

KENSINGTON LANE



NEW RETAIL AND COMMERCIAL AREAS

This project features a high quality and sensitive adaptive reuse of the Edwardian, Georgian and Victorian period terraces and warehouses, which are a feature of Kensington Lane. Many of these buildings date back to the 1840s.

- The project will feature:
- Boutique retail and commercial shop fronts
 - A new commercial building
 - Ensuring the priority of pedestrians by creating a shared traffic zone within Kensington Lane.

A leading heritage consultant, Paul Davies, was engaged to advise on the design of this precinct.

- Existing terraces, which are between 25 and 40 square metres in size, will be restored from their currently dilapidated state
- The design of terraces will optimise living and working space, using the rear courtyard area
- The design for Block 6 (currently FraserStudios) will see the retention of the existing corner warehouse (number 10) and the replacement of the non-heritage building at number 14
- Block 7 will see the retention and adaptation of the Victorian/Georgian terrace houses into commercial and retail buildings.

- Timing:**
- Project Application to be lodged in May 2012
 - Construction is expected to start in early 2013 and completed in mid 2014.

BOUTIQUE HOTEL AND RETAIL

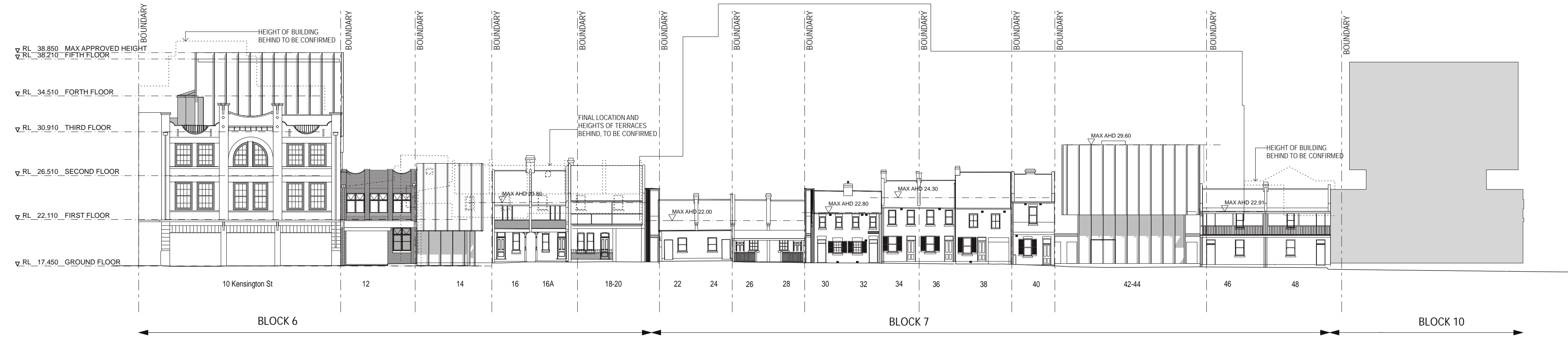
The key feature of this area is the adaptive reuse of the existing Fosters’ Administration Building and County Clare Hotel.

This comprises a boutique hotel of at least 70 suites.

A new shopping area will be created on the ground floor of the hotel.

The County Clare Hotel will be retained and restored, providing food and beverage outlets.

- Timing:**
- Early feasibility studies currently being undertaken.



Kensington Lane Elevation



THE BREWERY YARD



Architect Tzannes Associates is responsible for the adaptive re-use and transformation of the Brewery Yard.

In January 2012, Frasers and Sekisui House submitted a revised Project Application (PA) for the Brewery Yard to the NSW Department of Planning and Infrastructure (DOPI) and to the City of Sydney. The PA is for a sensitive, adaptive heritage re-use of the Brewery Yard, a legacy building from the breweries that historically operated on the site.

