



Urban
Growth
NSW

Community Panel Workshop Three

Central to Eveleigh

Urban Transformation and Transport Program

March 2016

ISSUED FOR: COMMUNITY

ISSUE DATE: MARCH 2016

DISTRIBUTION: WEB AND EMAIL TO PANEL MEMBERS

ISSUED AND AUTHORISED BY: URBANGROWTH NSW





On 5 November 2015, UrbanGrowth NSW met with the Central to Eveleigh community panel to seek feedback on plans for the Central to Eveleigh Urban Transformation and Transport Program (the Program). This report documents the outcomes of the panel workshop that was attended by 17 panel members.

Background to community panel

The community panel is a group of nearly 40 residents who live around the Central to Eveleigh corridor. Panel members are everyday residents who were selected at random. Our aim is for the group to be broadly representative of people who live in the local community. We meet regularly with the panel as we progress the Urban Transformation Strategy. Over time, panel members have developed in-depth knowledge of planning concepts and can provide considered feedback about planning issues that we can then explore with the wider community.

Workshop agenda

The workshop:

- Provided an update on the Program and transport planning
- Focused on getting feedback on a new development proposal for North Eveleigh as a demonstration precinct that showcases how the Program’s vision and key moves translate as development on the ground.

Activity: Panel evaluation

Panel members were asked how they were feeling about their involvement on the panel. Most members indicated they were finding the panel a worthwhile experience. However, a number identified skepticism about the role of the panel and whether the project team was taking feedback seriously because they felt plans had not been amended to reflect concerns about height, density and traffic.

Presentation: Project context

Troy Daly, Program Director from UrbanGrowth NSW, discussed the preliminary findings of a strategic transport study. Once the study is finalised we will host a study night with Transport for NSW to present the approach and findings to the wider community and provide an opportunity to discuss transport opportunities and challenges associated with population growth.

Presentation: North Eveleigh development proposal

Aidan Werry, Development Manager from UrbanGrowth NSW, presented a new development proposal for North Eveleigh. He described how it had been modified from a Concept Plan approved in 2008. The proposal provides for:

- 4,479m² local park, which is more than 1,000m² bigger than the park in the existing plan
- Rail access at centre of site
- Clothing Store adapted to café/retail and creative/community uses instead of residential uses
- Improved building separation
- 4-20 storey buildings
- 710 new apartments, in addition to the 88 affordable housing apartments already delivered, which is a 20% increase in total development floor space.

Appendix A provides an outline of the concept plan.

A record of panel feedback about the proposal is presented below. These notes are transcribed from workshop notes.

Density and heights	<ul style="list-style-type: none"> • High rise is ‘scary’ and confronting • Understand the need to go up • Height is okay if it doesn’t overshadow the park • Good that heights are graded • A little bit high • 20 storeys is confronting, but it is appropriate next to the rail line with shorter buildings near the existing residential • Not too concerned about 12 or 16 storeys • Would rather change to 5-7 storeys and bring down 20 storeys even though this will be visually more ‘blocky’ • Highest buildings are furthest away from houses on Wilson Street – it is an obvious place to put the tall buildings at the back of the site next to the railway • The heights at the back of the site are okay if the current streetscape of two storey terraces is maintained on Wilson Street • It’s not clear why 20% more floor space is needed • Understand that there are high density areas in the city but this is NOT a high density area • Hate the whole thing – it’s all over crowded • Design too bulky – storeys are just too high. Totally not acceptable. Not here. • Immediate impression is that its out of place to have 20 storeys in the area • No trust for developers who will change the size of apartment buildings • Tall buildings will change the horizon • It will fundamentally change the area. Future generations will be disappointed. The heritage houses have a ‘story’ to tell
Building layout	<ul style="list-style-type: none"> • Good that the buildings are more spread-out than the existing approved plan • Good that layout is more open, ability to walk though the whole site • Good trade-off compared with previous plan – arrangement of buildings and more usable community space • Good to have public access through site • Prefer space between buildings and higher as trade-off • Interface to Wilson Street is critical. Design of the 3-4 storey terraces fronting the street needs to be attractive and blend in
Design	<ul style="list-style-type: none"> • Have transparent levels at the top of buildings to minimise visual bulk • Good design is essential. Real issue is the quality of architecture – design excellence • Need mixed architectural design/variety • Needs high quality design for buildings and the interface • Need innovative architecture

