



NEW SOUTH WALES

**The Hon Frank Sartor MP**

*Minister for Planning*

*Minister for Redfern Waterloo*

*Minister for Science and Medical Research*

*Minister Assisting the Minister for Health (Cancer)*

The Hon Clover Moore, MP  
Lord Mayor  
City of Sydney  
GPO Box 1591  
Sydney NSW 2001

Y06/1496

Dear Ms Moore

I am writing to express my concern and disappointment with regard to the on-going uncertainty, delays and inefficient processes which have attended redevelopment of the Carlton United Brewery (CUB) site.

This site is significant to the State. Its location on the edge of the City centre, its prominence and size make it an important asset to the City and the State.

I am disappointed that, given the significance of this redevelopment, fundamental and critical issues remain unresolved.

I am advised, it has been nearly three years since the Central Sydney Planning Committee decided to review planning controls to ensure a quality outcome for the redevelopment of the CUB site. Although a draft Local Environmental Plan (LEP) was submitted in January 2006; Council was requested to further justify and explain a number of outstanding issues relating to the section 117 direction for residential zones and variation to height and planes. Council's response was not received until the end of February 2006.

Further, the draft LEP was not accompanied by a draft Voluntary Planning Agreement (VPA) and hence could not be placed on public exhibition – concurrent exhibition of the draft LEP and draft VPA is considered to be essential for this site.

I am advised that the draft VPA has not been agreed on to-date despite lengthy negotiations over the past three months and beyond. The draft VPA that is to accompany the planning instrument has still not been finalised after all of this time.

I'm advised also that the draft VPA does not contain any clauses concerning collection of the affordable housing levy for the Redfern-Waterloo area. This is a major issue. In this circumstance the Director General has advised me that he is reluctant to allow the draft LEP and VPA to go on public exhibition unless adequate affordable housing provisions are made for Redfern-Waterloo.

Further, this is a prominent site and I am keen to see any built form achieve design excellence. It appears that the structure of the FSR controls may not be conducive to the best possible design outcome and no adequate provision has been made for

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a design competition for major buildings on the site (other than the general design provisions in the City of Sydney LEP).

In summary, I require the following matters to be expeditiously addressed:

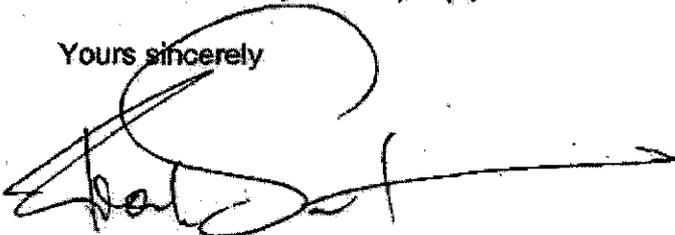
- a) The finalisation of the draft voluntary planning agreement to the satisfaction of the Director General. In terms of the affordable housing levy component, this should be subject to consultation with the Redfern Waterloo Authority.
- b) The inclusion of explicit clauses about the timing and nature of a mandatory competitive design process for the major components of the site, beyond the aims of the draft LEP.
- c) Further latitude in the FSR controls. Limited FSR increases could be incorporated on the site subject to the delivery of design excellence through a mandatory competition process.

I am now requesting that you clarify your position with regard to the critical issues I have raised above and would appreciate a response within 14 days of the date of this letter.

You should also note that in the absence of a satisfactory response I will be considering the use of Part 3A of the Environmental Planning and Assessment Act to ensure that this major State project is dealt with efficiently and to reflect its significance.

I look forward to your early reply.

Yours sincerely



Frank Sartor

Copy: Central Sydney Planning Committee Members