

Attachment A

<p>Redfern Waterloo Public Domain Plan Outline</p>

The City of Sydney acknowledges the Gadigal of the Eora Nation as the Traditional Custodians of our local area.

March 2024
DRAFT

Redfern Waterloo

Public Domain Plan outline





2022 Reconciliation Week Event in Redfern Community Centre

Photo: Chris Southwood / City of Sydney

Front Cover: Sydney Streets on Redfern Street

Photo: Katherine Griffiths / City of Sydney

Public domain plan outline

Redfern Waterloo

The Redfern Waterloo Public Domain Plan is currently being developed. The plan will provide a coordinated response for public domain improvements across the precinct. The response will be based on the informing principles and directions set out in Sustainable Sydney 2030-2050 Continuing the Vision and Public Space Public Life Sydney 2020.

The Plan will be informed by a community engagement process and Connecting with Country Framework, to ensure the local communities are engaged and involved in public domain projects.

The Plan will include various public domain opportunities for the Redfern Waterloo streets and public spaces. Key objectives sought include:

- recognising Aboriginal presence, significance and community identity,
- provide better streets and public spaces,
- improving pedestrian and cycle connectivity, and
- increase greening and urban canopy.

The public domain plan is not yet fully developed or resolved.











Any initiatives or designs reflected in the plan

are intended to illustrate potential outcomes for particular streets and spaces within the precinct to stimulate conversation and engagement with stakeholders about the future direction of the area.

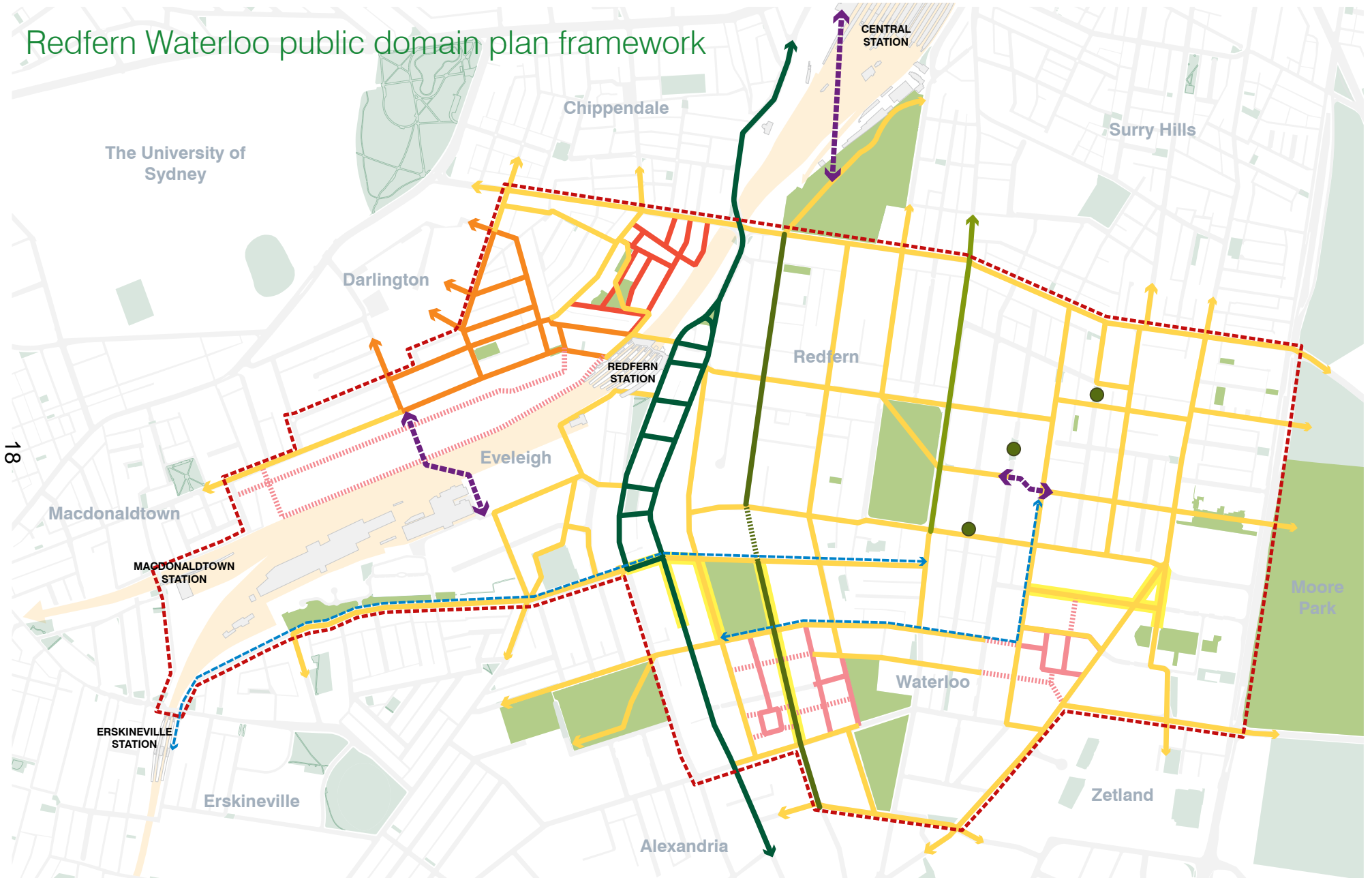
Some projects have been expedited and are currently in planning or underway. Other projects have opportunities to be resourced from the City's long term capital works program or delivered by third parties as part of development consents or developer contributions.

