

10.0 Land Use

10.1 Land use

The predominant land uses proposed for the CUB site are residential, commercial and retail. Child care and community facilities are provided for in the Statement of Commitments but will be the subject of the next phase of the approval process.

The guiding principle determining land use is to provide for a diversity of land use, with a minimum of 30% commercial (non-residential) and a minimum of 30% residential. The proposed scheme proposes a mix representing 59% of GFA as residential floor space and 41% commercial (non-residential) floor space.

It is proposed to distribute the mix of residential, commercial and retail uses to those locations within the site that best accommodate the respective activities. Commercial uses are proposed to be concentrated predominantly on the perimeter of the site along Broadway (Block 1) and Old Kent Road (Block 3), Irving Street (Part Block 4), Tooth Avenue (Part Block 5) Kensington Street (Block 6), Outram Street (Block 10) and Wellington Street (part Block 11). The remainder of the buildings on the site are proposed to be predominantly residential. See **Figure 44**.

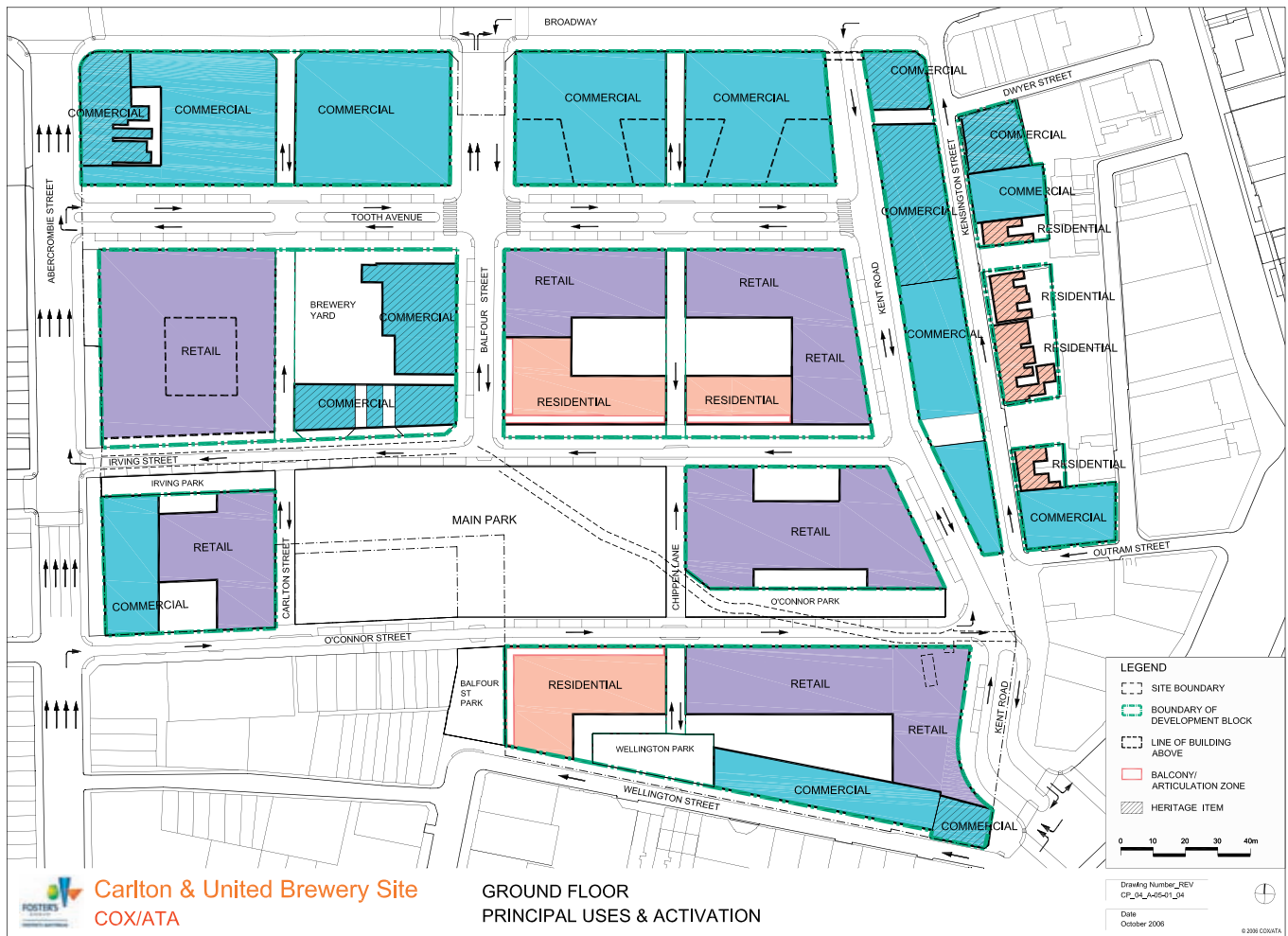


Figure 44 – Indicative ground floor uses

Retail activity, where it is proposed within the site, is located at ground level. Retail uses together with ground and lower level commercial uses will be located around the perimeter of the Brewery Yard and along Tooth Avenue and Kent Road. These will become the key activated retail and commercial streets and contribute to the liveliness of the public domain. In contrast, development around the perimeter of the public park is proposed to be predominantly residential, both at ground and upper levels, providing for a more passive residential character around the park.

Figure 45 below is an indicative plan illustrating potential building uses at ground levels across the site.