The current heritage warehouse at the very centre of Central Park offers a unique opportunity to create a character-filled, ground level, food and beverage precinct – featuring outdoor dining in an open plaza, bars, cafes and dining options, spilling out onto Chippendale Green. Tzannes' design is sensitive to the heritage fabric of the old brewery building, yet bold and dynamic. The original coal hoppers will be retained and there will be cooling from the top of the building.

The original brick chimney will be repaired and serve a 21st century purpose, venting steam from the central thermal plant located below the Brewery Yard.

Timing:

- Project Application lodged in January 2012
- We expect to hear from the DoPI within a few weeks
- Construction is expected to start in late 2012/early 2013





RESIDENTIAL BUILDING 5C APPROVED

The Project Application (PA) for the tallest of three Richard Johnson-designed residential towers – Block 5C — has recently been approved by the Department of Planning and Infrastructure.

Located near the south eastern corner of Chippendale Green, adjoining Park Lane, this third residential stage at Central Park will feature:

- 413 apartments across 27 storeys, including one bedroom suites, one bedroom apartments, dual key apartments, 2 and 3 bedroom apartments
- 5 green stars under the Green Building Council of Australia rating tool
- Pedestrian access to Kensington Lane, Broadway and Chippendale Green
- Richly detailed landscape, including a public pocket park at ground level and a communal garden terrace on level 24
- Heritage protection for the ovoid drain, a significant piece of underground heritage

Resident, visitor and service vehicle parking spaces for the proposed building (529 in total) will be located within the common basement under One Central Park and Park Lane. Car share spaces will be located below ground and at street level.

- Timing:**
- Sales launch May 2012
 - Construction underway, completing early 2014



PIONEERING SUSTAINABILITY WITHIN AN URBAN SETTING



Central Park will exemplify the latest thinking and practices in energy sustainability, creating an environment that stands the test of time.

SUSTAINABILITY INITIATIVES:

Power:

Central Park will have its own central thermal plant (CTP), comprising a low-emission gas-powered tri-generation plant to produce:

- Electricity to power the CTP
- Chilled water and hot water for use in air conditioning across the precinct
- Hot water for residential use

Benefits include:

- 80% reduction in greenhouse gas emissions compared to conventional electricity generation
- 90% carbon neutrality
- Maintenance and operational efficiencies from centralising plant services in the precinct

Water:

Central Park will have its own dedicated 1ML water treatment plant which will:

