



Mr Chris Lock
Director
THE TRUSTEE FOR BREWERY YARD UNIT TRUST
Level 1, 174 Cecil Street
South Melbourne Victoria 3205

24/07/2020

Dear Mr Lock

**Block 4B Central Park Adaptive Reuse (SSD-9374 and MP06_0171 MOD 16)
Request for Additional Information**

I refer to the assessment for the above applications to modify the Central Park Concept Plan and for development consent for Block 4B at Central Park.

The Department has considered the additional response to submissions provided on 17 July 2020 and requests further information to address the issues raised in Council's previous submissions and finalise its assessment of the proposals.

You are requested to submit additional information that effectively addresses the issues identified in **Attachment 1**.

You are requested to provide the information to the Department by Monday 17 August 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide a timeframe for the provision of this information.

If you have any questions, please contact Lewis Demertzi, who can be contacted on 82751191/ at lewis.demertzi@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink that reads 'AWatson'.

Amy Watson
Team Leader
Key Sites Assessments

Attachment 1

1. Clarify the following comments in table 1 of the 17 July 2020 response:

- a. Item 1.4 – Please provide a copy of the detailed visual analysis study prepared for the Panel which shows visibility of the hoppers from public domain, having regard to the proposed internal floors.

2. Clarify the following comments in table 2 of the 17 July 2020 response:

- a. Item 1 – confirm which DA included archival recording.
- b. Item 1.2 - update the Architectural Plans to show use of zinc mesh on the external stair tower.
- c. Item 1.6 - identify and justify the two windows that are proposed to be refurbished on the south heritage façade.
- d. Item 3 - the documentation submitted has proposed varying NABERS energy ratings, including 4.5 star in the ESD report, 5.5 star in the RTS and 5 Star in the most recent information (July 2020). Council recommends at least a 5.5 star NABERS energy rating. Please clarify and provide any justification for proposing less than 5.5 stars.
- e. Item 4.2 – please confirm which plan illustrates the bicycle parking and end of trip facilities.
- f. Item 8 waste management – the updated WMP has addressed some of Council's comments however the following inconsistencies are noted:
 - i. Page 9 continues to advise 'cleaning staff will transport the bins to the short term parking area on the Ground Level' which is inconsistent with the WMP statement on page 8 that 'waste will be serviced directly from the waste storage room'
 - ii. Provide further detail on how the 50+ waste bins will be moved from the storage point to the collection point, including identifying the distance, noting Council recommends a maximum of 10m
 - iii. Basement 1 floor plan, DA 1101, issue E, appears to indicate access to the heritage display area is through the waste room. Please clarify.
- g. Item 9 Public Domain:
 - i. A response has not been provided regarding Council comments about the 15 minute zone between Blocks 4s and 1. Please indicate if the proposal intends to use this area.
 - ii. The response indicates the pedestrian kerb ramps can be deleted, however they are shown on the submitted Landscape Plan in Attachment 4.
 - iii. While the new vehicle crossover is identified on the Landscape Plan in attachment 4, the following additional information should be provided:
 - i. turning circles, as requested by Council
 - ii. proposed parking location of a vehicle in the forecourt and how this arrangement will be managed i.e. management of reversing vehicles in a pedestrian area, time of operation, responsibility for removal of bollards.
- h. Attachment 4 - Public Domain Plan – confirm the area of the forecourt as the foyer has been removed.

In addition, the following is requested to assist the Department in finalising its assessment:

3. SSD:

- a. Provide a consolidated set of all proposed demolition and architectural plans including materials and finishes
- b. Provide Attachment C and G from the December 2019 Response to Submissions package
- c. Provide updated photomontages of the proposal

4. Concept Plan modification

- a. It appears the roof addition over Building 22 and 23 has increased from RL 44.783 to RL 45.050 as a result of the amended roof form following discussions with the DIP. Clarify if the amended building heights under the Concept Plan are to be amended to reflect this and provide updated documents and plans to support this.
 - b. The most recent SSD floor plans indicate a GFA of 6,266 m². The concept approval continues to seek a GFA of 6,396 m². Clarify the GFA amendment sought to the concept approval and update documents and plans accordingly. Please note Mod 15 to the Concept Approval altered the GFA.
 - c. Confirm if any amendments are sought to the 'A-1254 public domain' and 'A-1257 traffic access and parking' Concept Plan drawings.
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