creative way. Site lines are valuable for connecting to Country physically and spiritually.
- Incorporate installations and public art from Aboriginal artists including Dreaming story art.
- Provide employment opportunities for Aboriginal people and dedicated Aboriginal housing and tenancies.
- Aboriginal people and culture remain prominent in the area, being respected, welcomed and provided for, avoiding displacement.
- Provide informal cultural spaces for Aboriginal people to gather for community events such as Sorry Business and other cultural practices. Provision of a cultural space for traditional owners could also act as a point of gravity that allows others to interact with and experience the culture.
- Education for and by Aboriginal people, for example a culinary college and venue that potentially operates in partnership with educational institutions.
- An indigenous centre where you can learn about and experience the culture and understand the history and which also supports the Aboriginal people with social, cultural, employment and educational needs.

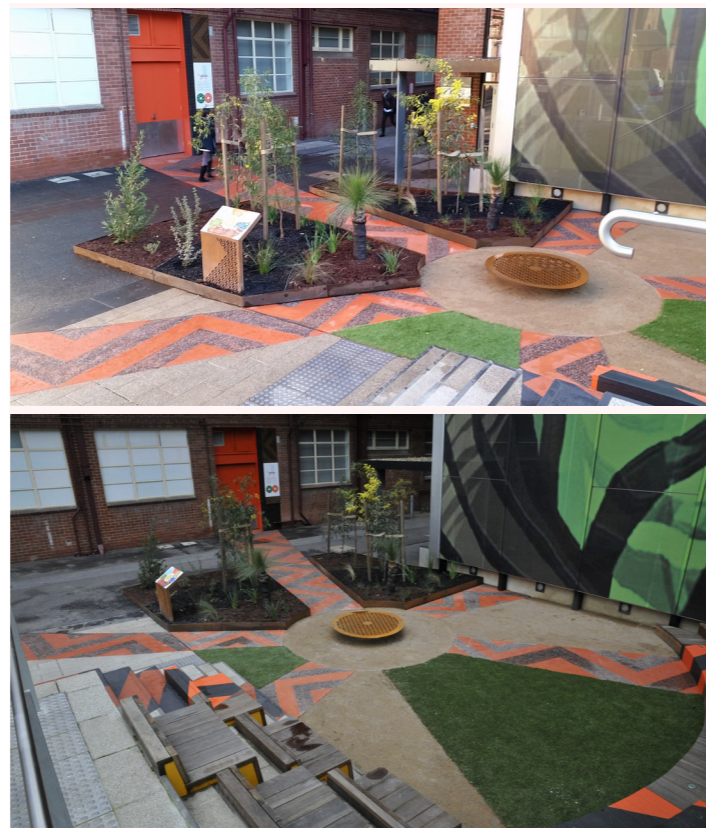


Figure 114: Ngarara Place, RMIT University, Melbourne

### Principle 5: Aboriginal past, present and future

The Precinct is located within Gadigal lands and has a strong connection for Aboriginal people. It was a place of many firsts, and significantly, the Eveleigh Workshops employed many Aboriginal people on equal rights terms. A significant cultural shift has occurred since the 2008 Concept Plan around the importance of First Peoples participating in decisions relating to Country. Aboriginal engagement and Designing with Country will form a key component of the Precinct renewal approach.

#### Designing with Country and connect people to Country

A Designing with Country approach will guide the future Precinct design, informed by the GANSW Designing with Country discussion paper (March 2020) and, once released, the GANSW Cultural Design Principles and implementation framework. It will be important to realise the Precinct's unique opportunity to embody best practice in this space and test meaningful strategies for acknowledging Country. Country incorporates both the tangible and intangible, and all the knowledge and cultural practices associated with land. Processes for understanding Country, including mapping of pathways and origins of Country will be undertaken as part of the design process. Through appropriate design, the culture, value and beliefs that tie the local Aboriginal community to the land will be expressed in a way that is shared with all people in the Precinct.

#### Promote culture and reflect core Aboriginal values

Through the Precinct design we can celebrate culture by its integration into all elements. For example, Gadigal design and knowledge interweaved through the landscape and built form to create a lived experience and a strong cultural identity - a sense of place and belonging. Opportunities for naming should be explored.

#### Aboriginal community Keeping Place

Together with the Aboriginal community, TfNSW will explore the opportunity to incorporate a Keeping Place where the community gather and come together.

