

Client

Frasers Broadway

Project

Central Park Community Information
Session Consultation Outcomes Report
31 March 2012

Date

13 April 2012

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1 Introduction

1.1 Introduction

Central Park, Broadway is a major redevelopment to create a new commercial, residential and retail precinct in Sydney. The project is underpinned by exemplary social and environmental sustainability initiatives— creating a new, people-centred gateway to Sydney's central business district.

Frasers Broadway's commitment to best practice sustainability, constructive engagement with the local community, and support of the urban policy priorities of the City of Sydney and NSW State Government has set a benchmark for 21st Century urban place-making.

The site has achieved world standard architecture and design. It will also meet the highest sustainability benchmarks including Green Building Council Australia 6 star green star accreditation of new buildings and precinct-based sustainable energy and water measures.

1.2 Background

In 2007 Frasers Broadway purchased the old Carlton United Breweries site at Broadway, now known as Central Park.

The amended Concept Plan for Central Park was approved in February 2009. Construction of One Central Park commenced in December 2010 and will be completing in stages from February to July 2013.

Frasers Broadway, now with joint venture partner Sekisui House Australia, recently received planning consent for a third residential stage. In addition, design development is underway for the Kensington Lane precinct and the heritage Brewery Yard.

Road works and site infrastructure works are underway, and Chippendale Green, formerly known as the main park, is due to open in May 2012.

Frasers Broadway engaged Elton Consulting, a specialist consultancy firm, to facilitate and report on community engagement and stakeholder management for the Central Park redevelopment (previously known as the Frasers Broadway site).

1.3 Project status and planning process update

Frasers Broadway and the team behind Central Park have undertaken substantial work since the previous community engagement event in March 2011.

There has been significant progress to the construction works and planning process at the site. A summary of these updates is provided below.

1.3.1 Construction

Central Park is a major urban infill development with new roads, footpaths, bike paths and intersections all designed to create access to and through a site.

These works were approved as part of the concept masterplan for Central Park, and are being undertaken as directed by Roads and Maritime Services, with all parties working to minimise disruption to road users and locals.

Traffic impacts will be constantly monitored to ensure the traffic management plan is effective, however some disruption and noise is unavoidable.

Frasers Broadway have provided a dedicated Community Relations Manager, Carlene Summers, to work closely with the local community and respond to local concerns about the project, especially regarding construction and traffic activities.

1.3.2 Residential building

The Project Application for the tallest of three Richard Johnson-designed residential towers has recently been approved by the Department of Planning and Infrastructure.

The 27 storey tower is positioned behind Park Lane near the future Kensington Lane precinct. The tower features a rooftop garden in the sky, a pocket park at ground level and a diverse range of apartments.

Construction is underway and due for completion in 2014.

1.3.3 Brewery Yard

In January 2011, Frasers Broadway presented a revised Project Application for the Brewery Yard precinct to the NSW Department of Planning and Infrastructure and City of Sydney Council.

Tzannes Associates have conceived an adaptive heritage re-use of the old Irving Street Brewery building. The Project Application includes plans for retail and community uses on the ground floor, and restaurants spilling into a landscaped dining courtyard.

The iconic heritage chimney stack will be retained and play a new role venting steam from the central thermal plant.

three-dimensional 'drawing' around the Brewery Yard.

1.3.4 Chippendale Green

Chippendale Green, Central Park's new 6,400sqm public park, is due to be delivered in May 2012. Frasers Broadway acknowledges the delay in opening the park to the public.

The park sits above complex infrastructure, including storm water detention tanks, water treatment plant, power and gas services, which requires careful liaison with various authorities.

In addition, unseasonably wet weather in the past few months has contributed to the delay.

1.3.5 Retail centre

Central Park's new 'Central' retail centre is scheduled to open in March/April 2013. The Central retail centre will feature 16,000 square metres of shops and dining, as well as a fitness centre.

The retail offer will include Woolworths and an international collection of food retailers, dining options, fashion and technology.

1.3.6 Kensington Lane

Tonkin Zulaikha Greer's vision for Kensington Lane is for an atmospheric and active city laneway, lined with bars, cafés, boutique retail and creative businesses.

The streetscape is rich in heritage and the existing terraces to be restored and adaptively re-used for small retail and commercial shop fronts.

Project Applications for the Regent Street end of Kensington Lane, including 267 student housing dwellings, will be submitted in May 2012. Project Applications for Blocks 6 and 7 will also be lodged in May 2012.

Construction is expected to begin in the second half of 2012.

1.3.7 Public art

The opening of Chippendale Green includes the unveiling of the second piece of public art, **'Halo', a** kinetic sculpture by Jennifer Turpin and Michaelie Crawford.

This public artwork will stand 13 metres tall and span 12 metres. The artwork is a rotating, circular halo of yellow carbon fibre supported on a slanted pole.

In addition, the forthcoming and third piece of public artwork, **'Symbiosis', by Caroline Rothwell, will use a** network of ready-made PVC pipes to create a

2 History of consultation

Since the project's inception in 2007, Frasers Broadway maintained an ongoing commitment to best practice in community engagement and consultation. This commitment has included regular meetings with stakeholders and the local community to better understand their concerns and ideas for the site.

Frasers Broadway engaged Elton Consulting to design and implement the community consultation processes. This work has included preparing community planning and community development strategies to build a sustainable, vibrant living and working community on the site.

2.1 Consultation program

Frasers Broadway's extensive program of community consultation has included:

2.1.1 Community events

Community information session and site tour, September 2007:

- Two community information sessions and a round of tours of the Central Park site were attended by approximately 170 people from the immediate and surrounding areas.
- Issues raised by the community included:
 - Environmental and social sustainability
 - Traffic and transport
 - Parks and open space
 - Built form
 - Site clearing and recycling
 - Interface of the development to Chippendale
 - Proposed Kensington Lane arts precinct
 - Ongoing consultation.

Agency and Community workshop, November 2007:

- A Government agency and community workshop was held over three days in November 2007.
- The consultation involved the entire project team, including architects, sustainability academics, transport experts and urban designers. It included:
 - A tour of the immediate area with members of local Chippendale community groups

- A day-long government agency workshop
- An interactive workshop for members of the community.
- The purpose was to better understand the site, develop innovative ideas and generate discussion around design options in the following areas:
 - Traffic, access and mobility
 - Design and architecture
 - Public domain and neighbourhood including open space and heritage
 - Environmental and social sustainability.

Community information session, July 2008:

- The information session was well attended with close to 200 local residents and other stakeholders present at the event.
- Provided information to the community about modifications to the approved Concept Plan.
- Provided an opportunity for the community to meet and ask questions of senior project management and design team members and learn how to make a submission on the modified Concept plan.

