



Professor Mark Scott AO
Vice-Chancellor and President

25 August 2022

Rob Sharp
Secretary
Transport for NSW

Michael Cassel
Secretary
Department of Planning and Environment

Submission via <https://www.planningportal.nsw.gov.au/paintshop>

Dear Secretaries,

Redfern North Eveleigh Paint Shop Sub-Precinct Rezoning Proposal

The University of Sydney (the University) appreciates the opportunity to comment on the Transport for NSW (TfNSW) rezoning proposal for the North Eveleigh Paint Shop sub-precinct.

The University sees the North Eveleigh Precinct as a key element in the transformation of the city through the successful creation of the Tech Central Precinct and an opportunity to create “a residential, entertainment and technology hub on the doorstep of the Sydney CBD”.¹

However, we are extremely concerned that the rezoning proposal does not fully appreciate the broader strategic context of the entire Tech Central concept, and that in its current form it will fail to optimise the social, cultural, economic and environmental outcomes at local, precinct and state levels.

Should the rezoning proposal go ahead as described without collaborative curation of the uses, and the focus of the industries that will ultimately tenant the facility, it is likely that the entire Tech Central concept and outcome will be compromised, negatively impacting the jobs, amenity, economic growth and state development opportunity that the broader NSW Government is working to deliver.

The University **requests that the public consultation period be extended** to allow for TfNSW to fully engage with and respond to the submissions and conversations the University has had with the NSW Government regarding the North Eveleigh Precinct.

As a member of the Tech Central Alliance, we have worked hard for four years to support the NSW Government’s objectives for the Tech Central precinct. A separate submission is being made by the Alliance, which is in line with this submission and supported by the University.

Members of the Tech Central Alliance are:

- The University of Sydney
- University of Technology Sydney (UTS)
- City of Sydney
- Inner West Council
- Sydney Local Health District

¹ Rob Stokes media release - *Redfern on track for renewal* - 26 July 2022

We believe it is **critical that these Tech Central institutional anchors have the opportunity to ensure that the development response to this proposal can deliver a vibrant third node for Tech Central that cumulatively catalyses off the Digital Tech node at Central and the Bio-Hub node at Camperdown.**

Our attached submission below, which includes an additional three documents – one of which (Appendix D) is a **narrative prepared by the Tech Central Alliance on our vision for the North Eveleigh Precinct** – sets out the University's case that the rezoning proposal would substantially compromise the vision for Tech Central and broader NSW Government outcomes.

Should you have any queries about this submission, please do not hesitate to contact me by email at vice.chancellor@sydney.edu.au or Greg Robinson, Chief University Infrastructure Officer (greg.robinson@sydney.edu.au). We look forward to TfNSW's positive consideration of this submission and an extension of time to enable further consultation with key stakeholders.

Yours sincerely,

(signature removed)

Professor Mark Scott AO
Vice-Chancellor and President

Appendices

- A. The University of Sydney submission on the rezoning proposal for the Paint Shop sub-precinct in Redfern North Eveleigh, 25 August 2022
- B. Redfern to Eveleigh Market Sounding – University of Sydney submission to Transport for NSW & UrbanGrowth NSW, 2017
- C. Chief Medical Engineer's (CME) Building – Expression of Interest, July 2022
- D. The opportunities for the North Eveleigh node in the Tech Central Precinct, 14 July 2022

Redfern North Eveleigh Paint Shop Sub-Precinct Rezoning Proposal

Appendices

Appendix	Document	Date	Pages, PDF
A.	The University of Sydney submission on the rezoning proposal for the Paint Shop sub-precinct in Redfern North Eveleigh	25 August 2022	4-5
B.	Redfern to Eveleigh Market Sounding – University of Sydney submission to Transport for NSW & UrbanGrowth NSW	2017	6-42
C.	Chief Medical Engineer's (CME) Building - Expression of Interest	July 2022	43-46
D.	The opportunities for the North Eveleigh node in the Tech Central Precinct	14 July 2022	48-55

The University of Sydney submission on the rezoning proposal for the Paint Shop Sub-Precinct in Redfern North Eveleigh, August 2022

Context

The University of Sydney, along with the Tech Central institutional anchors, has a strong history and committed roots in the Eveleigh community.

Over the past 10 years, the University invested \$1.5bn into developing world- leading multi-disciplinary facilities to solve emerging global problems. Such infrastructure includes the Sydney Nanoscience Hub, the Charles Perkins Centre, the Sydney Manufacturing Hub and other research assets which add to the investment identified by the NSW Government in the Tech Central geography. On the 19th of August 2022, the University Senate approved an investment of \$500 million in the Sydney Biomedical Accelerator (SBA) – a globally unparalleled research asset, in collaboration with the NSW Government. The SBA will attract the best researchers in the world and establish new start-ups requiring facilities in adjacent nodes such as North Eveleigh to enable their growth.

We provide ready-made foundations for Tech Central to leverage, and the University is determined to offer the strength of our built and intellectual assets to make Tech Central the best it can be. With our Alliance colleagues, we have represented for some time that a gap exists in the capability required to reach ultimate success in the potential of Tech Central. That success can only be realised if the North Eveleigh site is enabled to take on the heavy lifting to support industry and research collaboration in creative tech, and deep-tech specialisations such as artificial intelligence, robotics and aerospace.

The University of Sydney View

Submissions have been made to the NSW Government by the University of Sydney on

- Redfern to Eveleigh Market Sounding – University of Sydney Submission 2017 (**Appendix B**)
- Chief Medical Engineer's (CME) Building Expression of Interest 2022 (**Appendix C**)

Appendix D has also been shared with TAHE and TfNSW, and provides a draft Narrative prepared by the Alliance on the vision for North Eveleigh. This document recognises the importance of North Eveleigh to the entire Tech Central concept, and its contribution to the NSW Government's Tech Central strategy and broader NSW strategic objectives.

Catalysing Creative Tech Space

The landscape and existing structures of North Eveleigh present unique ingredients to catalyse the creative tech potential of Tech Central. North Eveleigh consists of large subterranean floorplates that, although unsuitable for residential or office space, hold unique opportunities to house research and innovation-rich activities such as manufacturing, cleanrooms and makerspace. The Paint Shop itself presents the opportunity to house activities undertaken by the University's Architecture & Design School, the leading design faculty in Australia. The collaboration opportunities that would come with co-locating the University's design talent and creative tech industry partners is a vital missing ingredient in the strategy to achieve Tech Central's innovation success.

The imperative to create more creative tech space has been validated by the NSW Government's own establishment of the Tech Central concept. The University agrees with this and believes it is crucial to set aside at least 250,000 square metres of such space as soon as possible. We further advocate that an additional 40,000 square metres of space be made available to catalyse and retain the industry and research ecosystem.

The University is prepared to acquire or lease on a commercial basis, buildings such as the CME building to meet this need.

Further, we have been in discussions with Investment NSW, contributing information and ideas about potential industry partnerships in creative tech. Indeed, the University is in well-developed discussions with high profile industry players keen to explore these types of arrangements with us, and in ways that complement the Tech Central objectives.

The current Paint Shop rezoning proposal places these opportunities in jeopardy and risks sterilising the opportunity to optimise Tech Central for decades.

The University was disappointed to learn recently that despite this long standing, intensive, collaborative and positive engagement, TAHE and other NSW Government agencies had formed, or been given to a misconception, that the University had not indicated strategic interest in the North Eveleigh precinct. To avoid misconception, the University of Sydney and the Alliance see North Eveleigh as absolutely vital to be curated to deliver the potential of Tech Central with an additive role supporting Central and Camperdown.

The University has briefed and engaged with Government over many years about the opportunities it sees to solve a number of challenges for the public good, and to supercharge the social, environmental and economic outcomes of the combined Tech Central nodes. It has briefed:

- Transport for NSW
- Investment NSW
- Greater Sydney Commission / Greater Cities Commission
- The Transport Minister Andrew Constance and Transport officials including the former Secretary Rodd Staples via Chief of Staff Stuart Wallace in February 2020; the then Chief Development Officer Mr Alex Wendler in July 2020; and Clare Sowden, the then Project Director for the Redfern North Eveleigh Precinct throughout 2021
- Michael Wheatley, Executive Director Urban Renewal at TfNSW; Toni Blume, Executive Director Regional Development at TfNSW; Huw Morgan, Senior Development Manager at TAHE; Alison McDonagh, Executive General Manager - Commercial & Property, TAHE; and Bruce Morgan, Chair of TAHE in 2022

The University has appreciated recent engagement with TAHE and TfNSW and notes TAHE's positive interest in the Alliance's activities.

This comprehensive suite of briefings and proposals should **not** be considered to satisfy any obligation by the NSW Government to consult with the University, as there has been no formal response or feedback to the University on any of these proposals.

The announcement by the NSW Government on 26 July 2022 of the intended rezoning of the Paint Shop precinct at North Eveleigh appears to signal an end to what has become more recently, through the leadership and advocacy of the Tech Central Alliance, a positive pathway to deliver a world-leading innovation district in Tech Central. It would be a lost opportunity if adequate time was not made available to properly consult, discuss, and engage with the Tech Central Alliance on the Paint Shop Sub-Precinct Rezoning Proposal.

Research from the Global Institution of Innovation Districts (GIID) indicates that emerging innovation districts need active involvement from strong anchor institutions to solve for the challenges that come with the unique economic functions, land uses and ownership of innovation districts.¹

We look forward to TfNSW's positive consideration of this submission, an extension of time, and the conduct of meaningful engagement.

¹ <https://www.giid.org/the-evolution-of-innovation-districts/>



NORTH EVELEIGH PRECINCT

PART OF SYDNEY'S CLUSTER OF CLUSTERS

Response to Transport for NSW &
UrbanGrowth NSW

Redfern to Eveleigh Market Sounding



Executive Summary

While Australia has a strong history of invention and pioneering major technology and health breakthroughs, it is falling far behind the rest of the developed world in global competitiveness and the collaboration required to commercialise its ideas.

In the wake of the mining boom, this failure needs to be urgently addressed if Australia is to compete against other nations and attract the talent and capital required to reposition itself as a dynamic innovation-based economy.

Across Sydney, the Greater Sydney Commission (GSC) has acknowledged that a key element in improving Sydney's competitiveness will be supporting the evolution of Sydney's current health and education precincts into true innovation districts.

Globally, these districts if equipped with the necessary success factors and curated successfully have been shown to accelerate economic growth, improve productivity by creating new ideas, exports and long term sustainable jobs.

When developed as part of a connected network, innovation districts naturally begin to specialise; sharing ideas and talent so that the sum becomes significantly greater than the parts, multiplying the already considerable agglomeration benefits.

Within Sydney's Central Innovation Corridor at the geographical and research nexus of Sydney's evolving innovation network, the University of Sydney (the University), is a key anchor of the Camperdown-Ultimo Collaboration Area, Sydney's most mature innovation area.

This significant cluster of industry, academia, health, start up and creative businesses has been recognised as containing only one of two health and education precincts in Sydney which have the potential to rapidly become an innovation district if transport and land constraints can be overcome. As such it is a top 'Priority Area' focus for the GSC and integral to its ambition for a well-connected '30 minute Smart City'.

Figure 1: Sydney's Cluster of Clusters

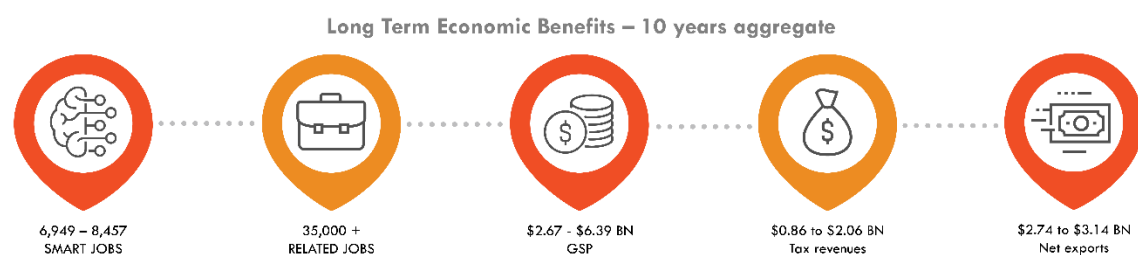


We believe that an innovation precinct at North Eveleigh (East) can unlock these constraints and recommend that the land is developed and curated as an international standard, Bio-Medical and Engineering Innovation Precinct designed to address society's great challenges and modelled on known exemplars such as Brainport in Eindhoven.

Including discounted incubator and fabrication facilities, research labs, industry partner commercial space, student and research housing, open spaces and community infrastructure this mixed-use development would be an open collaboration of NSW Universities, Medical Institutions and industry, anchored around a commitment to known success factors such as integrated place making, intelligent design, sharing of ideas, incubation, and the commercialisation of research.

We believe with the right transport connections, this precinct and the wider Collaboration area could play a pivotal role in providing a nexus and foundation support to Sydney's other emerging innovation clusters, improving the innovation potential of all, including the special link that the University has with Westmead.

Economic analysis indicates such a precinct, if established correctly would achieve substantial long term economic benefits including:



* Range reflects the low and high scenarios for wider productivity uplifts across the broader catchment, i.e. 1% versus 10%.

For North Eveleigh (West) the University would like to see that land remain residential, as is currently envisaged by UrbanGrowth NSW, but with a greater focus on Universal multi aged affordable accommodation to alleviate local pressures on aged, key worker and student housing. We are also aware that Schools Infrastructure NSW are seeking locations for a vertical school and would welcome this contribution to the area.

As the Collaboration Area's largest anchor and a world class research Institution with a 160 year history in the area, the University is taking a leadership role in working with the GSC to promote engagement between key stakeholders and to contribute heavily to its success.

In recent years the University's strategic direction has been realigned to focus on a significant increase in collaboration with industry partners so that the way we teach and how we think will increasingly be done in collaboration with industry. However, to attract industry we have identified that as early as 2030 we will need more land to create the facilities required for a research and teaching environment that can compete on the world stage.

The North Eveleigh Precinct can be a lighthouse project for all these aspirations. But it needs a rethink around transport, land use planning, funding and investment, to succeed.

