

JULY 2006

An important update on the Carlton and United Breweries (CUB) site



Historic Kent Brewery signage

WHAT NOW?

In December 2005, the City of Sydney and the Central Sydney Planning Committee (CSPC) endorsed public exhibition of draft planning controls for the CUB site, established via open and consultative process.

At the direction of the Department of Planning, before the controls could go on exhibition, the City and site owner negotiated a Voluntary Planning Agreement (VPA) that provides for public benefits, including a 5,000 square metre public park and a \$2.5 million community centre.

Just as the agreement was nearing completion, the Minister for Planning announced he would take over the project, using the new Part 3A of the *Environmental Planning and Assessment Act*, introduced last year.

city of villages

MINISTER TAKES CUB SITE

The Minister for Planning's intervention to seize control of the CUB site is about looking after developers and taking upfront payments for Government at the expense of the public interest. It diminishes community involvement and open, accountable processes.

The Minister's action follows recent NSW legislation giving him power to take over any development in the State. Upfront payments, as occurred with the Cross City Tunnel, now join developer campaign donations as factors potentially influencing the assessment and size of future developments.

The project now reverts to secrecy and decisions will be made behind closed doors. The process remains unclear and community involvement is uncertain.

Preparation of controls by the Central Sydney Planning Committee (CSPC) and the City

has been a public process. The Minister had access to CSPC decisions at every stage via his senior planning personnel on the Committee. The local community and site owner were constantly involved and consulted.

State Government members on the CSPC endorsed the draft planning controls in December 2005 for public exhibition, and the State Heritage Office endorsed the Conservation Management Plan in June 2005. Yet the Minister now criticises the process!

Cooperation between the tiers of government is again an

issue. An estimated \$800,000 of public funds has been spent on consultants, lawyers and staff time to develop a complex and balanced proposal. It remains to be seen how much of that will be wasted, with more public money spent by the State.

The future of this important site must be based on the extensive expert advice that shows a Floor Space Ratio of 4:1 is the extreme upper limit of acceptable and achievable density, contingent on design excellence, community benefit, and protection of the area's unique heritage.



I urge you to write to the Premier and Minister to express your support for open planning processes and draft controls formulated through consultation, research and professional advice.

Clover Moore

Clover Moore MP
Lord Mayor of Sydney

Guiding Principles were developed by the City and CSPC and workshopped with the Chippendale Community in December 2004. The draft planning controls were prepared to achieve these Guiding Principles.

Sense of Place

The City has been striving to achieve a balance between the site's location at the fringe of the CBD and the need to integrate with the adjacent lower scale residential community of Chippendale. Increased heritage protection was to reinforce the local "sense of place".

Conserving Heritage

Extensive heritage analysis of the site has resulted in additional buildings being protected. Part of the site has been identified as a "special area" to create a unique heritage precinct, recognising the social and industrial significance of the remaining Brewery buildings.

High Quality Design

The draft planning package contains detailed controls that encourage high quality design of all new buildings. To encourage innovative and creative architecture, all new buildings must respect the unique character of the local environment.

Diverse Uses

The City has sought to encourage a mix of residential, commercial and other uses for the site. There are also opportunities for new educational institutions to reuse the site's heritage buildings.

Parks and Open Space

The City is seeking a minimum of 5,000 square metres of parkland accessible to the existing community. This park is to serve as the focus of a linked network of other public spaces throughout the site. Crossings to regional parkland are also part of the proposal.

Sustainable Transport

Nearby public transport infrastructure is a great asset to future development. Cycle and pedestrian paths have been planned to link the site to the wider area. The development is required to provide further infrastructure such as bike parking and shower facilities. Parking controls will be consistent with the relevant City-wide planning controls, currently being prepared.

