

# North Eveleigh open space and community uses (Clothing Store) workshop

31 March 2016





# Welcome!

**Thanks for taking part in today's Community Workshop!**

Join the conversation on Twitter, Facebook or Instagram:

**#Central2Eveleigh**



# Acknowledgment of Country



# Agenda

- Introductions and workshop purpose and agenda
- Program overview – background to Central to Eveleigh and North Eveleigh
- New neighbourhood park

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## COFFEE BREAK

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- Celebrating place and creating a community hub around the Clothing Store
- Next steps and evaluation



# Meeting rules and housekeeping

## Meeting rules

- Stay focused
- One person at a time
- Respect different views
- Everyone gets a turn

Emergency procedures and assembly point

Toilets

Please turn phones off or to “silent”



**Central to Eveleigh**

**Urban Transformation  
and Transport Program**

# Understanding the context of Central to Eveleigh

## Troy Daly, Program Director



# What is the task?

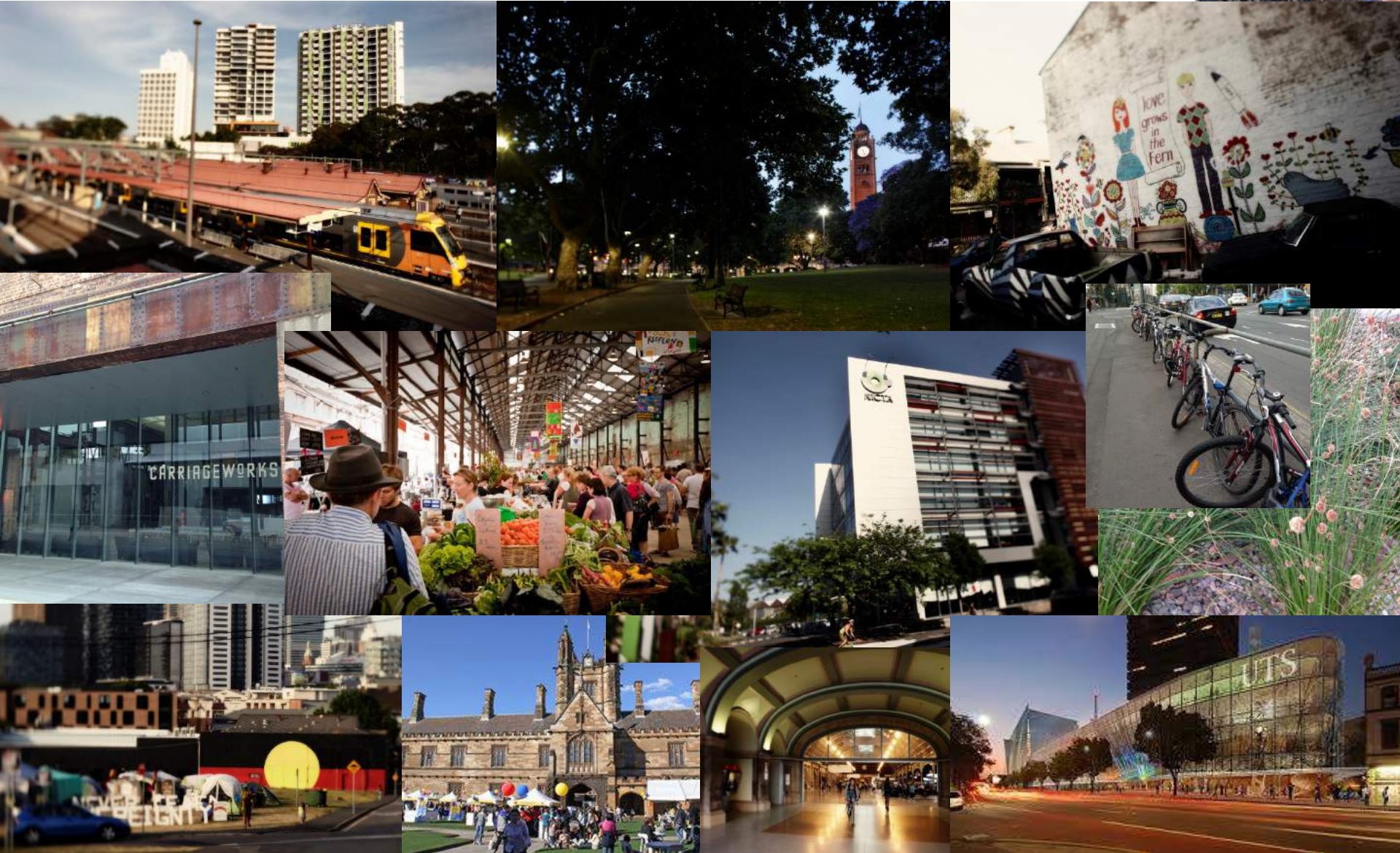


- 80 – 100 hectares in the ‘corridor’
- 500 hectare study area
- 2-4 rail stations
- >25-30 hectares of social housing estates to also consider

## What does a great future look like for C2E?

- A series of public realm projects – new and renewed?
- A series of transport projects?
- A series of major housing, retail & commercial development projects? Short to long term?
- How can it be paid for - ATP?

# Our responsibility to understand this place





# Central to Eveleigh thinking - benefits and trade offs at three levels



C2E as it contributes to local communities – benefits for local residents



C2E as it contributes to the City area – benefits to the City



C2E as it contributes to Sydney – benefits to the State



# Central to Eveleigh – process and Urban Transformation Strategy



## Preliminary inputs and analysis

### Shared vision and benefits

- Shared vision
- Statement of desired benefits from the project

### Urban design and planning framework

- Key design and planning principles to guide future planning decisions
- Urban strategies for places, networks and neighbourhoods
- A consolidated framework plan

### Delivery framework

- Preferred planning approval pathways
- Funding and financing principles and strategy
- Long term program governance
- Key stakeholder relationships

### Urban transformation strategy

Precinct masterplans – rezoning proposals

## LIVING

A place with a broad supply and choice of homes, including social housing, and active, safe and attractive public places to support social diversity and community connections.

## WORKING

A dynamic and popular place to work that connects many types of businesses and offers the right balance and diversity of service, trade, digital, education, innovation and creative industries.



## COMMUNITY

A place that celebrates its rich diversity, unique communities and heritage and gives everyone easy access to community and cultural facilities to build a sense of collective community.

## ENVIRONMENT

A place that responds to economic, social and climatic changes in ways that benefit quality of life and the quality of the environment, harnessing new opportunities to enrich the community.



1

Renew Redfern Station and connect Redfern Street to Wilson Street

2

Create a green network

3

Create connections across the railway corridor

4

Connect the city with surrounding places

5

Deliver a new metro station at Waterloo

6

Create centres of activity around stations

7

Create a centre for Sydney's growing economies

8

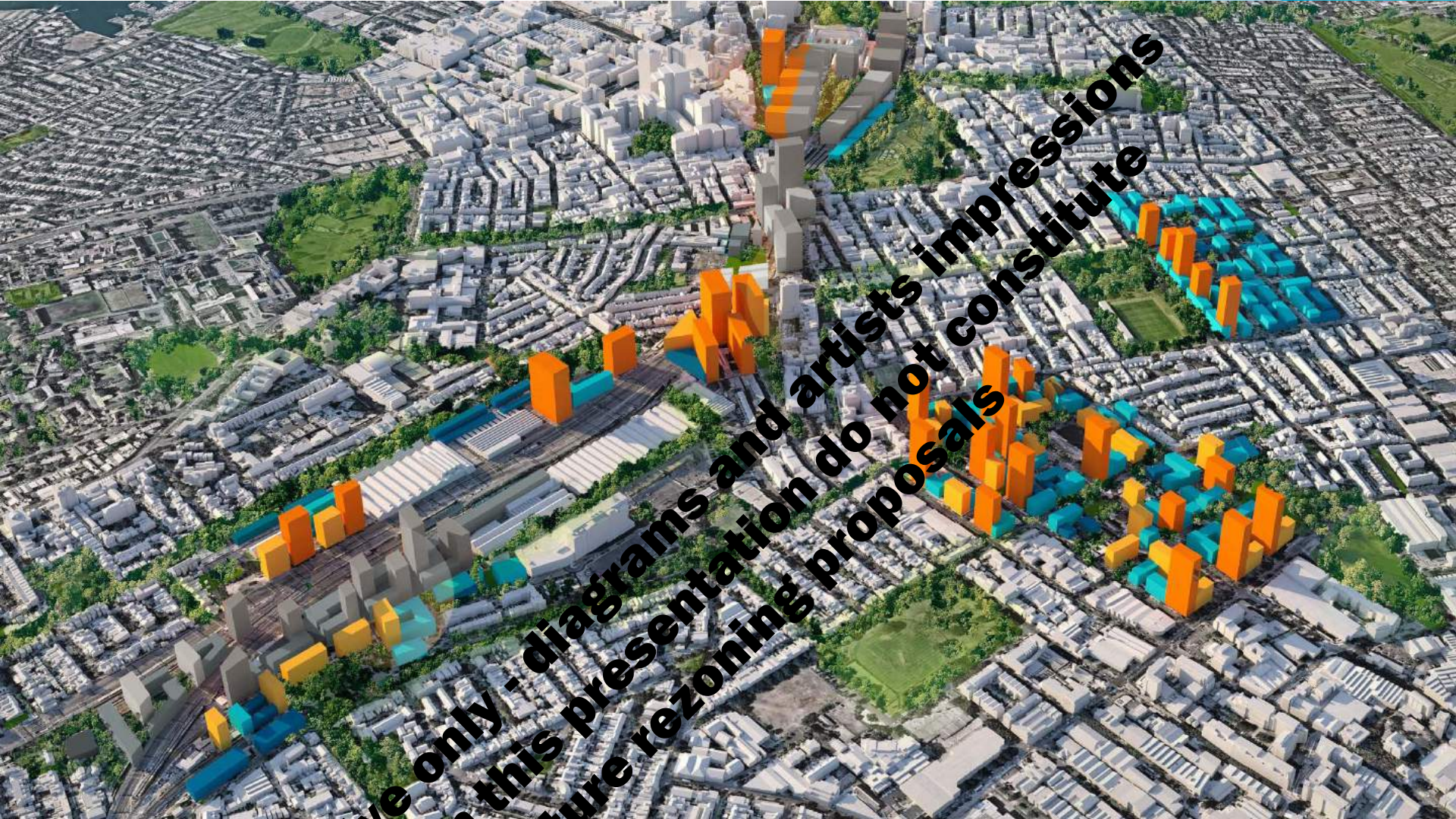
Strengthen arts, culture and heritage

9

Integrate new high density mixed use buildings with existing neighbourhoods and places

10

Deliver a diversity of housing choice, tenure and price points



**Indicative only - diagrams and artists impressions included in this presentation do not constitute current or future rezoning proposals**






Additional workers  
Corridor 15,000 – 22,000  
Study Area 14,000 – 25,000



Additional residents  
Corridor 15,000 – 26,000  
Study Area 29,000 – 56,000



# Benefits

-  Existing Open space
  -  New Open space
  -  Green streets
  -  Planned Metro Station
  -  Existing Rail Station
  -  Station Squares
  -  Pocket Parks
  -  Local Parks
  -  Child Care Centre
  -  General Practice Health Centre
  -  Multi-purpose Community Centre
  -  Community Health
  -  Enterprise Hub
  -  Cultural / Arts Centre
- \* Precise location of Metro Station is subject to further study



# Benefits

## Parks, green streets, station plazas and community facilities – key features

### New open space

- Local park at North Eveleigh (5,000m<sup>2</sup>).
- Improved local park at South Eveleigh (5,000m<sup>2</sup>).
- Pocket park at Chief Mechanical Engineer's Office (2,000m<sup>2</sup>).
- A local park south of Central Station (15,000m<sup>2</sup>).
- Three local parks (7,200m<sup>2</sup>, 3,100m<sup>2</sup>, 3,000m<sup>2</sup>), three pocket parks (2,300m<sup>2</sup>, 1,500m<sup>2</sup>, 1,500m<sup>2</sup>) and a station plaza (2,500m<sup>2</sup>) at Waterloo Estate.
- Two local parks (3,600m<sup>2</sup> and 3,300m<sup>2</sup>) and a pocket park (1,865m<sup>2</sup>) at Redfern Estate.
- Station plazas at Central Station (6,000m<sup>2</sup>) and Redfern Station (6,500m<sup>2</sup>).

### Green streets

- Improved pedestrian and bicycle connections from Redfern Station to Cleveland Street/Chippendale; through Waterloo Estate; from North Eveleigh to Macdonaldtown and Redfern Stations; and through South Eveleigh along Henderson Road.
- Improved pedestrian connections from Redfern Station to the University of Sydney.

### Child care centres

- Six proposed centres distributed across the precincts.