#### Aboriginal led

All aspects relating to Aboriginal culture should be led or co-led by Aboriginal people who have a local connection to the land to ensure a community-specific and appropriate response that respects the cultural protocols. This extends to engaging local Aboriginal artists and designers who acknowledge Country and culture in their designs.

#### Ongoing Aboriginal involvement

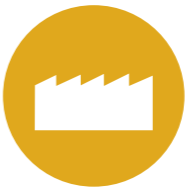
The broader Aboriginal community should be engaged in the Precinct in the long term through design, employment, education, housing and other areas that address the needs of the community.

#### Consultation with the Aboriginal community

Ongoing consultation with the Aboriginal community and recognised knowledge holders will occur throughout the renewal process. This will ensure that Aboriginal perspectives are meaningfully considered in planning and decision-making, and the provision of programs and services are appropriate to serve the needs of the people.

# 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 115: South Eveleigh, pop up bar Interchange Pavilion



Figure 116: Lily Shearer speaks at Carriageworks as part of the Redfern-Waterloo Tour of Beauty, 2016.

### Principle 6: 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.

# Precinct renewal principles

Connect people and places



## You Said

- Connect easily and safely to nearby suburbs and neighbourhoods, destinations and transport options by car, walking and cycling. The Precinct needs to be connected to its context including the city, Darlingtown, Camperdown, South Eveleigh, Redfern, Newtown, Erskineville, Macdonaldtown and Waterloo.
- You want dedicated walking and cycling infrastructure through, in and out of the Precinct. These could continuously connect through buildings and structures within the Precinct. Pedestrian access should be prioritised.
- Contribute to the dedicated cycleway network with connections to the new Central Precinct, Redfern Station and Newtown. A link could also be made from Erskineville to the Goods Line.
- A new railway crossing connecting North and South Eveleigh is needed. This could be a bridge or tunnel.
- Consider future mobility and sustainable travel. Include measures that encourage active transport options such as the provision of end of trip facilities.
- Consider development staging and early activation.
- There needs to be safe interactions between cars, pedestrians and cyclists with clear signage highlighting the intersections to avoid potential collisions - particularly relevant to the Wilson Street and Carriageworks Way intersection.

- Create inviting open, accessible and green spaces where people can socialise and interact such as dog parks, public gym spaces, and community gardens. Outdoor recreational spaces should cater for isolated people in the community.
- Traffic needs to be a key consideration with the narrow streets and congestion already occurring when events are on at Carriageworks. The potential increase of vehicle traffic needs to be addressed to reduce the impact on the neighbourhood and reduce conflict between cars and bicycles. A complete urban transport study and plan should be completed.



Figure 117: Goods Line Sydney, connected public space



Figure 118: Sydney Park, fitness pods

## Principle 7: Connect people and places

Connecting people and places will be at the core of the Precinct renewal and embedded into the social infrastructure to create a place that works holistically through physical, digital and social connectedness. This will drive innovation in a practical urban sense and in business. By reconnecting people and places, more inclusive communities are built which can lead to a greater sense of overall wellbeing.

### Physical connection

Physical connection is one of the most important community assets enabling access to a range of services including education, employment, recreation and other opportunities. The Precinct benefits from its proximity to Redfern Station and Macdonaldtown Station, the dedicated cycleway on Wilson Street that provides a connection between Newtown and Redfern, and numerous pedestrian footpaths connecting the site to the local neighbourhood and beyond. TfNSW is upgrading Redfern Station to provide greater connectivity and improved access.

The Precinct will prioritise pedestrian movements through a street layout and hierarchy that maximises walkability and discourages private car use. A high quality, pedestrian-focused public domain will provide the amenity to make walking and cycling a pleasant and safe experience. Connection to the Precinct via active and public transport modes will be encouraged by connecting paths along key routes. Any increase in traffic movements arising from the renewal will be managed to minimise impacts to the surrounding areas.

### Digital connection

Digital connectivity will be a key requirement to attract technology and innovation companies to invest in the Precinct. An appropriate level of infrastructure will be incorporated into the Precinct to ensure its success in delivering jobs of the future and connecting people. The Smart Places Strategy will guide the digital connection approach.

### Social connection

Social connection is a key element to personal and community wellbeing. The Precinct will create spaces that allow for informal and organised social gatherings to help people connect through a variety of activities. These spaces will be designed to be inviting, inclusive and safe for all members of the community and visitors to the area. Through the incorporation of creative and cultural elements, the community will be given a sense of ownership over these social spaces and be allowed to shape them in a way that meets their needs now and into the future.

