

Central to Eveleigh

**Urban Transformation
and Transport Program**

Community Workshop





Welcome!

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

Join the conversation on Twitter, Facebook or Instagram:

#CentraltoEveleigh



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Welcome to country

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Central to Evolution
Urban Transformation and Support Program



Central to Eveleigh

Urban Transformation
and Transport Program

David Pitchford, Chief Executive, Urban Growth NSW

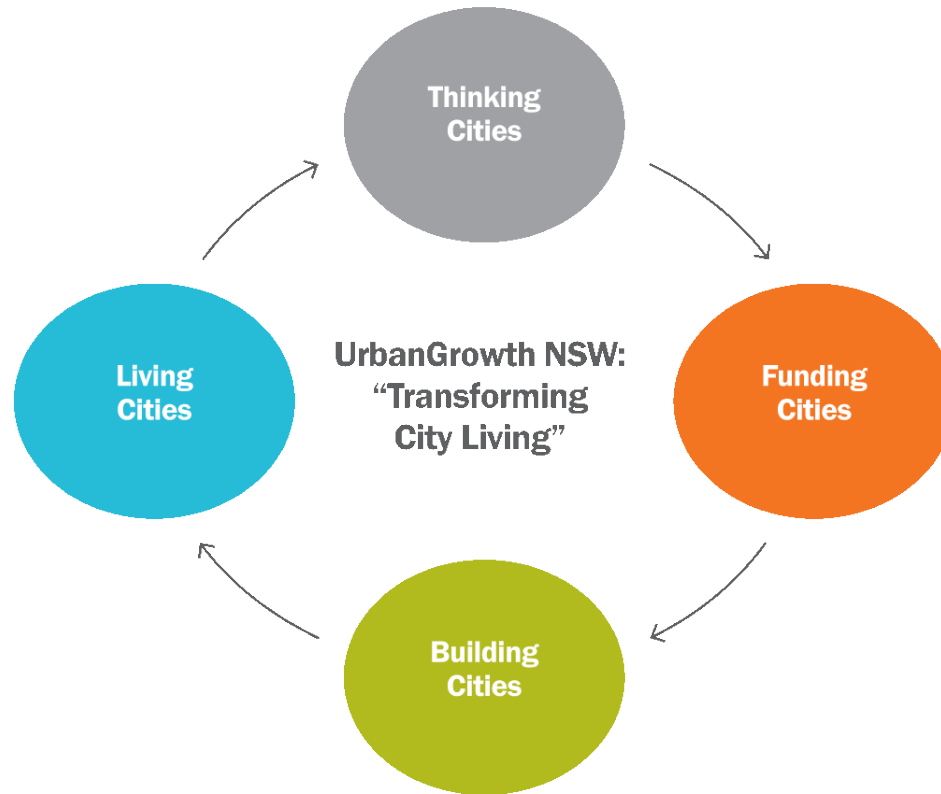


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UrbanGrowth
NSW

City Transformation Life Cycle™



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Agenda

- Welcome to Country
- Purpose and format of the day
- Review of emerging vision for Central to Eveleigh
- Overview of project and explanation of key moves
- Responding to key moves

LUNCH

- Balancing trade-offs
- North Eveleigh

WORKING AFTERNOON TEA (AT TABLES)

- Responding to North Eveleigh options
- Report back on quick wins
- Evaluation and closing remarks
- Thank you and close

Ground rules...

Phones to off or silent

One person at a time

Listen as much as you talk!

Everyone has a chance to contribute

Questions for clarification and understanding

Focus is on dialogue...



How you can have your say...

- Letterboxes on your tables
- Vox Pops – tell us what you think
- Table discussions
- Keepads
- Discussion guides



Purpose of the day

- Provide information on where planning is up to
- Report back on development of shared vision
- Explain current thinking and ideas
- For community to provide feedback

Introducing Keepads

- Questions will be on slides for everyone to see
- Press the number that corresponds to your answer
- Last button pressed is what is accepted, so if you make a mistake – just press again

Let's practice!



Use your keepads to have your say...

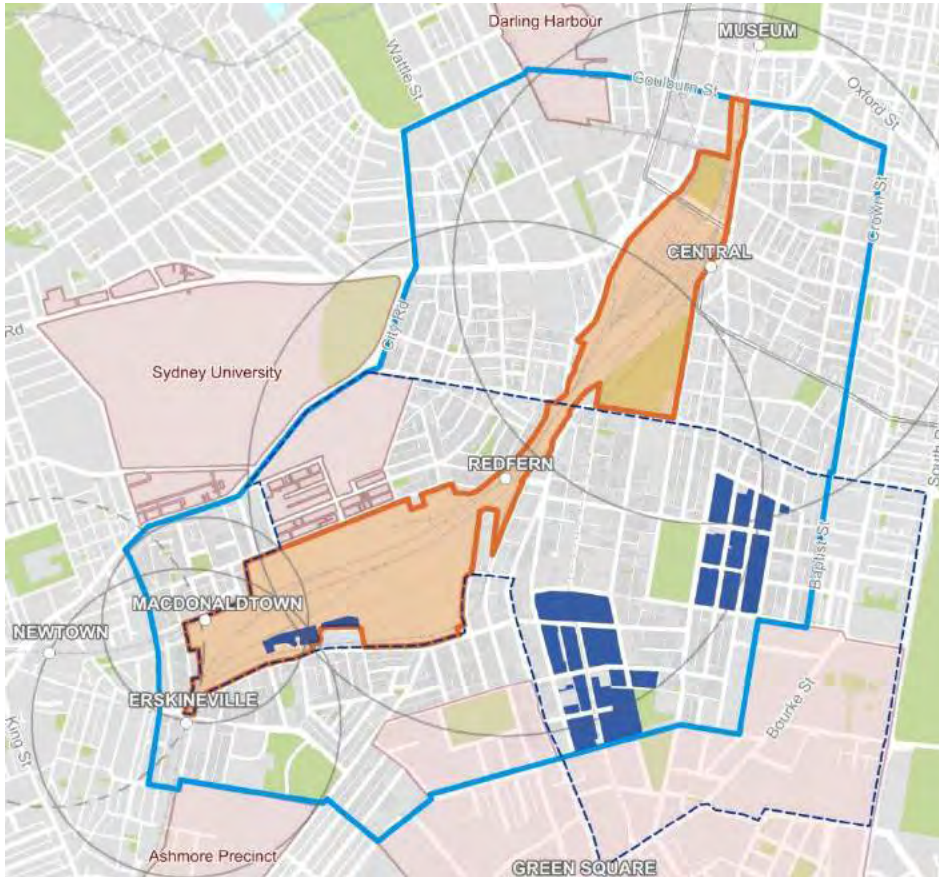
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Understanding the context of Central to Eveleigh



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'Central to Eveleigh' why are we here – what is the task?



- 80 hectares of transport land in the 'corridor'
- 500 hectare study area
- 2-4 rail stations
- >25-30 hectares of public 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 we be paid for all this?