### Community centres

- Up to nine community centres distributed across the precincts.
- Part of the Clothing Store in North Eveleigh to be used for community/cultural facilities.

### Health

- Working with the Ministry of Health and Sydney Local Health District to investigate integrated primary care centre or comprehensive community health care centre to meet demand for additional hospital beds.
- Space in multi-purpose centres for primary health nurses and community health staff.
- Commercial space for general practitioners.

### Education

- Additional permanent classrooms in existing schools to provide greater capacity.
- New school at Cleveland Street.



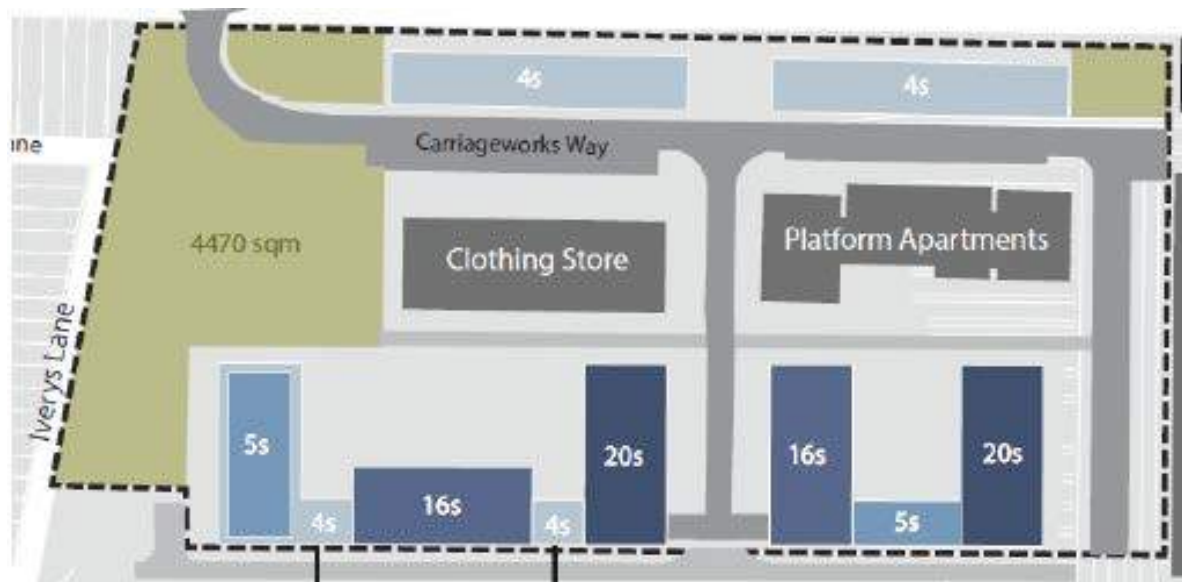
# What we heard...

## Strong concerns

- Heights and densities
- Traffic and access

## Other concerns

- Infrastructure capacity (trains, waste collection, schools & hospitals)
- Building design standards
- Shadowing
- Parking
- Sustainability
- Park size and shape
- Sale of ATP



# New neighbourhood park

Justine Kinch, AECOM












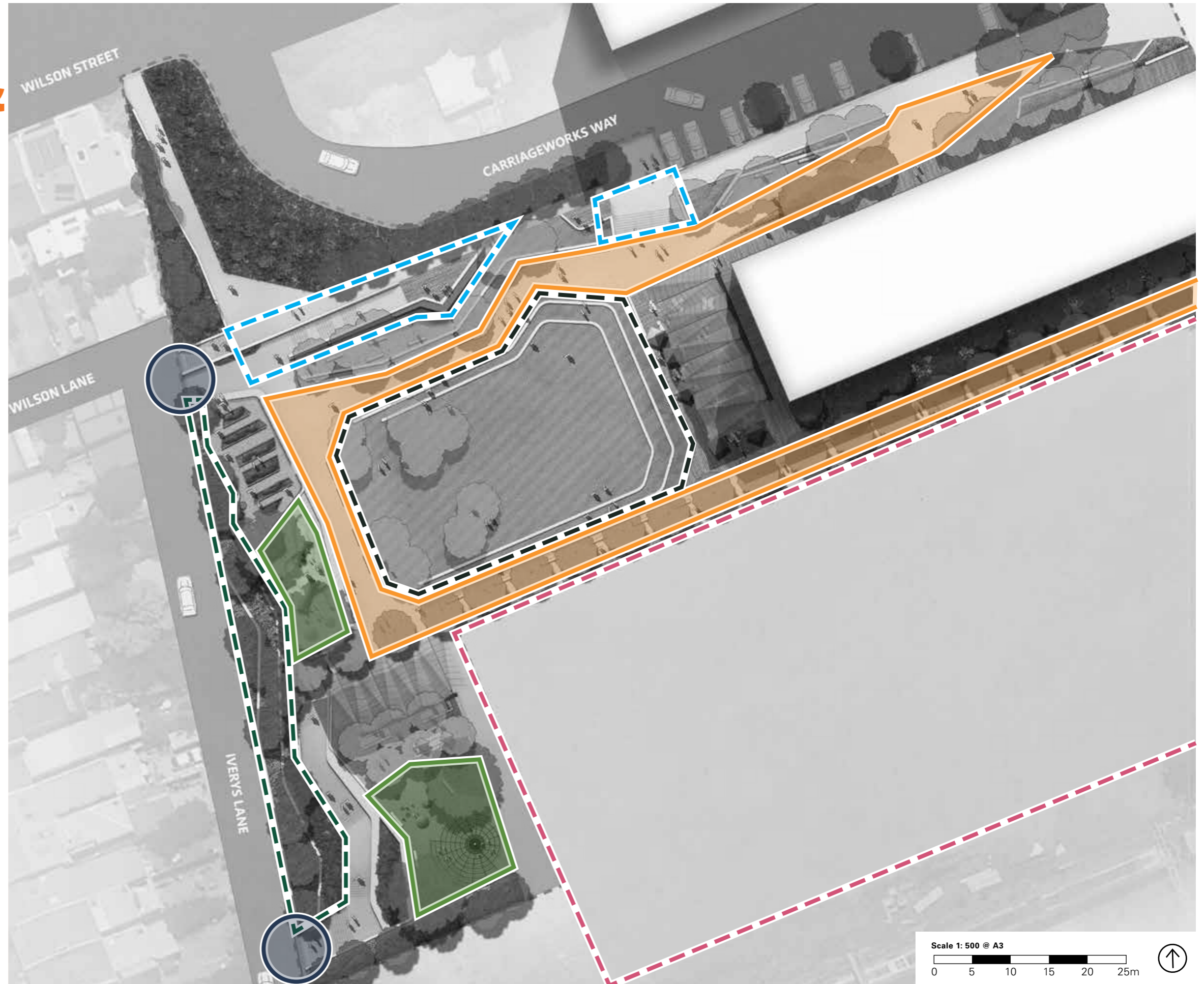
# Community Consultation 2015

## Comments





# Community Concerns & Comments

-  Urban design
-  Northern access
-  Iverys Lane safety and access
-  Iverys lane edge
-  Hardstand
-  Kick-about space
-  Children's play



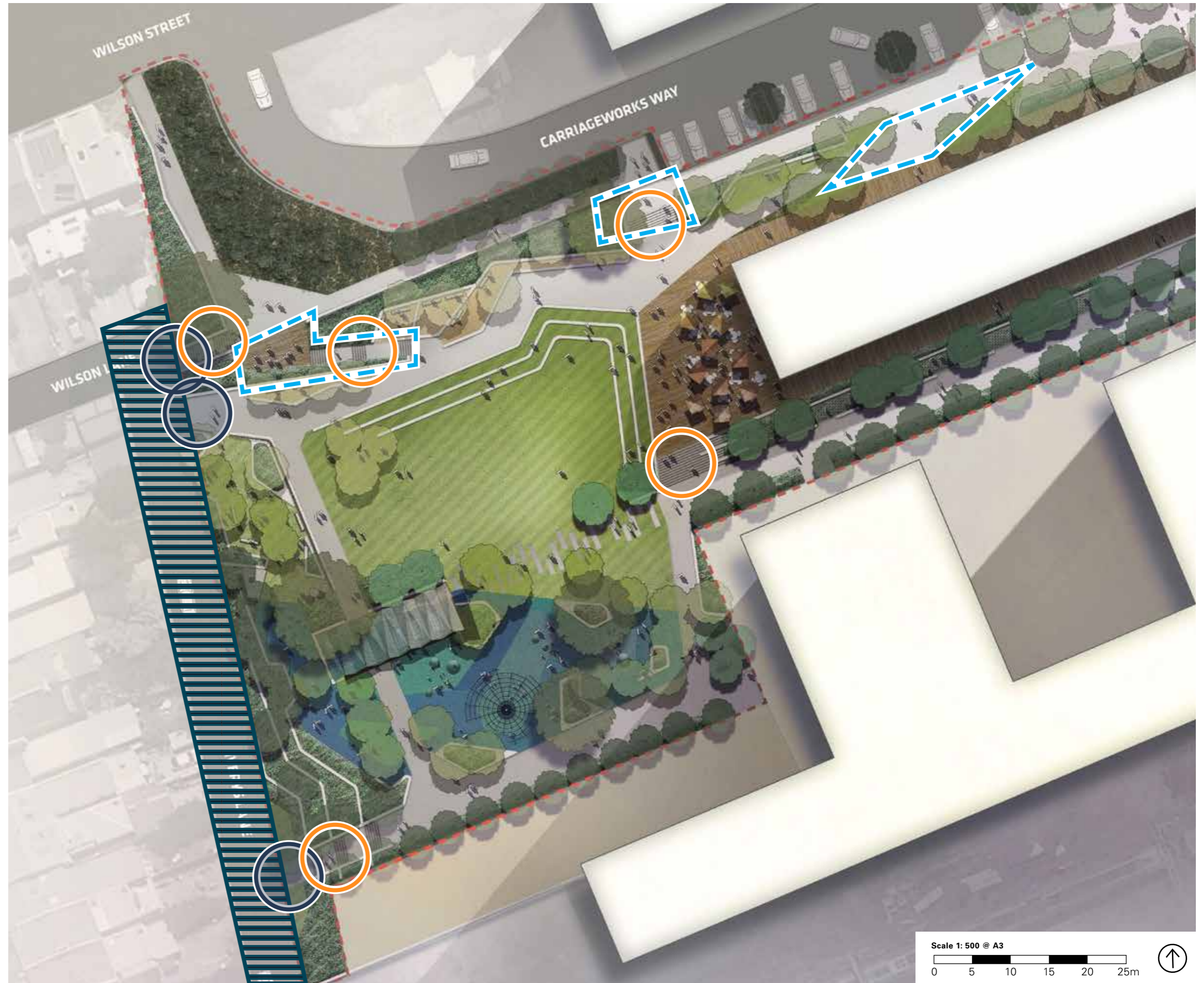
# Urban Design / Reconfigured Park Geometry