### Connection to the broader area

TfNSW will investigate connections to the broader area as part of a separate process. The Camperdown-Ultimo Place-based Transport Strategy currently being developed by TfNSW will outline key initiatives that respond to the strategic direction of enhancing access by cycling and public transport within and beyond Camperdown-Ultimo's boundaries. The Precinct renewal will continue to collaborate on these initiatives to ensure a coordinated approach to access more broadly in the area.

## Strategic planning context

Key regional/district based strategic documents

The Greater Sydney Region Plan, A Metropolis of Three Cities - Connecting People	Eastern City District Plan - Connecting Communities	Future Transport 2056 Strategy (including the Greater Sydney Service and Infrastructure Plan (SIP))	Better Placed
Greater Sydney Commission, 2018	Greater Sydney Commission, 2018	TfNSW, 2018	Government Architect NSW, 2017
<p>The 40-year vision and 20-year plan to manage growth and change across Greater Sydney as three unique but connected cities. Sets a number of directions for future development to place housing, jobs, infrastructure and services within easier reach of more residents.</p>	<p>A 20-year plan to manage growth in context of economic, social and environment matters for the Eastern City to fulfill the Greater Sydney Region Plan.</p>	<p>An overarching strategy supported by plans to achieve a 40-year vision for the integrated land use and transport planning in NSW.</p>	<p>An integrated design policy for the built environment of NSW to ensure good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future.</p>
<ul style="list-style-type: none"> <li>Infrastructure aligns with forecast growth across Greater Sydney using a place-based approach <b>(Objective 2 and Strategy 2.1)</b></li> <li>Benefits of growth realised by collaboration of governments, community and business, with a focus on Collaboration Areas and Planned Precincts that target development around a transit node/rail station <b>(Objective 5, Objective 18, Strategy 12.1 and Action 1)</b></li> <li>Integrate landuse and transport to create a walkable and 30-minute cities <b>(Objective 14)</b></li> <li>Redfern to Eveleigh identified as a growth area and urban renewal corridor <b>(Objective 15, Figure 17)</b></li> <li>Consider the capacity for places to change and evolve, and accommodate diverse activities over time <b>(Strategy 12.2)</b></li> <li>Identify, conserve and enhance environmental heritage <b>(Strategy 13.1)</b></li> <li>Create a Harbour CBD (including Redfern to Eveleigh) that is stronger and more competitive – including the need for flexible planning controls to allow for the needs of the innovation economy <b>(Objective 18)</b></li> <li>Large urban renewal initiatives demonstrate how the quantity of, or access to high quality and diverse local open space is maintained or improved <b>(Strategy 31.1)</b></li> <li>Establish low carbon and increase renewable energy generation, and energy and water efficiency <b>(Strategy 33.1 and 34.1)</b></li> </ul>	<ul style="list-style-type: none"> <li>Planning for a city supported by infrastructure <b>(Planning Priority E1)</b></li> <li>Working through collaboration – including the Central to Eveleigh Urban Transformation Strategy <b>(Planning Priority E2)</b></li> <li>Providing housing supply, choice and affordability with access to jobs, services and public transport <b>(Planning Priority E5)</b></li> <li>Create and renew great places and local centres - respecting the District's heritage <b>(Planning Priority E6)</b></li> <li>Strengthen the international competitiveness of the Harbour CBD, supported by the Innovation Corridor <b>(Planning Priority E7 and E8)</b></li> <li>Boost innovation and creative industries alongside knowledge-intensive jobs growth <b>(Planning Priority E11, E13)</b></li> <li>Sustaining communities through vibrant public places, walking and cycling, and cultural, artistic and tourism assets <b>(Planning Priority E18)</b></li> <li>Reduce carbon emissions and manage energy, water and waste efficiently <b>(Planning Priority E19)</b></li> </ul>	<ul style="list-style-type: none"> <li>Improved customer experience <b>(Outcome 1)</b></li> <li>The liveability, amenity and economic success of communities and places are enhanced by transport to create successful places <b>(Outcome 2)</b></li> <li>Transport supporting economic activity and productivity <b>(Outcome 3)</b></li> <li>Easily accessible and inclusive transport <b>(Outcome 5)</b></li> <li>Support for urban renewal, future housing needs and the creation and renewal of great places with a focus on safety <b>(Greater Sydney SIP - Strategic Rail Network)</b></li> <li>Supporting more environmentally sustainable travel through integration with well-planned centres <b>(Outcome 6)</b></li> </ul>	<ul style="list-style-type: none"> <li>Good design is place-based and relevant to and resonant with local character, and communal aspirations <b>(Objective 1)</b></li> <li>Environmentally sustainable and responsive to meet the highest performance standards for living and working <b>(Objective 2)</b></li> <li>Creating inclusive, welcoming and equitable environments. Incorporating diverse uses, housing types and economic frameworks to support engaging places and resilient communities <b>(Objective 3)</b></li> <li>Built environment designed for people with a focus on safety, comfort and the basic requirement of using public space <b>(Objective 4)</b></li> <li>Functional, efficient and fit for purpose <b>(Objective 5)</b></li> <li>Creating and adding value for people and communities, as well as adding return on investment for industry <b>(Objective 6)</b></li> <li>The built environment should be engaging, inviting and attractive, encouraging communities to use and enjoy local place <b>(Objective 7)</b></li> </ul>

