

Ref: I:\2.0 Projects NSW\20523 (Frasers Development - Carlton United Site)\02 Authorities\14 Rail\Letter 110907.doc

11 September 2007

**Mr Greg Fackender**  
Rail Corporation NSW Pty Ltd  
RailCorp Property Division  
Level 16, 55 Market Street  
Sydney NSW 2000

**Dear Greg,**

**FRASERS BROADWAY  
Demolition Project Application**

Frasers Greencliff (**Frasers**) is preparing an application under the Part 3A process for demolition covering the whole of the Frasers Broadway Site (formerly Carlton United Breweries). This application will be lodged with the NSW Department of Planning within the next four weeks. Prior to lodgement of this application, it is important that we understand Rail Corporation NSW Pty Ltd's (RailCorp) requirements in relation to the demolition phase of this project.

To provide you with a clearer understanding of the demolition phase of this project, we have attached to this letter the following:

- a brief overview of the project / planning history to date and scope of demolition works proposed for the site;
- list of items and elements on site;
- items to be retained or demolished; and
- draft Demolition Staging diagram.

The concept plan for this site was approved by the NSW Minister for Planning in February this year. Approval conditions indicated that the applicant must:

- demonstrate that the detailed design of the buildings is consistent with RailCorp's relevant guidelines for noise and vibration and vibration impacts, regardless of whether they are interim or draft;
- submit an electrolysis risk assessment prepared by a suitably qualified professional that identifies risks of the development from stray currents and measures that will be undertaken to control that risk;
- demonstrate that they have a Deed with RailCorp, or are in the process of seeking to enter into a Deed with RailCorp, concerning access to the rail corridor for any works, where relevant; and
- demonstrate that a suitable level of consultation with RailCorp has been undertake.

The concept design for the site has not been further developed at this stage, however the issue of noise and vibration and vibration impacts will be addressed in subsequent Project Applications for development of the site.

With respect to the second dot point above, Frasers will shortly appoint a suitably qualified professional to prepare an electrolysis risk assessment for the demolition phase of the project. A copy of this assessment will be provided to RailCorp.

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Works are not proposed within, nor is access required to, the rail corridor. As such, we do not believe that an Access Deed is required in this instance.

Please advise of any further requirements that RailCorp have, that may impact on the demolition phase of the project.

Please contact the undersigned on 0420 372 311 if you require any further information or clarification.

Yours Sincerely  
INCOLL MANAGEMENT PTY LTD



~~MARCUS PAGET-WILKES~~  
~~Development Director~~

Attachments –

- 1 Project Overview
- 2 List of items and elements on site
- 3 Items to be retained or demolished
- 4 Draft Demolition Staging diagram

cc Michael Stokes – Development Director, Frasers Greycliff  
Jennie Masson – JBA Planning

# FRASERS BROADWAY

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## Demolition and Recycling

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### **Frasers Broadway Development**

The Frasers Broadway site occupies nearly six hectares (57,950 square metres) of the Sydney city fringe, bordered by Broadway, Kensington Street, O'Connor and Abercrombie Streets in Chippendale. Ownership of the site transferred from the Foster's Group to Frasers Broadway Pty Ltd on Friday 29 June 2007.

The concept plan for this site was approved by the NSW Minister for Planning in February this year, and includes the protection of heritage buildings, new parklands and community facilities and substantial upgrades to urban infrastructure. The Minister's Concept Plan allows for the development of 235,000 m2 GFA of residential, commercial and retail space. Five major commercial/retail buildings and approx 1600 residential apartments may be built on the site, delivered over 5 - 8 years.

Details of the NSW Department of Planning approval for the Concept Plan can be found on:

<http://www.planning.nsw.gov.au/asp/ndetermination.asp#cub>

Details of the Concept Plan and background reports can be found on:

<http://www.cubproject.com.au/EnvironmentalAssessment.html>

These web sites contain substantial background information previously prepared however more information is also available from Frasers upon request.

### **Demolition Project Description**

Frasers made a number of commitments with regard to the future development of the site included in the approved Concept Plan. To this end Frasers are currently preparing an application under the Part 3A process for demolition covering the whole site (with the exception of the Kensington Street Precinct) for the DoP's consideration.

As part of the Environmental Assessment (EA) for demolition and in keeping with the commitments made to the DoP, assessment of demolition waste, air quality, soil and water impacts need to be undertaken as part of the application and management plans for each of these developed within the context of an environmental and construction management plan.

Some key issues that need to be considered throughout all the impact assessment include the protection of the heritage items being retained, impact on the adjoining community and stakeholders and the environment.

The site includes historic buildings that have been identified for preservation and conservation for their historical value as well as many other buildings of neutral or intrusive heritage significance approved for demolition. There are approximately 67 existing elements on site, a total of 33 specific site elements, including buildings, roads, yards, historic sites, boundaries and archaeological features identified as worthy of retention, 29 of which will be retained. (refer to attached drawings).

