



Consultation Feedback Report on the North Eveleigh Precinct Plan

Prepared by UrbanGrowth NSW
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1. Introduction

1.1 Purpose of this report

UrbanGrowth NSW has been preparing a development proposal for new housing, open space and community facilities at North Eveleigh in consultation with the community and stakeholders as part of the Central to Eveleigh Urban Transformation and Transport Program.

This report summarises the third round of community consultation on North Eveleigh undertaken between 22 March and 17 April 2016.

1.2 Structure of the report

This report contains six further sections:

- **Section 2, Consultation context** provides information about our previous consultation on North Eveleigh and the purpose of the most recent round of consultation.
- **Section 3, Consultation overview** outlines the consultation activities and participation rates of the most recent round of consultation.
- **Section 4, Summary of community feedback** summarises the feedback received from the community.
- **Section 5, Summary of organisational feedback** summarises the feedback received from organisational stakeholders.
- **Section 6, Next steps** outlines what will happen next in the planning process for North Eveleigh, including how feedback will contribute to the plans.

2. Consultation context

We have been consulting with the community on North Eveleigh since May 2015. Community consultation has taken place in three rounds, with regular communication in between.

2.1 Round 1 (April–July 2015)

The main focus of this consultation period was to get feedback on the vision, key moves and design principles to guide planning for the overall Central to Eveleigh Urban Transformation and Transport Program. At the community workshop on 30 May 2015 we introduced participants to the North Eveleigh precinct by presenting potential development scenarios and exploring trade-offs with the opportunity for participants to provide feedback.

Participants generally preferred varying building heights with good design rather than lower buildings of uniform height. There was also support for keeping the historic Clothing Store building as a community asset and creating a connection across the railway. The [Consultation Feedback Report on vision, key moves and design principles](#) provides a summary of this consultation.

2.2 Round 2 (October–November 2015)

Technical analysis and the initial feedback received about North Eveleigh from May informed the preparation of a draft development proposal for the precinct. This draft development proposal included provision for new apartments in buildings up to 20 storeys, a 4,500m² public park and a pocket park, use of the Clothing Store for community uses and small retail, incorporation of heritage and public art, and allowance for a potential future pedestrian and bike crossing over the rail corridor.

In October and November we presented the draft development proposal to the community and other stakeholders and invited comments about the balance of higher density housing alongside park layout options and inclusions, approaches to public art and heritage, and ideas for community uses and retail for the Clothing Store. Consultation activities included an online forum, community workshop, community panel workshop and stakeholder briefings.

There was a strong local response around building heights, particularly in relation to the adjoining low-rise conservation area and potential impacts on services and infrastructure. Some participants thought the park was too small and not a useable shape and there were a number of suggestions for park inclusions. There was also support for community uses in the Clothing Store and for Aboriginal and rail heritage stories to be reflected locally. The [Consultation Feedback Report on the North Eveleigh Precinct Plan](#) provides a summary of this consultation.

2.3 Round 3 (March–April 2016)

In response to feedback and further technical work, we refined the draft development proposal by changing the layout of some buildings to make the park a more uniform shape and adding podiums to taller buildings to break up the massing. Proposed heights of buildings remained the same, as technical analysis shows the proposed height and density would have minimal impact on local amenity. The impact was also balanced against the benefit of providing new housing in a great location to support Sydney's growing population.

We invited comments about detailed design for the larger park, specific art and cultural uses for the Clothing Store, heritage interpretation, public art, and ideas for naming local buildings and places.

The community had provided extensive feedback in previous rounds of consultation on the proposed building heights and density. The draft proposal presented during this round of consultation reflected UrbanGrowth NSW's task of ensuring new homes and jobs to meet Sydney's needs, balanced with amenity and ensuring good design where solar and apartment design guidelines can be met. The proposal reflected what we believe can be achieved, and the evaluation of previous feedback on density. While this round of consultation did therefore not directly seek feedback on this issue, community comments and concerns have been recorded in this report.

Appendix A provides details about the previous and current development proposals for North Eveleigh.