# 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"><li>• 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.</li><li>• 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.</li><li>• Create walking and cycling connections across the railway corridor <b>(Key Move 3)</b></li><li>• Create centres of activity around stations <b>(Key Move 6)</b></li><li>• Create a centre for Sydney’s growing economies <b>(Key Move 7)</b></li><li>• Strengthen arts, culture and heritage <b>(Key Move 8)</b></li><li>• Integrate new high-density mixed-use buildings with existing neighbourhoods and places <b>(Key Move 9)</b></li></ul> <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"><li>• 25,000 new students, with a focus on STEM and life sciences</li><li>• 250,000m2 of net lettable floorspace for technology companies of which 50,000m2 will be available as affordable workspace for start-ups and early stage companies</li><li>• Top five global ranking for industry-university collaboration</li><li>• 25,000 additional innovation jobs</li><li>• 100 new scaleup companies</li></ul>	<ul style="list-style-type: none"><li>• Integrate and connect the Collaboration Area, within and beyond its edges <b>(Action 1)</b></li><li>• Provide housing supply, choice and affordability in great places for people <b>(Priority 4)</b></li><li>• Foster healthy, creative, culturally rich, socially connected and welcoming communities <b>(Priority 5)</b></li><li>• Provide social and civic infrastructure for current and future generations <b>(Priority 6)</b></li><li>• Cultivate an internationally competitive health, education, research and innovation area <b>(Priority 7)</b></li><li>• Support the role and function of employment lands - deliver affordable space in developments for tech start-ups, innovation, creative industries, cultural uses, community uses <b>(Priority 8, Action 28)</b></li><li>• Create a resilient place <b>(Priority 10)</b></li><li>• Improve energy, waste and water efficiency, and improve health outcomes <b>(Priority 10, Action 31)</b></li></ul>	<ul style="list-style-type: none"><li>• A globally competitive and innovative city <b>(Strategic Direction 1)</b></li><li>• A leading environmental performer <b>(Strategic Direction 2)</b></li><li>• Integrated transport for a connected city <b>(Strategic Direction 3)</b></li><li>• A city for walking and cycling <b>(Strategic Direction 4)</b></li><li>• A lively and engaging city centre <b>(Strategic Direction 5)</b></li><li>• Vibrant local communities and economies <b>(Strategic Direction 6)</b></li><li>• A cultural and creative city <b>(Strategic Direction 7)</b></li><li>• Sustainable development, renewal and design <b>(Strategic Direction 9)</b></li><li>• Implementation through effective governance and partnership <b>(Strategic Direction 10)</b></li></ul>

## Strategic planning context

Key corridor, local strategies and plans

### City Plan 2036

#### City of Sydney, 2020

A 20-year vision and supporting planning priorities and actions for land use planning in the city.

- Project area located in the Redfern Street village area earmarked with significant development capacity
- Walkable neighbourhoods and a connected city **(Planning Priority I1)**
- Align development and growth with supporting infrastructure **(Planning Priority I2)**
- Support community wellbeing with Infrastructure **(Planning Priority I3)**
- A creative and socially connected city **(Planning Priority L1)**
- Create great places **(Planning Priority L2)**
- New homes for a diverse community **(Planning Priority L3)**
- Grow a stronger, more competitive Central Sydney **(Planning Priority P1)**
- Develop innovative and diverse business clusters in City fringe **(Planning Priority P2)**
- Protect and enhance the natural environment for a resilient city **(Planning Priority S1)**
- Create better buildings and places to reduce emissions and waste and use water efficiently **(Planning Priority S2)**
- Increase the resilience of people and infrastructure against natural and urban hazards **(Planning Priority S3)**
- Open, accountable and collaborative planning **(Planning Priority G1)**