Exhibition of Modified Concept Plan Static Display, August 2008:

- In response to community requests a staffed, static display held at the UTS City Campus foyer for the duration of the exhibition period.

Main Park Community Consultation, September 2008:

- The purpose of the consultation event was to present members of the community with early design options for the main park, and to gather their feedback.
- The consultation included:
 - An informal viewing session
 - A formal presentation from Nicholas Wolff outlining the consultation and planning process of the site to date and of the main park itself
 - A formal presentation from Jeppe Aagaard Andersen and Mike Horne of potential design options
 - Facilitated small group discussions around park design and community use.

Community information session, March 2011:

- The purpose of the consultation event was to update local residents and stakeholders on the latest project status including, construction, project features, timing and release of the next stages.

2.1.2 Newsletters, public project website and email updates

Newsletters:

- Since 2007 regular updates about Central Park have been published and distributed to the local community in the form of a newsletter.
- To date there have been four issues published in September 2007, November 2007 and August 2008 and September 2008.
- In support of recent community engagement activities, Frasers Broadway has published two editions of the 'Central Park Gazette' newsletter, in March 2011 and 2012

Project website and email updates:

The Frasers Broadway website, www.frasersbroadway.com.au, contains a history of the development and consultation, including:

- Maps and technical documents
 - Project overview
 - Planning process
 - Community consultation
 - Concept Plan and modifications
 - Sustainability
 - Newsletters and other notifications
- The current project website, www.centralparksydney.com, contains up-to-date information about the project.
 - The Frasers Broadway e-mailing list distributes regular updates about the project.

2.1.3 Community relations

- Since December 2007, Frasers Broadway has dedicated resources to community liaison and community relations management. The present Community Relations Manager is Carlene Summers:
 - Telephone: 1800 282 909
 - Email: community@frasersproperty.com.au

2.1.4 Monitoring our consultation efforts

- A community survey was conducted by doorknock in the Chippendale area. Residents and business owners were asked to provide feedback regarding the level and quality of consultation for the Frasers Broadway redevelopment. The survey sessions were conducted over two days in August 2008.
- Additionally, the Community Liaison Officer undertook regular doorknocking and flyer distribution to residents and businesses in the immediate area.

This report outlines the process and outcomes from the 9 July 2008 community information session (CIS), hosted by Frasers Broadway as part of their commitment to community engagement and consultation.

In March 2012, Frasers Broadway engaged Elton Consulting to facilitate and report on CIS. This report outlines the process and outcomes from the CIS.

3 March 2012 consultation overview

A CIS was held for the local community on Saturday 31 March 2012 between 12pm and 3pm at the Central Park Display Pavilion, 80 Broadway, Chippendale.

The CIS marked the 12 month countdown to the first residents moving in to One Central Park and to the opening of the Central retail centre.

The CIS provided an opportunity for the public to receive a progress update on the project and meet senior project team members.

Over 130 people attended the day, including key stakeholders, local residents and current or potential property purchasers.

3.1 Community information session overview

The purpose of the CIS was to:

- Present quality information to the community about progress made since the previous CIS in March 2011
- Provide an opportunity for community members to meet and ask questions of senior project management and design team members
- Provide an insight into the future planning and design of Central Park.

The CIS included information about the construction schedule, traffic management, planning approvals, the new public park and the future retail centre.

Representatives from the Frasers Broadway project team, including Carlene Summers, Community Relations Manager, were present to answer questions and provide feedback. Members of the project team engaged in informal, one-on-one discussion with attendees about various aspects of the project.

A complete list of project team attendees, including their roles and responsibilities, is provided in Appendix C.

A key issues summary is provided in section three of this document.

3.1.1 Story boards

The CIS included a display of 15 story boards with detailed information about the project and future plans for Central Park. Story board information included:

- Welcome to Central Park
- Central Park Project Overview
- Central Park Map
- Managing Construction Activities
- Road Works and Traffic Changes in and Around Central Park
- Residential Building 5C Approved
- The Brewery Yard
- Chippendale Green the Green Heart of Central Park
- Vibrant Retail Centre
- Kensington Lane (two boards)
- Art at Central Park Halo
- Art at Central Park Artists in Residence, FraserStudios
- Project Timeline.

A copy of the storyboards is attached in Appendix B.

3.1.2 Notification

Key stakeholders and the local community were notified of the CIS prior to the event. Notification included the following methods:

Advertisements placed in local papers week commencing Monday 26 March 2012, including Inner West Courier, City Hub Magazine, Central Magazine, and a half page advertisement in The Sydney Morning Herald Domain section.

- Letter-box drop of project newsletter, the 'Central Park Gazette', to 3,000 homes
- Gazette uploaded to project website, www.centralparksydney.com
- Notification on the Central Park Facebook site
- Email notification to those on information register
- Gazette made available at Central Park Display Pavilion.

The catchment area for the letter-box drop was bounded by Cleveland Street, City Road/Bay Street, St Barnabas Street/Smail Lane/Wattle Place/Thomas Street, and Harris Street/George Street/Lee Street/Regent Street.

A copy of the Central Park Gazette is attached in Appendix A.

3.1.3 Attendance

The CIS was attended by 132 stakeholders and members of the local community.

Average daily attendance at the Central Park Display Pavilion for a Saturday is approximately 25 persons.

Attendees were invited to register their attendance. 49 people elected to register their attendance. Of these attendees:

- Nine attendees were from Chippendale and Darlington
- 10 attendees were from suburbs in the immediate area
- 26 attendees were from the greater Sydney area
- 4 attendees were from interstate or did not nominate an address.

A copy of the attendance register is provided in Appendix D.

Based on the information provided in the attendance register, at least 14 per cent of attendees were residents from the local or immediate surrounding area. The majority of attendees were either current or potential property purchasers.

Of the issues raised by attendees, the majority related to queries about project timing and project delivery. The remaining issues related to construction impacts, such as noise, dust and traffic.

For a summary of the key issues please refer to section four of this document.

A small number of attendees noted that they did not receive the community newsletter. Elton Consulting will undertake a review of distribution and coverage, which will inform future communications with the local community.

The low level of negative feedback received from the community at the engagement event indicates that issues and concerns are being managed by Frasers Broadway in a timely fashion.

4 Key issues summary

Representatives from Frasers Broadway and Elton Consulting recorded key issues raised by attendees during one-one-one discussions. These key issues have been summarised in the table below.

4.1 Issues raised during consultation

Column one provides a summary of the key issues raised during the consultation. Column two provides a summary of the specific questions and comments posed by attendees. Column three provides brief responses that address the issues raised.

