

08084 Frasers Broadway

Summary of Concept Plan Modifications

Proposed Modification	Benefit of modification
Street Layout & Parking	
1. Tooth Avenue partially deleted and narrowed around park area	<ul style="list-style-type: none"> Urban design principles of public domain and site connectivity retained Pedestrian and cycle connections retained and prioritised Land now incorporated into a larger public domain area Smaller street discourages through site traffic, thereby creating a safer public domain with a higher level of amenity for pedestrians Road surrounds public domain area and provides natural surveillance Avoid traffic clash with build up from Abercrombie / Broadway intersection.
2. Irving Street intercepted by public park. Signalisation with Abercrombie Street relocated to O'Connor Street.	<ul style="list-style-type: none"> Reduces amount of street level traffic through the site whilst retaining vehicular access function Road area incorporated into public park resulting in a larger park area being dedicated to Council
3. Balfour Street northern section intercepted by park	<ul style="list-style-type: none"> Reduces amount of street level traffic through the site, whilst retaining main vehicular access / intersection. Former road area incorporated into public park resulting in a larger park area being dedicated to Council
4. O'Connor Street now two-way. Traffic calming and pedestrian crossing elements proposed to provide greater pedestrian connectivity. O'Connor Street to be signalised at the intersection with Abercrombie Street	<ul style="list-style-type: none"> Allows for Tooth Avenue to be removed as a through site connection and play lower order street functions. Traffic calming ensures that the route is safe for pedestrians and discourages rat run movements. Provides safe pedestrian crossing point across Abercrombie Street Provides more direct connection between west of Abercrombie Street and Central Railway.
5. Laneways in Blocks 1 and 2 deleted as roads but retained as pedestrian through site links	<ul style="list-style-type: none"> Reduces the amount of traffic at street level whilst retaining vistas and prioritising pedestrian movement Allows for more useable non-residential and residential floor plates to be developed adjacent to Broadway and safe pedestrian thoroughfares to be provided.

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6. Provision of amalgamated basements	<ul style="list-style-type: none"> ▪ Reduced number of vehicular entrance points ▪ Most circulation will occur underground and not at ground level ▪ Reduces the amount of excavation required due to better efficiency of parking layout ▪ Most entrances located close to external road network which reduces the need for cars to traverse the site ▪ Less disruption to pedestrian pathways
7. Reduced provision of on-site parking spaces	<ul style="list-style-type: none"> ▪ Encourages greater use of public transport which is in close proximity to the site ▪ Reduces the number of vehicular trips generated by the development and therefore reduces the amount of greenhouse gas emissions ▪ Less possibility of improper use of car spaces
Mix of Uses and Gross Floor Area	
8. Overall GFA increased from 235,000m ² to 257,000m ² .	<ul style="list-style-type: none"> ▪ Additional GFA partially a result of the purchase of two properties in Kensington Street. ▪ Additional GFA equates to only 9.4% of the overall approved GFA on the site ▪ Additional ESD initiatives proposed have cost implications and will be funded by additional floor space proposed. ▪ Additional bulk is located at Broadway interface where it has the least environmental impact.
9. Maximum aggregate residential proposed now 51% or 132,950m ² (previously maximum aggregate residential GFA 60% = 142,262m ²)	<ul style="list-style-type: none"> ▪ Development now provides a larger proportion of commercial floor space which results in a lower rate of on-site parking provision ▪ Mix of uses retained to ensure activity / diversity
10. Block 1: <ul style="list-style-type: none"> - Maximum residential 0m² GFA permitted - Maximum GFA now 25,000m² (previously 41,315m²) 	<ul style="list-style-type: none"> ▪ No change to approved mix of uses. ▪ GFA decreases by 16,315m² due to block size being reduced. ▪ More useable and sustainable commercial floor plates can be provided