Figure 119: Blacksmith Shop during farmers market

## Previous work

### 2016 Central to Eveleigh Urban Transformation Strategy

Infrastructure NSW (formerly UrbanGrowth NSW) undertook a large body of detailed work to develop the 2016 Central to Eveleigh Urban Transformation Strategy. The study area for this work comprised a large area with a total of approximately 50 hectares across Central Station, Waterloo, and Redfern to Eveleigh, of which the Precinct was a part. This Strategic Vision has considered the previous work undertaken. It is noted that the Transformation Strategy was completed prior to the current strategic innovation direction and does not consider the latest changes in the surrounding context. The Strategy outlines a vision of how the Central to Eveleigh area could 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.

An ambition, vision and 10 key moves were developed for Central to Eveleigh as shown in Figure 117. The 10 key moves were envisaged as initiatives that could contribute to the long term success of the transformation, however would be subject to further investigation and assessment.

Six design principles were developed to help deliver the best outcomes for communities:

- Transition from new to old - The tallest buildings will be built where they have the least impact and taper down in height as they meet existing neighbourhoods.
- Variety - The look and feel of new buildings - their design, facades and articulation - will be varied and add to the visual appeal of new neighbourhoods.
- Active streetscapes - The shops, cafes and offices that new buildings provide will attract pedestrian traffic and create bustling, vibrant streets.
- Accessible public spaces - Design will encourage high levels of activity in public spaces that are used frequently by a range of people.
- Community facilities - Community facilities will be near areas of community activity and designed to support and activate public spaces like parks and plazas.
- Diversity - Each new building's form and height will vary.

Within the North Eveleigh Sub-Precinct (similar area to the Precinct subject of this Strategic Vision), the Strategy allows for residential and employment uses and notes expected public benefits including:

- Potential Redfern Station upgrade including consideration of a new southern concourse
- Adaptive reuse of historic buildings the Clothing Store and the Chief Mechanical Engineer's Office building as future centres of community activity
- Potential new crossing over rail between Australian Technology Park and Carriageworks, and urban design that enables future crossings between North and South Eveleigh

- A new park at North Eveleigh
- New child care and community facilities.

Since the 2016 Central to Eveleigh Transformation Strategy was developed, Infrastructure NSW commenced the planning process for the North Eveleigh West site with the aim of rezoning the area for new development prior to submitting a planning approval. In May 2016, Department of Planning, Industry and Environment issued the Secretary's Environmental Assessment Requirements (SEARs) detailing the study requirements for the planning process. As these SEARs were not acted on they have now expired.

