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# Central to Eveleigh

Global Precinct Opportunity

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# NSW Now: The New State of Business

The State of New South Wales (NSW), with its harbour capital Sydney, is the international gateway to the Asia Pacific. Australia is financially and politically stable, making NSW a low-risk environment. The total value of goods and services produced in NSW is higher than for many national economies in the Asia Pacific.



## Global Sydney

The Sydney CBD is Australia's gateway to the world.

The Sydney CBD houses the most significant concentration of economic, educational, medical, creative and cultural activity in Australia.

Sydney's great asset – its harbour – has shaped the CBD's natural boundaries on the harbour's edge.

Projects including Barangaroo, the redevelopment of the Breweries site and the Sydney International Convention Centre and the NSW Government's investment in light rail are reshaping the Sydney CBD – attracting billions in investment and driving new cultural, employment and housing opportunities.

The southern Sydney CBD remains unfinished. A transport corridor, double the size of Barangaroo, less than 1km from the economic and cultural capital of Australia presents an urban renewal and investment opportunity unrivalled in Sydney for decades.

Aerial view from Sydney Harbour looking south towards the Sydney Opera House and Sydney CBD.

## CENTRAL TO EVELEIGH GLOBAL PRECINCT OPPORTUNITY

The NSW Government has announced a major new strategy to extend the Sydney CBD beyond its existing southern boundary – creating opportunities for investment on an international scale with innovative proposals that will renew and transform the Central to Eveleigh rail corridor.

The Central to Eveleigh Corridor presents an urban renewal opportunity for Sydney that is unrivalled in Australia with development and public domain outcomes that will rival Barangaroo.

Over one million square metres of new floorspace could be made available along the 3km renewal corridor with opportunities to create world-class public domain and improved cross city links.

The NSW Government will prepare an Expression of Interest to put to the Australian and International market in late 2013.

The Government will invite innovative, world class proposals for the redevelopment of all or part of the corridor.

Redevelopment of the corridor will be bold, led by the market, and on a scale that reflects Sydney's global city status.

The Government aims to:

- Create world class developments, similar to those in cities like London, Paris and New York to enable Central and Redfern railway stations to enter their second century of service with integrated development solutions that preserve and enhance their heritage status.
- Open up more ways to connect eastern and western sides of the corridor.

The renewal of the corridor could include opportunities for:

- High density housing and employment.
- Major international and domestic tourism investment, including hotel development.
- Expansion of tertiary education facilities.
- Integrated transport, commercial and residential concepts.

## Public Benefits

- Growth of the NSW economy and strong financial benefits for taxpayers.
- Expanded housing supply, including significantly increased density, student and affordable housing.
- Increased employment, investment and job opportunities through the extension of the Sydney CBD.
- Improved public open space and additional neighbourhood and cross-city connections over the rail corridor – bringing the city together.
- Preservation and renewal of prized heritage assets, including Central and Redfern stations.
- Better public transport services with preservation of key corridors for future upgrades.

## Transport Infrastructure

High density development above and adjacent to the rail corridor will provide for the conservation and renewal of Central and Redfern railway stations as world class facilities and complement the Government's investment in light rail in the Sydney CBD.

