

# About Central to Eveleigh and the Urban Transformation Strategy

Diverse mix of new homes

New public spaces and facilities

Supporting jobs in innovation and knowledge industries

Around 50 hectares of government-owned land

Connecting Sydney's diverse and vibrant communities, strengthening the global city and making a great place to live.

## About Central to Eveleigh

The Central to Eveleigh area, characterised by a diverse social and cultural mix, is a wonderful part of our city with a rich history, where people are increasingly drawn to live and work. Covering around 50 hectares of government-owned land in and around three kilometres of rail corridor between Central and Erskineville stations, it has the key ingredients to attract global talent and investment, and is increasingly integral to Sydney's position as a global city.

With its proximity to transport, education, employment and cultural facilities, the Central to Eveleigh area presents an opportunity to address challenges facing Sydney today, and our aim is to create some of the most liveable neighbourhoods in the world. Significant government investment and effort is required to foster conditions that will manage growth well and deliver a healthy mix of homes, jobs, connectivity and amenity.

The area contains a large social housing estate at Waterloo, and renewal of this area has been unlocked by a new Sydney Metro station.

The area has two of the busiest rail stations in Sydney, Central and Redfern, with both at the centre of a complex state-wide transport network. A cohesive approach is needed that not only captures unprecedented investment in rail infrastructure, but also creates environments and living spaces that encourage walking and cycling, enhances existing cultural and economic assets, adds to Sydney's economic success, and establishes places in which the broadest of communities can find a home and a future.

## Transformation and growth

The potential is for:



a connected network of quality public open spaces



a broad range of homes including Affordable Housing and renewed social housing in Waterloo



contemporary workplaces particularly in the creative and innovation sectors



new community facilities at the heart of each neighbourhood



green walkable streets and improved connections over the railway line



potential improvements to Redfern Station, the upgrade of Central Station and a new Sydney Metro station at Waterloo.

# A vision that allows growth and builds a great place



## Community

This will be a place that builds community by celebrating our rich diversity and heritage, and gives everyone easy access to community and cultural facilities.



## Working

This will be 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.



## Housing

This will be a place with a broader supply and choice of homes and active, safe and attractive public places to support social diversity and community connections.



## Environment

This will be 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.

## Ten key moves for successful transformation

1

Renew Redfern Station\*

2

Create a green network

3

Create walking and cycling 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

Further assessment and investigation is needed before a government decision to progress any of the key moves as potential projects.

\*Subject to approvals and funding availability.

The Strategy will contribute to the transformation of Central to Eveleigh through three projects. The projects include five precincts of government-owned land and more detailed planning for these precincts will lead to detailed masterplans and rezoning proposals.

### Redfern to Eveleigh

Approximately 12 hectares

**Potential timing:** short to medium term (2-15 years)

**Potential growth:**

North Eveleigh 600-700 dwellings

South Eveleigh 400-700 dwellings

Redfern Station to be determined (subject to feasibility studies and rail operation needs)

