

Redfern North Eveleigh

PLACE DESIGN FORUM
26TH - 27TH AUGUST 2020

OUTCOMES REPORT



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ACKNOWLEDGMENT OF COUNTRY

We acknowledge the Cadigal People of the Eora Nation as the Traditional Custodians of the land. We would like to pay our respects to the Elders both past and present of the Redfern North Eveleigh area and extend that respect to other Aboriginal and Torres Strait Islander Australians.





Art studio within the Clothing Store building. Photo: RobertsDay.

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CONCLUSION



Alex O'Mara

Group Deputy Secretary, Place, Design and Public Spaces

'How can we really, genuinely listen to other people's perspectives? This Place Design Forum is about deep listening.'



Peter Regan

Deputy Secretary, Infrastructure and Place, Transport for NSW

'Critical to the success of the project is engagement with key stakeholders and the community to deliver a holistic process of renewal in this unique place... We will work towards an outcome that is a great place for Sydney and reflects the uniqueness of this historic community.'

INTRODUCTION

THE PLACE DESIGN FORUM ('THE FORUM') WAS A TWO-DAY FACILITATED ENGAGEMENT SESSION WITH A BROAD RANGE OF STAKEHOLDERS TO ASSESS THE OPPORTUNITIES TO RENEW THE REDFERN NORTH EVELEIGH PRECINCT.

The NSW Government is assessing opportunities to renew the Redfern North Eveleigh Precinct (the Precinct), maximising the potential of the area to create a liveable employment, innovation and culture hub that delivers overall community benefit by creating vibrant, high quality public places and enhancing Sydney as a competitive city within a global economic market.

The Forum process enables early consensus to be reached around an overarching strategic place vision and provides the opportunity to deeply integrate NSW Government policy across agencies, such as the Premier's Priority of Greener Places; Government Architect policies; and Greater Sydney Commission's District Plans.

Further, the Forum provided the opportunity to consider other redevelopment projects, infrastructure upgrades and strategic objectives planned for the area, including the Redfern Station Southern Concourse, Government's focus for Tech Central (the Sydney Innovation and Technology Precinct), Waterloo and the delivery of Metro.

The five key goals of the Redfern North Eveleigh Place Design Form included:

1. Outlining to community and key stakeholders the TfNSW and the broader NSW Government's objectives for the Precinct;
2. Building broad support for a Place Vision;
3. Evolving the place potential of the Precinct and provide a contextual setting for the preparation of the Strategic Framework and other planning initiatives;
4. Strengthening relationships between community reference groups, government agencies and key stakeholders; and
5. Transferring skills and knowledge between NSW Government agencies, Council and key local stakeholders.

A primary aim of the Forum was to help instigate a superior design outcome for Redfern North Eveleigh - a quantifiably 'great place' that aligns with Government's strategic priorities and that enjoys a high level of local support.

The role of the Place Design Forum

The Precinct has a long history of strategic planning since 1971, including in 2005 being declared as a State Significant Precinct and the development of the Redfern-Waterloo Authority. Transport for NSW (TfNSW) as the proponent, is undertaking a detailed review of previous work to inform the vision for the Precinct and future planning studies.

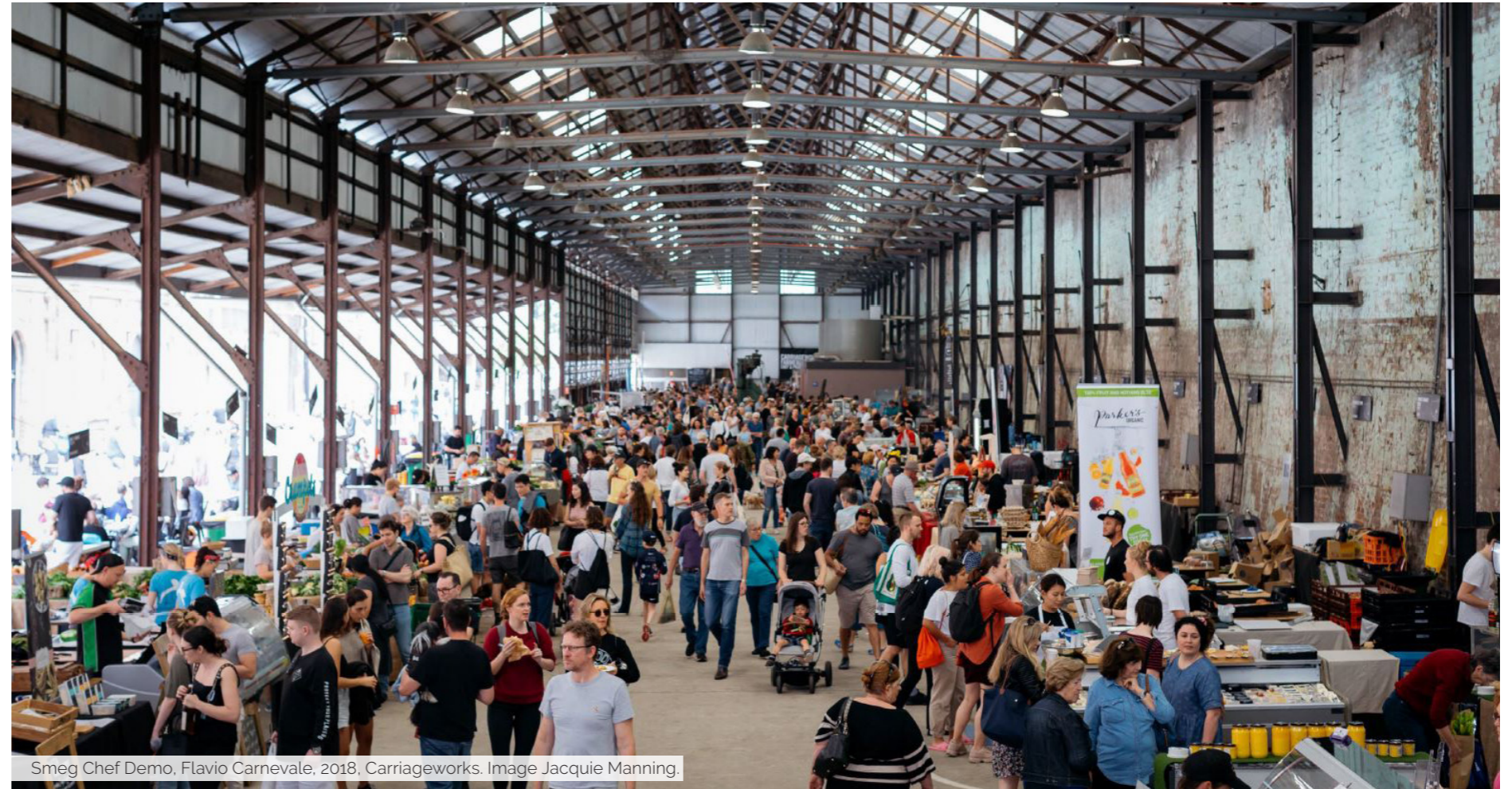
After the Place Design Forum and further engagements with government agencies, stakeholders and the community, TfNSW will prepare a Strategic Framework for the Precinct that will establish the Precinct's vision and guide future development by establishing place principles and looking at opportunities for urban renewal on the site.

Informed by previous work and consultation, the Strategic Framework will realign the vision for the Precinct in the context of the changing surrounding area and relevant strategic planning aims of the NSW Government, including the vision for Tech Central.

To inform the Framework, the Department of Planning, Industry and Environment (DPIE) in collaboration with TfNSW facilitated engagement with a broad range of stakeholders early in the process in an open workshop environment called a Place Design Forum.

The purpose of the two-day Forum was as follows:

- To re-convene stakeholders before the strategic framework is prepared;
- To re-cap on key issues that need to be addressed and identify opportunities;



Smeg Chef Demo, Flavio Carnevale, 2018, Carriageworks. Image Jacquie Manning.

- To share information and understand the broader objectives from all stakeholders;
- To ensure strong collaboration between government, industry and community;
- To inform the subsequent planning and design process to enable a strong and balanced place outcome; and
- To initiate the consultation process (TfNSW will continue to engage more comprehensively with the community).

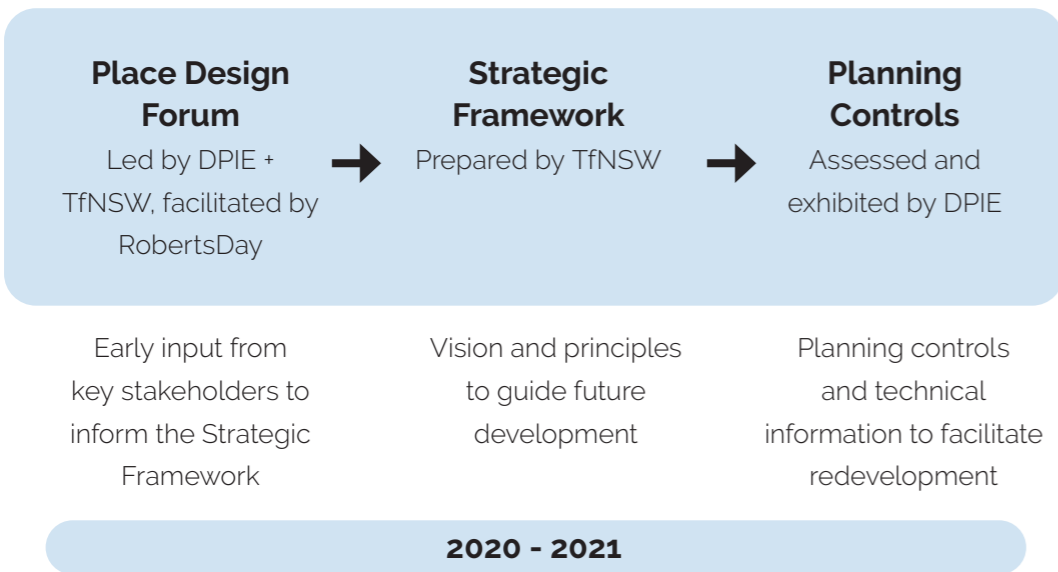
The Place Design Forum ran over two consecutive days, with a final session the following week (26th and 27th of August, and the 2nd of September, 2020). The Forum was facilitated by leading place and design consultancy RobertsDay. Due to COVID-19 the Forum was facilitated through online video workshops.

