

Resolution of Council

22 August 2022

Item 12.6

Redfern North Eveleigh Rezoning Proposal

The original Notice of Motion was moved by Councillor Ellsmore, seconded by Councillor Jarrett.

It is resolved that:

- (A) Council note that Transport for NSW (TfNSW) has announced a rezoning proposal for the 'Redfern North Eveleigh Precinct Renewal', for public land adjoining Redfern Train Station and Carriageworks on Wilson Street in Darlington;
- (B) Council note that the plans for the site include: public space; new buildings ranging from three to 28 storeys; shops and retail; significant development of industrial heritage including the 'Paint Shop'; commercial buildings; and 15 per cent affordable housing (estimated 67 of a proposed new 450 homes);
- (C) Council note that more than 100 local residents attended a public meeting organised by residents' action group Redfern Everleigh Darlington Waterloo Watch (REDWatch), at the Redfern Community Centre on Saturday 13 August 2022, about the proposal;
- (D) Council note that due to the short time frame for making submissions, the Lord Mayor wrote to the community detailing the City's concerns to assist them to make their own submission;
- (E) Council note the high level of community concern about the proposal, including but not limited to:
 - (i) the short time frame for public comment on the proposal (submissions close 25 August 2022);
 - (ii) the lack of community input into development of the plans for the site, and lack of community input to the vision for the precinct generally;
 - (iii) loss or sell off of inner-city public land;

- (iv) lack of protection for the unique industrial heritage in and around Redfern Station;
 - (v) insufficient affordable and public housing;
 - (vi) traffic impacts and pedestrian safety;
 - (vii) lack of commitment for a connecting bridge across the railway tracks; and
 - (viii) the quality and location of public open space;
- (F) Council note that the City's draft submission objects to the proposal on the following grounds:
- (i) planning decisions on the site should be made through local Council mechanisms, rather than determined by the NSW Minister or NSW Government as a 'State Significant' site;
 - (ii) the significant increase in residential and overall Gross Floor Area (GFA) is inappropriate;
 - (iii) the local infrastructure schedule is inadequate and doesn't consider impacts on assets owned, or proposed to be owned, by the City of Sydney, both inside and outside the precinct boundaries;
 - (iv) the proposal doesn't respect the heritage significance of the site and its individual components. The submission recommends that buildings and spaces of high heritage value be free from development;
 - (v) the proposed location of residential towers adjacent to the railway corridor, which is a source of noise and vibration, will affect the amenity of future residents;
 - (vi) the proposed inclusion of 18 to 28 storey, high grade commercial towers will not deliver the affordable employment space previously identified as needed in the 'innovation precinct';
 - (vii) the affordable housing proposed is inadequate. The proposal doesn't meet the City's existing target for a minimum of 25 per cent affordable rental housing, which should apply in addition to any commitments to 'diverse housing';
 - (viii) the proposal doesn't include a commitment to provide for a minimum of 10 per cent of the total residential Gross Floor Area for culturally appropriate Aboriginal and Torres Strait Islander affordable housing to prevent their displacement from the area;
 - (ix) the proposal doesn't prioritise connections to Carriageworks; and
 - (x) the proposal doesn't include a commitment to provide an active transport bridge over the Redfern tracks to connect North and South Eveleigh;
- (G) Council note that the City's draft submission:
- (i) requests a four-week extension to the exhibition period;
 - (ii) asks Transport for NSW to support an alternative development approach which has been developed by the City; and

- (iii) asks Transport for NSW to use the City's alternative development approach to review and amend the proposal;
- (H) Council note that the City's alternative development approach as outlined in the draft submission includes:
- (i) commercial buildings located close to the rail corridor;
 - (ii) residential buildings located away from the rail corridor, with better amenity and in lower buildings (maximum nine storeys), with 25 per cent for affordable and social housing; and
 - (iii) balancing heritage significance, high quality public domain and residential amenity, with a significant contribution towards commercial, in a range of more suitable spaces, and residential floor space in the innovation precinct;
- (I) the Chief Executive Officer be requested to update the City's draft submission to:
- (i) include a request that the extension to public exhibition is used to receive further submissions and facilitate Transport for NSW-led community workshops; and
 - (ii) re-enforce the importance of existing public land in the precinct remaining in public hands, for future generations; and
- (J) Council commit to:
- (i) advocating to Transport for NSW to work with the City in improving their proposal to align with the City's alternative development approach, which reflects the priorities and needs of current and future communities; and
 - (ii) supporting residents in their efforts to advocate for more time and significant changes to the plans for the site.

The amended motion was carried on the following show of hands –

Ayes (6) The Chair (the Lord Mayor), Councillors Chan, Davis, Kok, Scott and Scully

Noes (4) Councillors Ellsmore*, Gannon*, Jarrett* and Weldon.

*Note – Councillors Ellsmore, Gannon and Jarrett abstained from voting on this matter. Pursuant to the provisions of clause 10.4 of the Code of Meeting Practice, Councillors Ellsmore, Gannon and Jarrett are taken to have voted against the motion.

Amended motion carried.

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