

The site and approved concept plan

Frasers Broadway will link with Chippendale and surrounding communities, as well as revitalise Sydney's southern CBD.

Key features of the approved concept plan include:

- ♦ A new park of over 5,000 sq m, benefiting all of the local area.
- ♦ The retention and adaptive reuse of 29 heritage items.
- ♦ A new urban square (presently known as the 'Brewery Yard') adjacent to the Irving Street Brewery heritage buildings, which will be retained.
- ♦ Several new pocket parks and landscaping of the site.
- ♦ More than 40% of the site to be accessible to the public including parks, open space and other public areas.
- ♦ A network of streets and lanes reintegrating the site into the wider community.
- ♦ New shops and offices attracting new businesses, services and jobs to the area.
- ♦ A new 'high street' for Chippendale.
- ♦ A traffic management plan that directs vehicles to use the existing arterial road network and not the local streets of Chippendale.

The new development will have a mix of residential, commercial, retail, community and recreational uses.

The concept plan allows for 235,000sq m of overall floor area combining both commercial and residential uses.

The approval provides for approximately 1,689 apartments. Using the average occupancy rate for City of Sydney apartments of 1.67 people per dwelling the site will have about 2,800 residents.

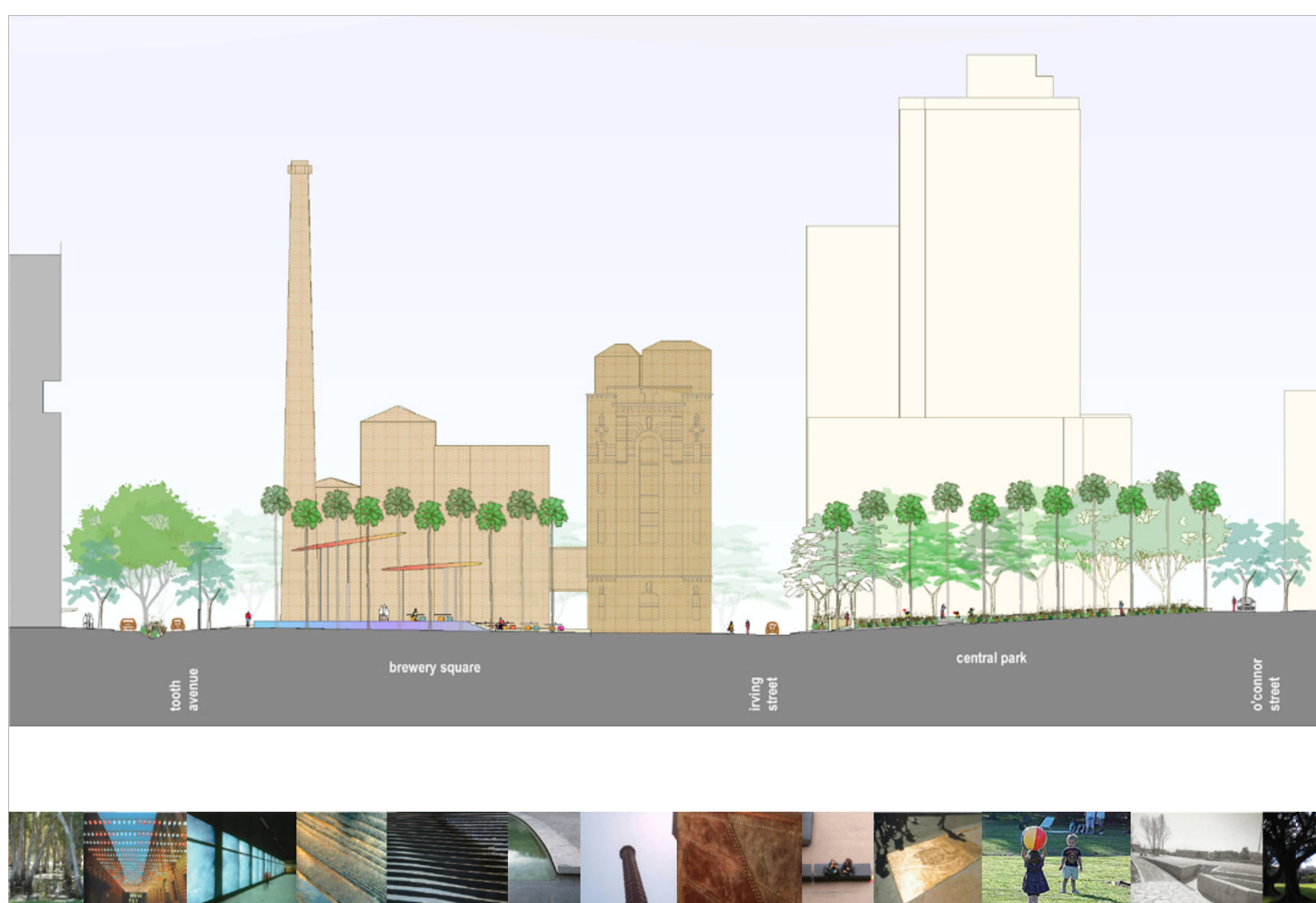
Proposed buildings heights are highest close to the city and lower towards Chippendale. Along Broadway, near Kensington Street, buildings will be comparable in height to the UTS tower and will decrease to four storeys along Wellington Street.

As well as being in keeping with current development in the area, this design approach will allow more sunlight to reach the main community park and minimise overshadowing of adjacent existing residential areas.

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Perspective Sketch, Blackfriars.



Landscape elevation viewed from Abercrombie Street.