Key issue	Description	
Chippendale Green	<ul style="list-style-type: none"> • Requests for information about access to Chippendale Green after construction • Requests for information about completion date for Chippendale Green • Concern about the length of time for completion of Chippendale Green 	<ul style="list-style-type: none"> • Frasers Broadway acknowledges the delay to the opening of Chippendale Green. This delay has been due to the complexity of the infrastructure provisions below the park and the uncharacteristic wet weather conditions. • Access to Chippendale Green will be for all locals, residents and individuals.
Community engagement	<ul style="list-style-type: none"> • Request from a local student for Frasers Broadway to speak at University of Technology Sydney Engineering Society • Owner behind Wellington Street made general enquiries about construction progress and about liaison with other owners on Wellington Street • Purchasers from 1109 reported concerns about receiving invitation email only 48 hours before event • Residents at 71-75 Regent Street reported they did not receive the gazette in the mail • Local resident requested general information about community centre/s 	<ul style="list-style-type: none"> • Frasers Broadway has maintained an ongoing commitment to community engagement since the outset of the project. Frasers Broadway engaged an independent firm, Elton Consulting, to manage the engagement process. Since 2007, the engagement process has been conducted in accordance with best practice for community consultation principles. • Elton Consulting is reviewing distribution and coverage for the community newsletter.
Construction and timelines	<ul style="list-style-type: none"> • Requests for general information about placement of civil infrastructure • Requests for general information about the construction timeline for the whole site <ul style="list-style-type: none"> – Purchaser in One Central Park West L9 asked about project timing – Purchaser in One Central Park East asked about the timing of the project and pricing • Requests for general information about 	<ul style="list-style-type: none"> • The project team provided significant detail about construction and project delivery timetables at the consultation event. • The first residential tower is due for completion in the first quarter of 2013.

	<ul style="list-style-type: none"> construction constraints Requests for general information about drainage and flood management Question, 'are the residential towers being constructed on time?' 	
Height and density	<ul style="list-style-type: none"> Requests for general information about impacts to visual amenity for local residents Question, 'how high are the residential towers now?' Question, 'how high will the residential towers be when completed?' Question, 'what is the distance between buildings on Park Lane?' 	<ul style="list-style-type: none"> The concept plan, including the building envelopes for the bulk and scale of the project, was approved by the then Department of Planning in February 2009. The former CUB site, an area with unparalleled access to key infrastructure, such as Central Station, has long been identified as a site able to accommodate significant population. Building heights are located closer to Broadway, rather than the residential area of Chippendale. At the date of the CIS, Once Central Park West core was built to level 12. The final height of One Central Park West is Relative Level 67 metres.
Heritage	<ul style="list-style-type: none"> Requests for general information about the future use of the Brewery Requests for general information about the redevelopment from Planning and Heritage students Requests for general information about heritage elements on site Question, 'will the structure on top of the Brewery remain?' 	<ul style="list-style-type: none"> The old Irving Street Brewery is a critical piece of Sydney's heritage. Tzannes Associates have conceived an adaptive heritage re-use of this building. The Project Application includes plans for retail, restaurants and community uses on the ground floor. The iconic heritage chimney stack will be retained to play a new role venting steam from the central thermal plant. The coal hoppers within the Brewery building will be retained and preserved.
Potential impacts on property values	<ul style="list-style-type: none"> Owners and residents in Wellington and Queen Streets raised concerns about potential construction impacts on property values 	<ul style="list-style-type: none"> These comments have been noted.
Noise	<ul style="list-style-type: none"> Local residents reported that there was a bit of an issue with drilling for a few days, but overall noise levels not too bad Question, 'what measures are being taken to mitigate sound impacts to residential apartments from Broadway and the railway?' 	<ul style="list-style-type: none"> The project team provided significant detail about design elements of the residential towers at the engagement event. All residential development will comply with BCA acoustic requirements, as a minimum,

and adhere to conditions set out within the approval plan.

Public artwork	<ul style="list-style-type: none"> • Requests for general information about public artwork • Question, 'will the photographs on the side of the Brewery remain?' 	<ul style="list-style-type: none"> • Central Park's \$8 million public art strategy includes temporary installations to enliven the site during construction. 'Artists in Residence' is a temporary public art project that has occupied the heritage Brewery Yard building and brick chimney since April 2011. The opening of Chippendale Green in May 2012 will include the unveiling of the latest public artwork. 'Halo' is a 13 metre high wind-powered sculpture created by Sydney artists Jennifer Turpin and Michaelie Crawford. Halo will provide a focal point of the new park. The forthcoming and third piece of public artwork, 'Symbiosis', by Caroline Rothwell, will use a network of ready-made PVC pipes to create a three-dimensional 'drawing' around the Brewery Yard. • The photographs on the side of the Brewery building are part of a temporary art exhibition and will removed at the conclusion of the exhibition.
Retail	<ul style="list-style-type: none"> • Requests for general information about the location of the retail offer • Requests for general information about retail offer opening dates • Requests for general information the mix and composition of the retail offer • Positive feedback received about the inclusion of Woolworths in the retail offer 	<ul style="list-style-type: none"> • Central Park's new 'Central' retail centre is scheduled to open around April 2013. The Central retail centre will feature 16,000 square metres of shops and dining, as well as a fitness centre. The retail offer will include Woolworths and an international collection of food retailers, dining options, fashion and technology. • No public parking is proposed for the retail offer.
Sales	<ul style="list-style-type: none"> • Requests for general information about purchasing apartments and parking • Requests for general information about access to individual apartments • Requests for general information about location and orientation of individual apartments <ul style="list-style-type: none"> – Purchaser (One Central Park West L5) asked about orientation of their apartment and details of L5 recreation 	<ul style="list-style-type: none"> • These questions were noted and responded to on the day. Further information is available from the sales team upon request.

and completion dates

- Requests for general information about visual amenity from individual apartments
- Requests for general information about apartments and/or buildings for sale
- Requests for general information about design elements of individual apartments, including floor plan changes, modifications and Feng shui
- Requests for general information about gains in capital value
- Requests for general information about strata structure and fees
- Requests for general information about storage and facilities
- **Question, 'will the apartments be pet friendly?'**