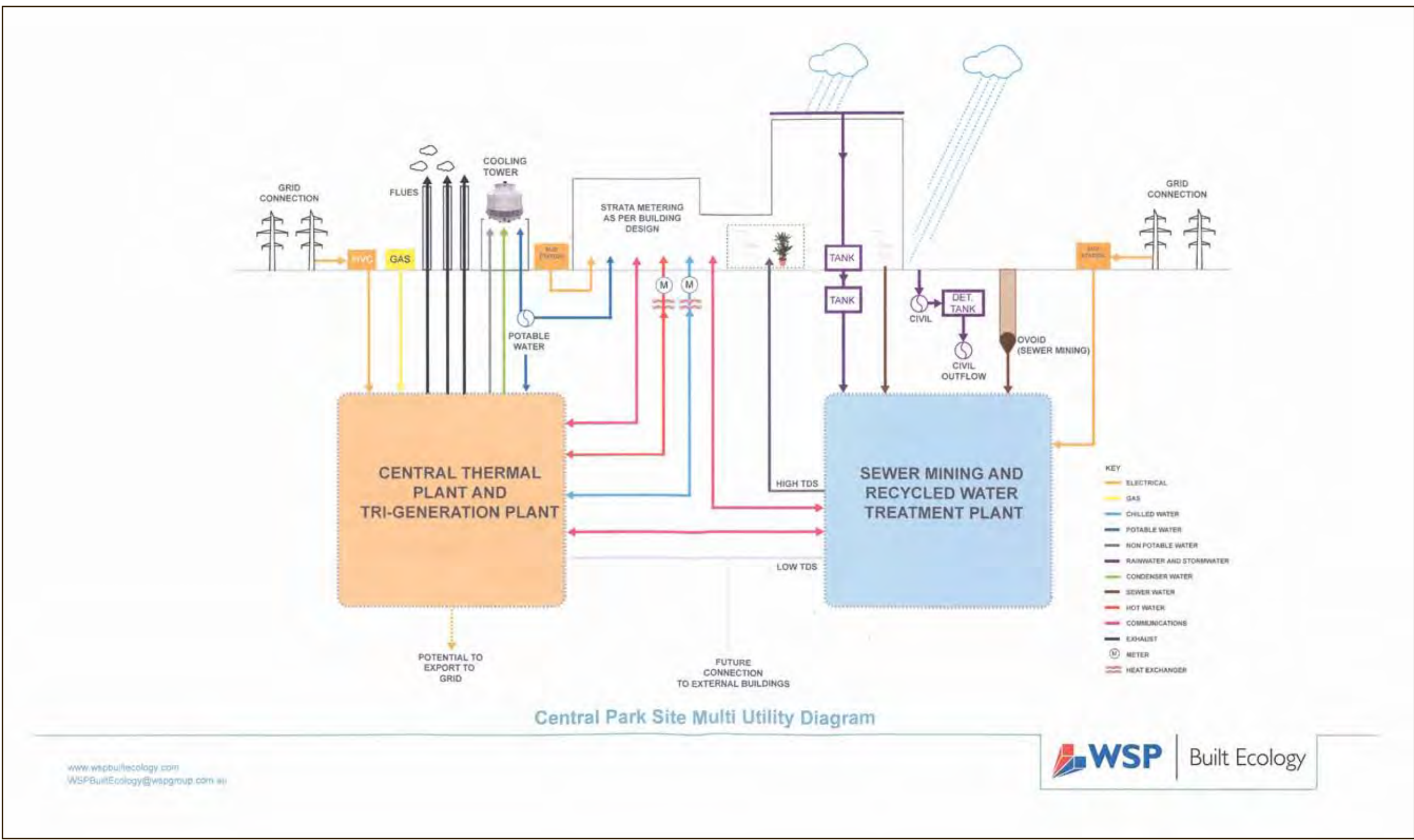
- Capture and process 100% of rainwater falling onto rooftops, for re-use in washing machines
- Process waste water for use in toilets, gardens and the CTP

Benefits include:

- Supplies 100% of irrigation water needs
- Supplies 100% of air conditioning water needs
- Meets all other non-potable water needs
- Reduces load to the public sewer system

Other initiatives:

- Minimum 5 star rating for each building (for which a rating tool applies), from Green Building Council of Australia
- Achieved 93% recycling of demolition materials, making Central Park one of the largest recycling projects in Australia
- Smart metering to residences
- Car share fleet



ART AT CENTRAL PARK: HALO



Central Park's \$8 million public art collection will welcome curious Sydneysiders into an area that was hidden from public view for 150 years. Artworks in the collection include Patrick Blanc's organic artworks installed as vertical gardens to One Central Park, a lighting installation by Yann Kersale, and a major public artwork within Chippendale Green.

Halo is a 13 metre high wind-powered sculpture, to be unveiled in May 2012.

