

Department of Planning and Environment

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Design Excellence Strategy

Large Erecting Shop, South Eveleigh

June 2023



Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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1. Introduction

1.1 Application

This Design Excellence Strategy applies to State significant development (SSD) applications for the Large Erecting Shop (LES).

The LES is identified as 'Area A' on the Redfern–Waterloo Authority Sites Land Application Map (LAP_001) of *State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021* (the Eastern Harbour City SEPP).

1.2 Commencement

This Design Excellence Strategy commences on the day on which it is endorsed by the Deputy Secretary, Planning and Land Use Strategy, of the Department of Planning and Environment.

1.3 Purpose

The purpose of this Design Excellence Strategy is to supplement the existing design excellence provisions in Appendix 3, section 22 of the Eastern Harbour City SEPP by providing more detailed provisions to guide the adaptive reuse of the LES.

It is given effect by Appendix 3, section 22A of the Eastern Harbour City SEPP.

This Design Excellence Strategy is structured as follows:

- **Section 1** establishes the purpose of the Design Excellence Strategy, the land and type of development to which it applies, and its relationship to environmental planning instruments (EPIs).
- **Section 2** contains the supplementary design excellence provisions for the adaptive reuse of the LES.
- **Section 3** sets out the process for maintaining design integrity.

1.4 Relationship to Environmental Planning Instruments

The Design Excellence Strategy is subordinate to the Eastern Harbour City SEPP and other SEPPs that apply to the LES. Where a provision of this Design Excellence Strategy conflicts with or is more onerous than a provision in the Eastern Harbour City SEPP or another SEPP, the Eastern Harbour City SEPP or the relevant SEPP prevails to the extent of the inconsistency.

2. Design Excellence

2.1 Connecting with Country

1. Development is to be accompanied by an Aboriginal Heritage Interpretation Plan that demonstrates how the planning and design of the development acknowledges and embeds Country by:
 - a) Building on previous consultation with the local Aboriginal community and continued consultation with Registered Aboriginal Parties.
 - b) Embedding locally connected Aboriginal voices through collaboration and co-design.
 - c) Celebrating Aboriginal culture and language by exploring opportunities for naming in the traditional language and/or dual naming.
 - d) Integrating Aboriginal connections and stories from the surrounding area, including Redfern North Eveleigh.

2.2 Industrial Heritage

1. Future development is to be designed to:
 - a) Retain the visibility and prominence of the gantry cranes, with opportunities to view them from the ground floor and first floor of the building.
 - b) Minimise misalignment between the floor levels of any new internal storeys and the existing windows, including adequate setbacks between any new internal storeys and the existing walls of the building.
 - c) Provide opportunities to appreciate the spatial quality (full height and length) of the building's heritage character and previous use as an open industrial workshop.
2. A Conservation Management Plan for the South Eveleigh Precinct, which includes site-specific heritage management principles and policies for the LES, is to accompany any future development application. The Conservation Management Plan is to be reviewed to the satisfaction of Heritage NSW.
3. Future development is to be consistent with the relevant principles and policies of the Conservation Management Plan prepared for the South Eveleigh Precinct and the *Overarching Conservation Management Plan for the Eveleigh Railway Workshop 2017* (as updated by Curio Projects in 2022).

2.3 Sustainability

1. Future development is to be designed to achieve the following minimum sustainability benchmarks:
 - a) net zero carbon emissions in operation
 - b) 5.5 Star NABERS Energy
 - c) 4.5 Star NABERS Water
 - d) 5 Star GREEN Star Buildings (version 1 or latest version).

3. Design Process

3.1 Design Integrity

To ensure design continuity and excellence in the detailed design for the adaptive reuse of the LES is maintained, the design team for any future SSD application is to be retained throughout the design development, contract documentation and construction of the development.

The design team includes:

- lead architect
- heritage consultant
- the Connecting with Country advisor.