3. Consultation overview

3.1 Consultation activities

More than 300 people participated online and at face-to-face events, during the third round of community consultation. Activities between 22 March and 17 April 2016 included:

- **Open space and community uses workshop** (31 March, 17 participants)
The community was invited to attend a workshop to provide detailed feedback about the public park, community uses for the historic Clothing Store building, celebrating heritage and local retail needs. Feedback was captured through facilitated discussions at tables, a Q&A session and an evaluation form.
- **Information session** (2 April, 100 attendees)
Community members could drop in to view information, speak with members of the team and provide feedback which was captured through notes and feedback forms.
- **Community panel workshop** (22 March, 11 attendees)
This was the fourth workshop held with the randomly selected group of community members from the Central to Eveleigh study area. Participants provided feedback on the park, Clothing Store, heritage and retail. For a more detailed summary of the workshop, see the [Community Panel Workshop 4 Report](#).
- **Online consultation** (22 March to 17 April, 15 participants, 2,700+ visitors)
The project website provided information and images on the current development proposal and questions to gather feedback. The website also included past information and consultation activities about North Eveleigh.
- **Community service provider and community groups briefing** (30 March, 16 attendees)
Community service providers and community groups were invited to a briefing for an update about the Program and North Eveleigh.
- **Government stakeholders briefing** (31 March, 12 attendees)
Representatives from NSW Government agencies were invited to an update briefing on the program and North Eveleigh, and to share information about other relevant projects.
- **Focus groups** (19 and 20 April, 32 participants)
Four focus groups were held with randomly-recruited residents from within the Central to Eveleigh area. Two sessions were held with residents of all ages. Two sessions were held with residents aged between 18 and 39 to ensure we captured views from younger people. For a more detailed summary of the focus groups, see the [Report of Focus Group Research, North Eveleigh](#) prepared by Elton Consulting.
- **Written feedback** (nine emails received)
Community members and other stakeholders emailed the project team with written feedback.
- **Communication and promotion**
Engagement opportunities were promoted with:
 - distribution of 8,200 postcards to local letterboxes
 - local newspaper advertisements in the Central Sydney, Inner West Courier, City Hub, South Sydney Herald and Australian Chinese Daily
 - personally addressed letters to more than 200 randomly selected local residents
 - e-newsletters issued to over 2,200 people
 - face-to-face promotion at the Carriageworks Farmers Market
 - website, Facebook and Twitter notifications

- signage displayed in North Eveleigh
- promotion via community group networks.

3.2 Participation demographics

Analysis of postcode data from the online activities, workshop and information session indicates that more than 50% of participants were from the suburbs surrounding the North Eveleigh site, with a further 22% from the wider Central to Eveleigh study area. The balance came from other suburbs in Sydney, with one participant from regional New South Wales and 16 participants preferring not to provide their postcode.

Geographic area	Participants			
	Online	Workshop	Info session	Total / area
Immediate area (Darlington, Eveleigh, Newtown)	8	12	50	70
Wider Central to Eveleigh study area (Erskineville, Redfern, Surry Hills, Sydney, Waterloo/Zetland)	7	2	21	30
Broader Sydney	-	-	18	18
Broader NSW	-	-	1	1
Preferred not to say	-	3	13	16
Total per activity	15	17	103	135

4. Summary of feedback

This section summarises the feedback received online, at the community workshop, and from an information session about the proposed open space, community uses, retail and heritage interpretation.

4.1 Open space

The latest design for the new public park reflects previous feedback from the community, including feedback from November 2015 that the park needed to be bigger and a more uniform shape. The positions of some buildings have changed to make the park a more useable shape and slightly bigger. See Appendix A for more details about the park.



Artist's impression of the park – indicative only, subject to change and subject to approvals

In the most recent round of consultation, people were asked to contribute feedback and ideas that would inform the detailed design for the park.

Considering this design for the park, what issues do we need to consider through the more detailed design process? (Online, workshop, information session)

The park design was generally well received although some participants felt it was still too small. There were also some concerns that the park could not be adequately maintained with the proposed level of use and that too many activities were being considered for a park of its size. There was some support for minimising hard surfaces and use historic or natural materials, rather than concrete, where hard surfaces are required. Preferences for specific activities varied.