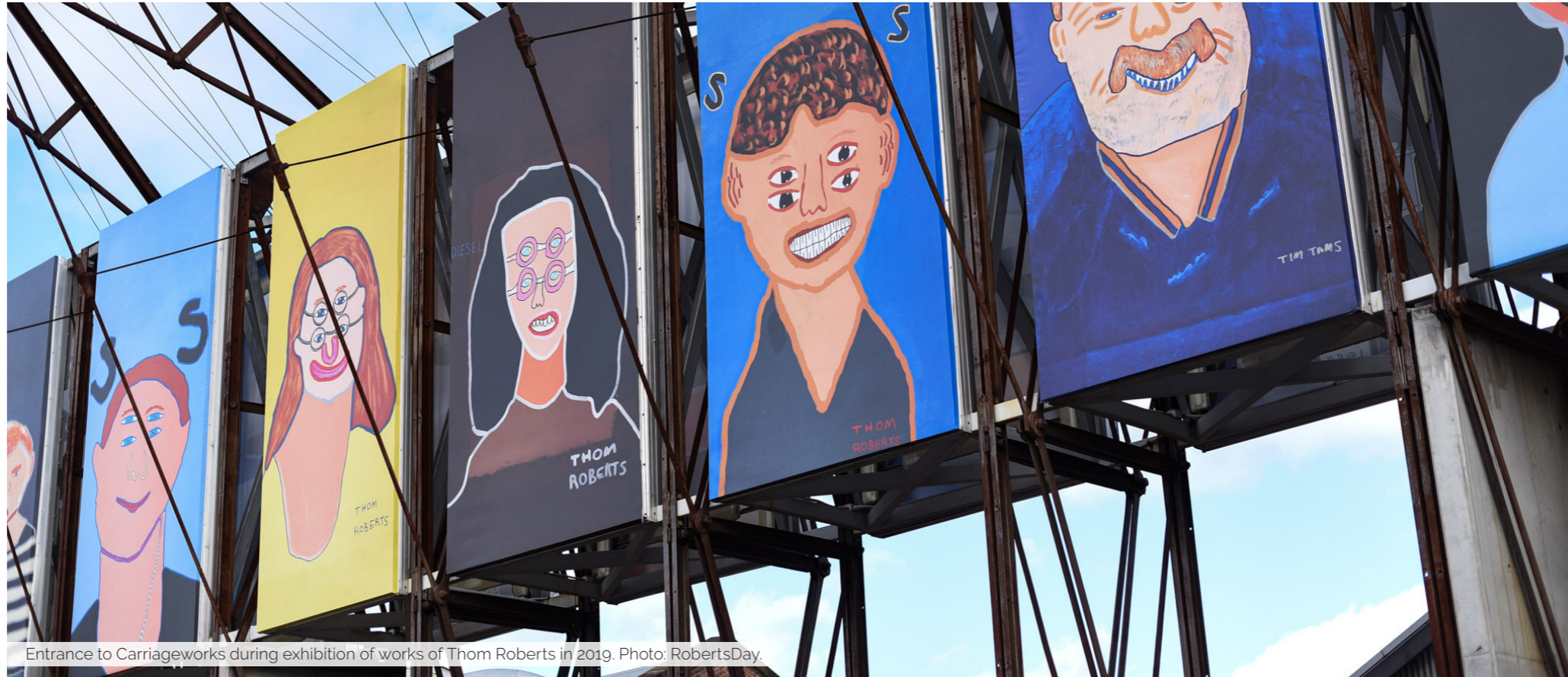
Day 1 covered higher level aspects of government objectives, site understanding and the innovation corridor.

Day 2 focused on more detailed discussions around identity,

place character, public space, movement, community and sustainability.

Experts from respective fields presented at each session, followed by either an open Q&A or facilitated discussion on specific questions. The final session summarised the discussions and formally closed the Place Design Forum.





Entrance to Carriageworks during exhibition of works of Thom Roberts in 2019. Photo: RobertsDay.

Attendees

Over 60 participants joined the Place Design Forum from a range of stakeholder groups, including:

GOVERNMENT

- Department of Planning, Industry and Environment (DPIE)
- Transport for NSW (TfNSW)
- Government Architect NSW
- Greater Sydney Commission
- Department of Premier and Cabinet
- NSW Treasury
- Create NSW
- Heritage NSW
- Sydney Local Health District
- Aboriginal Affairs NSW
- Metropolitan Local Aboriginal Land Council
- City of Sydney
- Sydney Business Chamber NSW
- Indigenous Chamber of Commerce
- Committee for Sydney
- Carriageworks
- Two Good Co.
- City West Housing
- Property Council
- Urban Development Institute of Australia
- Urban Taskforce
- Cicada Innovations

EDUCATION AND INDUSTRY

- Sydney University
- University of Technology Sydney
- TAFE
- National Centre for Indigenous Excellence
- RedWatch
- City of Sydney Aboriginal Advisory Panel
- Walk Sydney
- Bike Sydney
- Redfern Station Community Group
- Camperdown Ultimo Alliance

Agenda

WEDNESDAY 26TH AUGUST 2020

8.30am - 8.45am	Welcome to the Forum + Welcome to Country
8.45am - 9.45am	Keynote Presentation Peter Bishop + Tim Williams
9.45am - 10.00am	Break
10.00am - 10.30am	Introduction
10.30am - 10.45am	Morning Tea Break
10.45am - 11.45am	Creating Great Places
11.45am - 1.00pm	Lunch Break
1.00pm - 1.45pm	Virtual Site Tour and Summary of Previous Work
1.45pm - 1.55pm	Break
1.55pm - 2.30pm	Community Voice: An opportunity for initial discussion
2.30pm - 2.40pm	Afternoon Tea Break
2.40pm - 3.40pm	Tech Central: An Overview
3.40pm - 3.50pm	Day 1 Conclusion
3.50pm - 4.00pm	Conclusion

THURSDAY 27TH AUGUST 2020

9.00am - 9.30am	Introduction
9.30am - 10.15am	Designing with Country
10.15am - 10.30am	Morning Tea Break
10.30am - 12.00pm	Local Character and Built Heritage
12.00pm - 1.00pm	Lunch Break
1.00pm - 2.00pm	Parks and Public Spaces
2.00pm - 2.10pm	Break
2.10pm - 3.00pm	Movement and Place
3.00pm - 3.15pm	Afternoon Tea Break
3.15pm - 4.00pm	Sustainability: Economic, Social and Environmental
4.00pm - 4.10pm	Break
4.10pm - 4.30pm	Day 2 Conclusion

WEDNESDAY 2ND

3.00pm - 4.30pm	Summary Presentation and Q&A
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THE REDFERN NORTH EVELEIGH PRECINCT



The Redfern North Eveleigh Precinct. Photo: RobertsDay.

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About Redfern North Eveleigh

The Precinct comprises approximately 10 hectares extending from Redfern Station to Iverys Lane and bound by Wilson Street and the rail line.

The Precinct was historically used for industrial railway purposes and at its peak between the late 1910s to early 1920s the site employed approximately 7,000 workers. Following WWII the site experienced significant decline

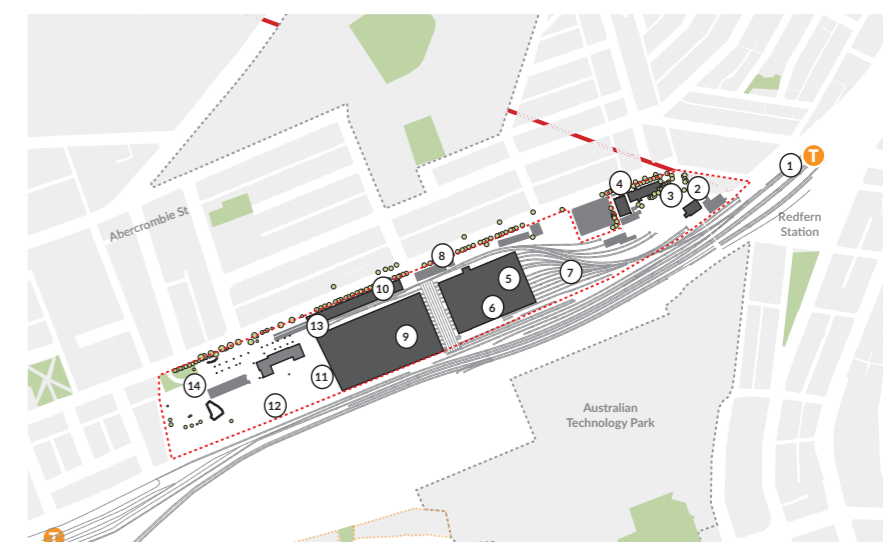
due to improved rail and carriage technology, and reduced need for locomotive workshops for repairs, maintenance and manufacturing, and the site was eventually closed in 1989

Today there are heritage buildings of varying quality, some vacant and some, most notably Carriageworks, has been re-purposed for contemporary use. There are also more recent apartments and small parks at the western and eastern ends of the site.

The Redfern North Eveleigh Precinct is of significant Aboriginal heritage, as well as colonial heritage. Its rich and complex history and stories form an intrinsic part of its identity.

Within the Precinct area, there are numerous buildings of State heritage significance. These present an opportunity to strengthen the cultural significance of the Precinct and further enhance its sense of place, in turn attracting visitation and connecting community to place in a meaningful way.

It is also recognised that Redfern North Eveleigh is a site of living history for many people, including community groups, business operators, families, staff and visitors of the place that are connected to the Precinct and its identity in some way. This document is prepared with a respect and consideration for this living history.



LEGEND

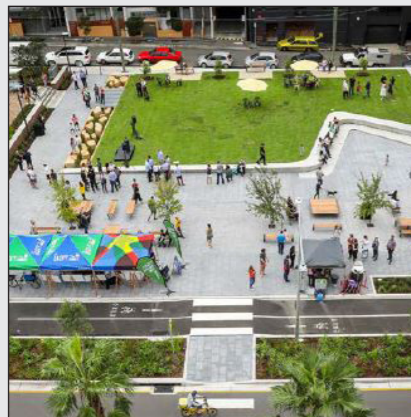
- Precinct Area
- Heritage Buildings
- Open Space

- | | |
|---------------------------------|-------------------------|
| 1. Redfern Train Station | 8. Yaama Dhiyaan |
| 2. Telecom Building | 9. Carriageworks |
| 3. CME Building | 10. Blacksmiths Shop |
| 4. Scientific Services Building | 11. Platform Apartments |
| 5. Car Workshop | 12. Clothing Store |
| 6. Paintshop | 13. Reclamation Shed |
| 7. Fan of Tracks | 14. Pocket Park |

SUMMARY OF KEY OPPORTUNITIES

The following is a summary of the key opportunities for the Precinct discussed in the Place Design Forum Discussion sessions. This list is not exhaustive but represents those opportunities that were most frequently raised across the participant discussions.

DESIGNING WITH COUNTRY



Dyuralya Square, Waterloo.

There is an opportunity to listen to Country and design the Redfern North Eveleigh Precinct by implementing the processes and principles set out in the Draft Designing with Country Framework (GANSW). This will help to create a more sustainable and equitable place that respects Country and Aboriginal culture - both past and living.

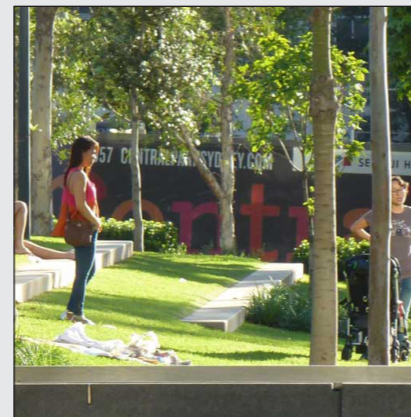
DEVELOPING GOVERNANCE STRUCTURES AND INSTITUTIONAL NETWORKS



Redfern North Eveleigh Precinct.

A governance framework is needed to coordinate the Precinct as one, rather than a multitude of individual agencies, and to maximise the Precinct potential. This will help to build institutional networks.

ENHANCING PUBLIC SPACE AND CONNECTIVITY



Central Park, Sydney.

New connections will optimise new and existing transport nodes and their relationship with the Precinct. Together, with new loveable public spaces, Redfern North Eveleigh will be a place where people linger and interact, having a positive impact on the overall attraction of the place.

OPTIMISING HERITAGE ASSETS AND CREATING OPPORTUNITIES FOR STORYTELLING



Heritage at North Eveleigh.

The existing heritage assets are important contributors to sense of place and will be favourable to businesses trying to attract staff. There is further opportunity to communicate social history through storytelling and heritage interpretation.

ENHANCING ARTS AND CULTURE



Carriageworks.

The Precinct already has a rich cultural component at Carriageworks. It will be important to enhance what already exists there today. There is need for resilience planning for the arts sector as a key part of the place.

It will be important to consider the continual evolution of the Precinct, including the contemporary expression of Aboriginal culture.

AN EQUITABLE PLACE THAT CREATES NEW OPPORTUNITIES



Carriageworks.

Opportunity for incubator spaces for ongoing local job creation, artists and place-making, as well as homes and spaces that welcome all people.

DAY 1 INTRODUCTION

The Place Design Forum was formally introduced by Alex O'Mara and David McNamara from the Department of Planning, Industry and the Environment, as well as Peter Regan and Clare Sowden from Transport for NSW. This introductory session provided the planning context, as well as the specific aims and objectives of the Forum.



Alex O'Mara
Group Deputy Secretary
Place, Design and Public
Spaces - NSW Department
of Planning, Industry and
Environment

ALEX O'MARA DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

Alex O'Mara formally introduced the Place Design Forum, providing the planning context, including the new approach to Precinct planning and outlining the purpose of the Forum.

