



Mr Chris Lock
Director
The Trustee For Brewery Yard Unit Trust
Level 1, 174 Cecil Street
SOUTH MELBOURNE VIC 3205

Dear Mr Lock

**Block 4B Central Park Adaptive Reuse
(SSD 9374 and MP06_0171 MOD 16)**

I refer to the above modification request and SSD application for Block 4B Central Park. Further to the letter requesting a response to submissions (RTS) dated 8 November 2019, the Department requests that you respond to the submissions received from the City of Sydney and Heritage NSW which are available on the Department's website:

<https://www.planningportal.nsw.gov.au/major-projects/project/11296>

The Department requires that you provide a response to the issues raised in those submissions as well as the key issues outlined in **Schedule 1**. You are requested to submit a RTS to the Department by **Friday 20 December 2019**.

If you have any questions, please contact Lewis Demertzi on 8275 1191 or via email at lewis.demertzi@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Witherdin', followed by the date '29/11/19'.

Anthony Witherdin
Director
Key Sites Assessments

as delegate for the Secretary

Schedule 1 - Key Issues

Design Excellence

- The Statement of Commitments for the Central Park Concept Plan (MP06_0171) provide that a Design Integrity Panel (DIP) will oversee the development of Block 4B (the Brewery Yard).

The Department therefore requires the proposal to be reviewed by the DIP. The DIP should consider the issues raised by Heritage NSW and Council in relation to:

- the extent of intervention to the building fabric and protection of heritage value of the building and site
- the design integrity of the northern façade and the northern part of the eastern façade.

Please provide evidence that the proposal has been presented to the DIP, including a report summarising any recommendations of the DIP and how they have been addressed.

- Please provide details of consultation with the Government Architect NSW.

Heritage

- Please reconsider or provide further justification for the extent of modifications to the Brewery Yard building and removal of significant building fabric, having regard to the issues raised by Council and Heritage NSW. You should also consider mitigation measures to minimise the impact on the heritage significance of the building and site.

Public Domain

- Consider options for alternative loading and servicing arrangements within the site, noting Council's concerns about the impacts on the public footpath.
- Address access within the site, including consideration of refinements to improve physical and visual connections through the building to the courtyard.
- Provide consideration of public art and how it will integrate with the landscaping and potential use of the courtyard.