

## Redfern & North Eveleigh Proposed Precinct Development

### Guide to submission writing

This table lists several issues identified by REDWatch and provides some suggestions as to how you might respond to them in a submission.



Topic	Item	Proposed Feature / Issue	Submission – suggested response
Heritage	The Paint Shop (1888)	<p><b>Lack of heritage protection.</b></p> <p>When compared to the height map it shows that all heritage buildings except the Paint Shop are to stay at existing heights and are protected.</p> <p>The proposal for the paint shop shows that an up to 63.6 m building (approx. 4 storeys) can be placed anywhere above the paint shop. How much of the paint shop is covered by a building and how much floor space can go there is again defined only by the guide and a future design excellence process that could change the guide.</p> <p><i>“The Paint Shop building is a great opportunity for a low-rise re-use similar to that of the low-rise Locomotive Workshop in South Eveleigh and should not be compromised... A building on top of the Paint Shop Sub-Precinct, risks heritage impacts and jeopardises the significance not only of that building, but of the whole complex” - Heritage Council of NSW.</i></p>	Amend the proposal heritage map to remove the ability to build on top of the paint shop in order to protect the heritage of the paint shop building.
	The Paint Shop Extension / Suburban Car workshops (1912).	<p><b>No heritage protection is provided to the extension.</b></p> <p>Part of it will be demolished to make place for a new building fronting Wilson Street.</p>	

	Paint Shop Precinct Proposed Land Use Map	<b>Public areas are not protected as recreational zones.</b> The whole site is zoned as 'mixed use'.	Amend the proposal – 'Paint Shop Precinct Proposed Land Use Map' – to ensure all public spaces are protected by appropriate zoning.
Land Use	Proposed Floor Space Ratio	<b>Planning uncertainty in terms of the proposed floor space ratio map.</b> The proposal uses a lower level planning document, the design guide, to say where that floor space should go rather than allocate it building by building. The roads, walkways and public spaces all have the allocated FSR. This provides great flexibility for the developer, lack of certainty for the community.	Provide finer detail in the planning proposal to allocate Floor Space Ratio to areas where the design guide proposes buildings and particular land uses.
	Open Space	The public open space proposed for the Paint Shop Precinct is not protected in the proposed planning controls as recreation space – the whole site has 'mixed use zoning' and allocated floor space. <b>What could transpire may diverge considerably from this image.</b>	Amend the zoning to provide certainty that the intended open space can only be used for recreation and cannot be developed.
	Recreation	Statement of Intended Effect says public space will be approx. 12,550 m2 for the proposed development. <b>How much of this space is conducive to activity, as opposed to footpaths etc. is worth considering.</b>  Lack of recreation opportunities for families and young people. Proposed public spaces are not conducive to group / team games, spaces for teenagers and children to play.	
	Residential housing	Between 33,100 - 38,950 square metres of GFA for residential accommodation, providing for between 381 and 449 new homes, of which at least 15% of GFA will be affordable (approx. 67.5 dwellings) (p.104 Planning Report).	Population and Demographics Study states that "the median dwelling price in Sydney LGA increased by \$415,000 or 72% since March 2011". For apartments, the median price increased by "\$367,000 or 67%". While the study identifies that the additional supply of dwellings is