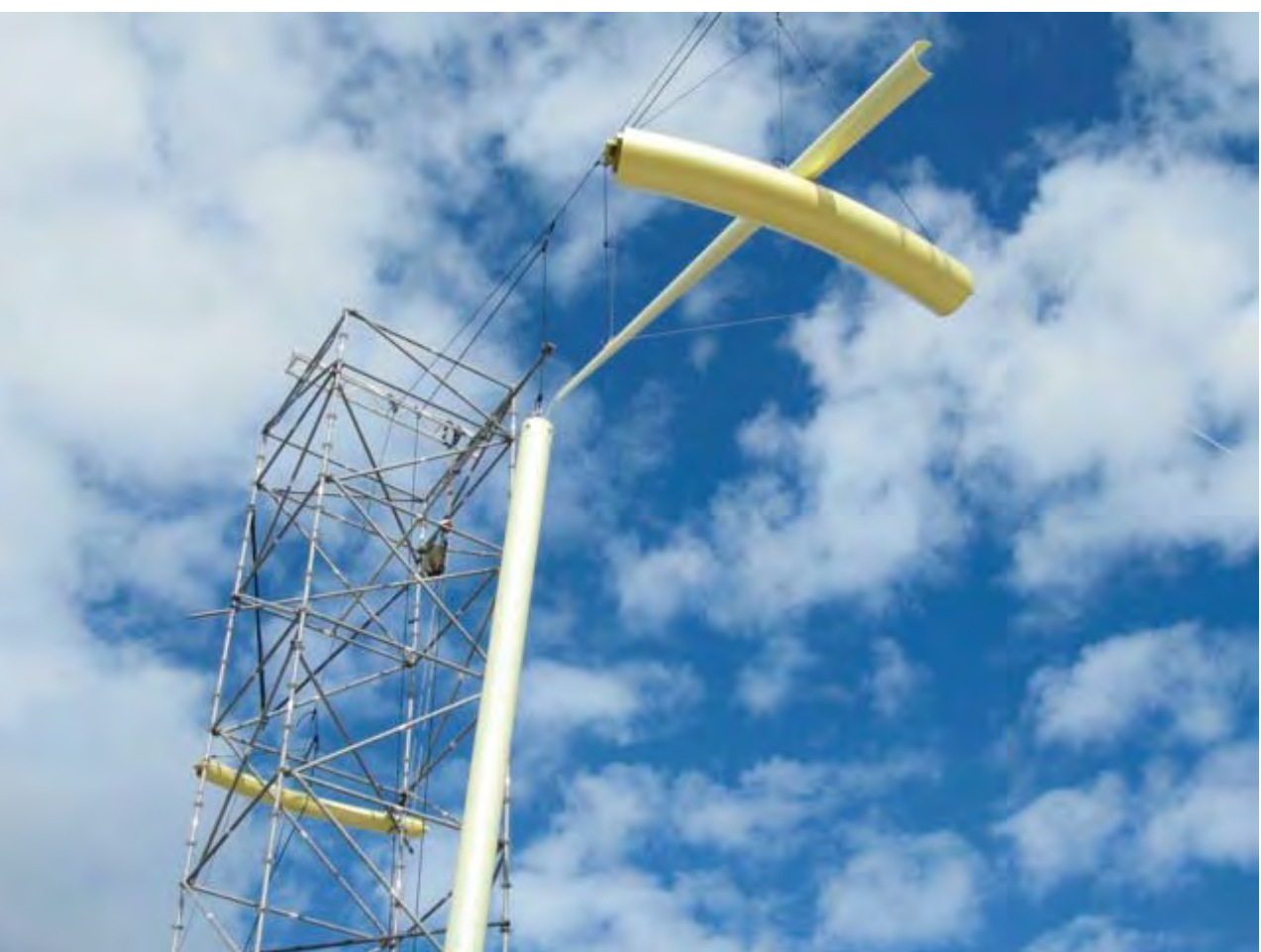
Created by Sydney artists Jennifer Turpin and Michaelie Crawford and fabricated by Event Engineering, *Halo* will form a wonderful and witty focal point of the new park.

Halo is a kinetic wind artwork comprising a 13 metre tall slanted pole supporting a 12 metre wide circular 'halo' of yellow carbon fibre, gently rotating in the wind.

"The Public Art Strategy will elucidate the soul of Central Park's past and give expression to the spirit of its future," says Jennifer Turpin.

