

Redfern North Eveleigh Precinct Renewal Project

Paint Shop Sub-Precinct: Rezoning Proposal Approval

March 2023

The proposal to rezone the Paint Shop Sub-Precinct, as part of the renewal of the Redfern North Eveleigh Precinct, has been Determined by the NSW Minister for Planning.

Transport for NSW is working closely with the NSW Transport Asset Holding Entity (the site owner) throughout the planning stages, to transform the underutilised land south of Redfern Station into a new and vibrant mixed-use neighbourhood within southern Sydney.

Approval of the Paint Shop Sub-Precinct Rezoning Proposal

The Determination follows a State Significant Precinct (SSP) assessment involving a range of technical studies which support the changes to planning controls for the Paint Shop Sub-Precinct.

The Paint Shop Sub-Precinct Design Guide, Paint Shop Sub-Precinct Rezoning Finalisation Report and the Paint Shop Sub-Precinct Rezoning What We Heard Report are available on the NSW Department of Planning and Environment portal:

www.planningportal.nsw.gov.au/paintshop

The community will be kept updated and will have further opportunities to have their say as plans for the precinct are progressed.

Key features of the rezoning proposal



employment floor space to support up to **6,400 jobs**



320 dwellings with:

- a minimum of 15% of affordable housing
- a minimum of 15% of diverse housing



1.12 hectares of new public open space



3,700 square metres of community and cultural

floor space for residents and workers, including a dedicated space for the Aboriginal community



new pedestrian and cyclist routes, including direct pedestrian connections to the new Southern Concourse at Redfern Station.



Listening to the community

The rezoning proposal has changed considerably following feedback from the community and stakeholders during the exhibition period.

Between 26 July and 25 August 2022, the rezoning proposal was placed on public exhibition, with the community and key stakeholders encouraged to provide their feedback.

In total, 554 submissions were received during the public exhibition period.



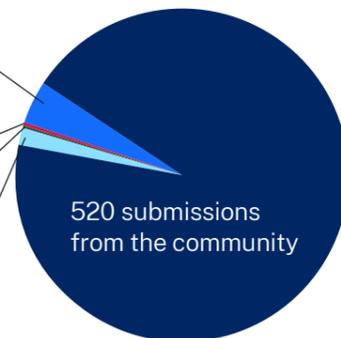
554 Response to Submissions were received which included:

23 from non-government organisations and community organisations

1 submission from the City of Sydney Council

1 political party

9 submissions from government agencies



- Consultation process
- Community infrastructure and open space use
- Future impact on Redfern Station
- Long-term ownership of land
- Local character and connection to Carriageworks

Further detail about what feedback was received during the public exhibition period as well as information about the updated rezoning can be found on the NSW Department of Planning and Environment portal:

www.planningportal.nsw.gov.au/paintshop

We would like to thank community members and stakeholders who provided submissions.

Aboriginal engagement

Aboriginal engagement has been a key focus in planning for the redevelopment of the Precinct.

A Connecting with Country framework and key themes for interpretation across the Precinct was co-ordinated, managed and developed by an independent indigenous design and strategy studio.

Ongoing engagement with the local Aboriginal communities will continue to be a key focus as plans progress.

What we heard

The key themes to emerge from these community / stakeholder submissions included:

- Land use, distribution and role of the precinct
- Heritage
- Built form – scale and amenity
- Impact on amenity – noise, sunlight, construction and waste management
- Open space
- Parking and traffic – access and congestion
- Sustainability, impact on environment and biodiversity
- Connection to South Eveleigh
- Affordable, social, diverse housing

Key changes to the Rezoning Proposal

As a result of the community and stakeholder feedback received during the public exhibition of the Paint Shop Rezoning Proposal, the following key changes were made to the reference design.

Building heights and density



removal of development above the Paint Shop building
changes to the height and layout of buildings to provide better amenity
taller buildings located along the rail line
lower scale buildings located along Wilson Street

Greater focus on industrial heritage



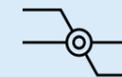
including connection of the Fan of Tracks to the rail corridor and increased visibility of the Paint Shop building

Improved definition of public space along Wilson Street



and a clear entrance to the public square

Improved internal and external connections



with laneways, arcades, atriums and pathways to, and within the site

Greater consideration of Tech Central vision



located adjacent to the rail corridor and providing flexibility of floorplate sizes to support a range of technology industries and uses