Sunlight	<ul style="list-style-type: none"> • Requests for general information about access to sunlight on site after construction • Question, 'how will the cantilever improve access to sunlight?' 	<ul style="list-style-type: none"> • The heliostat will provide reflected sunlight into the living areas of south facing Once Central Park East and north facing One Central Park West.
Sustainability	<ul style="list-style-type: none"> • Requests for general information about green materials used during construction • Requests for general information about recycled water, water treatment processes and ongoing maintenance • Requests for general information about the living wall on the residential tower • Requests for general information about Trigeneration and CTP 	<ul style="list-style-type: none"> • Central Park will meet the highest sustainability benchmarks, including Green Building Council Australia 6 star green star accreditation of new buildings and precinct-based sustainable energy and water measures. • Specific questions regarding sustainability measures were answered by the project team at the engagement event.
Traffic and access	<ul style="list-style-type: none"> • Requests for general information about transport and traffic management • Requests for general information about location of traffic lights • Requests from local residents for information about traffic impacts and changes to traffic conditions • Local residents raised concerns about the intersection road works and night works • Requests for general information about access to the site • Requests for general information about 	<ul style="list-style-type: none"> • Central Park is a major urban infill development with new roads, footpaths, bike paths and intersections all designed to create access to and through a site. These works were approved as part of the concept masterplan for Central Park, and are being undertaken as directed by Roads and Maritime Services, with all parties working to minimise disruption to road users and locals. Traffic impacts will be constantly monitored to ensure the traffic management plan is effective, however some disruption and

access to Chippendale Green

- Requests for general information about access to underground parking
- Question, 'will the streets be public or private?'
- Question, 'when will O'Connor Street open?'
- Questions from local resident Ann from O'Connor Street:
 - 'Will Central Park integrate with the cycling network, especially connection with UTS, has this been done holistically?'
 - 'What disabled access will be available for the site?'
 - 'Will there be a bridge across Balfour Street?'
- Local resident Ann from O'Connor street reported concerns about potential wind tunnel between One Central Park and the commercial campus
- Local resident reported concerns about potential traffic along Abercrombie and made general enquiries about parking

noise is unavoidable.

- Frasers Broadway have provided a dedicated Community Relations Manager, Carlene Summers, to work closely with the local community and respond to local concerns about the project, especially regarding construction and traffic activities. If you have any concerns or feedback please contact Carlene Summers, Community Relations Manager, telephone 1800 282 909. After hours contact Sentinel Security 0403 450 940.

5 Appendices

5.1 Appendix A - Central Park Gazette

CentralPark Gazette

Update from Frasers Property Australia and Sekisui House Australia | AUTUMN 2012



EVENT

OPEN DAY

SATURDAY 31 MARCH

Community
information day

SATURDAY 31 MARCH 12-3PM

Drop in to Central Park to meet senior members of the Central Park project team and consultants and get an update on the development's progress and plans. Have your questions answered on traffic management, construction, planning approvals, the park and the future retail centre. Climb the **temporary viewing platform** for an elevated view across the site.

WHERE: Central Park Display Pavilion, 80 Broadway, Chippendale

WHEN: Saturday 31 March, 12-3pm

WITH A BUSY YEAR AHEAD FOR CENTRAL PARK

we want to let you, our friends and neighbours, know how the project is progressing and what's in store for 2012.

Since Frasers Property acquired planning approval to develop the old Carlton United Brewery site in February 2009, Central Park has begun its transformation into a sustainable and vibrant urban village. A lot has already been achieved: One Central Park and Park Lane have been released for sale with great success, with a third residential stage to be released in May. Chippendale Green is near completion – with a major new public artwork to be unveiled within the park – and much of Central Park's infrastructure is underway.

We're also gearing up to begin work on The Brewery Yard and to realise our vision for Kensington Lane as an atmospheric retail, restaurant and residential zone, with construction of both of these projects to begin this year.

On behalf of Frasers and our joint venture partner, Sekisui House, I look forward to sharing our progress with you as Central Park unfolds. This Gazette is one way we're sharing the news with you and I encourage you to join us at the next Community Information Day on Saturday 31 March or stay in touch online at www.centralparksydney.com or on Facebook.

Guy Pahor

CEO, Frasers Property Australia

SITE UPDATE

CHIPPENDALE GREEN

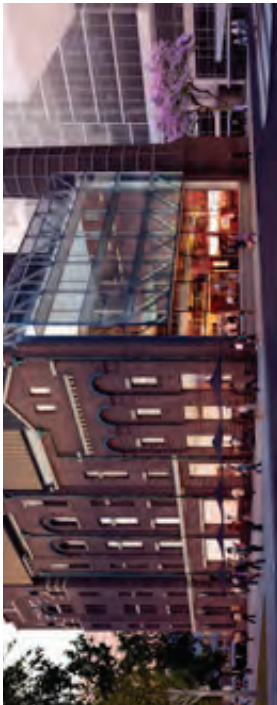
Central Park's new 6,400sqm public park – Chippendale Green – is coming soon. It's been an uncharacteristically wet summer in Sydney, pushing back the opening date of the park. The park sits above complex infrastructure – including storm water detention tanks, water treatment plant, power and gas services – requiring careful liaison with various authorities. Regardless, Chippendale Green is now on track to be opened to the public in May. Expect to hear more on this as the date approaches.



PUBLIC ART

With the opening of Chippendale Green comes the unveiling of *Halo*, a monumental kinetic sculpture by Jennifer Turpin and Michaelie Crawford. This witty and wonderful artwork will stand 13 metres tall and span 12 metres, a circular halo of yellow carbon fibre rotating gently with the wind, supported on a slanted pole at the heart of Central Park.

Shortly after *Halo*'s unveiling, watch out for the third artwork in our temporary transformation of the Brewery Yard building, *Symbiosis* by Caroline Rothwell.