She explained that Redfern North Eveleigh continues to be a State Led Precinct due to

the significant opportunity to deliver on NSW Government's innovation precinct goals and city shaping infrastructure improvements. Alex emphasised the importance of the Forum for 'deep listening' to community and stakeholder values.



David McNamara, DPIE
Director Eastern District, City of
Sydney - NSW Department of
Planning, Industry and Environment

DAVID MCNAMARA DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

David McNamara complemented Alex O'Mara's words, further explaining the planning process and the role of the Place Design Forum to seek early input from key stakeholders to inform the preparation of the Strategic Framework by TfNSW.

He explained the future process following the Strategic Framework to develop new planning controls for the Precinct which would be reviewed by DPIE once submitted.



Carriageworks. Photo by RobertsDay.



Peter Regan
Deputy Secretary, Infrastructure
and Place, Transport for NSW

PETER REGAN TRANSPORT FOR NEW SOUTH WALES

Peter Regan provided an overview of the Precinct boundary and the key attributes of the Redfern North Eveleigh Precinct. He further emphasised the importance of the Place

Design Forum for deep, early engagement and the opportunity to take a place-based approach to precinct renewal at Redfern North Eveleigh.



Clare Sowden, TfNSW
Project Director Redfern and North
Eveleigh, Transport for NSW

CLARE SOWDEN TRANSPORT FOR NEW SOUTH WALES

Clare Sowden explained the role of the Redfern North Eveleigh Precinct renewal in the context of a range of projects currently being undertaken by TfNSW, including the Redfern Station Upgrade and New Southern Concourse, and the Eastern Suburbs Railway entrance. She provided a contextual overview

of the Precinct including current planning controls and an overview of the site today. Presenting a timeline of the Precinct's planning history and potential future jobs, there was an emphasis on the jobs creation that the renewal of the Precinct can provide.

KEYNOTE PRESENTATIONS



Kings Cross, London. Photo courtesy RPM (Creative Commons).



Peter Bishop, Professor of Urban Design, Bartlett School of Architecture, University College London.

'We must avoid starting with a plan and instead begin with a discussion about the vision. At Kings Cross we mapped the community and set up a community forum, enabling the team to undertake a more sophisticated approach.'

PROFESSOR PETER BISHOP: CASE STUDY KINGS CROSS, LONDON

Professor Peter Bishop presented an inspiring and successful example of a major urban redevelopment project in Kings Cross, London.

The presentation outlined a number of key lessons for the development of the Redfern North Eveleigh Precinct, including:

- The importance of consultation;
- Why local benefit matters to both the community and property/land values;
- How long-term thinking can benefit values;
- Examples of activation; and
- Living heritage.

Peter Bishop explained that a fundamental premise for Kings Cross, London, was to integrate and improve the

surrounding area (not develop in isolation) and to help break the cycle of poverty by focusing on improving opportunities for the local community. He explained that there are similar opportunities available at Redfern North Eveleigh.

The economic model for development at Kings Cross was for long term yield (20-30 years). This would be achieved through retained ownership, investing in place, and building attraction over time to create a high value asset (in contrast to selling development sites at lower pre-development property values). In this way, place is a fundamental part of the long term investment strategy, in contrast to being a short term 'cost' to developers.



Tim Williams, Australasia Cities Leader, ARUP

Optimisation of place outcomes will come down to the 'DNA of the deal'.

TIM WILLIAMS: APPLYING GLOBAL THINKING ON URBAN RENEWAL TO SYDNEY

Tim Williams discussed urban renewal principles and best practice, drawing on international lessons. Several observations relevant to the vision for Redfern North Eveleigh were made, including the importance of:

- Changing perspective from 'Transit Oriented Development' to 'Transit Oriented Place';
- Considering who the development is for - both existing and future;
- Focusing on the local but considering the global context too;

- Creating a place that is welcoming, comfortable and inviting to all;
- Governance and management structures, including reference to the development of an activation program, as well as long-term place management;
- The 'DNA of the deal', which will determine the creation of good place outcomes; and
- Understanding how to measure success.



Carriageworks, Sydney. Photo courtesy TedXSydney (Creative Commons).

KEYNOTE PRESENTATIONS PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the key note presentations. This list is not exhaustive but represents those views most extensively discussed during the session.

THE BROADER CONTEXT



The Redfern North Eveleigh Precinct.

- Redfern North Eveleigh should not be looked at in isolation, but should be considered in terms of its connections to Australian Technology Park, Central Station, Waterloo, and other places.

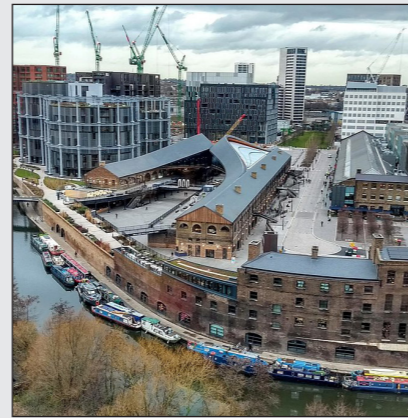
START WITH A VISION



Kings Cross, London.

- Part of the success of Kings Cross, London, was the fact that the community consultation was undertaken early in the visioning process and continued throughout the project. This allowed for the creation of a holistic vision and enabled a more sophisticated approach.

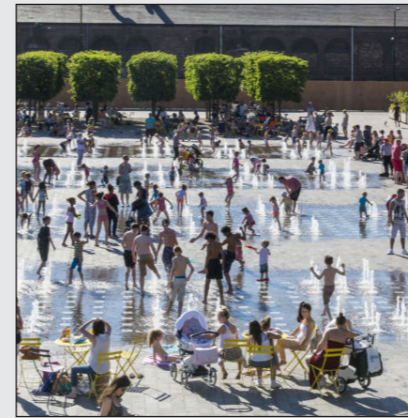
STRATEGIC GOVERNANCE



Kings Cross, London.

- Governance must take a more strategic approach to precinct development in Sydney. A governance framework is needed to coordinate the Precinct as one, rather than a multitude of individual agencies, and to maximise the Precinct potential.

OPTIMISING PUBLIC BENEFIT



Granary Square, Kings Cross.

- Listen to what local people want, as they are the place experts.
- Proactively keeping a viable Aboriginal community in the area through dedicated Aboriginal housing and spaces is important.
- There is an opportunity for the Government to deliver optimal levels of public benefit, including affordable housing.

LONG-TERM THINKING



Carriageworks.

- If developers stay invested in the long-term they are more likely to create a high quality place that attracts people and investment over a long period of time, and invest in positive relationships with key stakeholders.

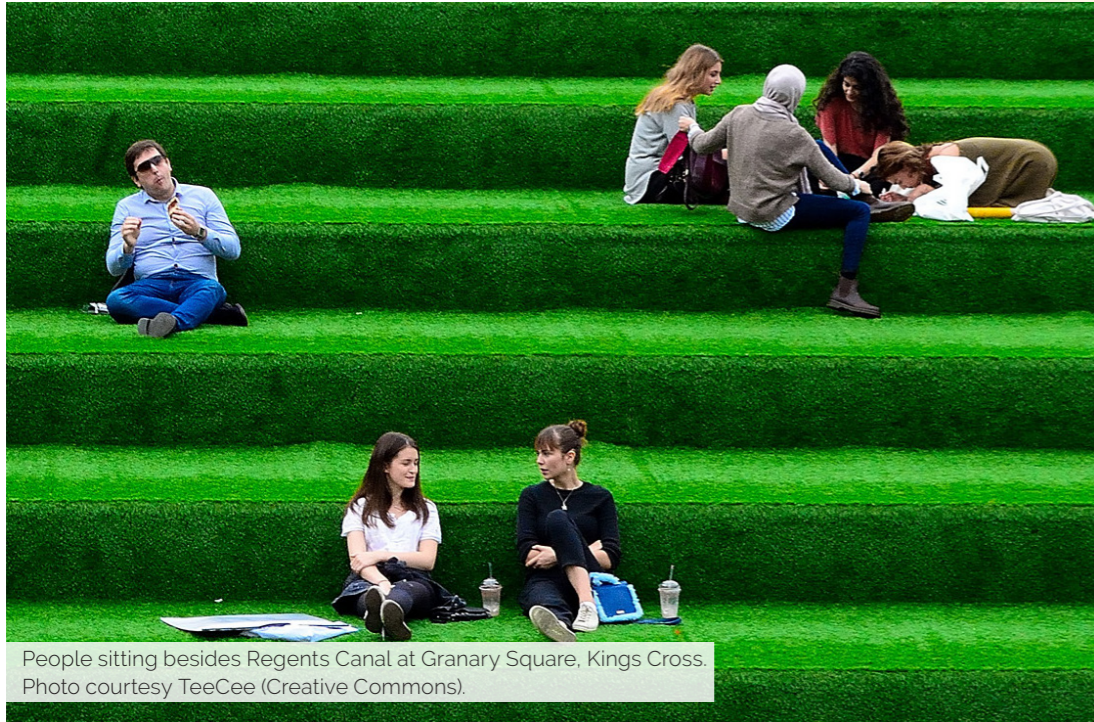
ENHANCE HERITAGE ASSETS



Redfern North Eveleigh.

- Similar to Kings Cross in London, the retention of heritage assets will be important to enhance place character.
- Existing heritage assets are important contributors to sense of place and will be favourable to innovation and technology business to attract talent.

CASE STUDY



People sitting besides Regents Canal at Granary Square, Kings Cross. Photo courtesy TeeCee (Creative Commons).

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KINGS CROSS, LONDON

Professor Peter Bishop presented the Kings Cross London Precinct redevelopment as a case study. He discussed the planning process, including community engagement, as well as key public benefits of the scheme including the retention of heritage buildings and new public squares and parks.



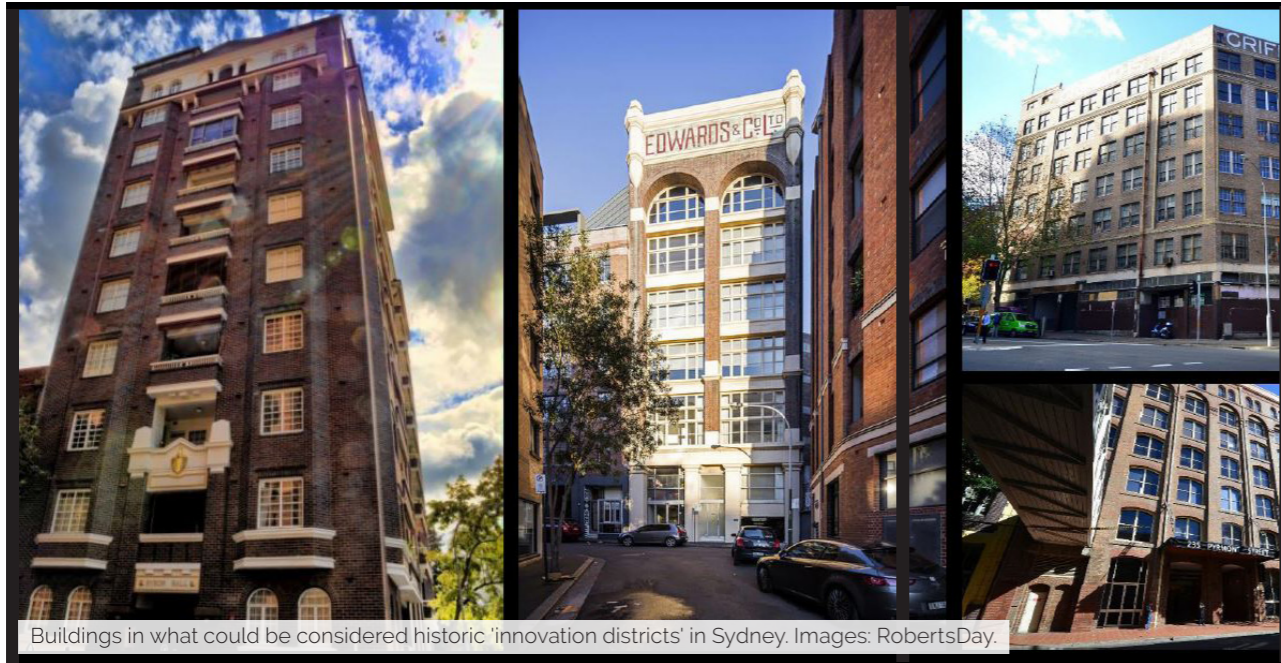
Historic gasholders which have been converted into residential dwellings at Kings Cross. Photo courtesy John Lord (Creative Commons).



