
Planning and Environment

What We Heard Report

for the Paint Shop Sub Precinct Rezoning

February 2023





Acknowledgement of Country

The Department of Planning and Environment acknowledges that the Paint Shop Sub Precinct is on Gadigal 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.

Published by NSW Department of Planning and Environment

What We Heard Report for the Paint Shop Sub Precinct Rezoning
First published: February 2023

© State of New South Wales through Department of Planning and Environment 2023. Information contained in this publication is based on knowledge and understanding at the time of writing, February 2023, and is subject to change.

For more information, please visit dpie.nsw.gov.au/copyright

Image on front cover: Artist impression of future development in the Sub Precinct.

Credit: Transport for NSW
Artwork (left) by Nikita Ridgeway.

Overview

The State-led rezoning of the Paint Shop Sub Precinct has been finalised. The rezoning will facilitate the renewal of the Sub Precinct as a new mixed-use precinct within the broader Tech Central district that celebrates the site's Aboriginal and industrial heritage and delivers:



employment floor space to support up to **6,400 jobs**



320 dwellings with:
- a minimum of 15% of affordable housing
- a minimum 15% of diverse housing



1.12 hectares of new public open space



3,700 square metres of community and cultural floor space for residents and workers, including a dedicated space for the Aboriginal community



new pedestrian and cyclist routes, including direct pedestrian connections to the new Southern Concourse at Redfern Station.

This document outlines the consultation undertaken, the key issues raised, and how feedback received has been incorporated into the final rezoning.

Feedback

The Department would like to thank the community and other stakeholders for providing valuable feedback on the exhibited rezoning proposal. The feedback generally fell into the following categories:

- Connecting with Country
- building heights and density
- heritage
- public open space
- local character
- infrastructure and contributions
- amenity
- affordable and diverse housing
- vision for Tech Central
- connections
- night-time economy
- car parking
- traffic
- design excellence.

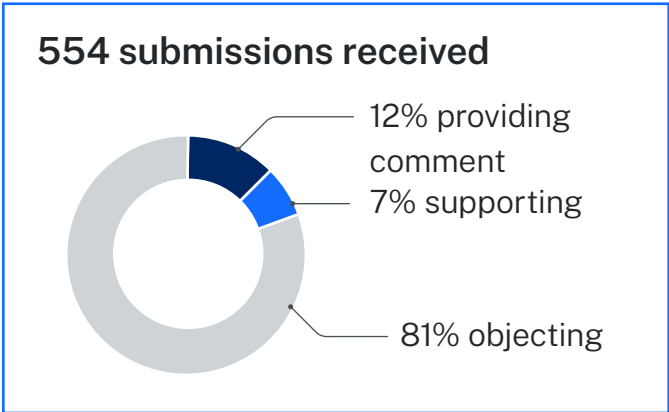
Artists impression of future development in the Sub Precinct, looking north-east
Credit: Transport for NSW ▼




Consultation

The rezoning proposal was exhibited from 26 July to 25 August 2022.


A total of 554 submissions were received from individuals, the City of Sydney Council, government agencies, non-government organisations and interest groups. Exhibition of the rezoning proposal included:




4 weeks of public engagement



Formal notification of the exhibition on the **NSW Planning Portal**



A physical model of the proposal made available to view at Town Hall House.




450 direct email updates to Redfern North Eveleigh website subscribers




Over 4,400 letters distributed, notifying nearby properties of the exhibition


Transport for NSW also undertook a range of engagement activities during the exhibition period, including:




Distributing **over 55,000 newsletters and postcard notifications** to residents and businesses in the surrounding area




A virtual engagement room that had 2,194 visits



A livestream event with 30 community members



2 in-person pop-up sessions, attended by more than 100 people



Meetings with government agencies, the City of Sydney Council and the Camperdown Ultimo Alliance.

What we heard



Connecting with Country

What we heard: The Connecting with Country framework should be more integrated with the rezoning of the Sub Precinct and incorporate contemporary Aboriginal identity unique to Redfern.

