

14 March 2025

Attention Daniel Thorpe  
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## **Re: Submission on Amendments to Sydney Local Environmental Plan and Sydney Development Control Plan**

### REDWatch Background

This submission is made on behalf of REDWatch Incorporated (REDWatch). REDWatch was set up in 2004 with the following objects in its constitution:

*REDWatch is a group of community residents and friends from Redfern, Waterloo, Eveleigh and Darlington who support the existing diversity in these areas and wish to promote sustainable, responsible economic and social development.*

*REDWatch recognises the importance of the Aboriginal community to the area.*

*REDWatch has been formed to:*

- 1. Monitor the activities of the Government (local, state and federal), the Redfern Waterloo Authority, and any other government instrumentality with responsibility for the Redfern, Waterloo, Darlington and Eveleigh area, to ensure that:
  - (a) The strategy benefits a diverse community*
  - (b) Communication and consultation is comprehensive and responsive*
  - (c) Pressure is maintained on authorities**
- 2. Provide a mechanism for discussion and action on community issues.*
- 3. Enhance communication between community groups and encourage broad community participation.*

*This may involve: Holding regular meetings; Holding community forums and other events; Establishing a website; Communicating with the community through other means; Meeting with government representatives and authorities; Cooperating with other community organisations; And any other means the association deems appropriate.*

While REDWatch is generally supportive of the proposal to bring the old Redfern Waterloo Authority sites into the Sydney LEP 2012, REDWatch has some concerns detailed below regarding the exhibited LEP changes and makes this submission in line with its objects.

### Heritage

REDWatch has some concerns with the way the old RWA Heritage sites have been incorporated and requests Council to do further work on these areas before finalising the LEP inclusion.

#### **A. Former Rachel Forster Hospital Site**

The former hospital site was listed as a heritage item on the South Sydney LEP and was on the RWA Heritage Map, however it has been dropped from what is being bought over to the Sydney 2012 LEP.

While we appreciate that the redevelopment of this building has severely impacted the heritage fabric of the bulk of the former building, some elements remain that should be recognised and protected in the LEP and given proper heritage signage. The distinctive Pitt Street side of the original building retains the characteristics of the original building and should at least be protected and recognised.

The site has significant social significance to the local community. This site relates to Clyde House in George Street which was purchased to become the initial site for what became the Rachel Forster Hospital. The Clyde House site is both recognised in the LEP and signage links that site to the Rachel Forster site in Pitt Street.

Rachel Forster was socially important for its initial focus on women's and children's health and its work for female medical staff. It provided health support to a community that was not being adequately supported by the then health system. That relationship with the community was reflected in the way the building was paid for by the local community purchasing bricks to build the Pitt Street hospital.

Currently there is no recognition of this important site at the location other than the retention of the Rachel Forster signage. The small park preserved from the hospital entrance provides a possible location for interpretative signage to tell the story of the site and potentially the "well" structure at its rear that is said to date back to Dr Redfern's ownership of the site. Currently a brick structure sits on the entrance island without any explanation.

While we appreciate that this was a drawn-out State Significant development over which Council had no control, with the site returning to the Sydney LEP it is important that Council at least protects some heritage elements in the LEP and organises with the owners appropriate recognition of the importance of the site.

REDWatch supports this site being recognised in the LEP. Irrespective of its listing in the LEP this site needs to be appropriately signed alerting people to its social significance to the area.

More information about the importance of the site can be found at [https://dictionaryofsydney.org/entry/rachel\\_forster\\_hospital](https://dictionaryofsydney.org/entry/rachel_forster_hospital)

## **B. Former Eveleigh Railyards as a Conservation area**

With the Sydney LEP 2012 taking in the North Eveleigh Paint Shop Precinct in 2022 and now in these changes the South Eveleigh precinct there is a need for Council to also consider if all the important heritage items on these sites have been covered in the former RWA Heritage maps as well as whether a Former Eveleigh Railway Workshops Conservation Area should be applied across those parts of the site now in Council's planning control.

It should be remembered that in the days of the RWA there was a push by the RWA and its Minister to override any heritage impediments that might impact the RWA's goal of redeveloping the area. As a result there is a need for Council to undertake some due diligence now that the site is coming back to Council as to whether the RWA Heritage assessment meshes with Council's current assessment.

REDWatch notes that even though Rachel Forster has not been listed as a heritage item that Council has seen fit to include it in its own conservation area. REDWatch would like to see this approach taken to the Former Eveleigh Railyards.

The Eveleigh Railway Workshops and various individual components of the site are included within a number of statutory and non-statutory heritage lists including as a whole on the State Heritage Register as SHR No. 01140 – Eveleigh Railway Workshops, Great Southern and Western Railway, Redfern. This listing alone should be sufficient to designate the area as a conservation area.

### ***Overarching Conservation Management Plan.***

The Eveleigh Railway Workshops have their own Overarching Conservation Management Plan (OCP Architects 2017 with Curio Edits 2022), as well as the Overarching Opportunities & Constraints –ERW Prepared by Curio Projects for Transport for NSW - An Addendum to the Eveleigh Railway Workshops Overarching Conservation Management Plan (prepared by OCP Architects). While there are issues with the OCP management plan that could not be fixed by Curio, due to the restraints required by OCP, the reports provide a basis for considering the former railyards as a heritage precinct that should be protected as such and not allowed to fragment in heritage interpretation. This further supports our view that the former railyards be declared a Conservation Area under the Sydney LEP 2012.

