



## **NORTH EVELEIGH AFFORDABLE HOUSING PROJECT**

**SITE MANAGEMENT AGREEMENT WITH  
CARRIAGEWORKS, RAILCORP & ATP**



## 1 INTRODUCTION

### 1.1 Background

City West Housing (CWH) is proposing to submit a Development Application to the Department of Planning and Infrastructure (DP&I) towards the end of March 2013 for site D4 of the North Eveleigh Approved Concept Plan (2008). The proposed development will comprise:

- Basement Parking for 39 cars, bicycle parking and storage
- 88 affordable housing units comprising 47 x 1B, 36 x 2B and 5 x 3B units
- Associated landscaping

CWH will manage the development which is scheduled for completion in December 2014.

**Figure 1: Approximate outline of the proposed development site in white, marked D4**



### 1.2 Purpose and Scope

This Site Management Agreement (SMA) provides a strategy for the management of the proposed affordable housing development to ensure that it will have minimum impact on adjacent landowners. The SMA has been developed to satisfy Condition C6 of the approved Concept Plan (08\_0015) for the redevelopment of the Carriageworks site, North Eveleigh. Condition C6 states:

C6 – Site Management Agreement

A Site Management Agreement for construction and ongoing operations, between the owner of Carriageworks and the Blacksmith's Shop and the owner(s) of residential and commercial buildings, will be required to be prepared for Future Project Applications.

This SMA addresses the following:

- Eveleigh Markets operations
- Carriageworks operations
- RailCorp operations
- Access and traffic management (addressed in the North Eveleigh Transport Assessment prepared for CWH by ARUP).
- Parking
- Pedestrian and cyclists safety

- Amenity
- Safety and security (to be read in accordance with CPTED report provided by Architectus for CWH)
- Waste management (to be read in accordance with the Waste Management Plan prepared by CWH, which will be developed during the Detailed design stage)
- Noise (to be read in accordance with the Acoustic report prepared by WSP Acoustics for CWH)
- Utilities

Further development of the SMA will be undertaken (if required) during construction and operation of the development as required, in consultation with:

- ATP (licensee of the Blacksmiths' Shop)
- Arts NSW/Carriageworks (lessee of the Carriage Workshop)
- RailCorp (owner of the site requiring vehicle access).

### **1.3 Eveleigh Market – Operations**

The Eveleigh Market currently operates in the Blacksmith's Workshop every Saturday from January to December (49 Weeks) with up to 109 stalls offering a wide range of fresh produce direct from farmers and artisan food producers. The Market also includes a café style seating area for up to 100 people as well as space for entertainment such as buskers and performers. On the first Sunday of the month from February to December, the Artisans' Market operates up to 109 stalls selling handmade arts and crafts by local artists.

In accordance with the provisions of the development consent, the building may also be used for a range of arts uses such as rehearsal space, event space or film location space.

Monday to Thursday the Eveleigh Market may be used as a commercial car park. The car park must be free of motor vehicles on Fridays to allow the Eveleigh Market to setup for Saturday morning trading. The car park has been fitted with boom gates which are operated with a security swipe card. All users of the car park will be issued with a programmed security swipe card which will allow them to access the car park. Market management can program the swipe cards to limit or deny users access through the boom gates.

The Blacksmith's Workshop is to be used for the Eveleigh Markets, commercial event activity and arts and cultural uses and will not be available for parking for City West Housing contractors or residents.

#### **Hours of operation**

Under the Development Consent the market may operate on Thursday, Saturday and Sunday as follows:

- Thursday
  - Open to the Public from 5pm to 10pm
  - Market bump out and site cleaning up to 11pm
- Saturday and Sunday
  - Open to the Public from 8am to 6pm
  - Market furniture bump in from 6.30am
  - Market furniture bump out and site cleaning up to 7pm

Current operating hours are as follows:

- **Eveleigh Farmers' Market - Saturdays**
  - Open to the Public from 8am to 1.00pm
  - Stallholders bump in from 6.30am to 7.45am
  - Stallholders bump out from 1.00pm to 2.00pm
  - Market furniture bump out 1.00pm to 4.30pm
  - Final Clean of the Site 1.00pm to 4.30pm
- **Eveleigh Artisans' Market - First Sunday of the month**
  - Open to the Public from 10:00am to 3.00pm
  - Stallholders bump in from 8.00am to 9.45am
  - Stallholders bump out from 3.00pm to 4.00pm
  - Market furniture bump out 3pm to 4.30pm
  - Final Clean of the Site 3.00pm to 4.30pm
- **Arts uses**
  - Proposed hours of operation for use of the Blacksmiths Workshop for arts uses shall be in accordance with the Condition A8 of Development Consent No. 021-05-07 which is between the hours of 9am to 8pm.