Some projects will require further project feasibility and advocacy to fully define project scope and confirm budgets or delivery pathways for implementation.

Legend

-  Public space improvements
 - Planned upgrades
 - Opportunities yet to be programmed
 - New open space and recreation facilities
 - Better access to and use of Moore Park
-  Regent St and Botany Rd green avenue/ main street improvements
-  George Street green avenue
-  Elizabeth Street park boulevard
-  Pedestrian network - better streets for pedestrians
-  Neighbourhood activity streets - new and existing improvements
-  Redfern Station to Sydney University street network improvements
-  Pemulwuy development street improvements
-  Street closure improvements to be programmed
-  New cycle connections
-  New streets
-  New pedestrian streets
-  New links subject to feasibility

Redfern Waterloo public domain plan framework



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Strategic direction



**Public Spaces/
Public Life Study
2020**



**Sustainable Sydney
2030-2050
Continuing the Vision**

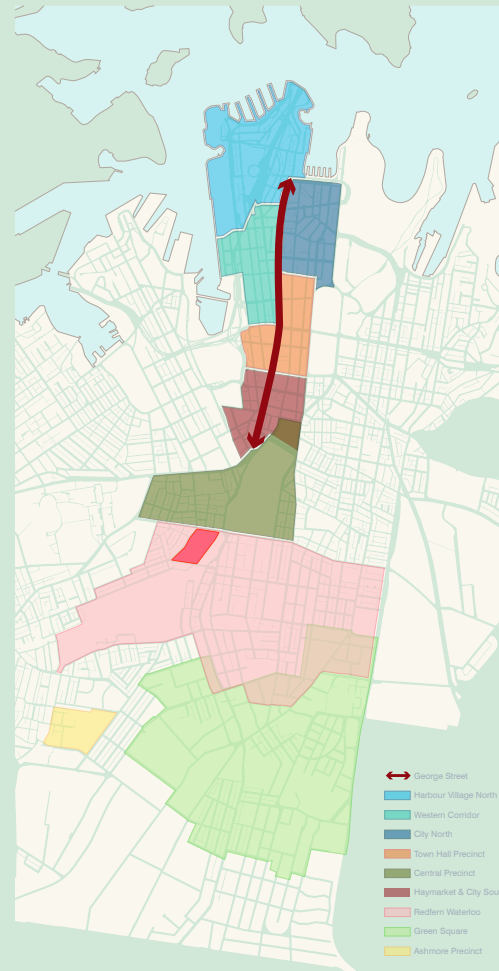


**Community Strategic
Plan
Delivering Sustainable
Sydney 2030-2050**



**City Plan 2036
Local Strategic
Planning Statement**

Public domain planning



