

11 September 2018
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AKD/SM

Dear Olivia Hyde
Director of Design Excellence, GANSW
Government Architect New South Wales
GPO Box 39
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Via email: Government.architect@planning.nsw.gov.au

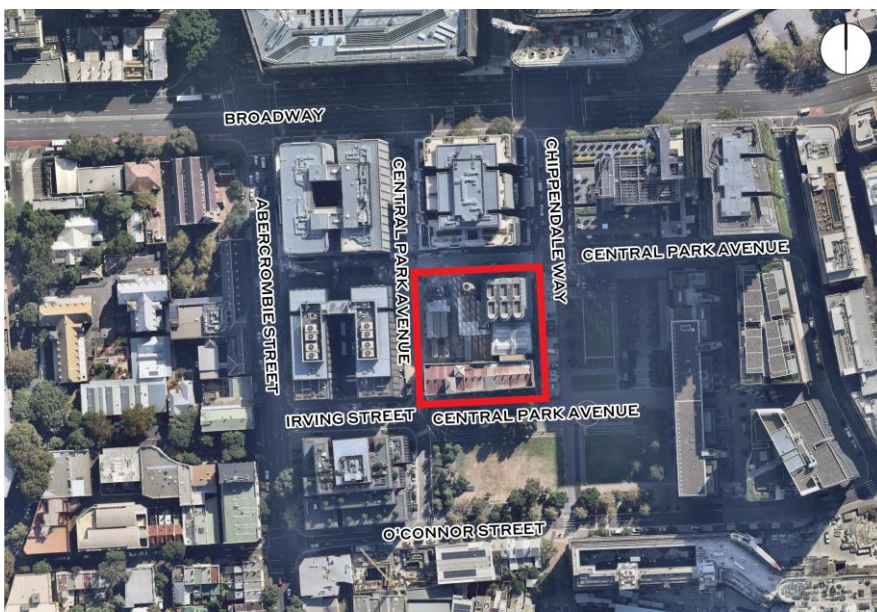
Dear Ms Hyde

STATE SIGNIFICANT DEVELOPMENT APPLICATION BREWERY YARD BUILDING, CENTRAL PARK

We write on behalf of IP Generation, the proponent for the State Significant Development Application (SSD9374) relating to the adaptive reuse of the Brewery Yard Building at Central Park for commercial and retail uses. The Secretary's Environmental Assessment Requirements (SEARs) were issued for the project on 21 June 2018 and as part of the preparation of the Environmental Impact Statement, preliminary stakeholder consultation is being undertaken on the design proposal.

The Site

The Brewery Building and Yard is located in the western half of the Central Park Precinct and comprises a group of heritage-listed former brewery buildings which have been retained on the site. The site is referred to as Block 4B (Brewery Yard Buildings) and Site 7 (Brewery Yard forecourt) under the Central Park Concept Plan. The site is bounded by Central Park Avenue to the south and west.



 The Site

Figure 1 Site location within the Central Park Precinct

Image source: Nearmap

The site is the subject of a previous Major Project Approval (MP10_0217) which related to the adaptive reuse of the brewery yard building, construction of the central thermal plant and associated infrastructure at basement levels, and the delivery of the brewery yard forecourt plaza. Stage 1 of this consent relating to the construction of the central thermal plant and associated infrastructure has been delivered however the adaptive reuse of the Brewery Yard Building has not proceeded.

The Brewery Building and Yard derive their heritage significance from their historical association as an early twentieth century brewery. Furthermore, the site is the last remaining historical building within the Central Park Precinct. Whilst the building's internal machinery and fittings have largely been removed, the facades which represent a major component of its fabric, are largely intact¹. The Brewery formally closed in 2005 and since this time the building has remained vacant.

The adaptive reuse of the Brewery Yard Building represents the final piece of the Central Park precinct redevelopment and provides an opportunity to reinterpret the historic building for contemporary use.



Figure 2 Irving Street Brewery, 1935

Image source: Heritage Impact Statement prepared by Urbis for MP 10_0217

The Proposal

This application seeks to pursue an alternative adaptive reuse of the existing brewery yard building to that approved under MP10_0217 which is both commercially viable and sympathetic to the heritage significance of the existing building.

The proposed works are limited to alterations and additions in order to repurpose the building for commercial and retail uses as well as the construction of an urban plaza in the Brewery Yard forecourt. The works include the:

- adaptive reuse of the existing Brewery Yard Building to accommodate a mix of commercial and retail uses (6,317m² of GFA) comprising:

¹ Heritage Impact Statement prepared by Urbis dated May 2011 for MP 10_0217

- 1,139m² retail floorspace;
- 5,178m² of commercial floorspace.
- heritage interpretation;
- demolition of internal walls and structures;
- demolition of non-significant plant including:
 - 1 of the 3 metal coal hoppers and 6 of the 8 malt silos in their entirety;
 - partial removal of 2 of the remaining malt silos with the works limited to Level 3 and above;
- introduction of a commercial office foyer and lift in the Brewery Yard;
- external additions within the southern portion including reducing the floor to ceiling height of Level 5 to accommodate two levels above, including an additional retail level above the existing parapet;
- inclusion of a new roof;
- introduction of new commercial and retail areas;
- external public domain works within the forecourt; and
- addition of new commercial and retail entrances.

Preliminary Plans, prepared by Tzannes Associates, are provided for your reference at **Attachment A**.

Public Domain and Landscaping

Turf Design Studios is in the process of preparing a Public Domain Concept Design for the proposal that outlines the landscape design for the forecourt. The space will integrate with the adjacent public domain and provide amenity, visual interest and a sense of community and connection to the locality.

Heritage

IP Generation have appointed Urbis to prepare a Heritage Impact Statement and provide advice in relation to the design of the scheme. The works will be carried out in accordance with the recommendations of the Heritage Impact Statement which pertain to protection measures, conservation and interpretation, and new works. The recommendations are proposed in order to assist in developing a design that is sympathetic to the heritage and Aboriginal cultural heritage values of the site.

Consultation and Feedback

IP Generation and its project team are committed to delivering a scheme that exhibits design excellence and is sympathetic to the site's unique heritage as well as the surrounding development within Central Park and the broader locality.

As part of the EIS process the Secretary has required the proponent to consult with the GANSW and as such, we welcome any feedback that you may have at this time.

As part of the pre-lodgement design development, Ethos Urban has been engaged to carry out consultation with key stakeholders. Please contact Alicia Desgrand on (02) 9409 4963 if you would like to arrange a meeting to discuss the proposal further. Alternatively, please feel free to provide verbal or written feedback to Ethos Urban by Monday 24 September 2018.

Yours Sincerely,



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