

CentralPark Gazette

Update by Frasers Property Australia | AUTUMN 2011



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WITH SO MUCH HAPPENING at Central Park it's a good time to update our neighbours and friends on the progress of the project, and let you know what you can expect to see and hear in the coming months.

As you may know, Central Park is the name we've given to the urban village being created on the site of the old Carlton United Brewery, in Chippendale. Central Park will set a benchmark in environmental and social sustainability, integrating thoughtful 'green' infrastructure with global architecture and people-centred spaces.

In December 2010 Frasers commenced construction of 'One Central Park' - two iconic residential towers above a new retail centre, connected by gardens to the new public park beyond. More on this later in this Update.

Throughout planning for this project, Frasers has worked closely with the local community, to keep residents informed and involved.

We look forward to staying in touch as delivery of this unique precinct progresses. This Update is part of that process, and I also encourage you to visit www.centralparksydney.com or follow us on Facebook.

Guy Pahor
CEO, Frasers Property Australia

EVENT

SATURDAY 19 MARCH

Two events, one busy day

COMMUNITY INFORMATION SESSION 12-3PM

Fraser's senior project team will be on hand between 12 noon and 3pm to brief you on the project and answer your questions one-to-one. A short presentation will be given at 2pm.

*Where: Central Park Display Pavilion,
80 Broadway, Chippendale*

FRASERSTUDIOS OPEN STUDIO + EXHIBITION 2-5PM

We throw the roller door open at FraserStudios from time to time to welcome the public in to explore the visual arts studios, exhibition and rehearsal space and meet the current crop of artists enjoying free studio space. View 'Welcome', an exhibition by recent FraserStudios artists, pick up a sausage and a drink and enjoy some relaxed afternoon music.

*Where: FraserStudios,
10-14 Kensington St, Chippendale*



Photo by Simon Wood, February 2011

SITE ACTIVITY UPDATE

Frasers acquired the old CUB site in July 2007 and gained planning approval for a new masterplan in February 2009. Here's what we're currently up to.

ONE CENTRAL PARK | Watpac Constructions was appointed in November 2010 to build One Central Park and the Central retail centre. With excavation of the four basement levels completed, construction began in December and around 150 footings have now been poured for the lowest basement level. The first of two cranes arrived on site in February.

THE MAIN PARK | The main park at the heart of Central Park will cover more than 6,400 sqm, providing extensive open space for the community to meet, relax and take in the atmosphere. This is a public park, to be dedicated to the City of Sydney on completion.

Work on the main park is scheduled to proceed shortly subject to finalisation of the landscaping design and other approvals with City of Sydney. The main park will take around 5 months to create, so we're anticipating completion of the park in August/September.

INFRASTRUCTURE | Work on the realignment of O'Connor Street and new traffic signals at Abercrombie Street and Regent Street are also subject to final resolution of approvals with City of Sydney. Residents directly affected by these works will be advised in advance of work commencing.

PARK LANE | One Central Park and Park Lane share a common basement. While excavation of One Central Park's lowest levels has completed, excavation of Park Lane's basements continues.

Earthmoving trucks are now accessing the site from Abercrombie Street, to allow road realignments to commence near the site's Regent Street access. Other construction vehicles will continue to access the site from Regent Street and exit via the heritage gates onto Broadway.

Underground plumbing works to Abercrombie Street are now completed, bringing the night works on Abercrombie Street to a welcome end.

Excavation under One Central Park will also accommodate Central Park's own water treatment plant, which will capture and treat rainwater and wastewater for re-use across the precinct.

RESPONDING TO YOUR CONCERNS | Our dedicated Community Relations Manager, Carlene Summers, has been working closely with the local community to ensure a sound understanding of concerns, especially regarding construction activities.

Noise is a common concern. Construction can only occur 7am-7pm Monday to Friday and 7am-5pm on Saturday. No work on Sunday or Public Holidays. Construction activities may occasionally occur outside of these hours if Frasers is directed to do so by a relevant authority - for example, when the RTA required that roadworks on Abercrombie Street occur in the early hours of the morning.

Dust generated by excavation is controlled by spraying water onto the ground, which explains the plumes of water sometimes seen on site.

Traffic changes are an inevitable consequence of the substantial infrastructure and roadworks involved in a project of this scale. Residents directly affected will be advised in writing prior, by the relevant contractor.

Residents are encouraged to contact Central Park's Community Relations Manager, Carlene Summers, should there be any queries or concerns with construction activities.

Telephone 1800 282 909. After hours contact GHM Security on 0424 074 190.

CENTRAL PARK **SNAPSHOT**

Central Park is the imaginative transformation of the 5.8 hectare Carlton United Brewery site into a world-class sustainable commercial, retail and residential quarter creating an iconic gateway to Sydney's CBD. An 'urban village', connected to Chippendale and the surrounding educational and cultural precincts, with a major new public park at its heart.