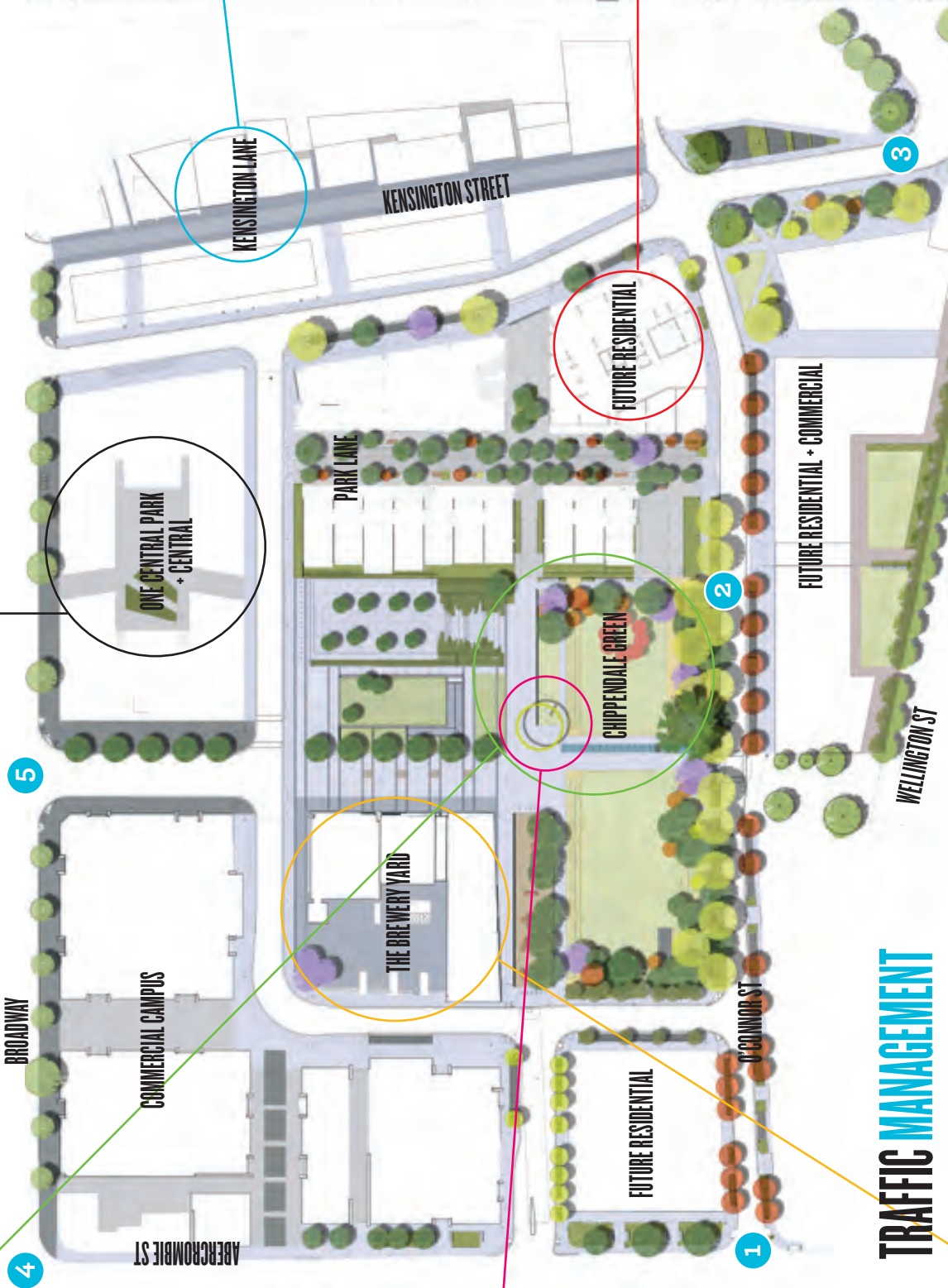


THE BREWERY YARD

In January 2011, we presented the NSW Department of Planning and Infrastructure and Council our revised Project Application for the Brewery Yard precinct, which sits at the heart of Central Park between the park and the commercial campus. Tzannes Associates have conceived this adaptive heritage re-use of the old Irving Street Brewery building, with plans for retail and community uses on the ground floor with a restaurant or two spilling into a landscaped dining courtyard. The iconic heritage chimney stack will, of course, be retained and play a 21st century role venting steam from the central thermal plant.

CENTRAL RETAIL

Get ready for the transformation of Broadway as we count down 12 months to the opening of Central Park's 'Central' retail centre. Expect to see Woolworths and an international collection of food retailers and eclectic dining options, with fashion and technology on Broadway. Contact Colliers International on 1800 472 190 for retail leasing opportunities.



TRAFFIC MANAGEMENT

Central Park is a major urban infill development with new roads, footpaths, bike paths and intersections all designed to create access to and through a site which had been closed for 150 years. These works were approved as part of the concept masterplan for Central Park, and are being undertaken as directed by Roads and Maritime Services, with all parties working to minimise disruption to road users and locals.

Traffic impacts will be constantly monitored to ensure the traffic management plan is effective, however some disruption and noise is unavoidable. Residents directly affected are advised in writing prior to works, by the relevant contractor. We sincerely appreciate your patience as we work towards a positive long-term outcome.

Current works include:

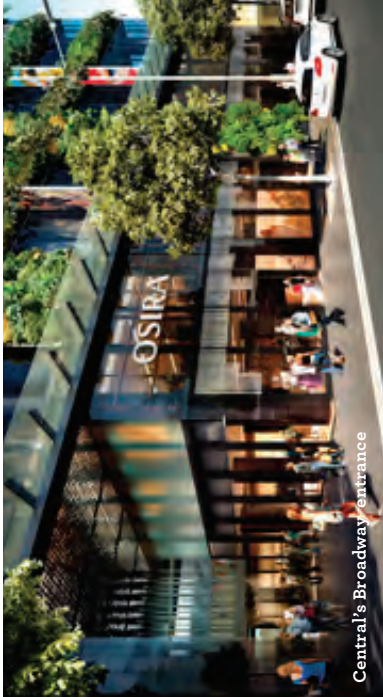
- 1 Widening and installation of signals on O'Connor Street at Abercrombie Street
- 2 O'Connor Street to be extended to the east end of Chippendale Green
- 3 Road works continuing with a second set of traffic lights installed on Regent Street, allowing traffic to turn left or right into Central Park
- 4 Broadway road widening to enable buses to turn into Wattle Street
- 5 Closure of Jones Street with new traffic lights to enable traffic to turn right off Broadway into Central Park

Responding to your concerns

Our dedicated Community Relations Manager, Carlene Summers, has been working closely with the local community to respond to local concerns about the project, especially regarding construction and traffic activities.

Telephone 1800 282 909

After hours contact Sentinel Security 0403 450 940



KENSINGTON LANE

Tonkin Zulaikha Greer's vision for Kensington Lane is for an atmospheric, eclectic and active city laneway, lined with bars, cafes, boutique retail and creative businesses. The existing streetscape is rich in heritage, with lovely old terraces to be restored and adaptively re-used for small retail and commercial shop fronts, and the imposing red-brick Administration Building likely to become a boutique hotel.

Project Applications for the Regent Street end of Kensington Lane, including 270 student housing dwellings under the National Rental Affordability Scheme, will be submitted in April. Project Applications for the terraces are likely to be lodged in May, with construction to begin in the second half of 2012.

AND MORE TO REPORT

Planning consent has just been received for a new residential building by Johnson Pilton Walker, positioned behind Park Lane near the future Kensington Lane precinct. This 27 storey tower features a rooftop garden in the sky, a pocket park at ground level and a diverse range of apartments. Call 1300 857 057 to register your interest.

Works have commenced on the central thermal plant which is the first stage to providing a low-emission, highly efficient gas-powered tri-generation plant (producing power, hot water and cold water) for Central Park.

COMING UP IN 2012

MAY



Halo during fabrication, March 2012
Photo by Ian Hobbs

Chippendale Green opens to the public, weather permitting, and *Halo* is unveiled.