A couple sit by the public fountains in Granary Square Kings Cross. Photo by Damien Walmsley (Creative Commons).

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CREATING GREAT PLACES PRESENTATIONS



Buildings in what could be considered historic 'innovation districts' in Sydney. Images: RobertsDay.

STEPHEN MOORE CREATING THE LOVEABLE CITY



**Stephen Moore, Director,
RobertsDay**

'Loveable City is about giving priority to attachment and meaning, where identity guides decision-making, social connectedness is valued equally with infrastructure connectivity, and increasing urbanity is more important than density.'

To begin the session on Creating Great Places, Stephen Moore presented on how we can create places that are not just 'liveable', but are also 'loveable'. In particular, Stephen's presentation evaluated the 'sameness' of cities and the opportunity to look at historic innovation districts to help plan those of the future. The following observations were made:

- In our cities there is a need for places that enhance attachment, meaning and identity by building on existing local qualities;

- Places are about social connection - not just infrastructure;
- We should strive to create urbanity (ie. friendly, vibrant and active places);
- Successful innovation districts are those that are woven into the city fabric - this can be seen in historic garment districts in Surry Hills (Sydney) and in New York; and
- The vision for the Redfern North Eveleigh Precinct should be locally grounded, arrived at through a deep understanding of the place.

ABBIE GALVIN DESIGNING FOR EXCELLENCE AT REDFERN NORTH EVELEIGH



**Abbie Galvin, Government Architect
New South Wales**

'We should avoid generic vision statements and instead develop something that is more place-specific'

Abbie Galvin discussed the role of the Government Architect of NSW to deliver good design outcomes, including both its existing work, as well as the emerging Design and Place SEPP. Design excellence for Precincts was also discussed in detail, offering 'lessons learnt' for Redfern North Eveleigh, including:

- Aboriginal cultural heritage – understanding Country informs place-based outcomes;
- Precinct geographies (topography, waterways, habitat etc) are opportunities, not constraints;
- Vision, principles and objectives should be place specific; and
- 'Spatial thinking' to foster a 3D understanding of place.



GANSW, 'Better Placed'. Image, GANSW.

Further conclusions made during the presentation included:

- Open space networks are key to making place and establishing character;
- Create connections –they add value;
- Think beyond the Precinct boundaries -integrate into the local context;
- Set ambitious goals for Precinct-wide sustainability;
- Start with a big idea to guide work over time and across successive design teams; and
- Abbie explained that Government Architect NSW will convene a Special Design Review Panel for the Redfern North Eveleigh Precinct.

CREATING GREAT PLACES PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the key note presentations. This list is not exhaustive but represents those views most extensively discussed during the session.

INVOLVING COMMUNITY



Newtown, Sydney.

- Actively involving and welcoming the community throughout the whole process is critical to enhancing identity and sense of belonging.

CONNECTION



Impression of new Waterloo Metro Station.

- The site needs to be considered and connected with its context including Darlington, Camperdown, South Eveleigh, Alexandria, Redfern and Waterloo.

CULTURAL SIGNIFICANCE



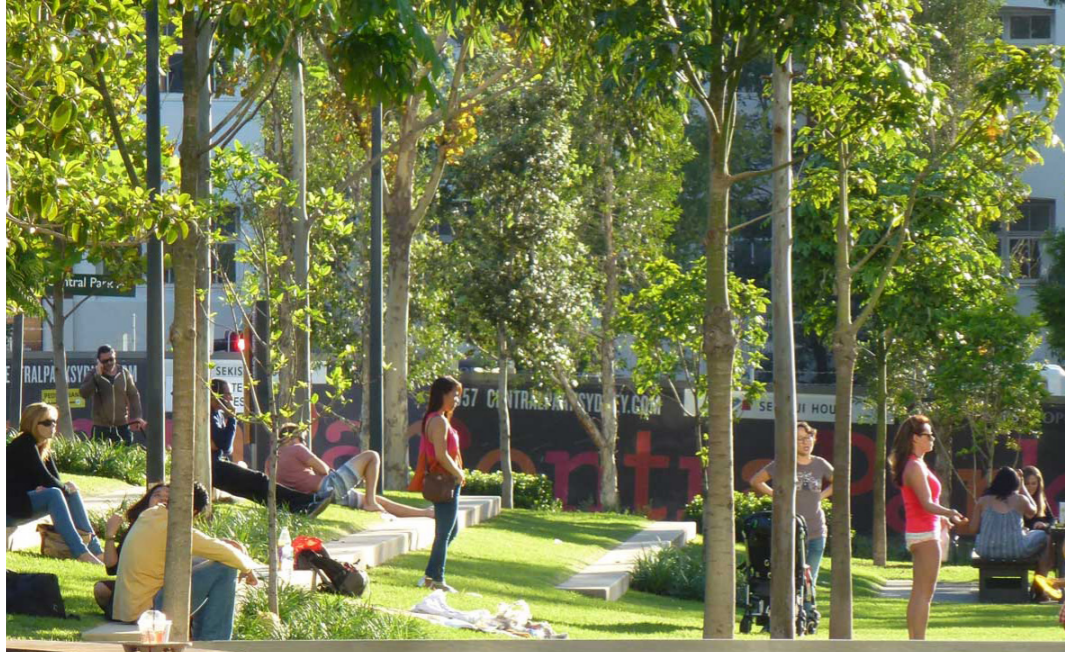
Carriageworks.

- It will be important to consider the continual evolution of the site, where people have come from and the contemporary expression of Aboriginal culture.
- The Precinct already has a rich cultural component at Carriageworks. It will be important to enhance what already exists there today.



Sydney Chamber Opera, Breaking Glass, 2020, Carriageworks. Image Daniel Boud.

CASE STUDY



Central Park. Photo courtesy Turf Design.

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ONE CENTRAL PARK, SYDNEY

Abbie Galvin cited One Central Park as a case study. She noted the success of its open space, mix of uses, and high density residential dwellings.

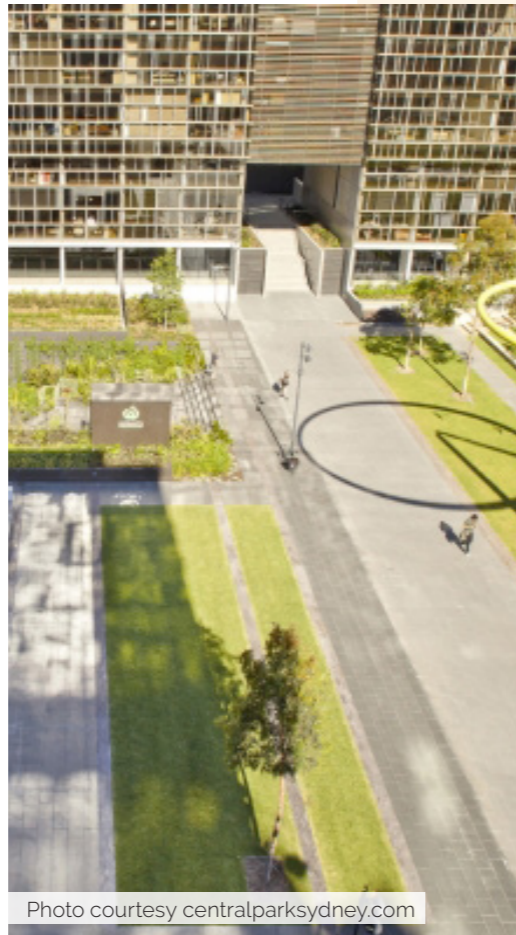


Photo courtesy centralparksydney.com



Central Park. Photo courtesy centralparksydney.com

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SITE TOUR PRESENTATION THE PRECINCT

RobertsDay presented a Virtual Site Tour of the Redfern North Eveleigh Precinct giving an overview of the broader district context and of the physical attributes of the Precinct itself.

The overview was provided in 3 sections - east, mid and west. The physical attributes highlighted in the presentation are provided on the following page.

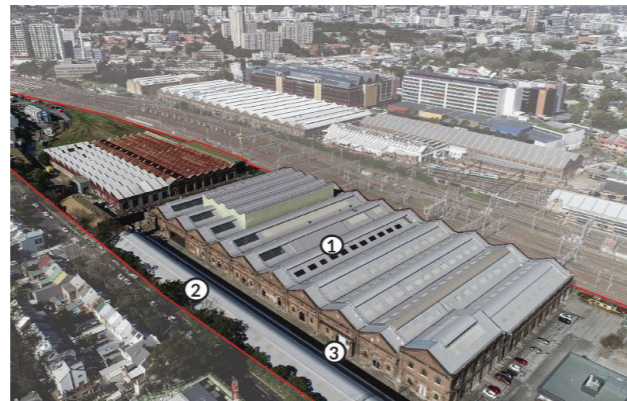


Sam George, Principal, RobertsDay
Tom Payne, Urban Planner, RobertsDay

EAST



MID



WEST

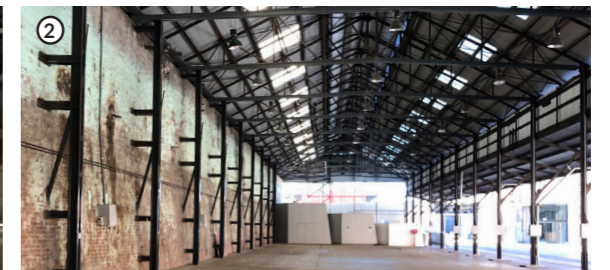
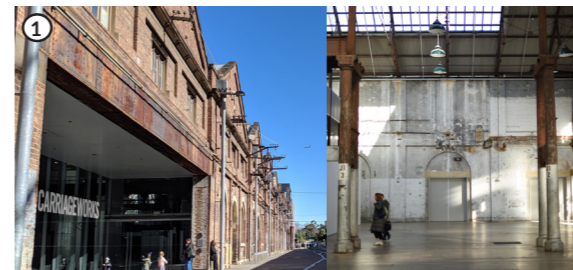


EAST



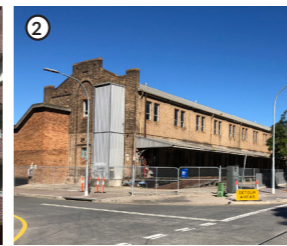
1. Telecommunication Equipment Centre
2. Chief Mechanical Engineers Office
3. Scientific Services Building
4. Fan of Tracks
5. Car Workshop
6. Paint Shop
7. Yaama Dhiyaan

MID



1. Carriageworks
2. Blacksmiths Shop
3. Carriageworks Way

WEST



1. Platform Apartments
2. Clothing Store
3. Reclamation Shed
4. Pocket Park
5. Carriageworks Way

SITE TOUR PRESENTATION CARRIAGEWORKS



Blair French, CEO, Carriageworks

'In 2017 Carriageworks had 150,000 visitors. In 2019 there were a million people on site.'

BLAIR FRENCH CARRIAGEWORKS

Operating since 2007, the Carriageworks arts and cultural venue is a key anchor in the Precinct.

Blair French explained that while the organisation was significantly impacted by COVID-19, it has secured funding and leases to ensure a promising independent future and is currently planning its return as one of Sydney's preeminent arts and cultural institutions.

Key points made by Blair, included:

- Carriageworks is 25% Government funded and the rest is funded by activities and people on site;
- It is a community and cultural centre – a local gathering place, which is accessible and open;
- Partnerships are crucial to the organisation's success - noting 50 separate alliances formed with other organisations in 2019.