The University agrees with the GSC that this expansion needs to be supported by efficient transport connections. Capital from the divestment of the Redfern and North Eveleigh land parcels needs to be ring fenced and priority given to the full redevelopment of Redfern station to ensure it is DDA compliant and capacity is increased. We are conscious though of the physical limitations of Redfern and that capacity increases are unlikely to be able to support the precinct's future growth and the University will continue to advocate for a fully integrated transport solution including a Sydney Metro West station at the University as the only long term viable transport option.

The University and GSC understand that Innovation Precincts require scale to allow them to succeed and the University would propose to blend North Eveleigh (East) with our own Knowledge Hub development so a critical mass can be achieved without overdeveloping the

land parcels in what is a predominantly low rise residential area. This approach would ensure the overall precinct is both optimised and sympathetic to the community.

While such precincts cannot simply be proscribed by government, it is widely acknowledged that their development and connection can be enabled by an understanding of the ingredients of success, analysis of gaps in skills and infrastructure, and the development of public policy that provides targeted and cost effective planning, land use and transport support.

We acknowledge that we cannot do this alone and along with our Collaboration Area partners would seek to work collaboratively with Transport for NSW (TfNSW) and UrbanGrowth NSW to unlock the potential of the Precinct and add significant long term value to Sydney.

Led by the University, a number of funding and delivery options are available which would reduce risk by leveraging the University's existing asset base, the future Knowledge Hub development and its significant local experience in successfully delivering nearly **\$2bn** of mixed use world class complex developments.

As a not for profit, long term local landowner with a triple A rating, our desired outcomes are for the greater good, not short term development margins. We succeed simply by attracting more students and researchers and as such are willing to work with TfNSW and UrbanGrowth NSW to ensure that development margins across both the Knowledge Hub and North Eveleigh (East) are shared.

As landowners embedded within the local community for over 160 years, the University is acutely aware that the area surrounding North Eveleigh is experiencing significant community resource constraints and the provision of further residential apartments without a significant increase in infrastructure would simply over burden existing transport, road, child care, health and education resources while adding little back to the community.

Our proposition and suggested development mix thus aims to reflect not just the necessary elements to create a successful innovation precinct but be designed to enhance not impact the local community within which the Precinct would operate.

The University recognises that if the site was developed based on a 'highest and best use' real estate market approach, the site would be predominantly multi-unit residential. However, the University believes its North Eveleigh proposition directly aligns with current Federal and State ambitions and would generate, not just a substantial market land value but if structured correctly, an ongoing annual payment to TfNSW.

More importantly the University's suggested approach will deliver sustainable long term economic benefits not achievable through a residential focused divestment.

The University believes that the North Eveleigh land parcels provide a unique opportunity for Transport for New South Wales and UrbanGrowth NSW to support the local community and foster the long-term growth of the University while accelerating the development of the precinct to become Sydney's first true innovation district.

The University welcomes the opportunity to work with TfNSW, UrbanGrowth NSW, and the GSC to achieve these aspirations for the North Eveleigh Precinct.

Sydney's Cluster of Clusters

The Shifting Paradigm

Over the past century, the most successful global regions have been those that recognised and take first mover advantage of paradigm-shifting technologies – from Victorian cotton mills, electronics in Tokyo to software in Silicon Valley, the ability to identify, innovate and evolve has influenced a city's ability to survive and compete over time.

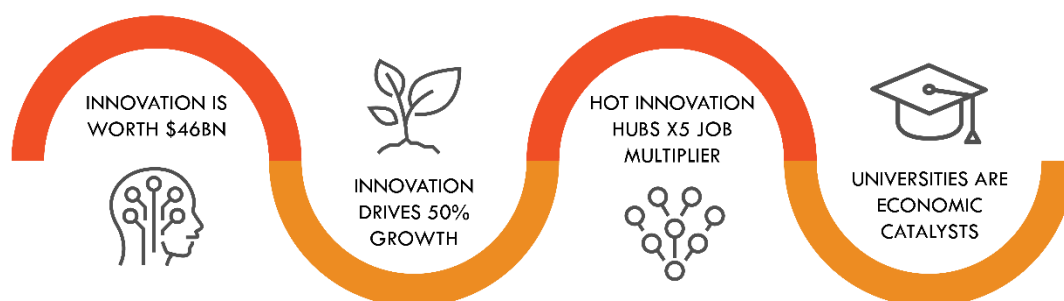
Today, competition is rapidly intensifying as globalisation and technology eliminate borders, opening cities and their institutions to ever increasing competition.

Furthermore, within the next decade, a new set of technologies – the internet of things, automation, robotics, genomics, personalised medicines, artificial intelligence, additive manufacturing – will enter the mainstream impacting every product and service.

As in the past, the cities at the forefront of these technologies will benefit the most, attracting capital and talent and seeding the path for the creation of the new Tesla or Google.

The cities that succeed will be vibrant, interesting places, which attract talented diverse workers, entrepreneurs and intermediaries and boast great public transport connecting dynamic innovation precincts.

The Innovation Eco-System Precinct



Innovation Precincts are distinctive eco systems within a city which have high collaboration, ingenuity and economic growth potential. The Brookings Institute ¹ first recognised the phenomenon of clustering industry, academia and government institutions as a precinct urban planning model based on the success of the organic evolution of Silicon Valley in the US and more recent intentional programs such as 22@in Barcelona and the Boston Seaport Innovation District.

These precincts demonstrate the capacity to bridge the gap between pure R&D and commercialisation of those concepts through collaboration between research institutions, government and industry.

Lessons from less successful innovation districts show that poor governance, a lack of scale, limited government support and the failure to attract talent can all drive whether a precinct achieves the critical mass necessary to realise its potential.

While governance and government support can be prescribed, the attraction of talent is dependent on a variety of factors such as education levels, access to affordable housing and

¹ Katz and Wagner, Brookings Institute : The Rise of Innovation Districts, May 2014

the desirability of the location. Striking a balance between commercial and residential is key to ensuring precincts are safe, active and open to all and although Sydney continues to be regarded as one of the world's most liveable cities its attraction is diminished by having the world's second most expensive housing market.

PWC highlighted² a number of features that make a precinct distinctly suited to innovation including **Industry, Anchors, Pathways, Network Connections** and **Liveability** with economy, geography and society forming a pyramid of dependency that needs the right balance to foster thriving entrepreneurial conditions.

These precincts cannot be created. They develop, often over generations, initially around academic institutions often working with government research investment which then attracts industry.

It is thus of critical importance that existing successful centres which have reached or have the potential to reach maturity are supported.

Sydney Innovation Precincts

Across Sydney, universities, health service providers, industry, entrepreneurs, investors and government are building strong 'clusters' or 'cities within a city' where collaboration between local industry and research are supercharging economic growth.

Currently, there are at least six recognised innovation precincts in Greater Sydney across a range of industries, and at various stages of maturity.

1. **Central Innovation Cluster - City / Ultimo / Darlington / Camperdown:** the "apex" with a diversity of industry, three major universities, 18 other education institutions, plus major hospitals and medical research institutes – this incorporates the Camperdown-Ultimo Collaboration Area within which sits the Central to Eveleigh Precinct.

Figure 2: Central Innovation Corridor including Camperdown-Ultimo and North Eveleigh



Source: 'Innovation Corridor' GSC Eastern District Central Plan, Oct 2017

2. **Greater Parramatta:** including the Westmead hospital networks and research institutes, two major universities, with growing industry and improving transport. The district has created a collaborative partnership, The Westmead Alliance, formed between major stakeholders

² PWC, Creating the Discovery Bridge – Connecting Innovation Districts, 2017

including the hospitals, medical research institutes and the University of Sydney as a major driver of innovation in the district.

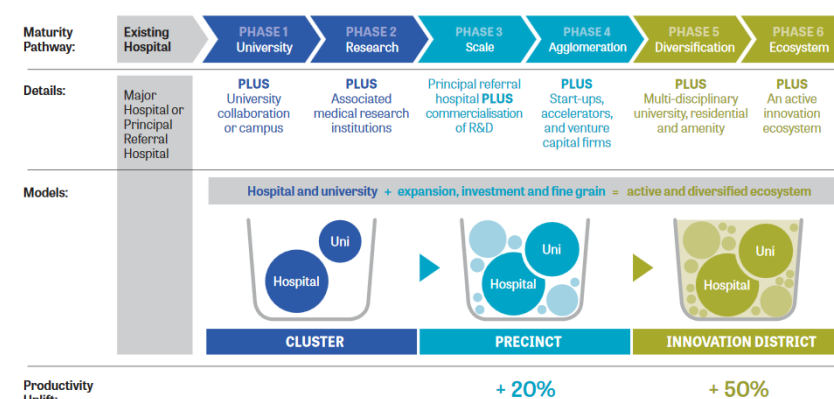
3. **Macquarie Park:** well established, home to a major University and private hospital as well as major tech companies and with a focus on developing start-ups. Key anchor institutions and corporates have branded together under the Macquarie Park Innovation District moniker.
4. **Liverpool:** a health and education precinct with three major universities, hospitals and a research institute with a strong manufacturing industry sector. All the major institutions and government agencies in the area have formed a collaborative partnership to promote Liverpool as a health and education campus town.
5. **Kensington:** home to a major university, with engineering strength, major hospitals and an established international partnership to drive innovation.
6. **Western Innovation Corridor:** innovation arc of the west from the Sydney Science Park down to Campbell town supported by future development of the Western Sydney Airport around which the University has significant land holdings.

Research conducted by the NSW Innovation & Productivity Council³ and PWC⁴ highlight that of all of the precincts, the Central Innovation Cluster is the largest employer, has the most anchors, greatest number of pathways, best network and the highest liveability scores. It's only failing is the need for better Governance and Branding, an issue that the University, in conjunction with the GSC, is taking a leading role in resolving through connecting key anchor institutions as part of the Camperdown-Ultimo Collaboration Area.

Recognising Sydney's potential for innovation, the GSC in its Regional Plan (Objective 21) promotes the success of internationally competitive health, education, research and innovation precincts and in its Draft Eastern City District Plan (Priority 8) supports growing and investing in health and education precincts and the Innovation Corridor.

In line with IPC and PWC research, the GSC recognises that innovation districts follow a path to maturity. As precincts evolve, the economic productivity of the precinct increases substantially, with the GSC recognizing three general models, which become progressively more complex: Clusters, Precincts and Innovation Districts. Collaboration Areas are enablers of precincts in this context.

Figure 3: GSC Maturity Pathway



Source: GSC Draft Region and Eastern District Plans.

In applying this model to Sydney, the GSC notes that only the Camperdown-Ultimo and Randwick Health and Education Precincts, have the potential to become Innovation Districts and

³ Innovation and Productivity Council, Project 3 : Innovation Precincts in NSW, 2017

⁴ PWC, Creating the Discovery Bridge – Connecting Innovation Districts, 2017

therefore need a tailored response to land use and infrastructure planning to allow them to progress along the maturity pathway and reach their potential.

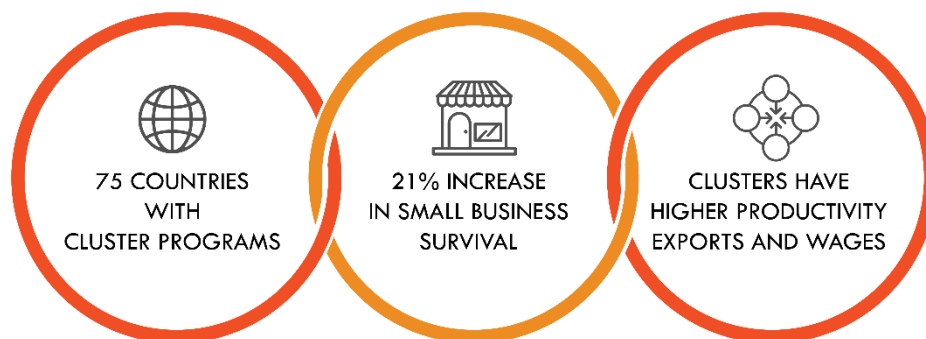
The Plan recommends that employment lands be sterilised from residential conversion and conditions created for the continued co-location of health and education facilities and that services to support the precincts growth, have high levels of accessibility, attract business and facilitate housing opportunities for students and workers within 30 minutes of the precinct.

This approach clearly aligns with global precedents for the re-use of state assets to assist the formation of such precincts such as Kings Cross and Central St Martins in London which demonstrate the important role that government and academia can play in developing successful creative innovation spaces within cities.

The University agrees that the Camperdown-Ultimo Health and Education Precinct is in Phase 4 and has the potential to quickly enter Phase 5 provided the necessary government support, as advocated by the GSC is provided.

The Need for Improved Collaboration – Creating a Cluster of Clusters

While a singular integrated innovation precinct can certainly boost innovation, the successful precincts also have established deep connections with other clusters / precincts / districts which enhance their collective innovation capacity so that the sum is greater than the parts.



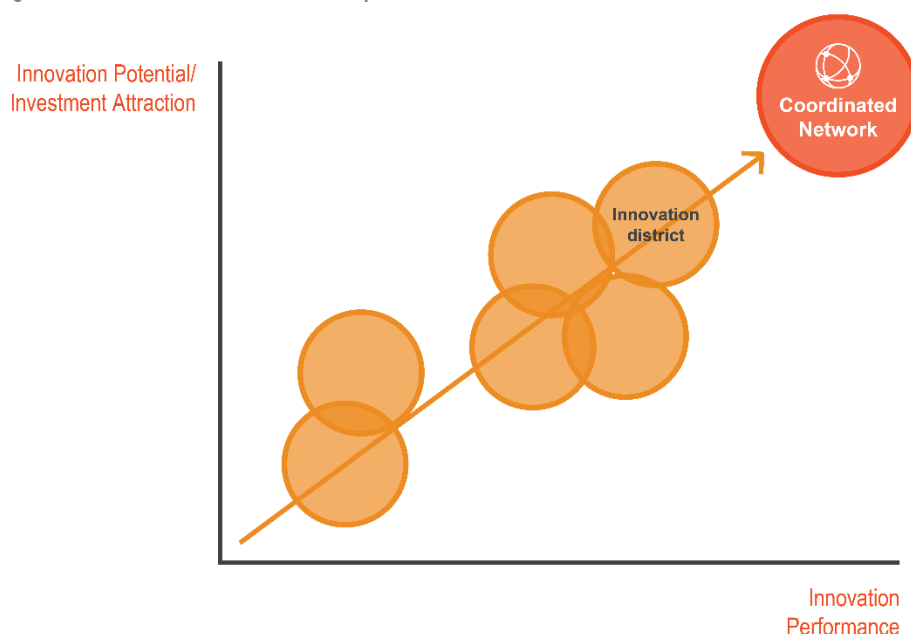
These connections are both physical in the form of efficient transport connections and relationship based as precincts partner on research, specialise where appropriate, swap talent and come together to tackle major technological and societal challenges.