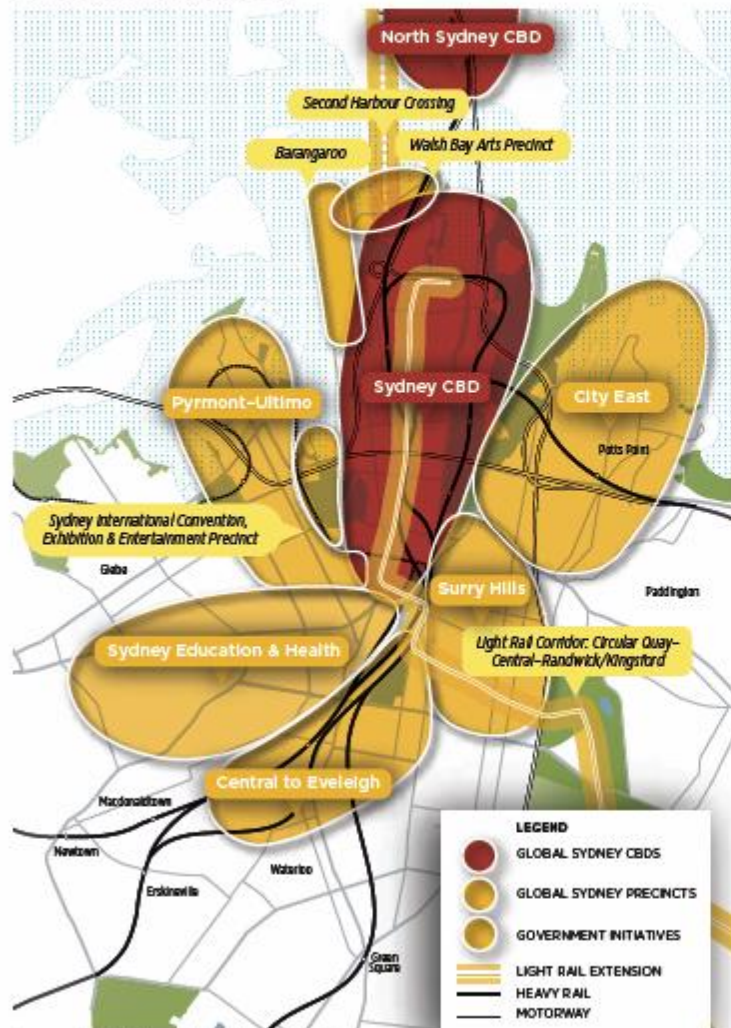
Development along the corridor will be flexible to allow for future transport initiatives including:

- A second Harbour rail crossing and new CBD rail line.
- New infrastructure to support rail services.
- New light rail and bus interchanges.

Such transformative transport investments will allow the City to thrive and grow.

# Draft Metropolitan Strategy 2031

## NSW Government



Source - Draft Metropolitan Strategy 2031

### Global Sydney / Central to Eveleigh

"Global Sydney is made up of Sydney CBD and adjacent precincts and the CBD of North Sydney. It is the most highly sought after investment location and most internationally visible area of Sydney."

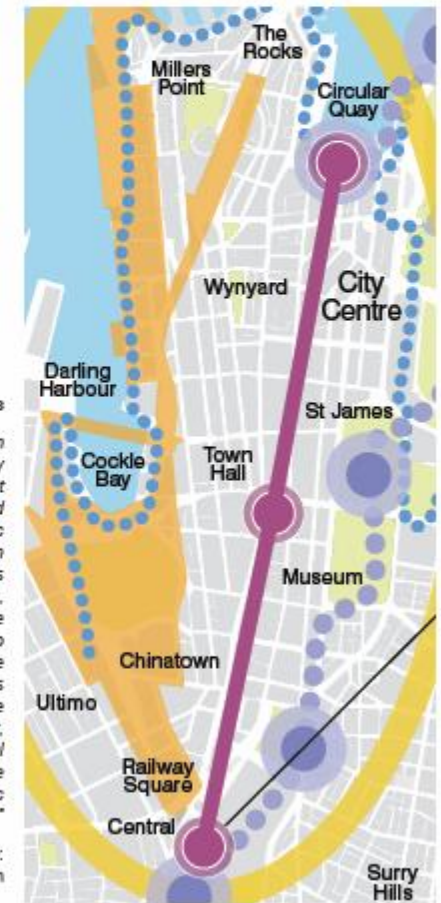
#### Priorities for Global Sydney

- Bring forward redevelopment of Barangaroo and investigate the regeneration potential of areas such as Town Hall to Central, Central to City Road and Central to Eveleigh.
- Prioritise transport investment including light rail along George Street, reducing CBD bus congestion, upgrading CBD rail interchanges and building the second Sydney Harbour rail crossing."

