



Urban
Growth
NSW

Community Panel

Workshop Four

Central to Eveleigh

Urban Transformation and Transport Program

MARCH 2016

ISSUED FOR: COMMUNITY

ISSUE DATE: APRIL 2016

DISTRIBUTION: WEB AND EMAIL TO PANEL MEMBERS

ISSUED AND AUTHORISED BY: URBANGROWTH NSW





A draft Urban Transformation Strategy is likely to be placed on public display in mid-2106 to outline how a vision for the Central to Eveleigh area can progressively be achieved over the short, medium and long term.

On the 22 March 2016, UrbanGrowth NSW held the fourth workshop with its Central to Eveleigh community panel. The panel is part of a larger program of community engagement activities being undertaken to inform preparation of the urban transformation strategy.

The workshop provided panel members with an update on the Central to Eveleigh Urban Transformation and Transport Program and an opportunity for members to give feedback on revised plans for the North Eveleigh. This summary report provides an outline of the workshop proceedings and outcomes.

Background to community panel

The community panel is a group of residents from the Central to Eveleigh corridor who are broadly representative of the people who live in the local area. Panel members are everyday residents who were selected at random. When initially formed there were nearly 40 members, but membership has declined to less than 20 active participants, since the panel was established in April 2015. To date, the Central to Eveleigh team has met with the panel four times.

Over time, panel members have developed in-depth knowledge of planning concepts. This enables them to provide considered feedback about planning issues that the project team then explores with the wider community. While not a decision making body, the panel has been established to provide valuable feedback to the project team during the planning process.

Workshop agenda

Eleven panel members attended the workshop. The workshop agenda covered:

- Welcome
- Update on the Waterloo announcement for a new Metro station and renewal of social housing in the area (presentation and discussion)
- Update on the Urban Transformation Strategy (presentation and discussion)
- Update on revised plans for North Eveleigh, including the overall concept plan, the park design and heritage interpretation (presentation and small group discussion)
- Future role of the panel (group activity and discussion).

Waterloo update

Troy Daly, Program Director for the Central to Eveleigh Program, provided an update on the Government's announcement for a new Metro station at Waterloo and the approach for future precinct planning for Waterloo in partnership with the Department of Family and Community

Services (FACS) which will include new and more social housing alongside affordable and private housing.

Discussion identified support for flexible apartment design and focused on definitions of 'affordable' housing and 'key workers' and community housing providers. It was clarified that affordable housing provides homes for people on low to medium incomes in a range of jobs.

UTS update

David Apostolidis, Acting Development Director, provided an update on the urban transformation strategy. In response, panel members asked questions or raised the following:

- Concern about capacity of train services to support 10,000 additional workers at ATP. while acknowledging that Redfern Station needs to be upgraded, train service capacity also needs to be considered
- Staging for Waterloo and Redfern stations
- Existing schools will need substantial building works to expand classrooms.

North Eveleigh – Development proposal and park design

Aidan Werry, Development Manger, provided an update on plans for North Eveleigh. He noted that in late 2015 we identified strong concerns about proposed building heights and density and traffic and access. He also noted other issues identified through consultation to date. He presented revised plans for:

- A 4,652m² local park with a more useable park and open space allocated for childcare
- Reduced car parking with 300–500 car spaces
- 600-700 apartments (57,000m² GFA) consistent with the previous plan
- 4-20 storey buildings consistent with the previous plan, but with improved building layout and design to minimise the visual impact of taller buildings.

In response, panel members asked questions or noted the following:

- Interest in using glass façades to minimise visual impact
- Support for two storey built form on Wilson Street to reflect the scale of adjoining terrace homes
- Recognition that the park has good solar access and won't be impacted by shadowing
- Recognition that new residents won't be eligible for on-street parking permits and support for car share, with a suggestion to get feedback from local real estate agents (Real Estate Institute of NSW) about the demand for apartments without parking
- Support for ensuring high design standards and interest in buildings being designed to look attractive from the front and back (i.e. from railway corridor)
- Mixed views about benefits of CCTV and need for open space to address safety - the park needs to be designed to minimise opportunities for crime because its topography means it won't be highly visible from the street. Perception of Wilson Street being dark and unsafe at night. Need to consider lighting and impact of tree canopy on safety.
- Support for access to Macdonaldtown Station through the park and new crossing over the rail corridor between ATP and Carriageworks
- Suggestion for bike parking on perimeter of the park.

The panel were presented with the revised plans for the new park and worked in groups to provide feedback on the park design. The panel members worked in groups to discuss a number of questions with the responses outlined below:

Considering the preferred design for the park, what issues do we need to consider through the detail design process?

- Need to consider maintenance, low maintenance with native landscaping – to avoid high ongoing costs
- Community gardens – even in the nature strip – in sun
- Consider safety when walking at night – need space, not feeling closed-in or hiding spots, manage undesirable behavior like after dark drinking, want assurances that the park won't become a homeless shelter with people using seating/covered BBQ areas to camp out like at Belmore Park and Wentworth Park
- Smart design to integrate dog play with kids play, eating and BBQ areas
- Dog facilities
- Timber sun lounges/low seating
- Connect the bicycles up to Carriageworks Way
- Use textures and materials to reflect the railway heritage
- Children's activities re: Goods Line
- Need clarity on who will own the park – support for City of Sydney to maintain it.
- Consider a police/security presence on site. City of Sydney have own security provision or buildings may have own security provision to mitigate security risk.

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?

Agree with the above statement.