The British Government note that while the marginal cost of transmitting **information** across geographical space has fallen significantly, the marginal cost of transmitting **knowledge** continues to rise with distance. Therefore, the knowledge spill over benefits of clustering and efficient transport can be particularly large for high value knowledge intensive sectors.⁵

Interconnected precincts have fewer impediments to the exchange of knowledge crucial to their success. Physical proximity allows for researchers, universities, high-growth firms and start-ups to collaborate and cross-pollinate. This drives the development of stronger networks and bonds between the precincts. The strengthening of the network of entrepreneurs, jobs, capital and innovation stimulates new and higher levels of connectivity, idea sharing and performance.

⁵ Devolving Decision Making: The Importance of Cities to Regional Growth, Volume 3, Great Britain Treasury

Figure 4: A Coordinated Network and the Impact on Performance



Ongoing organisational collaboration and cross-pollination, through dedicated networking events, hackathons and meetups, enable the effective management and transfer of intangible, knowledge-based assets. Frequent face-to-face interactions, facilitated by proximity, is effective at strengthening trust between participants of innovation and allows information that is difficult to articulate, or tacit knowledge, to be shared between parties.

Sydney can become a cluster of clusters.

Close proximity of precincts reduces the amount of energy and resources firms and researchers expend seeking out expertise and potential relationships. This allows for knowledge and competencies matching to be achieved at a reduced cost, which is particularly important for start-ups that have little resources and knowledge of potential partners. Research has also found that innovative firms that collaborate with partners located within a close regional proximity also experience fewer difficulties in their innovative partnerships.⁶

To understand proximity within Sydney and in line with the GSC's 30 min Smart City we commissioned Aurecon⁷ to analyse the travel times between innovation precincts including the impact of approved infrastructure projects. This revealed that currently of 66 connections between known innovation precincts only 12 or 18% have travel times of 30 minutes or less.

In the case of the Camperdown Precinct, most travel times to precincts other than those adjacent to them are impacted by the long walk to Redfern Station. The RPA is a 26 minute walk to Redfern Station and 14 mins from the centre of the University before getting on public transport. By comparison, most other connected precincts have a less than 5 minute walking time to the most efficient mode of transport

Despite significant NSW investment in infrastructure including:

- a. Stage 1: Sydney Metro Northwest line development
- b. Stage 2: Sydney Metro City and Southwest line development
- c. Stage 3: Sydney Metro West (Parramatta to CBD) via White Bay Power Station
- d. Sydney Light Rail (Randwick)

⁶ Bruijn, OECD, The Spatial Industrial Organisation of Innovation, June 2010

⁷ Aurecon, Greater Sydney Innovation Precincts, Oct 2017

- e. Parramatta Light Rail
- f. WestConnex (M4 and M5)
- g. M4 upgrade

There is no predicted increase in the number of connections less than 30 minutes i.e. this suite of infrastructure does not appear to contribute to the connected city, although it does reduce travel times of 25 of the remaining 30min+ connections.

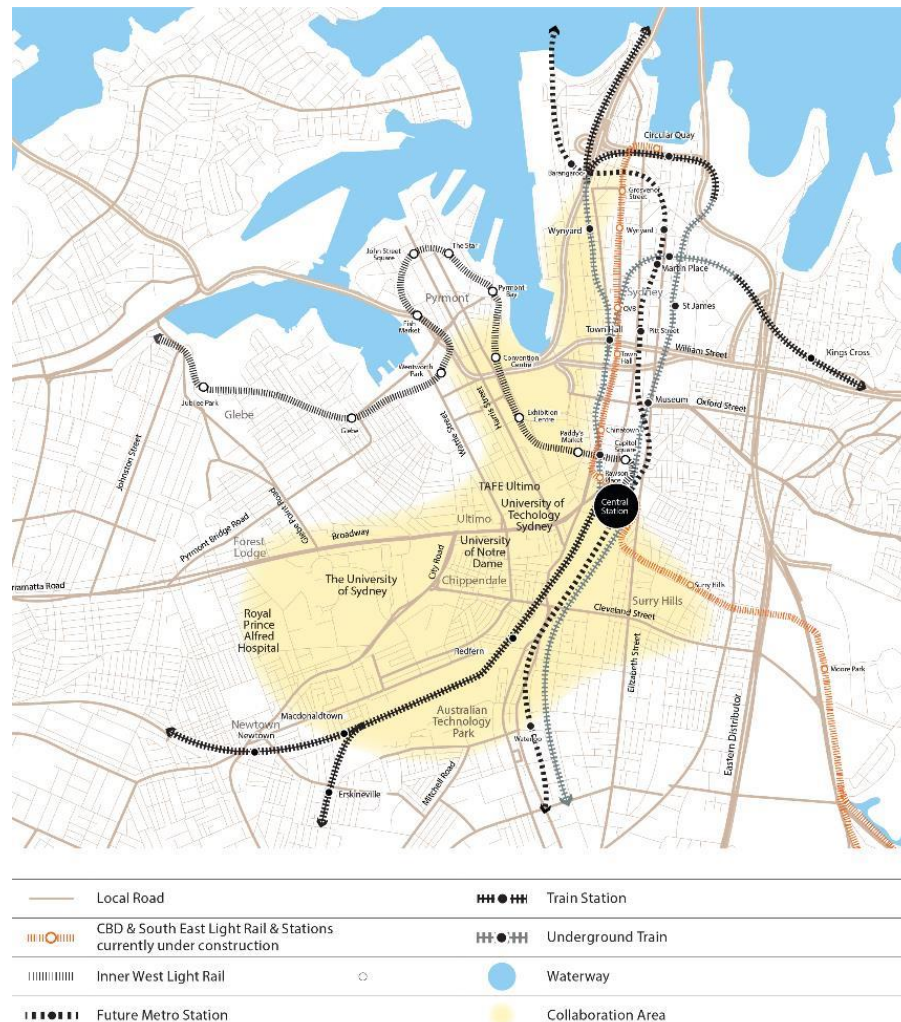
The analysis shows that despite its economic significance and the importance of connecting known innovation districts, the Camperdown-Ultimo Collaboration Area has received very little benefit from the new investment in infrastructure.

However, if a Sydney Metro West station was provided at the University's Camperdown campus, 18 connections would have a travel time of less than 30 mins with a reduction in travel time for 30 of the remaining 30min + connections and a substantial amount of network capacity would be added back into the rail system.

If Sydney is to take advantage of its health and education precincts and their potential to transform into innovation districts, TfNSW leadership in facilitating and initiating those connections which support their proximity is urgently required.

The presence of three universities including the University of Sydney, Sydney's largest and most advanced teaching hospital, the Royal Prince Alfred, TAFE Ultimo, leading medical and technology research institutes, the Australian Technology Park, Carriageworks, industry players, incubators, accelerators and government, reflect nearly all of the identified success factors needed for a world class health and technology innovation precinct and positions the Collaboration area as the most **"innovation ready"** location in Sydney to be transformed into an Innovation District.

Figure 7: GSC's Camperdown-Ultimo Collaboration Area



The GSC in its Eastern City District Plan seeks to leverage these attributes to create an innovation district of 'international standard' noting the precinct is already having a multiplier effect on innovation and creative industries but has numerous challenges which are preventing its growth including;

- A lack of affordable space
- Loss of employment floor space
- Lack of opportunity to create new commercial floor space
- Need for suitably zoned employment land
- Rising property and accommodation costs for key works and students.
- Transport links

Taking Leadership

Despite the clear advantages of increased collaboration, at present, Sydney's innovation precincts have no clear targeted focus that differentiates one from another or differentiates Sydney, out of all Australian cities, as the place to invest. Collaboration is negligible as competing interests strive to survive.

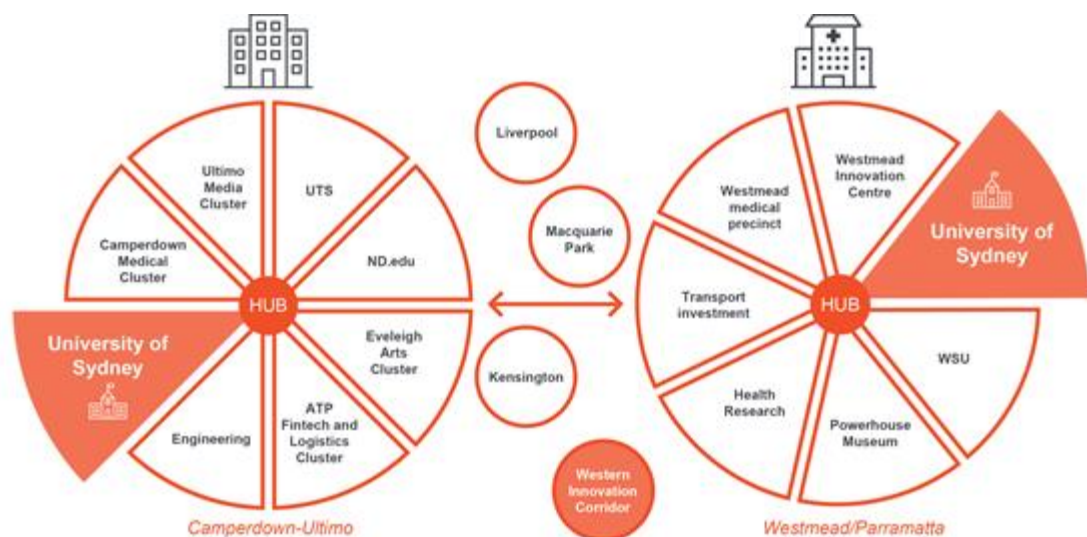
This does not need to be the case – the evidence indicates that key anchor institutions and their specialisations as well as the presence of major companies and specific industries can, over time, give rise to a logical focus or - smart specialisation - for each precinct. However, to date this has not been well articulated or coordinated across Sydney.

The University and its Collaboration Area partners agree with the GSC that the Collaboration Area with its combination of major research anchors with established networks and existing pathways to commercialisation can quickly become Sydney's first innovation district. Moreover, we believe that with additional land and improved transport connections our geographically central location and innovation maturity can be leveraged to support Sydney's innovation precincts and enable the GSC's vision of a 30 min smart city.

We believe North Eveleigh will jump start us in achieving the scale required to create Sydney's first world class innovation precinct and an enabler of cluster collaboration and specialisation.

Over the next 20 years and beyond we see the Innovation District with the Sydney CBD as the primary driver of national investment and job creation, in a relationship in which the Greater Parramatta to Olympic Peninsula (GPOP) is the emerging counterpart accelerator of population and investment growth.

Figure 8: The University of Sydney has a leadership role across multiple innovation precincts and districts



Constraints to developing the North Eveleigh Precinct

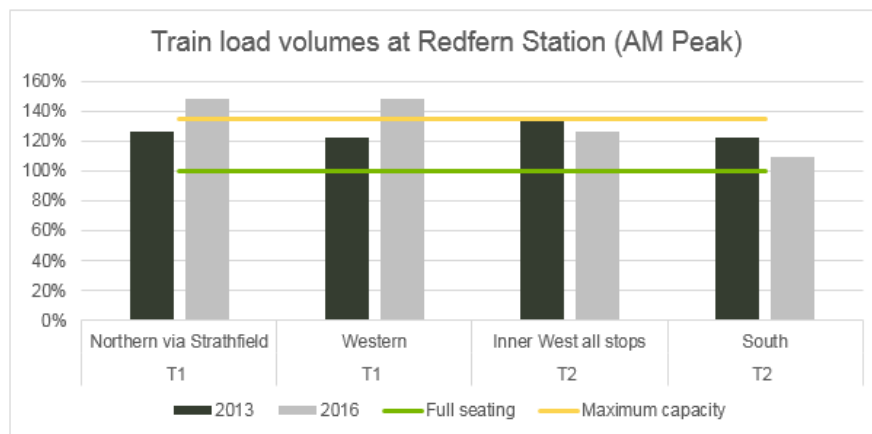
The Camperdown-Ultimo Collaboration Area is a victim of its own success in that the majority of stakeholders are experiencing a combination of space and transport constraints.

UTS has identified the Powerhouse Museum site for future expansion, while the Royal Prince Alfred Hospital (RPA) which currently treats more public patients than any other hospital in NSW is site constrained and is forecasting demand for its services to significantly increase as the

surrounding catchment population ages. To accommodate this, the hospital needs to increase beds by 40% by 2030 while expanding its research capabilities to improve efficiency and care.
8

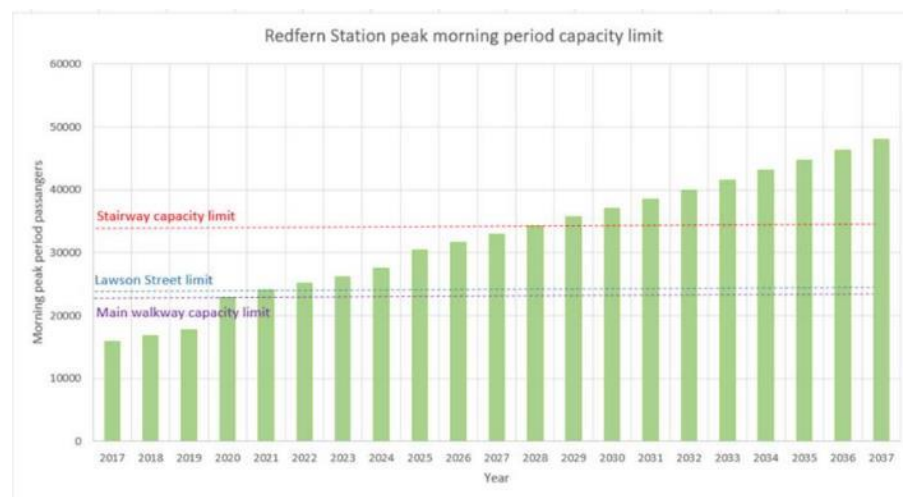
While UTS benefits from the proximity of Central Station, The University of Sydney and the RPA are predominantly supported by Redfern station which currently has a single lift, overcrowded platforms and currently operates at well over maximum capacity for 80% of the trains arriving during peak times – refer figure 9 below.