Overall comments

- Too many activities are proposed.
- Ensure the durability and maintenance of the park given the likely volume of users.
- The park should be bigger and better integrated with the surrounding area.
- Replace on-street parking with more open space.
- Consider the level change between the Clothing Store and the south of the site.
- Park users may create noise impacts for neighbours.
- Consider the footprint of the potential future crossing.
- Inspiration for the park should be taken from the Highline in New York, Sydney Park, South Bank in Brisbane and the garden at the National Museum in Canberra.

Amenities

- Ensure there is sufficient lighting to reduce dark areas but minimise light spill.
- Consider concealed down lights to illuminate gardens and walkways.
- Provide shade, preferably established trees.
- Ensure access to drinking water for people and wildlife.
- Consider appropriate watering systems for plants.
- Provide comfortable seating and tables.
- Provide access to power for events.

- Provide public toilets.

Activities

- Ensure there is cycling access through the park.
- Provide activities for all ages, including young children, teenagers and older people.
- Consider a basketball half court, fitness equipment and water play.
- The play area is too large and should not be separated into two age groups.
- Skateboarding is not appropriate for safety reasons.
- Skateboarding should be separated from the rest of the park.
- The play areas should be interactive.
- Community gardens should be flexible, if included at all.
- Fencing children’s play areas might encourage parents to leave their children unattended.
- A dog off leash area should be provided for apartment residents with pets.
- A dog off leash area is not appropriate.

Materials and landscaping

- Use historic and recycled materials and machinery.
- Minimise concrete and use natural materials, such as rocks, for a softer look.
- The park shouldn’t be too heritage-focused.
- Consider using artificial turf to ensure durability.

To what extent do you agree that the proposed park will meet the needs of a wide range of users including families, singles, younger people, older people etc? Why?

Generally, participants were neutral or agreed that the park will meet the needs of a wide range of users. Some participants supported their view with additional comments including:

- The park needs to be bigger.
- There are too many activities proposed for a park of this size.
- The park needs to accommodate small children, teenagers, older people and a wider population, not just the immediate North Eveleigh community.
- It is difficult to visualise what the park will actually be like.
- The local area needs more sports fields.
- Consider how the park will complement other local parks.
- The park may encourage antisocial behaviour.

4.2 Community uses and retail

The 2015 draft development proposal proposed community and retail uses for the historic Clothing Store building. The latest development proposal is for only community uses, with the potential for a small coffee shop, which is consistent with feedback received. There is potential for additional small retail in the ground floor of new residential buildings.

Participants were asked to identify preferred art and cultural uses for the Clothing Store. An additional online



Artist's impression of an activated Clothing Store – indicative only, subject to change and subject to approvals

question asked if a shared workspace would be beneficial for the area and if so, how it should be delivered. Participants were also asked about retail needs in the area.

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

Consistent with feedback from 2015, participants generally agreed that the Clothing Store should be used for community uses. Specific suggestions varied and included:

- a joint venture or social enterprise
- community facilities such as a health centre, childcare, information space, education and skills centre
- school extension activities or community groups such as the Girl Guides and Men's Shed
- multicultural activities
- somewhere for the community to interact and learn, for example workshops on jewellery making, glass making, photography, weaving, sewing, painting, dance and performance art
- spaces for 'lost skills' such as blacksmithing or dressmaking
- art workshops and galleries, particularly for community and Aboriginal artists, with cheap rent and possible accommodation
- an extension of Carriageworks, temporary performance space and music studios
- table tennis
- a bakery or food markets, such as permanent European-style markets, night food markets or Asian noodle markets.

One participant questioned whether Carriageworks could deliver a good community facility.

There is demand for flexible, shared workspaces in the area to support start-up businesses and independent contractors. To what extent do you agree that a shared workspace would be beneficial for North Eveleigh and potentially the Clothing Store?

Do you think the shared workspace should be linked with a retail cafe or provided as a separate venture? (Online only)

Generally respondents agreed that a shared workspace would be beneficial for the area. There were mixed responses about how the shared workspace should be delivered, with more support for it to be delivered separately rather than with the retail café.

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

Responses generally indicated support for a coffee shop and small supermarket at North Eveleigh. Specific comments included:

- There is a need for a supermarket in this area.
- There are enough shops nearby already.
- A supermarket isn't appropriate for the Clothing Store.
- The supermarket should sell affordable basics.
- The Carriageworks Farmers Market shouldn't be expanded into the site.
- A food venue, such as a coffee shop, is an important anchor for neighbourhoods.