The Connecting with Country themes of Ngurang (places) and Mura (tracks) have been developed and principles, figures and images included in the Design Guide to ensure that future development is consistent with and/or builds on these themes. This will ensure that Aboriginal culture and perspectives are integrated into the design of buildings, public spaces, public art, and wayfinding, as well as ensuring that opportunities for Aboriginal businesses and organisations are investigated. The eastern entry to the Sub Precinct has also been amended to make it a focus for Aboriginal activities, with a dedicated new indoor/outdoor space for the Aboriginal community.



Heritage

What we heard: Concern about adverse impacts on the heritage significance of the Sub Precinct.

Changes have been made to ensure that future development is more sensitive to the heritage significance of the Sub Precinct, particularly the Paint Shop and Fan of Tracks array.

Development over the Paint Shop building has been removed and the height of the building immediately to its east has been reduced. This will allow for the retention of the Paint Shop's fabric and structure in its current form and result in a better transition between it and new development in the Sub Precinct.

Changes have also been made to the layout of buildings to provide more opportunities to preserve the Fan of Tracks array, to define them in the public domain and appreciate the heritage significance of the Eveleigh Railway Workshops.



Building heights and density

What we heard: Concern that the building heights and densities proposed are excessive.

Changes to the planning controls that will guide development in the Sub Precinct have been made to address concerns raised during exhibition.

Development above the Paint Shop building has been removed and the height of the building immediately to its east reduced. The maximum height of the tallest building in the Sub Precinct has also been reduced slightly to 26 storeys.

While the overall amount of floor space has not been reduced, the changes to the height and layout of buildings will result in better amenity for future residents and a better relationship between new development and items of heritage significance in the Sub Precinct.



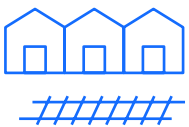
Public open space

What we heard: There should be more high-quality public open space.

The rezoning will provide 1.12 hectares of new public open space, covering more than 20% of the Sub Precinct. It will also open up the site to the public for the first time in around 100 years. There will be a variety of spaces for people to rest, play, gather and hold events, including larger spaces like the Public Square (6,000 square metres) and Eastern Park (3,000 square metres), and smaller spaces like Traverser No.1 (1,800 square metres) and the Upper Square along Wilson Street (400 square metres). The amount and variety of new public open space will cater to the needs of residents, workers and visitors.



◀ View of the Former Suburban Car Workshops
Credit: Salty Dingo



Local character

What we heard: Concern about adverse impacts on the character of the surrounding area, including the local identity and heritage of Redfern.

Taller buildings have been located along the rail line which is consistent with other existing tall buildings adjacent to the rail line around Redfern Station. Lower scale buildings with longer street walls have been located along Wilson Street providing an appropriate transition between the surrounding area and the Sub Precinct, as well as reinforcing the fine-grain, residential character of Wilson Street. Additional opportunities to appreciate the heritage significance of the Eveleigh Railway Workshops, created by changes to the layout of buildings and removing development above the Paint Shop, will also contribute to the character of the surrounding area.



Infrastructure and contributions

What we heard: Concern that local infrastructure provision is inadequate and was not developed in consultation with the City of Sydney. There were also questions about how infrastructure would be funded and delivered.

Transport for NSW are coming to an agreement with the City of Sydney on how the infrastructure needed to support the development of the Sub Precinct will be funded and delivered. The new planning controls for the Sub Precinct will not come into effect until an agreement is reached, ensuring the provision of appropriate infrastructure to meet the needs of future residents, workers and visitors.



Artists impression of a future laneway in the Sub Precinct ▲
Credit: Transport for NSW



Amenity

What we heard: That new residential uses should not restrict cultural uses and large events at Carriageworks. There was also concern about noise from trains and new public spaces on the amenity of future residents.

Some residential uses have been relocated away from the railway line and station in response to concerns about the impact of noise from trains on the amenity of future residents.