Our responsibility to understand this place



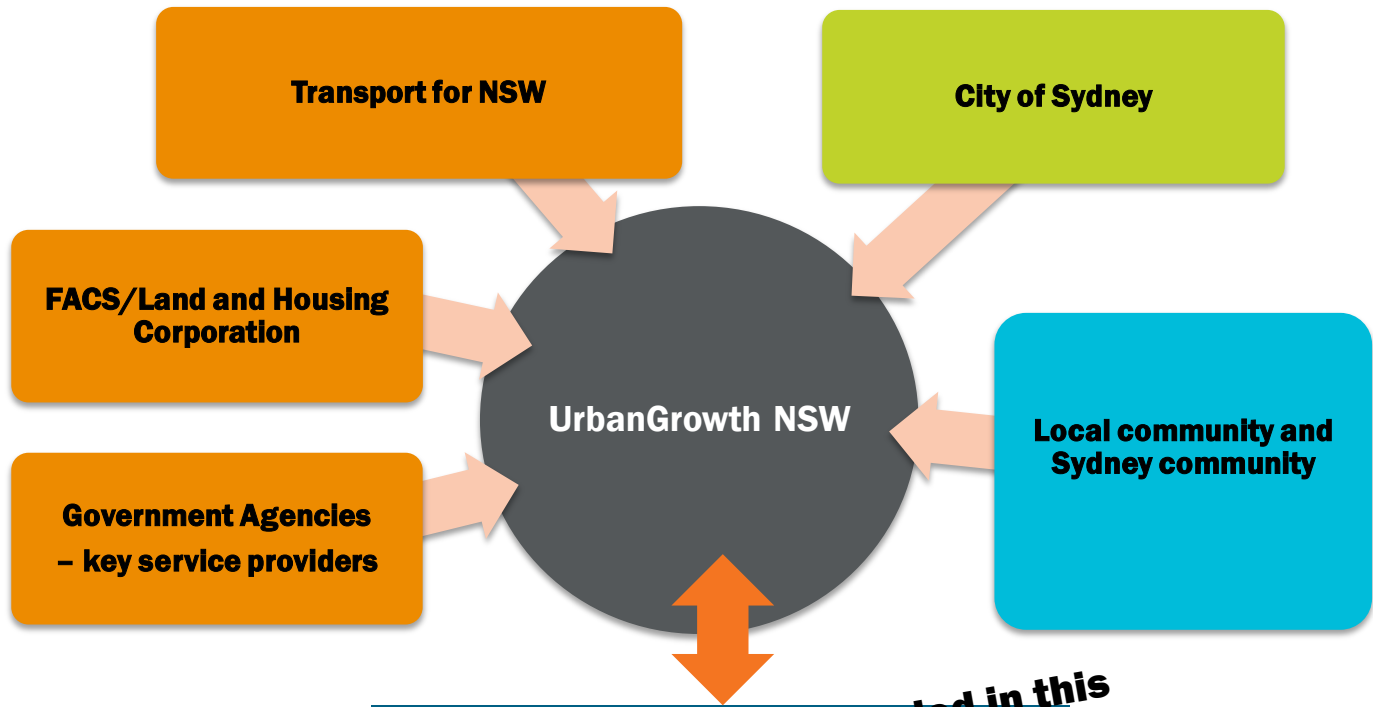
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UrbanGrowth NSW – who are we and what do we do?



We are the NSW Government's urban transformation delivery organisation – bringing major stakeholders together, master planner, master developer.

Our projects will normally have significant government land holdings & complex stakeholder requirements – with great opportunity



Urban Transformation Strategy

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



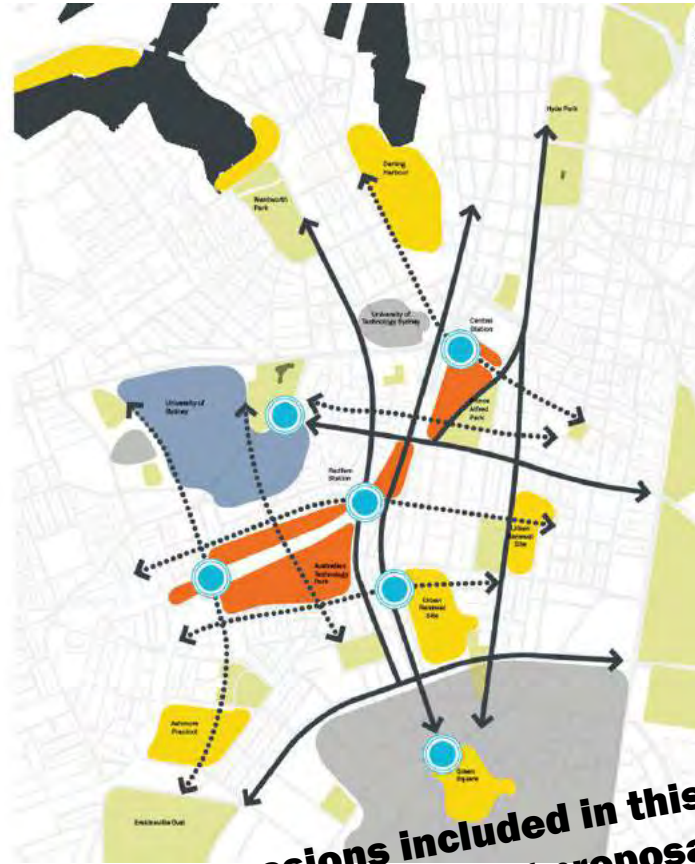
C2E as it contributes to local communities – benefits for local residents



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



C2E as it contributes to Sydney – benefits to the State



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Central to Eveleigh – process and Urban Transformation Strategy



Nov 2013 – Nov 2014

Nov 2014 – Sep 2015

Sep 2015 - ongoing

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

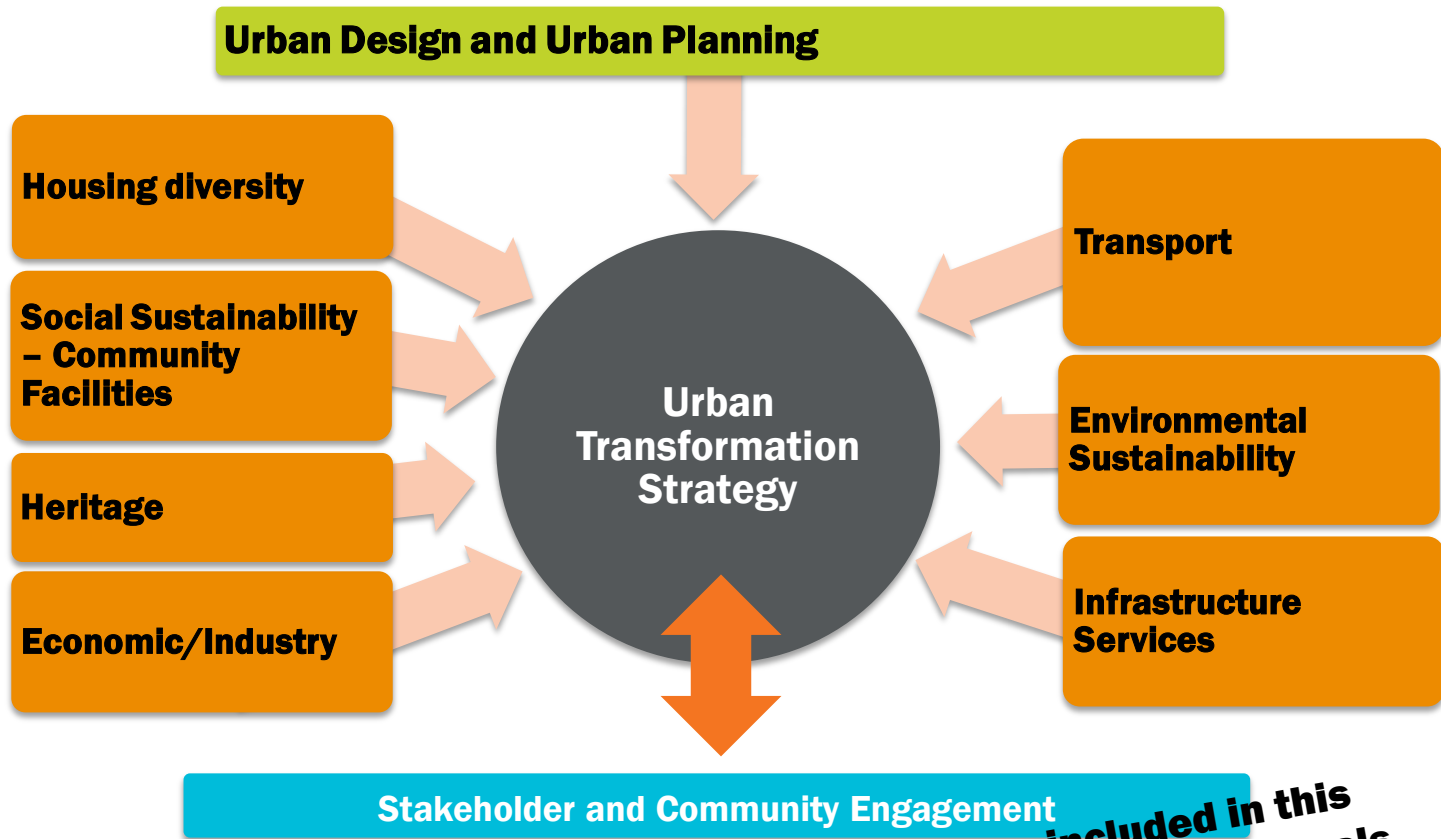
Delivery framework

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

Urban transformation strategy

Precinct masterplans – rezoning proposals

Informing the Urban Transformation Strategy – background analysis



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Informing the Urban Transformation Strategy: Growth scenarios for testing infrastructure



Forecasts to inform a range of possible demand outcomes for infrastructure and community facilities – what are the threshold points?