-  Additional park area
-  Proposed child care




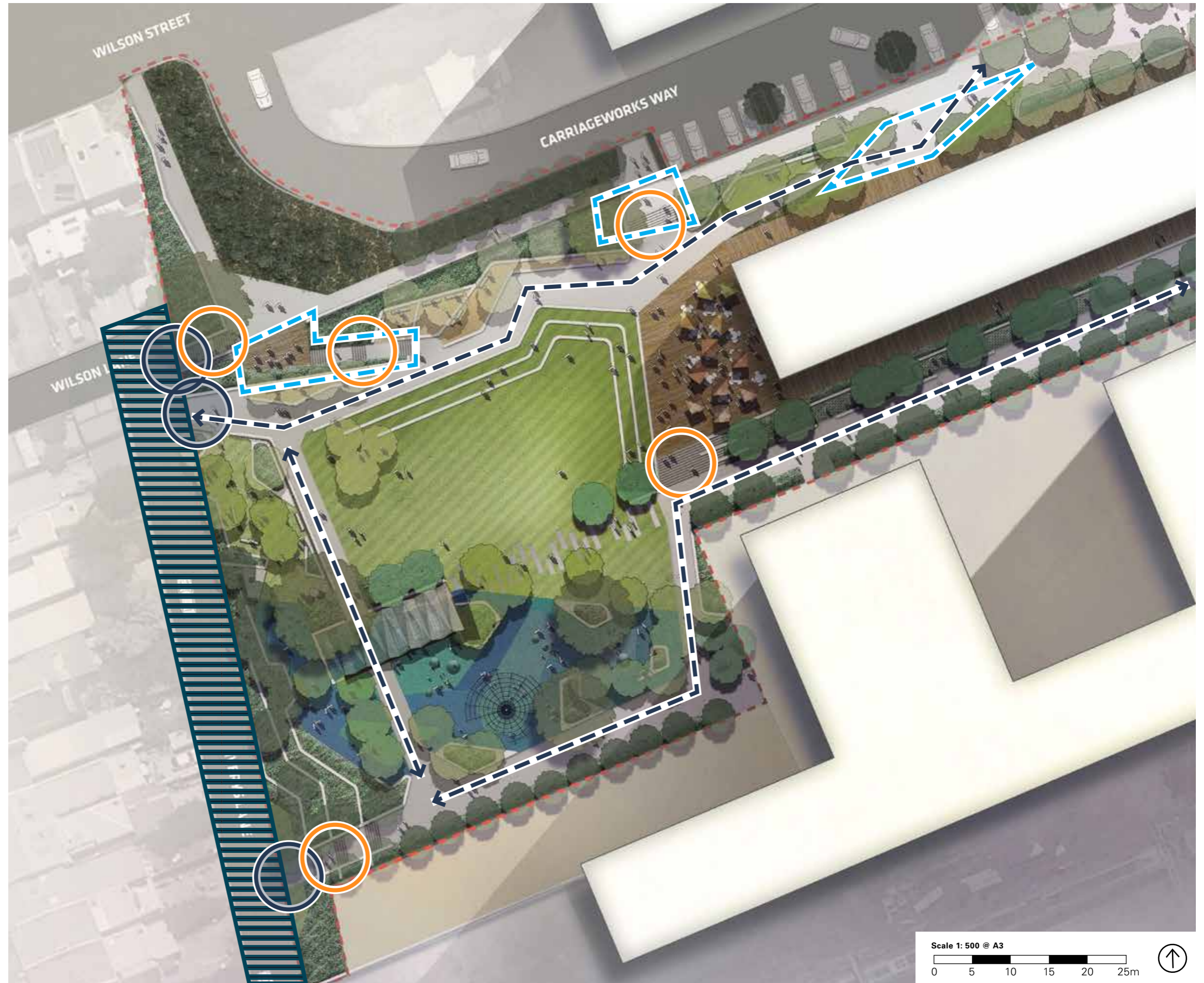
# Access

-  Access to the north
-  Iverys Lane access
-  Proposed shared zone
-  Stair access





# Access

-  Access to the north
-  Iverys Lane access
-  Proposed shared zone
-  Stair access
-  Level access