INTRODUCING ONE CENTRAL PARK

Where: On Broadway, opposite the UTS tower
 What: 623 apartments and a 6 level retail centre
 By: Ateliers Jean Nouvel and PTW Architects
 When: Under construction, completing 2013

2,500

RESIDENTS

THE FIRST STAGE OF CENTRAL PARK will set the scene for what is to come: two iconic residential towers connected by terraced gardens to the main park beyond. World-class architecture, covered in living green walls by Patrick Blanc, 'One Central Park' features a monumental cantilever containing a skygarden and heliostat which bounces dappled light to the atrium below. A lighting installation by Yann Kersale will illuminate the evening sky.

Designed by Jean Nouvel with PTW Architects, One Central Park offers one bedroom suites to rooftop penthouses. Long-anticipated, One Central Park was released for sale in August 2010 and is now around 70% sold.

Call 1300 857 057 for the latest information.



One Central Park: Live in Sydney's emerging Downtown in apartments that will redefine the city's already enviable lifestyle.

11 NEW BUILDINGS

147,500 SQM RESIDENTIAL

77,000 SQM COMMERCIAL

31,000 SQM RETAIL

33 HERITAGE ITEMS

2,000 PARKING SPACES

5,400 WORKERS

38% SITE COVERAGE

5.8 HECTARES

6,400 SQM MAIN PUBLIC PARK



one
CentralPark

INTRODUCING PARK LANE

Where: On Park Lane, alongside the main park

What: Around 380 apartments

By: Johnson Pilton Walker

When: Construction commencing 2011, completing end 2013



PARK LANE IS A PAIR OF BUILDINGS – 9 and 20 storeys high – designed by Johnson Pilton Walker, beautifully located along the eastern edge of Central Park’s main park. Including around 380 apartments along with ground floor retail space, Park Lane will feature theatrical facades composed of sliding glass screens of various sizes, colours, textures and patterns. Each building is ‘fractured’ to create light wells, elevated neighbourhood gardens and walkways connected by external landscaped stairs lined with vertical gardens. A new laneway – called Park Lane, not surprisingly – will be created between the two buildings, lined with trees. Park Lane will be released for sale in May 2011. **Call 1300 857 057 to register your interest.**

INTRODUCING CENTRAL

Where: On Broadway, opposite the UTS tower

What: 6 levels of shopping, food and fitness

By: Retail architecture by The Buchan Group

When: Under construction, opening early 2013



WITHIN THE PODIUM OF ONE CENTRAL PARK LIVES CENTRAL, a major new retail centre. Central will feature 16,000 sqm of shops, cafes and bars offering five levels of dining, local and international fashion, gourmet groceries and technology, topped by a two-level fitness centre with swimming pool. **Contact Colliers International on 1800 472 190 for more information on retail leasing opportunities.**

CONTACT US

Useful links

For more on Central Park: www.centralparksydney.com

For more on Frasers: www.frasersproperty.com.au

For more on the \$1 billion masterplanned redevelopment of UTS’s city campuses – right across the road from Central Park: www.fmu.uts.edu.au/masterplan

For more on the Chippendale Food Co-op, supported by Frasers and based in Kensington Street within the Central Park site: www.chippendalefreshfoodcoop.org

For more on FraserStudios, the visual and performing arts space supported by Frasers, run by Queen Street Studio, and also based in Kensington Street within the Central Park site: www.queenstreetstudio.com/fraserstudios

Contact us

Sales and leasing enquiries

Visit Central Park Display Pavilion, 80 Broadway, Chippendale (near corner Abercrombie Street)

Open daily, 10am to 6pm

Telephone 1300 857 057

Email cp@frasersproperty.com.au

Community feedback and site queries

Carlene Summers, Community Relations Manager

Telephone 1800 282 909

Email community@frasersproperty.com.au

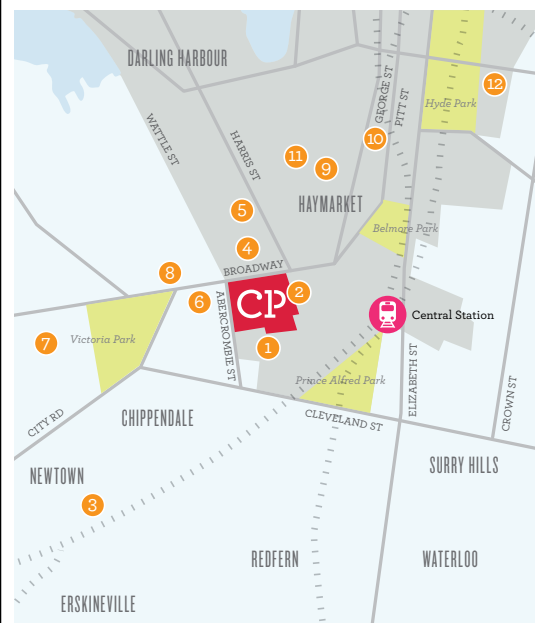
Corporate enquiries

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PLACES OF INTEREST

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| 1 White Rabbit Gallery | 7 University of Sydney |
| 2 FraserStudios | 8 Broadway Shopping Centre |
| 3 CarriageWorks | 9 Chinatown |
| 4 UTS | 10 World Square |
| 5 Ultimo TAFE | 11 Entertainment Centre |
| 6 University of Notre Dame | 12 Australian Museum |