### ***Missing Eveleigh Railyards Heritage Items***

REDWatch refers Council to the "Gradings of Significance" table in the OCP Overarching CMP on page 106 – 110 that identify heritage elements of Exceptional, High, Moderate and Little Significance. REDWatch notes that listed as Exceptional are items that are not listed as heritage items on the maps being brought into the LEP. This includes the Fan of Tracks (1884) and both traversers and alleys on North Eveleigh, as are turntables on South Eveleigh. High Significant structures such as the Clothing Store are not included on the maps, neither is the Water Tower in South Eveleigh.

These missing items on the heritage map further supports the need for the mapping of a special conservation area in the short term and the need for Council's heritage staff to reconcile the Council's criteria for listing with the Overarching CMPs list of significant items.

REDWatch is also concerned about the ongoing protection of the South Eveleigh's Movable Heritage items, which are again on the State Heritage Register and "protected" by a mix of mechanism including DA obligations on Mirvac to maintain a section 170 requirement as if the items were still held by a government body (it is unclear who monitors this).

Council DA requirements for operating the Bays 1 & 2 pub and ongoing SSDA obligations from the redevelopment are not currently being enforced. With these sites returning to Council control, Council will have increased community expectations that it will enforce the DA undertakings especially around the development of the Locomotive Workshop.

An Eveleigh Railways Conservation area may assist Council and the community in ensuring both some level of protection for these state heritage assets, as well as a basis for heritage interpretation and tourism across this precinct.

## South Sydney LEP exclusions

REDWatch notes the LEP changes propose to bring into the Sydney LEP 216-412 Gardeners Road Rosebery. This is supported.

REDWatch is concerned that the remaining two South Sydney LEP sites sitting outside the Sydney LEP are not included in this proposal. These sites cover portions of public housing in Waterloo (North and Central) and the Redfern public housing Estate.

Given that the next of the Waterloo sites are not expected to be developed for 10 years according to LAHC, REDWatch strongly requests Council to again request the State Government to allow these South Sydney LEP sites to be incorporated into the Sydney LEP. This could be done with controls comparable to the South Sydney LEP at least initially with the possibility further down the track to undertake an Urban Design Study and rezoning to consider revised controls.

It does not make administrative sense to keep these sites outside the Sydney LEP 2012 some 13 years after the competing controls of RWA's BEP2 and Land and Housing Corporations Master Plan could not be resolved by the NSW Government.

As with Waterloo South, both sites are likely be rezoned and bought into the Sydney LEP 2012 eventually. The potential for such a rezoning in a decade's time should not be used to keep these sites in South Sydney LEP limbo. Transferring them now to the Sydney LEP does not take away the power for the state government to rezone the site and include the new controls into the Sydney LEP as it has already done with Waterloo South.

REDWatch encourages Council to push to include these sites in the planning control integration so the South Sydney LEP can be retired.

## RWA sites inclusion

REDWatch is concerned that only the very tip of Gibbons Street Reserve opposite the Water Tower Apartments is proposed to be bought into the Sydney LEP. The whole of this park was excluded from the Final BEP1 planning controls in 2006 following considerable community opposition to its inclusion in the exhibition draft. As there are no planning controls, other than public open space over this park, it should be bought into the Sydney LEP as RE1.

REDWatch notes the ongoing application of the Redfern-Waterloo Affordable Housing Contribution Plan 2006. REDWatch has been trying to find out what has happened to funds collected by this plan, as well as the Redfern Waterloo Contributions Plan. The Redfern Waterloo Affordable Housing Contributions Plan 2006, that received large contributions for the Carlton United Brewery site, should be administered by Council and a public accounting of what funds from Redfern Waterloo Contribution Funds have been used for should be released.

## Night trading areas in west Redfern

REDWatch is concerned about the Late Night Trading area in West Redfern which is part of the City of Sydney Development Control Plan 2007 – Late Night Trading Premises rather than in the DCP 2012.

The late night trading area to the north of Redfern's Block is roughly bordered by Cleveland, Abercrombie, Vine streets and the railway corridor excluding the student housing on the corner of Cleveland and Abercrombie streets.

REDWatch notes that this area was in 2007 under the planning control of the RWA which was wanting to encourage commercial development in this area as an alternative to Aboriginal Housing. In the time since the RWA this area has not taken off as a late night precinct and in REDWatch's view this area should be reassessed and removed from the late night trading map. Since 2007 this area has seen the delivery of the Pemulwuy Project and other surrounding residential and offices rather than late night trading establishments.

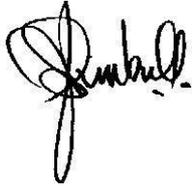
When put alongside the DCP 2012 late night trading map, it looks like this area may be currently seen as a continuation of the Chippendale late night trading area into Redfern. There is little permeability across Cleveland Street at this location and dangers already exist for people trying to get across 6

lanes of traffic on Cleveland Street near a hill. REDWatch is of the view that this is not a sensible continuation of the Chippendale precinct into Redfern.

REDWatch considers the local late night trading along Regent Street in the DCP 2007 as appropriate as it falls within the Redfern Town Centre, even though the DCP 2007 map only covered land under the RWA jurisdiction.

REDWatch trusts that Council will give serious consideration to our concerns by exploring the possibility of further changes.

Yours Sincerely,



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*REDWatch is a residents and friends group covering Redfern Eveleigh Darlington and Waterloo (the same area originally covered by the Redfern Waterloo Authority). REDWatch monitors government activities in the area and seeks to ensure community involvement in all decisions made about the area. More details can be found at [www.redwatch.org.au](http://www.redwatch.org.au).*