Figure 9: Peak train loads measured at Redfern (2014/2016)



With significant growth driven by RPA, University of Sydney, Carriageworks, Australian Technology Park, Commonwealth Bank and the redevelopment of Redfern/North Eveleigh our research indicates that the surrounding pathways will reach design capacity as early as **2020**, the station exits at in **2021** and the stairs in **2028** – refer figure 10.

Figure 10: Redfern Station peak morning period capacity limit



While the University is supportive of a major redevelopment of Redfern station it remains concerned at the limited options on such a constrained site to expand capacity and will continue to advocate for both a new pedestrian / Automated Electric Vehicle (AEV) bridge linking Waterloo to North Eveleigh (suggested as part of our proposition) and above all a **Metro West** station within our Camperdown campus as the only viable solution to support long term growth for the University, Camperdown-Ultimo Health and Education precinct and the proposed innovation district.

⁸ Sydney Local Health District, University of Sydney : Building Better Health In the Growing Inner West, Feb 2017

In support of this position, the Greater Sydney Commission has stated that realising the potential of the Collaboration Area and its role as a nexus for innovation across Sydney requires specific support from industry, academia and particularly government including:

- Creating a global brand and identity
- Protecting and supporting the growth of core health & education activity within the precinct.
- Providing new research facilities
- Delivering innovative health and medical related commercial premises.
- Planning for complementary uses that support the Hospital and Universities
- Increasing cultural, creative, digital or technology businesses and employees.
- Capitalising on the unique elements of existing assets
- Establishing, enhancing and promoting the interdependence between health and education and the growth of innovation, start up and creative industries.
- Improving transport, walking and cycling connections between key hubs, particularly in response to student and job growth.
- Upgrading the public domain through new place making initiatives
- Supporting a range of housing types and price points for key works and students.

Universities as Anchors and Enablers

Economists estimate that the existing stock of knowledge generated by university research was worth almost \$160 billion in 2014, equivalent to approximately 10% of Australian GDP. This 'knowledge stock' value exceeds the entire value-add to GDP of Australia's mining industry⁹.

Universities aligned with hospitals and medical research institutes are recognised as drivers of economic activity globally, as evidenced by precincts such as the Discovery District, Toronto, Cambridge Biomedical Campus, Karolinska Institute, Stockholm and Texas Medical Centre, Houston.

The Brookings Institute in its recent October 2017 study¹⁰ has reinforced the economic importance of universities located near major employment neighbourhoods in large cities. They found that research universities are essential for innovation and economic growth, with an overall multiplier effect of 1.9. The study highlighted the fundamental importance of the economic contribution of US "downtown" universities in the innovation ecosystem.

Universities also play a broader positive role in providing significant community infrastructure and place-making, giving structure and vibrancy to Sydney's major centres, stimulating spill-over industries, cultural and sporting activities, and start-ups.

Ensuring the University of Sydney grows as an enabler

Within the Collaboration Area and wider Innovation Precinct, the University of Sydney's vision is unashamedly aspirational, aiming to position the University as the #1 research university in Australia and a leading institution globally, while taking a leadership role in firmly establishing and anchoring the Collaboration Area as the country's foremost innovation district.

Over more than a century and a half, the University has established a pre-eminent position in engineering, health and medical research, evidenced today by a strong performance in competitive grants, excellent research outcomes, substantial new capital investment and ongoing connections across a vast and diverse clinical and technical network.

⁹ Deloitte Access Economics, The Importance of Universities to Australia's Prosperity, Oct 2015

¹⁰ Andes, Hidden in Plain Sight : The oversized impact of downtown Universities, Oct 2017

However, when compared to leading UK and US institutions we continue to fall behind in funding, scale and our relationship with industry.

To succeed on the world stage, the University has acknowledged it needs to grow while increasing its external focus to ensure it is attractive to talent and business, its research can be easily commercialised, and its students are equipped with the relevant skills for jobs which may not yet exist.

This will require an increase in physical infrastructure, research investment and an emphasis on developing our students to think analytically, problem solve and lead through the blending of learning and industry exposure supported by a significant increase in industry partnerships and collaboration.

The University has already prepared the ground to achieve these goals with the following initiatives:

- The **University of Sydney Strategic Plan 2016-2020** outlines the concept of the **Knowledge Hub**, whose physical centre lies within the University's founding geography, but whose spokes connect to a constellation of nodes, a distributed ecosystem of 'maker spaces', 'test and learn' spaces, retail and commercial space. Through the Knowledge Hub, multi-disciplinary initiatives in teaching, research, and project partnerships will be hosted.
- The **Westmead Innovation Centre (WIC)** is the centrepiece of the University's new generation of partnership with the redeveloped Westmead Hospital and precinct, meeting practical real-life challenges such as chronic disease and its complex social determinants and consequences. It will be a magnet for private sector medi-tech and knowledge economy investment in the Parramatta area. The University's Western Sydney Strategy was endorsed by Senate on 1 November 2017 with the intent to increase student numbers to 6000 by 2030 and commences with the \$85m CASB, IC and other Infrastructure Projects – direct connections between Camperdown and Westmead is critical to facilitate this ongoing investment.
- **Sydney Health Partners**, a collaboration of the SLHD, WSLHD, Sydney Children's Hospital and the University of Sydney achieved NHMRC endorsement to establish an Advanced Health Research and Translation Centre (AHRTC). This is a major strategic asset connecting the Camperdown and Westmead Precincts in multilateral and multidisciplinary relationships.
- The University of Sydney's ground breaking multi-disciplinary research and teaching model is well established at the **Centre for Translational Data Science, Charles Perkins Centre, Australian Institute for Nanoscale Science and Technology (AINST), Brain and Mind Centre, Marie Bashir Institute for Infectious Diseases and Biosecurity (MBI)**, and the **Australian Centre for Field Robotics**.

Space to Grow the Camperdown-Ultimo Health and Education Precinct

The University faces similar challenges to its Collaboration Area partners in delivering sufficient infrastructure to attract, recruit and retain its researchers, staff and students while developing sufficient commercial space to support its industry and collaborative partnerships.

The University alone has already invested nearly **\$1.4 billion over the last 6 years through its Campus Improvement Plan (CIP 1)**, including the completion of recognised world class collaborative facilities in the Charles Perkins Centre, Abercrombie Business School, and the Sydney Nanoscience Hub. Under CIP 1, the University is already committed to investing an additional **\$1.5 billion to 2020**.

In addition, the University has commenced the acceleration of Campus Improvement Plan 2 (CIP 2) to support the **Knowledge Hub** and maintain the University's growth including an additional **\$1.4 billion to 2030**.

\$4.3 BN investment in Campus Improvement Plan by 2030



Unfortunately, as the original Australian sandstone University, the University has a significant amount of State and National Heritage buildings which restrict its ability to develop within its campus boundaries and once CIP 2 is exhausted, the University will then be unable to organically expand, suffering a **GFA Constraint Gap** which will curtail any further major development at the University and its anchor role in the area.

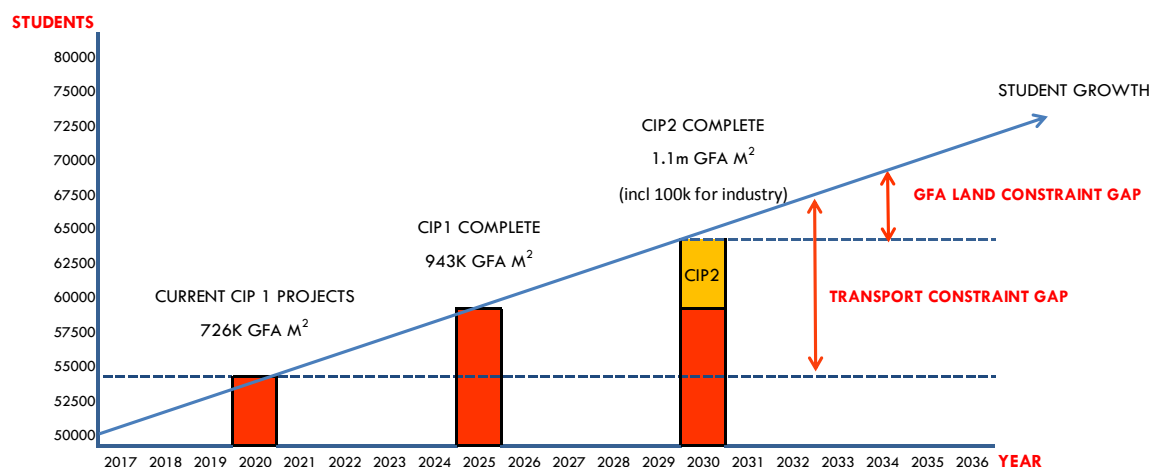
Transport

More urgently, the University is already suffering from a lack of investment in Redfern station, we also have no direct route to the new Waterloo Metro, congested roads, limited alternative transport options and by 2020/21 will be suffering an acute **Transport Constraint Gap**.

The issues with Redfern Station are already manifesting themselves with the recent cancellation of the Redfern stop of the Mountain BMT Train (Bathurst - Emu Plains travelling to Central) which upon analysis can only be due to the need to ease congestion, we do not believe the answer to Redfern is less trains which reduces our already limited transport options.

As we have identified throughout this document, land to expand and good transport connections are key enablers in allowing the precinct to develop, failure to provide these will constrain the University while discouraging the innovation and industry partnerships that have consistently been shown to rely on efficient public transport.

Figure 11: University of Sydney GFA and Transport Constraints by year of impact



Even a conservative estimate of future increases in student numbers would indicate that transport limitations could impact growth as early as 2020/21 while completion of the CIP2 / Knowledge Hub in 2030 would mean the University had no further opportunities to expand without the acquisition of further land.

As recognised by the GSC, only assistance by government in releasing land and improving transport connections can enable the University to enable the innovation district.

Our Vision for North Eveleigh

We are pleased that the GSC recognises the need to support and invest in its health and education precincts, and agree that the University and the wider Camperdown-Ultimo Collaboration area have all of the recognised factors to develop the precinct into a world class innovation district subject to that support.

Exemplified by Kings Cross in London, we believe the land at North Eveleigh affords Transport for NSW (TfNSW) a precinct shaping opportunity to enable the University and wider Collaboration area to create a leading Bio Medical & Engineering Technology innovation precinct focused on addressing society's grand challenges and bridging the collaboration gap critical to Sydney and the State's success.

Once established we believe the critical mass of this Precinct combined with the University's Knowledge Hub will transform the current Health & Education Precinct into Sydney's first world class innovation district with demonstrable flow on effects across the city and state economy.

The Community

The North Eveleigh land parcels are embedded in predominantly low rise Victorian terrace residential estates with limited opportunities to improve road networks.

As the major local landowner with a 160 year history in the area, the University is acutely aware of the impact that overdevelopment of Redfern and the surrounding land will have on the immediate community.

Darlington has experienced high growth with a **13.3%** increase in school enrolments between 2012-2016 with no new schools built in the same period. Similarly, research conducted by both the University and City of Sydney indicates a shortage of nearly 700 early learning spaces.¹¹

Pressure on medical resources is also expected to increase significantly with the number of residents over 70 projected to rise by 29% by 2021 and 81% by 2031 with a high proportion being single at risk females.

To date the University as the major local landowner has supplemented community infrastructure through the provision of publicly accessible child care, libraries, museums and sports facilities, - refer **Annexure A** - while our affordable student accommodation program has directly removing students from the local rental pool that would otherwise compete with other low income earners for the limited housing stock available.

However, all of the data indicates that the area has reached capacity and is unable to accommodate any further increase in resident numbers without significant investment in the supporting infrastructure.

Our proposition, outlined below, and the associated development mix thus aims to reflect not just the necessary elements to create a successful innovation precinct but be designed to enhance not impact the local community within which the Precinct would operate.

¹¹ CRED University of Sydney Education and Care Demand Study, Oct 2014

The Vision

North Eveleigh (West)

The University would like to see that the land in North Eveleigh (West) remains residential, as currently envisaged by UrbanGrowth NSW but with a lower density and a focus on Universal multi aged affordable accommodation to alleviate local pressures on aged, key worker and student housing.

As the area's largest accommodation owner, the University has recently completed 1000 affordable student accommodation beds with a further 1000 either in construction or in SSDA and would welcome the opportunity to work with TfNSW and UrbanGrowth NSW in delivering more on this site.

Any residential development should be provided with the necessary community infrastructure to ensure that there is no net impact on existing services particularly education, medical and child care and again the University is open to extending its campus services to support TfNSW and UrbanGrowth NSW where appropriate.

We welcome the original UrbanGrowth NSW plans for a large park and advocate for this to remain and be of comparable quality to the University's wider campus open spaces.

We are also aware that Schools Infrastructure NSW are seeking locations for a vertical school and believe North Eveleigh (West) could accommodate this which would resolve a pressing local need.

North Eveleigh (East)

The GSC recognises that innovation districts require scale to attract talent and capital; North Eveleigh (East) alone does not have the critical mass to achieve this.

To maximise land value and ensure sufficient mass is developed, the University proposes to blend the land at North Eveleigh (East) with its own campus Knowledge hub to deliver a Biomedical & Engineering Technology innovation precinct totalling nearly **341,000 m² GFA**.

Figure 12: Knowledge Hub and North Eveleigh Precinct – A World Class Innovation Precinct



In achieving this, the University would seek to curate a development mix which maximises land use and leverages the University's capabilities and that of the wider Collaboration area, while establishing the known success factors from other successful innovation precincts.

To understand 'what is possible' on North Eveleigh (East), the University has engaged Cox Architecture to carry out a planning and massing study for an innovation precinct which integrates the University's Knowledge Hub, Redfern Station and the local community – refer **Annexure B**.

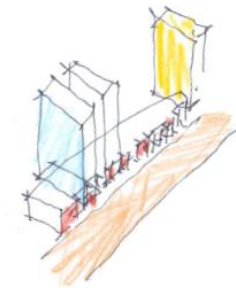
Development principles would include:

- sustainability
- activated ground floor plane
- adaptive reuse where possible
- retention of the precincts character and heritage
- accentuate gateways
- create major connections through to the University, RPA, Redfern and Waterloo
- increase the amount of public open green and urban spaces
- Increase the amount of community facilities so that the precinct adds not impacts.