JUNE



FraserStudios
Photo by Arunas Klupsas

FraserStudios offers 30 days and 30 nights of creative events and exhibitions, to mark the final month of this amazing community arts space.

The third artwork in Central Park's *Artists in Residence* temporary public art project, unveiled on the Brewery Yard building.

SEPTEMBER

Chippendale Beams, a free community festival celebrating the heritage, creativity and culture of Chippendale. Organised by the Chippendale Creative Precinct, this amazing event will feature artists, local food, workshops, film and music, with support from the City of Sydney and Central Park.

CONTACT US

Useful links

Central Park: www.centralparksydney.com
Fraser's Property: www.frasersproperty.com.au
Sekisui House: www.sekisuihouse.com.au

For more on the \$1 billion masterplanned redevelopment of UTS's city campus – right across the road from Central Park:
www.fmu.uts.edu.au/masterplan

For more on FraserStudios, our visual and performing arts space run by Queen Street Studio and based in Kensington Lane within the Central Park site:
www.queenstreetstudio.com/fraserstudios

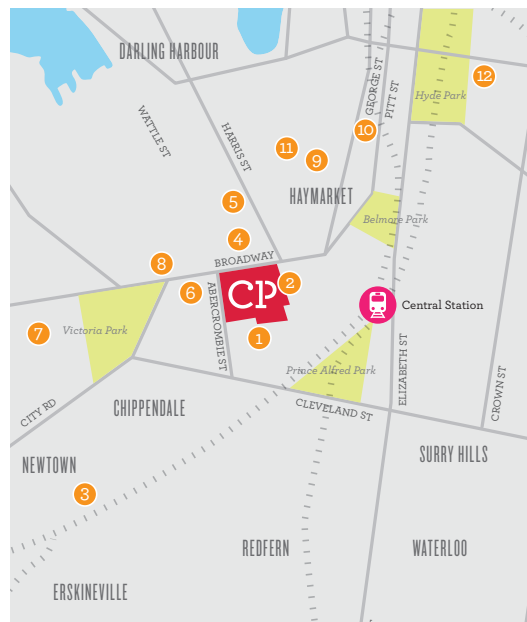
Contact us

Sales and leasing enquiries

Visit Central Park Display Pavilion,
80 Broadway, Chippendale (near corner
Abercrombie Street)
Open daily, 10am to 6pm
Telephone 1300 857 057
Email cp@frasersproperty.com.au

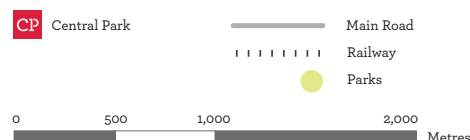
Community feedback and site queries

Carlene Summers,
Community Relations Manager
Telephone 1800 282 909
Email community@frasersproperty.com.au



PLACES OF INTEREST

- | | |
|----------------------------|----------------------------|
| ① White Rabbit Gallery | ⑦ University of Sydney |
| ② FraserStudios | ⑧ Broadway Shopping Centre |
| ③ CarriageWorks | ⑨ Chinatown |
| ④ UTS | ⑩ World Square |
| ⑤ Ultimo TAFE | ⑪ Entertainment Centre |
| ⑥ University of Notre Dame | ⑫ Australian Museum |



5.2 Appendix B - Story boards

5.3 Appendix C - Project team members

5.3.1 Frasers Broadway

Name	Role	Area of responsibility at the community information session
Lisa McCutcheon	Group Marketing Manager	General Information
Adam Sparkes	Group Sales Manager	General Information
Anthony Green	Development Manager	Kensington Lane
Michael Bugden	Chief Commercial Officer	General Information
Mick Caddey	Development Director	General Information
Michael Goldrick	Director Project Management	Construction and Traffic
Craig Elgie	Construction Director	Construction
Carlene Summers	Community Relations Manager	Traffic and Noise
David Butt	Sales Manager	Sales Information

5.3.2 Elton Consulting

Name	Role	Area of responsibility at the community information session
Trish Oakley	Associate Director	Community Engagement
Alec Brown	Project Manager	Community Engagement
Douglas Lindsay	Senior Consultant	Community Engagement



WELCOME TO CENTRAL PARK

Now under construction, Central Park is transforming into a world-class sustainable commercial, retail and residential quarter, featuring a major new public park at its heart and creating an iconic gateway to Sydney’s CBD.

Since acquiring the old Carlton United Brewery site in 2007, Frasers Property – and now with joint venture partner Sekisui House Australia – has endeavoured to engage, inform and involve local residents and the community at all stages of the project.

At today’s Community Information Day, senior staff and project consultants are here to answer any questions you may have and to update you on progress to deliver Central Park.

You can also climb the temporary viewing platform for an elevated view across the site.





CENTRAL PARK

PROJECT OVERVIEW



Spanning 5.8 hectares of urban Sydney, Central Park is a mixed-use development combining residential, retail, commercial and community spaces, underpinned by exemplary social and environmental sustainability initiatives.

Key features of the Central Park precinct masterplan include:

- 36,000 sqms of publicly accessible open space including a new public park -‘Chippendale Green’ - and a new public plaza, featuring significant public artwork, extensive landscaping, lighting and seating
- Two iconic buildings along Broadway by renowned international architects Jean Nouvel (France) and Foster + Partners (United Kingdom)
- Kensington Street transformed into a people-centred laneway – drawing on the best of Newtown and Darlinghurst to provide a vibrant space for shops, creative businesses, restaurants, cafes and bars
- Surface traffic markedly reduced by directing cars quickly into an integrated basement and underground road system. 60% of vehicles will enter underground basements within 10 metres of the site’s perimeter
- A main pedestrian footway and cycle route running through the centre of the park connecting Balfour Street to Broadway and joining Jones Street with the UTS precinct
- On-site car share scheme
- Integration into the inner city bicycle network
- Much needed office space, with an approximately 40:60 split of commercial/retail areas relative to residential
- Thirty-three heritage items are to be retained and restored
- Building heights will be greatest close to the city and lower towards Chippendale, mediating between the CBD and inner residential areas, and ensuring sunlight in the main park
- Retail space clustered within ‘Central’ in the north eastern corner of the site, creating a community-scale retail precinct



CHIPPENDALE GREEN

THE GREEN HEART OF CENTRAL PARK



Covering more than 6,400 sqm, Chippendale Green will provide extensive open space for the community to meet, relax and take in the atmosphere.

Chippendale Green was designed by Jeppe Aagaard Andersen (Denmark) and Turf Design (Australia) and is being delivered by Frasers and Sekisui House for the city of Sydney.