# Hardstand Areas

-  Hardstand
-  Level access paths



# Iverys Lane Edge

 Terracing  
planting buffer



# Kick-about Area

 Kick-about reconfiguration





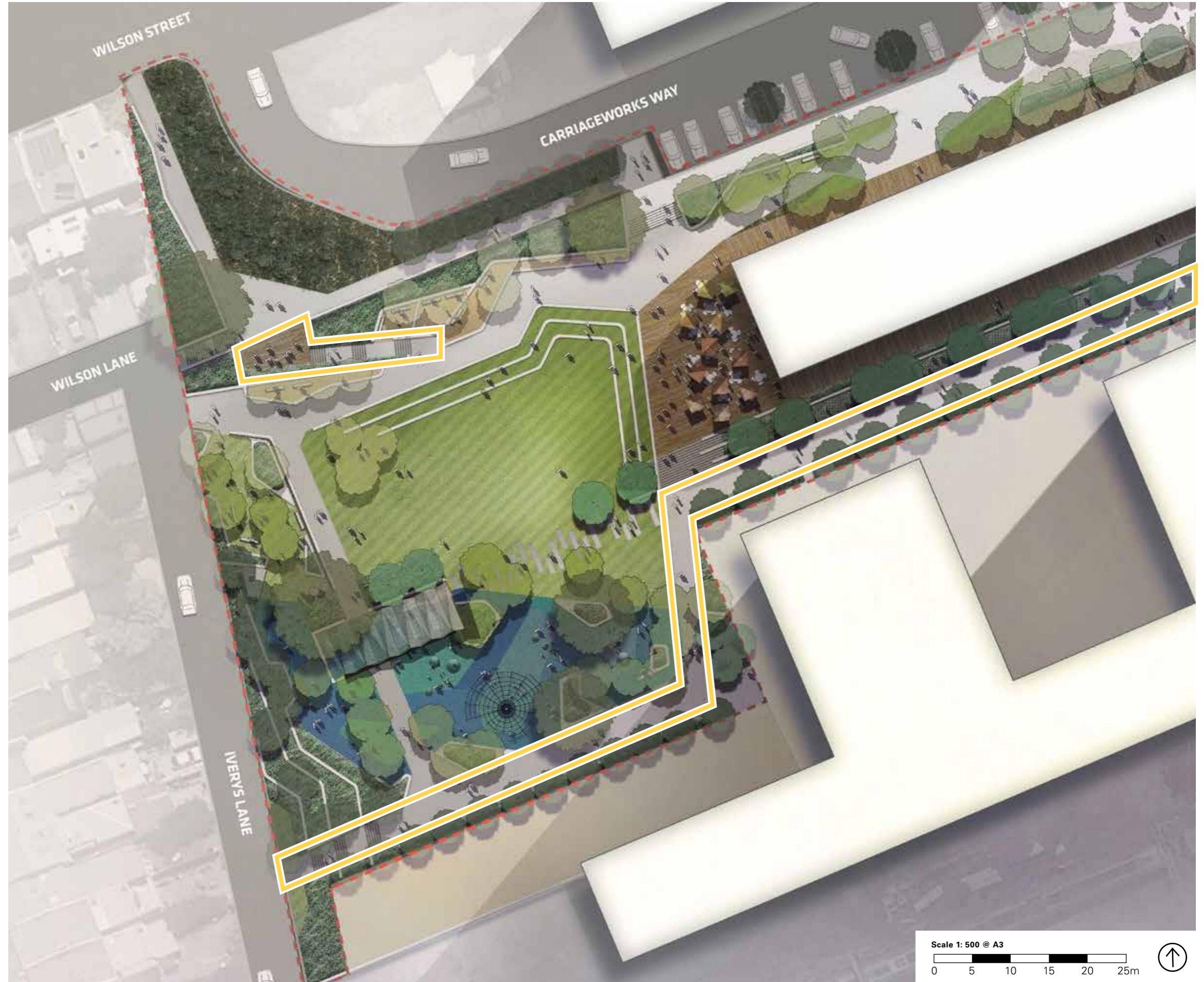
# Play Locations

 Play and activity locations




# Lighting

 Focused Lighting



# Flexible Community Space

 Flexible community space



# Bike Parking

○ Added bicycle parking



# Concept Design



# Concept Design

## Central Lawn / Kick-about Area



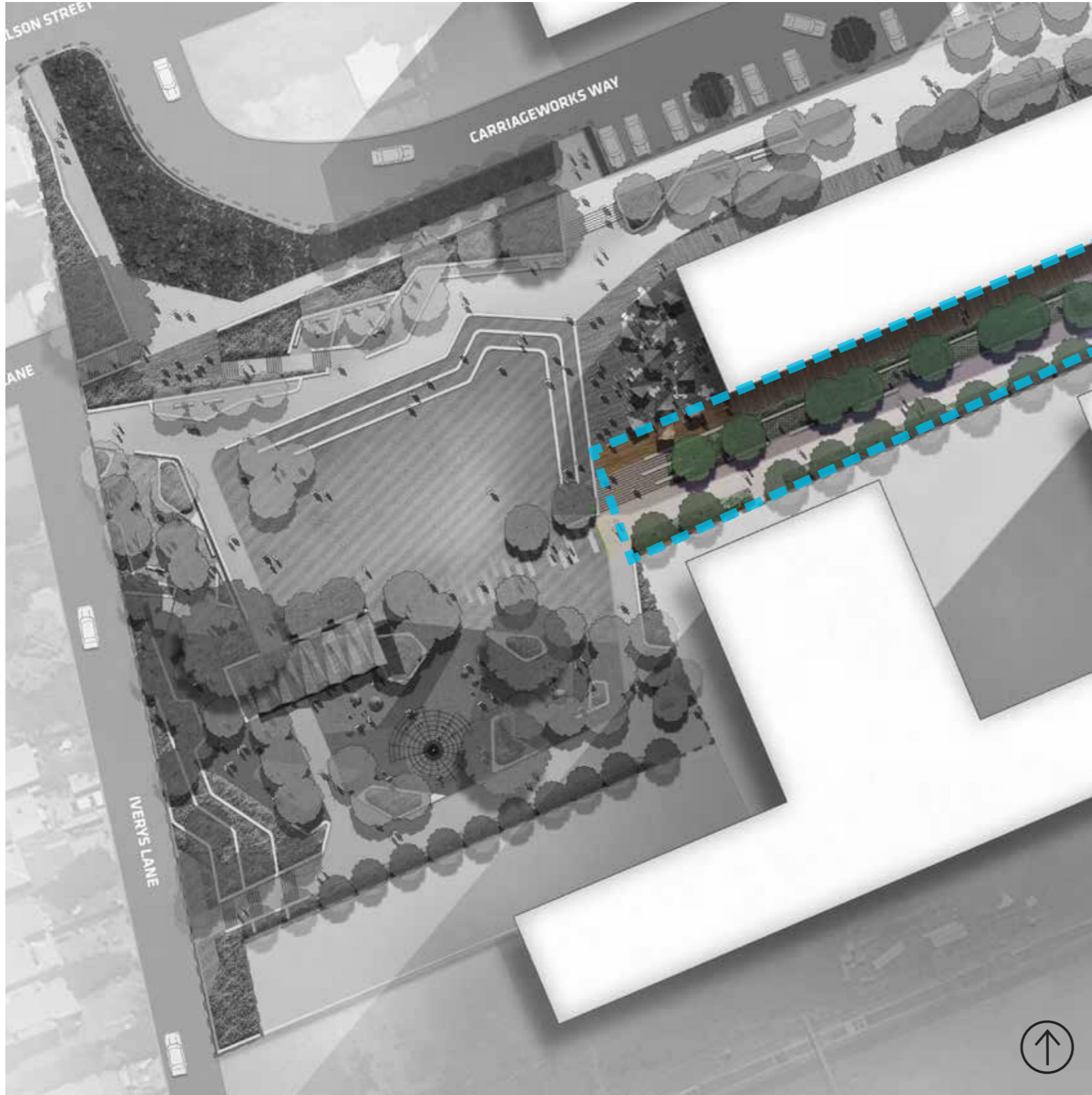
# Concept Design

## Flexible Seating / Event Space



# Concept Design

## Central Spine





# Concept Design

## Flexible Community Space



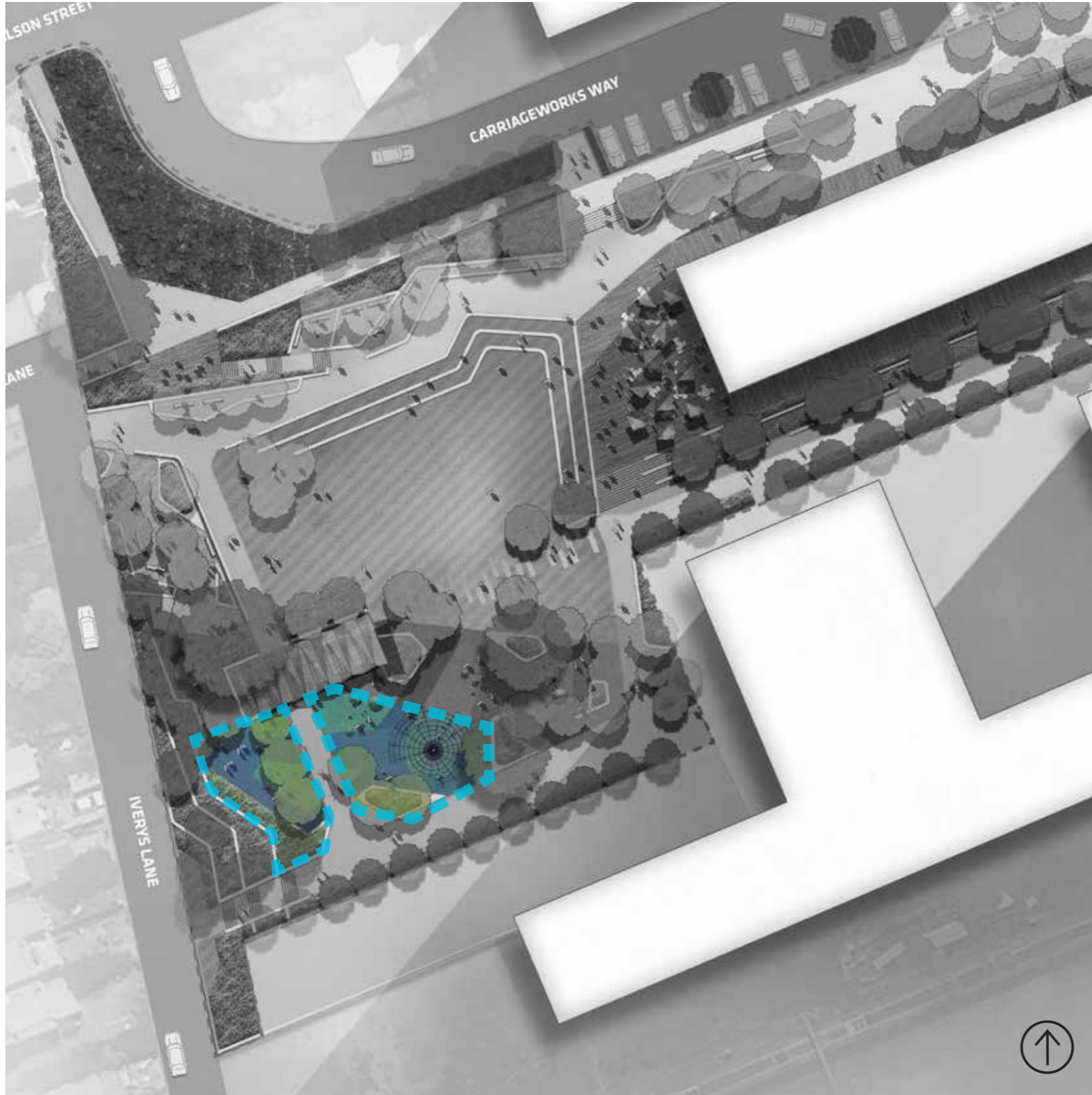
# Concept Design

## Toddler Play 1-4



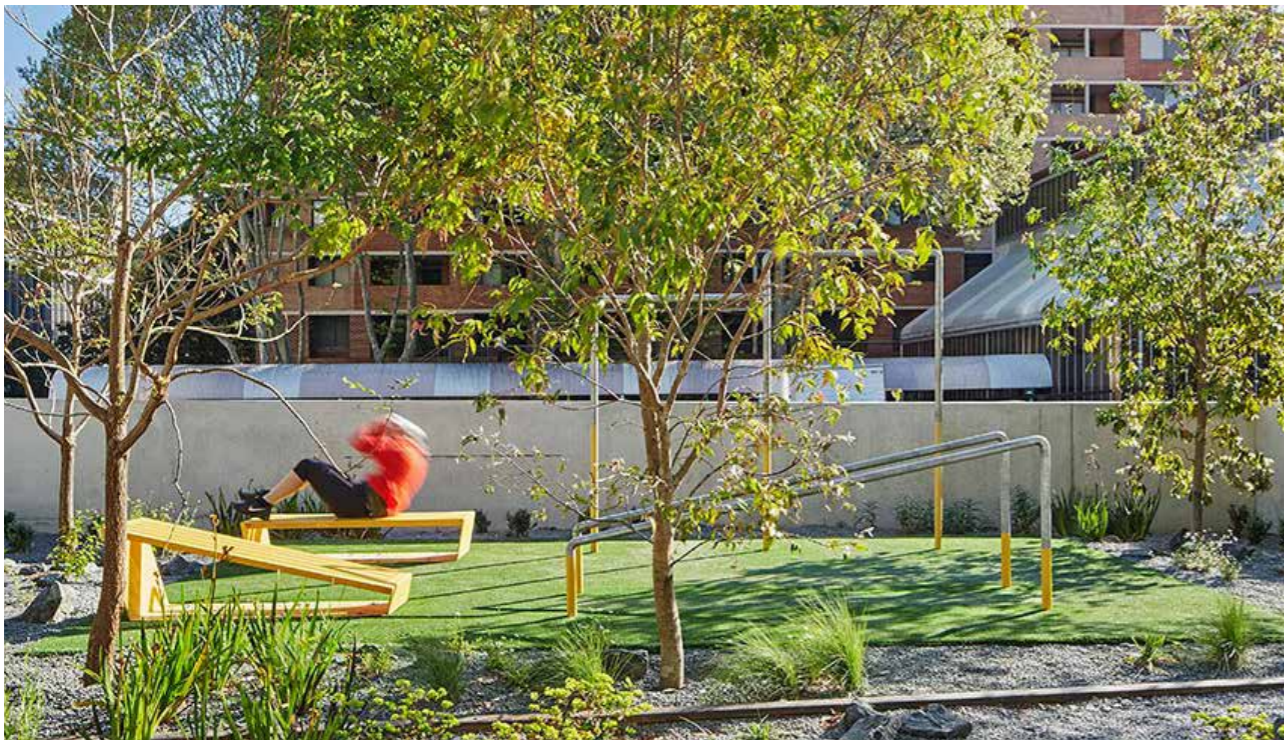
# Concept Design

## Children's Play 5-12



# Concept Design

## Teenager and Adult Activities



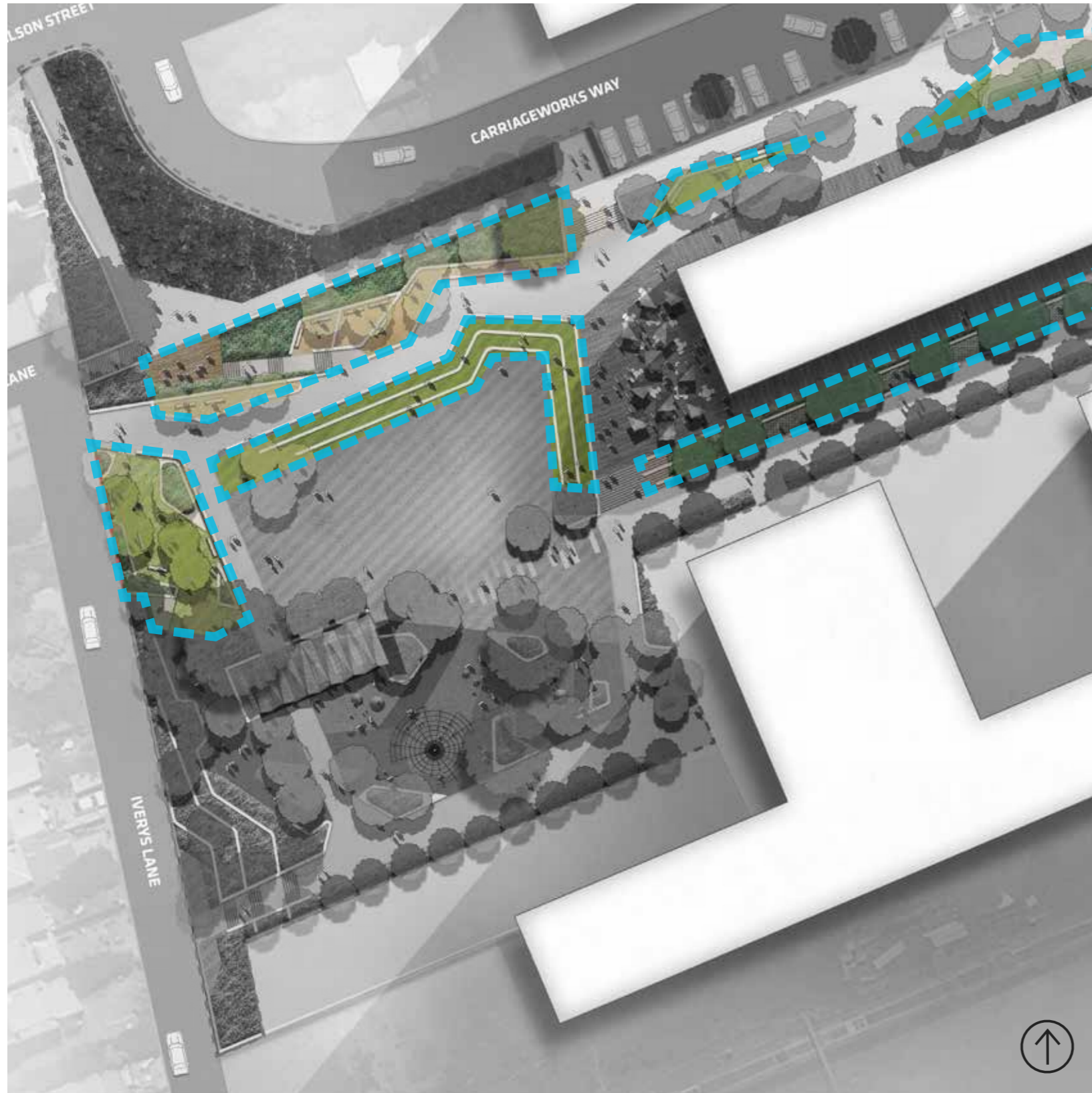