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<p>11. Block 2:</p> <ul style="list-style-type: none"> - Maximum residential 40,000m² GFA proposed (previously maximum 38,385m² residential permitted) - Maximum GFA now 65,200m² (previously 45,094m²) 	<ul style="list-style-type: none"> ▪ Building on the eastern side of Block 2 will now be a mixture of residential and serviced apartments and proportion of commercial floor space increased. ▪ GFA increases by 20,106m² which has allowed an increase of the public domain area. ▪ GFA is placed in a part of the site where it has least environmental impact on surrounding properties ▪ More useable and sustainable commercial floor plates can be provided
<p>12. Block 3:</p> <ul style="list-style-type: none"> - Maximum residential 5,100m² GFA proposed (previously maximum 0m² residential permitted) - Maximum GFA 10,500m² (previously 9,953m²) 	<ul style="list-style-type: none"> ▪ GFA increases by 547m². ▪ Better interface is provided between the proposed development and existing buildings in Kensington Street.
<p>13. Block 4:</p> <ul style="list-style-type: none"> - Maximum residential 0m² GFA proposed (previously maximum 13,841m² residential permitted) - Maximum GFA 59,800m² (previously 25,595m²) 	<ul style="list-style-type: none"> ▪ GFA increases by 34,205m² due to the increase in size of Block 4 (relocation from Block 1 to Block 4). ▪ Redistributing the mass to this part of the site allows for a much larger park / public domain area to be provided and is placed in a part of the site where it has least environmental impact on surrounding properties ▪ Greater commercial percentage proposed which reflects Frasers intention to increase commercial floor space and focus the commercial element in the north west corner of the site. ▪ Proposed floor plates are more sustainable, useable and viable and GFA is placed in a part of the site where it has least environmental impact on surrounding properties
<p>14. Block 5:</p> <ul style="list-style-type: none"> - Maximum residential 23,000m² GFA proposed (previously maximum 35,123m² residential permitted) - Maximum GFA now 25,000m² (previously 43,973m²) 	<ul style="list-style-type: none"> ▪ GFA decreases by 18,973m². ▪ Block 5 west originally approved as commercial floor space as SEPP 65 compliance could not be achieved. ▪ Commercial floor space redistributed to Blocks 1 and 4 to provide a larger public domain area and focus the commercial element in the North West corner of the site.
<p>15. Block 6:</p> <ul style="list-style-type: none"> - Maximum residential 0m² GFA proposed (previously maximum 138m² residential permitted) - Maximum GFA now 2,500m² (previously 1,892m²) 	<ul style="list-style-type: none"> ▪ GFA increases by 608m². ▪ Infill development will have a better relationship with adjoining heritage items.

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16. Block 7: <ul style="list-style-type: none"> - Maximum residential 0m² GFA proposed (previously maximum 787m² residential permitted) - Maximum GFA now 1,250m²(previously 787m²) 	<ul style="list-style-type: none"> ▪ GFA increases by 463m². ▪ Infill development will have a better relationship with adjoining heritage items.
17. Block 8: <ul style="list-style-type: none"> - Maximum residential 13,000m² GFA proposed (previously maximum 10,630m² residential permitted) - Maximum GFA now 14,000m² (previously 12,352m²) 	<ul style="list-style-type: none"> ▪ Building to now primarily accommodate residential dwellings ▪ GFA increases by 1,648m².
18. Block 9: <ul style="list-style-type: none"> - Maximum residential 27,000m² GFA proposed (previously maximum 20,050m² residential permitted) - Maximum GFA now 27,000m² (previously 22,053m²) 	<ul style="list-style-type: none"> ▪ Building to now primarily accommodate residential dwellings ▪ GFA increases by 4,947m² which allows for the massing of Block 11 to be reduced. ▪ A high level of solar access is provided to the units in this building.
19. Block 10: <ul style="list-style-type: none"> - Maximum residential 850m² GFA proposed (previously maximum 208m² residential permitted) - Maximum GFA now 1,700m² (previously 2,998m²) 	<ul style="list-style-type: none"> ▪ GFA decreases by 1,298m². ▪ Infill development will have a better relationship with adjoining heritage items.
20. Block 11: <ul style="list-style-type: none"> - Maximum residential 24,000m² GFA proposed (previously maximum 23,100m² residential permitted) - Maximum GFA now 25,000m² (previously 28,908m²) 	<ul style="list-style-type: none"> ▪ Use is now primarily residential. ▪ GFA reduced by 3,908m² so that a lower built form is provided at the interface between the Frasers Broadway site and Chippendale
21. Park <ul style="list-style-type: none"> - Maximum GFA now 1,000m² (previously 80m²) 	<ul style="list-style-type: none"> ▪ GFA increased to reflect the larger public domain area and requirement for activity and surveillance in the public domain.