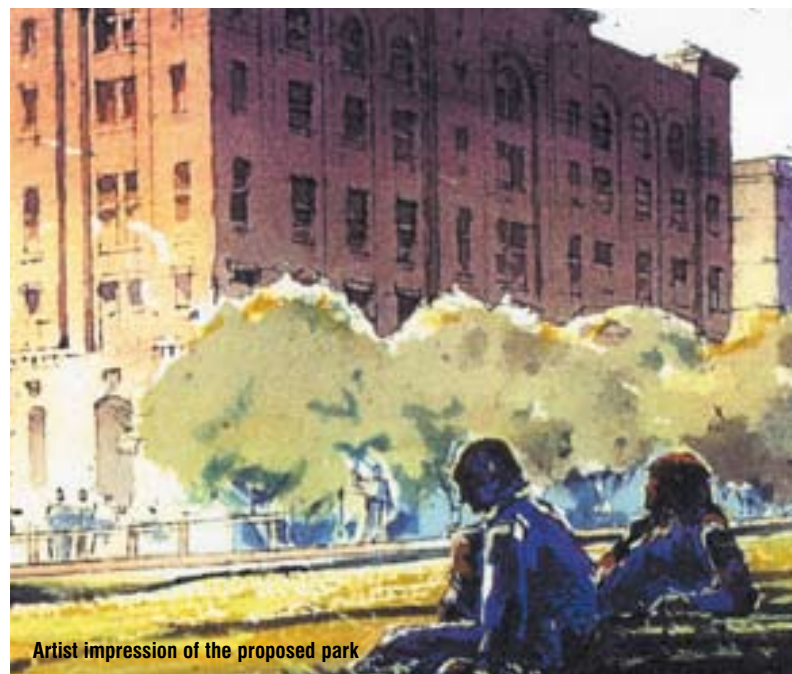
Public Places and Streets

The existing "heritage grid pattern" is proposed to be retained by the City, complementing it with new streets and lanes where appropriate to provide links that are not currently available.

The vision ensures that public spaces are designed to a high standard with good sun access.

Environmental Leadership

The City has proposed provisions to reduce pollutants reaching the stormwater system and limit use of mains water for open space irrigation. Standards for the energy-efficiency of non-residential buildings at the site are also included in the draft controls.



Artist impression of the proposed park

THE PROCESS



The former City Council initiated review of controls for the CUB site with a Design Competition in 2004, which revealed that the existing average floor space ratio of 4.4:1 would result in over-development of the site.

The findings of the Design Competition were presented at a Community Forum in July 2004. The preparation of new planning controls was divided into three processes, with extensive community consultation at each stage.

Stage 1 May – November 2004

In May 2004, during the competition process, the Central Sydney Planning Committee resolved to prepare a new Local Environment Plan.

Stage one comprised background research, including the Design Jury Report; Traffic and Transport Study; Open Space and Community Facilities Needs Study; Market Assessment Report; and Conservation Management Plan.

In August 2004, a Community Workshop discussed briefs for the studies and the draft reports were placed on the City's website for comment.

Stage 2 November 2004 – August 2005

Stage two synthesised the Stage one work and developed Urban Design and Built Form Guidelines. The community participated in a workshop on the Guiding Principles in December 2004 and a community forum was held in August 2005 to present work done by the City's urban design consultants.

The Conservation Management Plan, critical for determining the future form of the site, was approved by the State Heritage Office in June 2005.

Stage 3 August 2005 – June 2006

Using all previous analysis, a comprehensive package of draft planning controls was prepared. In December 2005, Council and the CSPC endorsed these for public exhibition, once a Voluntary Planning Agreement (VPA) had been negotiated between the City and the site owners.

At the end of May 2006, Council and the site owners were preparing to announce completion of the VPA when the Minister intervened.

Community Services

The City proposes that the development would provide new community facilities or a substantial upgrade of the existing Pine Street facility. Along with a child care centre, these facilities were negotiated with the site owner as part of the Voluntary Planning Agreement, which has now been derailed.

Social Diversity

To achieve diverse household types and sizes, the redevelopment satisfies the City's requirements for a mix of apartment types. While the City supports the provision of local affordable housing, the Redfern Waterloo Act 2005 allows the State to levy the site for affordable housing with the money paid to the Redfern Waterloo Authority. The Government has not specified the amount or how it will be spent.



Historic photo of CUB site

The draft planning controls were designed to balance the concerns of all key stakeholders.

The controls aimed to preserve a unique heritage precinct, achieve high standards for new residents, protect amenity for existing residents, and enable financial viability for the redevelopment project.

The proposed development provides for high-rise buildings to address the CBD end of the site, stepping down towards the existing lower-scale residential precinct, with sun access protected and a new 5000 square metre public park for all Chippendale residents.

The proposed mixed residential, retail and commercial redevelopment has been designed to take advantage of excellent public transport access.



WHAT WILL HAPPEN NOW?

The redevelopment plans are now unclear and have been taken out of the democratic processes followed by the Central Sydney Planning Committee and the City of Sydney.

The new Part 3A of the *Environmental Planning and Assessment Act* passed last year allows the Minister to designate the site as State Significant and give "concept" approval. The Minister has appointed an advisory panel to reassess the site, but the legislation does not guarantee consultation or public process.

The Minister has indicated that he believes there is scope for:

- increased Floor Space Ratio (density/height) on the site
- a reduction in the number of heritage buildings to be protected.

Council's Response

On Monday 26 June, the City of Sydney Council unanimously resolved to:

- confirm support for the draft planning controls for public exhibition
- call on the Minister to acknowledge the extensive studies confirming 4:1 as the maximum acceptable and achievable FSR for the site
- call on the Minister to retain the heritage precinct, commit to the proposed community benefits and ensure that the FSR does not exceed 4:1
- call on the Minister to explain why he waited almost two years before calling in the site
- call on the Minister to publicly confirm the rate at which the levy will be imposed and how it will be publicly accounted for
- seek legal advice on whether there are any grounds to challenge the Minister's action
- estimate the cost of the extensive work undertaken on this project prior to the Minister's intervention.

EXPRESS YOUR VIEW TO:

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