# Concept Design

## BBQ and Picnic Area



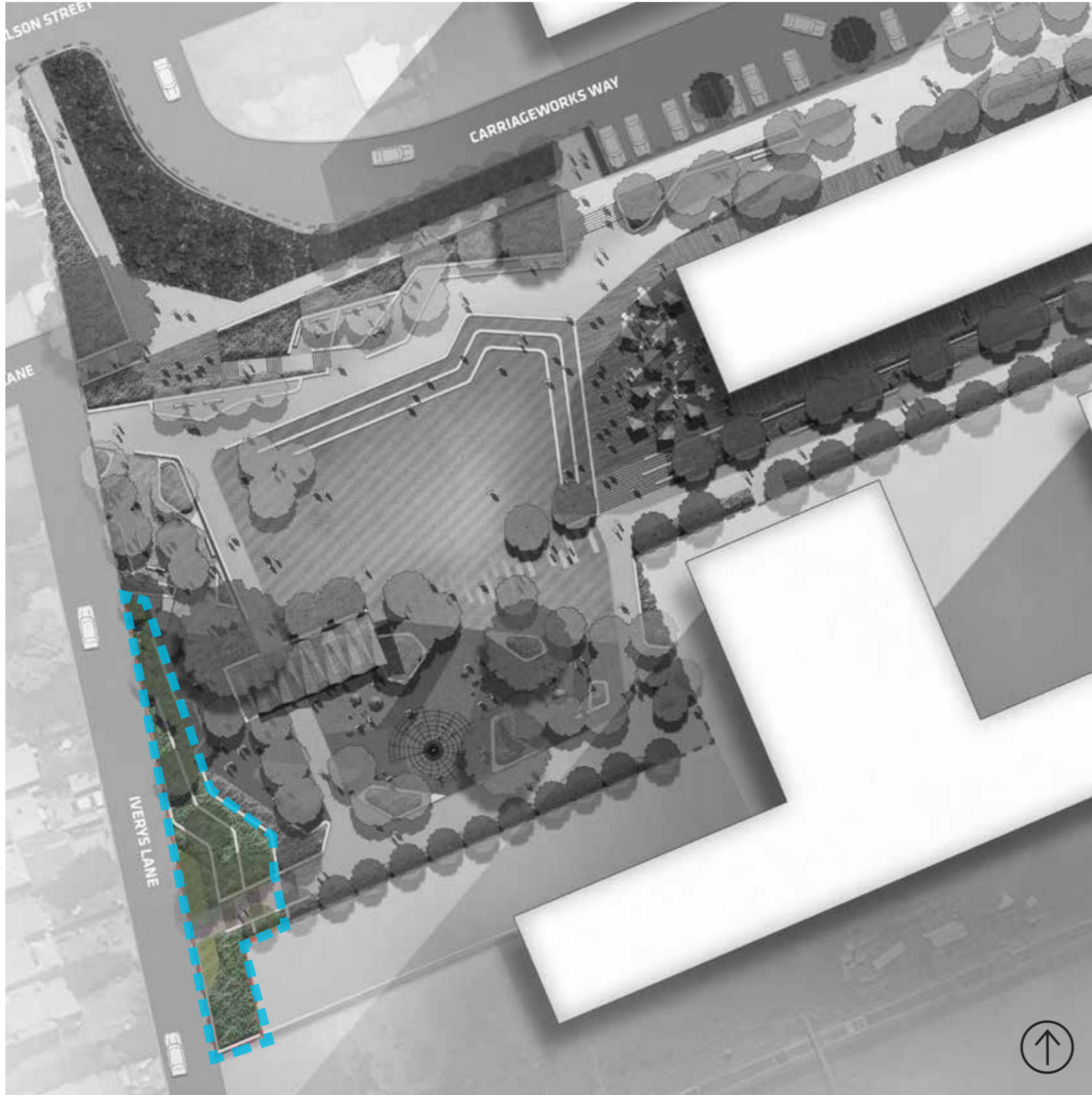
# Concept Design

## Informal Terraced Seating / Passive Recreation Spaces



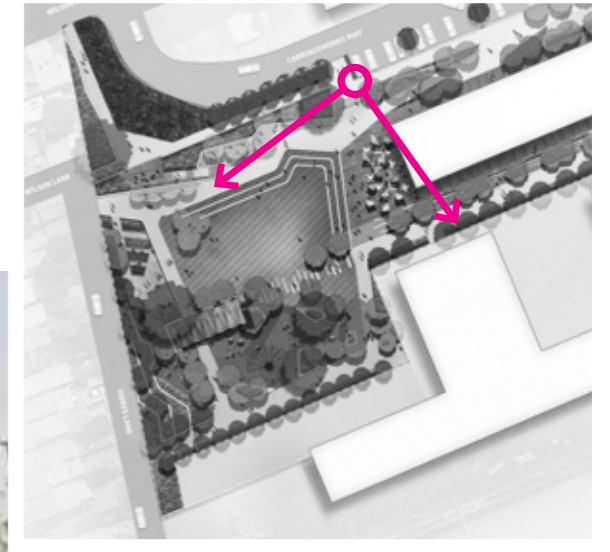
# Concept Design

## Iverys Lane Edge



# Concept Design

## Photomontage - View 1





# Concept Design

## Photomontage - View 2



# Concept Design

## Photomontage - View 2 Unobscured



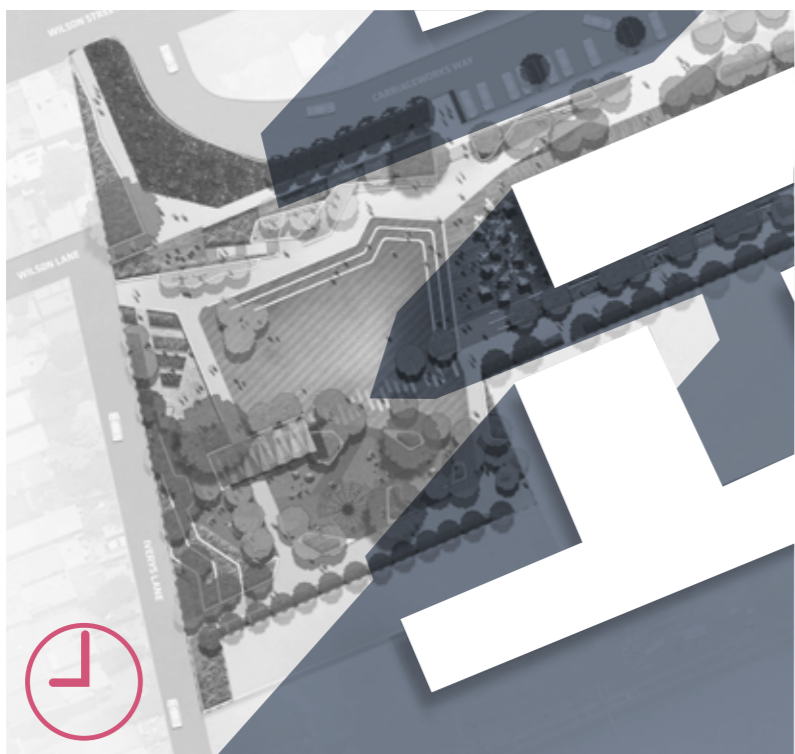
# Masterplan



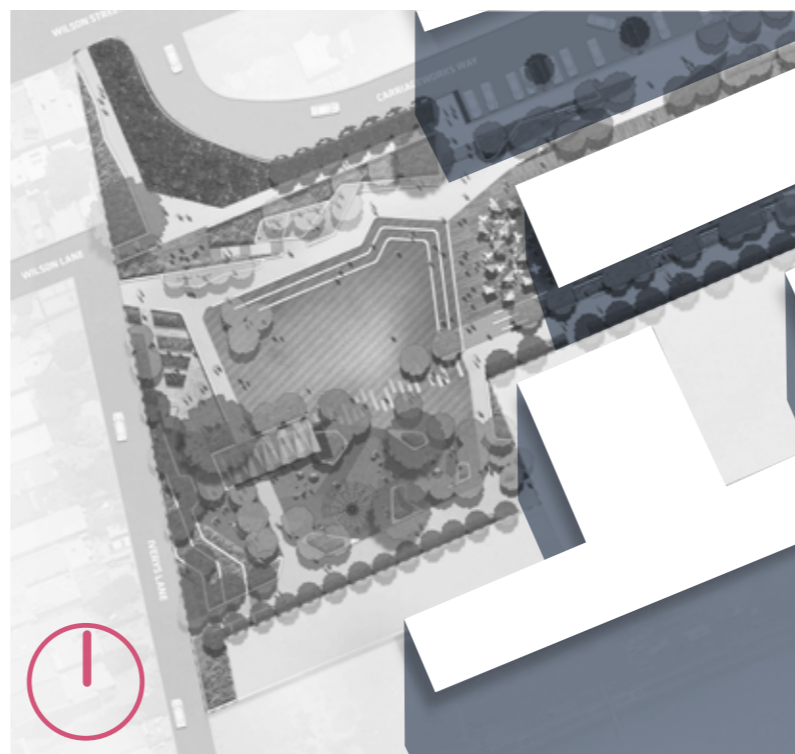
# Site Analysis

## Shadowing

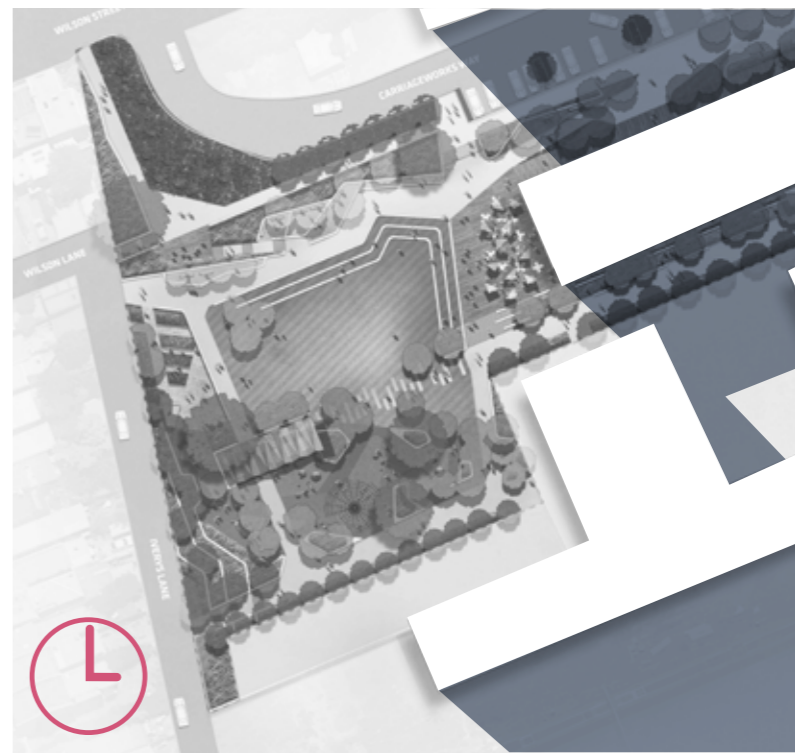
Winter



9.00am

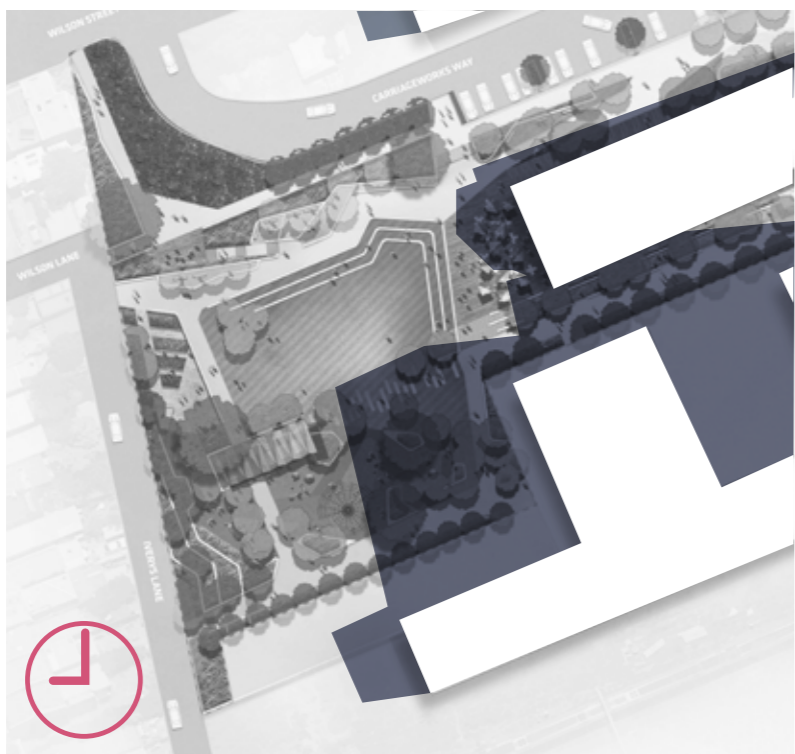


12.00pm

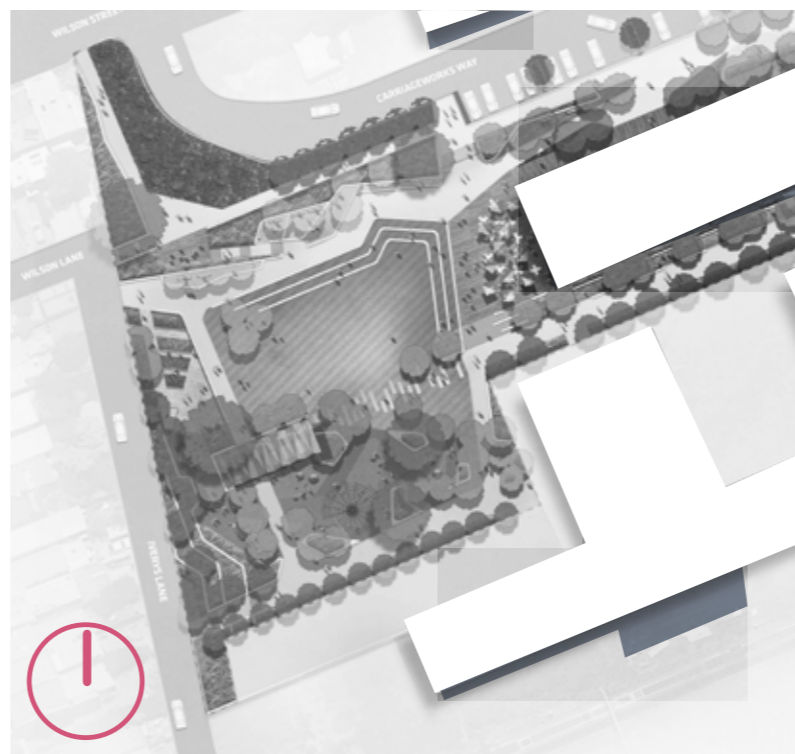


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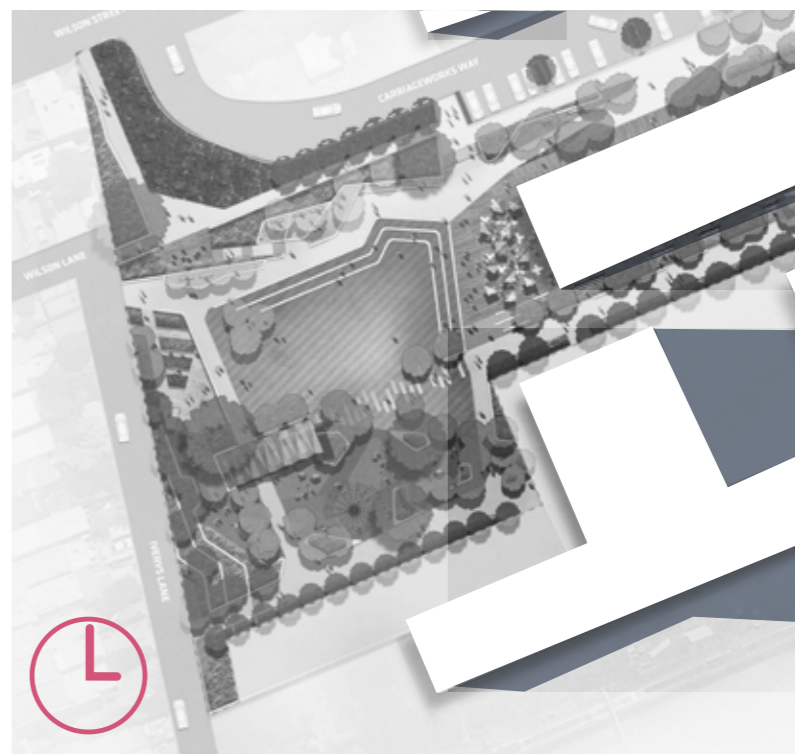
Summer