The following works are proposed to form part of the demolition application (refer to Attachments for the location of buildings on site):

- Demolition of buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 a & b, 12, 13 a, b & c, 15, 16, 17, 18, 19, 20, 21, 29, 31, 32, 33, 34, 35 a, b, c, d & e, 37 a & b, 43, 44 and 45. The buildings will be demolished to the footings only. The pile caps will remain in-situ and the ground will be made good.
- Retention of buildings 14, 22, 23, 24, 25, 26 and 30. The buildings will be stripped out and prepared for refurbishment. The stripping out of the buildings will include removal of / and or demolition of all elements not classified as heritage and not required as part of the refurbishment. This includes plant, equipment and services installed when the brewery was reconfigured and new plant was installed in the 1980s.
- Retention and protection of identified heritage buildings.
- Decommissioning of services and infrastructure, protection of existing trunk mains to remain and installation of new connections to existing services, comprising:
  - Disconnect Gas supply and provide for future re-connection;
  - Disconnect existing 'house services' sewers and protect existing sewer trunk main;
  - Install new temporary kiosk substation and re-connect existing feeds to residents and business external to the site currently fed from the Irving St substation;
  - Disconnect energy services to all buildings to be demolished;

- Protect existing heritage ovoid stormwater drain, disconnect most existing stormwater connections and implement new temporary stormwater strategy, for management of stormwater run-off during the period of demolition, bulk excavation and construction; and
- Disconnect existing communications services to the former brewery and implement protection to existing services transiting the site.

The staging of the demolition works is yet to be determined and needs to be considered. Demolition staging will respond to the goal of impact minimisation for the environment, community and protection of heritage items.

### Sustainability

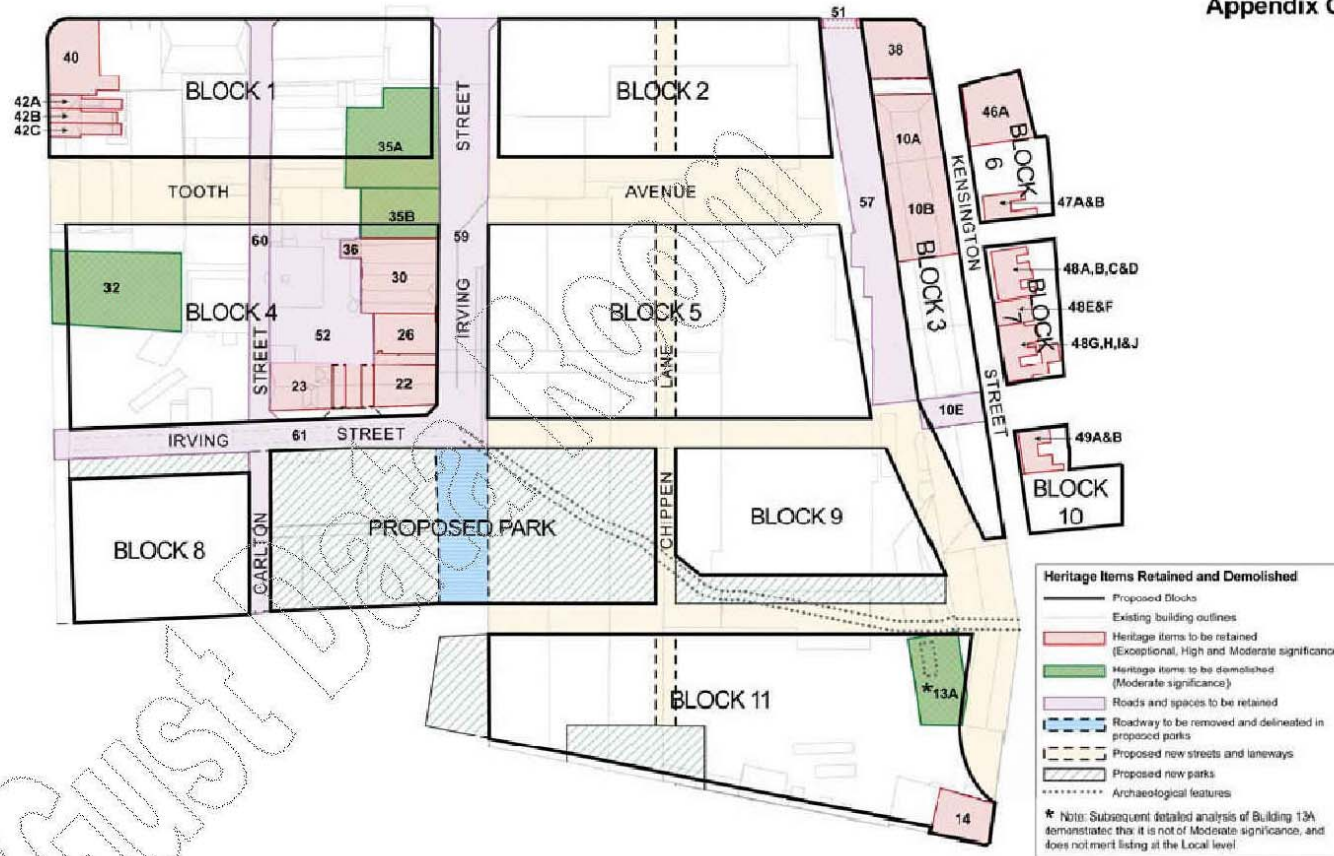
Frasers Property is committed to environmental leadership and a strong sustainability process throughout the life of the development. Five Green Star Certification is the minimum sustainability target for the Frasers Broadway development. Therefore it is critical that every stage of the development process embraces the sustainability principles, strives for innovation and accurately records and documents achievements in sustainability.

### Programme

The proposed program for the project is outlined below.

EA Submitted	Oct 07
Minister's Approval Issued	Dec 07
Start Demolition	Feb 08





Concept Plan Application showing heritage items