



Urban
Growth
NSW

Community stakeholders briefing

Central to Eveleigh

Urban Transformation and Transport Program

26 APRIL 2015

ISSUED FOR: COMMUNITY

ISSUE DATE: JULY 2015

DISTRIBUTION: WEB AND EMAIL TO PARTICIPANTS

ISSUED AND AUTHORISED BY: URBANGROWTH NSW



Central to Eveleigh



On the 26 April 2015, UrbanGrowth NSW held a briefing session for representatives of community interest groups and service providers. The purpose of the meeting was to discuss the process being undertaken to develop an urban transformation strategy for the Central to Eveleigh Urban Transformation and Transport Program. This included both the project and the community engagement approach and process being undertaken to support the project.

The briefing session was held on Tuesday 26 May at Yaama Dhiyaan, 255 Wilson Street Darlington from 6.30pm to 9pm.

Not long before this meeting was held, the NSW Government had decided to progress the potential sale of the Australian Technology Park (ATP) by moving to the next stage of the process which was a select tender. The Government had been investigating the potential sale of the [ATP](#) since 2013, in conjunction with the development of a long-term strategy for the Central to Eveleigh area.

Given the timing of the Minister's decision to proceed with a Request for Tender process for the Australian Technology Park (ATP) there was also discussion about the process and proposed positive covenants to protect heritage and public access in perpetuity.

Participants raised concerns about the tender process for Australian Technology Park (ATP) and sale of government-owned land and uncertainty over the strength of proposed public positive covenants. There was also concern about the integrity of the community engagement process and the feedback being provided to demonstrate community feedback has been taken on board. Following two presentations, participants had the opportunity to ask questions and provide feedback. The following is a summary of the discussion and general questions asked during the briefing.

Agenda

The agenda covered:

- Presentation and discussion on:
 - the progression to a select tender process in the sale of ATP
 - the project including UrbanGrowth NSW's role and the technical inputs and milestones to develop the urban transformation strategy
 - the emerging shared vision
 - the community engagement process to inform preparation of the urban transformation strategy
 - the upcoming community workshop planned for 30 May 2015 to seek feedback on the emerging vision and planning principles proposed to realise the vision

The briefing was designed to enable community stakeholders to raise specific questions and comments about the development of the urban transformation strategy and associated community engagement approach.

A copy of the agenda is attached.

Attendance

In total, 13 representatives of community groups or service providers attended the session. The following organisations were represented:

- City of Sydney
- Bike Sydney
- Alexandria Residents Action group
- Chippendale Residents Interest Group
- Better Planning Network
- RedWatch
- Central and Southern Waterloo Residents Interest Groups
- Bridge Housing
- South Sydney Community Aid
- Friends of Erskineville
- University of NSW

Discussion about ATP

Troy Daly from UrbanGrowth NSW and Steve Driscoll from the Urban Growth NSW Development Corporation explained that an Expression of Interest (EOI) process was undertaken earlier in the year to test for an acceptable level of market interest in the ATP.

The main elements of the EOI document were outlined, and it was explained that the EOI requested responses against financial and non-financial criteria.

It was noted that having considered responses to the EOI, the Minister had determined to proceed to request tenders from five short-listed tenderers. A future sale could see the proceeds potentially reinvested back into transformation of the corridor.

Discussion identified that community representatives were not confident that the sale of the site could be managed without undermining its vision, the existing heritage values and full public access. Furthermore, participants felt that concerns raised by the community groups had not been adequately addressed, particularly those outlined in their submissions,

It was explained that due to community feedback received to date, a number of public positive public covenants and easements are now proposed to protect heritage and public access, the covenants would be binding for all future land owners in perpetuity. .

The heritage covenant would be regulated by the NSW Heritage Office and include the requirement for any future owner to implement conservation management plans and maintain a register of heritage assets.

Over the long term the access covenant would be managed by the City of Sydney to ensure all community facilities and access ways are fully maintained. All current access provisions would be maintained. In the short term it is proposed that UrbanGrowth NSW manages the access covenant to enable possible future crossings over the rail corridor in line with the urban transformation program.

The following questions were discussed:

Q Can community members have access to the covenants?

Yes, UrbanGrowth NSW should be able to make them available but they are in draft form and not yet finalised. We are discussing these with the Heritage Council and the City of Sydney.

Q Can community have input to the covenants?

It is possible the community will have a role to help enforce the covenants as they will be the first people to know if the covenants are not being implemented (e.g. access through the site) and can make a complaint.

Q Who has the ability to enforce the covenants and what powers will they have?

If covenants are broken, those enforcing them i.e. the Heritage Council and/or City of Sydney, can take action in the Supreme Court, as can any other interested party (ie) the public.

Q There has been no feedback to community about a range of concerns and issues identified in submissions and the report commissioned by the City of Sydney.

There will be an opportunity to discuss the covenants and respond to issues raised in submissions. The draft covenants will be available during the tender process so the tenderers can consider the implications prior to submitting a tender. UrbanGrowth NSW will also seek input from the Heritage Council and City of Sydney.

Q Why can't community groups talk to the developers directly?

The current focus is on preparing the urban transformation strategy. UrbanGrowth NSW is not talking to developers at this stage of the process. There will be opportunities for communities to liaise with developers when individual sites are being planned following precinct planning.

Discussion about the urban transformation strategy process

Troy Daly explained the inputs to the urban transformation strategy and noted that the strategy would include 1) a shared vision with statement of benefits, 2) a series of planning and design principles required to realise the vision, and 3) a delivery framework outlining how to deliver, fund and govern the transformation process.

