

Frasers Broadway Modified Concept Plan Fact sheet

Update

Frasers Property has lodged with the Department of Planning a modified Concept Plan for Frasers Broadway.

The modified Concept Plan for Frasers Broadway will be assessed as a major project under Part 3A of the Environmental Planning and Assessment Act. The Minister for Planning is the consent authority.

We encourage you to write a submission to the Department of Planning regarding the modified Concept Plan for Frasers Broadway.

Information on the submission process will be available on the Department of Planning website and on the Frasers Broadway website www.frasersbroadway.com.au.

Our website will be progressively updated to provide more detailed information as the project evolves. If you wish to remain updated on Frasers Broadway, please register your details on the website www.frasersbroadway.com.au or with the Elton Consulting personnel present today.

Modification of concept plan

Modifications have been made to the approved Concept Plan to create a more sustainable development and to address issues raised by the community during a number of consultation events.

Issues raised and design response includes:

Less local traffic:	Reducing on-street traffic through the centre of the site and encouraging walking and cycling
Increased solar access:	Increasing the amount of direct sunlight on the Main Park
Improved sustainability:	Increasing sustainability commitments to achieve a minimum 5 star (Australian best practice) rating for all buildings and target 6 star (world best standard)
Conserve heritage:	Decreasing density and height adjacent to major heritage elements in Kensington St and the Brewery Yard
Increased open space:	Substantially increasing the public domain including a major addition to the Main Park
Deliver world class architecture:	Utilising highly acclaimed international architecture firms to design major buildings
Floor space ratio and bulk:	Existing and additional floor space and building bulk are located on the Broadway and Abercrombie boundaries.

Architecture

- All of the major buildings at Frasers are being designed by world renowned architectural firms
- Fosters + Partners (1999) and Ateliers Jean Nouvel (2008) have both won architecture's highest honour – the Pritzker Prize
- Richard Johnson of Johnson Pilton Walker has this year won the Royal Australian Institute of Architects' Gold Medal
- There will be a design competition (as required under the previous conditions of approval) for a number of the buildings on site.

Community

- Delivering a cultural precinct, including temporary artist studios in the historic Kensington St terraces during early construction
- Partnering with organisations such as the University of technology, Sydney in a joint proposal to develop a Creative Innovation Centre in the Broadway precinct
- Entertainment, retail and commercial ventures catering for a diversity of lifestyles and ages, including inner-urban laneways with hole-in-the wall bars, boutique shops and artist spaces
- Housing diversity to meet various needs from students to senior residents to families
- Commitment to creating a safe and healthy environment through the implementation of 'Healthy by Design' and Crime Prevention Through Environmental Design (CPTED) principles
- Integration with existing neighbourhoods, communities and organisations through active partnerships, public events and the provision of essential facilities and services.

Transport

- A new road and street layout that enhances active transport such as walking and cycling
- Improved access to major public transport nodes including Central and Redfern train stations
- Shared basements facilitate the removal of cars from streets and reduces on-street parking.

Green spaces

- Additional open space through increases to the Main Park and Wellington St park
- Chippen Lane will become an open, landscaped pedestrian thoroughfare
- Where possible roof gardens will be incorporated into the building design
- Parks will be developed in the first stage of the project.

Environmental targets

- Frasers Property is seeking a 'World Leading' 6 star target through implementing cutting edge energy, water and waste technologies and world class sustainable building design
- Setting a target of delivering zero net greenhouse emissions for operational energy use
- Investigating an integrated energy strategy which combines energy efficiencies and the provision of power, heating and cooling through trigeneration and renewable energy sources (such as PVCs, wind energy and biogas)
- Reducing car ownership through active transport alternatives and car and bike share schemes
- All non-drinking water on the site will be provided by non-mains water sources with a target of Broadway being a zero net water development
- A substantial reduction in the demand for mains water will be achieved through water efficiencies and recycling on-site waste water in toilets, laundries and for other non-contact uses
- Emphasis on natural ventilation and air flows, sustainable, non-toxic materials and finishes and reduction of ambient noise will guide design and construction of public and private buildings.

Development stages

- Demolitions on the site to be completed by November 2008, with remediation to be finalised by mid 2009
- This will involve one of the largest recycling programs in Australia, contractors are required to meet targets of 90 percent demolition waste recycled including 100 percent of all timber and metal
- Once the concept plan is approved the first project application will be submitted to the Department of Planning, with construction slated to commence mid next year
- Timelines suggest that the first stage of the development could be fully completed in five years (2013).