9.00am



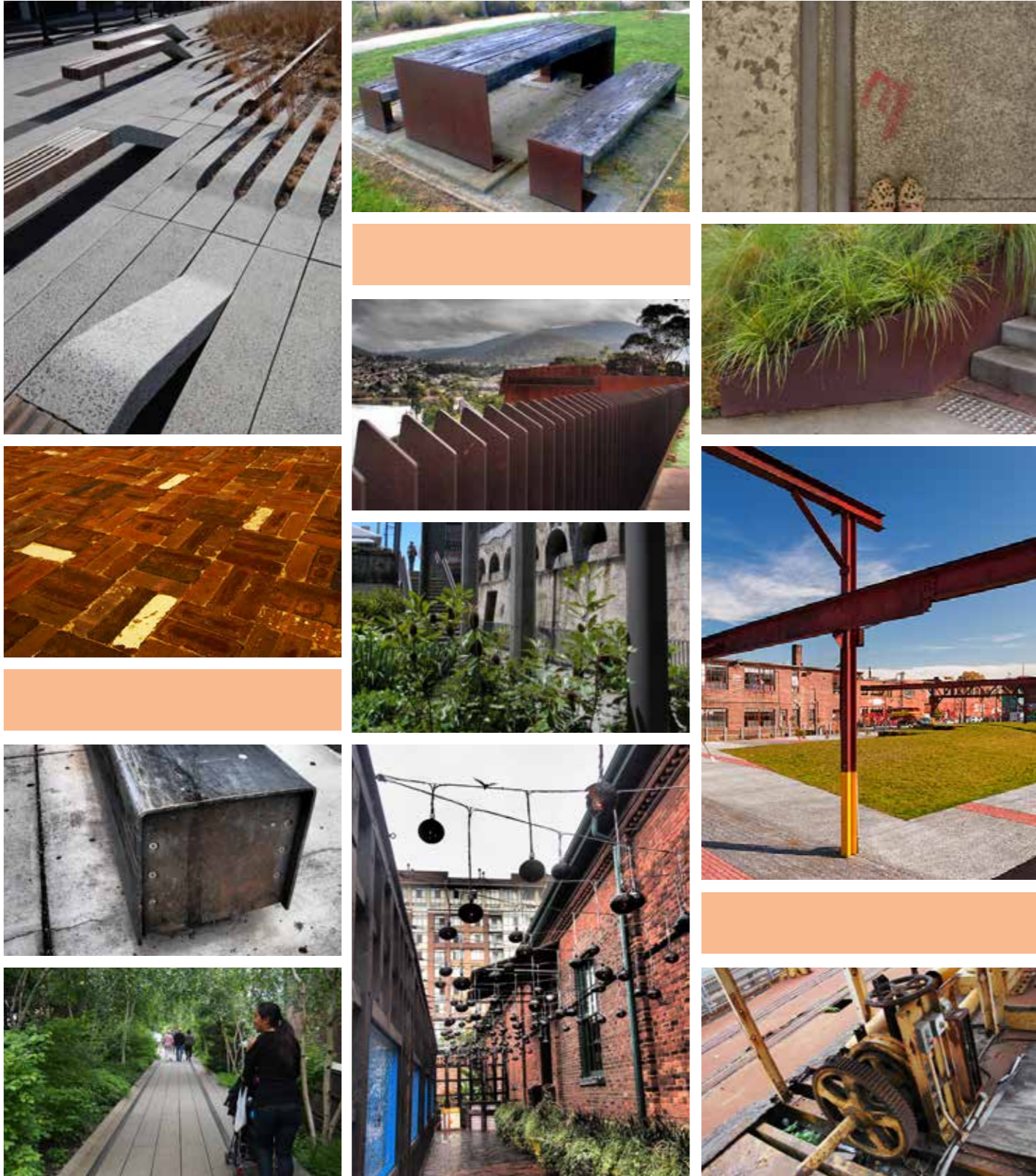
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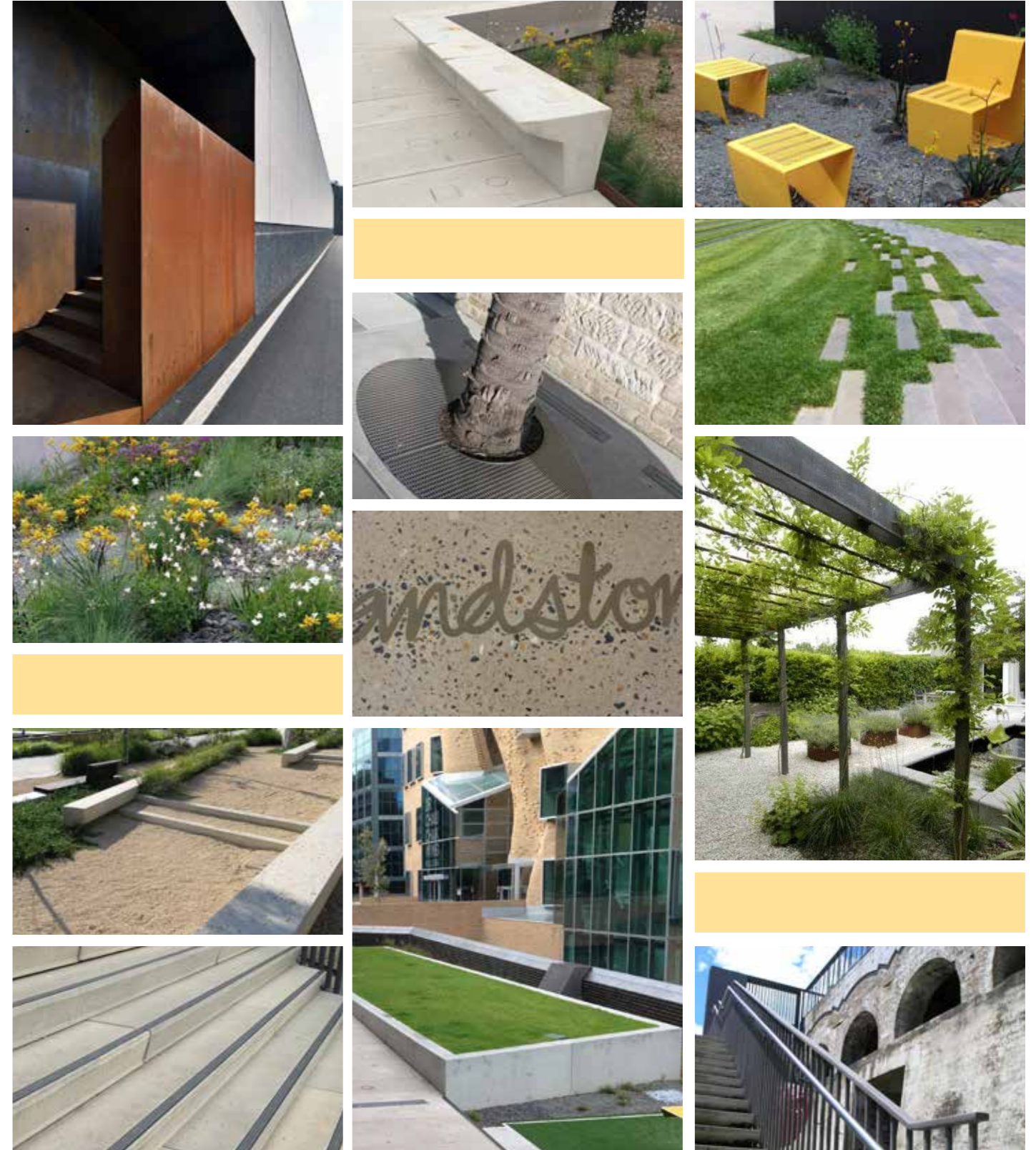
3.00pm

# Material Palettes

## Robust



## Refined



# Plant Palettes

## Native



Lantern Banksia (*Banksia ericifolia*)



Lemon Scented Bottlebrush (*Callistemon citrinus*)



Sydney Golden Wattle (*Acacia longifolia*)



Silky Grevillea (*Grevillea sericea*)



Saw Banksia (*Banksia serrata*)



Kidney Plant (*Dichondra repens*)



White Correa (*Correa alba*)



White Kunzea (*Kunzea ambigua*)



Blady Grass (*Imperata cylindrica*)



Native Rosemary (*Westringia fruticosa*)



Spiny-head Mat-rush (*Lomandra longifolia*)

## Exotic



Bomeliad varius (*Bromeliad*)



Agave (*Agave attenuata*)



Bird of Paradise (*Strelitzia reginae*)



Mexican Fleabane (*Erigeron karvinskianus*)



Rosemary (*Rosemarinus officinalis*)



Kidney Plant (*Dichondra repens*)



Ruby Leaf Alternanthera (*Alternanthera dentata*)



Clivia (*Clivia miniata*)



Bougainvillea various (*Bougainvillea*)



Jasmine (*Trachelospermum jasminoides*)



Heart-leaf Bergenia (*Bergenia cordifolia*)



Blue Chalksticks (*Senecio mandraliscae*)



# Questions and discussion

***Considering the preferred design for the park what issues may need to be considered to get the detailed design right?***

***On a scale of 1 to 5, identify how well you think the proposed park will meet the needs of a wide range of users including, families, singles, younger people, older people etc? Why?***

**Central to Eveleigh**

**Urban Transformation  
and Transport Program**

# COFFEE BREAK





**Celebrating place**  
**A community hub around the Clothing Store**  
**Public art and heritage**

**Vanessa Gordon**



# Art, culture and heritage plan

- establish a cultural heart
- create places to build skills
- increase community experience of creativity and history
- a community place

## Clothing Store

- acknowledge heritage
- reflect stories
- contemporary look at heritage interpretation
- delight and discovery through public art pieces

## Public art and heritage



# North Eveleigh what we heard..

## Clothing Store

Maximise community uses - creative and cultural

+

shared work spaces	childcare
health clinic	art gallery or studio space
performance space	community meeting space

## Retail

Small supermarket	Café
shops selling books, art, music.	

## Heritage and Art

Priorities - stories of rail and Aboriginal community.

Preference for small-medium sized pieces of public art woven into design across the site.

Can use naming to reinforce history of place

Had important feedback from the City of Sydney, Heritage Council and others.

## Central to Eveleigh

Urban Transformation and Transport Program



# Our approach

Feedback from consultation on UTS  
Placemaking – use stories and creative anchor to inform design of public spaces.

**Stories** for North Eveleigh (West) are rail and Aboriginal (past and contemporary)

**Creative anchor** is contemporary – innovation alongside heritage

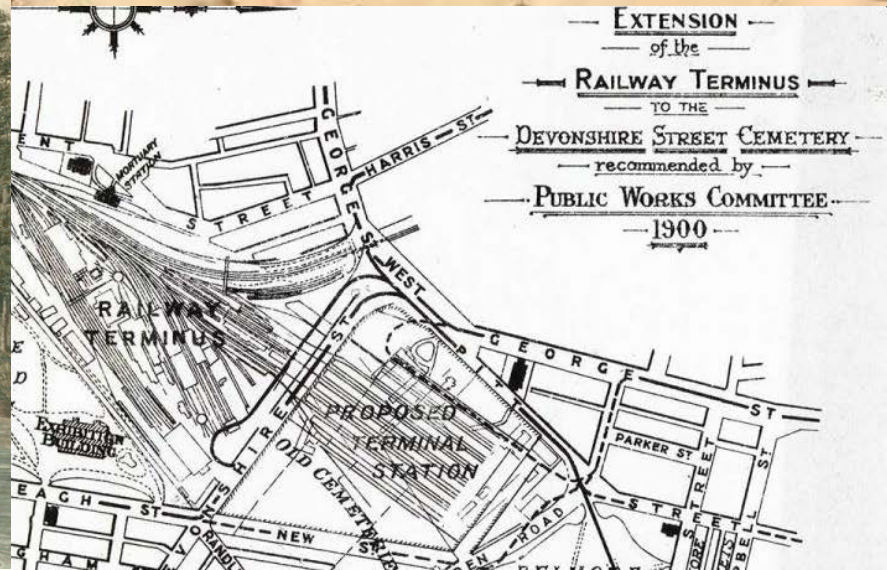
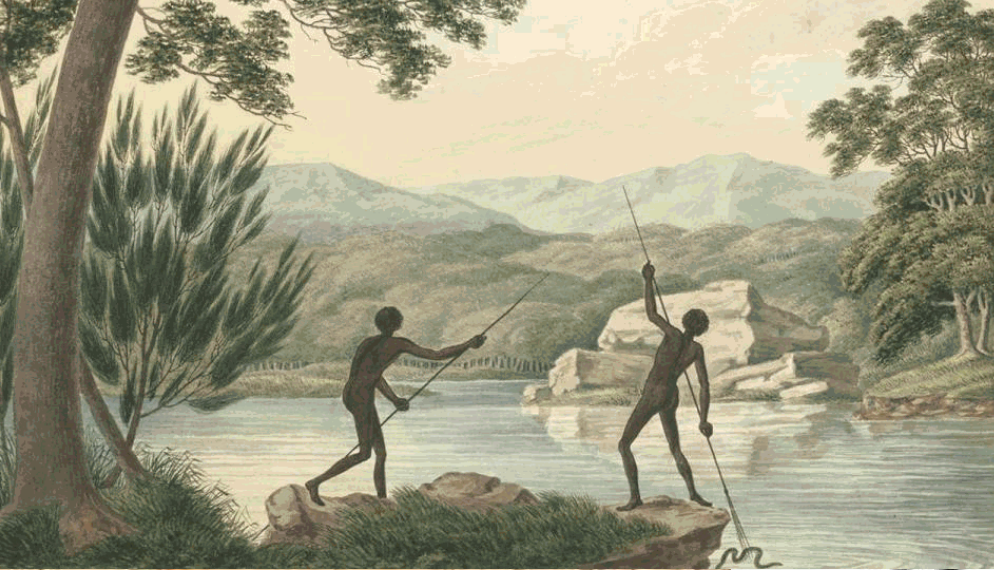
Both short term activation – but in a way that tests long term possibilities

Long term – public art, landscape design, heritage interpretation all interwoven and the parts add up to a great place.

