



Mr Chris Lock  
Director  
The Trustee for Brewery Yard Unit Trust  
Level 1, 174 Cecil Street  
South Melbourne Victoria 3205  
28/08/2020

Dear Mr Lock

**Block 4B Central Park Adaptive Reuse (SSD-9374 and MP 06\_0171 MOD 16)  
Request for Additional Information**

I refer to the assessment of the above applications to modify the Central Park Concept Plan and the adaptive reuse of Block 4B.

The Department referred the additional information dated 5 August 2020 to Council and TfNSW. A response has been received from both Council and TfNSW and can be viewed on the Major Project website: <https://www.planningportal.nsw.gov.au/major-projects/project/11296>

The Department notes Council continues to have concerns about heritage impacts, servicing and waste. The Department encourages further consideration of these elements, in consultation with Council, prior to the Department finalising its assessment.

In addition, you are requested to submit additional information that effectively addresses the issues identified in **Attachment 1**.

You are requested to provide the information, or notification that the information will not be provided, to the Department by **Thursday 10 September 2020**. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Emily Dickson, who can be contacted on 8275 1032 or [emily.dickson@planning.nsw.gov.au](mailto:emily.dickson@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Witherdin'.

Anthony Witherdin  
Director  
Key Sites Assessments

## Attachment 1

### 1. Heritage impacts

Provide a response to Council's comments on heritage impacts, in particular, you should consider and provide further justification in relation to:

- any alternate options for the northern façade, noting Council's on-going concern that the 'birds mouth' design feature should be retained as an important interpretive element of the original structure
- opportunities to improve views of the remaining two coal hoppers from the public domain, noting that Council does not support the proposed mesh interpretation of the proposed removed coal hopper.

### 2. On site loading and servicing

Reconsider the proposal for loading and servicing, noting the:

- issues raised by Council regarding use of the forecourt and pedestrian and traffic safety issues with reversing manoeuvres
- the recommendation of TfNSW to investigate the use of shared loading docks across Central Park.

The Department requests:

- an update on the status of the referral to Council's Traffic Committee to change existing parking spaces on Central Avenue to a loading zone
- investigate option 6, as outlined in the letter from GTA submitted in January 2020, to use existing loading docks across the Central Park precinct where no other options are feasible
- identify the waste collection point on plan, including path of access (user and vehicles) from the collection point to the bin storage room.

### 3. MOD 16

#### a. GFA

The proposed GFA figures on plan A-1002 need to be updated to show the GFA changes approved under MOD 15 to the Concept Approval. This should result in the following total GFA figures:

- Block 4B, from 4000 m<sup>2</sup> to 6266 m<sup>2</sup>
- Non-residential GFA from 59,901 m<sup>2</sup> to 62,167 m<sup>2</sup>
- Total from 255,687 m<sup>2</sup> to 257,953 m<sup>2</sup>

#### b. Building height

Please confirm:

- you are seeking a maximum height of RL 45.050m to Building 25, as per submitted plan A0060, Roof Plan, rev B dated 29.07.2020
- the roof addition (under SSD 9374) over Building 22 does not exceed the proposed maximum height of building 22 (RL 44.783m)

c. Public domain plan A-1254

- update the public domain plan to show the publicly accessible through site link on Block 4B extending to the main park, in accordance with the Future Assessment requirement B17 of the concept approval.

d. Traffic access and parking plan A1257

- clarify any changes to this plan under MOD 16.

**4. Green Star rating**

Please advise if a Green Star rating will be sought for the development, noting Future Assessment Requirement B12 (ESD and sustainable design) of the concept approval requires future project applications for commercial and retail development (including adaptive re-use of heritage buildings) to achieve a minimum design and as built 5 star Green Star rating.