Site Analysis

Massing studies on North Eveleigh (East) indicate that a GFA of approximately **166,000m²** is possible (subject to the Department of Planning and Environment consent) with a significant setback from Wilson St to allow for a major thoroughfare and the building mass to be substantially away from the finer grain of the Victorian terraces.

While the site orientation has the advantage of any overshadowing falling on the rail tracks or Australian Technology Park we would not advocate for any building higher than those shown.

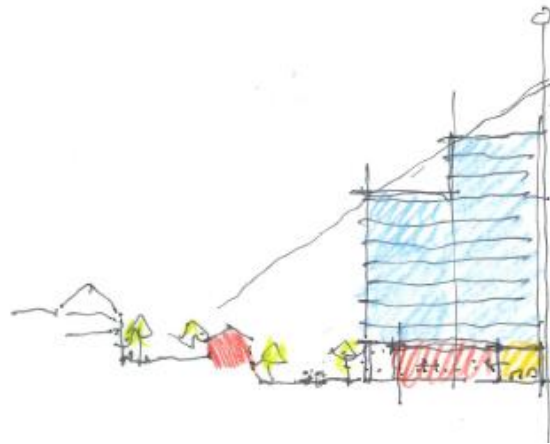


The North Eveleigh Precinct Placemaking

The success of the North Eveleigh Precinct innovation ecosystem will depend on a diverse 24-hour Precinct supported by magnetic places for social interaction and ideas exchange. These Precincts depend on a range of uses including Education, Incubator & Fabrication Space, and Commercial for Small, Medium, Gazelle and Anchor tenants / industry partnerships, retail and critically a resident population (which from international benchmarks should be no more than 30% of the GFA).

The encouragement of new technologies and innovation is allowed for with flexible spaces that provide stimulus and the ability to think freely unconstrained by conventional building typologies. Key new pedestrian links across Redfern station and a pedestrian / autonomous vehicle connection to the Australian Technology Park and Waterloo Station will reimagine these connections

The precinct design is anchored with egalitarian place making that encourages people to dwell and engage with what will be a vibrant and diverse community of people and events



We envisage the places for the magnetic interactions to include:



The community constellation

A cluster of low scale heritage and new buildings on the Wilson St interface to Darlington and the University create a series of decolonised spaces for a diverse range of community use including an early learning centre of excellence and an indigenous childhood diseases research facility in partnership with the RPA, recreational facilities and an extension of the University's cultural arts program.

A garden terrace of technology

Bridging the levels between Wilson St and the locomotive boulevard is a sculpted terrace garden creating a theatre to observe innovation. These seated edges provide places for large and small gatherings in a variety of setting. The terraces form theatrettes of varying scale for demonstrations.

The locomotive boulevard

Linking all the place in the precinct is the locomotive boulevard. The landscape interprets the heritage of the site through exposure of the existing train tracks. Rail transport and freight technology would be juxtaposed against autonomous vehicle and drone research in which the University is currently partnering with TfNSW.

The bio-robotic incubator

The podium of the North Eveleigh Precinct will exemplify the developments within. A bio structured facade offers glimpses of the research and development it envelops. A deliberately fragmented ground plane creates a porous edge for retail and emerging technology to bleed on the locomotive boulevard.

The Gazelle Workshop

The existing paint workshop provides a unique opportunity for an emerging business giant to flourish in this bespoke offering sandwiched between the resident village and creative precinct of Carriage works.

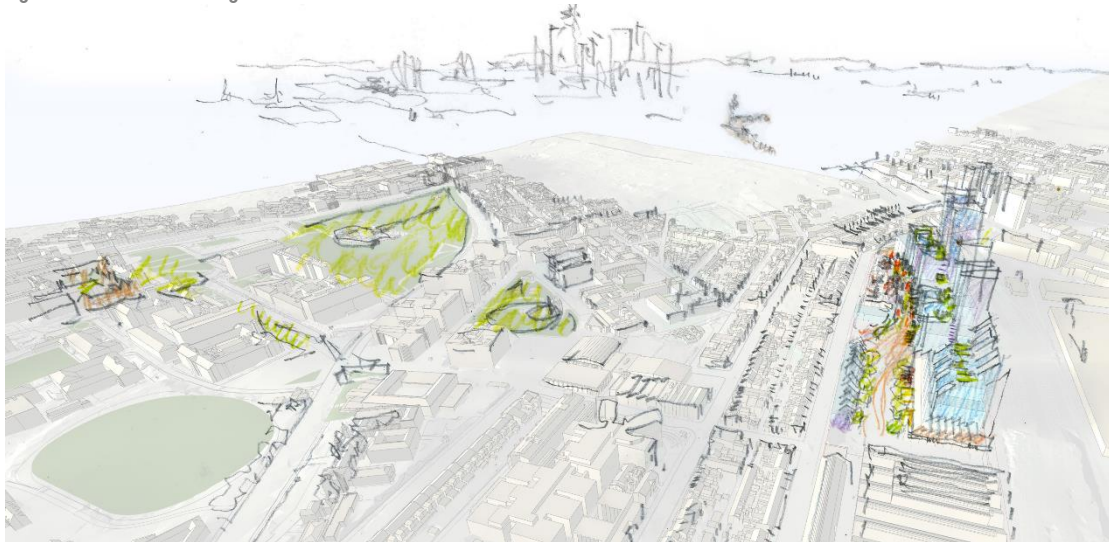
The Village

The residential village is the heart of the precinct. The antithesis of the suburban approach, the new village will connect workers and students to their place of their research work and education. Its proximity to public transport also make the village ideal for affordable housing including universal key worker and independent living accommodation. This collocation will enliven the place as a genuine 24hr precinct.

Connected commercial clusters

Throughout the Precinct is a diverse range of commercial tenancies to cater for all business's in the innovation ecosystems. Start-ups, SME's and household names can all find a home here.

Figure 13: The North Eveleigh Precinct



The Proposition

As a not for profit, long term local landowner with a triple A rating, our desired outcomes are for the greater good, not short term development margins. We succeed simply by attracting more students and researchers and as such are willing to work with TfNSW to ensure that development margins across **both** the Knowledge Hub and North Eveleigh (East) are shared in the development of this Innovation Precinct.

The University of Sydney Factor:

	Anchors Medical / Education	Led by the University of Sydney one of the worlds leading sandstone Universities with a 160 year history in the area the precinct would be also be open to UTS, University of Notre Dame and the Royal Prince Alfred research and teaching facilities and associated research institutes.
	Industry	The University of Sydney had revenues of \$140m from commercialisation of research in 2017 and entered partnerships with Global companies such as Qantas, Bhp, Microsoft, Google. The University would seek to leverage these existing research partnerships while attracting new industries - the precinct would provide a variety of heritage and contemporary commercial space in various sizes for SME's through to large tech and medical enterprises.
	Accelerators Incubators Start Ups Hubs	As a founding member of Cicado, Australian's leading Tech incubator the University would leverage its experience, engineering and research facilities to provide significant discounted incubator space supported by extensive fabrication and rapid prototype facilities.
	Multi Aged Accommodation	As the largest local accommodation provider the University proposes a limited number of full price residential apartments while offering a mixture of affordable key worker housing, student accommodation and aged housing to reduce housing pressure on the surrounding areas.
	Heritage	Established in 1850 and recognised as the original Australian Sandstone University, the University of Sydney has extensive experience in the protection and adaptive reuse of heritage spaces and would seek to retain and integrate the Paint Sheds into the development.
	Community	The University proposes to develop with the RPA an early learning centre of excellence including early childhood disease research space in the repurposed heritage buildings on Wilson St and would seek to expand its existing medical and sports facilities into the precinct.
	Open Space	Regarded as one of the worlds Top Ten most beautiful campuses, the University intends to provide an abundance of generous interesting open spaces, art installations and integrated placemaking and blend these with its Camperdown campus grounds all managed by its Campus Grounds Teams.
	Retail	The University already manages over 3,000 M ² retail units on campus and would seek to deliver an activated ground floor plane with a variety of quality retail offerings catering to the commercial, residential and art precincts.
	Culture	With multiple museums, performance venues such as the Seymour Centre and a dedicated arts and events team, the University would extend its campus programming into North Eveleigh and provide a variety of cultural and art programs.

The Knowledge Hub and North Eveleigh (East) are not just complementary but co-dependent to truly achieving the critical mass that international benchmarks indicate is required for the North Eveleigh precinct and wider Area to succeed – we truly believe the sum can be significantly greater than the parts.

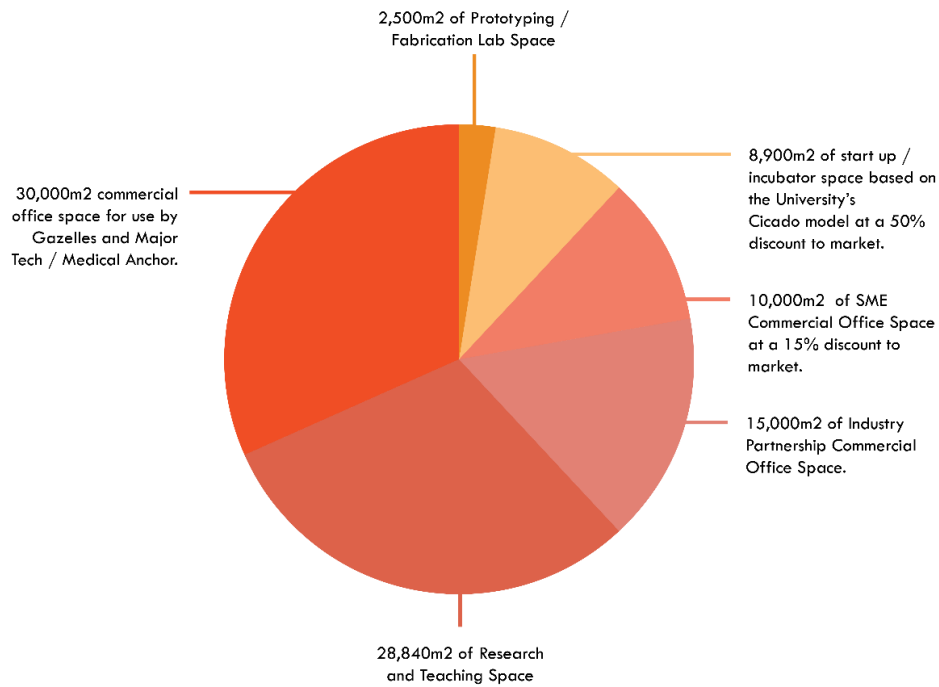
In the creation of an innovation district, there is no more appropriate partner than a University and amongst NSW Universities we are adjacent North Eveleigh and can show exemplary existing leadership in delivering the constituent parts.

The proposal as currently tabled would deliver the following outcomes for TfNSW and the State and can be adjusted subject to retaining the necessary innovation infrastructure.

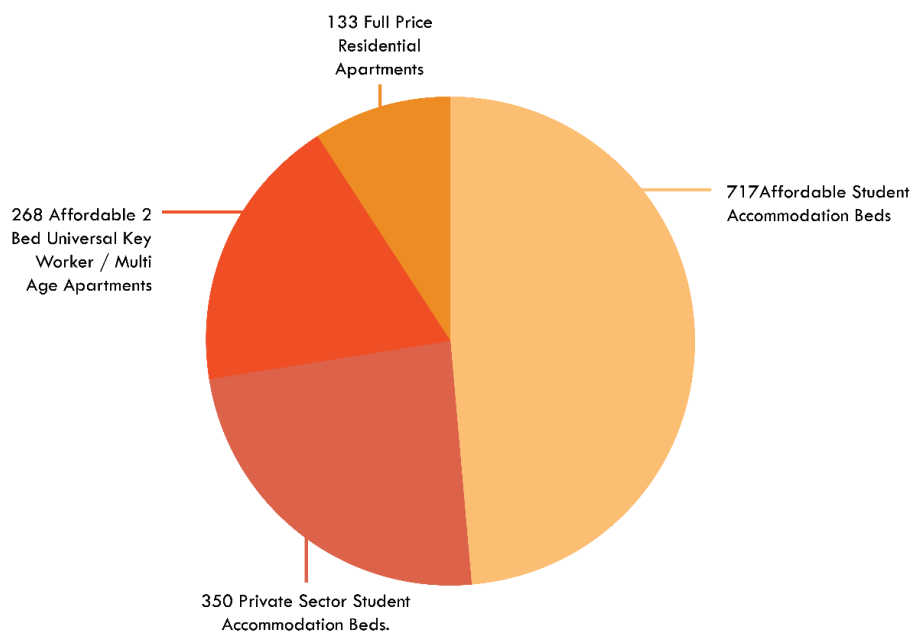
1. A market land value for North Eveleigh (East) and/or an annual income stream subject to TfNSW preference and equity contribution

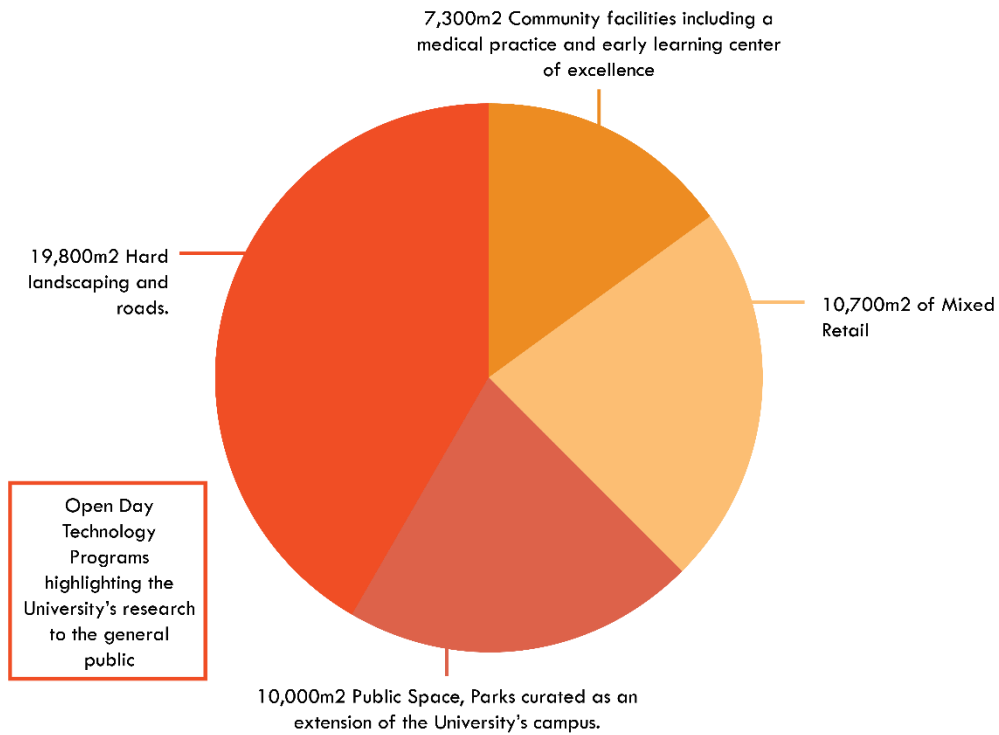
2. Shared Development Profit from the University's Knowledge Hub

3. Innovation Infrastructure (Gross Floor Area)



4. Community Infrastructure (Gross Floor Area)





5. Transport Infrastructure



Upgrade of Redfern Station (assuming money from divestment is ring-fenced and reallocated to Redfern).