**Central to Eveleigh**

Urban Transformation and Transport Program



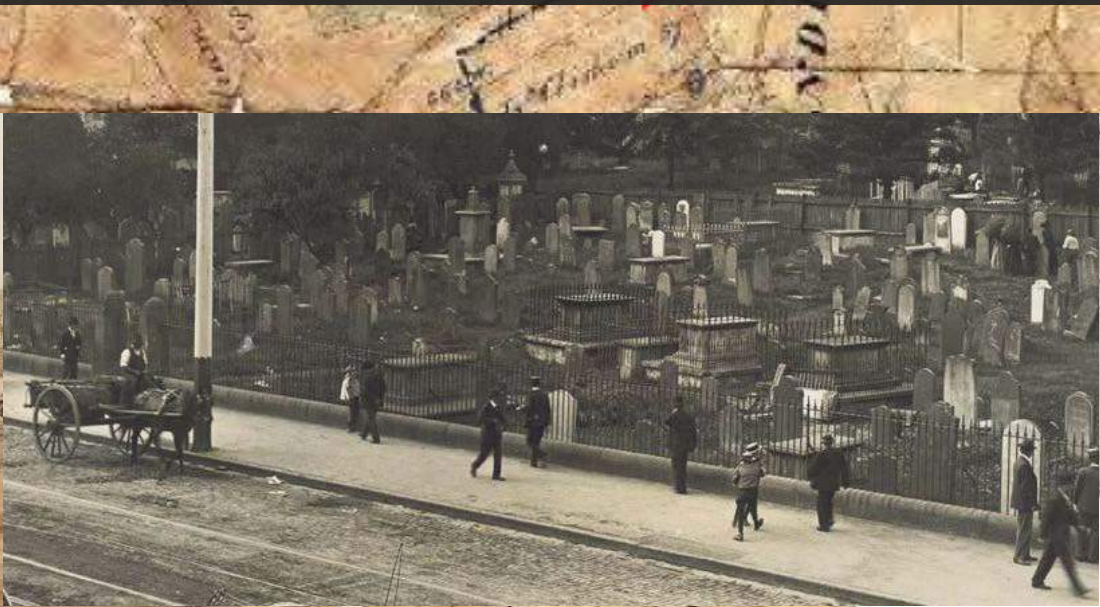


Pre-settlement

Railway expansion 1900

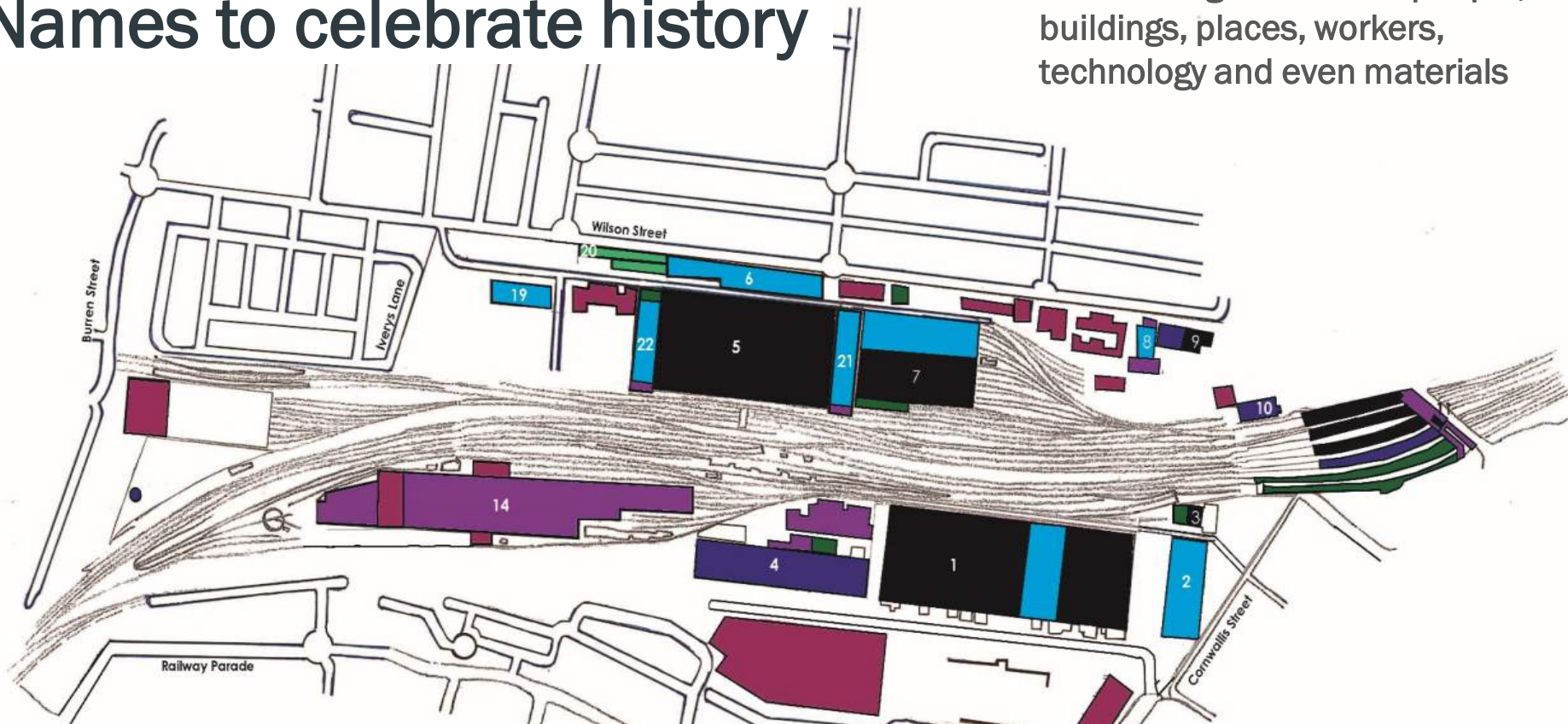
Colonial Sydney 1790 - 1850

Railway terminus - Eveleigh Stories



# Names to celebrate history

Acknowledge influential people, buildings, places, workers, technology and even materials



## MAIN BUILDINGS AND ELEMENTS

- 1** Locomotive Workshop (by 1887)
- 2** New Locomotive Workshop (1901 - 1915)
- 3** Work Manager's Office (1887 + later additions)
- 4** Large Erecting Shop (1888 - 1900)
- 5** Carriage Workshops (1887)
- 6** Blacksmith's Shop (1907)
- 7** Paint Shop (1887)
- 8** Scientific Services Building No. 1 (c.1916)
- 9** Chief Mechanical Engineers Office Building (1887)
- 10** Telecommunications Equipment Centre (c.1912)
- 11** Redfern Station

- 14** Carriage Sheds (post WWII)
- 19** Clothing Store (1913)
- 20** Air Raid Shelter (1942)
- 21** Traverser No.1 (1900/1969)
- 22** Traverser No.2 (1901/1969)



- 1883 - 1887
- 1888 - 1900
- 1901 - 1916
- 1917 - 1926
- 1927 - 1945
- 1946 - 1991
- 1992 - Present

# Eveleigh Stories

## EVOLVING EVELEIGH

BROWSE BY



### EVOLUTION OF EVELEIGH - THE RAILWAY WORKSHOPS

Hard to imagine now, but before these rugged industrial edifices of brick and iron arose, this place was tranquil sandhills and wetlands – the Black Wattle Swamp.

## WELCOME TO EVELEIGH STORIES

Delve deeper into the history of Eveleigh through stories, chronology, archives, photo galleries and video

[EXPLORE THE STORIES](#)

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**Urban Transformation  
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# Names and places





- A. The Clothing Store
- C. Street behind Clothing Store
- B. New Park
- D. New pocket park (Air Raid Shelters)





# Questions and discussion

Refer to the worksheet

*To what extent do you agree we should draw on the history of the site to name buildings and streets?*

# Stories in the public domain



# Public Art and Heritage

## Preferred Locations

Significant piece of art inspired by place



Heritage Interpretive pavement



Heritage workers wall



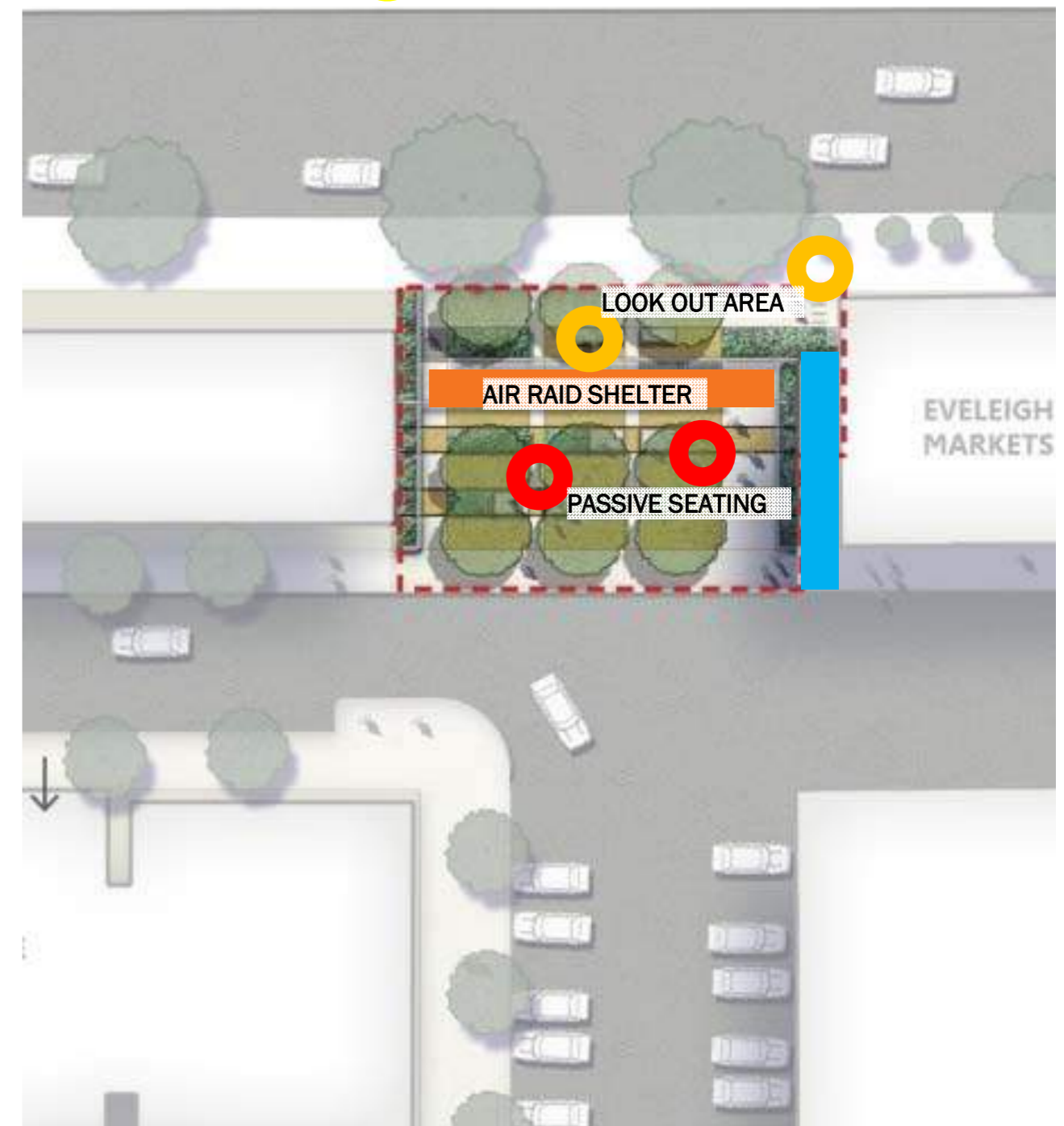
Heritage Interpretive seating

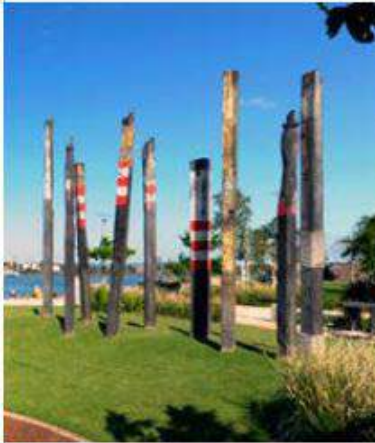


Heritage Interpretive wall



Heritage air raid shelter



**BENCHMARKS****OPPORTUNITY SUMMARY****LANDMARK SCULPTURE**

A Discovery sculpture is a medium, or collection of medium, scale work(s) at central locations or key focal points throughout the landscape design. A Discovery sculpture would be an element that people regard as recognisable piece(s) of public art in the park.