Project delivery

Overlay projects

- Pedestrian improvements
- Lighting
- Footpath Materials
- Street furniture
- Public art
- Greening Sydney
- Wayfinding
- Environmental sustainability

Place specific projects

- Public space improvement program
- Lane way improvement program
- Cycleway improvement program
- Urban renewal

Village public domain planning

To date the focus of the City's public domain planning has been the city centre and urban renewal areas of Green Square and Ashmore Estate.

Redfern Waterloo will be the second fastest growth area coming years and is therefore the next priority for public domain planning.

Sustainable Sydney 2030 - 2050

Continuing the Vision and Public Spaces

Public Life Sydney 2021 provides the basis

for guiding directions on public domain development and use to inform this Plan. These are:

- First Nations Peoples' recognition and relationship to place,
- the green city: increasing urban canopy and greening
- a city for walking, cycling and public transport, and
- public spaces for all.

Left: Public domain planning framework at the City

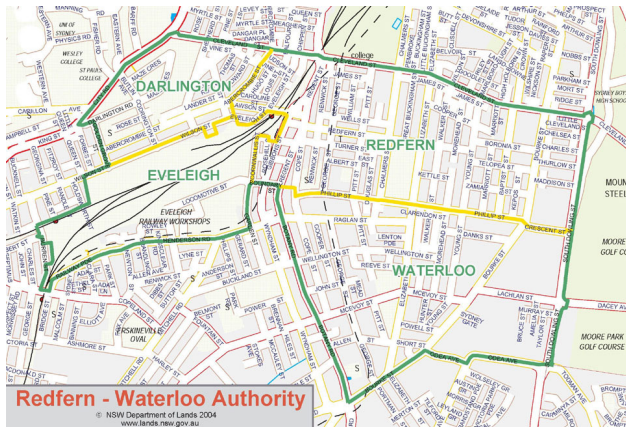
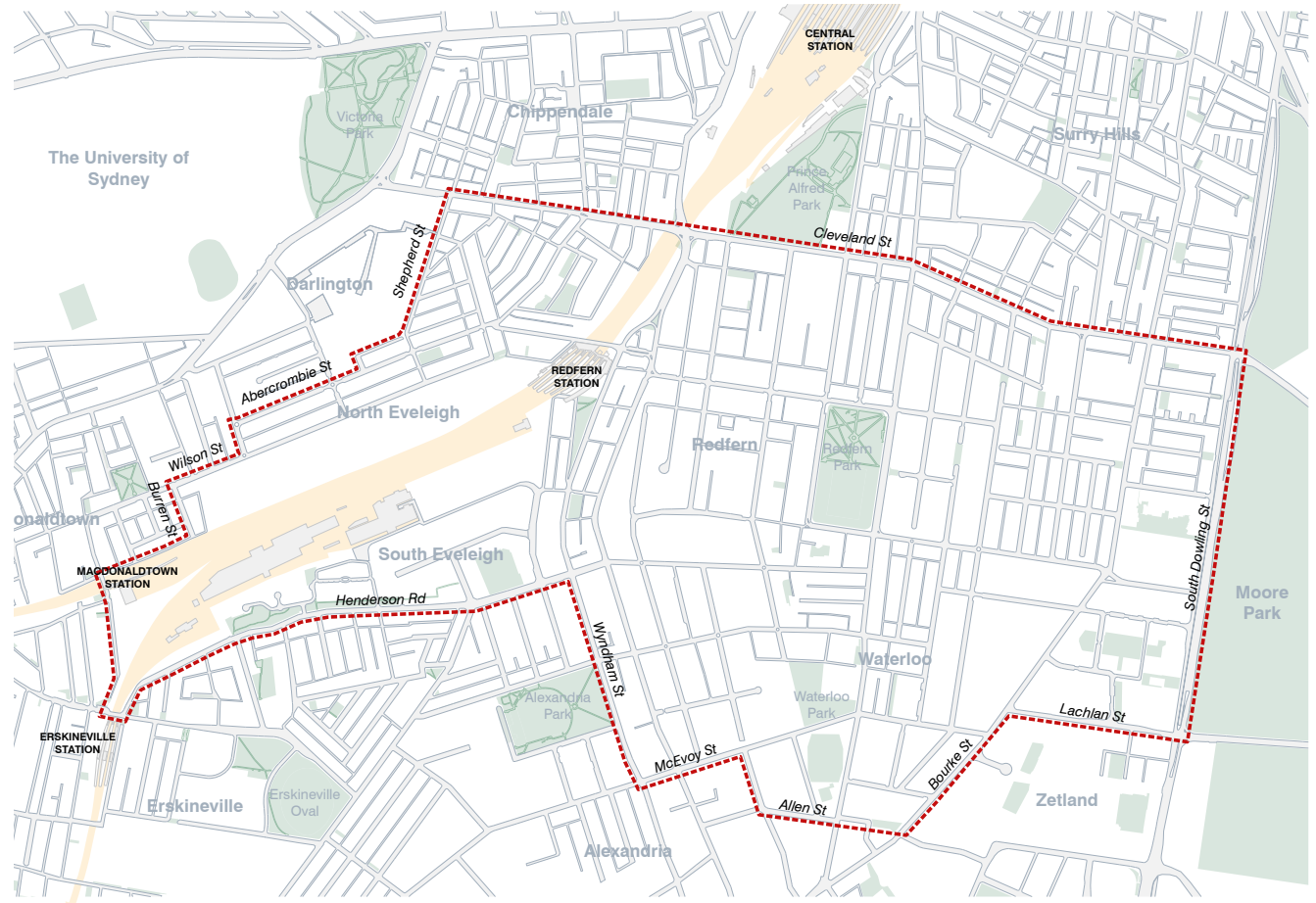
Right: Aerial of Redfern Waterloo looking north toward the Central Sydney