A bridge connection to the Australian Technology Park (subject to ATP approval)



Pedestrian and cycle connections through precinct connecting Darlington with Redfern and Waterloo.



AEV ready infrastructure including a commitment from the University to develop and trial associated research within the Precinct.

6. Culture

Extensive Arts and Events Program curated by the University's events team and existing culture partners.

7. Economics Benefits (10 year aggregate)*

In addition to positioning Sydney as a global innovation leader, the precinct will attract talent and investment, the University has engaged SGS Economics & Planning to broadly estimate the economic impacts for NSW linked with the University's proposal, their approach has been to:

- Identify the direct economic stimulus the proposal generates for the NSW economy over a ten-year period, covering the proposal's construction and initial years of operation.
- Include a range reflects the low and high scenarios for wider productivity uplifts across the broader catchment, i.e. 1% versus 10% which is well within GSC expectations.
- Use this stimulus to shock a Computable General Equilibrium (CGE) model of the NSW economy to assess how total economic activity levels change across a range of macroeconomic variables as per NSW Treasury's preferred approach.



2,500

Jobs during Construction



6,949 – 8,457

Direct Smart Jobs



\$2.67 – \$6.39 bn

in Gross Regional Product



\$2.74 – \$3.14 bn

in Net Exports



\$0.86 - \$2.06 bn

in Tax Revenues



Approx 35,000

Multiplier in associated
knowledge and support jobs
(PWC assumption of x5 used).

Development Options

A number of funding and delivery options are available which could reduce TfNSW risk and the University's capital requirements by leveraging the University's significant existing asset base and future Knowledge Hub development pipeline while ensuring Precinct Outcomes can be achieved, these include;

1. Co-development with TfNSW (Preferred model)

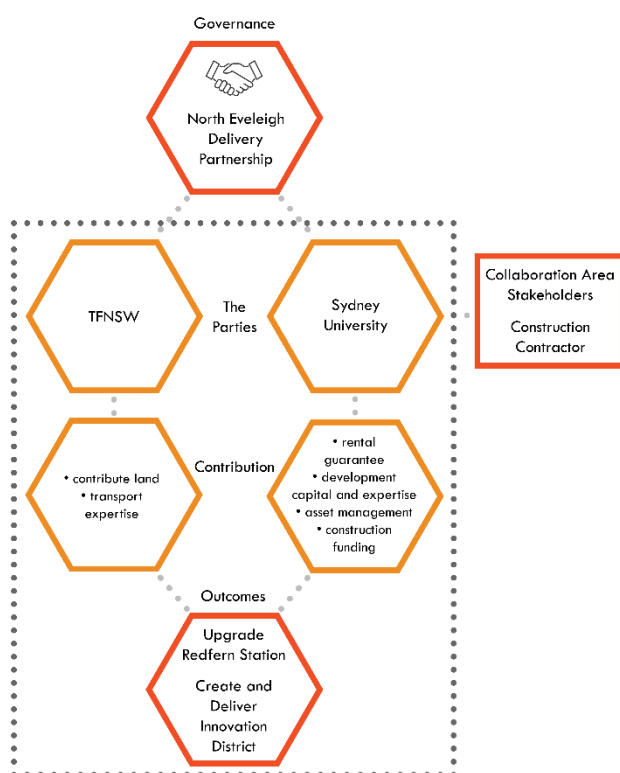
The University of Sydney has a strong track record of delivering major construction projects and regularly partners with Australia's best contractors to deliver world class facilities on and off campus. The University proposes to establish a **North Eveleigh Delivery Agency** that will oversee the development, construction and ongoing operation of this site.

The North Eveleigh Delivery Agency will take on the role of the Governance Authority. It will oversee the planning, urban design, innovation ecosystem and facilitate the integrated delivery of transport infrastructure in line with construction activity.

The Governance Authority will have representatives from both TfNSW and the University with the support of known and trusted construction partners to develop the precinct. The partnership ensures project oversight by the key parties, with each party bringing a unique and complimentary contribution to the project.

We propose that the North Eveleigh Delivery Agency will be based on a model established by Transport for London's Property Partnerships, which has enabled Transport for London to joint venture with developers to support the recycling of capital from development into the delivery of transport services.

In 2017 alone, Transport for London's Property Partnerships will generate **£3.4bn** in non-fare commercial revenue for reinvestment in London's transport network.



Transport for London, like Transport for NSW, has a significant property portfolio, making both Transport providers custodians of large tracts of land that can be used to support precinct renewal and the delivery of transport services in their respective cities. The London approach retains TfNSW with an ownership portion of the land and secures a long term financial interest in the land, thus sharing in the profit generated from the subsequent development of the land.

This approach enables revitalization of North Eveleigh, long term revenue stream for Transport, enhanced transport and economic outcomes and the ability to draw on the skills and expertise of a Partnership with the University.

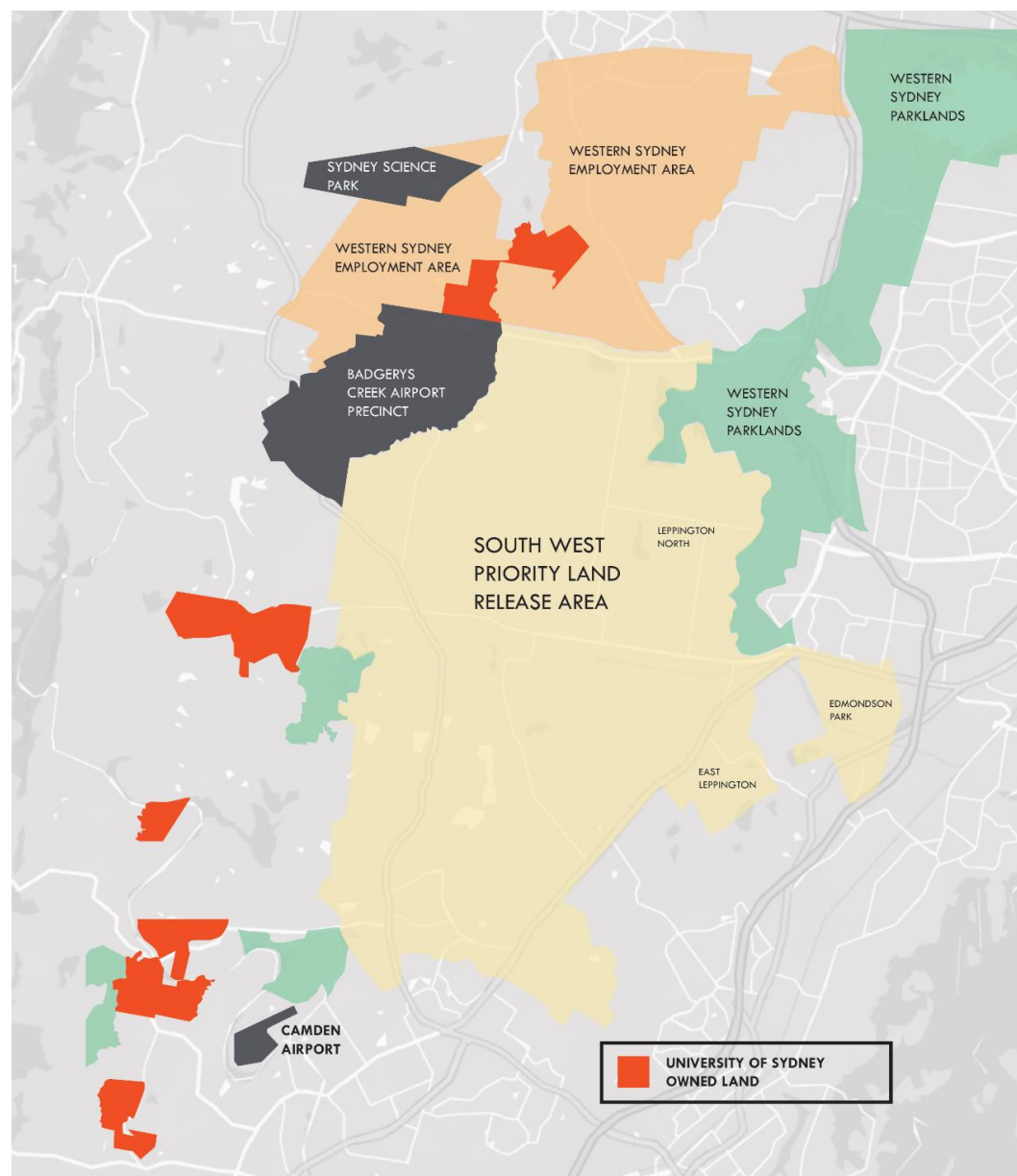
This is our preferred approach and can generate a mixture of up front capital and ongoing revenue stream subject to TfNSW preference - we are willing to work with TfNSW to structure a deal to the benefit of both parties.

2. Purchase or Land exchange

The University purchase the land outright as a strategic acquisition at a market value commensurate with the land use, economic impact and balance of funds required to upgrade Redfern station / provide ATP bridge connection and develops it (with or without partners) over time.

The University has significant land throughout the future Western Innovation Corridor including substantial land holdings at Badgerys Creek and Bringelly – refer figure 14 below.

Figure 14: University of Sydney Western Sydney land holdings



Should it be of interest to TfNSW the University is prepared to discuss a land swap to the benefit of both parties.

3. Anchor tenant or take-out purchaser

The University may be prepared to commit to a long term lease over all or parts of the non-residential component of the development as long as the rents are reflective of the University's contribution to the precinct and there is a take-out option to purchase upon lease expiry.

4. Influencing

In the event that TfNSW embark on a market tender for the highest and best use of the site, the University is of the strong opinion that this will result in the development of multi-unit residential which not deliver on the GSC aspirations or economic potential of the Collaboration Area.

In the event that TfNSW embark on a market tender, the University would seek to work with TfNSW to stipulate specific precinct shaping outcomes within the tender including that all bidders provide a minimum amount of space for the University to establish an Innovation Precinct.

Compliance Table

The University's vision for Redfern Station and North Eveleigh is directly aligned and compliant with both existing and emerging government policies.

Most relevantly, it directly accords with the Greater Sydney Commissions **Camperdown-Ultimo Health and Education collaboration precinct** which has been identified by the State Government as one of five, top priorities for 2017-18. It also accords with Future Transports **"Greater Sydney: Draft Services and Infrastructure Plan"**. Both strategies commit to developing 'a Place Strategy and Infrastructure Plan' to 'respond to unprecedented growth and investment'.

Both government strategies see the Camperdown-Ultimo precinct significantly expanding its health and education industry and services. It sees the precinct as having the potential for providing significantly more employment and needing better transport connectivity. To achieve these goals the major education and health providers will need suitably located and serviced land to grow on. The North Eveleigh precinct is perfectly placed to provide this.

The University's proposal also ensures that Transport for NSW can secure a reasonable return on its land, even with the Government's new policy of "... protecting all employment zoned land from conversion to residential development, including conversion to mixed use zones" as outlined in the revised Metropolitan Plan: a metropolis of three cities.