- A new food venue in the area might not be viable.
- Consider how the coffee shop would interact with the park.
- The coffee shop should be run as a social enterprise, with a garden that grows food for the café.

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

Generally, participants wanted to ensure future retail in North Eveleigh would be at a small, local scale. There were mixed suggestions about specific retail.

Suggestions for other retail shops included:

- paperboys and milkmen
- a recycling space
- a small community gym
- a pub, small bars and restaurants
- flexible, short term leased retail spaces to support creatives
- a food co-op
- a bakery
- a retail space that supports creative small businesses and social enterprises, similar to Precinct 75 in St Peters.

4.3 Heritage

North Eveleigh is of historical importance to Aboriginal people and is a significant rail heritage site.

Previous consultation indicated support for recognising the Aboriginal and rail history of the site through small to medium installations throughout the public domain. The latest development proposal for North Eveleigh includes provision for multi-layered heritage interpretation to recognise, celebrate and promote its unique history.



The Clothing Store building

In the latest round of North Eveleigh consultation, participants were asked how heritage interpretation should practically be delivered and whether the names of places and streets should reflect local history.

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

There was most support for using historic materials and artefacts/remnants, with some support for landscaping to reflect the Gadigal people of the Eora Nation, an interpretive artwork, expansion of the online interpretation platform, and installation of heritage interpretation signage panels. Responses indicated no support for an acoustic installation.

Other suggestions included:

- Combine a workers' wall and acoustic artwork.
- Include names in pavers.
- Share local history with new residents and tourists.
- Use old machinery.
- Consider a museum.
- Consider temporary installations.

- Incorporate heritage in built form.
- Respect the Clothing Store’s architectural history like at Granary Square in London’s Kings Cross.
- Reflect industrial and Victorian aspects as Aboriginal art can be reflected in other nearby areas.

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

Participants were generally supportive of drawing on the site’s history for new place names, although two participants at the information session strongly disagreed. There was some support for keeping the Clothing Store’s name and for including Aboriginal names in the area.

Other suggestions included:

- Use the name of a significant female or a person who campaigned for rights.
- Consult the local Aboriginal land council about suitable Aboriginal names.
- Names should reflect the site’s industrial past, rather than its Aboriginal history.
- Names should reflect different times in the site’s history.
- The pocket park should reference the air raid shelter.
- Names of past buildings on the site should be used.
- Include plaques to explain names.
- Keep the Clothing Store name.
- Use historic materials but don’t make the site a ‘history lesson’.
- It sounds like tokenism.
- Embrace culture and heritage for future generations.
- Darlington and Eveleigh are unique areas in relation to Sydney’s European and Aboriginal history.

Place naming question: What suggestions do you have to name the following sites and streets, to honour the history of the site?

Online participants were asked to choose preferred names for a new street and places or make their own suggestions. A summary document was prepared to provide inspiration for names.

There was general support for retaining the name of the Clothing Store. Preferences for the new street and parks varied, with two additional suggestions.

Place/street	Responses	Preference	Other suggestions
Clothing Store	Clothing Store	5	<ul style="list-style-type: none"> • A local Aboriginal name • Trevor Davies • Aunty Beryl Van-Oploo
	General Store	2	
New park	Traverser Park	3	
	Whitton Park	3	
Street behind the Clothing Store	Bloodwood	3	
	Boilermakers	2	
New pocket park	Blacksmiths Park	3	
	Air Raid	1	

4.4 Other issues

A number of other comments and questions were raised. In particular, four participants noted concern about the proposed heights and density, particularly in relation to the character of the local area and potential impacts on local services and infrastructure.

Participants who live close to the North Eveleigh precinct were concerned about the proposed heights of buildings being inappropriate for the area and the level of density causing strain on local infrastructure and services. There was particular concern from these participants around potential increase of local traffic and demand for on-street car spaces, as well as the safety impacts from increased traffic and pedestrians.



