

# Redfern North Eveleigh Precinct Renewal

Paint Shop Sub-Precinct rezoning proposal | July 2022

## Creating new Sydney destinations

The NSW Government is shaping NSW cities, centres and communities for generations to come by revitalising major transport interchanges. We're thinking beyond the infrastructure and service requirements and focusing on what transport enables. Transport for NSW and the NSW Transport Asset Holding Entity, the site owners, are in a unique position to transform this infrastructure into new Sydney destinations.

Redfern North Eveleigh Precinct Renewal is one of three current renewal projects shaping the future of Sydney, together with Central Precinct Renewal and Circular Quay Renewal.

We're working with the people of NSW to ensure these new Sydney destinations reflect the uniqueness of each iconic location and community.



The State Significant Precinct Study seeking to change planning controls for the Paint Shop Sub-Precinct is now on public exhibition. See page 6 for detail on how to find out more.



## About the Precinct

The Redfern North Eveleigh Precinct is one of the most connected areas in Sydney city, and will be a key location within Tech Central, planned to be Australia's biggest technology and innovation hub.

The 10-hectare Redfern North Eveleigh Precinct comprises three sub-precincts named after heritage buildings on the site:

- **The Clothing Store Sub-Precinct:** The western entry point to the site. The Clothing Store Sub-Precinct will have a residential character integrated with community, retail and commercial uses to create a vibrant inner-city place designed for living. The adaptive re-use of the Clothing Store and new public domain will create a great place for people.
- **The Carriageworks Sub-Precinct:** The existing Carriageworks is an exemplar display of vibrant, adaptive re-use which offers the cultural heart of the Precinct.
- **The Paint Shop Sub-Precinct:** Adjacent to Redfern Station, the Sub-Precinct will connect to its surrounds via the new Southern Concourse. There will be innovative office spaces, residential, retail and community uses, open urban spaces and parks, and the adaptive re-use of heritage buildings, including the iconic Paint Shop Building.

The State Significant Precinct (SSP) Study currently on public exhibition seeks to change planning controls for this Sub-Precinct to ensure improved public amenity, more open space, improved heritage outcomes, improved access, mixed commercial uses that align with the vision for the area and better integration as part of Tech Central.

# Redfern North Eveleigh Precinct Renewal

## Paint Shop Sub-Precinct proposed masterplan

### Key benefits

#### Housing and commercial

- Up to 15% affordable housing
- Space for start-ups to establish businesses
- Mixed residential offerings



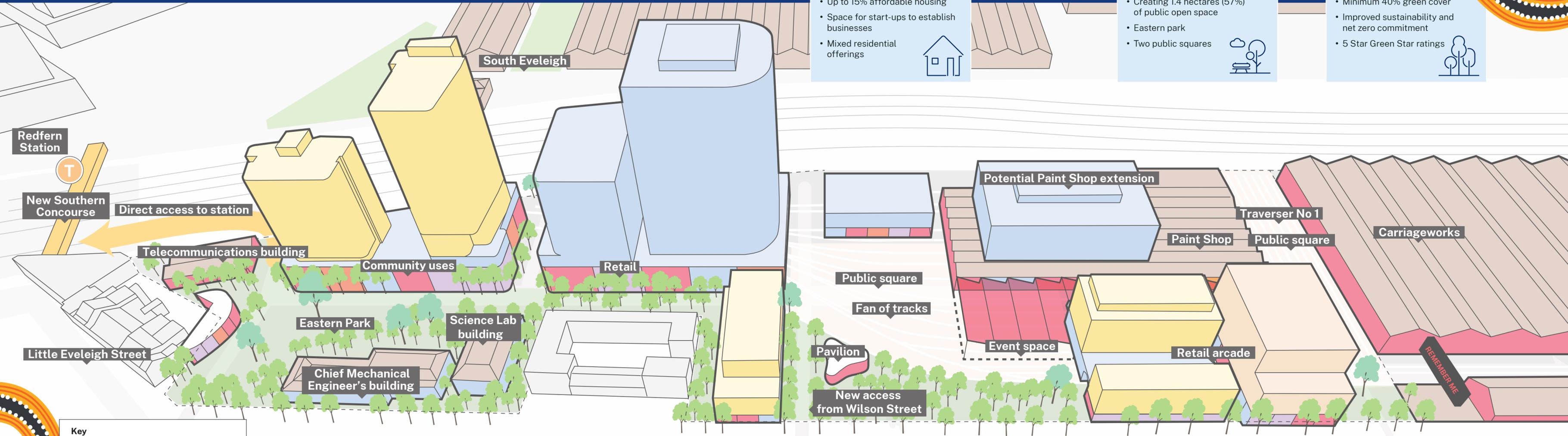
#### Public space

- Creating 1.4 hectares (57%) of public open space
- Eastern park
- Two public squares



#### Environment

- Minimum 40% green cover
- Improved sustainability and net zero commitment
- 5 Star Green Star ratings



**Key**

- Residential
- Commercial
- Residential / Commercial
- Active Frontages

The masterplan is prepared as a reference design, setting out the general principles for how the area could be developed and the range of acceptable building uses, densities and heights.

