

PAINT SHOP SUB-PRECINCT REZONING PROPOSAL



Transport for NSW

NEW SOUTH WALES CHAPTER

Submission date: 23 August 2022

OVERVIEW

Guided by our vision of ensuring that everyone benefits from good architecture, we represent over 13,000 members globally and are committed demonstrating the value of architecture to the public whilst strengthening our profession and the practice of architecture.

The Australian Institute of Architects (the Institute) and its members are dedicated to raising the quality of the built environment for people, and to the advancement of architecture. We seek to improve the enduring health and wellbeing of all Australians. The design of the built environment shapes the places where we live, work and meet.

The importance of heritage in our built environment is well established. A heritage item may be significant for aesthetic, historic, social, spiritual or technical reasons. Even where a building's heritage significance is recognised, the usefulness and long-term viability of the structure (physical and financial) remain important considerations.

The architectural profession has a responsibility to contribute to the conservation and understanding of the built environment. Creativity, allied with design skills and an appreciation of the original are required for successful conservation and adaptive re-use.



Laura Cockburn

PRESIDENT NSW CHAPTER



ABOUT THE INSTITUTE

The Australian Institute of Architects (the Institute) is the peak body for the architectural profession in Australia. It is an independent, national member organisation with around 13,000 members across Australia and overseas.

The Institute exists to advance the interests of members, their professional standards and contemporary practice, and expand and advocate the value of architects and architecture to the sustainable growth of our communities, economy and culture.

The Institute actively works to maintain and improve the quality of our built environment by promoting better, responsible and environmental design.

PURPOSE

This submission is made by the Australian Institute of Architects (the Institute) to provide input on The Paint Shop sub-precinct rezoning proposal.

At the time of this submission the NSW Chapter President is Laura Cockburn, the NSW State Manager is Joanna McAndrew and the NSW Policy and Advocacy Manager is Lisa King.

CONTACT DETAILS

Australian Institute of Architects, NSW Chapter
ABN 72 000 023 012

Tusculum
3 Manning Street
Potts Point NSW 2011
t: 02 9246 4055
nsw@architecture.com.au

Contact

Name: Lisa King | Policy and Advocacy Manager NSW
Email: lisa.king@architecture.com.au

THE PAINT SHOP SUB-PRECINCT REZONING PROPOSAL

PRECINCT SIGNIFICANCE: IMPORTANT CONCERNS

This precinct is a location of high historical significance and of unique industrial landscape character. The Institute is concerned the proposed redevelopment area does not adequately consider the value of the industrial and transport character which appears ignored in the development of the design guidelines, with few aspects of the urban form informed by this heritage layer.

- The masterplan includes building on the area currently occupied by the sets of tracks which branch off the main line and fan out into the paint workshop. While these are redundant, they are of exceptional or high heritage significance. This is in contradiction of Policy 2.4.5 in the CMP. This area illustrates how carriages were taken in for maintenance from the main line. It is not simply an empty space. Removing or obscuring these tracks will significantly detract from the integrity of the North Eveleigh precinct as a whole. The Institute suggests it is in the public interest to retain and interpret the tracks. This would not preclude a building in this location. The tracks could be retained on the ground floor as part of a public space.
- It is proposed to demolish the northern six bays of the Paint Workshop building extension (Suburban Car Workshop) and retain only the eight southern bays. Table 5 Level of Significance of Buildings notes this as of exceptional or high significance. Removal of areas of exceptional or high significance should not be permissible.
- The introduction of a large building over the top of the 1880s Paint Shop will have substantial impact on the cast iron steel structure, natural light, and internal character of the significant existing structure. The Institute requests this be reconsidered.
- The Institute is concerned that the heights of the proposed buildings, which appear higher than those near Redfern Station, will completely dominate not only this precinct, but that of the adjacent suburb of Darlington. The heights of the proposed buildings appear poorly located, excessive for the site, and there is strong concern they will obliterate the existing visual connection of the site.

SUMMARY

- 1. The Institute asserts the high significance of the Paint Shop industrial heritage precinct.**
- 2. The Institute strongly advocates those areas of exceptional and high heritage significance are retained and not diminished by the proposed new development.**
- 3. The Institute expresses its concern at the excessive heights of the proposed new buildings and their impact on the visual connection of the site.**

CONCLUSION

The Institute is grateful for the opportunity to make comment on this proposed development. We remain concerned that areas of exceptional significance have been compromised in this rezoning proposal.

We welcome the opportunity to further engage with you on the development of this important site and we offer the Institute's support in assisting the Transport NSW to achieve a well-considered outcome for this significant public place.