### Central Station

Approximately 22 hectares

**Potential timing:** medium to long term (5-15+ years)

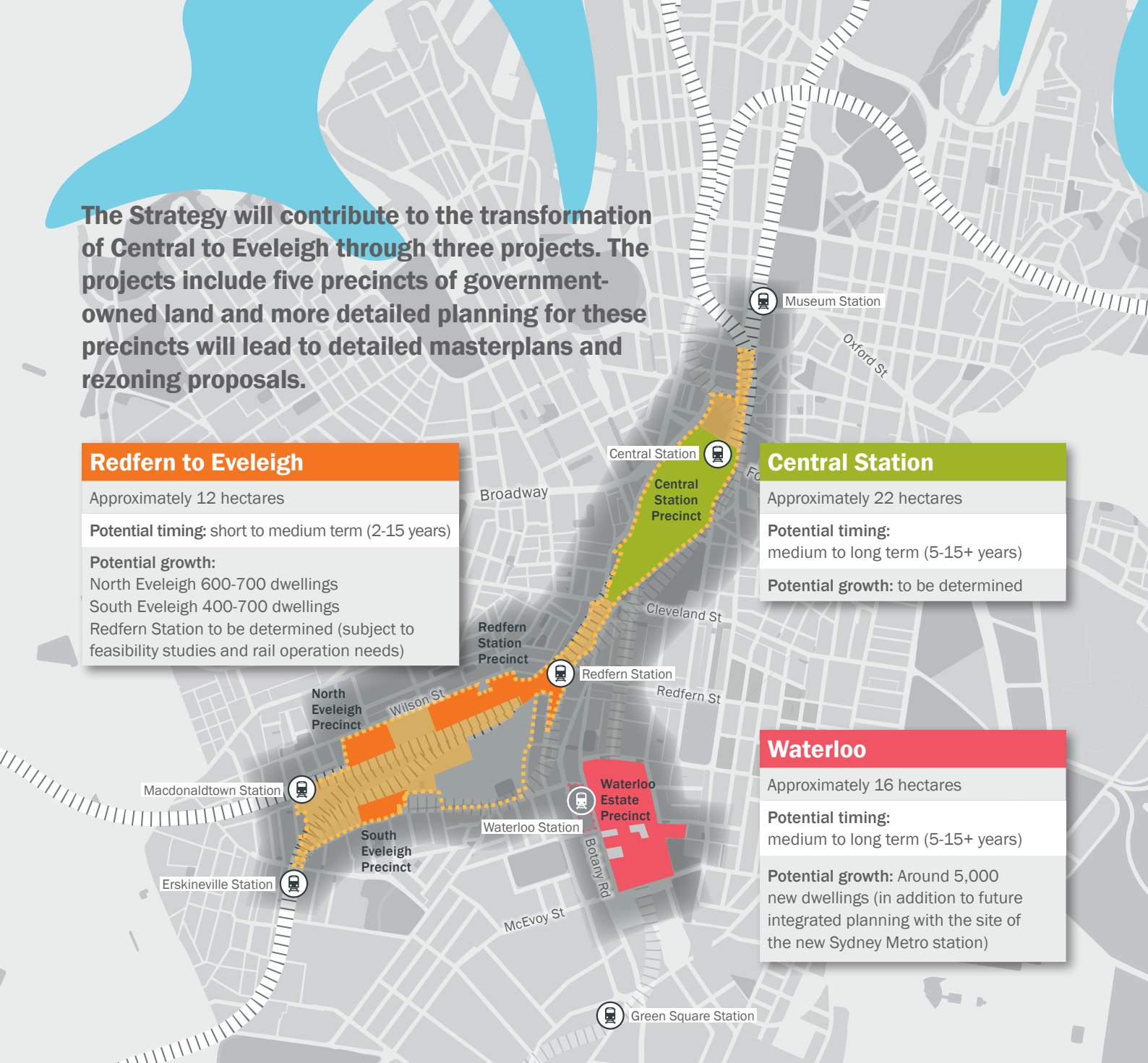
**Potential growth:** to be determined

### Waterloo

Approximately 16 hectares

**Potential timing:** medium to long term (5-15+ years)

**Potential growth:** Around 5,000 new dwellings (in addition to future integrated planning with the site of the new Sydney Metro station)



## Transformation could lead to:

### Redfern to Eveleigh

Redfern Station has the potential to be the renewed core of this vibrant and historic place - a new place for Sydney's growing innovation and technology industries. North Eveleigh could provide new homes close to community facilities and cultural, education and work opportunities. The rail heritage assets in Eveleigh could be adapted for reuse, giving new life to the neighbourhood's distinct character. South Eveleigh could see a diversity of housing including renewed social housing which could be built around parks, community facilities and neighbourhood shops.

### Central Station

Central Station has the potential to be home to a new world class transit hub in a bustling precinct. This precinct will be the subject of more detailed planning given its potential impact on Sydney as a whole. It will be planned as a separate program by Transport for NSW.

### Waterloo Estate

The Waterloo precinct will leverage many benefits for the public from the planned Sydney Metro station adjacent to Botany Road. As a significant infrastructure investment, the metro station can unlock transformation of the surrounding area, including the renewal of over 2,000 ageing social housing dwellings. There is the opportunity to create new high-quality public areas, with a mix of active ground floor land uses including new multi-purpose community centres.

Planning will be integrated with the site of the new Sydney Metro Station at Waterloo.

## Delivery

UrbanGrowth NSW works collaboratively with others in government to ensure health, education, transport and other public amenity is considered during urban transformation.

Underpinning complex urban transformation is cross-government coordination involving Transport for NSW, Department of Planning and Environment, Department of Family and Community Services, the Greater Sydney Commission, Department of Education, NSW Health, the Sydney Local Health District and crucially also the City of Sydney.