- Expansive lawn area with shaded seating
- Established trees, including a feature fig tree
- A central pedestrian boulevard, connecting the park to Broadway (access from 2013)
- Water feature and water terraces
- Water detention tank to accommodate stormwater as park of Central Park's water recycling system
- *Halo*, a 13 metre high wind-powered artwork, by Jennifer Turpin and Michaelie Crawford

With the uncharacteristically wet summer in Sydney, we have had to push back the opening date of the public park – but it is now on track to be delivered in May 2012.

Once complete, Chippendale Green will be dedicated to the City of Sydney for all to enjoy.



KENSINGTON LANE



The existing Kensington Street defines the city-side edge of Central Park. Lined with heritage warehouses and terraces, Kensington Lane is a unique opportunity to transform an abandoned corner of urban Sydney into an active city laneway, lined with bars, cafes, boutique retail and creative businesses.

The concept for Kensington Lane has been designed by Tonkin Zulaikha Greer as an atmospheric and eclectic laneway combining heritage and new-built retail and commercial spaces, student housing and the adaptive re-use of the old Administration Building as a proposed boutique hotel. Pedestrian links will connect Kensington Lane with Chippendale Green.

Even before construction on the project started, Frasers Property created artists’ studios and an event space to activate Kensington Street. FraserStudios opened in September 2008, transforming three warehouses into visual and performing arts studios – providing free studio space and free or subsidised rehearsal and performance space to Sydney’s arts community.

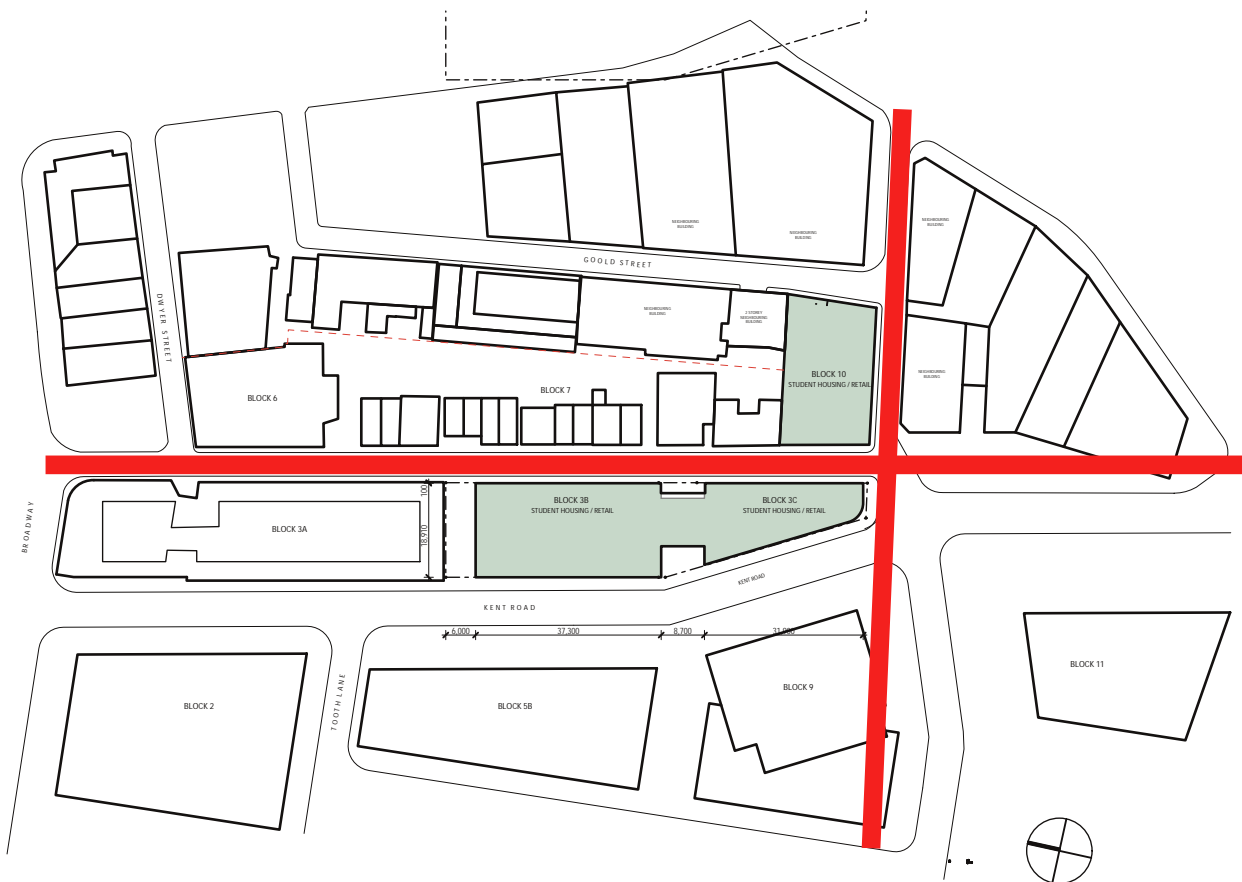
The new Kensington Lane precinct is on track to be delivered in stages from late 2013 to mid 2014.

A range of Project Applications describing the various aspects of Kensington Lane are set to be lodged in the coming months.

