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25 October 2024

Wingecarribee Shire Council
68 Elizabeth St
Moss Vale NSW 2577

ATT: Andre Vernez

Via Email: andre.vernez@wsc.nsw.gov.au

Dear Andre,

**RE DA24/1138 – Alterations and Refurbishment to the Existing Maltings Site
2 Colo St Mittagong, NSW 2575, Lot: 21 DP: 1029384**

In reference to DA24/1138, for the proposed alterations and refurbishment of the Maltings site located at 2 Colo St, Mittagong NSW 2575, on behalf of the owner, The Trustee for the Maltings Property Trust, we provide the following additional information in response to the letter issued by Wingecarribee Shire Council dated the 18 October 2024:

No.	Item	Summary of Council's Comments	Applicants Response
1 (a)	Flooding	The application is seeking a variation to the approved Finished Floor Level for Malster's House to 625.01m AHD. However, the Nattai River Flood Study, as referenced in Plate 6- 2, shows a maximum flood level of 625.4m AHD, which is inconsistent with the 624.0m AHD listed in the revised Flood Report (Table 6-2). The submitted Architectural Plans and Flood Report are required to be amended to set the FFL of Malster's House at a minimum of 625.9m AHD (i.e., the 1% AEP flood level plus freeboard: 625.4m + 0.5m).	<p>The Stormwater & Flood Management Strategy has been updated by J Wyndham Prince (JWP) and Architectural Plans have been updated by Snohetta to change the FFL for the Maltsters House to a minimum of 625.9m AHD, as per Council's request.</p> <p>The design of Maltster's House requires a minimum ceiling height of no less than 4m to function as a gallery space. The raising of the finished floor level to RL625.9m AHD requires the overall height of Maltsters House to be increased by 390mm.</p> <p>The Wingecarribee LEP does not specify a height of buildings limit for the site. The increase in height by 390mm is minor in nature and would not result in any adverse visual impact on the setting of the broader Maltings site.</p>



			<p>As Maltster’s House is a new structure with the footprints of the former cottage interpreted through in-ground marking, the increased height would not affect the heritage significance of the former cottage site and the Maltings complex as a whole.</p> <p>Therefore, there would not be any adverse impact from a visual amenity or heritage perspective as a result of this change in building height.</p> <p>Refer to Attachment 1 – updated Architectural Plans Rev G by Snohetta dated 25 October 2024.</p> <p>Refer to Attachment 2 – updated JWP Stormwater & Flood Management Strategy, Section 6.2, dated October 2024.</p>
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Please do not hesitate to contact the undersigned on 0414 248 005 or phillipa.aiken@colliers.com in order to discuss the above.

Yours sincerely,
Colliers Project Management Pty Ltd

Phillipa Aiken
National Director

Appended:
Attachment 1 – Updated Architectural Plans by Snohetta Rev G dated 25 October 2024
Attachment 2 – Updated Stormwater & Flood Management Strategy by J Wyndham Prince dated October 2024