Project	Precinct	Governance	Stakeholders
Central Station	Central Station Precinct	Led by Transport for NSW	<ul style="list-style-type: none"> <li>• Service providers</li> <li>• Government agencies</li> <li>• City of Sydney</li> <li>• Community</li> <li>• Business</li> <li>• Others</li> </ul>
Redfern to Eveleigh	Redfern Station South Eveleigh North Eveleigh	UrbanGrowth NSW in partnership with Transport for NSW and the Department of Family and Community Services	
Waterloo Estate	Waterloo Precinct	Led by the Department of Family and Community Services, with UrbanGrowth NSW undertaking masterplanning for the area	

## The challenges and potential

The transformation will be exciting and challenging. The area includes ageing public housing estates and train stations, as well as communities split by a major rail corridor.

### Challenges for Sydney

The growing costs of living

#### Housing



Heavy congestion and long commutes to work

#### Working



Negative health impacts of inactivity

#### Community



The average Co2 footprint is about four tonnes per person per year

#### Environment



### Opportunities in Central to Eveleigh

Provide a diversity of homes including new and more social housing, Affordable Housing, and reduce the costs of utilities through great design

Aim to promote local job growth closer to where people live and reduce car dependency

Create more activity as people living closer to parks and services walk or ride more each week

Promote active transport and great sustainable design

# Strategic directions to transform Central to Eveleigh

## Density done well

- Set the benchmark for how different buildings and structures, old and new, are integrated
- Ensure the mix, location and design of buildings are the best they can be and include active streetscapes and accessible public spaces

## Housing diversity

- Broaden the supply and choice of homes, and active and attractive public places
- A long term target of 5-10% Affordable Housing
- New and better social housing at Waterloo Estate

## Community facilities

- A new secondary school at Cleveland Street and new classrooms for existing schools
- New community facilities that cater for a diversity of communities needs

## A vibrant economy

- Retain a diversity of businesses
- Agglomeration of small to medium innovation enterprise around Redfern
- Support a major Sydney technical innovation and creative corridor

## Better transport choices

- Potential to renew Redfern Station and upgrade Central Station
- A new Sydney Metro station at Waterloo

## Sustainability

- A place that positively responds to economic, social and climatic changes
- A place that harnesses new opportunities to enrich the community

## Green and connected public spaces

- Residents to be within walking distance of useable public open space
- A green infrastructure approach that will see more green buildings
- Improved pedestrian and bicycle connections alongside new and improved parks

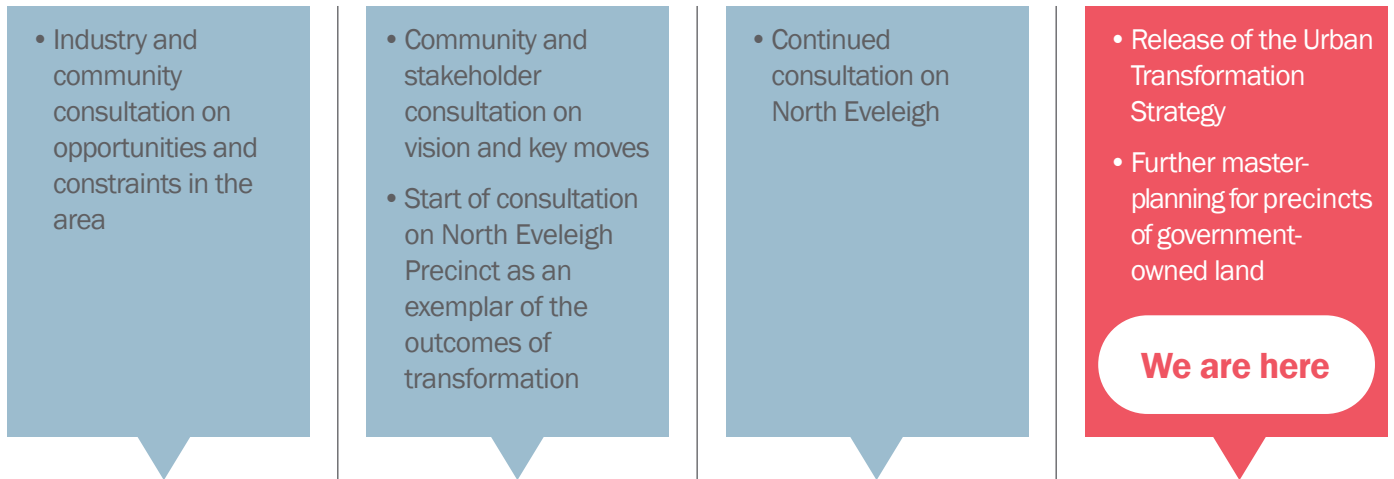
## Arts, heritage and culture

- Celebrate the area's rich diversity and unique character
- Create great places and experiences led by a creative placemaking strategy
- Refurbished heritage buildings

