

2.3 The Site

Site location and context

Frasers Broadway is located on the southern edge of the Sydney Central Business District (CBD). As shown in **Figure 1** the site is in close proximity to Central Station, Broadway Shopping Centre and the University of Technology, Sydney.

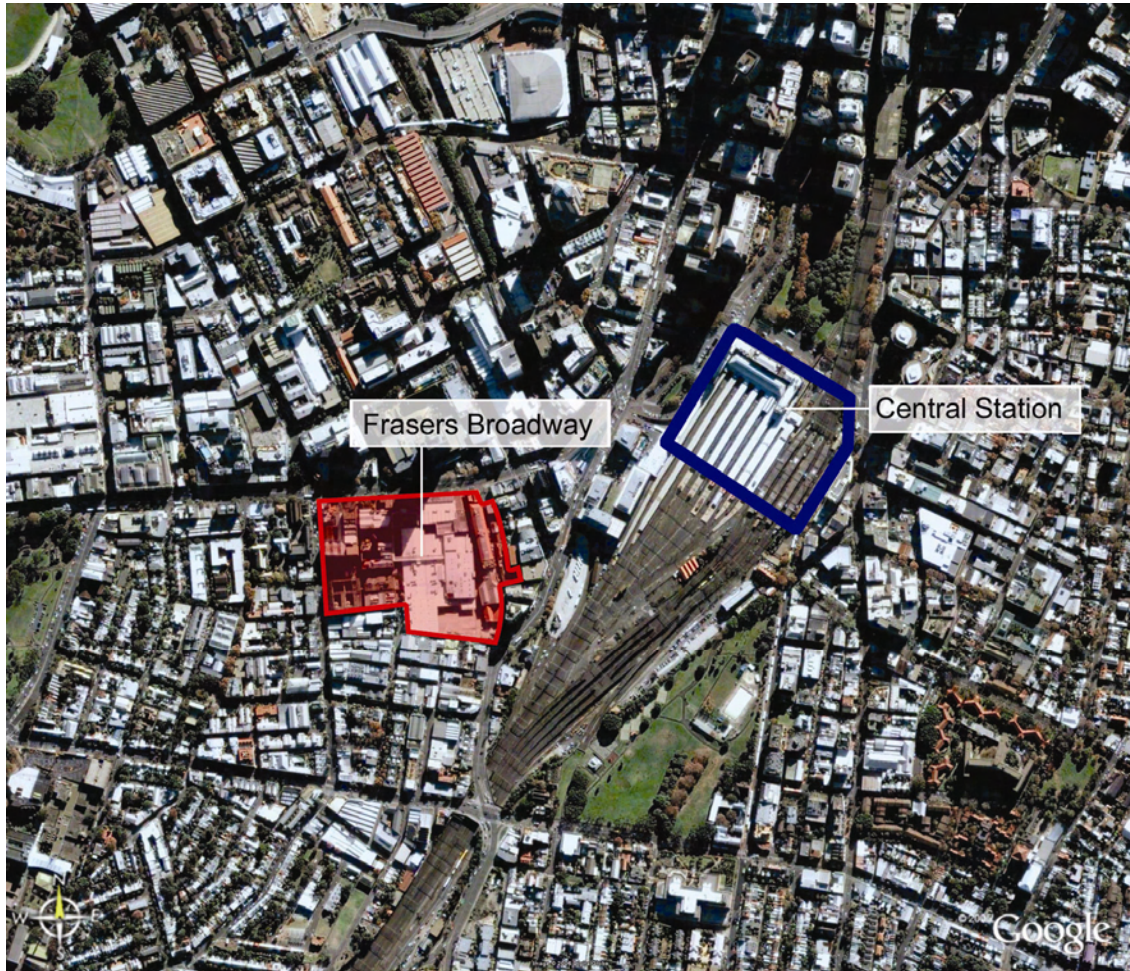
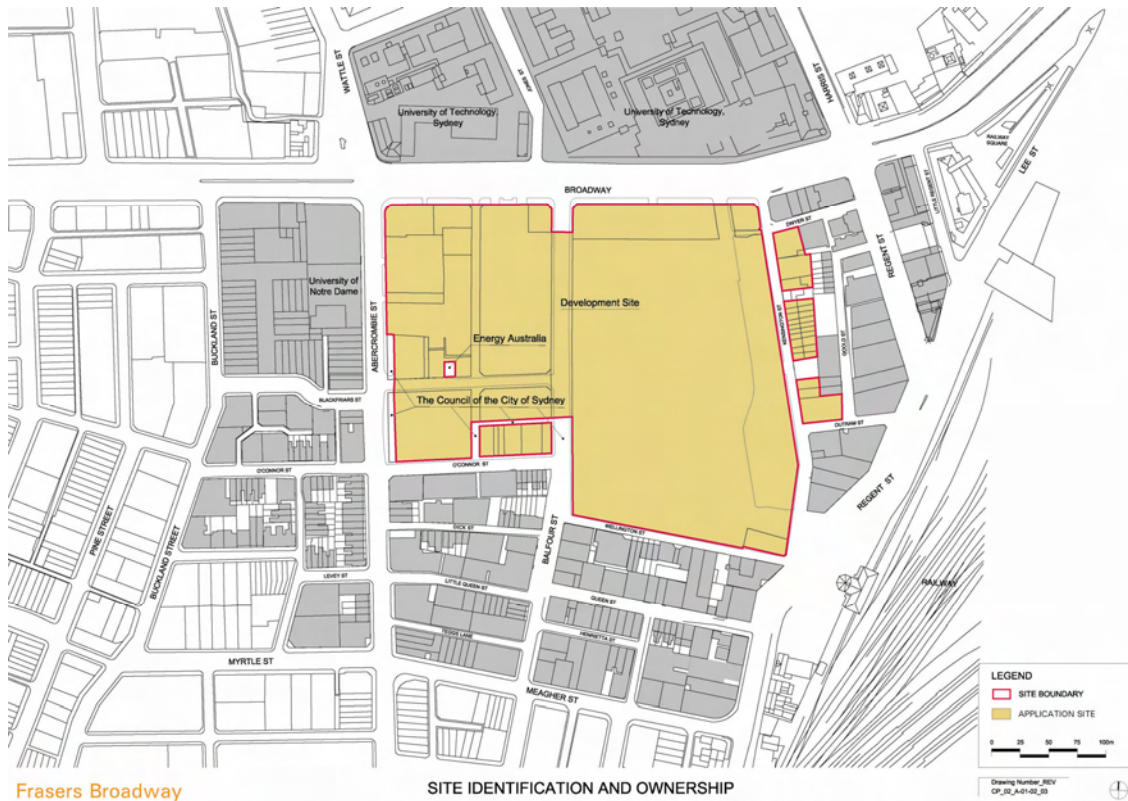