#### **1.4 Carriage Workshop - Operations**

In 2002, Arts NSW entered into agreements with State Rail NSW to acquire the site, which was subsequently converted to a lease. Approximately 50% of the facility has been developed into Carriageworks, the Government's contemporary multi-arts centre. The Centre brings over 250,000 visitors to the North Eveleigh site every year. Film producers, Kennedy Miller Mitchell (KMM) have a lease arrangement for Bays 21-24 and part of Bay 25. KMM use the space for production purposes and are likely to have significant occupancy of that proportion of the building during the City West Housing construction phase.

##### **1.4.1 Hours of operation**

Carriageworks is open from 10am - 6pm daily with performances occurring most evenings between 6pm and 12am. Larger scale programs, such as Fashion Week which attracts 30,000 to 40,000 people are being developed to occur several times throughout the year. 24hr access is required to the building.

##### **1.4.2 Future development**

Arts NSW is considering intensifying uses within the Carriage Workshop, including potential for additional cultural and commercial uses. This is in accordance with the North Eveleigh Concept Plan approval, which allows an additional 12,000 m<sup>2</sup> commercial space within the building.

#### **1.5 RailCorp – Operations**

RailCorp occupy the Paint Shop and the Suburban Car Workshop on the site as well as requiring heavy vehicular access to the following areas:

- Main west line for track maintenance
- Car parking at the rear of the Emergency Service Building
- Areas required for the removal of the rolling stock



- Existing RailCorp Infrastructure
- TfNSW Substation Project.

## 1.6 Access and traffic management

### 1.6.1 Carriage Workshop

**Access** - Access will be provided and maintained for NSW Arts authorized personnel to access the building and its surrounds 24hr/day year round in accord with the approved DA 20 December 2004.

KMM also require access for large scale film post-production involving up to 120 people.

Building works are not expected to disrupt the performances of Carriageworks nor impede access by its patrons, staff, performers and suppliers.

Any works that may impact access or operation of Carriageworks, KMM, Eveleigh Markets, RailCorp or City West Housing will need prior approval from these stakeholders.

**Heavy transport and deliveries** - Heavy vehicle access will be maintained to allow free and uninterrupted access from Wilson Street into the site and to allow articulated and other heavy vehicle entry and egress to the precinct, Carriageworks building, loading docks and its immediate surrounds. Unimpeded road access suitable for emergency vehicles will be maintained in order to allow close access to the Carriageworks building at all times.

**Bus interchange** - The current infrastructure works allow for a new road route and the existing turning circle is being relocated to the southern end of the traverser roadway. The bus drop off and pick up point/s shall be to Australian Standards or as approved by Roads and Maritime Services (RMS), close to the venue, in accord with current arrangements.

### 1.6.2 Eveleigh Markets

**Access** - No impact is anticipated on access to the Eveleigh Markets site during construction of the CWH development. Prior approval shall be obtained from ATPPML for any works that may impact the Eveleigh Markets.

**Bus interchange** - ATPPML has engaged a private bus operator to operate a shuttle bus between the ATPPML and the Eveleigh Market with bus stops at Redfern Station and Sydney University car park on Shepherd Street, Darlington. The shuttle bus service operates on Saturdays from 8:15am to 12:50pm. The shuttle bus is free and on a continuous rotation between the sites during market operating periods. The shuttle bus service is promoted on the Markets website and a flyer promoting the service is available from the information stall and from other stallholders. CWH and Urban Growth NSW Development Corporation (UGDC) will liaise with Eveleigh Markets and the bus operator should the replacement of the bus turning circle by a road route require a change in the operations of the shuttle bus service.

### 1.6.3 RailCorp

**Access** - No impact is anticipated on access to the site for RailCorp during construction of the CWH development. Prior approval shall be obtained from RailCorp for any works that may impact on RailCorp access.

#### **1.6.4 Affordable Housing**

A Construction Traffic Management Plan will be developed by the builder, prior to construction works commencing, in consultation with Carriageworks, ATP and Railcorp. Initial studies show that most construction traffic (including deliveries etc) will be coordinated within the boundaries of Lot D4 and therefore will not impact on the users of the Carriageworks precinct.

### **1.7 Parking**

#### **1.7.1 Carriageworks Parking**

Please refer to the development consents for details of current parking arrangements, including number of spaces allocated to Carriageworks in the Traverser.

#### **1.7.2 Construction impacts**

A site compound for construction vehicles will be provided on the CWH site. Staff will be advised that vehicles are to be parked in this compound and not in the traverser.

#### **1.7.3 Affordable Housing Parking**

A single level basement is proposed in the CWH development, providing a total of 39 spaces for 88 units. This equates to approximately 44% which exceeds CWH design guidelines and the maximum 40% car mode share determined for Stage 1 of the North Eveleigh Concept Plan (as quoted in the Stage 1 North Eveleigh Transport Management and Accessibility Plan - TMAP). A 'Go-Get' share car space will also be provided in the vicinity of the development, which will encourage car sharing. CWH does not envisage that the development will impact on the level of parking provided for the Carriage Workshop.