TedX, Sydney at Carriageworks. Photo courtesy, TedXSydney (Creative Commons).



Event in Carriageworks. Photo courtesy Emmett Anderson (Creative Commons).

SITE TOUR PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Site Tour presentations. This list is not exhaustive but represents those views most extensively discussed during the session.

ARTS RESILIENCE



Carriageworks entrance.

- Need for resilience planning for the arts sector as a key part of the place.
- The public spaces around Carriageworks have become occupied by community during Covid – could the future have hybrid spaces for programmed events and free community use?

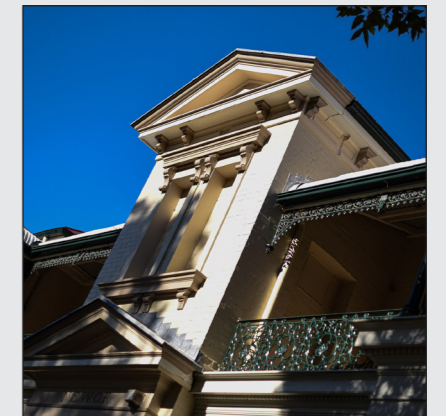
LAND USE SENSITIVITIES



Loading bay for Carriageworks.

- Need to manage land use sensitivities and the sensitivities between Carriageworks, adjoining residents and new development (e.g. noise, crowds, parking, service vehicles).

HERITAGE



Chief Mechanical Engineers Office.

- The heritage of the Precinct should be celebrated, providing the public with better access to historic assets.

CASE STUDY

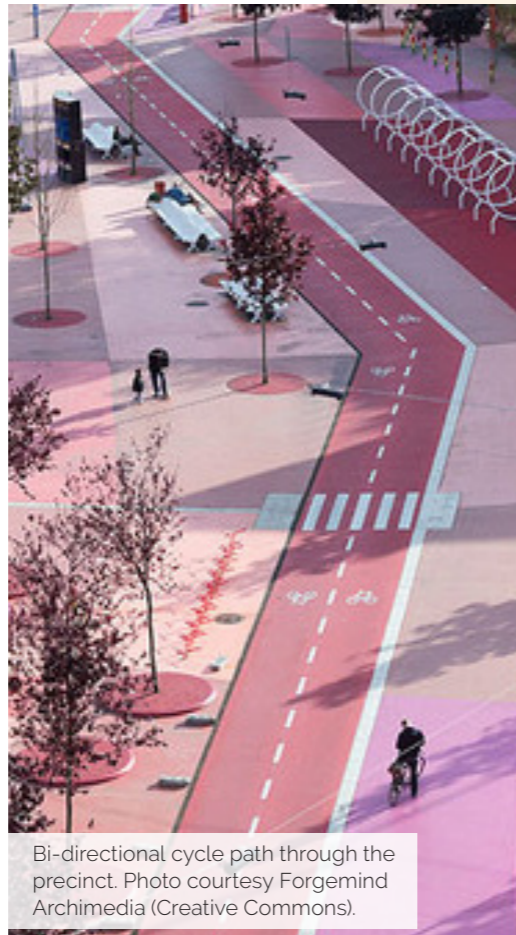


Furniture and public art throughout the precinct. Photo courtesy Forgemind Archimedia (Creative Commons).

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SUPERKILEN, COPENHAGEN

Abbie Galvin cited One Superkilen as an interesting case study due to the success of a single, linear public open space through the precinct.



Bi-directional cycle path through the precinct. Photo courtesy Forgemind Archimedia (Creative Commons).



Active travel through Superkilen, Copenhagen in 2012. Photo courtesy Forgemind Archimedia (Creative Commons).

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COMMUNITY VOICE SESSION PRESENTATION



**Trish Oakley, Associate Director
Community Engagement, TfNSW**

"What can we do to create opportunities for Redfern to be a place where communities, existing and new, gather together?"

Trish Oakley explained the community engagement that has been done with regards to the Precinct so far. This included:

- 2008 Concept Plan for North Eveleigh (approved by Minister for Planning 16 December 2008); and
- Central to Eveleigh Urban Transformation Strategy (2016).

An overview was also provided for the more recent engagement that has been undertaken for the Redfern Station Upgrade from May 2019 to early 2020.

Feedback from engagement to date was provided, including:

- Redfern North Eveleigh's rich Aboriginal and industrial history contributes enormously to the area's character;
- Maintaining a sense of community is important to local people;
- Future renewal should seek to embrace the arts and culture for generations to come;
- The area should be easier and quicker to get around on foot, by bike, or by public transport; and
- The Precinct will be an important part of Tech Central.



Redfern North Eveleigh and surrounding locations. Images sourced from Trish Oakley presentation/TfNSW.

COMMUNITY VOICE PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Community Voice presentation. This list is not exhaustive but represents those views most extensively discussed during the session.

BELONGING AND CONNECTEDNESS



Newtown, Sydney.

- We should aim to enhance what is on the site today.
- Government asked to engage early with the community and throughout the process.
- People need to feel that they belong to a community. It is important to ensure that Aboriginal people and local residents feel included, valued and welcomed, particularly traditional custodians and knowledge holders.

CONNECTIONS



Artist's impression of Redfern Station upgrade.

- Key walking and cycling connections were noted, included those connecting the Precinct to Central, the surrounding universities and nearby stations of Redfern, Macdonaldtown, and the future Waterloo Metro Station.

EQUITY



Platform Apartments at North Eveleigh.

- There is a need for the delivery of affordable housing in Sydney, as well as certainty for existing City West tenants in the Precinct.
- There has been displacement of lower income residents and artists in the wider area – there is a need for incubator spaces for ongoing local job creation, artists and place-making.

TECH CENTRAL PRESENTATIONS



Atlassian proposal, Central. Photo sourced from presentation.



MATTHEW PROFT: TECH CENTRAL

Matthew Proft, Director, Innovation and Technology Precincts, NSW Treasury.

'Attracting and retaining world-class talent is crucial to tech companies. It comes up in most conversations'

Matthew Proft discussed the potential role for the Precinct and wider Tech Central to play in Sydney's tech business landscape, offering recommendations on how to bring Tech Central to life. Key points included:

- Tech Central can provide the opportunity for collaboration across start-ups, universities and research institutions, high tech companies and community;
- Opportunity for 25,000 innovation jobs and 25,000 new students across Tech Central;
- Opportunity for 250,000 m² floorspace for tech

companies and 50,000 m² affordable floorspace for start ups across Tech Central;

- Need to create vibrant and connected places to attract talent, including infrastructure, amenity and culture. We should enhance what is on site today;
- Tech Central should be underpinned by collaboration and leadership; and
- Already, progress has been made, including the confirmation of anchor tenants and R&D Partners such as Atlassian and NEC.



Debra Berkhout, Strategic Advisor, Camperdown Ultimo Collaboration Area Alliance

'To get innovation, we need to bring business and research together.'

DEBRA BERKHOUT CAMPERDOWN-ULTIMO ALLIANCE

Debra spoke to the gaps and opportunities for strategic collaboration across the Camperdown-Ultimo Precinct, including:

- A key goal for the Precinct should be to create a single precinct-based collaboration and leadership model - a shift from multiple institution perspectives and cultures to a single precinct perspective of culture, collaboration and leadership;
- Agree on strategy, funding, priorities and actions early and upfront;
- What is missing is a economic development strategy, governance framework, unified precinct brand, floorspace capacity/ underutilised audit, and pilot opportunities;
- There is opportunity for an innovation test bed (for example, transport, local employment, arts and culture, pop-up events, a living lab); and
- A range of governance models could be utilised (eg. a Development authority, Special Enterprise Zone, Business Improvement District).



Identified productivity opportunities and assets. Image source: Camperdown-Ultimo Place Strategy, 2019.

TECH CENTRAL PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Tech Central presentation. This list is not exhaustive but represents those views most extensively discussed during the session.

GOVERNANCE + COORDINATION



University of Sydney.

- The City of Sydney economic development team is working on a range of initiatives in the area - there is a need to coordinate with NSW government.
- A governance model should be created as a priority for the Precinct.

LOCAL COMMUNITY



Darlington, Sydney.

- There is a need to create housing and workspace for the local community and workers.
- The renewal of the Precinct should offer a 'social dividend' to the existing community.

CONNECTIONS



Redfern Station.

- We need to address the physical and digital divide between innovation companies and local residents and businesses, including pathways for local secondary students and Aboriginal youth into technology fields.



Reko Rennie, REMEMBER ME, 2020, Carriageworks. Image Zan Wimberley.

DESIGNING WITH COUNTRY PRESENTATION



Kamay Bay Botany Bay National Park, Kurnell Draft Masterplan. Photo: Designing with Country Discussion Paper/Neeson Murcutt Architects and cited in presentation.

WHY 'DESIGN WITH COUNTRY'?

'There is a clear need for tools and strategies to assist both Aboriginal and non-Aboriginal communities to share knowledge about Aboriginal places as well as places of shared cultural and heritage significance – and to understand how we can all work to respect and protect sensitive sites and to strengthen culture.' - Designing With Country Discussion Paper, 2020.

DILLON KOMBUMERRI DESIGNING WITH COUNTRY



**Dillon Kombumerri, Principal,
Design and Country, Government
Architect NSW**

'To walk Country is to activate all the senses. We are designed to learn through moving.'

Dillon presented an outline on the importance of and process for Designing with Country, and provided some successful examples. The Presentation included the following:

- Connection to Country can be achieved with nurture of Country – reawakening what lies beneath;
- Learning from Country through walking Country with Traditional custodians and knowledge holders – a dynamic understanding of complex interrelated systems;

- Knowledge share to find common ground for problem solving; and
- Country-centric (not human-centric) thinking will better enable us to face current challenges such as environmental degradation and climate change.

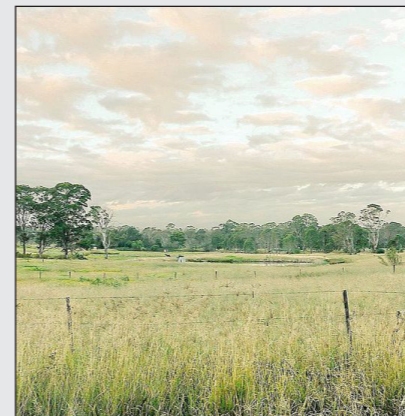


Diagrammatic representation of 'Country centric thinking'. Sourced: Designing with Country Discussion Paper, 2020 and cited in presentation.

DESIGNING WITH COUNTRY PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Designing with Country presentation. This list is not exhaustive but represents those views most extensively discussed during the session.

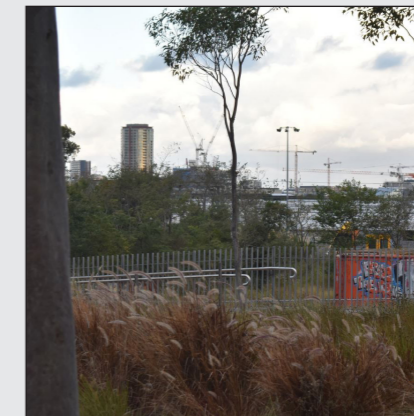
THE IMPORTANCE OF COUNTRY



Western Sydney plains.

- Country is not only important to Aboriginal people, but can have benefits to the way that we plan and design places.
- Caring for Country is not only caring for land, but it is caring for ourselves.
- Sometimes the current naming of a place is not the most appropriate.
- Need for naming that respects and 'hears' Country and results from engagement with Aboriginal people.

REDFERN NORTH EVELEIGH



Existing site line from the Precinct .

- Redfern North Eveleigh and the wider region holds significant cultural relevance for Aboriginal people. It is therefore important that Aboriginal people and culture remain prominent in the area.
- Sightlines enable connection to Country – both physically and spiritually. They allow people to connect physically and spiritually because they have an interaction with other places of importance.

PAST, PRESENT AND FUTURE



Metropolitan Aboriginal Land Council CEO, Nathan Moran with Yvonne Weldon, and Josh Marr in Reconciliation Park, Redfern

- Through design initiatives and storytelling we should acknowledge Aboriginal people's past connection to the area (including its role as a place of employment for Aboriginal people), but also explore opportunities for current and future connections.
- We should aim to create opportunities for Aboriginal leadership and decision making roles.