Figure 1 – Locality Plan

Land ownership and legal description

The site's formal address is 26 Broadway, Chippendale, although it includes other properties in Kensington Street and O'Connor Street that are not known by this address. The sole land owner is Frasers Broadway Pty Ltd.

Currently the application site for this project application does not include the parcels of land which are owned by the Council of the City of Sydney or Energy Australia (refer **Figure 2** and **Table 1**). However, the consent of the City of Sydney may be sought prior to the submission of the Environmental Assessment. Survey plans of the site are provided at **Appendix C**.



Frasers Broadway

Figure 2 – Site Plan

Table 1 – Land within the Concept Plan application site but excluded from this project application

Land Owner	Land Description
Sydney County Council (Energy Australia)	<ul style="list-style-type: none"> ■ Folio Identifier A/430090
Council of the City of Sydney	<ul style="list-style-type: none"> ■ Irving Lane, Chippendale (Between Carlton Street and Balfour Street) ■ Balfour Street, Chippendale (Between O'Connor Street and the southern boundary of Lot 1 DP43731) ■ Balfour Street, Chippendale between O'Connor Street and Wellington Street; and ■ Kensington Street, Chippendale between Outram Street and Regent Street.

Site Description

The site comprises various buildings and structures which have most recently been used for production of beer by Carlton United Brewery. 80% of the site is occupied by buildings, several of which have been identified as heritage items. A further 15% of the site is covered by hard standing. There is no significant vegetation on the site and no publicly accessible through site links.



Figure 3 – Aerial view of the site

2.4 Scope and Staging of the Proposal

The scope of demolition works includes:

- Archival recording of all Heritage Items to be demolished in accordance with NSW Heritage Office requirements;
- Demolition of all structures / as identified in **Section 2.1** of this report;
- Protection of heritage items identified for retention;
- Removal of concrete and brick from the site for re-processing into specified products for concrete and road-base manufacture (NB these materials will be crushed on site to a degree that allows transporting of the materials from the site by truck for further processing);
- Removal of hazardous materials from the site;
- Processing of metal and timber materials on site for reuse and on-selling;
- Decommissioning of electrical, gas, sewer, stormwater and telecommunication house-services, protection of various trunk mains to remain and installation of new connections for the future development.

It is anticipated that this first stage of demolition works will be undertaken over a period of 15-18 months (See **Appendix D**).

3.0 Relevant Planning Instruments, Controls and Approvals

3.1 Overview of Planning Instruments Applying to the site

The site is currently within the 'City Edge Zone' under the Sydney Local Environmental Plan 2005.

The site is to be rezoned via inclusion on Schedule 3 of State Environmental Planning Policy (Major Projects) 2005 to part Zone B4 - Mixed Use and part Zone RE1 – Public Recreation.

The demolition works are permissible with the approval of the Minister under Part 3A.

3.2 Concept Plan Approval and Statement of Commitments

On 9 February 2007 the Minister approved the Frasers Broadway Concept Plan subject to conditions and commitments. The following list of conditions and commitments are considered to be specifically relevant to this project application. Copies of the Concept Plan Notice of Determination and Statement of Commitments are included at **Appendix A**.

Conditions:

- A15 – Staging of Development
- A17 – Infrastructure (Rail)
- A19 – State Environmental Planning Policy 55

Commitments:

- Commitment 8
 - Conservation Management Plan & Heritage Impact Statements
 - Archival recording of buildings prior to demolition
- Commitment 9
 - Archaeology
- Commitment 18 (a)
 - Gross Pollutant Trap
- Commitment 18 (c)
 - Removal of overhead power cables
- Commitment 18 (d)
 - Waste Management Plan
- Commitment 19
 - Construction Management Plan

4.0 Consultation

4.1 Views of councils / agencies

Stakeholders from local and state government, cultural and community industries, and the local community have been consulted, and their respective submissions were taken into consideration in the determination of the Concept Plan.

The Frasers Broadway Concept Plan Statement of Commitments incorporates strategies and mitigation measures to address all key issues associated with the Frasers Broadway development raised during consultation with the public and government agencies.

Further consultation with public agencies will occur as part of the assessment and determination of the project application for demolition works.

A programme for community consultation is also being prepared in conjunction with Elton Consulting and it is proposed that the first of a series of community consultation meetings/events will take place in late September 2007.