	<ul style="list-style-type: none"> • Golden opportunity to try something new in terms of design • Need design to blend new and existing buildings • Play around with the sculptural outcome of buildings • No design will make it less confronting. Big poorly designed blocks create bulkiness • Need whole floor of shared spaces to enable community interaction • Moore Park Gardens and Camperdown Hospital cited as examples of higher density developments that work. Moore Park has buildings up to 23 storeys high
Parking and access	<ul style="list-style-type: none"> • The rail crossing is essential for pedestrian and cycle only (no bus) • Need access from a range of locations into the site – not just a single access • Consider positioning the road on edge of the site - mistake having cars through the site
Open space	<ul style="list-style-type: none"> • With the 20 % increase in floor space and more people living on the site, there is a need to understand if the green space (m² per person) is same/more/less as previous plan • The rail crossing should not reduce green space • Need gardens and green paths throughout the site • Need shade • Skate park on the site is a good idea
Housing mix	<ul style="list-style-type: none"> • Need enough three bedroom apartments or it will change the community mix. Look at the existing community, there are lots of families • Smaller one, two and three bedrooms means more affordable housing
Social impacts	<ul style="list-style-type: none"> • Some concern about social isolation created by high density, but recognition that density per-se isn't what causes isolation. Provided there is access to open space and community facilities and a mixed community the risk of isolation is low. Differences in social cohesion between Waterloo Estate and Victoria Park noted
Clothing Store	<ul style="list-style-type: none"> • Happy about keeping the Clothing Store • Clothing Store should have child care

Presentation: New neighbourhood park

Justine Kinch from AECOM gave a presentation about the proposed new neighbourhood park and outlined two options for discussion. Drawings of the park designs are included as Appendix A. A record of panel feedback is presented below.

Positive aspects of design	<ul style="list-style-type: none"> • Like mix of shapes and textures • Idea of having play area next to the cafe is great (option 2) • Like idea of Spanish piazza • Terrace seating like the esplanade of trees • Mix of formal and informal • Separate uses in different areas • Like larger kick-about space (option 1) • Large formal area • Confined with retaining wall keeps kids and dogs off the street • Option 2 has more use than Option 1 with occasional events/performances • Don't like having kids play near the rail line and road (option 1) – also “stranger danger” near road needing a fence.
Things to include or change	<ul style="list-style-type: none"> • Large shared BBQ area • All depends on the Clothing Store attracting people • Concerned about how much space is lost with ramping/terracing (option 2) • Remove terracing to Iverys Lane because it takes up space • Minimise space needed for access ramps • Good lighting. Needs to be safe and particularly if walking to the train station

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- Somewhere for parents to sit nearby and watch their kids
 - Fenced off kids area
 - Like play areas close to the café. Toddler area should be enclosed
 - Like a basketball ring, but noise may be an issue
 - Put the green spine and access at centre of the site to Iverys Lane and also at the south side of the site (both options 1 and 2)
 - Mixed views about terracing (option 2)
 - Terrace makes it more interesting – include natural gardens with the terraced steps
 - Like the formal tree through link, but trees may impact safety
 - Safety about trees needs to be considered
 - Concerned about safety to access through to station – need proper lighting
 - Transition between public open space and private open space needs to be considered
 - Risk that kick-about will be a dead zone (option 2)
 - Think about turf needing to be re-laid because dogs tear it up
 - Conflict with dog off leash and kick-about area
 - Dog friendly – pooper scoopers needed
 - Need a fenced dog off leash area – dogs only
 - Keep dog area away from children’s areas
 - Have a meandering walkway, not just a straight line - more interesting
 - Cottage/community gardens are a good idea
 - Maybe have somewhere to watch the trains from
 - Appropriate to have a kick-a-bout space nearer the rail line (option 2)
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Presentation: Arts and heritage interpretation

Vanessa Gordon from UrbanGrowth NSW briefly outlined plans to celebrate the site’s history with public art and heritage interpretation. A summary of panel feedback is presented below.