Workers	Existing total (2011)	Planning forecast (2036)	Low	High
Corridor	<1000	-	+7,000	+13,000
Study area (including corridor)	78,000	+8200*	+8,000*	+14,000*

* Note: requires ongoing analysis

Residents	Existing total (2011)	Planning forecast (2036)	Low	High
Corridor	200	-	+15,000	+26,000
Study area (including corridor)	52,000	+34,000	+29,000	+56,000

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Recap - what we really need to do and discuss today!



- Check back on the emerging 'shared vision' and the description of benefits
- Get your solid feedback on the most important urban design and planning principles – '10 key moves'
- Talk openly and get feedback on the trickiest issue for a growing Sydney – How do we accommodate housing and jobs growth in a way that supports and grows upon an already great place?

An emerging, shared vision



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INDUSTRY & EMPLOYMENT



CULTURE, ARTS & HERITAGE



BUILT FORM



LAND USE



URBAN DESIGN



HOUSING DIVERSITY



SOCIAL FACILITIES & SERVICES



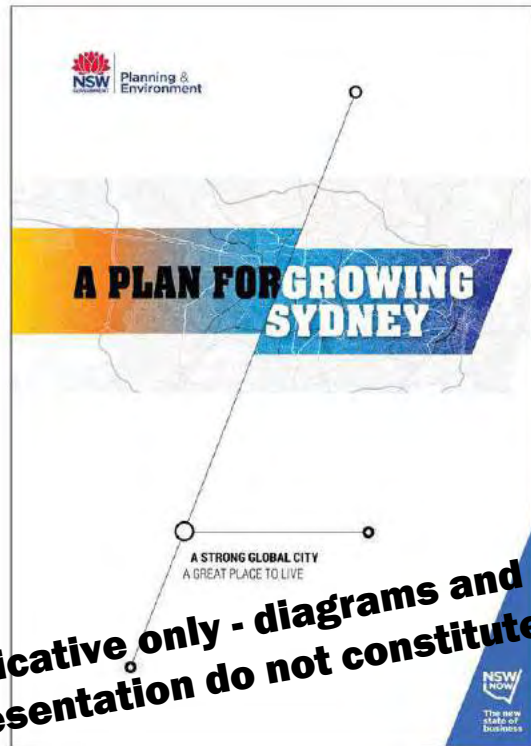
GREEN INFRASTRUCTURE & PLACEMAKING




TRANSPORT & CONNECTIVITY



URBAN RESILIENCE




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An opportunity to connect
a diverse and vibrant
community.




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An opportunity to connect
a diverse and vibrant
community.

A place that embodies the
global city and makes a
really great place to live.



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Living Community Working Resilience



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Living – a place with a broad supply and choice of homes and active and attractive public places to support social diversity and community connections

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Community – a place that celebrates our rich diversity and heritage and gives everyone easy access to community and cultural facilities

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

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Resilience – a place that responds to economic, social and climatic changes in ways that benefit our quality of life and the quality of our environment – a place that harnesses new opportunities to enrich the community

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An opportunity to connect a
diverse and vibrant
community.

A place that embodies the
global city and makes a
really great place to live.

Living

Community

Working

Resilience



Emerging vision for Central to Eveleigh

- Community
- Resilience
- Working
- Living

At your tables, discuss the vision:

**Does the shared vision
provide the project with clear
goals to work towards?**

**Is there anything missing
from the vision?**



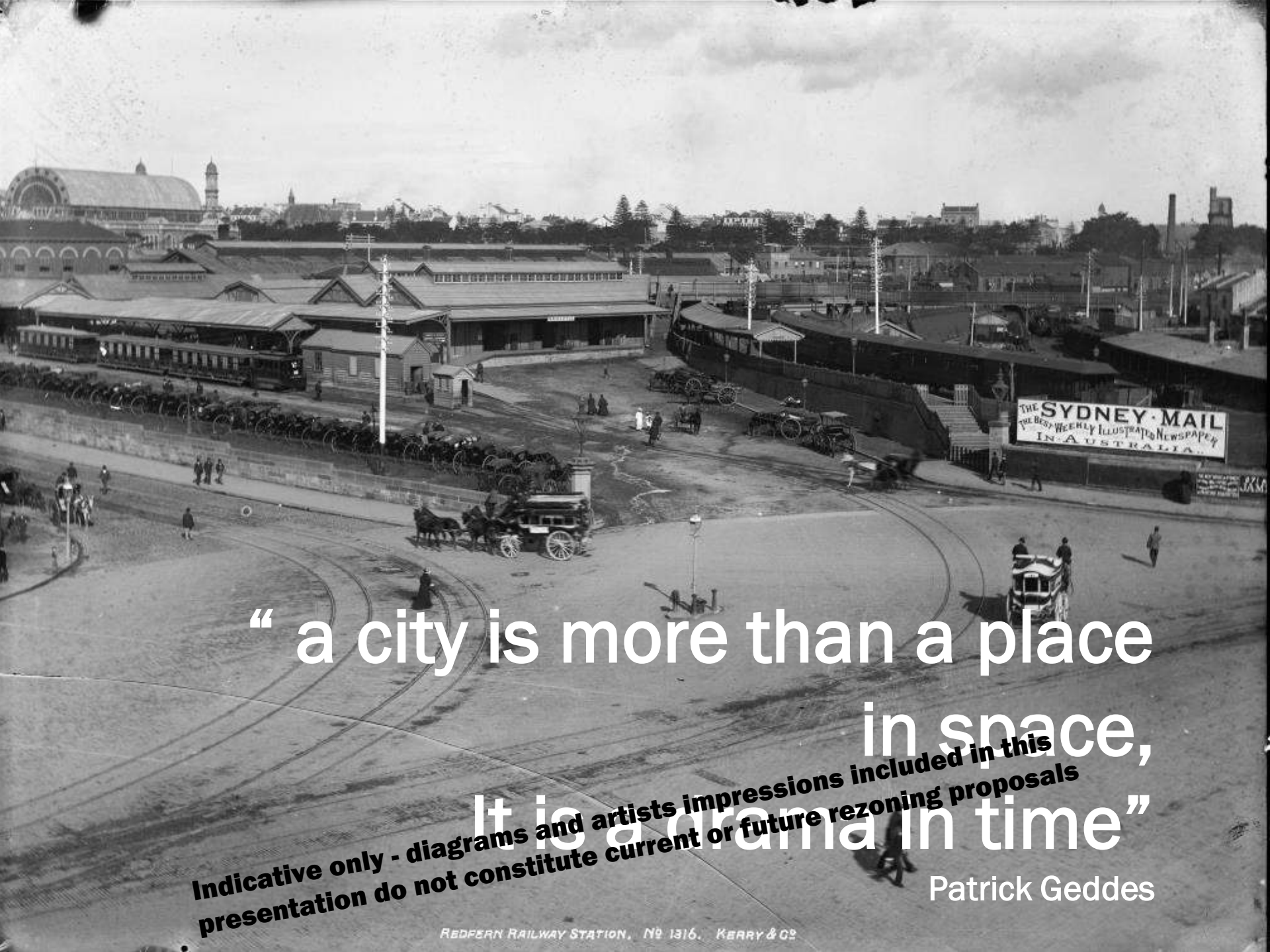
Use your keepads to have your say

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Key moves



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“ a city is more than a place
in space,
It is a drama in time”

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Patrick Geddes

Key moves

- renew Redfern Station, connecting Redfern and Wilson Streets
- create a green network
- create connections across the railway corridor
- reconsider the road network
- create centres of activity around stations

Key moves

- create a centre of Sydney's growing economy
- promote live-work environments
- strengthen arts, culture and heritage
- integrate new high density mixed use buildings with the surrounding
- deliver a diversity of housing choice and tenure

Key Move 1

“connecting Redfern and Wilson Streets”



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Key Move 2

“create a green network”



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Key Move 3

“create connections across railway corridor”



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Key Move 4

“reconsider the road network”



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Key Move 5

“create centres of activity around stations”

