

15 February 2024

Maltings Holdings Pty Ltd
c/- Colliers Project Leaders
30 Grosvenor Place, 225 George Street
Sydney NSW 2000
Attn: Gabrielle Chidiac

Dear Gabrielle,

Bushfire advice: The Maltings s4.55 modification

The Maltings Staged DA at 2 Colo Street, Mittagong was approved by the NSW Land & Environment Court in May 2022. The approval included the adoption of the Bushfire Assessment Report prepared by Peterson Bushfire (30th April 2020; Ref: 19127) and the NSW Rural Fire Service (RFS) Bush Fire Safety Authority (25th August 2020).

The approval permits the initial stages of the redevelopment of The Maltings site including refurbishment of heritage items and concept approval for future stages including additional new buildings. The proposed initial stages include:

- Refurbishment and creation of building Maltings 1 and Maltings 2 to provide shared spaces for exhibitions, performances and functions;

- Refurbishment and creation of Maltings 3 to provide hotel reception, lounge, restaurant, wellness centre and cinema;
- New build of Maltings 4 to provide hotel accommodation;
- Malsters House;
- New Northern Shed;
- Alterations and additions to Southern Sheds; and
- Associated infrastructure such as roads, parking, services and landscaping.

The future stages comprise of potential development consisting of residential accommodation, tourist and visitor accommodation, and seniors living.

It is proposed to submit a s4.55 modification application to allow changes to the proposed design and refurbishment works to the Malsters 1 and 2 buildings, the Malsters House, the Southern Sheds and revision to the design of the Northern Shed.

The architectural design package prepared by Snohetta (18-17 Rev E 12/2/24) has been reviewed and the proposed changes are minor within the context of the approved building footprint and the remainder of the site in general. In particular, the proposed changes do not have any impact on the bushfire protection measures as recommended within the Bushfire Assessment Report and required by the RFS Bush Fire Safety Authority. In this regard, the assessment and recommendations within the Bushfire Assessment Report and the RFS conditions remain valid for the proposed s4.55 modification.

It is recommended that approval of the s4.55 modification application refer to the Bushfire Assessment Report and RFS Bush Fire Safety Authority as conditions of consent as done for the Staged DA approval.

Please contact me on the number below if you have any questions.

Yours sincerely,



David Peterson

Director