To ensure that existing and future noise generating activities will not be impacted by new residential uses the Design Guide has been updated to require the first development application for the Sub Precinct to submit a Noise Management Plan. This will ensure that appropriate noise levels are set for the Sub Precinct, which safeguard the amenity of existing and future residents, while allowing for live entertainment and night-time activity, including continued events at Carriageworks. Future development applications will need to demonstrate how noise impacts, both on and from the development, have been managed.



Affordable and diverse housing

What we heard: That the affordable housing target should be higher and affordable housing for Aboriginal and Torres Strait Islander people should be provided. Some submissions noted that more detail about the provision of diverse housing was needed.

Transport for NSW has committed to making an affordable housing contribution of at least 15% of total residential floor space.

The Design Guide has been updated to require that applicants consider allocating between 10% and 25% of affordable housing to Aboriginal and Torres Strait Islander people.

The planning controls for the Sub Precinct also require that at least 15% of residential floor space is to be for diverse types of housing, including co-living, seniors housing, and build-to-rent housing.

The mix of private, affordable and diverse housing within the Sub Precinct will ensure a variety of housing opportunities are provided to meet the needs of the local community.



Tech Central vision

What we heard: Concern that commercial floorspace in the Sub Precinct may not be suitable for the types of industries envisaged for Tech Central.

Updates to the Design Guide have been made to encourage the delivery of commercial floor space that can accommodate a mix of different industries, including affordable and flexible workspaces capable of supporting the jobs of the future. This includes provisions for buildings with large floorplates capable of supporting innovation and tech uses.



Connections

What we heard: More pedestrian and cyclist connections are needed, including across the rail line to South Eveleigh.

A new network of streets, laneways and arcades will make it easier for pedestrians and cyclists to move around the Sub Precinct and get to and from Redfern Station and Carriageworks. The Design Guide has been updated to accommodate a landing zone for a pedestrian and cyclist connection across the rail line to South Eveleigh. A provision has also been added to the Design Guide to restrict development from obstructing a future connection to South Eveleigh.



Night-time economy

What we heard: Greater consideration should be given to contributing to the night-time economy and supporting the operation of Carriageworks. There was also concern that night-time economy activities could create negative amenity impacts such as noise.

To help support the night-time economy, late-night trading hours for the Sub Precinct have been extended. Late-night trading will be subject to provisions in the Design Guideline to ensure that potential impacts on the amenity of existing and future residents are managed appropriately. In particular, provisions have been included to ensure the preferred path of travel for pedestrians between Redfern Station, the Sub Precinct and Carriageworks is through the Sub Precinct as opposed to along Wilson Street, reducing noise impacts.



Car parking

What we heard: The proposed car parking rates were either too high or too low.

Given the Sub Precinct's high level of accessibility by active and public transport, car parking rates have been reduced. The Design Guide also encourages alternatives to private motor vehicles by requiring new development provide parking spaces for car share vehicles and bicycles, providing positive environmental benefits.



Traffic

What we heard: There was concern about traffic congestion.

Additional traffic modelling was undertaken by Transport for NSW in response to community concerns about traffic congestion. The modelling confirmed that the existing road network can accommodate the additional traffic created by the development of the Sub Precinct. Reducing car parking rates and encouraging public and active transport will help to minimise traffic congestion.



Design excellence

What we heard: There was support for design competitions being held for future buildings, but some submissions suggested providing incentives for undertaking them.

To provide an incentive to undertake design competitions and achieve design excellence, the maximum floor space across the Sub Precinct has been reduced by 10% and development that has been subject to a design competition will be eligible for 10% more floor space.

Fan of Tracks array and Paint Shop
Credit: Salty Dingo ▼

Next steps

When the agreement for the delivery of infrastructure is made, the new planning controls to guide future development applications will commence.

Future development applications for detailed design will involve additional consultation with the community and must be approved before construction can begin

More Information



You can view the final rezoning package, including the Finalisation Report, on [our website](#).

Planning and Environment

dpie.nsw.gov.au

Postal Address:
Department of Planning
and Environment
Locked Bag 5022
Parramatta NSW 2124

Street Address:
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