The population scenarios being used to inform planning for the corridor were discussed. Participants suggested that forecasts include the base case so people can understand the scale of potential growth in context.

Troy Daly noted that consultation had been undertaken over the last two year to develop a vision, but it was still considered in draft form and needed to be confirmed in upcoming consultation. For the vision to come to life, UrbanGrowth NSW had identified nine principles in 2013 through consultation with community groups and these had been reaffirmed in 2014. The next round of consultation would bring the emerging vision back to the community and introduce ten key moves, and the team was prepared for an honest conversation about density, benefits and potential tradeoffs.

The following questions were discussed:

Q What sort of industry will UrbanGrowth NSW promote.

Creative; digital and software; education; health research- services and other knowledge-based industries to build on the existing economic base and strengthen ATP as a hub of innovation and small business enterprise.

Q What about traditional blue collar service industries?

There is no limit to services, there will be significant demand for trade services during construction. We need to focus on an eclectic mix of industries. We do not want to gentrify all jobs. Maintaining job diversity is very important.

Q Government has sold sites in Redfern to fund infrastructure upgrades. However, works were never undertaken.

UrbanGrowth NSW advised that the aim of the UTS was to gain senior government and executive support for a range of initiatives as part of the Central to Eveleigh Program.

Q In government documents there is reference to the CBD coming down south; in the green paper the corridor was described as an enterprise corridor- are there any controls to stop this?

Extending the CBD south was an initial concept identified in the Metropolitan Strategy and tells part of the story. UrbanGrowth NSW is working with the department of Planning and Environment

on what might be achievable in the future, and how we can inform the sub regional planning that will fall out of the Metropolitan Strategy. We are not planning an ‘enterprise zone’, but are looking at innovative initiatives, including adaptive reuse of heritage buildings to facilitate start ups.

Q Roads and Maritime Services (RMS) and Transport for NSW manage road and rail capacity; what is the technique to manage RMS?

We are talking with all of the government agencies, including Transport for NSW on a regular basis.

Discussion about the community engagement process

Abbie Jeffs from UrbanGrowth NSW discussed how stakeholder engagement would inform the preparation of the urban transformation strategy and future precinct plans.

It was noted that a ‘one size fits all’ engagement approach should not be undertaken. It was important for us to understand a broad range of community needs and interests. With reference to the International Association for Public Participation’s spectrum of public participation, it was noted that the current focus is on informing, consulting and involving communities in the planning process. As precinct planning gets underway there will be opportunities for collaborating as well.

Participants felt that collaboration with communities is needed early in the process. This would not be tokenistic and community concerns and aspirations would be reflected in plans as they evolve. We would also provide feedback to explain how community input helped shape decisions. UrbanGrowth NSW has to balance multiple and competing stakeholder interests and has to ‘involve’ them all.

UrbanGrowth NSW is working with industry leaders to design and facilitate community workshops and specialists in their field where required, for example with the local Aboriginal community. Targeted engagement is also being undertaken through the student representative council at Alexandria Park High School to get young people involved; Land and Housing Corporation, family and Community Services and the Inner City Regional Council of Social Services to involve social housing tenants; breakfast events through the Sydney Business Chamber and door knocking to involve businesses.

The following questions were discussed:

Q Why is UrbanGrowth NSW paying some people to participate?

Strategic big picture planning is very abstract and often does not galvanise community interest because there is no sense of immediacy or impact. However, it is at this early stage that principles are being identified and communities can make a difference and shape planning outcomes. Randomly selecting people and offering them a small stipend for participating is one way of trying to broaden the reach of engagement to get feedback from a wide cross section of the community. It is common practice to use this approach, including the random selection of participants from the wider community.

Q Why is a community panel being used? Will community interest groups be invited to participate?

There is value in having a group that meets consistently to build up knowledge and provide in-depth feedback. The panel is being paid to provide their opinion, not their support. The Panel will help us understand a diversity of viewpoints and is just one part of a bigger engagement program. There are lots of opportunities for community groups to get involved, including an open invitation to meet and provide project updates and discuss specific planning issues with the project team directly on request.

Q Why has UrbanGrowth NSW lost the detail of previous community contributions? There was a perception that ideas have been lost.

Nothing has been lost. The minutes of many of the previous meetings are publicly available on our web site. The principles identified in 2013 and reaffirmed in 2014 are evident in the key moves and the vision. *Q Can UrbanGrowth NSW provide detail of the community panel demographics?*

Yes, the panel is not secret business and notes from panel sessions will be accessible online.

Q Is there an international urban renewal Summit (?) planned, as inspiration for community consultation?

In 2014 the International Summit for the Bays 2014 showcased best practice urban transformation from around the world. The need for meaningful community engagement was emphasised. We can follow up with international speakers to develop fact sheets to outline the consultation process and lessons learnt.

Q What is the approach for Chinese communities?

UrbanGrowth NSW advertised in one Chinese language newspaper, but would like to meet with South Sydney Community Aid to identify opportunities for targeted engagement.

Q What about other languages?

We will make interpreters available and are reaching out to different groups and seeking their advice on this. We recognize that cultural and language barriers mean that big events are sometimes not appropriate for multicultural communities; and smaller more targeted engagement through existing networks may be needed.

Q UrbanGrowth NSW says it takes community feedback and ideas seriously, but why is there no feedback to the community? There is an issue with feedback mechanisms.

This was feedback to us about a report coming from a focus groups that took some months to publish. We are learning as we go and acknowledge we have made mistakes in the past and we are trying to fix them. We are committed to timely reporting to outline what community feedback has been received and how it has helped shape decisions about the transformation process. We have begun this process and are regularly posting reports on line.