Study Area

The Redfern Waterloo study area includes the suburbs of Redfern, Waterloo, Eveleigh and Darlington. Inclusion of Darlington and Eveleigh in the plan is to ensure consideration of Sydney University as well as North and South Eveleigh.

These destinations significantly influence pedestrian, cycle and traffic movement in Redfern and Waterloo in particular accessing Redfern Station and future Waterloo Metro.



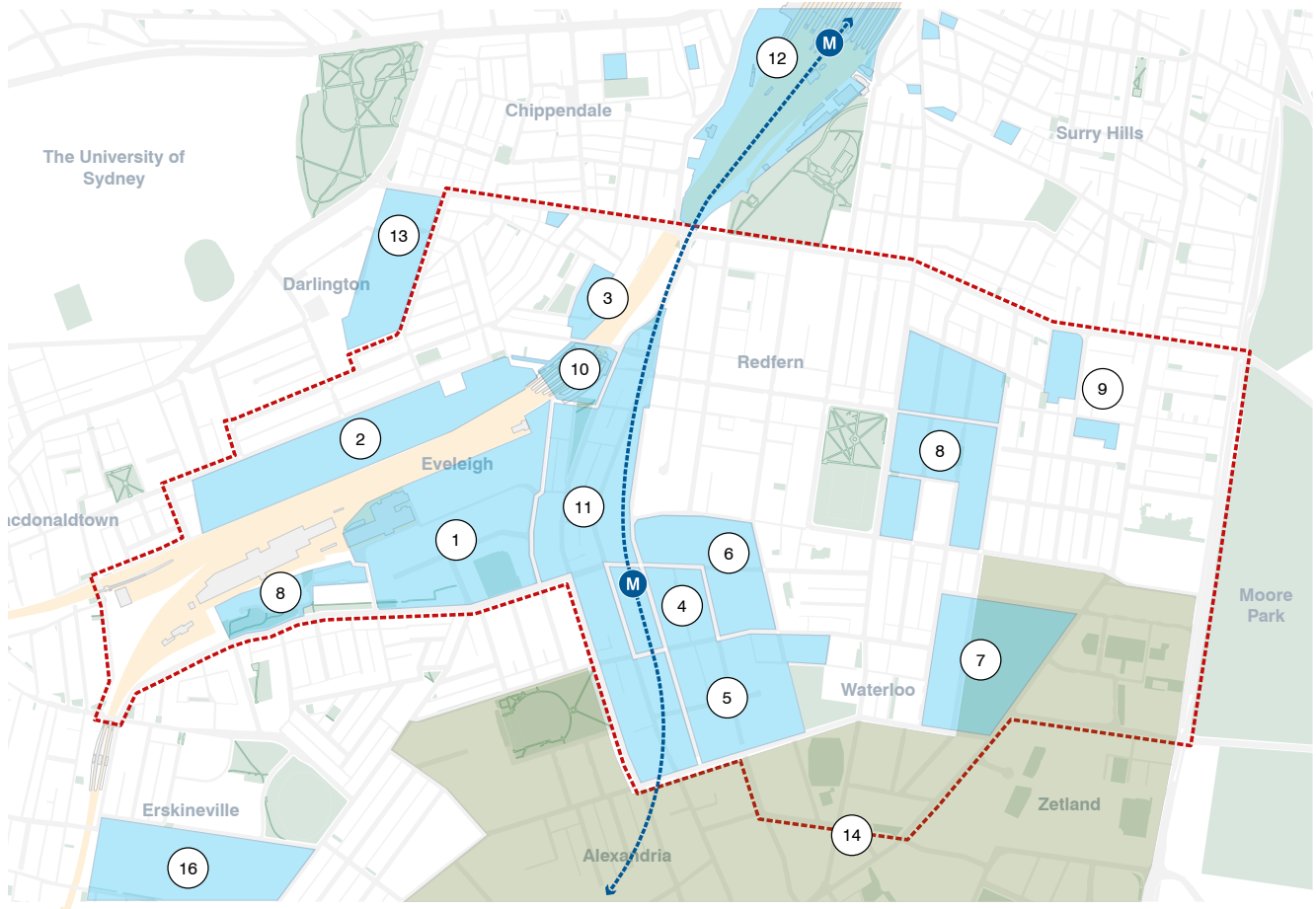
The study area is similar in coverage to the former Redfern Waterloo Authority

Redfern Waterloo public domain plan study area

New development

Legend

- 1. South Eveleigh
- 2. North Eveleigh
- 3. Pemulwuy Development
- 4. Waterloo Metro
- 5. Waterloo South
- 6. Waterloo Central & North
- 7. Danks Street South Precinct
- 8. LAHC Housing
- 9. Large development blocks
- 10. Redfern Station
- 11. Botany Road corridor
- 12. Central Overstation Development
- 13. Sydney University
- 14. Ashmore Precinct
- 15. Green Square Renewal



Haymarket study area

New proposals and development across Redfern Waterloo

New development

1. South Eveleigh

Renewal of Australian Technology Park for commercial, retail, and community purposes, as well as landscaping and public domain improvements. The new development includes high quality parks, public domain and community space. Key connections to Redfern Station and future Waterloo Metro have also been considered. Commonwealth Bank is the precinct's anchor tenant.

2. North Eveleigh

The NSW Government is planning the renewal of the Redfern North Eveleigh Precinct with the aim of creating a mixed-use development that is integrated into the area's important heritage fabric. Development includes general Redfern Station upgrades and a new southern concourse, to improve accessibility and connections to key destinations across the sub-precinct.