Stories that should be prioritised

- Diversity of racial backgrounds (Lebanese, Aboriginal etc)
 - Rail history
 - Original history of the area (who lived here, why buildings were built)
 - Build on remnants - use old carriages and what is on site
 - Need to consider maintenance
 - Give people the freedom but give people a time of place
 - Local and creative
 - Paintings on walls
 - Story of this place in Sydney
 - Indigenous and Aboriginal history: not just from around Redfern, but around the corridor. North Eveleigh is an integral place of Aboriginal learning – Yaama/TAFE
 - Indigenous rail workers from Carriageworks etc
 - Recent indigenous history
 - New stories going forward
 - Stories that reflect new people living in the area
 - Spirit of acceptance
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How to represent and tell stories

- Innovative art
 - Ensure works are delivered by a professional. Pay enough to ensure high quality artwork. Sufficient budget
 - Braille and footpath bumps and accessible for all
 - Oral history (Aboriginal person on site one month a year telling stories)
 - People that lived there in the past tell their stories per what happens in New York
 - History in the walls – plaques in walls
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- Photography display down corridor
- Don't need sound – want plaques where people can slow down and read. Interpretive signage plaques
- Buskers
- Get people involved e.g. graffiti walks. Living and renewed regularly
- Be aware of times
- Vegetation and landscape/natural history
- Sculptural pieces (big and small)
- Integrate stories into materials and play spaces
- Layering of stories
- Incorporate into playgrounds (e.g. part of a train as tunnels)
- Photos capture stories well
- Walk from Manly to Shelly Beach – pictures of penguins etc in sandstone. Understated and makes you look at them. Cleverly blended
- Do something clever out of the indigenous rail history – unique opportunity
- Consult with the local Aboriginal community
- Historical photos e.g. Tamarama fun parks
- Bush tucker in the park

Presentation: Clothing Store

Troy Daly briefly outlined plans to retain the Clothing Store for creative community uses with potential for small retail, a café and community space. A summary of panel feedback is presented below.

Creative and community uses for the Clothing Store

- Sound studio
- Hall for community uses and classes. Event space to be booked (choirs, birthdays, yoga etc)
- Art studios - different artists showing their works each month, art hub, gallery, artist studio and exhibition space that gets used all the time – constant use
- Aboriginal arts centre/gallery
- Space for craft classes
- Good examples cited included the Gertrude Street Gallery in Melbourne; Pine Street community centre in Chippendale; Breakfast Point community hall; 107 Projects' in Redfern; the Coal Loader and Sustainability Centre at Balls Head which uses recycled materials and tells the history of the coal loader and it has chickens; Gunner at Woolloomooloo had artist spaces to rent – the bottom paid for the top – can be self sustaining; Sappho books in Glebe has a café/wine bar and book store
- Versatility of the space. Good mix. Stuff that pays the bills and community stuff too
- Public toilets
- Eveleigh Community College – evening classes
- Young people/generations – telecomm membership – shared workspace
- Studio rental - cheap
- Supermarket downstairs is vital
- Instead of supermarket, a deli/fresh fruit/Thomas Dux/Fratelli Fresh/upmarket (no Coles Express etc)
- Facilities for hand washing clothes
- Hawkers Asian street stall and small restaurant in the space
- Vibrant restaurants needed
- Café. No franchised café e.g. Gloria Jeans
- Local shared eating space for the evenings
- Young people coming home and space to meet– gallery style with a long communal table.