Artist's impression of residential buildings – indicative only, subject to change and subject to approvals

Built form and housing

- Previous views about heights have been ignored – 20 storey buildings are inappropriate for the low rise heritage character of the surrounding area.
- Buildings along Wilson Street should be no higher than existing buildings on the street.
- The four storey and 14 storey buildings to the south-west of the site should be swapped so the lower building is closer to Iverys Lane.
- The proposed heights are acceptable but a bridge across the corridor is very important.
- Buildings should be taller (up to 50 or 60 storeys) and there should be more of them to maximise the well-located area.
- Make the buildings more interesting, varied and vibrant by making some taller and thinner (up to 50 storeys), with interesting light features and public art.
- Consider design elements used at Central Park, for example vertical gardens/green walls.
- The City of Sydney should have input into design standards.
- Run a design competition for the new buildings.
- New buildings should include practical, sustainable design.
- The site should be 'zero waste' with composting of all food and organic waste on site.
- New apartments should have spacious floor spaces, sound proofing, privacy, amenities such as pools and gyms, thoughtful aesthetics.
- Affordable and social housing should be included.
- Impose a 2% affordable housing levy on developers.
- More housing at North Eveleigh should be provided to allow more people to live closer to transport and the city.

Potential impacts

- 20 storey buildings will create eyesores, traffic congestion, pollution, noise, and strain on local infrastructure and facilities.
- A crossing over the rail corridor will affect privacy of nearby residences.
- Additional pedestrian traffic through Iverys Lane and nearby laneways will increase noise and create safety issues, particularly with the garages that open onto laneways.
- If car parking on roads within the new development is allowed, it should be limited to residents.

- On-street parking is already difficult to find which is an issue for older people and people with disabilities.
- Car parking should not be included for apartments, given the proximity to public transport.
- The single entry and exit point is not sufficient and will cause safety issues.
- The site should be inclusive of all and not a gentrified space with lots of events that cause noise and traffic impacts for local residents (existing and new residents).
- New apartments are likely to become investment properties or student accommodation.
- New and existing residents need to be prioritised, rather than visitors to the area.
- The plan for North Eveleigh is incompatible with Carriageworks' expansion plans.
- Construction activities might damage surrounding properties.
- Connectivity and access throughout the site and local area needs to be improved.

Process

- Central to Eveleigh masterplanning should take place before detailed planning for North Eveleigh
- The North Eveleigh site should be considered and consulted on as a whole – from Redfern to Macdonaldtown stations.

Issues outside the North Eveleigh site

- Improvements along the railway should be made, for example new walkways or trees.
- The Chief Mechanical Engineer's building should become an iconic Aboriginal art gallery.
- Access to Redfern Station needs to be upgraded.
- Wilson Street and Redfern Street should not be connected.
- Information about what will happen at North Eveleigh (East) is needed.
- North Eveleigh (East) should provide parking for transport workers.
- Build above Central Station.
- Carriageworks should not be expanded.
- Carriageworks needs more parking.



Images from the North Eveleigh drop-in session on 2 April 2016

5. Organisational feedback

Four organisations provided feedback on the latest development proposal for North Eveleigh. Their comments are briefly summarised.

5.1 City of Sydney Council

- The City of Sydney council should be the Consent Authority for future development applications at North Eveleigh.
- Redevelopment funding must be transparent and clearly relate to new infrastructure and existing infrastructure improvement including Redfern Station.
- Development should be put on hold until the Central to Eveleigh Urban Transformation Strategy is exhibited for public consultation.
- The sustainability, urban design and public benefit initiatives for North Eveleigh should be a higher standard of development.
- 12% of all housing at North Eveleigh should be affordable housing.
- Affordable housing is critical and North Eveleigh development should be levied to fund the 12% affordable housing.
- Parking rates, irrigation in public spaces, energy and water strategies should be used to achieve precinct-wide sustainability outcomes.
- Work collaboratively with the city on the delivery of parks, streets and community spaces that can be maintained by, and dedicated to, the City of Sydney council.
- Urban Growth should clearly identify how the increase in park area was achieved and improve designs for the local park and Wilson Street pocket park.
- The corridor crossing strategy and Golden Grove Street pedestrian connection should be implemented.
- Excellent building design will help achieve liveable high density renewal, reduce neighbourhood impacts and provide greater variety.
- Competitive design processes must be used to achieve design excellence.
- Development should avoid overshadowing, reduce wind affects and include more retail and commercial services.