3. Pemulwuy

Pemulwuy is a mixed use development owned by the Aboriginal Housing Company Ltd. Recently completed, the development is a mixed used offering which includes affordable housing for

62 Aboriginal and Torres Strait Islander families, a gymnasium, commercial and retail space, a gallery, student accommodation, and a childcare centre.

4. Waterloo Metro & Over Station development

The Waterloo Metro Quarter is the area above and around the Metro station bounded by Botany Road, Cope Street, Raglan Street and Wellington Street. The over station development incorporates five building envelopes that includes three towers and two mid-rise buildings above and adjacent to the station.

It will contains approximately 700 new private, social and affordable homes, retail and entertainment tenancies, employment opportunities and improved transport links.

5. Waterloo South

The plan for Waterloo South supports the delivery of new social and affordable housing and private homes with access to improved community facilities, shops and transport. There will be an additional 2.5 hectares of public open space provided for field sports, cycling and walking.

6. Waterloo Central & North

LAHC is currently working with the Department of Planning and Environment and the City of Sydney on plans for more housing and housing options in Waterloo Central and Waterloo North.

7. Danks Street South precinct

The DSS Precinct is one of the few remaining large areas still to be redeveloped in Green Square. It is approximately a one kilometre walk from the centre of the precinct to Green Square town centre and train station, and approximately a 1.4 kilometre walk from the future Waterloo Station.

8. LAHC Housing

In addition to the Waterloo Estate , there are significant LAHC sites available for renewal at 660 Elizabeth Street and on Henderson Road

9. Large Development blocks

Numerous individual sites across the study area have been or are being redeveloped including Surry Hills Village on the corner of Cleveland and Crown streets (the former Surry Hills Shopping centre) and the Rachel Foster Hospital site.

10. Redfern Station

Transport for NSW is currently undertaking an extensive upgrade to Redfern Station which includes accessibility improvements, a new recently completed southern concourse, and pedestrian concourse between Little Eveleigh and Marian Streets which will improve access to the station and create new connections to key destinations like the University of Sydney.

11. Botany Road corridor

The City strategic review of the Botany Road corridor will inform future planning controls for the Botany Road precinct and contribute to the employment growth targets in the Eastern City District Plan. The review will look to identify and support opportunities to appropriately increase development capacity for commercial and other enterprise uses.

12. Central Station Over Station Development

The Central Precinct vision seeks to renew up to 24 hectares of land in and around Sydney's Central Station into a place for business and the community. The development could also potentially deliver new connections across the

Central Railway Corridor between Redfern, Prince Alfred Park and the city centre.

13. Sydney University

Sydney University's Engineering and Technology Precinct redevelopment at Darlington will influence student/ staff movement patterns between Redfern Station and the University, impacting surrounding streets and public spaces.

13. Ashmore Precinct

Located in Erskineville, the Ashmore Estate is a 17-hectare site bordering Redfern Waterloo. With an estimated resident population of 6,000 by 2025, the precinct renewal will have significant impacts on streets connecting the precinct to Redfern Waterloo's public transport nodes and open space and recreation offerings.