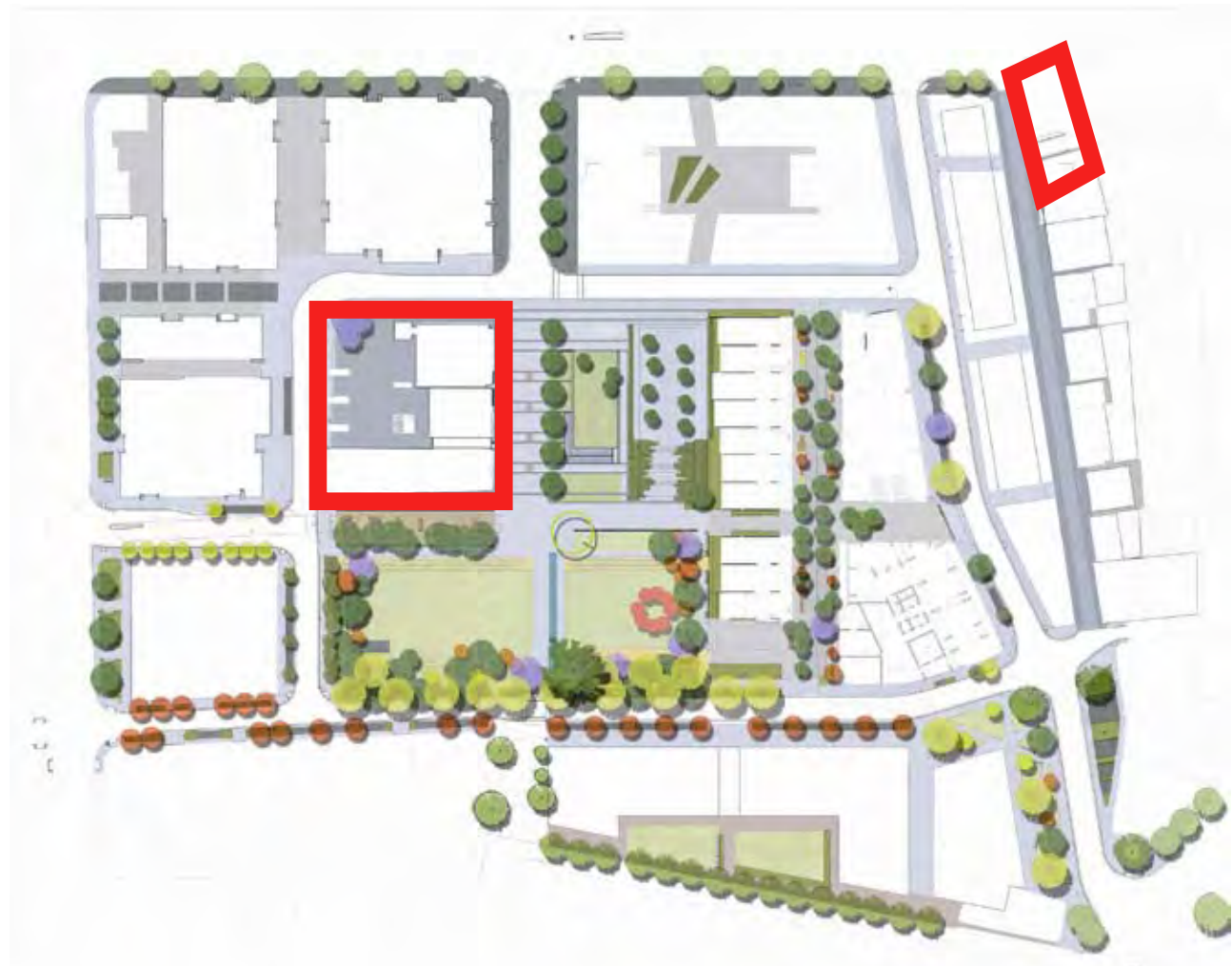


Halo being fabricated in Nowra, March 2012



Testing the kinetic artwork at Carriageworks, 2011

ART AT CENTRAL PARK: ARTISTS IN RESIDENCE, FRASERSTUDIOS



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.

Four artists have been given free rein to create an artwork inspired by what art advisor Michaelie Crawford describes as “the history, fluids, processes and intoxications of the site’s brewing past”.

The third artwork in the series, *Symbiosis* by Caroline Rothwell, will be installed in June.