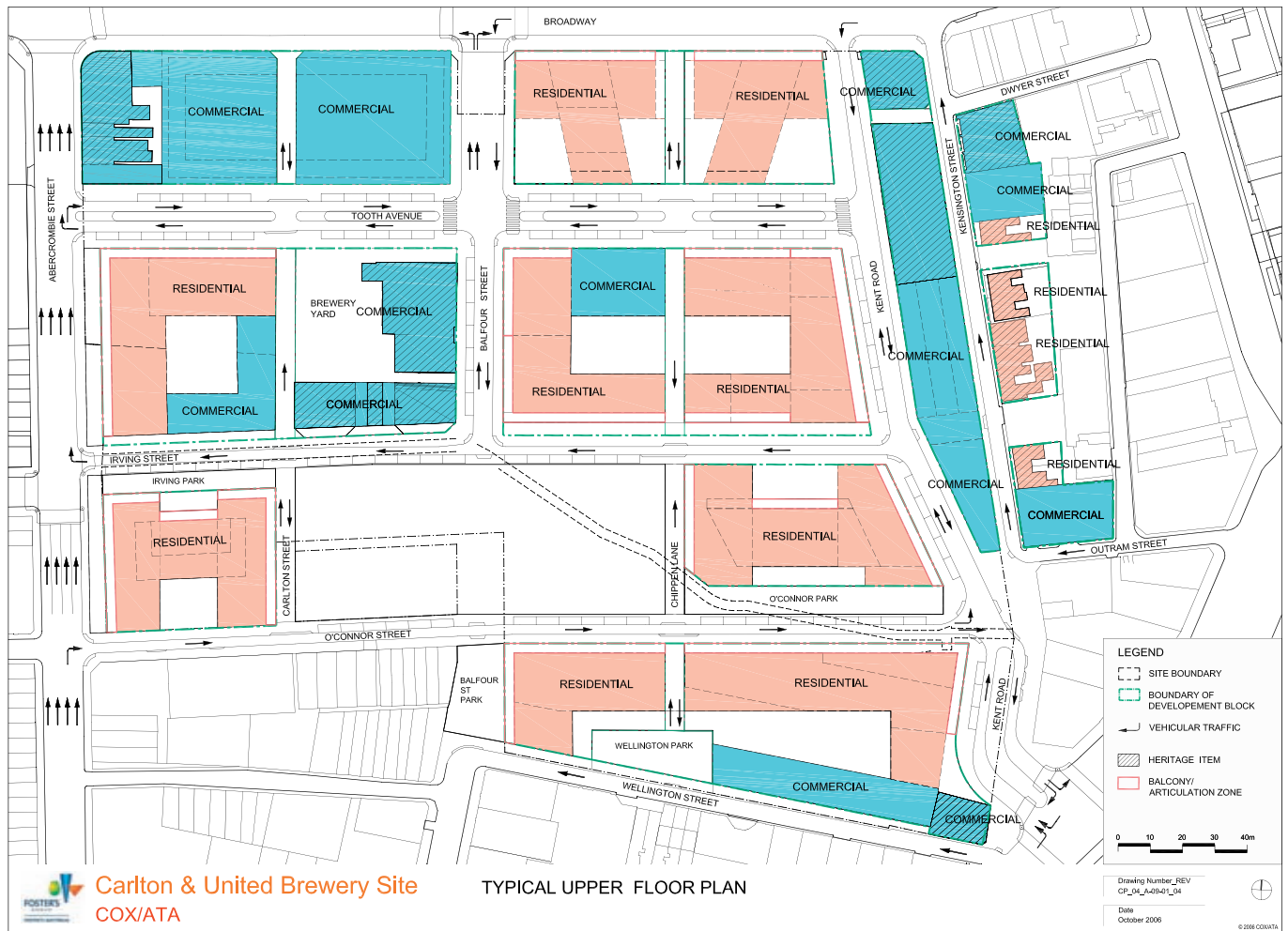


Figure 45 – Indicative Land use disposition

10.2 Land use mix and gross floor area

Concept approval is sought for a maximum floor space area of 245,250m² of Gross Floor Area across the site. This floor space includes all the area within the retained heritage items as well as the areas of the proposed public car park. The GFA is broken down on a block by block basis to achieve the desired distribution of the bulk and scale of development across the site and to achieve the preferred urban form and land use mix outcomes.

The proposed maximum permitted GFA for each development block and the quantum of floor space is included in the draft SEPP amendment.

Table 5 – Proposed GFA for each development block and for each land use category

Development Block	Max GFA by block	% GFA by Block	Max Residential GFA	Max Commercial GFA	Max Retail GFA
	m ²	%	m ²	m ²	m ²
Block 1	41,315	16.84	0	41,315	0
Block 2	45,094	18.39	38,385	6,709	0
Block 3	9,953	4.06	0	9,953	0
Block 4	25,595	10.44	13,841	8,904	2,850
Block 5	43,973	17.93	35,123	6,008	2,843
Block 5 Car Park	7,744	3.16	0	7,744	0
Block 6	2,125	0.87	138	1,986	0
Block 7	787	0.32	787	0	0
Block 8	12,352	5.07	10,630	0	1,722
Block 9	24,140	9.49	22,136	0	2,003
Block 10	2,998	1.22	208	2,790	0
Block 11	29,024	11.49	23,100	3,400	2,524
Park	150	0.06	0	0	150
TOTAL	245,250	100	144,348	88,809	12,093
Percentage	100%	100	58.86%	36.21%	4.93%

The total Floor Space Ratio (FSR) described above is 4.36:1 (FSA) or 4.23:1 (GFA)⁵. When compared with the FSR provisions of Sydney Local Environmental Plan, calculated in accordance with the formula contained in Schedule 4, the maximum permissible FSR on the site based on the proposed mix of residential and commercial use is an FSR of 4.18. Therefore the proposed development would exceed the maximum permissible FSR by 0.18:1. This would be equivalent to 4.3%. However, under the provisions of clause 10 of SLEP 2005, variation to development standards up to 10% is contemplated. The proposed density of development is therefore within the medium range of variation contemplated. This represents a small variation when compared with the extensive public benefits that will flow from a development of the site and in particular the extent of the proposed public domain and the extent of additional heritage items proposed to be conserved when compared with the number of items included in SLEP 2005.

⁵ Based on a site area of 57,950 square metres, which includes all of the CUB land and the small parcel of Energy Australia land but excluding the land owned by Council.