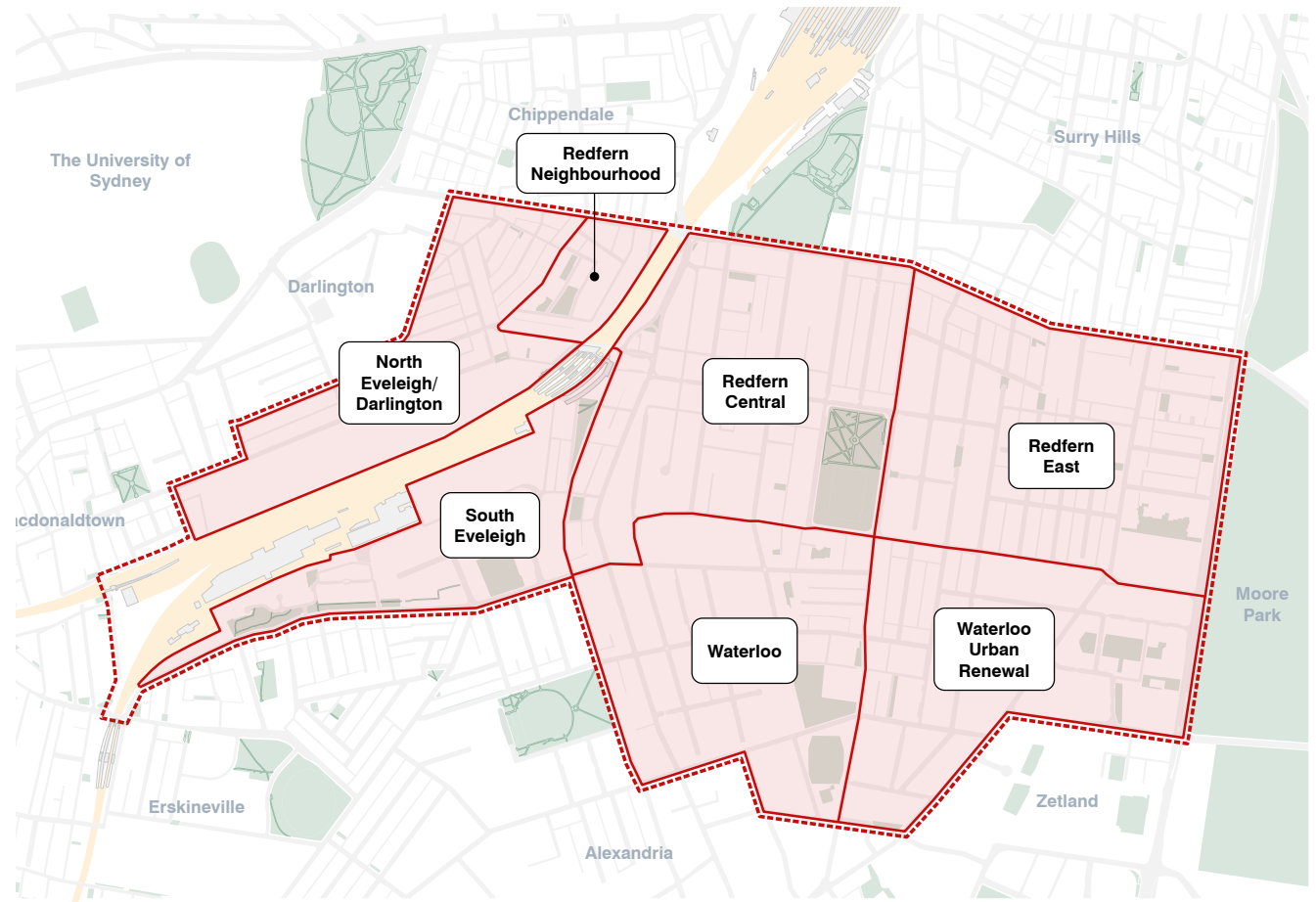
14. Green Square Renewal

Green Square is one of Australia's largest urban renewal projects. When completed, it will accommodate 63,000 people and provide around 21,000 permanent jobs. Located immediately south of Redfern Waterloo, impacts of its development need to be considered.

Study Area - sub precincts

Given the scale of the Redfern Waterloo public domain plan study area, the plan divides Redfern Waterloo into seven sub-precincts based on a range of distinct character traits which includes built form, landforms, and land use:

1. North Eveleigh/ Darlington
2. South Eveleigh
3. Redfern Neighbourhood
4. Redfern Central
5. Redfern East
6. Waterloo, and
7. Waterloo Urban Renewal



Redfern Waterloo public domain plan sub precincts

Haymarket study area



North Eveleigh/ Darlington

North Eveleigh/ Darlington includes the North Eveleigh railway yards, Carriageworks, Abercrombie Street, Victorian terrace housing, student housing and other uses associated with the University of Sydney



South Eveleigh

The Former Australian Technology Park site, South Eveleigh has been transformed into a mixed-use precinct. New building uses include commercial, retail, and community uses. Landscaping and public domain improvements to date include high quality parks, recreation facilities and community space.