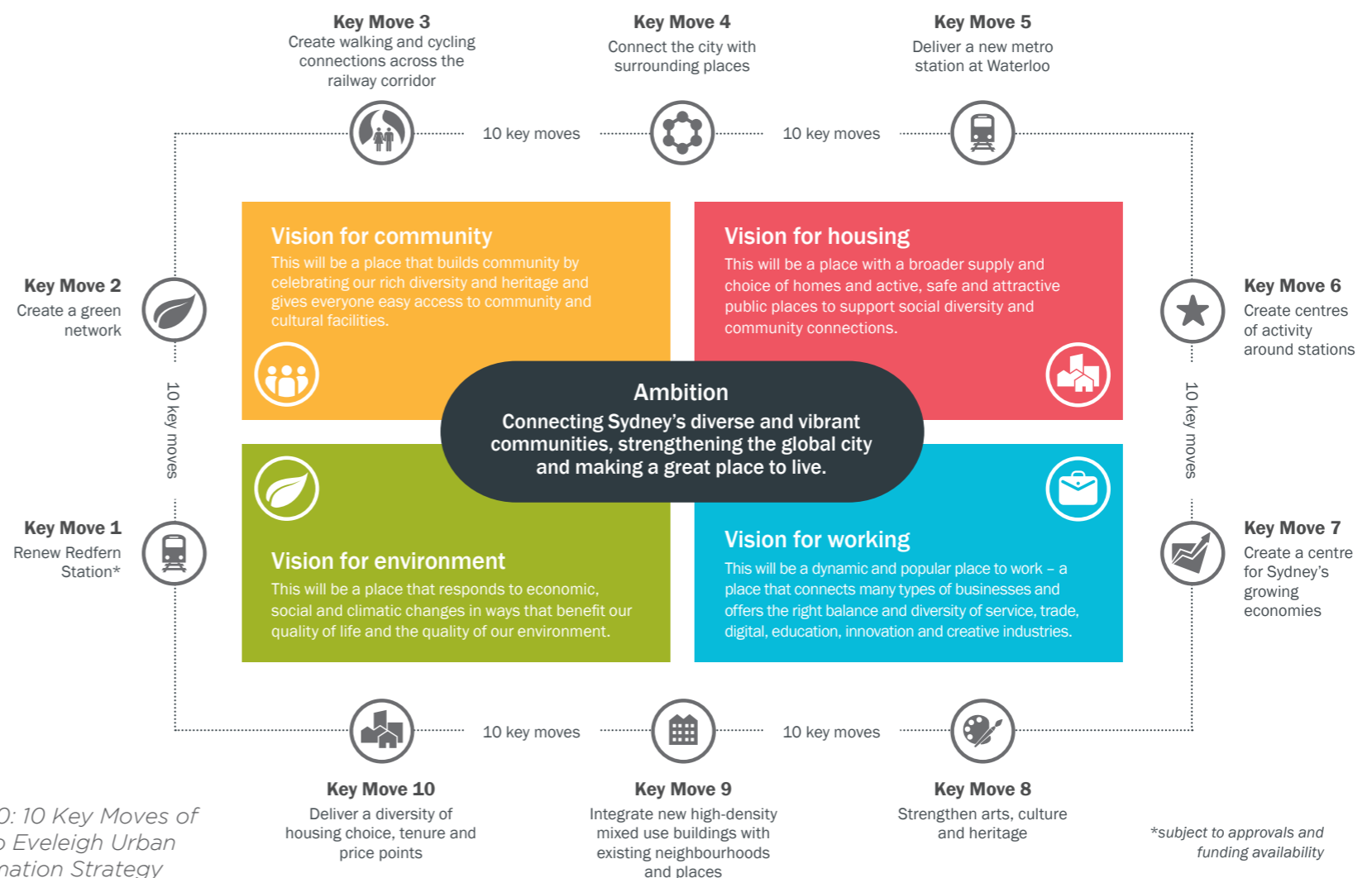


Figure 120: 10 Key Moves of Central to Eveleigh Urban Transformation Strategy

## Image references

1	Carriageworks Night Market, 2018	Image by Jacquie Manning	20	Innovation	Tonsley Innovation District by Renewal SA
2	40,000 Years mural Redfern	Image taken by TERROIR of 40,000 Year mural, Redfern	21	Jobs for the future	Tonsley Innovation District by Renewal SA
3	“Welcome to Redfern”	Welcome to Redfern by Reno Rekkie. Photo: Adam Hollingworth/ City of Sydney	22	Creative	Katharina Grosse, The Horse Trotted Another Couples of Metres, 2017, Carriageworks. Image Zan Wimberley
4	“Welcome to Redfern”	Image taken by TERROIR of Renko Rennie artwork	23	Aboriginal past, present and future	Image taken by TERROIR of 40,000 Year mural, Redfern
5	Gadigal Information Services with artwork by Adam Hill	Image taken by TERROIR	24	Culture and history	South East Markets, Carriageworks. Image supplied by Carriageways, image by Daniel Boud 2018
6	40,000 Years mural Redfern, Lawson Street	Image taken by TERROIR	25	Connected people and places	Image supplied by TfNSW
7	Railway lines near Redfern Station	Image taken by TERROIR		PART 02 Section break	“40,000 Years mural Redfern, Lawson Street” Image taken by TERROIR
8	“Bibles and Bullets”, Redfern Park	Image taken by TERROIR		PART 03 Section break	Tonsley Innovation District by Renewal SA
9	Carriageworks entry sign	Image taken by TERROIR	26	Redfern Station Lawson Street entry upgrade	Image supplied by TfNSW
10	Aerial view of Redfern North Eveleigh Precinct	Image taken by Brett Boardman	27	Redfern Station, Sydney	Image supplied by TfNSW
	PART 01 Section break	Image taken by TERROIR of Renko Rennie artwork	28	Redfern North Eveleigh Innovation Drivers	Image supplied by TfNSW
11	Redfern North Eveleigh Paint Shop exterior	Image taken by TERROIR	29	Employment Projections	Image supplied by Tech Central
12	Connected public domain and play space	Image by Paul Patterson/City of Sydney, Harold Park, Glebe	30	Central Park Chippendale, Sydney	Image taken by TERROIR of Central Park, Chippendale
13	Heritage edge activation	Image taken by TERROIR of Central Park, Chippendale		PART 04 Section break	Platform Apartment, North Eveleigh <a href="https://centraltoeveleigh.nsw.gov.au/area/north-eveleigh/">https://centraltoeveleigh.nsw.gov.au/area/north-eveleigh/</a>
14	Built form, accommodation and public domain	Image taken by TERROIR of South Eveleigh	32	Jobs and economy	Tonsley Innovation District by Renewal SA
15	Creative/art streets	Image supplied by Welsh and Major of the Rocks Police Station. Image taken by Katherine Lu	33	Transport and access	Image by Brett Boardman
16	Heritage edge activation	Image taken by TERROIR of Kings Cross, London	34	Heritage	Image taken by TERROIR
17	Revitalised heritage	<a href="https://www.inexhibit.com/mymuseum/caixaforum-madrid-herzog-de-meuron/">https://www.inexhibit.com/mymuseum/caixaforum-madrid-herzog-de-meuron/</a> Image by Wojtek Gurak	35	Built form and housing	Image taken by TERROIR
19	Great place for community	Image supplied by Aspect Studios of The Goods Line, Sydney, image taken by Florian Grohen	36	Community	South East Markets, Carriageworks. Image supplied by Carriageways, image by Daniel Boud 2018
			37	Aboriginal Connection	Image taken by TERROIR