Source - Draft Metropolitan Strategy 2031

## Sustainable Sydney 2030

City Of Sydney Council



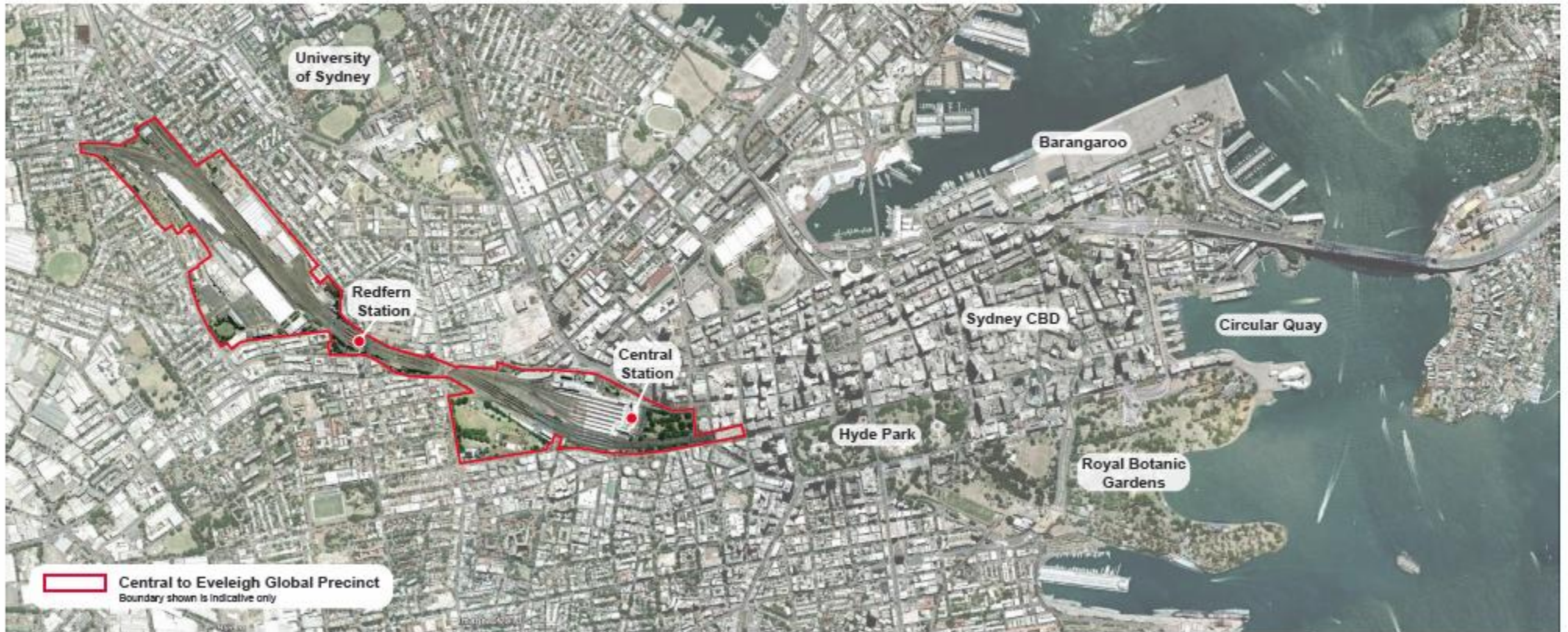
### Central Station / Three City Squares

"Central Station will be re-cast as an important southern arrival gateway to the City and a place for significant redevelopment over the rail lines and around a series of redesigned public squares. Redesign of the public domain would create easy walking connections above ground to surrounding areas, including Haymarket, Ultimo, Devonshire Street and Surry Hills, Chippendale and to City South. Through development of the airspace over the rail lines the suburbs surrounding Central Station would be reconnected through new development, with walking links following the traditional street pattern. Access by rail means future redevelopment could include major public facilities, including a Convention Centre."

Source - Sustainable Sydney 2030: The Vision

Source - Sustainable Sydney 2030: The Vision

# The Study Area



**Central Station to  
Cleveland Street**



**South Central / Prince  
Alfred Park**



**Regent Street**



**Redfern Station**



**North Eveleigh**



**Australian Technology Park**



# Precedent Study

## Examples of Global City projects building over operating rail



### Le Grand Arche, Paris

*Post-tensioned structure spans 85m across Metro, road and rail tunnel below.*



### Broadgate - Phase 11, London

*Four massive steel structures suspend the eleven storey structure over a 78 metre span at British Rail's Liverpool Street Station.*