Plan or Strategy		Yes/No
GSC - Greater Sydney Regional Plan - A metropolis of three cities.		
Objective 1: Infrastructure and collaboration. <i>"Planning decisions need to support new infrastructure including cultural, education, health, and water infrastructure...."</i>	Strategy 1.1 Prioritise infrastructure investments to support the vision of a metropolis of three cities.	Yes
	Strategy 1.2 Sequence growth across the three cities to promote north-south and east-west connections	Yes
	Strategy 4.1 Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.	Yes
Objective 5: Infrastructure and collaboration	Camperdown-Ultimo health and education precinct is identified as one five top priority collaboration precincts for 2017-18	Yes
Liveability		
Objective 6 Services and infrastructure meet communities changing needs.	Strategy 6.1 Deliver social infrastructure to reflect the needs of the community now and in the future.	Yes
	Strategy 6.2 Optimise the use of available public land for social infrastructure.	Yes
Objective 7 Communities are healthy, resilient and socially connected	Strategy 7.1 Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:	

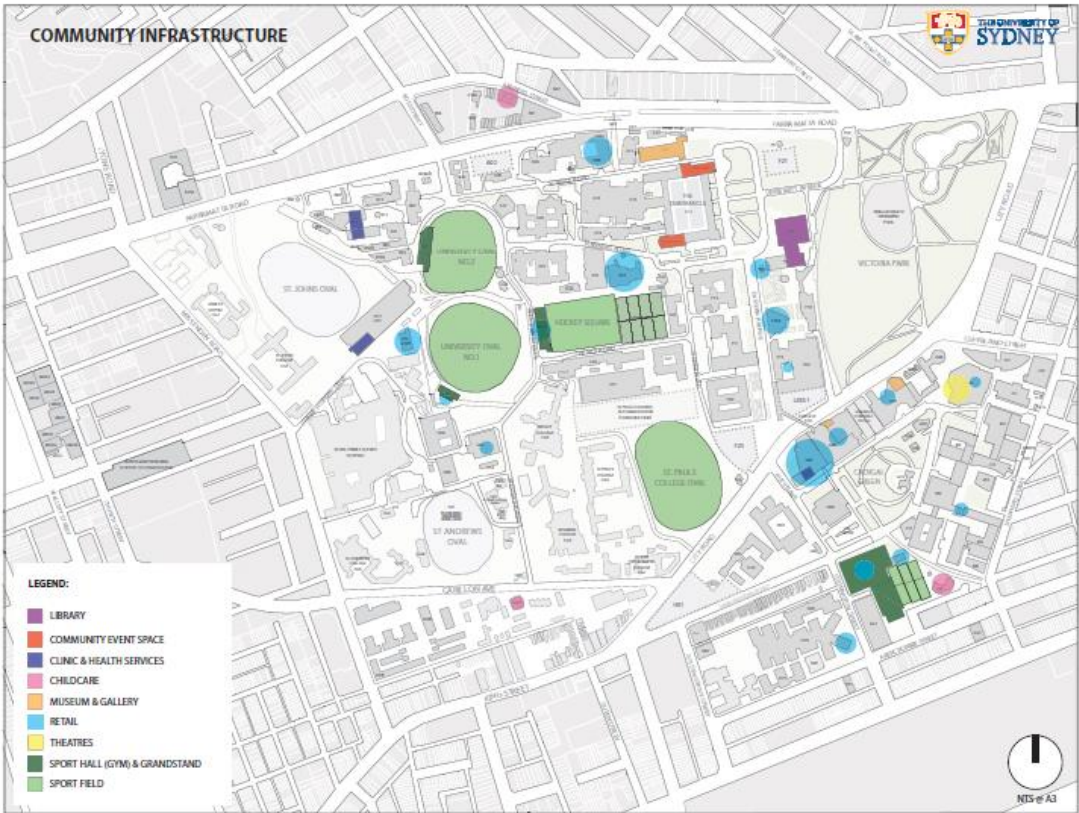
	<ul style="list-style-type: none"> • providing walkable places with active street life and a human scale • Co-locating schools, social, health, and sporting, cultural and shared facilities. 	
Objective 8 Greater Sydney's communities are culturally rich with diverse neighbourhoods	Strategy 8.1 Consider cultural diversity in strategic planning and engagement.	Yes
Objective 9 Greater Sydney celebrates the arts and supports creative industries and innovation	Strategy 9.1 Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including: creative arts and cultural enterprises and facilities creative interim and temporary uses and appropriate development of the night-time economy.	Yes
Objective 11 Housing is more diverse and affordable	Strategy 11.1 Affordable Rental Housing Target schemes.	Yes
	Strategy 11.2 State agencies, when disposing or developing surplus land for residential or mixed-use projects include, where viable, a range of initiatives to address housing diversity and/or affordable rental housing.	Yes
Objective 12 Great places that bring people together	<p>Deliver great places by:</p> <ul style="list-style-type: none"> - prioritising a people-friendly public realm and open spaces as a central organising design principle - recognising and balancing the dual function of streets as places for people and movement - providing fine grain urban form, high amenity and walkability - integrating social infrastructure to support social connections and provide a community hub - encouraging contemporary interpretation of heritage where possible - using a place-based and collaborative approach throughout planning, design, development and management. 	Yes
	<p>Strategy 12.2 In Collaboration Areas, Priority Precincts and planning for centres:</p> <ul style="list-style-type: none"> - investigate opportunities for precinct based provision of adaptable car parking and infrastructure in lieu of private provision of car parking - ensure parking availability takes into account the level of access by public transport - consider the capacity for places to change and evolve, and accommodate diverse activities over time. 	Yes
Objective 13 Environmental heritage is conserved and enhanced	<p>Strategy 13.1 Conserve and enhance environmental heritage by:</p> <ul style="list-style-type: none"> - engaging with the community early in the planning process to understand Aboriginal, European and natural heritage values - conserving and interpreting Aboriginal, European and natural heritage to foster distinctive local places. 	Yes
Productivity		

Objective 14 A metropolis of three cities – integrated land use and transport creates walkable and 30-minute cities	Strategy 14.1 Integrate land use and transport plans to deliver the 30-minute city.	Yes
	Strategy 14.3 Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.	Yes
Objective 15 The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	Strategy 15.2 Co-locate health, education, social and community facilities in strategic centres along the economic corridors.	Yes
Objective 18 Harbour CBD is stronger and more competitive	Strategy 18.1 Prioritise: <ul style="list-style-type: none"> - public transport projects to the Harbour CBD to improve business-to-business connections and support the 30-minute city - infrastructure investments which enhance walkability and cycling, particularly those focused on access to the transport network, and within five kilometres of any strategic centre or within 10 kilometres of the Harbour CBD. 	Yes
	Develop and implement land use and infrastructure plans which strengthen the international competitiveness of the Harbour CBD and grow its vibrancy by: <ul style="list-style-type: none"> - further growing an internationally competitive commercial sector to support an innovation economy - providing residential development without compromising the objectives for commercial development - providing a wide range of cultural, entertainment, arts and leisure activities - providing for a diverse and vibrant night-time economy, in a way that responds to potential negative impacts. 	Yes
Objective 21 Internationally competitive health, education, research and innovation precincts	Strategy 21.1 Develop and implement land use and infrastructure plans for health and education precincts that: <ul style="list-style-type: none"> • create the conditions for the continued co-location of health and education facilities, and services to support the precinct and growth of the precincts • have high levels of accessibility • attract associated businesses, industries and commercialisation of research • facilitate housing opportunities for students and workers within 30 minutes of the precinct. 	Yes
Objective 22 Investment and business activity in centres	Strategy 22.1 Provide access to jobs, goods and services in centres by: <ul style="list-style-type: none"> • attracting significant investment and business activity in strategic centres to provide jobs growth • diversifying the range of activities in all centres 	Yes

	<ul style="list-style-type: none"> • creating vibrant, safe places and quality public realm • balancing the efficient movement of people and goods with supporting the liveability of places on the road network • improving the walkability within and to the centre • completing and improving a safe and connected cycling network to and within the centre • improving public transport services to all strategic centres • creating the conditions for residential development within strategic centres and within walking distance, but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need. 	
Objective 23 Industrial and urban services land is planned, protected and managed	Strategy 23.1 Industrial land in the three cities is to be managed in line with the principles set out in this draft Greater Sydney Region Plan.	Yes
	Strategy 24.1 Consider the barriers to the growth of internationally competitive trade sectors including engaging with industry and assessing regulatory barriers.	Yes
Sustainability		
Objective 33 A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	Strategy 33.1 Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050 especially through the establishment of low-carbon precincts in Priority Growth Areas, Priority Precincts and Collaboration Areas.	Yes
	Strategy 34.1 Support precinct-based initiatives to increase renewable energy, and energy and water efficiency especially in Priority Growth Areas, Priority Precincts, Collaboration Areas and State Significant Precincts.	Yes
GSC - Draft Eastern City District Plan Oct 17		
Priority E1.	Planning for a city supported by infrastructure	Yes
Priority E2.	Working through collaboration	Yes
Priority E3	Providing services and social infrastructure to meet people's changing needs	Yes
Priority E4.	Fostering healthy, creative, culturally rich and socially connected communities	Yes
Priority E5.	Providing housing supply, choice and affordability, with access to jobs and services.	Yes
Priority E6.	Creating and renewing great places and local centres, and respecting the District's heritage.	Yes
Priority E7.	Growing a stronger and more competitive Harbour CBD	Yes
Priority E8.	Growing and investing in health and education precincts and the Innovation Corridor	Yes
Priority E9.	Growing international trade gateways.	Yes

Priority E10. D	Delivering integrated land use and transport planning and a 30-minute city	Yes
Priority E11.	Growing investment, business opportunities and jobs in strategic centres	Yes
Priority E12.	Protecting industrial and urban services land	
Priority E13.	Supporting growth of targeted industry sectors	Yes
Priority E18	Delivering high quality open space	Yes
UrbanGrowth NSW's: Central to Eveleigh Urban Transformation Strategy		
Key Move 1	Renew Redfern Station	Yes
Key Move 2	Create a green network	Yes
Key move 3	Create connections across the railway corridor for walking and cycling	Yes
Key Move 4	Connect the city with surrounding places	Yes
Key Move 6	Create Centres of activity around stations	Yes
Key Move 7	Create a centre for Sydney's growing economies	Yes
Key Move 8	Strengthen arts, culture and heritage	Yes
Future Transports: Greater Sydney: Draft Services and Infrastructure Plan		
Outcome 3:	Ensure walking or cycling is the most convenient option for short trips around centres and local areas, supported by a safe road environment and suitable pathways	Yes
Outcome 4:	Vibrant centres supported by streets that balance the need for convenient access with enhancing the attractiveness of our places	Yes
Outcome 5:	30 minute access for customers to their nearest centre by public transport, seven days a week	Yes
Outcome 10	Fully accessible transport for all customer	Yes
Other Government Strategies		
Commonwealth	Smart Cities Plan	Yes
Commonwealth	Medical Technologies and Pharmaceuticals Growth Centre - MTPConnect	Yes
State	Health Infrastructure NSW Health and Super Precincts	Yes
State	Jobs for NSW Hubs and Cluster Development Program	Yes
Sydney City Council	Sustainable Sydney 2030	Yes

Annexure A – University Provided Community Infrastructure



Annexure B – Refer separate Cox Architecture Report

- [North Eveleigh 171030.pdf \(37.9 MB\)](#)

[Back to top](#)

UNIVERSITY OF SYDNEY REGISTRATION OF INTEREST



**CHIEF MECHANICAL ENGINEER'S
BUILDING**

505 WILSON STREET, REDFERN

UNIVERSITY CONTACT DETAILS

Mr Greg Robinson
Chief University Infrastructure Officer
greg.robinson@usydney.edu.au
0411 208 205
www.usydney.edu.au

WHAT INDUSTRY/SECTOR DOES YOUR BUSINESS OPERATE IN?

The University of Sydney (University) is in the higher Education Sector. The University was founded in 1850 as a public institution of higher education. Our excellence in research and teaching makes the University of Sydney one of the top universities in Australia and highly ranked among the best universities in the world. Our graduates are ranked 1st in Australia and 4th in the world for graduate employability. Since our inception, we have believed in education for all and leadership that improves lives in all communities we serve.

WHAT IS YOUR PROPOSED USE OF THE CHIEF MECHANICAL ENGINEER'S BUILDING?

As the Chief Mechanical Engineer's Building (CME) has sat vacant for over 30 plus years with some minor façade works carried out circa 2015, the University has previously approached Transport for NSW (TforNSW) with regards to the potential use of this building by the University. The University is looking to expand its Sydney School of Architecture, Design and Planning (School) in Darlington. The School has over 100 years of world-class teaching and research and is one of the world's top 25 schools in the field of architecture and built environment. The School currently has around 3,000 full-time and part-time students.

The expansion of the School in CME would be an excellent and appropriate adaptive reuse of the building, as the majority of the spaces within the building were previously used as drafting rooms by railway engineers. The University would look to create a teaching and learning space, providing design studios, teaching spaces, and seminar rooms. This use would activate the site and create a sense of place and community.

The use would be in keeping with the Redfern North Eveleigh Precinct Renewal Strategic Vision is to change both the physical and social environment of the surrounding areas by activating the building, and increasing the pedestrian traffic within the areas without increasing the vehicular traffic.

WHAT MODIFICATIONS (IF ANY) WOULD YOU REQUIRE TO THE BUILDING?

The University of Sydney understands that in March 2022 TforNSW requested from the Department of Planning the Secretary's environmental assessment requirements for the CME Building to allow for the preparation of the Development Application and Environmental Impact Statement.

Due to the completion date not being until early 2024. The University is proposing the following for consideration by TforNSW:

- An agreement to Lease and Lease will be entered into by University
- University will manage the refurbishment works and their fit-out works for the premises on behalf of TforNSW; the cost of these works will be incurred by TforNSW

The University has produced a concept plan for teaching and learning use which is set out below:

Concept Plan for Sydney School of Architecture, Design and Planning

CME Building



The University of Sydney

Page 10

HOW WOULD YOUR PROPOSED USE BENEFIT FROM BEING LOCATED IN THE CHIEF MECHANICAL ENGINEER'S BUILDING AND BEING PART OF THE BROADER REDFERN NORTH EVELEIGH PRECINCT?

The proposed Teaching and Learning use by the University would benefit in immediately activating the CME and the broader Redfern North Eveleigh Precinct as they would reinvigorate this landmark building and create a vibrant, engaging and attractive environment. The University also has an excellent reputation and history of celebrating, occupying, and appropriately using and maintaining heritage buildings. Some key benefits of teaching and learning use include:

- Activating the site that has stood vacant for over 30 years
- Creating a sense of place, giving the location an identity and forming a gateway entry to the North Eveleigh Precinct
- Strengthening the connection between the University and the local community by delivering on the community's desire to conserve the heritage buildings on North Eveleigh for adaptive reuse
- The Government benefits from a direct saving of using the University's very experienced University Infrastructure unit to oversee and manage the refurbishment and fit-out works for the building
- The School would not require any car parking as the students would continue to utilise the existing parking on campus provided by the University.
- Add further vibrancy to the community through the presence of students coming and going and being on site
- Add value to the local economy and the community through the students and staff shopping, eating and participating locally.
- Increase community safety and reduce the potential for crime by increasing the natural surveillance of the area through the students and staff being on-site and coming and going from classes throughout the day
- provide opportunities for free events for the community through students showcasing their architecture and design projects

[Back to top](#)

THE OPPORTUNITIES FOR THE NORTH EVELEIGH NODE IN THE TECH CENTRAL PRECINCT

Contents:

- 1. Introduction**
- 2. Current Status**
- 3. Policy Context**
 - a. Tech Central**
 - b. The NSW R&D Roadmap**
 - c. North Eveleigh Precinct**
- 4. Realising the potential of the North Eveleigh Node**
 - a. Recasting the vision**
 - b. The value proposition**
 - c. A new narrative for North Eveleigh**

1. Introduction

The North Eveleigh sub Precinct or node represents a strategic opportunity for the major Institutional anchors which form the Tech Central Alliance (formerly the Camperdown Ultimo Alliance).