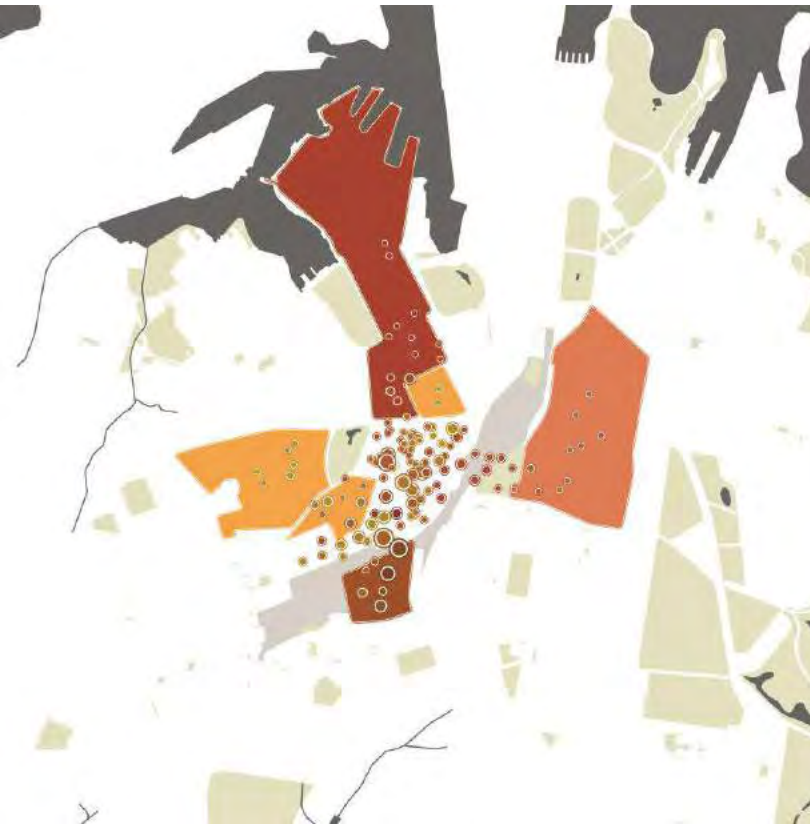


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Key Move 6

“create a centre of Sydney’s growing economy”



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Key Move 7

“promote live – work environments”



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Key Move 8

“strengthen arts, culture and heritage”

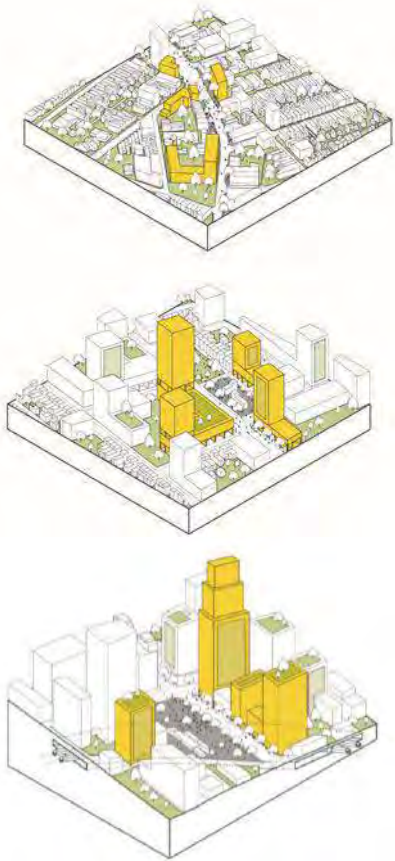


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Key Move 9

“integrate new high density mixed use buildings with the surrounding”

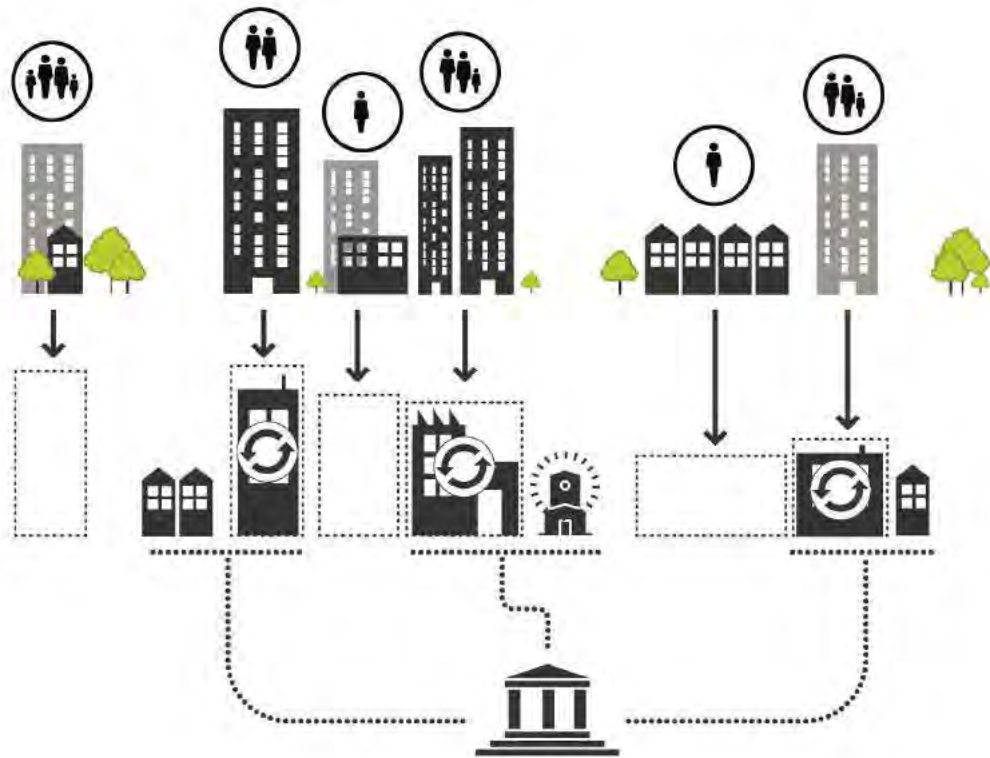


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Key Move 10

“deliver a diversity of housing choice and tenure”



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Key Moves

- Renew Redfern station, connecting Redfern and Wilson Streets
- Create a green network
- Create connections across the railway corridor
- Connect the city with surrounds
- Create centres of activity around stations
- Create a centre of Sydney's growing economy
- Promote live-work environments
- Strengthen arts, culture and heritage
- Integrate new high density mixed use buildings with the surrounding
- Deliver a diversity of housing choice and tenure

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Responding to key moves



At your tables, please discuss:

- Are the key moves right?
- What do you need more detail about in order to understand the moves more fully?
- Are there any missing key moves?





Use your keepads to have your say...

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Central to Eveleigh

Urban Transformation
and Transport Program

LUNCH



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Density



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Density

Why

What

Where





“The quality of life in a city is good when its inhabitants are capable of dealing with complexity. A healthy city can embrace and make productive use of the differences of class, ethnicity, and lifestyles it contains.”

Richard Sennett



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Density *WHY*

- Increasing Sydney population
- Desirable lifestyle and environment
- Capacity with available land, infrastructure, services.

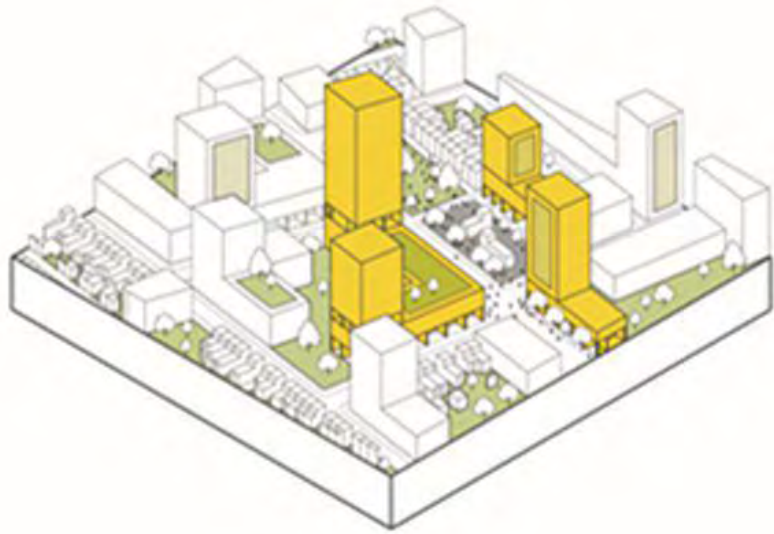
Density *WHAT*

- Careful intervention in existing places
- Gradient between existing and new places
- Optimised capacity in appropriate places