**INTERPRETIVE WALLS + PAVEMENT + SEATING**

An engaging curation of integrated, text based works, that encourages interaction and prolonged viewing, and contributes to telling the varied stories of the precinct's past, present and future.

**POCKET PARK: INTERPRETIVE WALL + PAVEMENT + SEATING**

The integrated art treatments could act as wayfinding elements and create a trail of discovery moments. Adding to the fine grain experience and engaging the local community.

**ARTIST PROCUREMENT**

- Establishment of Art Advisory Committee
  - Longlist presented to the Art Advisory Committee
  - Limited Competition (3 artists compete at Concept Design)
  - Established Australian artists
- 
- A community contribution program — led by a poet or text artist — would be established to gather ideas, stories, and histories around the site's past and its aspirations for the future
  - Collaboration with the Landscape Architects for integration into design
- 
- A community contribution program — led by a poet or text artist — would be established to gather ideas, stories, and histories around the site's past and its aspirations for the future
  - Collaboration with the Landscape Architects for integration into design

# Telling stories of place

## Testing and also other ideas.....



Suggestions for telling the stories through landscaping, public art and signage

- The Clothing Store or Air Raid Shelters showcase artefacts or remnants
- Landscaping uses bricks, wood, track rails and other remnants found on site
- Landscaping (including shelters, pavements, seats) acknowledges and celebrates the Gadigal people of the Eora Nation
- A “workers wall” -the trades and workers injured or killed at Railway Workshops.
- A sound installation to echo the sounds of the former Railway Workshops
- Promote and expand Eveleigh Stories
- Install key heritage interpretation signage panels -Clothing Store, former Air Raid Shelters and site of the previous historic building, the Grange

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# Clothing Store

## Vanessa Gordon



# Clothing Store

1. Creative community uses
2. Shared working spaces
3. Meeting space
4. Coffee shop



# Retail

1. Carriageworks way
2. Neighbourhood scale
3. Meet and activate





# Questions and discussion – Community uses and retail



*What type of art and cultural uses/activities would you like to see in the Clothing Store?*

*To what extent do you agree that a coffee shop and small supermarket are the most important retail services for North Eveleigh?*

*What other retail shops would be of benefit to the area? (would you like to see in North Eveleigh?)*



## Questions and discussion

***What ideas do you think will best tell the sites rail heritage and Aboriginal stories?***

# Got more to say?

- Information session
  - Saturday 2 April
  - Yaama Dhiyaan, 255 Wilson Street
  - 10am-1pm
- Online forum until 17 April
- Meet with the project team



# Next steps

- Summary report of feedback received
- Finalise technical studies and prepare State Significant Development Application
- Statutory exhibition coordinated by Department of Planning and Environment
- Display of Urban Transformation Strategy – mid 2016

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# Evaluation and Thank you



# Local Park Size Comparison Study

## Hollis Park, Wilson Street Newtown | 4,830m<sup>2</sup>

### Site Characteristics

Hollis Park is located approximately 170m west of North Eveleigh Park.

- Informal turf kick-about space
- Formal tree planting in turf
- All ages playground with shade sails
- Changes in level/terracing to create flat usable areas



Hollis Park | 4,830m<sup>2</sup>



North Eveleigh | 4,652m<sup>2</sup>



Level changes



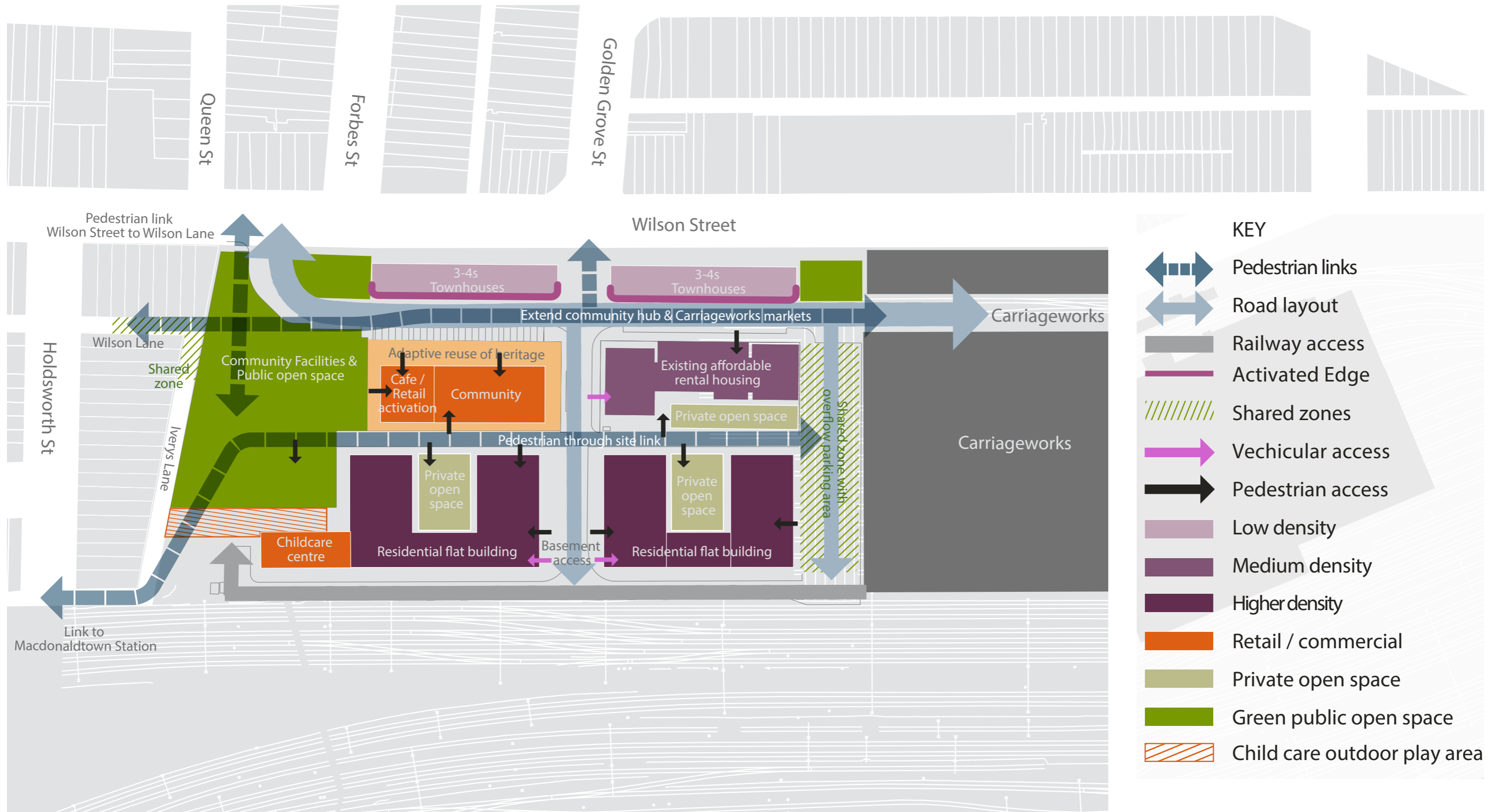
Kids play



Kick-about space

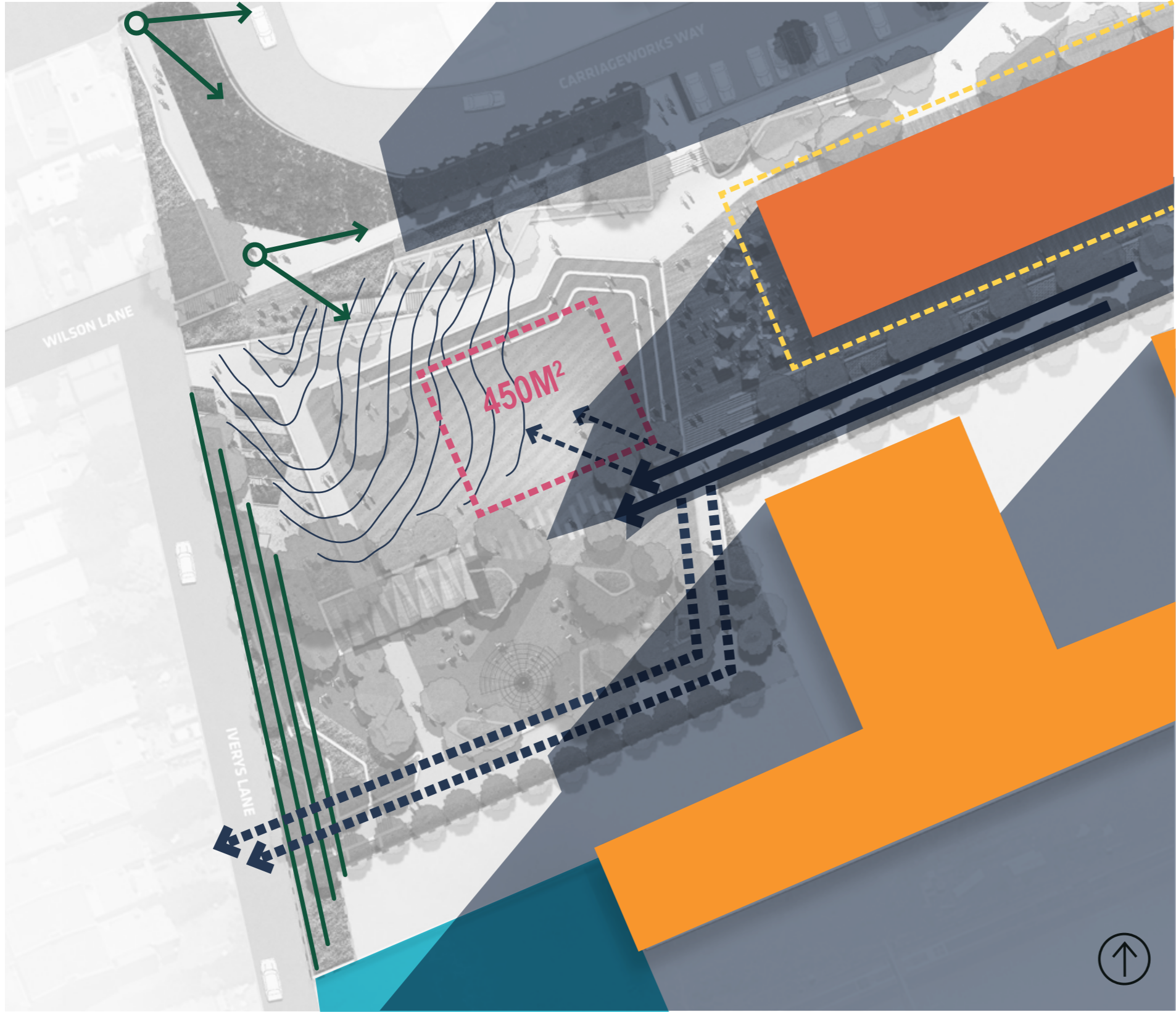
# Site Analysis





## Urban Design Principles



# Site Analysis

## Constraints



-  Existing historic building to be retained
-  Building curtilage to respond to historic character
-  On site detention requirement (minimum 450m<sup>2</sup>)
-  Maintain clear view corridor to historic building
-  Overland flow path
-  Pipe flow
-  Steep topography high point
-  Retaining required to Iverys Lane
-  9:00am building over shadowing
-  Proposed built form
-  Rail Corp land




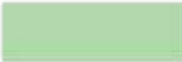








# Concept Design

## Spatial Arrangement



### SPATIAL ARRANGEMENT KEY

-  Kick-about lawn
-  Passive seating area
-  Temporary seating / event space
-  BBQ / picnic area
-  Flexible community area
-  Adult/ Youth activity area
-  Playground (ages 1-4)
-  Playground (ages 5-12)