		<p><i>Affordable housing is typically rental housing capped at 30% of household income.</i></p> <p>The Planning Report states that, “The Redfern North Eveleigh Precinct – being a large scale, State Government-led urban renewal project – provides the opportunity to make a visible commitment to affordable housing supply...”. It’s questionable whether 15% really is a ‘visible commitment’.</p>	<p>an opportunity to put “downward pressure on prices in the LGA” it does nothing for low and middle-income households except allocate 15% affordable housing. The disregard of social housing, and the lack of affordable housing is a missed opportunity to provide much needed affordable rental accommodation.</p> <p>As stated in the Planning Report (p.107), affordable housing is needed “to attract innovation talent, support local key workers living close to jobs, and support vulnerable communities”.</p>
	No mention of ‘diverse housing’ in planning documents	<p>Minister Stokes’ media release, “We’ve set a historic target of 30 per cent diverse housing, half of which must be social and affordable housing, which is triple the Greater Cities Commission’s baseline target.”</p> <p><b>NOTHING in the planning documents mentions diverse housing or social housing. Only mention is 15% affordable housing.</b></p>	
	Building Mix	<ul style="list-style-type: none"> <li>• A minimum 2,500sqm of GFA for community and cultural uses (1.6%).</li> <li>• Between 33,100 – 39,000sqm of GFA for residential accommodation (25.8%).</li> <li>• Between 103,700 - 109,500sqm of GFA for employment and community facilities (72.2%).</li> <li>• 12,550 square metres of land to be used for publicly accessible open space within the precinct.</li> </ul>	<p>Is the building mix i.e. community and cultural space (approx. 1.6%) vs commercial (approx. 72.2%) right?</p> <p>Should the planning controls allow for more cultural and community spaces, and affordable / social housing?</p> <p>Developments on public land should provide corresponding public goods. Does this pass the pub test?</p>
Building heights	Towers	Building heights include buildings of up to (p.48 Planning Report):	Building heights do not reflect local character and heritage.

		<ul style="list-style-type: none"> <li>• 28 storeys</li> <li>• 26 storeys x2</li> <li>• 18 storeys</li> <li>• 12 storeys</li> <li>• 9 storeys x2</li> <li>• 5 storeys</li> </ul>	
	Wilson Street	Wilson Street is a classic Victorian street, very fine, mostly a pattern of terrace housing rising up to 10 m to ridge lines: broken only at the cross streets. The fall to this site, about 4m gives scope for a 3/4 storeys without violation of the scale. Introducing a huge building at Codrington is a violation, appalling to the street, but more so in closing the vista along the Carriage works Way to Redfern, as well as clear and rational access to the Station.	Reduce the heights of buildings fronting Wilson street to align with the street's character.
The Bridge!	Connecting North & South Eveleigh	<p>The North Eveleigh documents say “Detailed consideration is outside the project scope and does not have NSW Government funding”.</p> <p>Despite the sale of the Large Erecting Shop in South Eveleigh, and the income that will transpire from this development proposal, the NSW Transport Asset Holding Entity will not pay for it.</p> <p>Without the bridge incorporated into this planning proposal, it is difficult to see whether it will ever transpire.</p> <p>Also important to note that the Southern Concourse of Redfern station will be tap on and off – limiting accessibility.</p>	Planning for the site must to be integrated and look at connectivity across the whole area, including South Eveleigh, and not just deal with redevelopment bit by bit. <b>The bridge must be incorporated in the planning proposal</b> or else it will unlikely to ever transpire.
First Nations Outcomes	Housing	<p><b>No dedicated Aboriginal housing.</b></p> <p>The Planning Report states that, “Opportunities for affordable housing dwellings to accommodate local</p>	Ensure dedicated Aboriginal Housing in the planning proposal.

		Aboriginal community members would be realised through tenancy management, post-renewal of the Paint Shop Sub-Precinct” (p.84).	
Land ownership	Private v Public	<p><b>No positive covenant and easements that will protect public ownership of open spaces.</b></p> <p>Open space in South Eveleigh is private for 25 years. It was protected by pressure from REDWatch by positive covenant and easements that are not in place here.</p>	

Further Information

### Heritage

Heritage Impacts of Masterplan on Paint Shop and Extension

<http://www.redwatch.org.au/RWA/statesignificant/northeveleigh/TfNSW/paintshoprezone/220805psi?fbclid=IwAR0aM8wxs3emvI2A8zjBlo22w0a7Q3bjR7tghjdZkFmjDcJc52WTCbVajvw>