Careful intervention in existing places

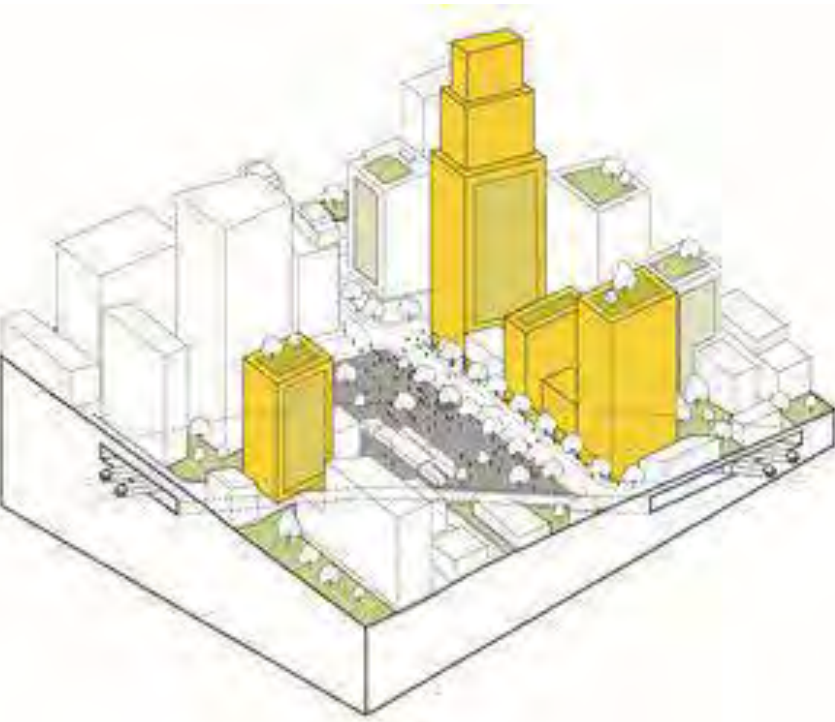


Gradient between existing and new places



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Optimised capacity in appropriate places



Density *WHAT*

- Careful intervention in existing places
- Gradient between existing and new places
- Optimised capacity in appropriate places

Table discussion



What has your experience been of some of Sydney's newest inner city areas:

- What do you think works?
- What doesn't work?



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Density

Why

What

Where

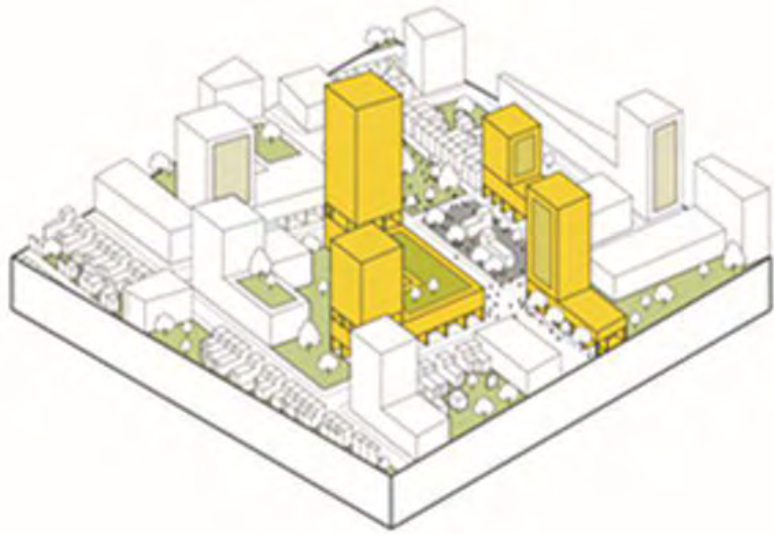


Careful intervention in existing places



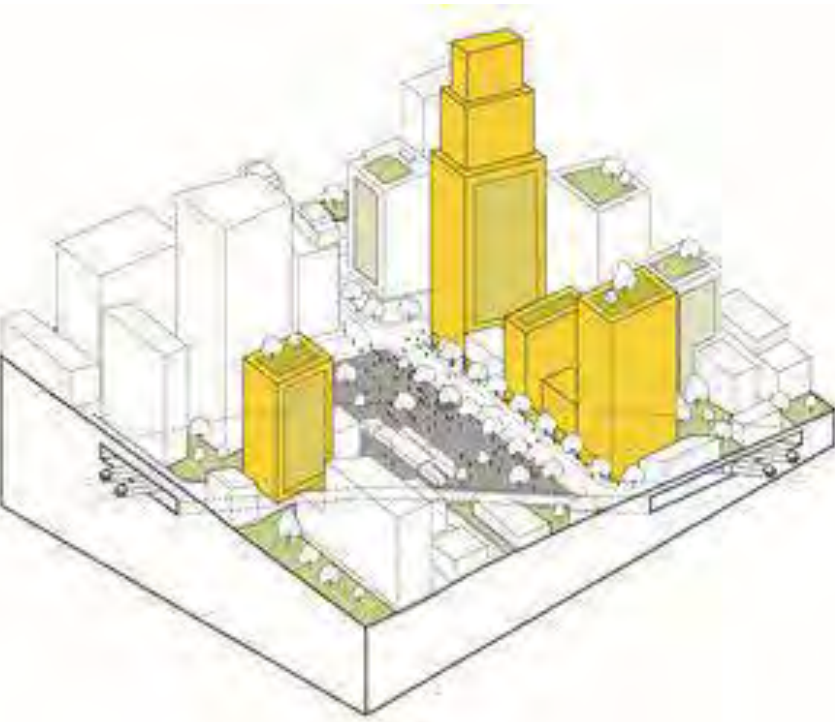
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Gradient between existing and new places



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Optimised capacity in appropriate places

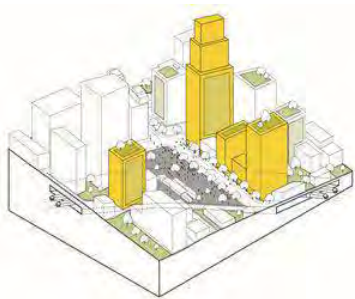


Existing



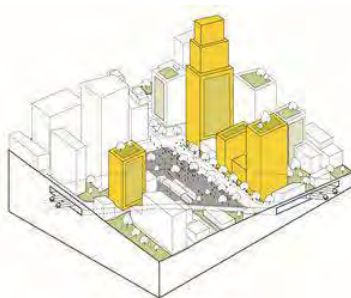
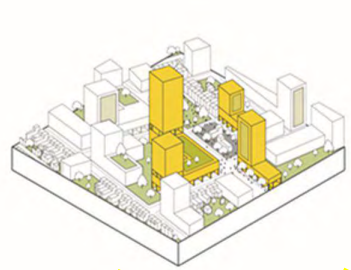
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Taller buildings



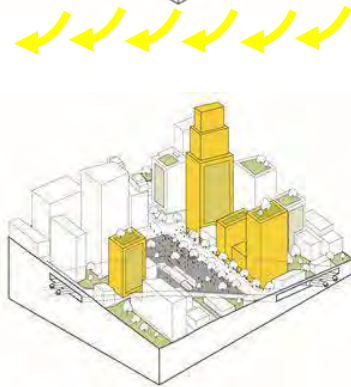
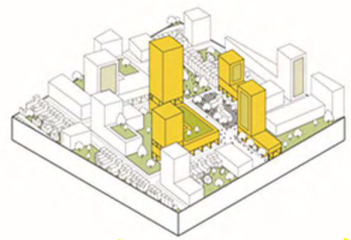
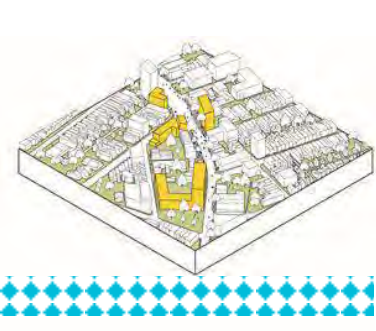
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Gradients of height



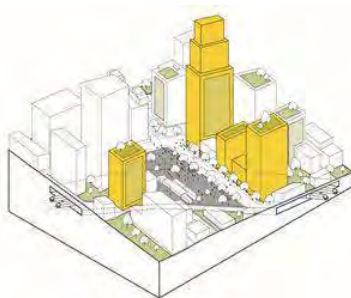
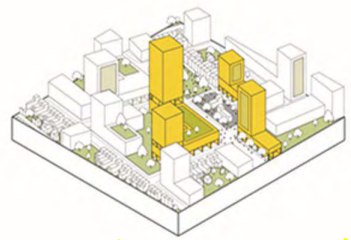
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Integration in existing