## Manhattan West, New York

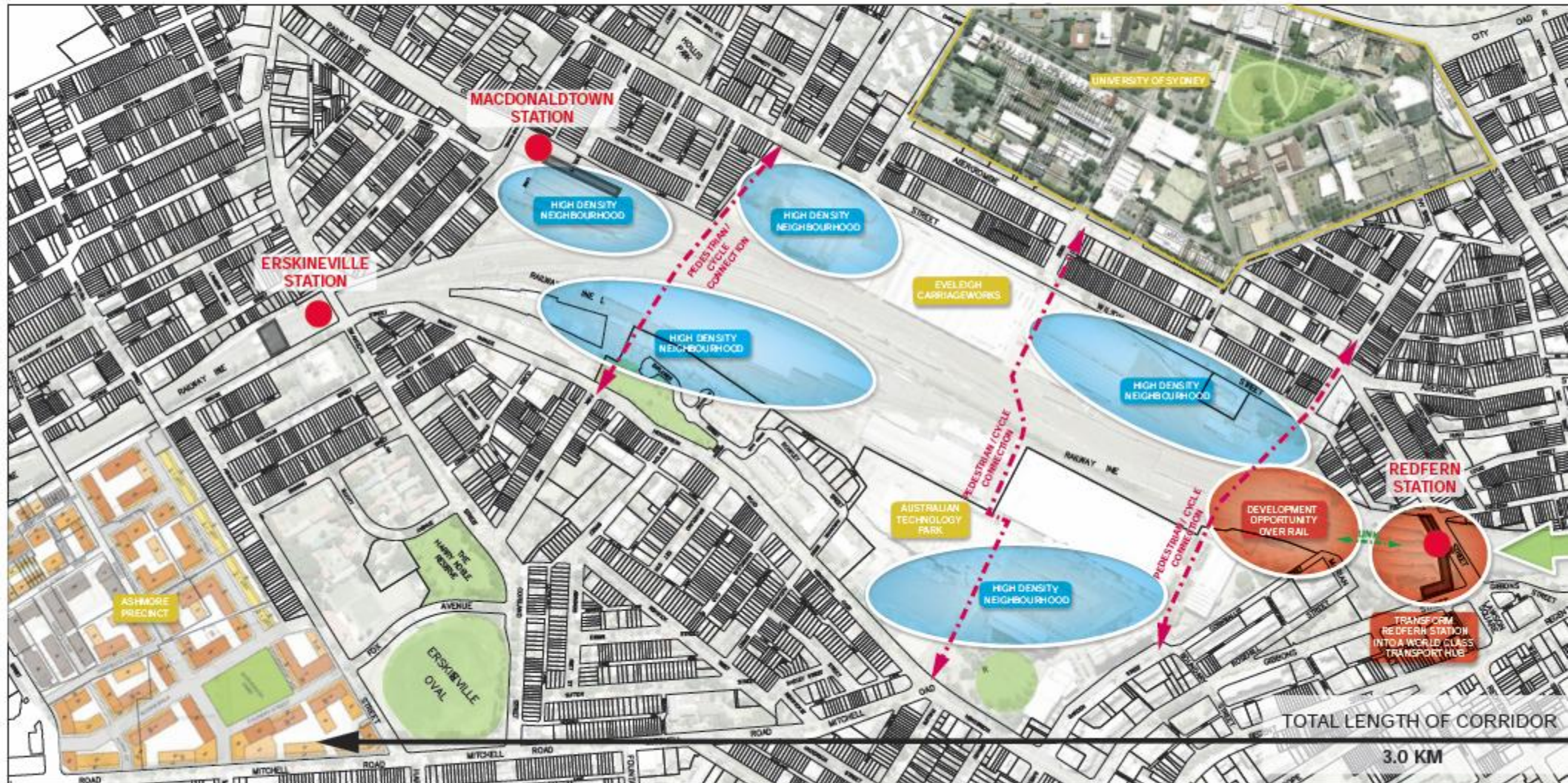
*"Manhattan West is a 5,400,000-square-foot (500,000 m<sup>2</sup>) mixed-use development by Brookfield Properties which is currently in the planning stages. The project consists of two large office towers and two smaller residential towers. The towers will be built on a platform over railroad tracks along Ninth Ave. Brookfield is utilising post-tension precast segmental bridge technology to build a deck over these tracks, allowing for the construction of the office towers without disrupting the passage of the trains." (BROOKFIELD)*