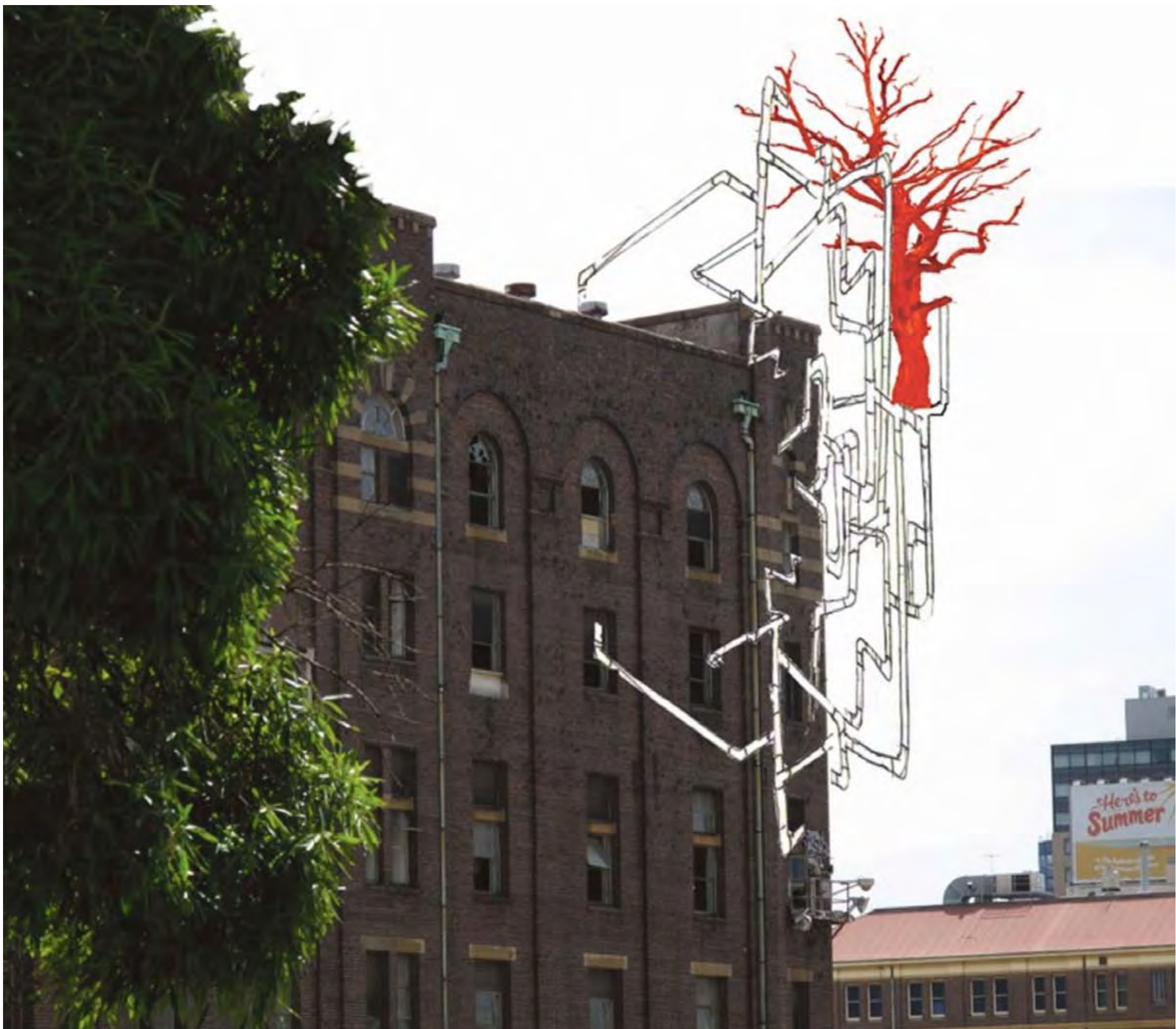
Inspired by the history and future of pipes in the circulatory systems of the brewery landscape, *Symbiosis* will use a network of ready-made PVC pipes to create a three-dimensional ‘drawing’ around the Brewery Yard. The pipes will function as a circulatory system that feeds air to an inflated colourful PVC sculpture of a tree-like form.