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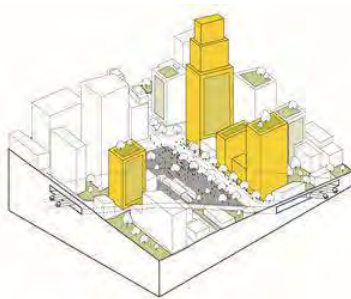
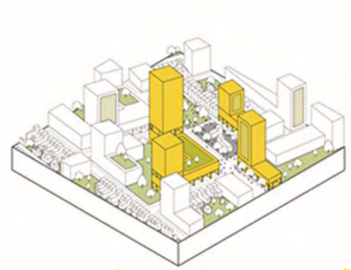
Indication of buildings



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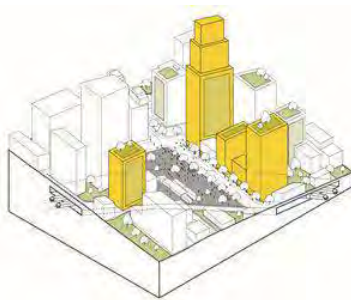
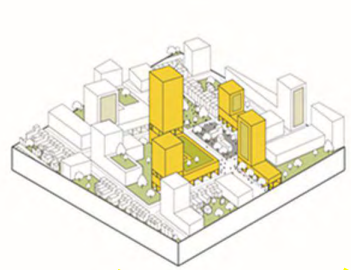
Proposed and Existing

Within study area



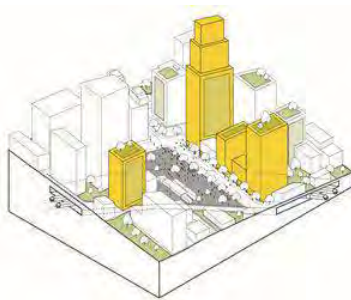
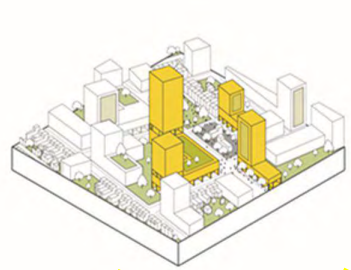
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Indicative phasing 0-15 years



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Indicative phasing 15 plus years



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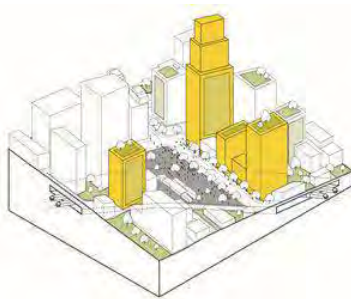
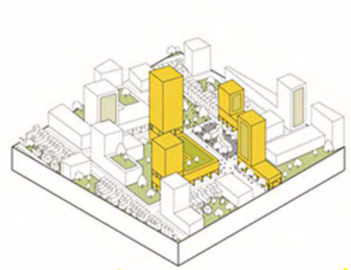


Central to Future High
Urban Transformation and Transport Program

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In wider context



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Density *OUTCOMES*

- Increased access to way of living
- Ease of moving around
- Improved public realm
- Social and cultural facilities
- Greater Housing diversity
- Preserved areas of character



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Simple principles we have developed



Mixed building sizes and combinations rather than uniform sizes and combinations

Excellent individual building design with variety of look and feel

Reduction in building size when transitioning to low rise neighbourhoods – new with old

Ground floors that have activity and that are attractive – active streets

A heart for each new precinct – a great public space with many activities – serviced by day to day community and retail services

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Variety in building size and shape +



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Variety in feel +



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New and old working together



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Active and interesting at street level



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A community heart



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Considering density – balancing the benefits and costs



At your tables, discuss what you have heard:
Are there other things we need to consider to manage trade-offs?

(ie to deliver great places incorporating the density we have discussed)



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Use your keepads to have your say...

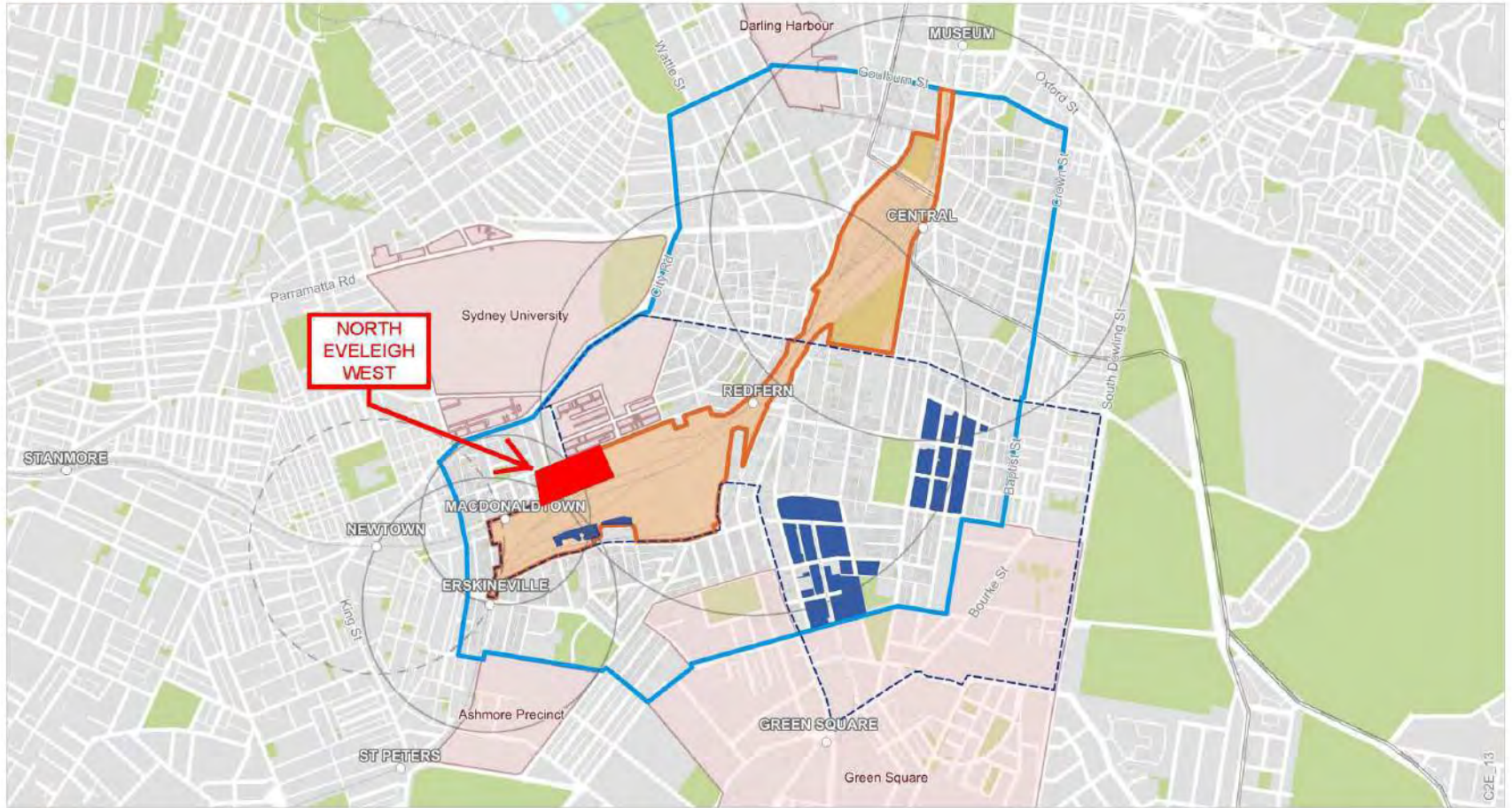
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North Eveleigh - West



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CENTRAL TO EVELEIGH URBAN RENEWAL STUDY AREA DEFINITION



LEGEND

Project area

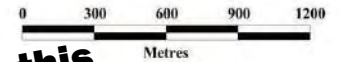
- Defined project corridor
- Study area
- Other areas

Transport

- Heavy rail alignment
- Light rail alignment
- Proposed light rail alignment

SEPP Urban Renewal (2010)

