

## North Eveleigh

The Southern Sydney Regional Organisation of Councils (SSROC) is an association of sixteen municipal and city councils. SSROC provides a forum for the collaboration between our member councils, and an interface between governments, other councils and key bodies on issues of common interest. Together, our member Councils cover a population of over 1.6 million, (one third of the population of Sydney), and an area of 680 square kilometres.

In order to make this submission by the consultation deadline, it has not been possible to obtain the endorsement of the SSROC Delegates (the elected representatives).

### **Park**

SSROC believes the North Eveleigh precinct urban renewal project must reflect the character and ethic of the community it will soon be an integral part of. Public space is a crucial element of this and SSROC congratulates the decision to expand the park space. In line with points raised in the community consultation we believe that the park should include a community garden and composting system for the residents of the precinct. The effective management of organic waste is a critical issue for multi-unit dwellings and while a community garden cannot by itself accommodate the organic waste of the number of existing and proposed dwellings it could alleviate the issue and provide education on the impact of organic waste diverted to landfill. The community garden would also be a focal point for residents and can foster a greater sense of community for the precinct as well as providing residents the opportunity to grow their own produce. We do not believe the provision of a community garden would compromise the aesthetic or utility of the new park and would foster a greater sense of community. The placement and management of the community garden should be made with permaculture design principles at its core. The map of the proposed park shows ample space for this area. We would suggest joining sections 17 and 15 to incorporate a community garden. The inclusion of native plants within the community garden, especially bush tucker plants would effectively replace the native landscaped area and offer a greater connection to traditional heritage and food given the areas strong indigenous identity. Successful examples of bush tucker food gardens can be found at the nearby Our Lady of Mount Carmel Primary School in Waterloo.

The Eveleigh Farmers Markets offer a valuable opportunity for the new precinct potentially attracting thousands of people to the planned retail areas of the precinct. The connecting area between the markets along carriageworks way must have well-designed, shaded, pedestrian amenity in order to ensure ease of access to the park and retail areas. The park should also consider how residents and visiting consumers will be accommodated in the park during peak times (Saturdays). SSROC recommends looking at the example of how the popular Broadway Markets in the East London Borough of Hackney are connected to the equally popular London Fields. The ease of access through a pedestrian crossing at the northern end of the market allows market goers to flow into the park

which is a popular picnicking area and is an economic boon to the market and has become a tourist attraction in and of itself.

The map of the proposed park area currently offers bike parking at point 33 when compared to the public parking area and the broader map of the precinct we consider the proposed allocation of space to be manifestly inadequate for a development that should have an emphasis on encouraging active transport. The North Eveleigh precinct will likely have a large number of residents working in either the nearby area or in the CBD. The infrastructure to encourage cycle commuting should be an essential part of the development. It is at most a 30 minute cycle to Circular Quay and Barangaroo and substantially less to other areas of the CBD, Bays precinct and other current and future business precincts where the majority of residents will likely work. The North Eveleigh precinct sits on Wilson Street which is a popular and well connected cycle route and as such provides excellent amenity for cyclists whereas the road would be less well equipped to accommodate the same number of cars during peak periods. Encouraging and enabling active transport like cycling will also help alleviate some of the expected strain on Redfern, Macdonaldtown and Erskineville Stations. Adequate covered and secure bike storage should be a critical part of the park or residential developments design even if it comes at the expense of car parking spaces which was a concern raised in community consultations.

### **Clothing Store**

The proposed retail cafe, supermarket businesses to be established within the food store should demonstrate the highest levels of ethical integrity. This must be demonstrated with regards to the sourcing of products and management of surplus or waste products. SSROC believes this is essential as it is in step with the community which is known for its progressive attitudes. The supermarket could follow a co-op model rather than letting it a major retailer, again this could foster a deeper sense of community. Removing visual, size and other restrictions on fruit and vegetables as is increasingly being adopted by supermarkets around the world would lower the overall price of food and minimise food waste. With regards to the ethical sourcing of products Marrickville's ethical butcher Feather and Bone offer a model of how products can be sourced.

The retail spaces within the retail store should focus on supporting retail and creative industries with a proportion of the space to be given to social enterprises and small businesses. The increasingly popular precinct 75 in St Peters could offer a useful example to how this model can work. This would further add to the cultural and community amenity of the precinct and to its broader appeal.

The architectural heritage of the clothing store must be respected and used to the advantage of the precinct as a focal point of community amenity. Whilst the scale is demonstrably smaller in this development the planners should consider the example of Granary Square in London's Kings Cross as a shining example of how heritage can be integrated into urban renewal.