

# Frasers Broadway

Frasers Broadway Newsletter ♦ Issue 2 ♦ November 2007

## Welcome

I'm pleased to welcome you to the second issue of the Frasers Broadway newsletter. In late September, we ran two successful community information sessions and a round of site tours attended by about 170 people from the immediate and surrounding areas. I was personally very pleased to meet so many people.

We will be holding Stage 2 of our consultation process on Saturday 17 November to start exploring at a deeper level, the important issues for this redevelopment. You'll find more information in this newsletter and I hope you can come.

We are still in the early stages of planning and design but we have also made significant headway in investigating the feasibility of a number of sustainability initiatives for the site.

I thank you for your interest and welcome your ideas on what you would like this significant redevelopment to achieve – you can provide feedback on the redevelopment at any time through our website at [www.frasersbroadway.com.au](http://www.frasersbroadway.com.au)

Sincerely



Dr Stanley Quek  
Managing Director and CEO  
Frasers Property



*Site tours were well attended by local people and others interested in the redevelopment*

## Revitalising Kensington Street: a new arts precinct

Our vision for this area is to renovate and reuse the existing buildings for studios, small offices, galleries and cafes to create an edgy inner city laneway precinct that is in keeping with the character of Chippendale.

Many buildings in Kensington Street have high heritage value – our immediate task will be to stabilise the terrace houses and other buildings. In partnership with the City of Sydney, we are finalising the use of the warehouses as temporary artists' studios during the initial phases of construction, subject to normal consultation procedures and a review of the buildings safety.

We are excited to announce that leading Sydney architectural firm Tonkin Zulaikha Greer (TZG) have been working on some initial concepts for this precinct. TZG have a breadth of experience in adaptive reuse of heritage buildings and recently designed the Carriageworks performance space at the North Eveleigh rail yards. Representatives of TZG will be at the forthcoming consultation session.

## What we heard – community information sessions September 2007

About 170 local residents and others interested in the Frasers Broadway redevelopment attended two community information sessions and site tours held in late September. You asked us about a range of issues including sustainability, traffic, design of buildings and open space and how we intend to work cooperatively with our neighbours during site clearing. For a full report on the consultation outcomes, please see our website.

We are currently working with the ideas you raised to see how they can be addressed in our project planning and design.



## Site clearing and recycling program

Frasers lodged an application for site clearing (demolition) and recycling with the NSW Department of Planning on 16 October 2007. When the department places the document on public exhibition, it will be made available on the Frasers Broadway and department's websites. There will then be a 30 day period when public submissions can be made.

Assuming approval, activities are likely to begin in February or March 2008. In the meantime some minor works involving stripping of external fittings on buildings will be undertaken from early December.

We are committed to minimising the impacts of site works on our near neighbours and are developing systems to anticipate impacts on the community and mitigate these as far as possible and feasible. We will provide more information to our immediate neighbours as planning progresses.

## Achieving sustainability outcomes

Frasers is aiming to take a leading role in sustainability and go beyond standard practice to achieve high targets for energy reduction, recycling and reprocessing of site materials. We are testing a range of innovative options for feasibility. We have engaged the Institute for Sustainable Futures from the University of Technology Sydney (UTS) and Elton Consulting to complete detailed water and energy reduction modelling and we are currently examining options including:

- Incorporating elements of the green building rating systems into demolition and construction guidelines
- Adaptive and onsite reuse of existing structures and buildings
- Maximising recycling or reprocessing of site materials – at least 90 % of waste by weight will be recycled or reused.



View of the site from Broadway

## Stage two community consultation

**Saturday 17th November,  
11am-4pm**

We encourage you to attend our upcoming consultation to get more information, meet members of the design team and provide your ideas on what is important to you. The aim of the event is for you to have input on issues such as the public domain, open space, heritage, traffic, access and mobility, public art, land use, site clearing program and environmental and social sustainability. Your input will assist the preparation of the project briefs for the architectural and design team.

Come along anytime on the day. The consultation sessions will be held in the Fosters Administration Building on the Frasers Broadway site. Entry will be via the security gate near the Clare Hotel on Broadway.

Further information on this event and the detailed program will be provided shortly at [www.frasersbroadway.com.au](http://www.frasersbroadway.com.au)

**This event is being held in a heritage building; please let us know in advance if you have any special access or mobility requirements.**

## Dilapidation reports

On projects of this scale, it is important to ensure that site works do not adversely impact on our neighbours. Frasers will soon be liaising with nearby landowners and residents to arrange inspections of properties in close proximity to the site, in order to assess the condition of buildings prior to site works. This will help us to track building condition during the development program. We will be in contact with relevant neighbouring residents and businesses in the coming weeks.



## Contact information

This newsletter has been developed to inform the community about key milestones and events in the project and consultation process. To provide feedback on the newsletter or to register to receive email updates on the project, please contact us at [broadway@elton.com.au](mailto:broadway@elton.com.au)

Please visit our website at [www.frasersbroadway.com.au](http://www.frasersbroadway.com.au) for detailed information on the projects' planning and consultation processes.

If you do not have access to the internet, please contact Caline at Elton Consulting on 9387 2600 and we will keep you informed by mail.