During the day, it could be a co-shared workspace

- Virtual office. Co-working space – versatility of space, community based tech hub with a free 3D printer for community use (e.g. commune)
 - At the bottom of residential buildings have somewhere social
 - Could be a really nice hub. e.g. opposite Dan Murphy's 'campers' vibe and feel
 - Space to hire
 - Flexible wall and layout options
 - Small library or co-op bookshop goes well with cafe
 - Creative employment for local community
 - Small gym – similar to Dank Street
 - Ensure public liability insurance issues are addressed to enable community use
 - Occasional pop up art-house cinema
 - Cooking classes
 - Small multi-purpose space for kids parties, adult learning
 - Ensure the Clothing Store isn't sold to the private sector.
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Feedback from panel

Feedback indicated that panel members most enjoyed:

- Shifting from visioning and strategic planning into detailed planning with review of actual drawings, plans and proposals
- The group's accumulated knowledge of the Program and the planning process and the ability for members to have informed discussion
- The group dynamic and the ability for members with mixed views to participate in robust, open discussion.

Panel members least enjoyed:

- The lack of information about transport
- The way questions were managed during presentations with a preference for questions to be held until presenters finished talking instead of being asked throughout the presentation
- Learning about the likely scale and heights of buildings.

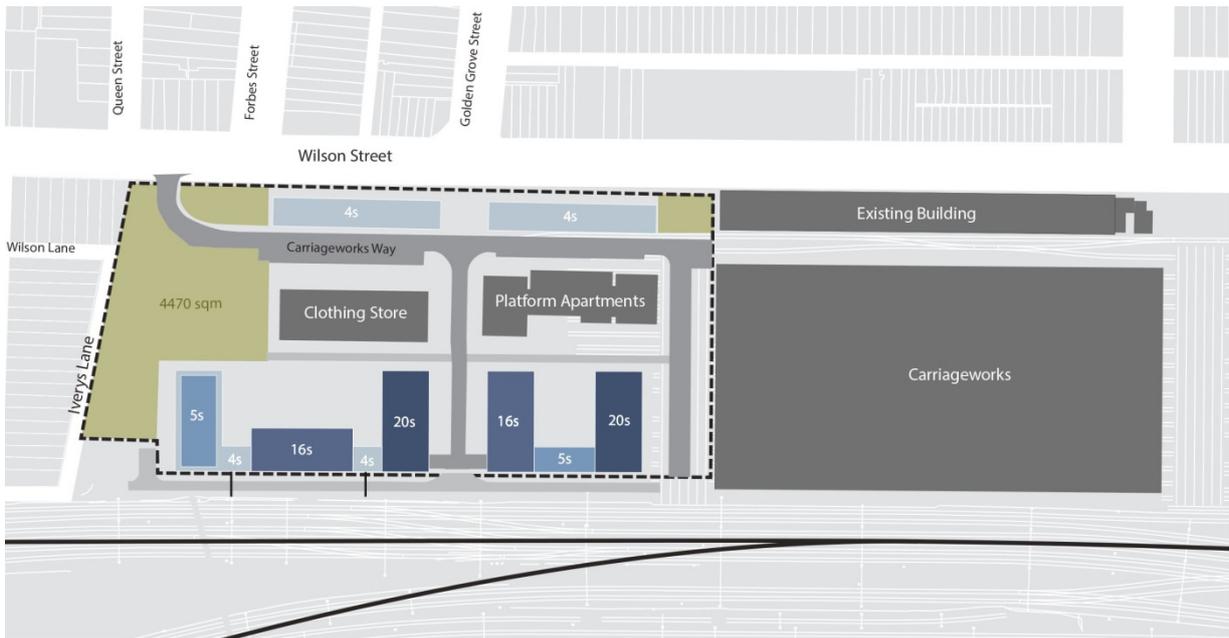
Members indicated they would like to continue to participate on the panel. A number of members indicated they would value the opportunity to do a tour of the corridor and specific precincts. There was mixed feedback about the timing of the workshop with some members liking the opportunity to meet on a weekday evening and others preferring a weekend.

Members requested more information about:

- How housing targets are being identified for the corridor and each precinct and who makes decisions about how much development is appropriate
- Community services (e.g. schools, hospitals etc) needed for population growth
- Building design and layout and why growth and high density development is needed.

Feedback from the panel will be considered by the project team alongside feedback from other community and stakeholder engagement activities to inform planning for North Eveleigh.

Appendix A – Concept plan and park design options



Proposed precinct proposal for North Eveleigh (November 2015)



Park Option 1



Park Option 2