LOCAL CHARACTER AND BUILT HERITAGE PRESENTATION



Sam George, Principal, RobertsDay

Sam George provided an overview of the definition of local character and its existing policy framework, as well as the benefits of taking a 'place-led approach' to renewal at Redfern North Eveleigh, including:

- Place is not just about the physical elements but also the people, their history, networks and relationships;
- The importance of place for creating meaning and authenticity; and
- The value of place in establishing brand identity and market appeal for business.

An overview was provided on local place considerations at Redfern North Eveleigh including buildings, heritage, land use, streets, public space, people and activity.

Several renewal case studies were provided, including Portland, NSW and Fish Island, London.



Professor Gerard Reinmuth, Director, TERROIR

Professor Gerard Reinmuth and Chris Rogers stepped the audience through a series of discussion points, including:

- What is the local place today, and how can we draw on this?
- What does success look like?
- What is Redfern's role in the wider context of the city?
- How can the journey to and from Redfern Station and Central Station be improved?
- Who is the existing community?

- How can heritage be used as the backdrop to new public spaces in the Precinct?
- How can stories from the site be retold?
- How can currently existing 'hidden' places become shared?

The Kings Cross, London example was referenced and its successes discussed, including the mix of old and new, inviting pedestrian connections, and the revitalisation of its heritage.

WHAT IS LOCAL CHARACTER?

'Local character is distinctive, it differentiates one area apart from another. It includes the sense of belonging a person feels to that place, the way people respond to the atmosphere, how it impacts their mood, their emotional response to that place and the stories that come out of peoples' relationship with that place.'

- Local Character and Place Guidelines, 2019



Interiors of the Paint Shop building in North Eveleigh. Photo: RobertsDay.

LOCAL CHARACTER AND BUILT HERITAGE PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Local Character and Built Heritage presentation. This list is not exhaustive but represents those views most extensively discussed during the session.

HERITAGE



Paint Shop building.

- Intangible and tangible heritage are both important elements of the existing place character.
- Existing industrial heritage provides an opportunity to open-up access to heritage buildings for public/community use.
- It will be important to create an 'experience' of history, rather than just simply allow people to 'look' at heritage assets.

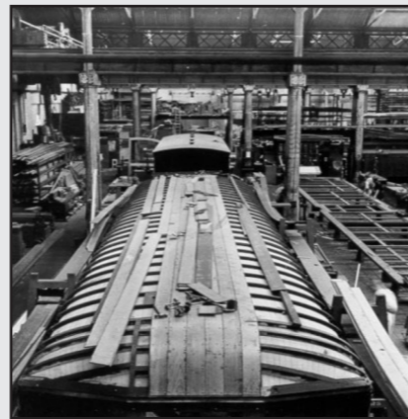
RESEARCH



Spatial research on the surrounding area.

- We should aim to understand and build upon existing studies, policy and frameworks.

STORYTELLING



Historic photo from Redfern North Eveleigh.

- There is an opportunity to communicate social history through storytelling and heritage interpretation.
- The Precinct should tell the story of people who previously worked there - including, for example, Aboriginal people who were employed on the railways, the Unions who pushed for women's and workplace rights, and migrants who had primarily emigrated from post-war Europe.

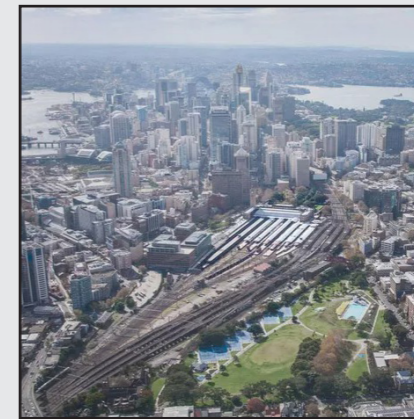
ENGAGEMENT AND THE USE OF 'MANY HANDS'



Engagement session.

- There is a need to spend more time with the community and build this information into the Framework. Young families and students are a big demographic.
- The design and development of the Precinct needs to be the work of 'many hands' to be authentic and successful - allowing the opportunity for things to happen by different people is the success of the place. To develop as a single entity without many hands, the place won't have character.

CONTEXT



Central Station and surrounds.

- We must consider the single precinct approach vs an approach that studies the complexity of place and its organic evolution.
- Redfern North Eveleigh needs to be complementary to Central and surrounding education and technology precincts.

PLACE MANAGEMENT



Kings Cross, London.

- There is a need for ongoing place management and community involvement, including an overarching Conservation Management Plan for the area.

CASE STUDY



Photo courtesy Peter Cook/RIBA J.

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SHAFTESBURY THEATRE, LONDON

Terroir cited the Shaftesbury Theatre in London as an example of how contemporary architecture can be mixed with historic built form.



Photo courtesy Peter Cook/RIBA J.



Photo courtesy Peter Cook/RIBA J.

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PARKS AND PUBLIC SPACES PRESENTATION



Vanessa Gordon, Director, Place, Design and Public Space.

'Place attachment, activity and meaning is created by the design itself but also the stories that a place can tell'

VANESSA GORDON PARKS AND PUBLIC SPACES

Director of Place, Design and Public Spaces at DPIE, Vanessa Gordon presented on the meaning of 'place' in public space, explaining that good places have:

- A strong sense of identity and character;
- Diverse social offerings and opportunities for social interaction; and
- Are welcoming, inclusive, diverse, green and beautiful.

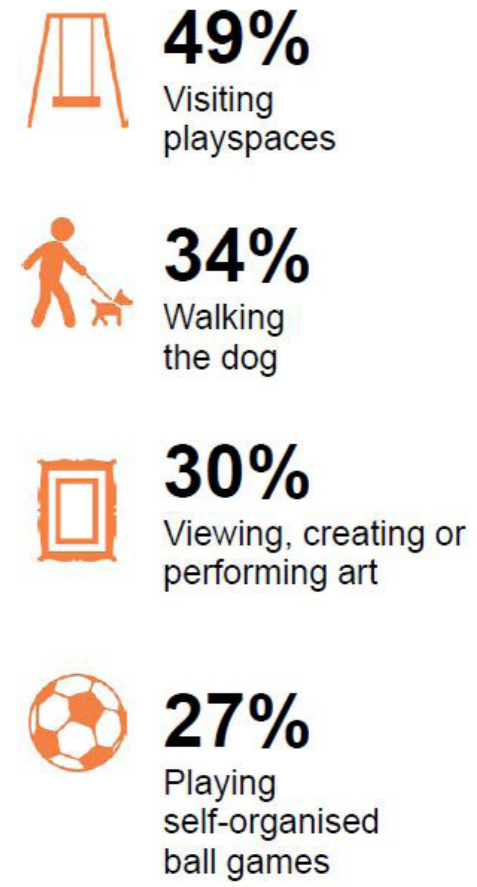
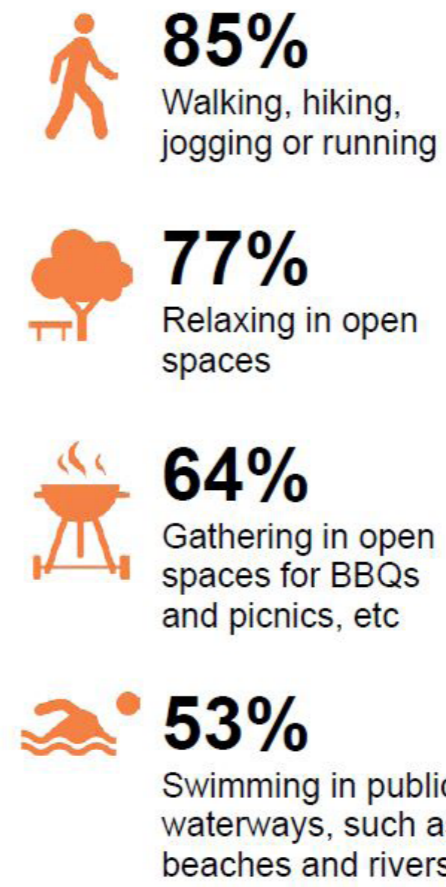
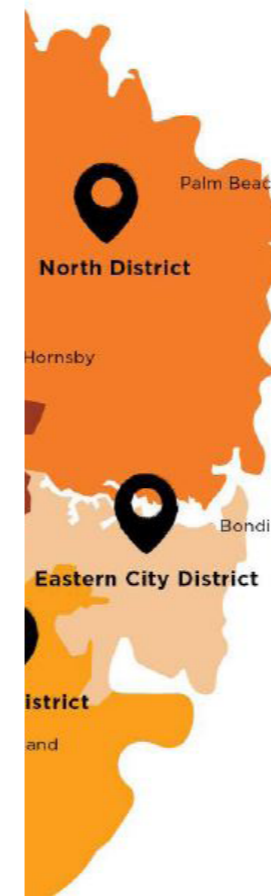
Vanessa provided the policy framework for planning, designing and evaluating public spaces, and made several key points in relation to the development of the Redfern North Eveleigh Precinct, including:

- The "spaces in between" is where public life happens - an important consideration when designing the Precinct;
- Activity is what creates a place and its meaning, not necessarily the infrastructure; and
- The process itself is what we can learn from, not necessarily the final design.

Vanessa provided numerous precedents of public spaces from which we can draw upon for the redevelopment of the Precinct, including Paddington Reservoir Gardens and the Ultimo Goods Line.



Existing pocket park in the Precinct. Photo source: RobertsDay.



Snapshot of findings from the 'Greater Sydney Outdoors Study' (DPIE) which captured how people utilises public spaces across various districts in Sydney.

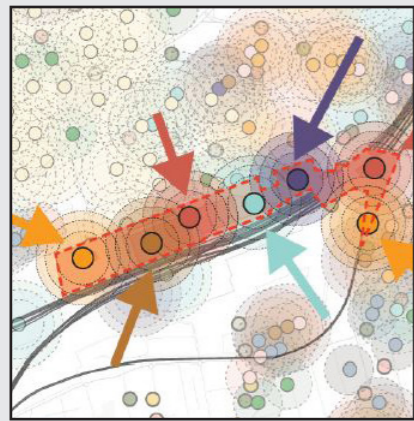


Existing open space in the Precinct. Photo source: RobertsDay.

PARKS AND PUBLIC SPACES PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Parks and Public Spaces presentation. This list is not exhaustive but represents those views most extensively discussed during the session.

RESEARCH AND UNDERSTANDING



Spatial research on the surrounding area.

- Research is needed to understand: existing public space in the region, how people are moving into and through existing spaces, who are the future users, and what lessons can be learned from South Eveleigh.
- The Precinct requires a diversity of types of open spaces, some with flexibility to enable a range of uses and activities to occur.

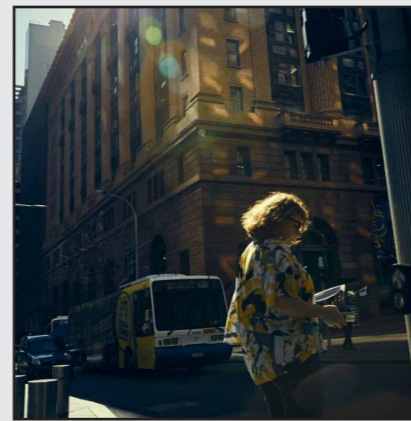
DESIGN FRAMEWORKS, VALUES AND PRINCIPLES



Draft Greener Places Design Guide.

- It will be necessary to consider the type of design guidance that should be utilised.
- Open spaces should create a sense of ownership and community connection.
- Since the Covid-19 pandemic, community has increasingly utilised existing spaces in the Precinct for a various range of activities, including play for children and music. This has given insight into the types of flexible and adaptable spaces that may be successful in the future.
- Great spaces exist in the Precinct already. We should aim to open these up to the public.

CONNECTIVITY



Sydney CBD.