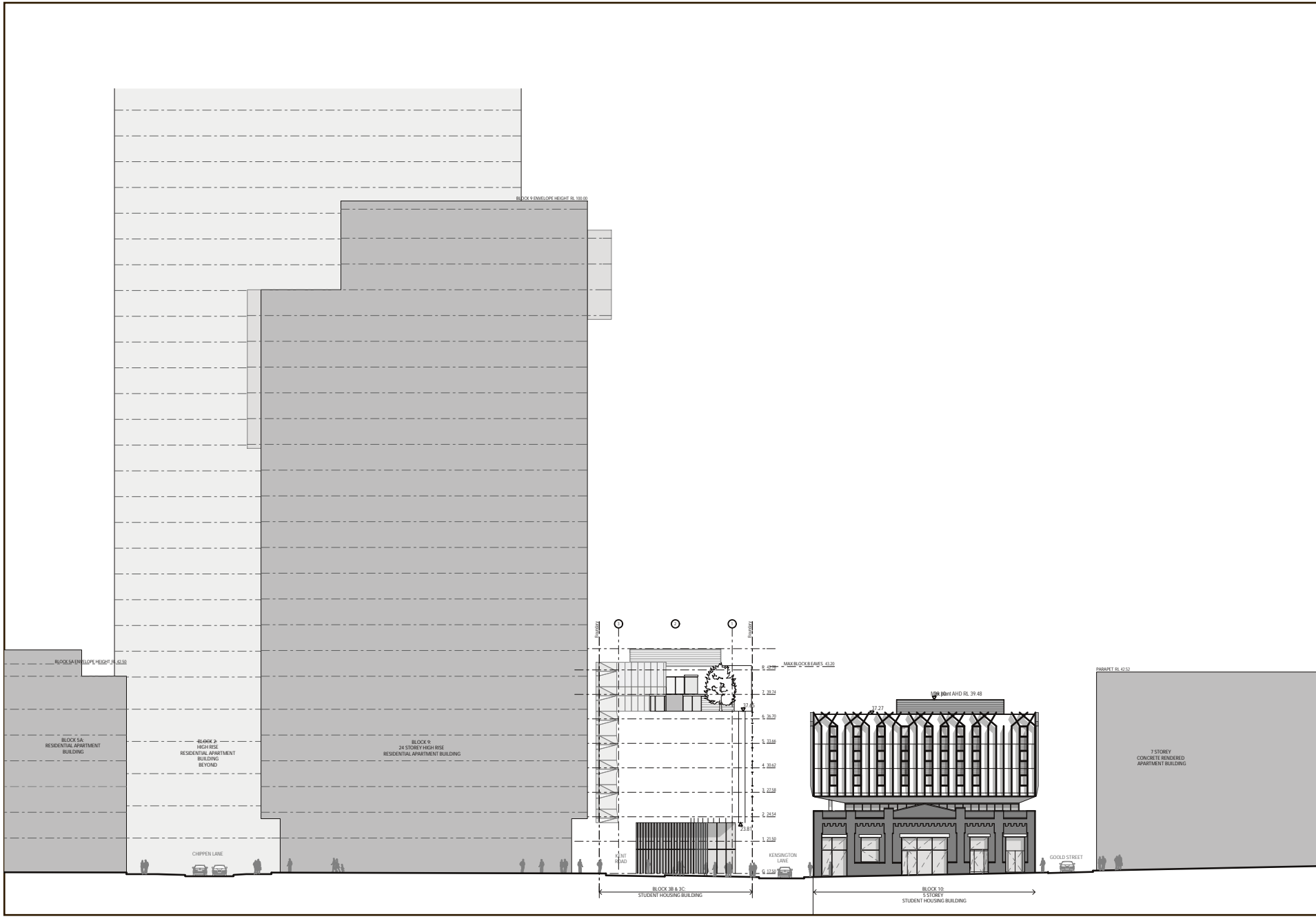
STUDENT HOUSING AND RETAIL

- This project comprises:
- Two new buildings (known as 3B and 3C), 7 and 5 storeys high
 - Building 10 (5 storeys) will retain its existing 20th century brick façade

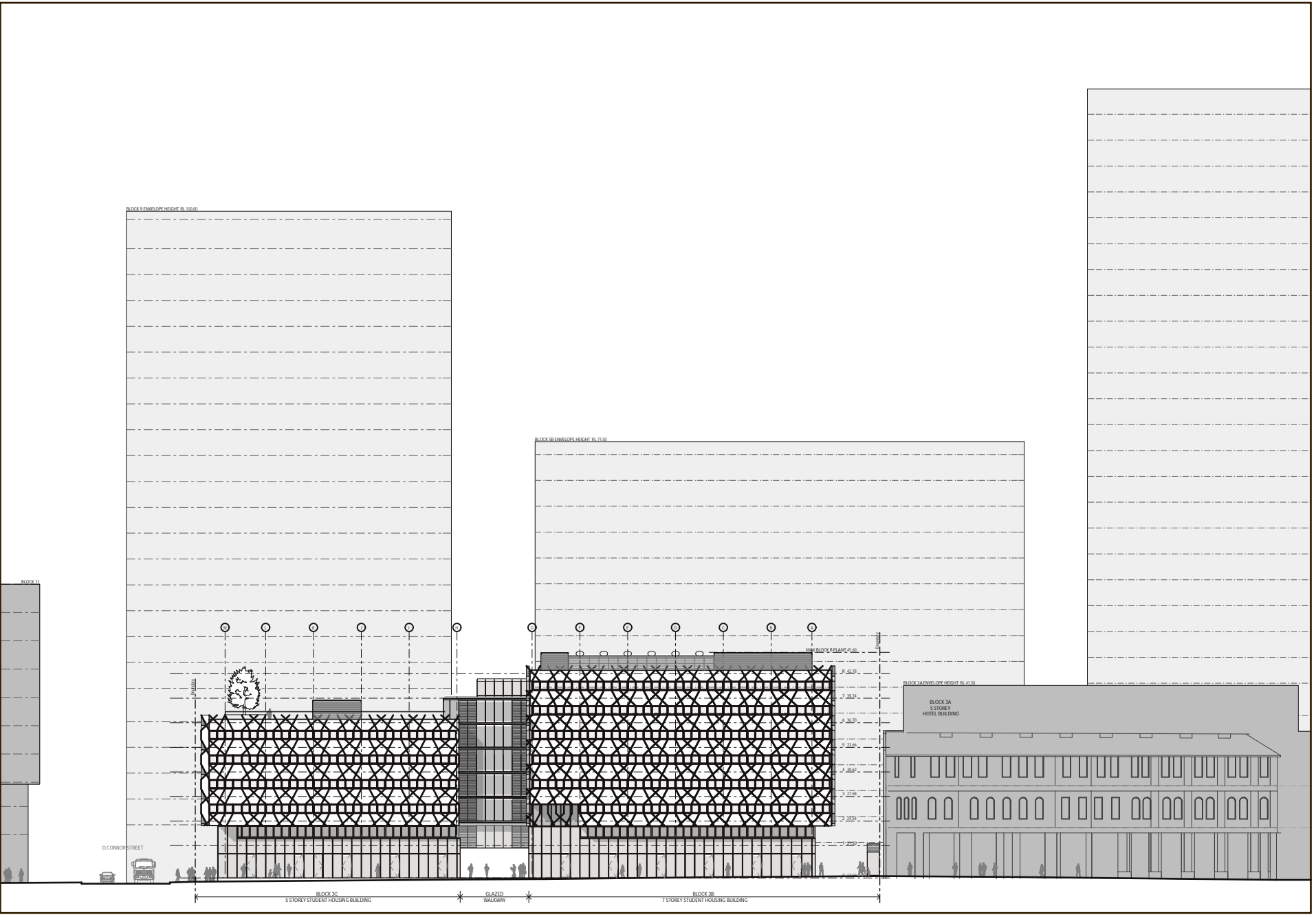
These buildings will house around 200 purpose-built student apartments, to be managed by a specialist onsite student accommodation operator. Vibrant retail areas will be created at the ground level of all three buildings.



- Timing:**
- The Project Application will be lodged in April 2012
 - Construction is expected to start in December 2012 and complete by January 2014



South elevation



Kensington Lane elevation