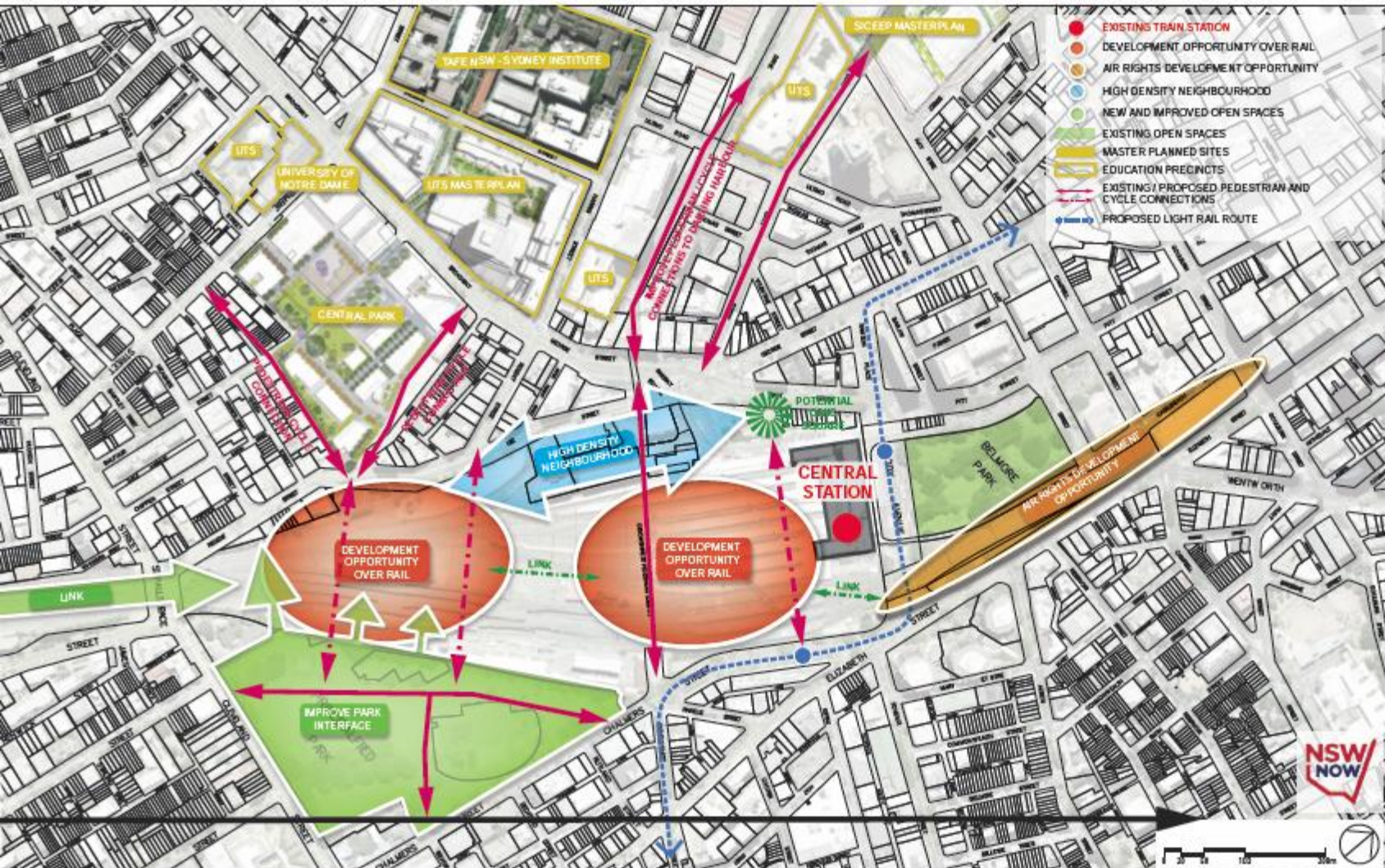


## Transbay, San Francisco

*"The San Francisco Transbay development plan is a massive redevelopment plan for the Transbay Terminal area in San Francisco. New buildings, including the Transbay Tower, will replace the San Francisco Transbay Terminal in the South of Market neighbourhood near the Financial District. The skyscrapers will take advantage of Transbay Terminal air rights, and land formerly owned by the state which will no longer be needed for bus ramps." (TRANSBAY)*

# Global Precinct Opportunity





# Vision - Central Station Sub-Precinct

## Existing



## Vision



Concept by Architectus, 2018

## Design Principles

- North-south green link from Redfern to Belmore Park over rail.
- New east-west connections between Prince Alfred Park and Central Sydney.
- Major built form interprets the alignment of the rail lines.
- Lower buildings address Prince Alfred Park and protect solar access.
- Retain and enhance key heritage items within rail corridor (e.g., Central Station and Mortuary Station).
- Openings provide access to light and air for rail operations.