- We should consider connectivity to activity nodes, including gateway treatment to the universities and Redfern Station.
- How do we connect places in a way that is meaningful?
- How is the customer experience and their relationship with public spaces being considered for Redfern Station as one of the busiest on the network?

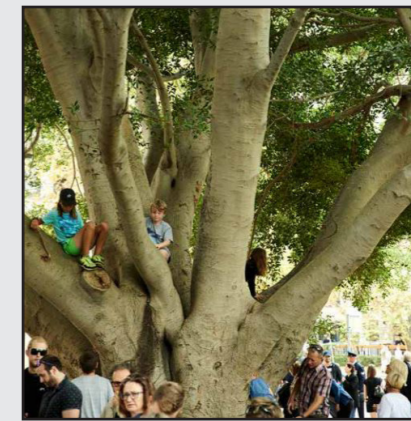
GREENERY AND RESILIENCE



Potts Point.

- Consideration of heat island effect and how design can help to prevent crime.
- We must design for resilience in terms of minimising risks, shocks and stresses, and maximising future opportunities.

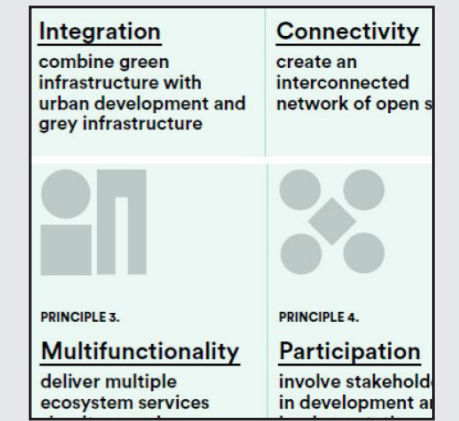
MANAGEMENT



Park in Sydney city.

- It will be important to consider potential conflicts and how these can be managed, including public/private interfaces, Carriageworks and surrounding residential areas, various activity types, and differing modes of transport.
- 'Barrier buildings' could provide a level of amenity protection to allow a range of activities and land uses to co-exist.

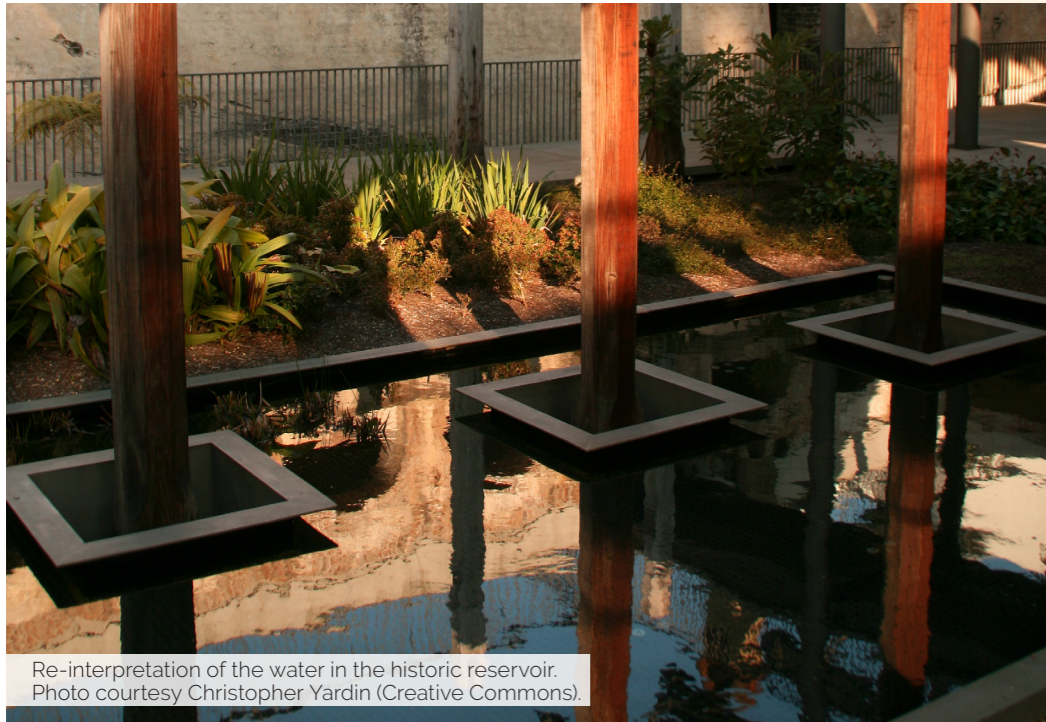
MEASUREABILITY



Principles from Draft Greener Places Design Guide.

- The Premier's priority for creating access to quality green open public space within a 10-minute walk should be considered when developing the quantum and quality of open space.
- The management of park interfaces will be important to consider into the future.
- How can public realm stay public and have places to gather?
- How can we measure success?

CASE STUDY



Re-interpretation of the water in the historic reservoir. Photo courtesy Christopher Yardin (Creative Commons).

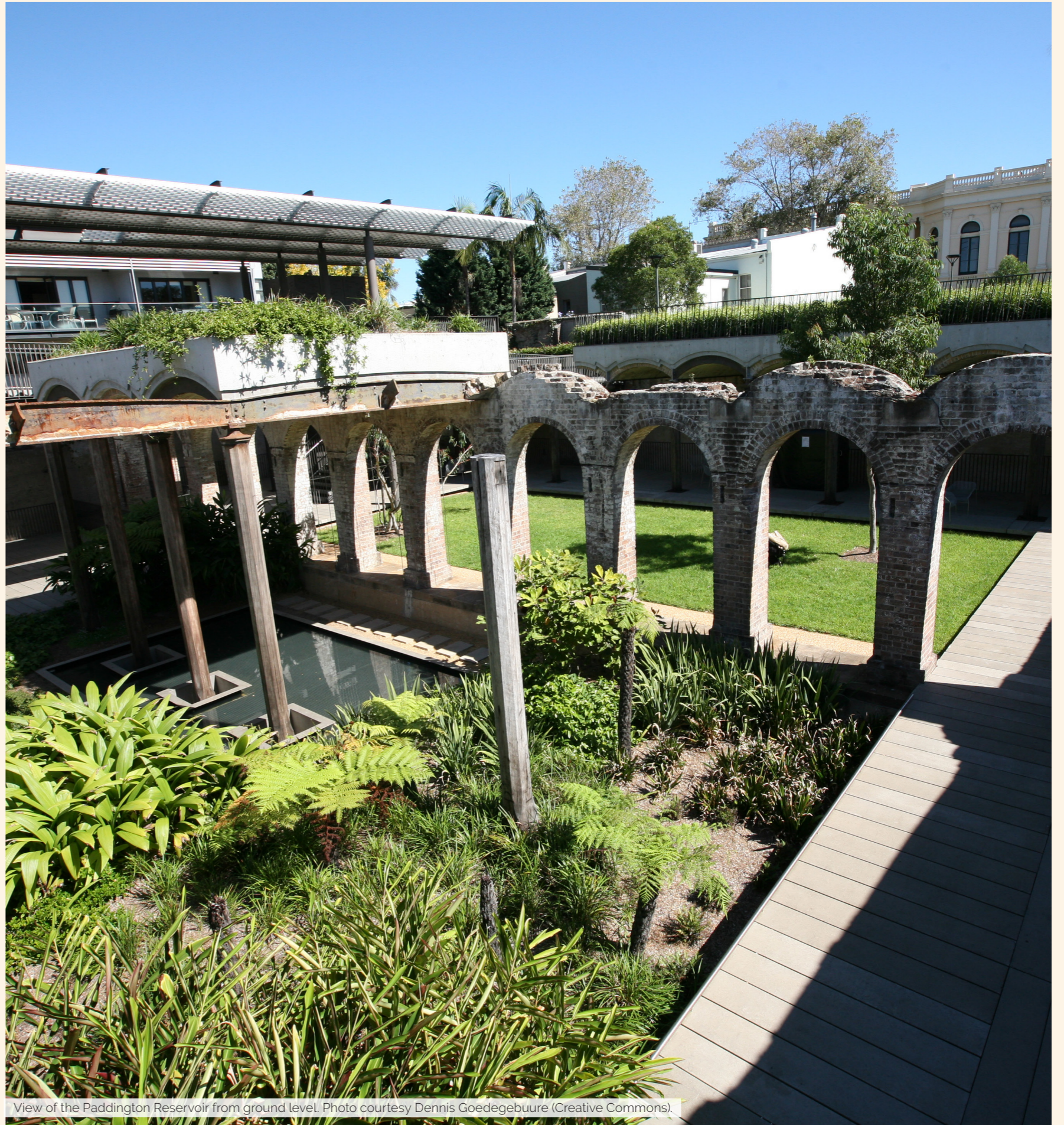
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PADDINGTON RESERVOIR GARDENS, SYDNEY

Vanessa Gordon cited the Paddington Reservoir Gardens as a precedent, noting the importance of re-interpreting its heritage features to create a strong sense of place and identity.



Lower level of the redeveloped reservoir space. Photo sourced Vanessa Gordon presentation/ DestinationNSW.



View of the Paddington Reservoir from ground level. Photo courtesy Dennis Goedegebuure (Creative Commons).

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MOVEMENT AND PLACE PRESENTATION



JOHANNES HAASLER OBJECTIVES FOR FUTURE MOBILITY AND ACCESSIBILITY

Johannes Haasler, *Movement and Place, Transport for NSW*

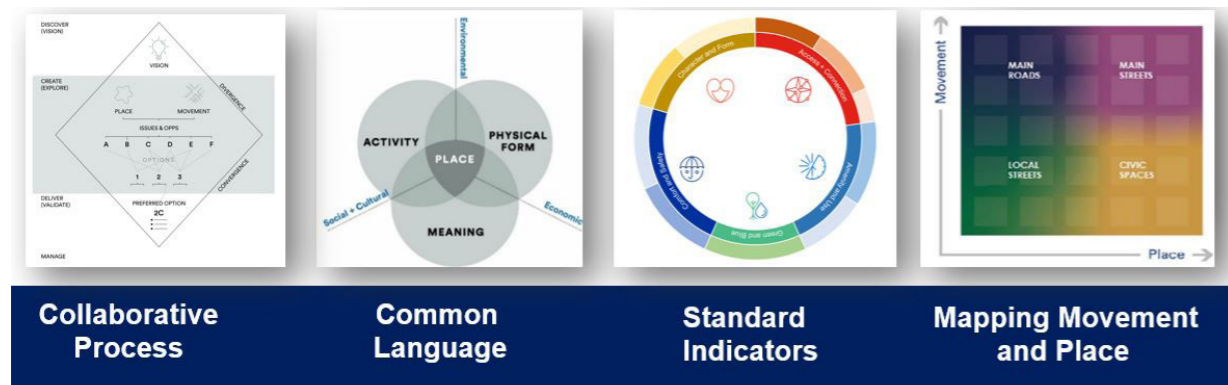
'Movement and Place recognises the network of public spaces formed by roads and streets and the spaces they adjoin and impact'.