5.2 Shelter NSW

- The North Eveleigh precinct should include a minimum 15% affordable housing – with a target of 20% given the land is currently government-owned.
- Buildings taller than eight storeys should be reconsidered as there is concern they cannot contribute to urban amenity.

5.3 Southern Sydney Regional Organisation of Councils (SSROC)

- Future North Eveleigh development must reflect the character and ethic of the existing community.
- An increase in the park size is supported.
- The park offers the capacity to meet the needs of a wide range of users but its utility could be enhanced by including a community garden with native bush tucker plants and a composting system.
- The area connecting the precinct and Carriageworks Farmers Market should be well designed, shaded with pedestrian amenity.

- The park needs to accommodate a large number of visitors during peak times.
- More bike parking should be provided to encourage active transport.
- The coffee shop and supermarket should demonstrate the highest levels of ethical integrity with regards to sourcing products and management of surplus/waste products.
- The supermarket should follow a co-op model to foster a deeper sense of community.

Note: SSROC's comments were not endorsed by its delegates due to time constraints.

5.4 Sydney Airport Corporation Limited

- Support for the latest North Eveleigh development proposal and its objectives.
- Aviation-related issues must be considered early in the planning process, particularly to ensure aviation safety and efficiency are not compromised.

6. Next steps

We will submit the North Eveleigh development proposal to the NSW Department of Planning and Environment in mid-2016. A summary of engagement undertaken on North Eveleigh since May 2015 will be included in the submission.

The feedback received in the latest round of consultation will contribute to the detailed design for North Eveleigh, particularly to the park design, Clothing Store uses and heritage interpretation. Given the need to balance metropolitan and local interests, our proposal will provide for medium and higher density development alongside public benefits including the park and adaptive reuse of the heritage building for community uses.

The community and other stakeholders will be able to comment on the development proposal as part of the Department's statutory exhibition process before a decision is made.

We'll continue to keep the community and other stakeholders up to date on the progress of North Eveleigh through regular communications, including website updates and emails to stakeholders that have asked for updates.

6.1 Your feedback on this report

This report summarises feedback received about the latest development proposal for North Eveleigh between 22 March and 17 April 2016.

In keeping with our commitment to accurately document consultation outcomes, please email us at c2e@urbangrowth.nsw.gov.au if there are issues that you feel we have not captured or if you have other feedback about this report.

Thank you to everyone who has participated to date.



Open space and community uses workshop on 31 March 2016

Appendix A – Background information

The Central to Eveleigh Program

The Central to Eveleigh Urban Transformation and Transport Program is a 20 to 30-year project that aims to gradually transform land in and around the three kilometre Central to Eveleigh rail corridor in the inner city. The program will be delivered across six distinct precincts: North Eveleigh, South Eveleigh, Waterloo housing estate, Redfern housing estate, Redfern Station, and Central/Northern.

The program will help to meet current and future needs of local residents and a growing global Sydney by providing a mix of new housing and employment opportunities, community facilities and open space, and improved connections across the rail corridor.

We have been working with the community and other stakeholders since 2013 to develop a long-term plan that will guide the redevelopment of mainly government-owned lands and act as a catalyst to develop a thriving, vibrant and more connected area for people to play, work and live.

The North Eveleigh precinct

North Eveleigh will be the first neighbourhood to be transformed under the Central to Eveleigh Urban Transformation and Transport Program. The 2.7ha site is located approximately 3km south-west of the Sydney CBD, bordered by Wilson Street, Carriageworks, the railway corridor and Iverys Lane. Currently, the site is mostly disused RailCorp land with a historic building known as the 'Clothing Store' and a residential building comprising 88 affordable housing apartments called the 'Platform Apartments'.

The North Eveleigh proposal is for a part of the site covered by an existing approved concept plan from 2008 prepared by the former Redfern-Waterloo Authority. We have had the opportunity to revise the 2008 concept plan as part of our wider planning for the broader Central to Eveleigh study area.

While we were consulting with the community about a vision and key moves for the overall Central to Eveleigh Program in May 2015, we also consulted about initial development scenarios for North Eveleigh. Initial feedback on these helped us to prepare a draft development proposal which we consulted with the community about in October 2015. Feedback and further technical analysis then helped to refine the plan which was presented to the community for consultation in March 2016.