## Image references

38	Education	Image taken by TERROIR of Sydney University Business School	53	Eveleigh Farmers Market	Image supplied by Carriageworks
39	Health	<a href="https://www.slhd.nsw.gov.au/rpa/InfDiseases/default.html">https://www.slhd.nsw.gov.au/rpa/InfDiseases/default.html</a>	54	Sydney Contemporary	Image supplied by Carriageworks
40	Arts and Culture	Katharina Grosse, The Horse Trotted Another Couples of Metres, 2017, Carriageworks. Image Zan Wimberley	55	Katharina Grosse, Carriageworks	Katharina Grosse, The Horse Trotted Another Couple of Metres, 2017, Carriageworks. Image Zan Wimberley
41	Collaboration Skills and Knowledge Economies	Station F, Paris <a href="https://www.rabotdutilleul.com/en/credits">https://www.rabotdutilleul.com/en/credits</a>	56	Sydney writers festival 2018	Image supplied by Carriageworks
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108	RDM Innovation Dock, Rotterdam	<a href="https://cornelis-serveert.com/en/hdyd/">https://cornelis-serveert.com/en/hdyd/</a>			

# 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

Glossary

Term	Definition
A	
Accessibility	The ability for everyone, regardless of age, disability or special needs or where they live, to use and benefit from the transport system.
Active Transport	Transport that is human powered, such as walking or cycling.
Amenity	The extent to which a place, experience or service is pleasant, attractive or comfortable. Improved features, facilities or services may contribute to increase amenity.
C	
Camperdown-Ultimo Collaboration Area	Health and Education Precinct which 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.
Central Renewal Precinct	The nominated State Significant Precinct comprising an approximately 24 hectare area including Central Station and surrounding NSW Government-owned land along the rail corridor, Goulburn Street Car Park and the strip of land along the Lee Street edge of Central Precinct, known as the Western Gateway Sub-Precinct.
Central Station	Central Railway Station
Community	Communities are a particular type of stakeholder and refers to groups of people in particular places who are both affected by our work and experience the outcomes and benefits of our activities.
Customer	Customers are those who use transport networks and services. They include car drivers, heavy vehicle operators, public transport and point to point passengers, pedestrians, cyclists and freight and goods providers
D	
Design Excellence	Refers to a process to deliver good urban and building design outcomes. The process is described in detail by Government Architects NSW guidelines and policy documents.
District Open Spaces	Typically service catchments of less than one local government area (LGA), or several neighbourhoods, but can service a catchment spanning across two LGAs. The planning assumption is that users will be prepared to drive up to 30 minutes to access district open spaces in urban areas. Sporting facilities mostly operate at district level.
DPIE	Department of Planning, Industry and Environment

