

February 12. 2024

Development Application (M3/M4)
Statement of changes to Plans from Development Application No:
20/1400, Date of determination: 13 may 2022

This Statement of Changes describes the changes to the proposed development made by the plans dated 12 February 2024, as listed below , as compared to the Application Plans dated 04.05.2020 and 14.12.2020.

These changes have been driven by on site structural investigation outcomes. Structural Investigations were undertaken in June 2023, and assessed the condition of the concrete, steel, masonry, and timber of M1, M2, Southern Sheds and M3 buildings, determining the material properties of the existing structural elements.

In summary, the Amended Plans change the proposed development by:

- Enhancing the array of art and cultural spaces by repurposing Maltings 3 for cultural and event purposes, incorporating gallery spaces, exhibition areas, hotel amenities, and other facilities.
- Addressing structural considerations by removing unsalvageable timber floor and roof framing, whcih has created opportunity for a larger architectural intervention that integrates into the existing walls of M3.
- While the volumes of M4 remain consistent with the approved consent, the facade materiality has been revised to brick, aligning with the approach taken for M3, and there are minor changes to the internal layout.

Drawing number + Rev	Date	Drawing Title	Previous drawing number	Amendments
M3/4 0000 Rev E	12.02.24	Cover Sheet + Drawing index	SD-A000	Drawing numbers have been modified to split the previous single application in 2 separate applications.
M3/4 0002 Rev E	12.02.24	GFA Schedules	SD-A002	Area shown are GFA calculation based on LEP definition of GFA.
M3/4 0100 Rev E	12.02.24	Site Plan Structure Plan	SD-A003	<div><div>-</div><div>Changed parking layout to 90-degree spaces along the visitor and guest entrance access along the driveway off Colo Street</div><div>-</div><div>Adjusted visitor car park entrance and exit to preserve significant trees.</div></div>

- Addition of DDA car spaces in all parkings. 5 DDA car parking space in total
- Adjusted M3 & M4 car park to include a private garage
- Removal of the pavilion in front of M2 – ruins to remain as existing
- Show security fencing line in addition to the existing fence along the property boundary line.

M3/4 0300 Rev E	12.02.24	M3/M4 Demolition Plan - Basement, Ground (L00)	SD-A151	<p>Ground (L00):</p> <ul style="list-style-type: none"> - The extent of demolition at Ground is comparable to the approved consent, with additional columns being removed in the Malthouse #3.
M3/4 0301 Rev E	12.02.24	M3/M4 Demolition Plan - L01, L02	SD-A152	<p>Level 01:</p> <ul style="list-style-type: none"> - Demolition of the slab and any timber framing which cannot be retained or used. - Remaining brickwork are retained - Silos remains intact <p>Level 02:</p> <ul style="list-style-type: none"> - Demolition of the slab and any timber framing which cannot be retained or used. - Remaining brickwork are retained - Silos remains intact
M3/4 0302 Rev E	12.02.24	M3/M4 Demolition Plan - L03, ROOF	SD-A154	<p>Level 03:</p> <ul style="list-style-type: none"> - Demolition of the slab and any timber floor and roof framing which cannot be retained or used. - Remaining brickwork are retained - Cut through the silo for proposed bridge connection <p>Roof:</p> <ul style="list-style-type: none"> - Demolition of timber roof framing which cannot be retained or used and removal of asbestos tiles. - Remaining brickwork are retained
M3/4 1100 Rev E	12.02.24	M3/M4 Plan Basement- Ground (L00)	SD-A200	<p>Basement:</p> <ul style="list-style-type: none"> - M4: General layout remains similar to approved consent, the core become the main stair access to ground. <p>Ground:</p> <ul style="list-style-type: none"> - M3: the M3 ground floor is dedicated to the Gallery visitors, and includes a new volume for exhibition space. The core is in the same location and have been slightly modified to facilitate movements. - M4: the layout remains generally the same, and includes the hotel reception in the North West

volume. The facade materiality has changed to brick and includes side windows for direct views out from the hotel room. The hotel room layout is rearranged to maximise the natural lighting internally.

M3/4 1101 Rev E	12.02.24	M3/M4 Plan L01-L02	SD-A211	<p>Level 01:</p> <ul style="list-style-type: none"> - M3 – level 1 slab is removed - M4 – the layout remains generally the same than the approved consent with some modifications as mentioned above. <p>Level 02:</p> <ul style="list-style-type: none"> - M3 – from this level up, it is all new built. This level becomes a destination for Art visitors with access to the galleries and outdoor terrace. - M4 - the layout remains generally the same than the approved consent with some modifications as mentioned above.
M3/4 1102 Rev E	12.02.24	M3/M4 Plan L03-L04	SD-A212	<p>Level 03:</p> <ul style="list-style-type: none"> - M3 – this level is dedicated to hotel guests and exclusive members primarily. A new bridge connection is proposed to link to M4. - M4 – the layout remains generally the same than the approved consent with some modifications as mentioned above. <p>Level 04:</p> <ul style="list-style-type: none"> - M3 – this level is dedicated to hotel guests and exclusive members primarily. The pool, originally in M1 in the approved consent, is relocated to M3 level 04. - M4 - the layout remains generally the same than the approved consent with some modifications as mentioned above.
M3/4 1103 Rev E	12.02.24	M3/M4 Plan L05-Roof	SD-A213	<p>Level 05:</p> <ul style="list-style-type: none"> - M3 – this level is dedicated to hotel guests and exclusive members primarily. A new bridge connection is proposed to link to M4. - M4 – the layout remains generally the same than the approved consent with some modifications as mentioned above. <p>Roof:</p> <ul style="list-style-type: none"> - M3 – new roof - M4 - the layout remains generally the same than the approved consent with some modifications as mentioned above.
M3/4 1801 Rev E	12.02.24	M3/M4 GFA Plans	SD-A220	<ul style="list-style-type: none"> - GFA calculation have been recalculated based on the definition provided in the Dictionary section of the Wingecarribee Local Environmental Plan 2010.

				<ul style="list-style-type: none">- For ease of reference, the approved area are referenced on this drawings too.
M3/4 2000 Rev E	12.02.24	M3/M4 Elevations North, East, South, West	SD-A310	<ul style="list-style-type: none">- M3 new built is brick to complement the old facade. The design process is further explained in the design report provided.- M4 facade materiality is modified to a brick perforated facade to unify the overall approach to M3/M4. additional openings are proposed to the side to enable direct views out.
M3/4 3000 Rev E	12.02.24	M1/M2 Sections	SD-A410	<ul style="list-style-type: none">- M3 levels are new with the exception of the ground level. New floors maintained a close relationship to the existing brick walls to ensure the experience of the new within the old fabric is visible.- M4 levels remain as per approved consent.