Redfern Neighbourhood

Bounded by Lawson, Abercrombie, and Cleveland streets and the Redfern railway corridor, the Redfern Neighbourhood includes Redfern Community Centre, the Redfern Community Centre Open Space Yellomundee Park, and Hugo Street Reserve. It is also home to the Pemulwuy Project; redevelopment of land known as “the Block” which includes affordable housing, student accommodation, retail and commercial space.

Study Area - sub precincts

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Redfern Central

Redfern Central includes Redfern Street (Redfern's main street) and Redfern Park. It forms a major focal for the entire precinct. Characterised by increased building heights around Redfern Station and Regent Street, the remaining built form is low rise, with a mix of commercial and residential uses.



Redfern East

Redfern East is predominantly terrace housing on streets with established street tree canopies as well as large pockets of Land and Housing Corporation land holdings fronting Elizabeth and Young streets.



Waterloo

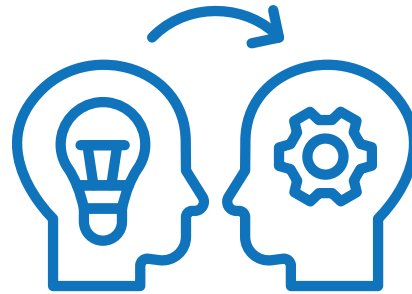
Waterloo is dominated by the Waterloo Estate, which is subject to future urban renewal. The renewal will result in significant change to current built forms, and density, resulting in significant population increase. It includes Waterloo Oval and the Botany Road corridor.



Waterloo Urban Renewal

Waterloo Urban renewal forms part of Green Square urban renewal area - former industrial land converted to medium and high density residential buildings with supporting ground floor retail uses. Redfern East includes the Danks Street South development site.

Plan development and current status



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Stage 1 - Analysis and assessment

Status: Draft completed

Stage 1 of the public domain plan includes analysis, assessment and identification of infrastructure gaps and project opportunities. It also provides a channel to capture and log completed projects and previous engagement processes.

The interim public domain plan at the end of Stage 1 will be a working tool, used to identify findings and opportunities and assist in community engagement process that will firm up project directions and priorities for Redfern Waterloo.

Stage 2 - Community engagement and project development

Status: Under development/ planning

Stage 2 of the public domain plan is the City's opportunity to present and test its Stage 1 findings to local and First Nations communities and seeks their views. It allows the City to refine and Taylor the plan to specific community needs.

Stage 3 - Project development and implementation

Status: Under development/ planning

Stage 3 of the public domain plan builds on Stages 1 and 2, defining individual projects and initiatives for feasibility assessment, development and delivery; either as capital works or through third-party delivered projects.

Work on the Redfern Neighbourhood sub-precinct has been prioritised in response to the completion of the State Government's Pemulwuy development, the increase in the sub-precinct's residential population and at the request of the local community, asking for upgrades to their public domain.

STAGE 1

What has been said?
Previous consultation

Response to change & development

Street network & amenity assessment

Greening & canopy opportunities

Pedestrian & cycle amenity gaps

Public space assessment

State Government advocacy & co-ordination

Project opportunities & priorities

Third party works co-ordination

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STAGE 2

Community engagement

Eora Journey/
Designing with Country reponse

Refine & update plan & project opportunities & priorities

STAGE 3

Community engagement - individual projects

Public space improvements delivery

Street improvement project delivery

Pedestrian and cycle improvements delivery

Public domain overlays delivery