The University of Sydney, University of Technology Sydney and the Sydney Local Health District are keen to work with TfNSW and the State Government to develop a strategy for the Tech Central North Eveleigh node which optimises the local research, collaboration and industry “ecosystem” to complement the tech-focused Central Station node and the Bio-Hub-focused Camperdown node (known as CHERP). Together, the three key nodes will contribute strongly to delivering the NSW Governments 20 Year R&D Roadmap¹.

This document highlights the importance of the Tech Central Alliance advocating for a compelling research innovation and deep technology vision for the future of the North Eveleigh precinct. There is a unique opportunity to leverage and curate the existing combination of research expertise and infrastructure, industry partnerships and a cohort of incubators and startups (across diverse sectors) who are building the industries of the future.

North Eveleigh is a great place to live, work, study and play and decisions about its future should be inclusive and exciting for all stakeholders. Its vision should be additive, capitalising on its potential to play a major role in Tech Central being recognised as a world class innovation and research district.

¹ <https://www.chiefscientist.nsw.gov.au/rdnsw/nsw-20-year-r-and-d-roadmap>

2. Current Status

The North Eveleigh node captures Redfern Station, North and South Eveleigh, the University of Sydney's Camperdown and Darlington campuses. It is close to the Sydney CBD and Central and mostly comprises of land owned by TfNSW/TAHE². Its physical connection to the Camperdown health node is demonstrated daily by the contingent of health workers who arrive at Redfern Station throughout the day and make their way to RPA, many using the RPA or Sydney University shuttle bus. Strong links also exist between CICADA Innovation and the RPA campus as well as the other Alliance partners.

In 2008, a Concept Plan for mixed-use development was approved for the Precinct, including residential, commercial, retail and cultural uses. The plan proposed the reuse of heritage buildings together with new buildings of up to 16 storeys.

Carriageworks, one of Sydney's preeminent cultural institutions, draws people to a range of events and to its popular weekend markets. The construction of the "Southern Concourse" bridge and associated shared way works in Little Eveleigh Street by TfNSW are the most significant recent improvements made to footways connecting Redfern Station with the South Eveleigh and the University of Sydney/Darlington. No response has been provided to submissions arguing that pedestrians crossing the bridge from South Eveleigh to North Eveleigh, and vice versa, should not be required to "tap on and off". To date TfNSW has only seen the bridge as a connection to the rail platforms, and not playing a role in connecting precinct places.

In March 2021, the NSW Government produced '*The Redfern North Eveleigh Strategic Vision*'.

The 'Vision' document highlights the following principles:

- Heritage reuse, including arts and cultural spaces
- Aboriginal and Torres Strait Islander history, culture, and future connection
- Connectivity – digital, walking, cycling, links to Tech Central, Camperdown -Ultimo Collaboration area, upgraded Redfern Station, spaces for jobs
- Integration with the Three Cities strategic vision³ for the City East
- Plans for each of the sub precincts (e.g. the historic Clothing Store building)
- Relatively low density in mixed use/housing/commercial vision with a proportion of affordable housing

² Transport Asset Holding Entity (TAHE) is a State Owned Corporation that manages NSW transport assets such as train stations, retail spaces, rail track, signals, power systems, significant land holding around stations. <https://tahensw.com.au/>

³ Greater Sydney Commission <https://www.greater.sydney/metropolis-of-three-cities>



It notes that the Vision will be centrally planned, and government led. To date, consultation with key precinct stakeholders has not been extensive.

The Strategic Vision identifies the 'next steps' as being:

- Develop and assess options for the Precinct layout, informed by detailed technical studies, a State design review panel, and community/stakeholder feedback
- Produce a new plan to build on the approved 2008 Concept Plan, including governance arrangements including for Aboriginal inclusion and engagement, height, adaptive reuse, connection with Redfern Station, and night-time economy opportunities
- Identify required changes to planning controls to execute the above via a State Significant Project Study

Many of the principles in the document are welcome and positive. However, whilst the document mentions its university and tech neighbours, and speaks of connections, the vision does not address a number of strategic opportunities.

The Tech Central Alliance is keen to work with the State Government to develop a more inclusive vision for North Eveleigh.

Such an approach, based on genuine stakeholder engagement, will provide meaningful input to inform future infrastructure and space requirements, and help to build on current precinct attributes, to grow the industries and jobs of the future.

3. Policy Context

a. Tech Central

The NSW Government has made considerable investment and created media attention for the 'Tech Central' project. The Government has identified 6 neighbourhoods⁴ in the area:

- Central Station/Haymarket
- Ultimo
- Surry Hills
- (Darlington) North-Eveleigh
- South Eveleigh
- Camperdown

The NSW Government describes Tech Central below:

Tech Central (<https://www.global.nsw.gov.au/precincts/tech-central>)

'As the future focal point of Sydney's innovation and technology community, Tech Central will create a vibrant innovation and technology precinct in the heart of Sydney's CBD, with strong links to international markets, Greater Sydney, and the rest of NSW.

Home to the Sydney Quantum Academy and future Space Industry Hub, Tech Central will future proof and diversify the New South Wales economy and cement its position as a leader in:

- Fintech, Cyber and e-Health
- Digital and deep technology including quantum, blockchain, AI, robotics, IOT and analytics
- Creative industries including VR and game design

Tech Central will provide up to 250,000 square metres of space for technology companies, including 50,000 square metres at affordable rates for start-ups and scaleups, in a connected location brimming with heritage, culture and activity.

A NSW Government funding package of \$48.2 million has kick-started development and tech giant Atlassian is confirmed as anchor tenant. It will locate its headquarters in the precinct, bringing over 4,000 employees.

Highly ranked nearby institutions including the University of Sydney, University of Technology Sydney, Royal Prince Alfred Hospital and CSIRO's Data61 are looking to further collaborate with business on joint research, commercialisation and graduate programs.

It should be noted that there is a public perception that Tech Central consists of the area within 500 metres of Central Station. This misunderstanding has the potential to limit realising the true potential of the both the Camperdown Health, Education and Research Precinct (Camperdown node) and Darlington/North Eveleigh node.

⁴ <https://www.greater.syddney/precincts-and-collaboration-areas/precincts>

b. The NSW 20 year R&D Roadmap⁵

In May 2022, the NSW Government unveiled its long-term strategy for turning the state's research and development (R&D) capabilities into world-leading industries and jobs for future generations. The strategy aims to make NSW a global and national R&D leader.

Its author, the NSW Chief Scientist and Engineer, identified four technology themes from the Innovation and Productivity Scorecard⁶ in the 'Roadmap': digital, materials and chemistry, biotechnology, and energy. He notes 39 applications to help focus R&D investment by government and industry over the next 20 years.

c. The North Eveleigh Node

There is an important opportunity in North Eveleigh to meaningfully envision a long-term future.

In this context, the 2021 *Vision* document for North Eveleigh needs to better address opportunities such as:

- to drive new knowledge jobs for NSW
- potential collaborative developments with the large land-holding neighbours
- engaging with private and/or NFP capital

4. Realising the potential of the North Eveleigh node

The Tech Central Alliance is keen to bring all parts of North Eveleigh together, making the whole greater than the sum of the parts – socially, economically, and characterised by vibrant public amenity.

The core elements of this vision are as follows:

- The development of a USYD Engineering space which could link to start-ups, scale-ups and established industries in deep tech. This would include facilities for disciplines such as quantum, materials science, artificial intelligence, robotics and virtual reality and allow the University to maintain its internationally recognised excellence in established specialties such as aerospace and robotics.
- Strong collaborative linkages between UTS, UNSW, USYD and Health with new deep tech infrastructure being collaboratively developed similar to the Quantum Terminal but focused on AI, Robotics and Aerospace
- An expansion of CICADA innovations to further realise its potential as a cross-University incubator for innovation, early discovery, education, and research
- A strong emphasis on affordable housing focused on key workers, knowledge workers, and student accommodation (UTS + USYD)
- Collaborative implementation of the Tech Central Transport Strategy
- A strong industry focus, supported by research and university linkages

⁵ 'NSW Government 20 Year R&D Roadmap Released' media release 3/5/22, see also <https://www.chiefscientist.nsw.gov.au/rdnsw/nsw-20-year-r-and-d-roadmap>

⁶ chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/<https://www.investment.nsw.gov.au/assets/Uploads/files/IPC/24d3bd9f76/NSW-Innovation-and-Productivity-Scorecard-2022.pdf>

- The realisation of a strong creative and cultural precinct through linking and developing Carriageworks, Seymour Centre etc
- A commitment to Aboriginal/indigenous industry and cultural developments

a. Recasting the Vision

This approach can be achieved by a more holistic approach to planning for the sub precinct. Whilst there are challenges to developing an integrated vision, the University of Sydney for example has identified catalyst opportunities in its Darlington campus, which it is keen to explore with the State Government. These opportunities include land swaps, joint ventures,⁷ and strategies to help address the capacity and locational challenges which the NSW Government needs to address to fully deliver its innovation agenda.

b. The Value Proposition

A wholistic vision provides the opportunity to address longstanding transport challenges in the area, set out in the Tech Central Place Based Transport Strategy⁸. It will also impact positively on the future strategic TfNSW transport infrastructure needs, and could address a range of connectivity opportunities, including:

- Space to create a public transport interface on Cleveland Street/City Road;
- Better use of the underused City Road from Broadway to King Street;
- Future-proofed pedestrian and disability-friendly links from Redfern Station to South Eveleigh and Darlington, University and Missenden Road Health precinct;
- New or improved rail platform integration with these links;
- Improved road safety by creating better connections between Redfern Station and the campus,
- Physical links across the whole Tech Central Precinct; and
- Contribution to meeting capacity challenges⁹

Other key opportunities include:

- development of distinctive places and amenity including the further development of the Carriageworks cultural area and facilities to ensure that the North Eveleigh node becomes known as a significant Cultural centre;
- a new direction for the use of University lab spaces to help research collaboration between Tech Central nodes and maker spaces for technology research, and creative industries;
- job-producing industries co-locating with researchers to deliver diverse job opportunities in the precinct;
- shared job opportunities for the community and students at high traffic areas for Customer-facing medical clinics where supervised students might deliver services as part of

⁷ It is not the University's preference to be a 'developer' – instead to offer strategic public interest opportunities in partnership or joint arrangements

⁸ <https://future.transport.nsw.gov.au/plans/tech-central-place-based-transport-strategy>

⁹ Refer to the City of Sydney Floor Space Survey, which is carried every five years
<https://data.cityofsydney.nsw.gov.au/datasets/fes-industry-of-occupation/explore>

their experiential study and research work including vaccination and public health services, and banking and financial services;

- residential areas being located closer to parks, pools, open space by relocating technical and industrial spaces to more appropriate sub-zones;
- more and varied housing opportunities across the precincts.

Working together, TfNSW and the University can also address specific challenges including:

- A much needed upgrade for the University of Sydney Engineering precinct to respond to the new ways of delivering tomorrow's engineering teaching and research. It could include facilities for disciplines such as quantum, materials science, artificial intelligence, robotics and VR and allow the University to maintain its internationally recognised excellence in established specialties such as aerospace and robotics.
- Space to co-locate researchers and investors with future-focussed industry
- Increased capacity for the students who attend the Wentworth Building every day for student services including pastoral services, food and beverage, social and study space, medical and retail, student union, lockers. It is an important gathering place for students from all over Sydney and the world.
- A new approach to the vibrant performance activities at the Seymour Centre which is currently 'orphaned' from the high profile facilities of Carriageworks and South Eveleigh.

c. The New Narrative

An integrated approach to future planning for the North Eveleigh and Darlington is a unique opportunity. The time to do that planning is now.

By taking a "place based" approach, there is an opportunity to deliver a genuinely collaborative place which leverages its research and innovation strengths to deliver a Tech Central precinct which is accessible, liveable, innovative, high amenity, valuable and future-proofed.

Imagine this for a new North Eveleigh:

- ✓ Future focussed industries co-locating their R&D and people alongside world-leading University researchers
- ✓ High tech and engineering related university activities moving to the railway line, allowing for the redevelopment of land around the parks at Camperdown and a new future-focused engineering education hub.
- ✓ The Darlington and Eveleigh neighbourhoods becoming a 24/7 activated village close to desirable amenities including parks and pool and uni gym increasingly characterised by parks and open spaces and buildings which have mixed teaching, living, and working spaces.
- ✓ Students, including resident foreign students, getting genuine living experience in a community where they can live, work and play
- ✓ Carriageworks becoming a performance hub which incorporates the University's cultural activities.
- ✓ And a safe connected, pedestrian place.

The University of Sydney and the Tech Central Alliance seek a collaboration with TfNSW to deliver an integrated vision for North Eveleigh, making "the whole greater than the sum of the parts", by leveraging its existing attributes to optimise social and economic outcomes in a truly vibrant place.

The University of Sydney can work strategically with Transport for NSW to implement the recommendations of the Tech Central Place Based Transport Strategy to solve transport challenges around the sub-precinct including improving road safety around Camperdown, Darlington and Redfern and provision of a more seamless connection between Redfern Station and the campus.

This vision will also provide new opportunities for the University of Sydney to further leverage its economic contributions to the State. A relocated University of Sydney Engineering precinct to respond to the new ways of delivering tomorrow's engineering teaching and research. It could include facilities for disciplines such as quantum, materials science, artificial intelligence, robotics and VR and allow the Universities to maintain its internationally recognised excellence in established specialties such as aerospace and robotics.

Sharing University space with industry, the local community and its student population in innovative ways to deliver better connections for local people, visitors and students to creative and recreational opportunities through increased permeability across all the University's assets. There will be space to co-locate researchers and investors with future-focused industry, and increased capacity for students who attend the Wentworth Building every day for student services and as a gathering place for students from all over Sydney and the world.

North Eveleigh has the potential to be a significant research and industry collaboration hub, a cultural centre, a place which nurtures strong connections between the local Aboriginal community and a safe and beautiful environment with varied housing opportunities.

A partnership approach across Government and the University will release this myriad of opportunities, and ensure that the unique potential of the Darlington Eveleigh node to Tech Central is fully realised.

The University of Sydney together with its Tech Central Alliance partners is urging the NSW Government to consider what can be achieved for residents, students, businesses, academics and researchers through a more comprehensive vision for the area.

A 'Merged Precinct' model, based on a collaborative partnership is achievable and will meet all the objectives the community, industry and government highlighted in past consultation – AND MORE!

[Back to top](#)