- Redfern-Waterloo Potential Urban Renewal Precinct
- Urban Renewal Precinct



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WILSON STREET

CLOTHING STORE

PLATFORM APARTMENTS

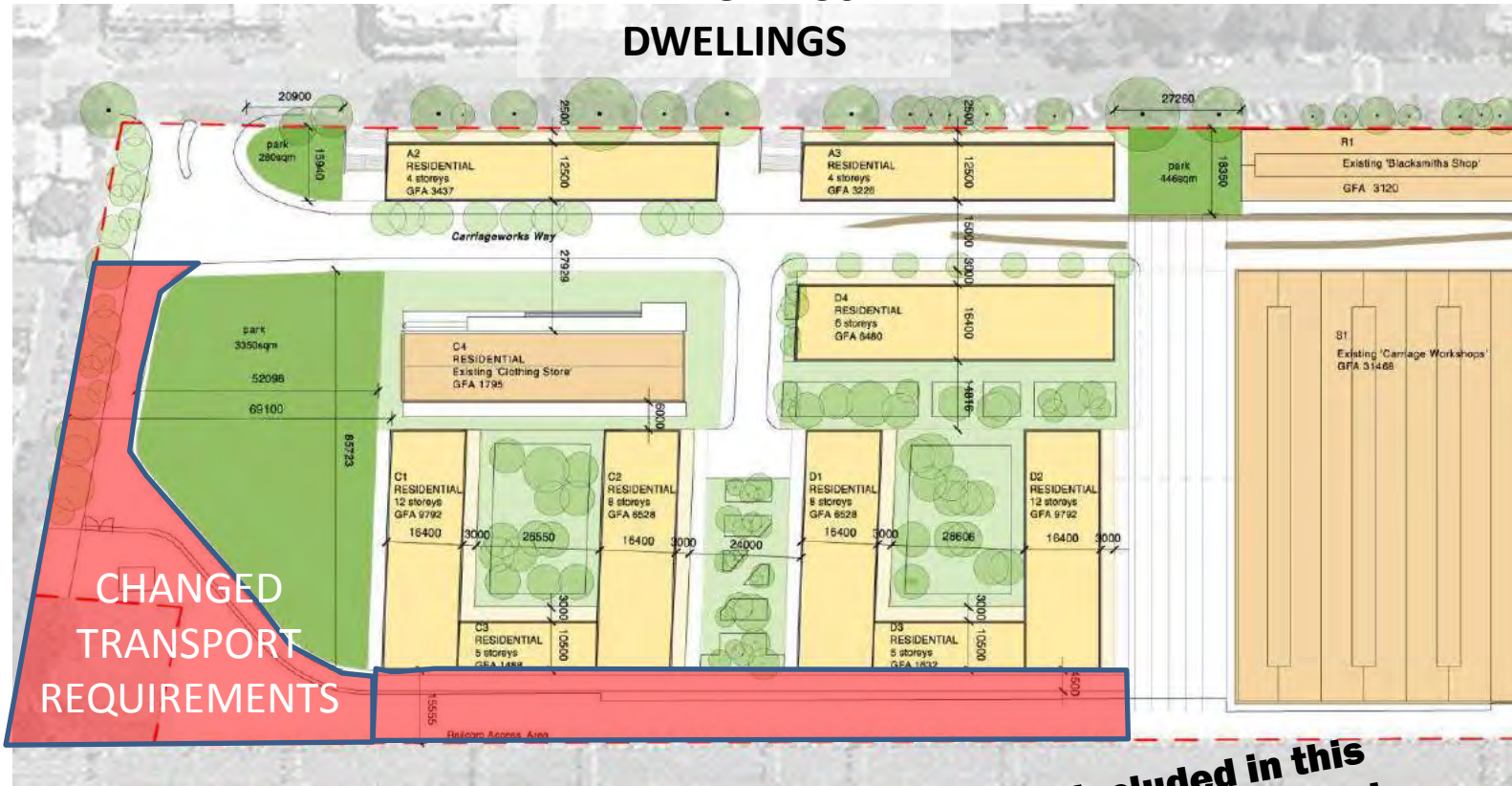
CARRIAGEWORKS

WE ARE HERE

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APPROVED CONCEPT PLAN

APPROX. 750
DWELLINGS



How does North Eveleigh contribute to the Key Moves?



View ①

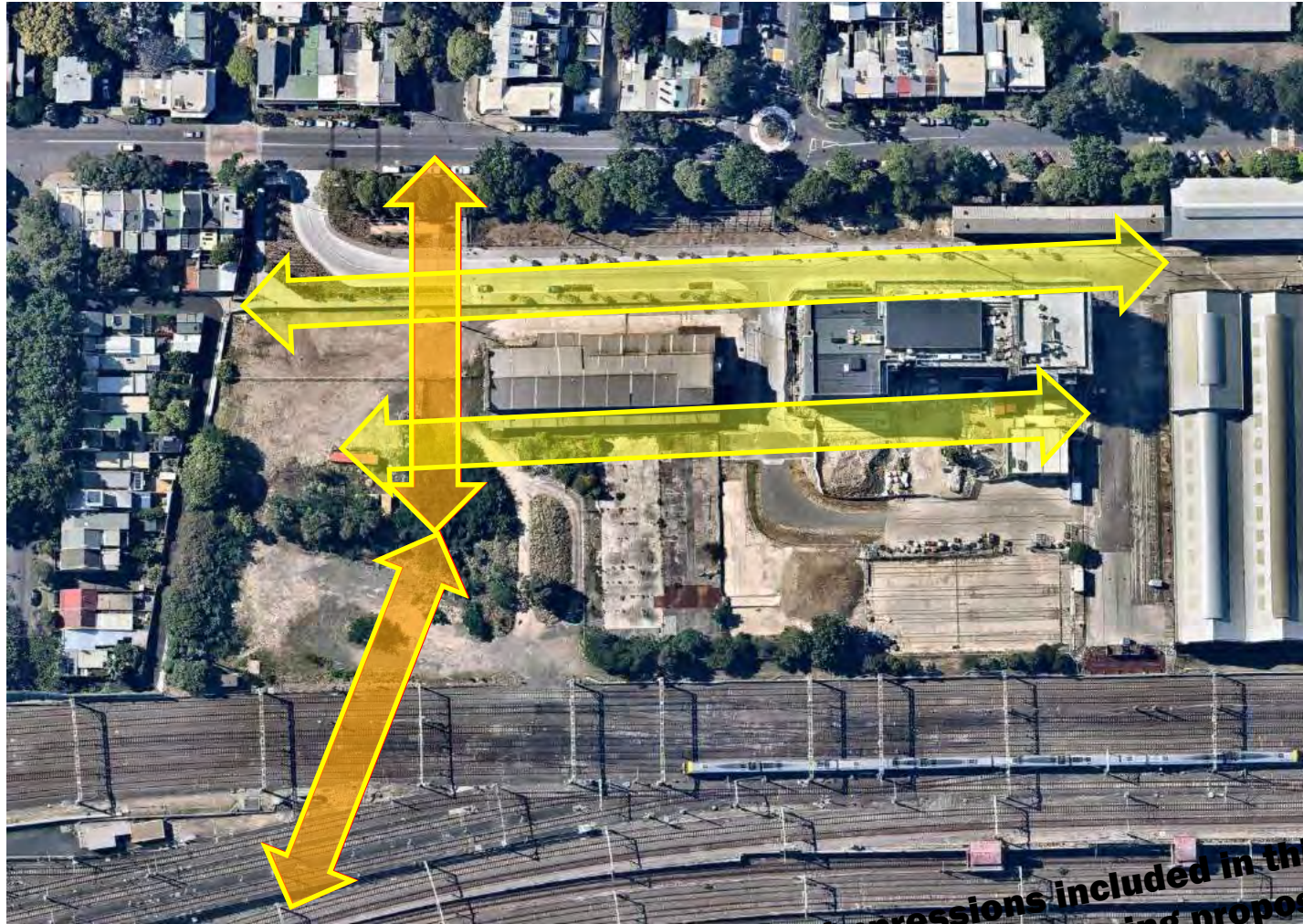
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Green spaces and networks



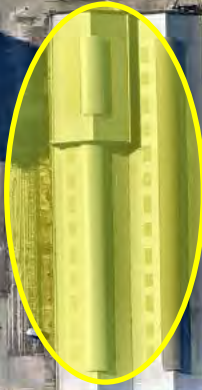
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Street Design and Connectivity



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Centres of Activity



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Building scale and diversity of housing



Development Scenarios



View ①

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INDICATIVE OPTIONS SCENARIO 1



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INDICATIVE OPTIONS SCENARIO 2



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INDICATIVE OPTIONS SCENARIO 3



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INDICATIVE OPTIONS SCENARIO 4



Things we need to consider

- Transitioning building heights
- Retention of heritage buildings
- Connectivity



Transition Heights



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Heritage buildings

What are the implications of adaptive reuse of heritage buildings?



- What will the building be used for?
- What are the cost implications compared to a new purpose built facilities?
- Are we prepared to accept more intense development elsewhere to preserve heritage?