North Eveleigh – Community uses and heritage

Vanessa Gordon, Communications Manager, provided an update on changes to uses at the Clothing Store with provision for a ground floor café and more space for arts and cultural uses. She noted in response to feedback that the project team were now considering retail along Carriageworks Way instead of in the Clothing Store. She also noted community preferences for stories relating to the Aboriginal history and the rail history to be told.

The panel worked in groups to provide feedback on uses for the Clothing Store, names of new streets and places within the site and ideas for heritage interpretation:

A coffee shop/small scale food venue and small supermarket are popular choices for retail services for the site. To what extent do you agree that these retail services are the most important?

Strongly agree with the above statement. Support for retail fronts on bottom level of buildings along Carriageworks Way.

What other retail shops would be popular and of benefit to the area?

- Nothing too commercial
- Small IGA type supermarket or convenience store
- Possible craft e.g. wool shop – one of the benefits would be for people to gather, or printing shop, barber = quirky
- Pop-up for 2-4 months e.g. market stalls; could set up there for short period of time e.g. at EQ

- Good fruit/veggie/deli (e.g. Thomas Dux) integrated with a coffee shop (i.e. all in one)
- Markets are over priced – need a cheaper fresh food offer
- Bookshop not feasible
- People love convenience.

There is support for the Clothing Store to be used as a community arts and cultural centre. Some people think it should be used as a performance space, as an art gallery or for art studios or provide flexible space for different community cultural activities. What type of art and cultural uses/activities would you like to see in the Clothing Store?

- A not-for-profit art gallery such as: 200 Gertrude St in Victoria; artists don't pay to exhibit; like what art space used to be like
- Art studio space – cheap or a mix of permanent and shorter term (e.g. a few months)
- Engaging art e.g. internal corridor or windows to watch artists working live
- Broaden call out for artists initially; broad call out to any artists and get art ideas for all locations; don't use a shortlist
- Stucko glass factory
- Want it to be a productive space – needs to be used regularly and productively. There are lots of community centres in area; worried it won't be actively used
- Not feasible to run – creates a lot of maintenance
- Flexible space; for small grass roots music or kids activity = flexible uses
- Gallery type space can be accommodated for local artists
- 107 Projects in Redfern is a good example
- Modern 21st century shared hi-tech hub/innovation centre accessible for community.

What suggestions do you have for the names of the following sites and streets to honour the history of the site?

a. The Clothing Store

- Was there a brand name of the uniforms?
- General store is too American
- Clothing Store ✓✓✓

b. New Park

- Gadigal Park ✓✓✓
- Eveleigh Park
- North Eveleigh Park

c. Street behind Clothing Store

- Whitton Way
- Neutral

d. New pocket park

- Air Raid Park ✓
- Pocket Park

General comments:

- Keep original name, even if they are boring, and disperse with interesting/quirky names for new elements
- Run a name competition
- Famous train name?
- Local/old slang for train terms or the area
- Brand name of the clothing/train manufacturers

- Was there ever a slang work of the name of the workers e.g. ‘sparkies’ but relevant to train people?

Several panel members stated that reflecting on names was difficult without a full understanding of the site’s history. Accordingly, the naming question was modified prior to the broader community workshop.

What idea do you think will best tell the site’s rail heritage and Aboriginal stories?

- If landscaping uses bricks, wood, remaining track rails and other building remnants still found on site keep in mind that timber can cause splinters for children which needs to be managed and may not get through council
- Landscaping (including shelters, pavements, seats) acknowledges and celebrates the Gadigal people of the Eora Nation
- An interpretive artwork – a ‘worker’s wall’ to acknowledge the trades and workers who were injured or killed at the Eveleigh Railway Workshops
- An acoustic artwork – a sound installation to echo the sounds of the former Eveleigh Railway Workshops
- Other ideas: need to have a mix of things; open the question up to a public competition for suggestions; rely on professionals as don’t know history of site well; might be a case of not being able to tell an important story well but might be able to tell another story better; hard to educate kids with an app – NOT as visual as an app.

Future role of community panel

Panel members reflected on their experience participating in the panel in response to a number of statements as detailed below.

Statement	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Notes
I think that I have been able to honestly say what I think during panel sessions	8	2				
In understand the planning process and the work that lies behind it (technical studies etc) better than I did before	1 (1.5)	5	3		1	More definitions for key terms would be helpful; the ‘strongly disagree’ is because the panel member already knew a lot about planning.
I think UrbanGrowth NSW has provided honest information about the project; what can change, what can’t and why	6	1	3			I still think there is information about the project not disclosed
I feel that UrbanGrowth NSW has heard and understands what the community values about Central to Eveleigh.	5	3	2			Maybe a little more detail/insight required to understand why community dislikes height of buildings e.g. flow on impacts of crime, rubbish, social dysfunction, ghettos

The panel reflected frustration about Transport for NSW had not to date presented the findings of the strategic transport study, especially given their concerns about traffic congestion and accessibility.

There was discussion about community resistance to increasing densities and a suggestion for UrbanGrowth NSW to show more understanding of community fears. Some panel members reflected a feeling of ‘government’ imposing change without time for communities to contemplate the impacts of change and what it means for them.

Panel members noted that 'consultation' is often interpreted as having influence and that UrbanGrowth NSW should clearly explain at each community event, whether the focus was 'consultation' or 'information exchange'. This would help to manage people's expectations about the level of influence they have on each issue.

Panel members recognised there was a core group of panel members with a strong understanding of the project. They reflected a desire to top-up members and to continue to meet to support future precinct planning. It was agreed that UrbanGrowth NSW would survey all panel members for feedback on the panel process to date. It was suggested that reminder SMS or emails get sent the day prior to meetings to help encourage attendance.