Partnership with government agencies  
Collaboration with City of Sydney  
Consultation with communities

## The process of transformation

1. UrbanGrowth NSW has developed an Urban Transformation Strategy in consultation with the community and key stakeholders.
2. The Strategy was developed with the community and stakeholders over two years, alongside a number of studies and assessments.
3. The Strategy demonstrates great city planning and is consistent with the City of Sydney's plans for Sydney 2030, the Greater Sydney Commission's district planning ambitions, and the Australian Government's smart cities plan.
4. This Strategy has informed the development of the Greater Sydney Commission's draft District Plan and will be used as a reference document for future planning in the area. Feedback on the draft District Plan will also help inform future precinct planning.
5. Future transformation in each precinct will be guided by the ambition, vision and the 10 key moves of the Strategy, that set the framework for the future delivery of public benefit and growth. These will demonstrate the contribution that government-owned land can make to delivering a diverse range of homes alongside better public transport, new and connected public spaces and community facilities, and in turn, how Central to Eveleigh can contribute to a growing Sydney.



## Community and stakeholder engagement

There are a large number of government and community stakeholders who need to come together to discuss the successful transformation of Central to Eveleigh. There will be a platform for these discussions through ongoing community and stakeholder engagement activities.

There has been strong community and stakeholder support for the vision and the key moves that will guide the transformation. There are more challenging conversations and diverse views around heritage, density, human service provision, planning pathways, the amount of green space and quota of Affordable Housing.

There will be continuing community engagement plans developed for each precinct of government-owned land.

Of more than 200 participants at a workshop in May 2015, around three quarters believed the vision provides the right direction and they would want to continue to live in the area if the vision becomes reality.

More than a third felt there will be benefits of increased density and believed the area would improve; a further third were unsure about the impact on the area; and the remaining third saw little benefit and thought the area would be worse with more people.

Transformation will happen over many years, offering many opportunities for people to stay involved. Community and stakeholder consultation has informed the development of the Urban Transformation Strategy and will also shape the future development plans for each precinct.

## Translation and Interpreting Service (TIS)

UrbanGrowth NSW is planning new homes, jobs and opportunities for local communities. Call 13 14 50 if you need help understanding English and TIS will phone UrbanGrowth NSW for you at no cost.

### Korean

UrbanGrowth NSW는 지역사회를 위한 신규 주택, 일자리 및 기회를 계획하고 있습니다. 영어로 소통하는데 도움이 필요하시면 13 14 50 으로 전화하십시오. TIS가 귀하를 위해 UrbanGrowth NSW에 전화 연결 해 드릴 것입니다. 무료 서비스입니다.

### Chinese

UrbanGrowth NSW正在规划新建住宅、就业岗位和本地社区的机会。如果您理解英文时需要协助，请致电 13 14 50，TIS 将免费帮助您致电UrbanGrowth NSW。

### Spanish

UrbanGrowth NSW está planificando nuevas viviendas, empleos y oportunidades para las comunidades locales. Llame al 13 14 50 si necesita ayuda para entender el inglés y TIS telefonará a UrbanGrowth NSW por usted en forma gratuita.

### Thai

UrbanGrowth NSW กำลังเตรียมแผนงานจัดสร้างบ้านใหม่, วางแผนให้มีงานและโอกาสหลากหลายแก่ชุมชนในท้องถิ่นต่างๆ โทรศัพท์ 13 14 50 ถ้าท่านต้องการความช่วยเหลือสื่อให้เข้าใจภาษาอังกฤษ และ TIS จะโทรศัพท์ติดต่อ UrbanGrowth NSW ให้แก่ท่านโดยท่านไม่ต้องเสียเงิน

### Russian

UrbanGrowth NSW планирует новые дома, рабочие места и возможности для местных общин. Звоните по тел. 13 14 50, если вам нужна помощь с пониманием по-английски. TIS позвонит в UrbanGrowth NSW от вашего имени, причем бесплатно для вас.