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Height & Built Form	
<p>22. Block 1:</p> <ul style="list-style-type: none"> - Building height now up to 79.5m (AHD) (previously up to +70.8) - Building cantilevers over the Australia Hotel - Building floor plates increased 	<ul style="list-style-type: none"> ▪ Redistributing the built form to this part of the site allows for a much larger park / public domain area to be provided and lessens the impact on the adjoining Chippendale Community ▪ More useable and sustainable commercial floor plates can be achieved ▪ The iconic building proposed will reinforce the 'Broadway gateway' to the southern CBD
<p>23. Block 2:</p> <ul style="list-style-type: none"> - Building heights now range between 133.0m(AHD) and 79.5m(AHD) (previously up to +133.2) - One iconic building proposed, similar in scale to UTS tower. - Building on western side of block 2 reduced in height and floor plates widened 	<ul style="list-style-type: none"> ▪ Proposed iconic building will provide a gateway into the city and instil commercial confidence in the southern CBD. ▪ Building on the western side of block 2 has been reduced in height to allow more solar access into the public park and floor plate has been reconfigured to provide more useable, sustainable and viable commercial floor plates. ▪ Redistributing building mass to northern part of the site enables the lowering of mass towards the southern side of the site which therefore lessens the impacts on the adjoining Chippendale community.
<p>24. Block 3:</p> <ul style="list-style-type: none"> - Building heights now range between 45.6m(AHD) and 35.4m(AHD) (previously up to +45.7) 	<ul style="list-style-type: none"> ▪ Building heights amended to reflect an addition to the existing heritage buildings which will assist in the adaptive reuse of the administration building.
<p>25. Block 4:</p> <ul style="list-style-type: none"> - Building height now up to 79.5m(AHD) (previously up to +62.5) - Building on Block 4 now linked to Building on Block 1 - Second iconic building proposed 	<ul style="list-style-type: none"> ▪ Building height increased to accommodate mass redistributed from Block 5 west. ▪ Second iconic building will reinforce the southern gateway to the CBD ▪ Proposed floor plates are more sustainable, useable and viable.
<p>26. Block 5:</p> <ul style="list-style-type: none"> - Building heights now range between 75.5m(AHD) and 46.5m(AHD) (previously up to +110.7) - Building on former Block 5 west deleted - Remaining buildings on Block 5 reconfigured to provide east/west orientated buildings 	<ul style="list-style-type: none"> ▪ Deletion of building 5 west allows for greater amount of solar access into public park / public domain. ▪ Reconfiguration of buildings remaining on block 5 allows for better residential amenity to be provided as units will have greater solar access and a better outlook over the main park. ▪ Results in a lesser impact on Kensington Street Precinct..
<p>27. Block 6:</p> <ul style="list-style-type: none"> - Building heights now up to 38.85m(AHD) (previously up to +34.6) 	<ul style="list-style-type: none"> ▪ Inclusion of 18-20 Kensington Street in site area means that Frasers has full control of all properties in the street and a more integrated outcome can be achieved.