#### Jobs

- **8,300+** direct and indirect construction jobs each year
- **16,800+** direct and indirect jobs supported post-construction
- **\$1.5 billion** direct annual investment in local economy



#### Restore Country

- Allow the 'Country under the concrete' to emerge
- Restore the spirit of the site
- Create spaces in collaboration with First Nations voices



#### Respect heritage

- Adaptive re-use of the Paint Shop building
- Retaining the heritage setting of the Traverser No 1 Yard
- Celebrating Sydney Trains legacy



#### Connectivity

- A direct connection between the upgraded Redfern Station and North Eveleigh
- Pedestrian footpaths connecting the site to the local neighbourhood
- Connected to the cycling network
- New and improved access to Wilson Street



#### Innovation

- Tech Central technology and innovation hub
- Outdoor free co-working space with wifi
- Anchor and creative tech tenants



Image is indicative only

# 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

*The SSP Study is a series of documents that describe the proposal and provide technical analysis. Key benefits, function, form, impacts and mitigations are detailed throughout the SSP Study to demonstrate how the proposal will operate and to inform the Minister for Planning's decision on whether to approve the proposed new planning controls.*

WE ARE  
HERE

## DPE places the SSP Study on public exhibition

*DPE places the SSP Study on public exhibition for a minimum of 30 days. During this period, all community members, stakeholders and government agencies may have their say by making a submission.*

## ○ 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

## ○ Minister for Planning makes a determination

To find out more about the SSP planning process visit: [planning.nsw.gov.au/Plans-for-your-area/State-significant-precincts/overview](https://planning.nsw.gov.au/Plans-for-your-area/State-significant-precincts/overview)

The Redfern North Eveleigh Precinct Renewal is located within a State Significant Precinct (SSP), an area with state or regional planning significance because of its social, economic or environmental characteristics. Transport for NSW is leading the Precinct renewal, working closely with the Department of Planning and Environment (DPE).

A first key step in the renewal is ensuring the planning controls represent the significance and strategic importance of the site. Transport for NSW wants to amend the planning controls applicable to the Paint Shop Sub-Precinct to bring exciting new public benefits to the site and deliver the Strategic Vision.

This rezoning proposal currently on public exhibition proposes amendments to the planning controls applicable to the Paint Shop Sub-Precinct and has been guided by the SSP Study Requirements issued by DPE in December 2020. The rezoning proposal is being undertaken as a State-led process, reflecting the area's State significant status. Following the rezoning process, the updated planning controls will be located within the City of Sydney Local Environmental Plan.

The amended development controls will be located within the City of Sydney Local Environmental Plan.



Image is indicative only

## 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.





## Have your say

The Department of Planning and Environment (DPE) has placed the SSP Study, which seeks to change planning controls for the Paint Shop Sub-Precinct, on public exhibition and is inviting you to have your say. There are many opportunities for you to review the plans and speak to the project team during the exhibition period. Submissions close on Thursday 25 August 2022.

## Check out our virtual engagement room

We have created a virtual engagement room to help explain important aspects of the project and the rezoning proposal. You can explore information boards, read the planning documents, learn more from our project experts and understand what Redfern North Eveleigh will mean for the area.

Visit [bit.ly/RNE-virtual-room](https://bit.ly/RNE-virtual-room)



## How to make a submission

Making a submission is an important part of the SSP Study process. DPE must receive your submission before the close of the exhibition period.

Your letter must include:

1. your name and address
2. the application name
3. a brief statement on whether you support or object to the proposal
4. the reasons why you support or object to the proposal
5. a declaration of any reportable political donations made in the previous two years.



[www.planningportal.nsw.gov.au/paintshop](https://www.planningportal.nsw.gov.au/paintshop)



**Planning and Assessment**  
**Department of Planning and Environment**  
**Locked Bag 5022**  
**Parramatta NSW 2124**

It is DPE policy to place copies of submissions on its website. If you do not want your personal information made public, please state this clearly at the top of your submission.

Before making your submission, read the DPE Privacy Statement at [planning.nsw.gov.au/privacy](https://planning.nsw.gov.au/privacy)

If you have any questions about the submissions process, call DPE on **1300 305 695**.

## Next steps

After the exhibition period, DPE will provide Transport for NSW with a copy of all submissions and a summary of issues raised. Transport for NSW will prepare a Response to Submissions Report and submit it to DPE. The report will be made publicly available and will inform the Minister for Planning's decision on the proposal.

If the Minister approves the proposal, the Sydney Local Environment Plan will be amended and a new Design Guide will apply to the Paint Shop Sub-Precinct. Any new development applications in the Paint Shop Sub-Precinct will be subject to the amended planning controls following their gazettal.

## Stay in touch



Visit our website for information on our livestream and community information events.  
[www.transport.nsw.gov.au/redfern-north-eveleigh](https://www.transport.nsw.gov.au/redfern-north-eveleigh)



Visit [bit.ly/RNE-virtual-room](https://bit.ly/RNE-virtual-room) to view the masterplan and find out more and learn from expert members of the project team.



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



Email your queries to [projects@transport.nsw.gov.au](mailto: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**.