CONSTRUCTION TO START AT SYDNEY’S CENTRAL PARK

Construction can now begin on nearly $600 million worth of urban renewal projects at the old Carlton United Brewery site in the south of the Sydney CBD.

Minister for Planning, Tony Kelly, said the independent Planning Assessment Commission (PAC) had granted project approval to Frasers Property Australia for a number of buildings in what will be a six-star Green Star rated precinct.

- A $269 million mixed use retail, commercial and residential development, designed by international architect Ateliers Jean Nouvel, which consists of two iconic towers of 17 and 34 storeys with podium levels housing up to 593 residential apartments, supermarket, restaurants, food court, speciality retail and commercial floor space;
- A $274 million commercial development of 10-15 storeys, designed by international architects Foster + Partners, incorporating a dramatic curved design at Abercrombie Street and Broadway sitting over the Australian Hotel. It will include nearly 68,000 square metres of commercial floor space along with a child care centre for 80 children and retail floor space;
- Excavation and construction of a $42 million basement parking area for a number of buildings on-site, providing 1189 car spaces and 53 motorcycle spaces.

Mr Kelly said these approvals represent a huge step in the renewal of this key city site by boosting housing supply near major public transport networks and sparking the revitalisation of Broadway.

“Frasers Property Australia has indicated these projects will generate 1,100 construction jobs and 4,300 ongoing positions,” the Minister said.

“Construction of the Ateliers Jean Nouvel towers is scheduled to begin by the end of the year and be completed in mid-2013.

“They will become a city landmark by bringing greenery and light to the skyline, with the walls to feature vibrant vertical gardens of climbing plants as well as a ‘heliostat’ system, which is a set of mirrored panels that reflect light onto landscaped urban spaces and sunken piazza area.”

To ensure these systems work effectively, Frasers Property Australia is required to develop successful prototypes prior to commencing works and prepare a plan that provides for ongoing maintenance of the vertical gardens.

A total of 294 conditions have been imposed addressing a range of issues such as public domain works, heritage, landscaping, vegetation management, stormwater management and construction management.

The PAC also requested the reconfiguration of some units in the Ateliers Jean Nouvel towers to provide improved general amenity for future residents.
Mr Kelly said a proposed voluntary planning agreement for the provision of infrastructure and related public works to service the development is currently on exhibition until 16 July 2010.

“This is an example of how the major projects assessment system can deliver rigorous, efficient and holistic merit assessment of large scale, complex projects – from initial concept through to construction,” the Minister said.

**Donation disclosure statement**

- These projects were determined by the Planning Assessment Commission because a donation disclosure statement had been lodged by Frasers in relation to the project. Frasers advised it had donated $25,000 to the Australian Labor Party and $10,000 to the Australian Liberal Party in the two years preceding the application. More information about donation disclosure laws is available at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)
- Planning approval for the park was delegated to the Planning Assessment Commission as a reportable political donation made by the proponent, Frasers.
- In its report, the PAC reviewed the Department's assessment report and the developer's documents and supported the project.
- The Planning Assessment Commission is made up of independent planning expert members appointed by the NSW Government and, among other things, determines Part 3A project applications where a reportable political donation has been made. More information is available at [www.pac.nsw.gov.au](http://www.pac.nsw.gov.au)