The **FraserStudios** project is the innovative conversion of otherwise disused warehouses on Kensington Street, within the Central Park site, into visual and performing arts studios. FraserStudios is managed by Queen Street Studio and has provided free studio space to almost 200 visual artists and hosted more than 5000 performing artists since it opened in September 2008.

This June, FraserStudios will mark its final month with a celebratory ‘30 days and 30 nights’ of events, workshops and exhibitions showcasing the project’s 3+ years as a hub of arts activity in Sydney.



FraserStudios



Symbiosis by Caroline Rothwell



VIBRANT RETAIL CENTRE

Within One Central Park's residential towers will be 'Central' – a retail centre featuring 16,000 sqm of shops, fresh food and dining options, plus a major fitness centre.

Occupying a prominent position on Broadway with pedestrian access from Broadway, Chippendale Green and neighbouring buildings, this five level retail centre is targeting a mix of standout global brands and unconventional local heroes.

Central will feature two levels of fashion and technology, two levels of dining and entertainment and one level of fresh food and grocery.

Woolworths is moving in to anchor the lower ground floor 'Global Grocer' convenience zone, which spills out into the plaza and Chippendale Green.

- Timing:**
 - Construction is well underway, completing early 2013
 - Stores open Easter 2013



ROAD WORKS AND TRAFFIC CHANGES IN AND AROUND CENTRAL PARK



Central Park is a major urban infill development and traffic improvement works will be an ongoing part of the project. Traffic changes are an inevitable consequence of the substantial infrastructure and roadworks involved in a project of this scale.

A traffic management plan is in place to ensure traffic impacts during construction are minimised and managed for the community. Traffic impacts will be constantly monitored to ensure the traffic management plan is effective. Residents directly affected will be advised in writing beforehand by the relevant contractor.

Current traffic and roadworks happening on site are:

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

The Central Park development team apologises for any inconvenience, and appreciates your patience as we work towards improvements in the long term.





PROJECT TIMELINE

Central Park is a multi-stage, mixed-use, masterplanned precinct, to be delivered in stages throughout 8-10 years.

Project timeline

- Site purchased June 2007
- Amended Concept Plan approved February 2009
- Demolition commenced April 2008, completed mid 2009
- Excavation commenced January 2010
- One Central Park construction commenced December 2010, completing in stages February 2013 to July 2013
- Central retail centre opening by mid 2013
- Chippendale Green due to be opened in May 2012
- Park Lane to be completed April/May 2013
- Kensington Lane precinct construction commencement late 2012, completion late 2013 to mid 2014
- Brewery Yard construction commencement 2012, completion late 2013
- Residential building 5C to be completed early 2014

Stay tuned to the project website,
www.centralparksydney.com, for the latest news and updates.



Photo by Simon Wood Photography



MANAGING CONSTRUCTION ACTIVITIES

Our dedicated Community Relations Manager, Carlene Summers, has been working closely with the local community to ensure a sound understanding of concerns, especially regarding construction activities.

CONSTRUCTION DETAILS

Hours of work:
Monday to Friday: 7am to 7pm
Saturday: 7am to 5pm
No work on Sunday or public holidays

Construction activities may occasionally occur outside of these hours if directed by the relevant authority, as may happen with road works, for example.

CONTACT

Construction on this scale inevitably brings some disruption, but we are committed to understanding, addressing and minimising these impacts as far as possible. 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



Carlene Summers, Community Relations Manager



Photo by Simon Wood Photography



SEKISUI HOUSE

FRASERS PROPERTY

COMMUNITY INFORMATION DAY TODAY 12-3PM

CentralPark



Pantone Process Black



SEKISUI HOUSE

FRASERS PROPERTY

VIEWING PLATFORM

CentralPark