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28. Block 7: - New building proposed with a height of 29.6m(AHD) (previously up to existing heights of heritage buildings)	<ul style="list-style-type: none"> ▪ Inclusion of 42-44 Kensington Street in site area means that Frasers has full control of all properties in the street and a more integrated outcome can be achieved.
29. Block 8: - Building heights now range between 60.70m(AHD) and 37.5 (AHD) (previously up to +57) - Built form reconfigured so that floor plate is U shaped - Overall bulk reduced	<ul style="list-style-type: none"> ▪ The height of the building which is at the Chippendale interface is reduced to 37.5 (AHD) thereby reducing overshadowing impacts on properties located to the south and the park to the east.
30. Block 9: - Building height now range between 104.0m(AHD) and 88.0m(AHD) (previously up to +80.7)	<ul style="list-style-type: none"> ▪ Building height has increased, however additional shadow generally falls on the roadway and not on public open space. Additional bulk will have some additional overshadowing impacts, however building has been designed to ensure that the shadow is fast moving.
31. Block 10: - Building height now up to 39.5m(AHD) (previously up to +45.2AHD)	<ul style="list-style-type: none"> ▪ Building height was slightly reduced to improve the transition to Chippendale.
32. Block 11: - Building heights now range between 58.8m(AHD) and 45.3m(AHD) (previously up to +57) - Commercial building aligning Wellington Street deleted and now an enlarged park area	<ul style="list-style-type: none"> ▪ Commercial building directly opposite has been deleted to lessen impact on properties located opposite on Wellington Street. ▪ Allows for larger public domain area (1,764m²) to be provided directly opposite those properties on the opposite side of Wellington Street.
Public Domain & Landscaping	
33. Public Domain area increased by 5,562m ² (20%)	<ul style="list-style-type: none"> ▪ Significantly increases the open space provision for local community ▪ Solar access to the public domain is increased at all times of the year. ▪ Better integration between the different parks and public domain areas. ▪ Encourages place making through provision of an area that can be used for community functions and activities
34. Wellington Street park enlarged	<ul style="list-style-type: none"> ▪ Provides a better interface between the Frasers Broadway site and those properties located in Wellington Street

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35. Chippen Lane now an open landscaped pedestrian thoroughfare	<ul style="list-style-type: none"> Increases pedestrian permeability and safety
36. Landscaping	<ul style="list-style-type: none"> The landscaping on the ground will extend from the ground up onto building roofs, walls and basements. Cantilevered roof gardens proposed in park area and on buildings in Block 2.
Sustainability / Environmental	
37. Green Star Ratings	<ul style="list-style-type: none"> Frasers is targeting a 6 Star Green Star Rating (minimum 5 Star) for each building A 6 Star Green Star Rating for the overall Precinct is also being targeted although it is noted that a Precinct Rating Tool does not yet exist – Frasers are hoping to help pilot such a rating tool.
38. Tri-generation plant proposed in Brewery yard	<ul style="list-style-type: none"> The installation of the tri-gen plant is proposed as part of the infrastructure needed to achieve Frasers commitment of net zero greenhouse emissions for operational energy use within ten years of first occupancy (mains backup will still be required in the case of failure of the tri-gen plant) Creates an opportunity to use the chimney stack for exhaust emissions (still to be fully investigated)
39. Water treatment factory proposed in main park	<ul style="list-style-type: none"> Similarly this infrastructure is needed if Frasers are going to achieve their target of Net zero potable water demand within 10 years of first occupancy Will also help to omit cooling towers on top of the buildings.
40. Ownership of carpark in community title	<ul style="list-style-type: none"> This will enable the allocation of spaces to be managed by Frasers or another entity and thus prevent situations where parking spaces remain unused or where spaces are leased out to third party commuters
41. Stormwater detention proposed in main park	<ul style="list-style-type: none"> Improves upon existing capacity of existing stormwater infrastructure and reduces potential for localised flooding during storm events.
42. Overshadowing	<ul style="list-style-type: none"> Reduced height of western most part of the building on Block 2 and removal of building on Block 5 west reduces overshadowing impacts on public domain / public park.
Heritage	
43. Building on Block 1 cantilevers over Australian Hotel	<ul style="list-style-type: none"> Allows for retention of heritage item, and inventive adaptive reuse of the building.

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44. Building on Block 5 cantilevers over Ovoid Drain – potential opportunity to expose drain for public viewing/appreciation	<ul style="list-style-type: none">▪ Provides an opportunity to provide an exciting built form outcome and to educate the public about the archaeological significance of the drain.
45. Brewery yard placed in a larger public domain setting	<ul style="list-style-type: none">▪ Brewery Yard Precinct now sites fully within a public domain setting allowing for greater appreciation of the heritage buildings.
46. Kensington Street renamed to 'Kensington Lane' which is now 100% owned by Frasers Broadway Pty Ltd	<ul style="list-style-type: none">▪ Total ownership of the precinct by Frasers allows for a more integrated outcome to be achieved.
47. Buildings 10a and 10b to be opened up at ground level so that they front Kensington Lane	<ul style="list-style-type: none">▪ Greater activation and atmosphere on Kensington Lane.▪ Greater opportunity of adaptively reusing the buildings