Should a parking breach occur CWH will manage the complaints process and introduce measures to prevent further issues arising.

### **1.8 Pedestrian and cyclist safety**

Infrastructure changes currently being completed by UGDC will facilitate pedestrian access to Macdonaldtown station.

CWH residents will be encouraged to cycle through promotion of City of Sydney cycling programs and the provision of approximately 90 secure bicycle parking bays in the basement of the building.

The site is well connected by a series of bicycle routes that form part of the City of Sydney's cycling network (details available in Stage 1 TMAP).

### **1.9 Amenity**

An awareness of the significant heritage and amenity values of the Carriageworks buildings has informed the design process. The building has been designed to provide a high level of amenity for residents and the surrounding area.

Design measures have been implemented to enhance amenity in terms of the operational issues of waste disposal (see section 2.1) and laundry. The provision of low level drying racks in each apartment and clothes lines in the rear garden will ensure that the visual amenity of the building is not impacted by laundry. Residents will be advised that balconies are not to be used for storage and that laundry must not be visible.

## **2.0 Safety and security**

Carriageworks contracts and manages its own security staff. Carriageworks' current operational policy regarding the provision of security is 1 for the first 250 and then 1 additional for every hundred thereafter for up to 1,000.

The Eveleigh Markets have 3 security guards for 3,000 people over 4 hours. CWH will incorporate CCTV at all entry points and in the basement to enhance safety on site. Residents will also be provided with an after hours' number to call. CWH will incorporate CPTED principles into the design and work closely with the NSW Police Redfern Local Area Command to ensure the safety and security of both the affordable housing tenants and users of Carriageworks is not compromised.

CWH employs Housing Managers to manage and maintain its buildings and security breaches or urgent repair issues will be referred to the appropriate people. Other urgent issues are immediately referred to CWH's Housing Manager.

## **2.1 Waste management**

A central internal collection point will be set aside for garbage in the main entrance area that will be easily accessible to all residents and the City Council garbage collectors.

All our buildings are registered on the council's GAR key system and the garbage men access the rooms with their key. The North Eveleigh project will include a similar arrangement for access to the single garbage room. Waste will be collected once a week and the garbage truck will pull up kerbside adjacent to the taxi stand area, access the bins from the garbage room, empty and then return them to the garbage room.

Waste would generally be collected before 7am and bins are not left out so therefore there would be no impact on car parking.

Should large garbage collection be required upon change of tenant, City West Housing will coordinate with the City of Sydney to organise removal in a timely manner.

Further information is available in the 'North Eveleigh Affordable Housing Waste Management Plan'.

## **2.2 Noise**

The abatement measures implemented in the construction of the CWH development to address rail noise and vibration will also mitigate noise from Carriageworks' operations. These include design features such as double glazing (if necessary), deep soil planting and elevation treatments to reduce noise impacts on both the tenants and the users of Carriageworks. An acoustic and noise vibration assessment has been undertaken by WSP Acoustics to mitigate noise where necessary. Furthermore, prior to entering into a lease agreement, residents will be advised of Carriageworks' operating hours and high level of established (and anticipated) activity, conducted in accord with the current DA, dated 2004. Noise complaints will be managed through the established housing management complaints system.

Signage advising patrons to leave the venue in a quiet and orderly manner has been installed as part of the Carriageworks Development Consent. The signage has been installed at the top of the stairs/ramp at Wilson Street and at the bottom of the stairs/ramp near the shared zone. Appropriate signage will also be installed in the North Eveleigh Affordable Housing development. All signage on the North Eveleigh site will comply with precinct guidelines that are currently being developed by UGDC and Carriageworks/Arts NSW. Signage will be approved by North Eveleigh stakeholders prior to installation.

### **2.3 Utilities**

No interruption to utility service for Carriageworks, Eveleigh Market or RailCorp is anticipated during the construction of the CWH development. The same measures will be introduced as has been agreed for the Infrastructure works currently being undertaken by UGDC.

Where temporary interruption is required by Carriageworks, Eveleigh Market, RailCorp or CWH, approval will be required from the adjoining owners, which shall not be unreasonably withheld.

### **2.4 Housing management**

CWH will assign a housing manager for the building upon completion. The contact details for this person will be provided to all parties, prior to occupation of the building.

### **2.5 Conclusion**

CWH believes that the construction and operation of the affordable housing development will not adversely impact on the operations of the Carriageworks and markets. CWH prides itself in providing well managed and desirable accommodation for people in housing need. Through this SMA we will continue to work with all stakeholders involved and be open and accountable in our operations to ensure that all operations remain unaffected by our proposal.