Sustainability



a range of initiatives to ensure this is a net zero precinct

Allocation of a new First Nations' community space



centrally located adjacent to public open space

Affordable housing

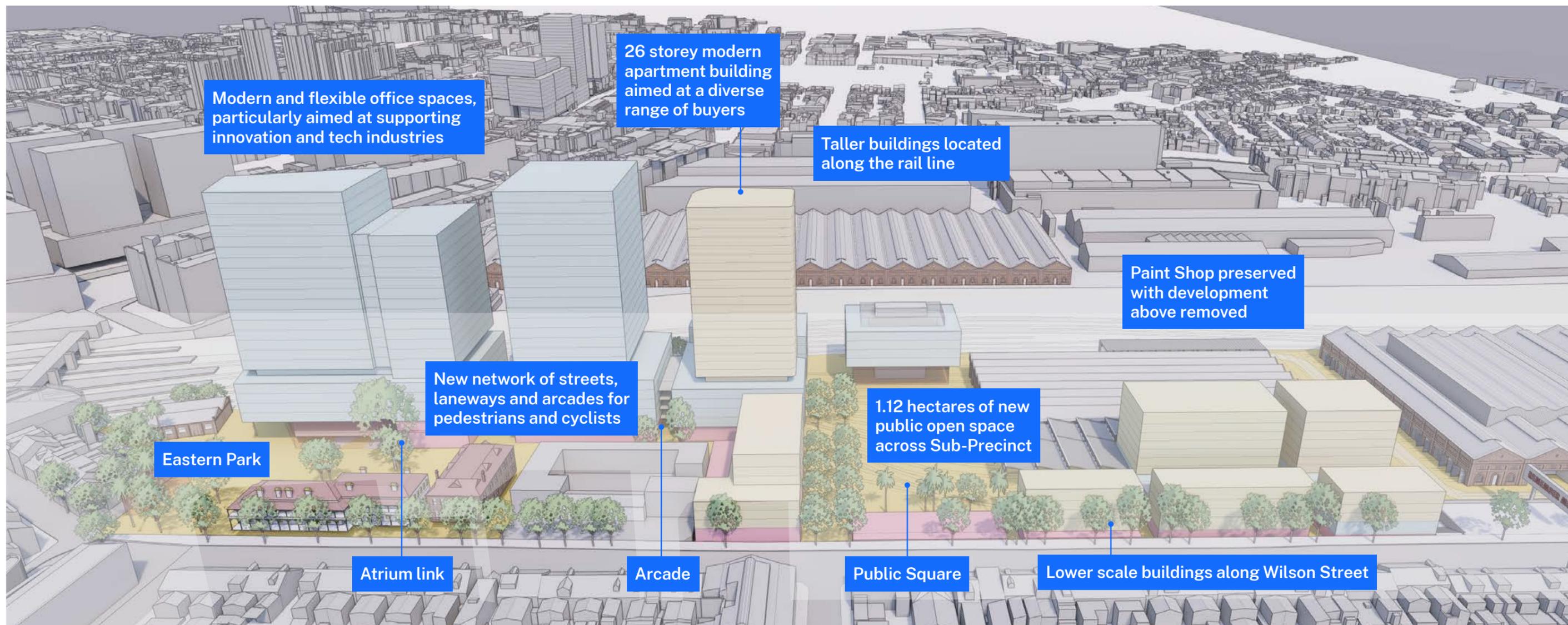


provide 15% affordable housing
consider allocating between 10% and 25% of affordable housing to Aboriginal and Torres Strait Islander people
provide at least 15% of residential floor space for diverse types of housing, including co-living, seniors, and build-to-rent

Enhanced Connection with Country opportunities



included to improve how Aboriginal stories, history, voices and memories are highlighted throughout the Sub-Precinct



Paint Shop Sub-Precinct revitalisation vision

The Paint Shop Sub-Precinct is a key component in the renewal of Redfern North Eveleigh 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 and new Southern Concourse, the Precinct will be opened up for the first time in 100 years 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.

The revitalisation of Redfern North Eveleigh will create a place that celebrates the rich industrial, Aboriginal and creative roots of the Precinct, and where everyone feels welcome both day and night.

Linking North and South Eveleigh

Transport for NSW and TAHE acknowledge submissions from the community requesting a direct connection between North and South Eveleigh.

While a bridge is not part of the scope for the Paint Shop Sub-Precinct rezoning proposal, a potential future landing location was considered when developing the masterplan.

Subsequently, TfNSW and TAHE commissioned an engineering firm to investigate the potential for building a pedestrian bridge, reuse of existing or provision of a new tunnel connecting North Eveleigh to South Eveleigh. These investigations have found that the Redfern North Eveleigh Bridge will be a very challenging and expensive bridge to build and does not provide time saving opportunities or convenience for users at this location.

The proposed link between north and south Eveleigh remains the barrier-free access across the new southern concourse at Redfern Station, which will be in place when the concourse opens.

Crossing options will be at Redfern and Macdonaldtown Stations.



The planning process



Department of Planning and Environment (DPE) issues State Significant Precinct (SSP) Study requirements



Transport for NSW prepares SSP Study including proposed planning framework



DPE places the SSP Study on public exhibition



Transport for NSW considers feedback and prepares a response to the submissions received



DPE assesses the proposal and makes a recommendation to the Minister for Planning

WE ARE
HERE

Minister for Planning makes a determination



Transport for NSW commences market engagement process to seek a preferred development partner



All buildings within the Development will be subject to independent design excellence standards and go through their own planning and approval processes.



The community will continue to be consulted

Next steps

Following the Minister for Planning's Determination of the Paint Shop Sub-Precinct Rezoning Proposal, the amendments to the planning controls will be included in the Sydney Local Environment Plan 2012. Subsequent development applications will be assessed by the relevant planning authority using the new planning controls following their gazettal.

The renewal of Redfern North Eveleigh will occur over a long period and will involve more detailed planning and ongoing opportunities for community engagement.

Note: The commencement of the new planning controls has been deferred until 30 June 2023. This will allow time for infrastructure funding arrangements to be finalised which will secure contributions towards local infrastructure and affordable housing.



Acknowledgement 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.

Stay in touch

Transport for NSW is committed to ongoing engagement with our stakeholders and the community as plans for the Redfern North Eveleigh Precinct progress.



Visit our website for information on our livestream and community information events.
www.transport.nsw.gov.au/redfern-north-eveleigh



Call us on **1800 684 490** to talk to a member of the project team.



Email your queries to projects@transport.nsw.gov.au and we'll get back to you.



If you need an interpreter, contact TIS National on **131 450** and ask them to call **1800 684 490**.



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