

ITEM 11. FRASERS BROADWAY (CUB) – OWNER'S CONSENT DEMOLITION AND RECYCLING**FILE NO: S057942****SUMMARY**

In February 2007, the concept plan for the Frasers Broadway Site (formerly known as Carlton and United Breweries (CUB)) was approved by the Minister for Planning. Prior to this, Council had consented to the inclusion of Council land within the concept plan.

Frasers Broadway have now lodged an application with Department of Planning for demolition and recycling works, which are the next step in establishment of the public park. The timing of the demolition is consistent with Frasers' endeavour to complete the public park ahead of schedule.

The objectives guiding the demolition process include compliance with recycling, waste management and other requirements in order to enable 6 Star Green Star ratings. Frasers are currently preparing a community awareness plan to guide liaison with the neighbouring community during the site clearance and construction process, as well as outline expectations of contractors working on the site.

The application for demolition and recycling was lodged with Department of Planning on 16 October 2007, on the understanding that Council's land owners consent was being sought for inclusion of the roads. The Department is aiming to have the application on exhibition by early to mid November 2007. Demolition is scheduled to commence February / March 2008, subject to approval. Demolition is estimated to take twelve to eighteen months to complete.

RECOMMENDATION

It is resolved that:

- (A) authority be delegated to the Chief Executive Officer to determine the request for Council's consent as owner of Balfour Street, Irving Lane and Kensington Street Chippendale to the inclusion of Council land in an application for demolition and recycling lodged with the Department of Planning as a stage in the redevelopment of the Frasers Broadway site; and
- (B) authority be delegated to the Chief Executive Officer to determine requests for Council's consent as owner of Balfour Street, Irving Lane and Kensington Street Chippendale to the inclusion of Council land in subsequent applications for remediation and bulk excavation to be lodged with the Department of Planning for the redevelopment of the Frasers Broadway site.

ATTACHMENTS

Attachment A: Resolution of Council 11 December 2006.

Attachment B: Frasers Information Sheet

Attachment C: Demolition Plan

BACKGROUND

1. The Carlton and United Brewery (CUB) site is a 5.795 hectare site on the southern edge of Sydney's CBD, proposed for redevelopment for a new commercial, residential and retail precinct. The site includes sections of Balfour Street, Irving Lane and Kensington Street, Chippendale currently owned by Council.
2. At the meeting of 11 December 2006, Council resolved that authority be delegated to the Chief Executive Officer to determine the request for Council's consent, as owner of the roads, for inclusion of Council land in the concept plan. Refer Attachment A for a copy of the resolution.
3. The resolution required that, prior to determining the request for owner's consent, the Chief Executive Officer give consideration to:
 - (a) the terms of the proposal to dedicate the public park of approximately 5,000 square metres incorporating the City's land;
 - (b) the process to determine detailed design, timing of works to the proposed public park and Balfour Street park, and timing of the proposed transfer of land to the City; and
 - (c) any other matter the Chief Executive Officer considers relevant to protect Council's interests.
4. The terms of owner's consent, process to determine design and timing of the proposed transfer of the public park to the City were subsequently agreed as set out in the Deed between CUB and the City dated 19 January 2007. The CUB site was purchased by Frasers Broadway Pty Ltd on 29 June 2007 and Frasers' assumed Fosters' delegations under the Deed from that date.
5. The Deed sets out that the land is to be established as public open space, primarily for passive use and transferred to the City by 31 December 2010. The Deed also set out obligations for the design including environmental sustainability.
6. In February 2007 the concept plan was approved by the Minister for Planning. Frasers Broadway have now lodged an application with Department of Planning for demolition and recycling works. The demolition and recycling works are the next step in establishment of the public park. Demolition includes existing buildings and associated structures, excluding those to be retained for heritage reasons. (Refer Attachment C for a copy of the Demolition Plan.) The timing of the demolition is consistent with Frasers endeavour to complete the public park ahead of schedule.

KEY IMPLICATIONS

7. The objectives guiding the demolition process include compliance with recycling, waste management and other requirements in order to enable 6 Star Green Star ratings. Frasers are also seeking to achieve carbon and water neutrality for this stage of the project based on understanding and measuring use on-site. Contractors have been asked to demonstrate energy efficiency measures as well as recording all usage. (For more information refer Frasers Information Sheet Attachment B.)

8. Frasers are currently preparing a community awareness plan to guide liaison with the neighbouring community during the site clearance and construction process, as well as outline expectation of contractors working on site. The overarching principles of this plan are set out in Attachment B.

FINANCIAL IMPLICATIONS

9. The demolition and recycling will have no financial implications for the City.

RELEVANT LEGISLATION

10. The City is owner of the relevant land as the roads authority under the Roads Act 1993.

CRITICAL DATES / TIME FRAMES

11. The Major Project Application for demolition and recycling was lodged with the Department of Planning on 16 October 2007, on the understanding that Council's land owner's consent was being sought for inclusion of the roads.
12. Department of Planning are aiming to have the application on exhibition early to mid November 2007. Demolition is scheduled to commence February / March 2007, subject to approval. Demolition is estimated to take twelve to eighteen months to complete.
13. A further application is to be lodged for remediation and bulk excavation probably in late 2007.
14. The design competition for the Frasers Broadway site closes November 2007. The successful entry is scheduled to be appointed January 2008 and commence preparation of the design DA.
15. The design DA will require Council land owners consent for design of elements on Council roads. This is estimated to occur mid 2008.
16. Soft stripping, such as removal of external pipes and loose equipment, does not require development approval and is scheduled to commence early December 2007 and take approximately 4 months to complete.

OPTIONS

17. The City may decline to give owner's consent for the inclusion of the City's land in the demolition and recycling application. If this occurs, Frasers may elect to exclude the works (and, accordingly, the land will remain in use as public road). This would result in less open space being provided and the major public park comprising two areas separated by City's roads.

PUBLIC CONSULTATION

18. Frasers conducted public site inspections of the CUB site on Wednesday 26 September and Saturday 29 September 2007, with 60 and 120 visitors respectively. Frasers have advised the most common resident concern was in relation to how the development will interface with their property, on issues such as overshadowing, dust during construction and noise.

19. Frasers are currently working with the City to conduct stakeholder and community workshops early November 2007. The workshops are to be designed to seek community input and align the project with broader activities in the area.
20. To keep residents informed about proposed works, Frasers have established a website and community notice board. Frasers also propose to establish a liaison officer to work through individual issues with residents.

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