

17.0 Site suitability & implications of proposed land uses

Parts of the CUB site have been used as a brewery for approximately the last 170 years. In 2005 the use of the site as a brewery and distribution centre ceased and the land is no longer required for this intensive industrial use. The proposed use of the site, for a mixed use residential and commercial use, is consistent with State objectives of urban consolidation which encourages high density residential development in areas of existing well developed community and utilities infrastructure, and in particular those areas where transport and access is well provided. The use of the site as proposed is also consistent with the objectives of the current land use zoning of the site under SLEP 2005.

The strategic importance of the site, its suitability for the proposed uses and its consistency with State and Metropolitan planning strategies is addressed in detail in Section 3.0 of this report.

The selection of future land uses on the site has been based on the following factors:

- recognition of its size and consequent ability to 'design in' high amenity and minimise land use conflict;
- its connections with other functions and activities in proximity to the site;
- the highly varied nature of the existing land uses adjacent to or within walking distance of the site, and the expectation that this locality will continue as a mixed use neighbourhood;
- the need for land use flexibility over time as the southern end of the CBD and the CBD/ Redfern Waterloo Corridor continue to expand and evolve; and
- the current distribution of green space in the immediate locality, which reveals a shortage of neighbourhood parks in this area between Prince Alfred Park, Victoria Park, Wentworth Park and Belmore Park;

The main implications of the proposed new land uses are :

- There will be an improvement in local amenity with the removal of such an intensive industrial use, particularly with respect to noise, fumes, odour and heavy truck movements;
- There will be a significant increase in the resident and worker populations which will generate commercial activity and increased demand for community recreation, retail and other services. Many of these demands will be met on site;
- The new uses require considerable new investment in utilities upgrade, new street, parks, and public domain improvements to create a high amenity urban environment;
- A new street system is required to provide access to the new buildings, resulting in an opening up of the site to pedestrians and vehicles and exposure of the previously hidden heritage items on the site;
- New services, facilities and amenities will be provided for use and enjoyment of people residing or working in the adjoining areas, satisfying local convenience needs (e.g. supermarkets, newsagents etc.) and providing opportunities for social interaction (e.g. cafes, pubs);
- The mix of uses, the new street system and the volume of people on the site will increase activity levels over the 24 hour period and improved security and surveillance of the locality generally; and
- The suitability of the site for development of significant residential and commercial floor space together with new community infrastructure in the form of community facilities and public park(s).