Detailed planning for the North Eveleigh neighbourhood provides an opportunity to demonstrate how the vision and 10 key moves developed for Central to Eveleigh can be implemented at a precinct scale.

The table below provides a summary of the key changes from the 2008 approved concept plan, 2015 draft development proposal and 2016 latest development proposal.

	2008 approved concept plan	2015 draft development proposal	2016 current development proposal
Number of apartments	700-750	710*	600-700*
Development floor area	51,000m ²	57,000m ² *	57,000m ² *
Building heights	4-12 storeys	4-20 storeys	4-20 storeys
Parking spaces	1,800 across a larger North Eveleigh site	531	300-500
Size of the park	3,350m ² + pocket park	4,500m ² + pocket park	4,652m ² + pocket park
Clothing Store	Residential	Mixed community and retail uses	Mostly community uses and potential café
Rail corridor crossing	N/A	Potentially western side of Carriageworks	Potentially eastern side of Carriageworks
Public art/heritage	N/A	Embedded in landscape	Embedded in landscape

* Excludes the Platform Apartments



Precinct proposal for North Eveleigh (March 2016)



Proposed North Eveleigh park layout

Appendix B – Online questions

Some of the online questions were modified for the face-to-face events. See the notes below.

Park design

1. *Considering this design for the park, what issues do we need to consider through the more detailed design process?*

2. *To what extent do you agree that the proposed park will meet the needs of a wide range of users including families, singles, younger people, older people etc?*

- 1 – Strongly disagree
- 2 – Disagree
- 3 – Neutral
- 4 – Agree
- 5 – Strongly agree

3. *Why do you think this?*

Heritage interpretation

What ideas do you think will best tell the site's rail heritage and Aboriginal stories? (Select two)

- *The Clothing Store or Air Raid Shelters showcase a small number of artefacts or remnants in their future design*
- *Landscaping uses bricks, wood, remaining track rails and other building remnants still found on the site*
- *Landscaping (including shelters, pavements, seats) acknowledges and celebrates the Gadigal people of the Eora Nation*
- *An interpretive artwork – a 'workers 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*
- *Promote and expand the online interpretation platform Eveleigh Stories to include North Eveleigh*
- *Install key heritage interpretation signage panels at the Clothing Store, former Air Raid Shelters and site of the previous historic building, the Grange*
- *Other - please describe below*

Place naming

What suggestions do you have to name the following sites and streets, to honour the history of the site? Refer to the map for the locations and the list of further inspiration for names below. We have also prepared a summary document to inform the consultation about names in North Eveleigh. Although not an official document, it may help to provide inspiration for names.

A. The Clothing Store

- *General Store*
- *Clothing Store*
- *Boilermakers*
- *Spring Store*
- *Other – please describe below*

B. New park

- *Traverser Park*
- *Whitton Park*
- *Devine Park*
- *Other – please describe below*

C. Street behind the Clothing Store

- *Boilermakers*
- *Timber*
- *Spring*
- *Bloodwood*
- *Other – please describe below*

D. New pocket park (air raid shelters)

- *Air Raid Park*
- *Blacksmiths Park*
- *Other – please describe below*

Note: This question was modified for the workshop and information session to: *To what extent do you agree we should draw on the history of the site to name buildings and streets? Why?*

The Clothing Store and retail in North Eveleigh

1. 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?

- *1 – Strongly disagree*
- *2 – Disagree*
- *3 – Neutral*
- *4 – Agree*
- *5 – Strongly agree*

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

3. There is demand for flexible, shared workspaces in the area to support start-up businesses and independent contractors. To what extent do you agree that a shared workspace would be beneficial for North Eveleigh and potentially the Clothing Store? (Online only)

- *1 – Strongly disagree*
- *2 – Disagree*
- *3 – Neutral*
- *4 – Agree*
- *5 – Strongly agree*

4. If there is a shared workspace, do you think it should be linked with a retail cafe or provided as a separate venture? (Online only)

Note: Questions 4 and 5 were not asked at face-to-face events.

5. What type of art and cultural uses would you like to see in the Clothing Store?