

Redfern North Eveleigh

Paint Shop Sub-Precinct: Rezoning Proposal Approval What we've heard & Where we're heading

March 2023



Paint Shop Sub-Precinct Revitalisation Vision

The Paint Shop Sub-Precinct will be a key contributor to Sydney's innovative future, while maintaining strong links to its history.

With an innovation district character and direct connection to the upgraded Redfern Station, the Paint Shop Sub-Precinct will offer employment, housing, retail and hospitality mixed with a variety of both permanent and adaptable pop-up recreation uses.

Responding to community and stakeholder feedback

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.

Above: Redfern North Eveleigh Precinct Renewal Project



Sustainability

What we heard:

The community wants a precinct that is not only net zero but has a positive impact on the environment.

What we will do:

The Paint Shop Sub-Precinct will be a world-leading net zero Precinct, not only in terms of operational emissions, but will also include progressive embodied carbon targets. It will:

- Be an all-electric precinct to support net zero
- Propose all off-street parking in the precinct to be EV ready

- Have a progressive active and public transport target (over 95 per cent) with corresponding parking rates
- Meet the City of Sydney's targets for tree canopy (25 per cent)
- Achieve a 5 Green Star Building rating and aim to achieve a 6 Green Star community rating
- Include adequate water storage and re-use facilities to minimise water use as much as possible
- Provide water sensitive urban design relying on storm water sources so public spaces won't need external water sources for maintenance



Affordable housing

What we heard:

That the affordable housing target should be higher than 15 per cent with affordable housing also provided for Aboriginal and Torres Strait Islander people.

What we will do:

The Paint Shop Sub-Precinct is focussed on providing a diverse housing mix. It will:

- Provide 15 per cent affordable housing

- Meet the rezoning Design Guide which requires that applicants consider allocating between 10 and 25 per cent of affordable housing to Aboriginal and Torres Strait Islander housing
- Provide least 15 per cent of residential floor space is to be for diverse types of housing, including co-living, seniors housing, and build-to-rent housing
- Be a non-negotiable for the chosen developer who is expected will partner with Community Housing Providers



Design

What we heard:

That the community had concerns with the design, the proposed building heights and densities and their adverse impacts on the character and heritage significance of Redfern.

What we will do:

The design of the precinct has been changed to address the community concerns and we will continue this through:

- Removal of proposed development over the Paint Shop building with the height of the adjacent building, to its east, being reduced
- Revision to the buildings placement across the site to provide more opportunities to preserve and integrate the Fan of Tracks as a key design element in the public domain. Limiting the maximum height of the tallest building in the Sub-Precinct to no more than 26 storeys

- Locating the taller buildings along the rail line
- Lower scale buildings have been located along Wilson Street
- Future submissions to go through the Design Competition process chaired by the Government Architect NSW (GANSW)
- Each building is required to demonstrate Design Excellence principles during planning assessment
- Requiring developers to preserve n the unique and special heritage character of the Paint Shop Sub-Precinct
- Ensuring Aboriginal spaces are designed in consultation with Aboriginal community



Social infrastructure

What we heard:

The need to provide adequate community spaces, maker spaces, circular economy spaces and places for young people/teens/young adults.

What we will do:

Commit to work further with the community to develop the needs across the precinct including:

- Community engagement will be a key requirement in the tender documents for the developer
- Requiring the chosen developers to work further with the community to understand what their public and open space needs

- An integrated approach to maximise value and ensure there is appropriate provision of Aboriginal Community facilities in the area
- Implementing the initiatives in the NSW Government's 24-hour Economy Strategy
- Enhancing the existing cultural opportunities provided by Carriageworks
- Creating an identity, that promotes social access and inclusion, where the spaces are safe and accessible
- Incorporating flexible creative places that respond to the need for community expression, expanding upon existing uses such as the Carriageworks Markets



First Nations

What we heard:

The Connecting with Country framework should be more integrated with the rezoning of the Sub-Precinct and incorporate contemporary Aboriginal identity unique to Redfern.

What we will do:

Ensure an Aboriginal outcomes will be achieved with positive engagement with the local community whereby

- The developed Connecting with Country themes of Ngurang (places) and Mura (tracks) and principles, figures and images included in the Design Guide will build on the outcome
- Connecting with Country requirements to be integrated into the design of buildings, public spaces, public art, and wayfinding

- Opportunities for Aboriginal businesses and organisations will continue to be investigated
- The eastern entry to the Sub Precinct adjacent to Redfern Station will provide a focus for Aboriginal activities, with a dedicated new indoor/outdoor space for the Aboriginal community
- The developers will demonstrate how Connecting with Country will be developed and delivered
- Housing for First Nations people will be key pillar of the residential strategy
- Affordable workspace for emerging First Nations tech businesses will be promoted with the developer
- The developers shall implement an Aboriginal employment strategy



Gender equity

What we heard:

Diversity and accessibility should be core to the development with opportunities to be spread equitably and allow quality of life for all who reside or work within the Precinct.

What we will do:

Ensure we deliver a highly inclusive, diverse and accessible place for the community, workers and visitors and:

- Commit to being a world class innovation Precinct championing equality and women's participation,

as outlined in the Investment NSW's Discussion paper including services such as childhood education

- Create an inclusive place, where people of all ages, genders, backgrounds and abilities feel welcome and valued, and the streets and open spaces are safe and accessible
- Include a new network of streets, laneways and arcades will make it easier for pedestrians and cyclists to move around the Sub-Precinct and get to and from Redfern Station and Carriageworks
- Ensure future developers demonstrate how community facilities can be achieved in Request for Tender



Economic

What we heard:

Greater consideration should be given to contributing to the vision of Tech Central, together with evolving a positive night-time economy and the continued operation of Carriageworks.

What we will do:

Commit to being a true innovation Precinct aligning with the Tech Central vision through:

- Identifying a mix of users with different scales from creative tech, deep tech and research, to be curated across the various building types on the site

- Provision of floorplates and amenity to support the Tech Central vision which includes:
 - Large-format commercial spaces and buildings providing a range of flexible floorplates of 1500-2800m² in buildings of 14,000- 42,000m²
 - Potential for atrium connections between buildings creating campus type connected podiums
 - 4-6 storey podiums with tower setbacks that establish public domain amenity and additional variety in space types
 - Higher floor to floor ceiling heights at ground level to accommodate various employment industries aligned to Greater Cities Commission tech and innovation recommendations
- Extended trading hours to support the late night economy while ensuring that potential impacts on the amenity of existing and future residents are managed appropriately



Artist impression of Paint Shop Sub-Precinct

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.

For more information or enquiries



transport.nsw.gov.au/projects/current-projects/redfern-north-eveleigh-precinct-renewal



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