Johannes provided an overview of how we can plan for movement by applying the Movement and Place Framework - a holistic and people centred approach rather than just viewing movement simply getting from A to B. Specifically he explained the:

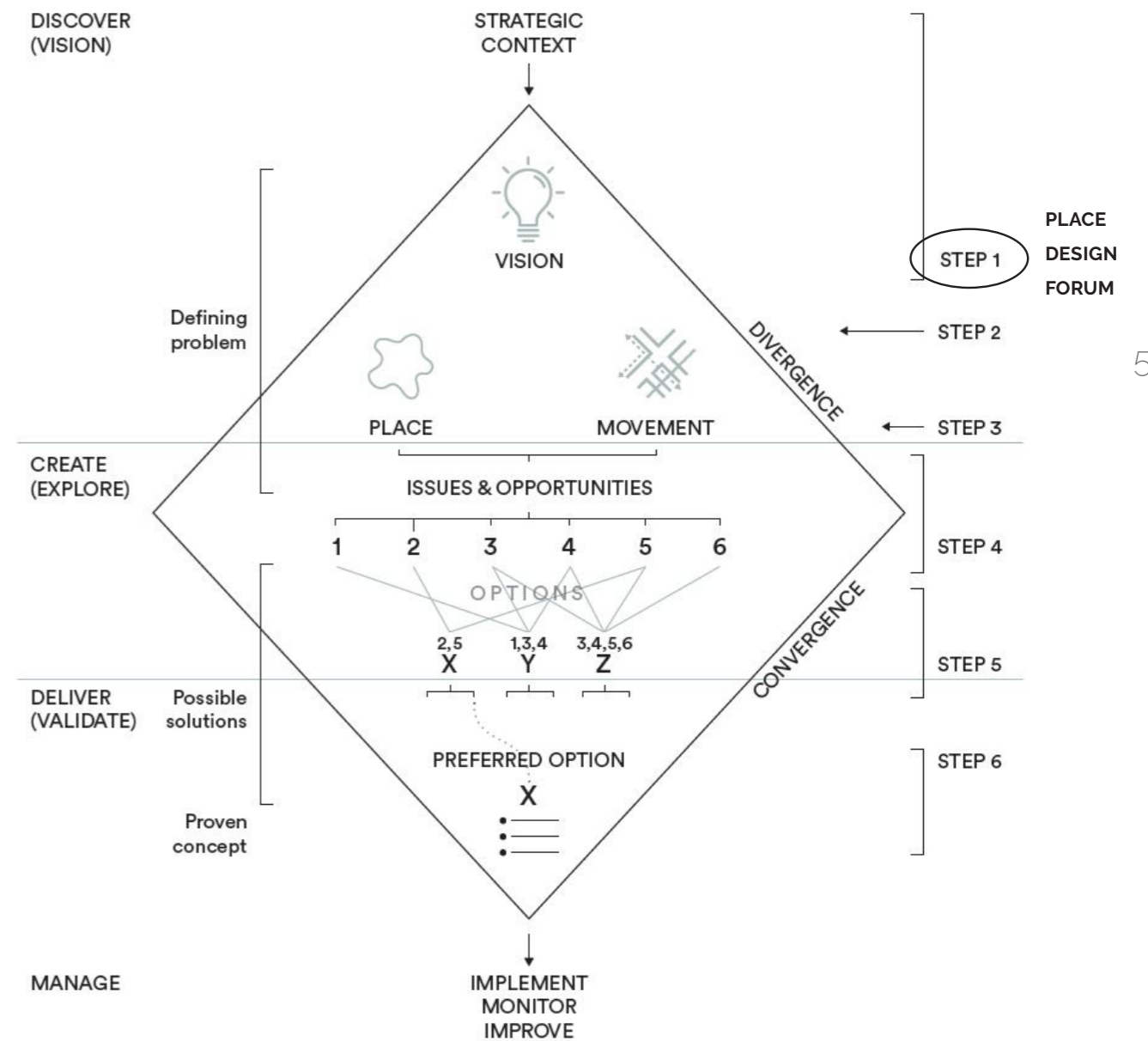
- Current progress of the Practitioner's Guide to Movement and Place and the process it has outlined to achieve optimal movement and place outcomes;

- Translation of the Movement and Place Framework into a series of Built Environment Indicators that enable us to better interrogate and in some cases quantify the outcomes we want; and
- The indicators include: amenity and use, access and connection, green and blue, comfort and safety, and character and form.

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Movement and Place is a cross-disciplinary approach to plan, design and operate transport networks. Image source: presentation by Johannes Haasler.



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The Core Movement and Place Process: A six step process of collaboration as the means of taking a Movement and Place Approach, citing its relationship with the current Place Design Forum. Source: Presentation by Johannes / Draft Practitioner's Guide to Movement and Place, GANSW.

MOVEMENT AND PLACE PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Movement and Place presentation. This list is not exhaustive but represents those views most extensively discussed during the session.

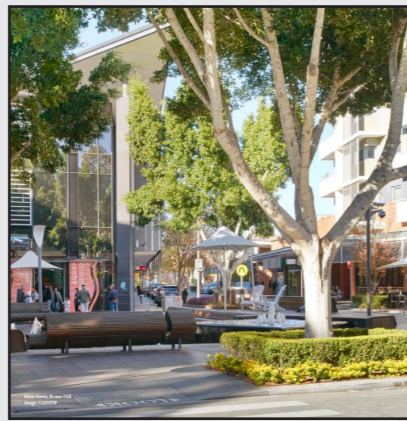
AMENITY AND USE



Intersection in Sydney CBD.

- There is a need for more focus on pedestrians – cars will have negative impacts on the surrounding area with congestion and noise.
- Reduced provision of parking is necessary to reduce car use.
- We need to manage service vehicles with pedestrians.
- Some amenities are lacking in the Precinct today, including toilets, lighting, play/recreation space, food and water.

GREEN AND BLUE



Rouse Hill, Sydney.

- We need to address the lack of green space in the area.
- Existing barriers across the Precinct need to be addressed through new connections – particularly over the railway line and Cleveland Street.
- Consideration of southern concourse is crucial to ensure connectivity between the Precinct and the station is improved.
- There is an opportunity to bring water into this part of the city.
- Pedestrian bridge precedents were discussed, including the High Line in NYC and the Falcon Street footbridge.

COMFORT AND SAFETY



Sydney light rail stop.

- It is important to create a seamless journey for people into the Precinct from surrounding transport nodes.
- The environment is harsh and could worsen with climate change. There is an opportunity to improve it through greenery and shading.
- We should enhance the character of the Precinct and not allow it to become over-sanitised.
- Consideration of staging is crucial. Early activations can give people sense of ownership of the site.

CHARACTER AND FORM



Maitland, NSW.

- We must consider a range of users and activities including how delivery vehicles, pedestrians, cyclists and cars interact.
- Keep vehicles at the edges and design the streets for people, including children.
- There is potential to incorporate education and art into the physical form.
- It is important to minimise harsh environmental conditions such as wind.

ACCESS AND CONNECTION



Circular Quay, Sydney.

- We should create equitable access to the train station.
- There needs to be legible with intuitive way-finding.
- The Precinct should be inclusive and accessible for all abilities, genders, social groups.
- We should consider future mobility –micro, autonomous vehicles, etc.
- There is an opportunity to explore the smart streets, smart kerbs, and adaptable spaces.
- Sustainable travel and mode share is an important goal that we should seek to achieve.
- A gap analysis should be undertaken to explore improvements to and through the Precinct.
- The Precinct should explore opportunities to alleviate high pedestrian flows and conflict between different transport modes.

SUSTAINABILITY PRESENTATION



Sue Robinson, Associate Director, Sustainability, TfNSW

'The Sustainable Development Goals are the blueprint to achieve a better and more sustainable future for all.'

Sue Robinson discussed sustainability as a broad concept before explaining its relationship with place, and the redevelopment of the Redfern North Eveleigh Precinct. More specifically, she noted:

- The World Economic Development says that climate change is the biggest risk to the planet, and it is therefore crucial to consider the resilience of assets in the face of the changing climate;
- The largest generator of greenhouse gas emissions in NSW is the transport sector;
- The 2015 UN Sustainable Development Goals are becoming increasingly important in driving government decision-making; and

- The development of precincts and places can create opportunities to address the issue of climate change.

Several important focus areas for sustainability were presented. Participants were then asked to rank these in order of most to least important for the Redfern North Eveleigh Precinct. The results were as follows:

1. Social sustainability
2. Resilience
3. Environmental sustainability
4. Energy consumption and greenhouse gas emissions
5. Whole of life
6. Sustainability
7. Resource efficiency procurement



TfNSW's Key Sustainability Focus Areas for Place mapped with the 17 UN Sustainable Development Goals. Image sourced from Sue Robinson's presentation.

SUSTAINABILITY PARTICIPANT DISCUSSION

The following is a summary of the key themes of discussion following the Sustainability presentation. A poll was conducted which asked participants, 'which Sustainability focus areas for Redfern North Eveleigh are the highest priority?' Participants discussed the results. This list is not exhaustive but represents those views most thoroughly discussed during the session.

SOCIAL SUSTAINABILITY



Eveleigh Farmers markets.

- Of the seven themes Social Sustainability rated highest in the poll. This highlights the importance of the local community wellbeing.
- Social sustainability includes equity, social justice and health. We need to consider all people –homeless, Aboriginal, residents, workers, students and visitors.
- We should consider not just the number of jobs but who they are for. eg. jobs are needed for locals.
- It is important to create spaces for the community to meet.

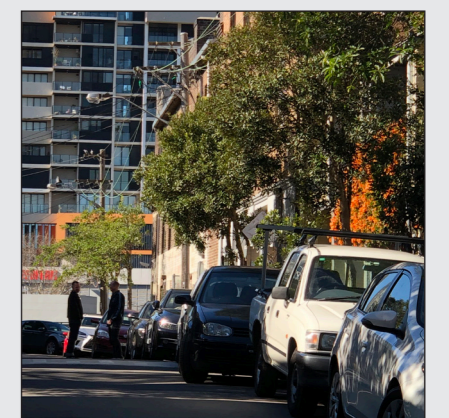
ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE



North Eveleigh.

- Resilience and Environmental Sustainability were the second and third highest ranking priorities.
- Appropriate amenity including protection from the wind and access to the sun were noted as important environmental factors to consider for the Precinct.

INTERCONNECTEDNESS



Little Eveleigh Street.

- Sustainability by its nature means everything is interconnected. It is therefore important to consider Country-centred design and create a place that connects people to the environment.

CASE STUDY



The Goods Line bridge over Ultimo Road. Photo courtesy Glenn5108 (Creative Commons).

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THE GOODS LINE, ULTIMO, SYDNEY

Vanessa Gordon cited The Goods Line in Ultimo, Sydney, as an interesting case study to consider in terms of the adaptive reuse of historic built form and the creation of a new public open space.



Walkers at the Goods Line. Photo sourced Vanessa Gordon Presentation/Destination NSW.



The Goods Line framed by the UTS Business School. Photo courtesy, Alpha (Creative Commons).

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CONCLUDING PRESENTATION



Dan Pearce, Partner, RobertsDay

'This Place Design Forum has been a terrific opportunity for such a wide range of stakeholders to come together and collaborate so early in the visioning process for Redfern North Eveleigh.'

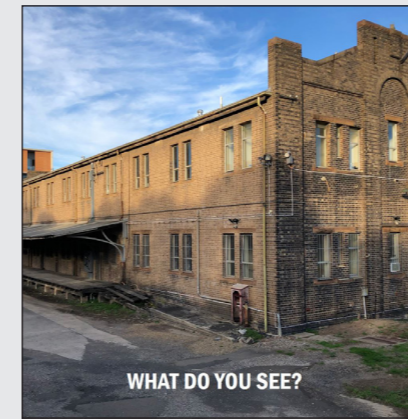
Dan Pearce provided an overview of the presentations and discussion sessions that occurred throughout the Place Design Forum. There was opportunity for attendees to provide feedback on the sessions to confirm that the information had been successfully captured.

Closing comments were made by representatives from DPIE and TfNSW to provide an overview of next steps and formally close the Place Design Forum.

CONCLUDING COMMENTS FROM DPIE AND TfNSW

The following is a summary of the key comments and statements made by TfNSW and DPIE during the closing session.

FROM VISION TO DESIGN



The Clothing Store building.

- The Place Design Forum has been successful in capturing a range of views early in the process.
- In the next stage of the process it will be important to understand how high level ideas can be translated into site-specific principles and design outcomes.

PUBLIC BENEFIT AND PRIORITIES



Carriageworks.

- It was noted that there will be competing priorities for the site.
- The importance of affordable housing and social dividend was also noted - in particular, the opportunity to provide Aboriginal affordable housing within the Precinct.

NEXT STEPS



Carriageworks Way.

- Connection with Redfern Station concourse needs to be discussed.
- It will be important to engage heritage experts early.
- TfNSW confirmed this was the start of ongoing community consultation and people will have an opportunity for further involvement during subsequent project stages.

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