Heritage buildings



Heritage building



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Connectivity

What are the implications of connecting across the railway?



- Do we need a connection?
- Who can use the connection?
- What are we prepared to trade off?

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Connectivity



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Table Discussion



At your tables, discuss what you have heard:
Keeping in mind the key moves, what do you like about the specific options for North Eveleigh and why?

What don't you like about the specific options?

What potential impacts do we need to think about to review and refine?

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Use your keepads to have your say...

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Report back on quick wins



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IDEA

IDEA

IDEA

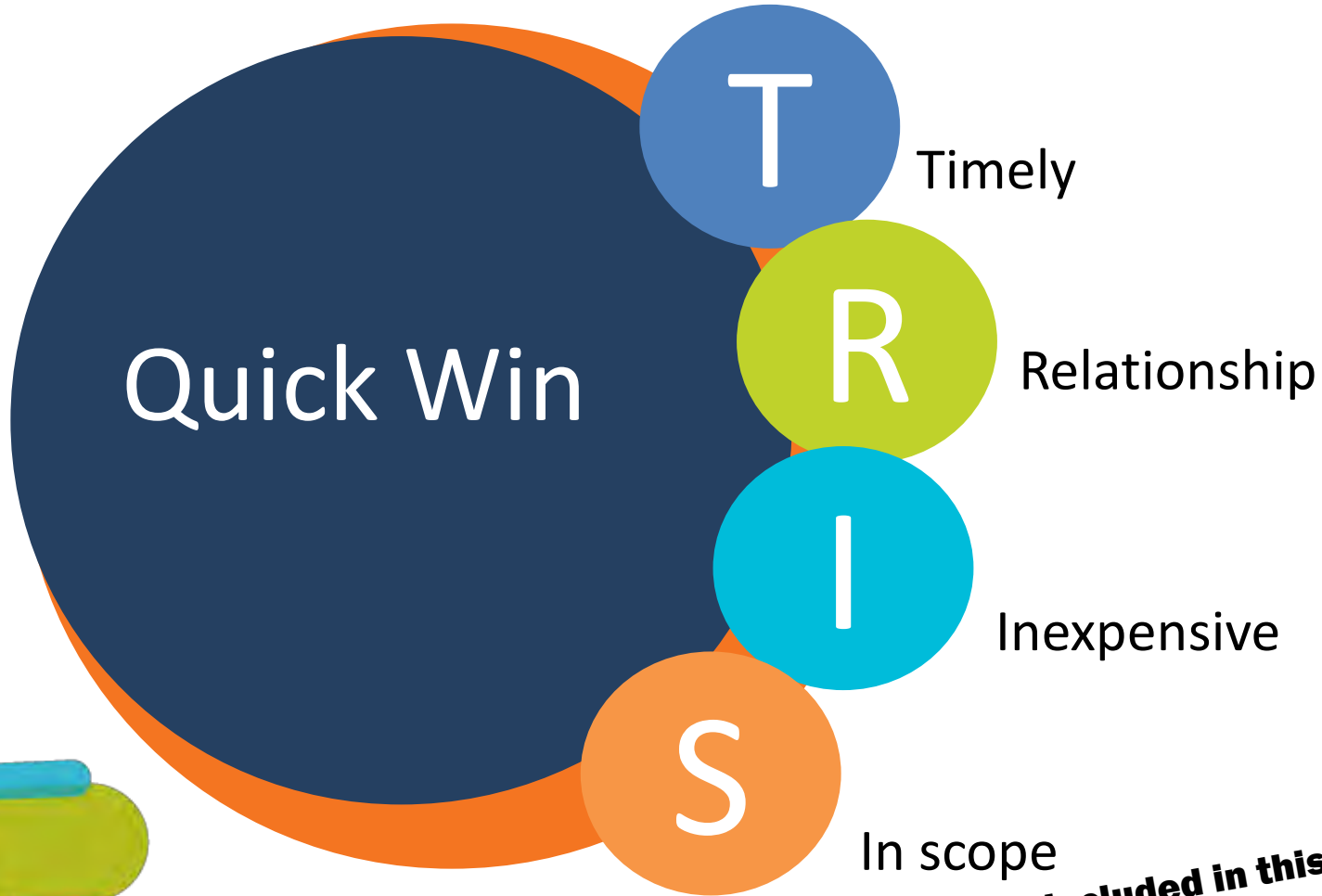
Quick Win Ideas

- Previous engagement
- Stakeholders
- Team suggestions
- Community workshop
- Online Engagement

Text here

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What is a quick win?



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1

Quick Win

An idea we can pursue as a quick win.

2

Strategy

While not a quick win, relevant to the urban transformation strategy.

3

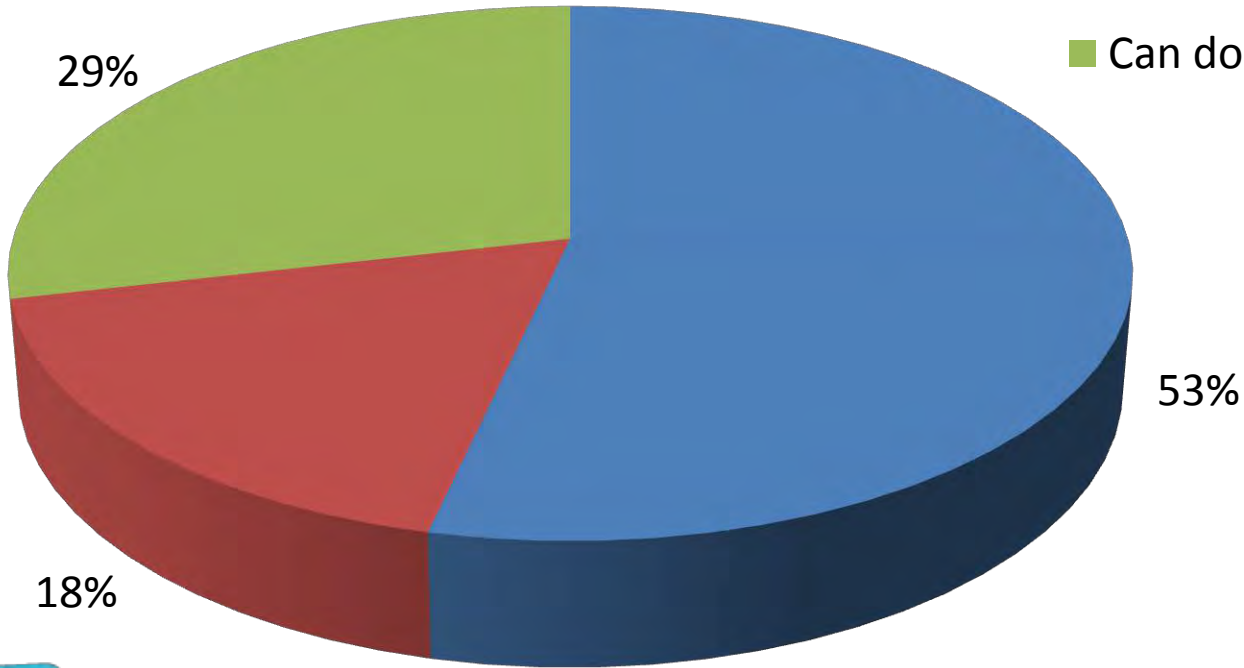
Not a quick win

Did not meet the criteria

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What did we consider?

- Strategy
- Not a quick win
- Can do



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Quick Win

Acknowledge Alexandria

Maintenance and preservation of CME and Scientific Services buildings

Develop partnership ideas with the City of Sydney

More ideas from younger generations

Plant trees

Facilitate adaptive re-use of heritage buildings

Pilot new apartment types

Create a series of pop ups





Strategy

Crossings over rail corridor

Prioritise pedestrians at lights

Free Wifi

Timeframe for Redfern Station

Announce new schools

Redfern Street improvements

Green Streets

Southern exit Redfern Station

Sydney University pedestrians

Community housing providers

Homeless facility

Establish a public mental health facility

Advocate for public transport and active movement

Land for wildlife corridor





Not a quick win

Community bike hire

Stop Westconnex

Childcare centre in old hat factory

More nude days

Establish land care volunteer group



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Central to Eveleigh

Urban Transformation
and Transport Program

Thank you

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NSW

Evaluation



On your tables, please write:

- One thing you would change
- One thing that worked really well



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Thank you
Simon Pagett, Head of Urban
Transformation,
Urban Growth NSW



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