

To	Frasers Property	Date	7 December 2012
Attention	Alex Sicari	Facsimile	
From	Katie Fallowfield	Project No	SYD1224100
Project	Central Park Blocks 1 and 4N	No. of pages	2
Subject	Concept Plan Amendment S75W	Copies	Stephen Gouge, Michael Goldrick, Rob Beck, Alan Davis

Concept Plan approval (MP_06_0171) for the redevelopment of the former Carlton United Brewery Site (now known as Central Park) was granted in February 2007. As modified in February 2009, the Concept Plan approval applying to the Central Park site permits the construction of a mixed use precinct comprising:

- 11 development blocks;
- A maximum Gross Floor Area (GFA) of 255,500m of which a minimum of 30% must be non residential floor space;
- Combined basement car parks, providing car parking for Blocks 1, 4 and 8 and Blocks 2, 5, 9 and the Kensington Precinct;
- A new public park;
- Tri-generation and re-cycle water treatment plants;
- Retention of heritage items;
- Public domain works; and
- Contributions.

It is proposed to amend the concept plan to facilitate the revised vision of the western precinct of Central Park, particularly Block 1 and 4. The S75W modification will involve:

- reconfiguration of building envelopes, including the separation of Block 4N and Block 4S, some variations to Block 4N and 1;
- change of land use to Block 4S from Commercial to Student Accommodation (Residential) with non-residential uses to the ground floor;
- include a mix of residential/commercial uses to Block 1;
- reconfiguration and allocation of GFA between Block 1 and 4;
- a change to the minimum non-residential GFA requirement from 30% to 23%; and
- any relocation of GFA across the site from either Block 8 or 11

The purpose of this memo is to outline the impact of the Concept Plan Amendment on the sustainability initiatives as approved to date.

The table below outlines the key sustainability initiatives for the site and comments on any potential impacts arising from this proposed modification.

Current Key Initiatives	Concept Plan Amendment impact
To aim for a zero net carbon and zero net potable water development	<p>The proposed Recycled Water Treatment Plant (RWTP) provides the site with the potential of becoming a zero net potable water development.</p> <p>The Central Thermal Plant (CTP) provides a level of efficiency in thermal energy provision that is not available to a conventional development. Coupled with high levels of passive design in the building form, the site achieves a significant reduction in carbon use.</p>
<p>Project Applications for multi-unit residential, commercial and retail development (including adaptable re-use of heritage buildings) shall achieve a minimum 'Design' and 'As-Built' 5 Star Green Star rating utilising the 'Multi Unit Residential', 'Office' or 'Retail' tools</p> <p>Where buildings are not eligible for an official Green Star rating, using the above standard tools, buildings shall be designed in accordance with the principles of a 5 Star Green Star building. Evidence of the project's ineligibility and its consistency with Green Star principles shall be provided with future relevant Project Applications.</p>	Goal maintained
Using a gas tri-generation system for power, heating and cooling	Goal maintained
To offer the opportunity presented by the site's redevelopment to pilot a Green Star precinct rating tool	The GBCA not to proceed with a precinct tool. Therefore this is not applicable
Removal of a significant component of surface traffic from the precinct	Goal maintained
Prioritising bicycle and pedestrian movements and services in street and building design as well as minimising the need for private vehicles	Goal maintained
Reduce car parking to less than 2,000 vehicles	Goal maintained
Develop a series of social and economic sustainability initiatives to help integrate the new community into existing context and ensure the precinct is a place for people	Goal maintained
Partnering with the University of Technology, Sydney, to pioneer a long-term longitudinal sustainability monitoring and evaluation program	Goal maintained

In conclusion, the concept plan amendment proposed for Central Park is not considered to have an impact on the key sustainability initiatives of the development.

If you have any questions, please feel free to contact me,

Regards,



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