Term	Definition
E	
Eastern Economic Corridor	The well-connected Eastern Economic Corridor is of national significance and contains high concentrations of jobs. The major assets of the corridor include: Macquarie Park, Chatswood, St Leonards, the Harbour CBD, four major university campus, four principal referral hospitals and six of the nine office precincts in Greater Sydney, Sydney Airport and Port Botany trade gateways and major industrial areas of Artarmon, South Sydney and Marrickville.
F	
Future Transport 2056 Strategy	Future Transport 2056 is the NSW Government's 40 year long term vision for integrated land use and transport planning
G	
GANSW	The Government Architect of New South Wales
Greater Sydney's Green Grid	Links parks, open spaces, bushland and walking and cycling paths. It is an integral part of the Greater Sydney Region and District Plans.
I	
Innovation Corridor	Refers to the Greater Sydney Commissions definition and extent of an area identified for fostering innovation outcomes.
Interchange	A facility to transfer from one mode of transport or one transport service to another. For example, a station with an adjoining bus stop.
L	
Local Open Spaces	Caters to a local neighbourhood area in urban areas where users predominantly walk or cycle to use the facility because it is reasonably close to residences. A multi-use local open space may serve a regional small town or village.
M	
Macdonaldtown Station	Macdonaldtown Train Station
Mixed-use	A building or area containing more than one type of land use
O	
Open Space	Land that has been reserved for the purpose of recreation and sport, preservation of natural environment, and provision of green space.

# Glossary

Term	Definition
P	
Place	A place in the Transport context is an intersection of transport infrastructure with social infrastructure and commercial activity. These are the areas within and around transit stops where people live, work and commute. Places can be created as an outcome of Placemaking.
Placemaking	Scoping and delivering places for the community, beyond the immediate transport infrastructure. Successful Placemaking either preserves or enhances the character of our public spaces, making them more accessible, attractive, comfortable and safe.
Precinct	A geographical area with boundaries determined by land use and other unique characteristics. For example, an area where there is an agglomeration of warehouses may be termed a freight precinct.
Public Domain	The collective, communal part of cities and towns, with shared access for all. It is the space of movement, recreation, gathering, events, contemplation, and relaxation. The public domain includes streets, pathways, rights of way, parks, accessible open spaces, plazas, and waterways that are physically and visually accessible regardless of ownership.
R	
Rail Network	The rail infrastructure in NSW.
Railway Corridor	Refers to the land within Central Precinct on which a railway is built; comprising all property between property fences, or if no fences, everywhere within 15m from the outermost rails. Under planning legislation rail corridor is defined as land: a) That is owned, leased, managed or controlled by a public authority for the purpose of a railway or rail infrastructure facilities: or b) That is zoned under an environmental planning instrument predominately or solely for development of the purpose of a railway or rail infrastructure facilities.
Redfern North Eveleigh	This Precinct
RPA	Royal Prince Alfred Hospital
Redfern Station	Redfern Train Station
S	
State Significant Precinct (SSP)	State Significant Precincts are areas with state or regional planning significance because of their social, economic or environmental characteristics.

Term	Definition
Strategic Vision	Strategic Visions are intended to inform integrated urban design outcomes and lead to future development proposals. They are aligned to the intent established by the Strategic Framework process which enables the foundation for orderly, well-integrated and coordinated development of the built environment. The Government Architect NSW provides further detail on the purpose and intent of Strategic Frameworks.
Sub-Precinct	Definable areas within Precinct due to its unique local character, opportunities and constraints, either current or future. The Clothing Store Sub-Precinct is a sub-precinct.
Sydney Innovation And Technology Precinct	A State Government initiative as set out in The Sydney Innovation and Technology Precinct Panel Report 2018. The Sydney Innovation and Technology Precinct is located south of the Sydney central business district, surrounded by the suburbs of Redfern, Ultimo, Haymarket, Camperdown, Chippendale, Darlington, Surry Hills and Eveleigh.
Sydney Metro	A fully-automated, high frequency rail network connecting greater Sydney.
T	
Tech Central	The NSW Government has committed to develop the world-class innovation and technology precinct which stretches several kilometres from Central Station to Camperdown, including South Eveleigh.
The Minister	The Minister for Planning and Public Spaces (NSW)
Transport for NSW	The NSW Government agency responsible for managing transport services in New South Wales.
Transport Interchange	A facility designed for transitioning between different modes, such as a major bus stop or train station.
U	
Urban Renewal	A planned approach to the improvement and rehabilitation of city areas with new infrastructure, new commercial/mixed-uses, improved services and renovation or reconstruction of housing and public works.
W	
Waterloo Metro Station	The Waterloo Metro Station being delivered as part of the Sydney Metro City and Southwest Project (opening 2024)



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