



MEDIA RELEASE

Richard Johnson's Central Park buildings approved

Frasers Property Australia announces approval of Central Park's next residential stage

Sydney – 7 December 2010 – Leading international property developer, Frasers Property Australia, has now received planning approval for the second residential stage at the \$2billion Central Park development in Sydney's Downtown CBD.

The next residential stage of the Central Park precinct, a pair of buildings designed by Richard Johnson of Johnson Pilton Walker, was granted approval by the NSW Planning Minister, the Hon Tony Kelly, following extensive consultation between the public, the City of Sydney and the NSW Department of Planning.

The Richard Johnson-designed buildings are situated along the eastern edge of Central Park's main park. The two residential buildings, with some ground floor retail, have a gross realization of approximately \$310 million.

This latest planning consent includes:

- Construction of two residential buildings, one of nine storeys and one of 20 storeys, comprising approximately 319 residential apartments and retail floor space,
- Construction of the public domain surrounding the site, and
- Stratum subdivision of the buildings.

Richard Johnson is a multi-award winning Sydney-based architect who has designed public monuments such as the Canberra National Portrait Gallery and the Asian wing of the Art Gallery of NSW, and has been entrusted with design changes to the Sydney Opera House.

Frasers Property Australia Managing Director Dr Stanley Quek said that this significant approval adds further impetus to a development which is progressing rapidly. The first residential stage, 'One Central Park', was successfully released to the market in August, with over 60% sold to date.

"This approval of the second residential stage at Central Park enables Frasers to launch a new offering into a market clearly demonstrating a high demand for this quality and style of housing.

"With the evidence of sales so far achieved, we're confident we have a winning combination of high demand from the market plus an underlying shortage of well-designed properties in a desirable urban location," he added.

The Richard Johnson buildings – as yet unnamed – feature a theatrical faced and abundant landscape. The unique facades are composed of sliding glass screens of various sizes, colours and textures – presenting a theatrical face to the park, and concealing functional loggias spaces attached to each apartment.

The building form itself is 'fractured' to create light wells, elevated neighbourhood gardens and walkways that are connected by external landscaped stairs.



Green walls will grow alongside open stairs, encouraging the use of stairs by residents on lower levels and beautifying the facades.

A new laneway will be created between the two buildings with deep soil planting allowing large-scale trees and human-scale underplanting. Deep planters in elevated landscaped communal gardens provide opportunities for residents to participate in communal gardening.

Central Park is alive with new activity as the \$2 billion precinct begins to take shape. Excavation of the common basement beneath One Central Park and the Richard Johnson buildings is nearing completion. Work has already commenced on the precinct's 6500sqm public park – due for completion in early first quarter 2011 – and supporting road and services infrastructure.

"We are well on our way to realising our vision to create a true urban village at Central Park, with brilliant architecture, verdant gardens and vibrant streets to regenerate the community and integrate it into the creative city," Dr Quek said.

As with all buildings at Central Park, the Richard Johnson buildings will benefit from Frasers' commitment to sustainable development. Central Park will use on-site tri-generation of power with the goal of carbon neutrality in operation, as well as a water recycling and blackwater treatment plant and passive solar design.

Frasers plan to release the Richard Johnson buildings to the market in second quarter 2011.

The Central Park Display Pavilion is now open daily from 10am to 6pm, at 80 Broadway, Chippendale. Telephone 1300 857 057 for details or visit www.centralparksydney.com.

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About Frasers Property Australia

Frasers Property Australia (Frasers Property Management Australia Pty Ltd) is the Australasian division of Frasers Property, the international property arm of Frasers Centrepoint Limited. Frasers Property Australia is currently planning or developing residential, commercial and retail properties, including 'Central Park' on Broadway, 'Lumiere Residences', 'Lorne Killara' and 'Trio' in Sydney and residential subdivisions in Western Australia and New Zealand.

In 2009 Frasers Property Australia won the NSW Urban Development Institute of Australia Award for Concept Design for its \$2billion future Central Park development, and the Property Council of Australia's National Award for mixed-use development for Regent Place.

Frasers Centrepoint Limited, a leading property company based in Singapore, is an integrated real estate company with a global portfolio of residential, commercial and serviced apartment properties spanning 16 countries across Asia, Australasia and the United Kingdom.



Fraser's Centrepoint Limited forms the property division of Fraser and Neave, Limited (F&NL). F&NL is a leading Asia Pacific Consumer Group with expertise and prominent standing in the food & beverage, property and publishing & printing industries.

Leveraging its strengths in marketing and distribution; research and development; brands and financial management; as well as years of acquisition experience, F&NL provides key resources and sets strategic directions for its subsidiary companies across all three industries.

Listed on the Singapore stock exchange, F&NL ranks as one of the most established and successful companies in the region with an impressive array of renowned brands that enjoy strong market leadership. It has shareholders' funds of close to S\$6 billion and total assets employed of over S\$13 billion. F&NL is present in over 20 countries spanning Asia Pacific, Europe and the USA and employs about 18,000 people worldwide.

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